

**Village of McBride
Housing Needs Assessment Report**

Village Council Briefing Note – 14 January 2020

HOUSING NEEDS ASSESSMENT - KEY FINDINGS

- The highest need for housing in the short and long term in McBride is for seniors housing, with varying levels of care. The second highest need is for families in the community.
- Table 1 presents the summary of the housing unit types required in the community based on the analysis completed for this project, including data collected through the community survey.

Table 1: Type of Unit by Timeframe Required

	Current Need	Anticipated (5 Years)	Total Need
1 Bedrooms	4	14	18
2 Bedrooms	2	2	4
3+ Bedrooms	12	10	22
Total	18	26	44

Source: David Nairne + Associates Ltd.

Table 2 assumes that the Bachelor, 1- and 2-bedroom options presented in the previous table will meet the needs of seniors in the community and the 3+ bedroom option will meet the needs of families requiring affordable housing.

Table 2: Housing Needs by Population Segment

	Current Need	Anticipated (5 Years)	Total Need
Seniors	6	16	22
3+ Bedrooms	12	10	22
Total	18	26	44

Source: David Nairne + Associates Ltd.

- As economic opportunities expand, the need for family housing may increase. This demand will be met to some extent by houses made available as seniors downsize.

HOUSING NEEDS ASSESSMENT - STUDY OVERVIEW

- The Village of McBride Housing Needs Assessment (HNA) was developed between October and December 2019.
- The purpose of the study was to meet the new provincial requirements for HNAs and BC Housing requirements.
- The HNA presents information includes a community profile, an overview of the existing housing stock, local economy and summary of the current housing need in the community.
- Data sources for this study included various provincial and federal statistical agencies and Village of McBride documents. Community focus groups and a survey were also used to develop the document.

Community Engagement

Focus Groups

- There was a total of 65 participants over two days of focus groups and a Town Hall meeting. Focus groups included representatives from local businesses and the Chamber of Commerce, churches and education, community services, seniors, Mayor, Council and Administration and McBride and District Housing Society
- Top priorities identified were housing for seniors and affordable family housing.

Survey

- 158 residents of McBride and the surrounding area responded to the survey
- Respondents stated a lack of housing for seniors, limited rental opportunities and affordability as the main housing issues facing McBride

Key Findings - Statistics

- The growing number of seniors in McBride will likely result in a need for smaller housing units close to services. Additional supportive housing services to help seniors age in place may also be required.
- Lack of employment in the local area will have considerable implications for housing affordability. The trend toward more of a service sector economy in McBride may impact a household's ability to own their own home and the size of the home they can afford.
- Household income is a major factor in determining the type and tenure of housing a household can afford. The lower than average household incomes in McBride indicate that many households may not be able to afford to purchase their own homes which makes up most of the housing stock in and around McBride. It will be important to provide additional rental housing to residents.
- The proportion of renters in core housing need will impact the demand for affordable rental units in McBride.
- The cost of housing in McBride is outpacing the income levels thereby creating a need for additional affordable housing units. The rental market is not keeping up with demand. Additional purpose-built affordable housing is required in the community to meet needs of existing residents.

Housing Need Summary

- The demographic and housing statistics presented in the HNA clearly identify the need for affordable rental housing for seniors and families in McBride.

- These findings are further supported by the community engagement undertaken in October 2019. Both the focus groups participants, and survey respondents cited the lack of housing for seniors, limited rental opportunities and affordability as the main housing issues facing McBride.

Housing Need by Unit Type

- The community survey suggests that there are 22 respondents who will be seeking seniors' accommodation in the next 5 years.
- In the McBride Housing Needs Assessment survey, 31 households under the age of 65 said they are paying 30% to 50% of their income on housing and 9 households under 64 indicated they were spending more than 50% of their income on housing.
- 37 survey respondents said that, if affordable housing was available in McBride, they would likely apply for it.