Village of Zeballos Housing Needs Report

2024

Prepared by McElhanney

July 2024

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Housing needs assessment overview

BACKGROUND

A Housing Needs Report (HNR) serves as a comprehensive assessment and analysis of the current and future housing requirements to support the current and future residents of a community. Earlier this year (2024), McElhanney conducted a detailed HNR concurrently with an update to the Village of Zeballos's Official Community Plan (OCP). This process included public engagement and a survey, which provided key insights into the current housing situation for the Village. Due to limitations in available information and data, the initial HNR utilized the information from the survey and the surrounding electoral area's data in its analysis.

In June 2024, the Province of British Columbia updated the legislative requirements for HNRs, introducing a new standardized method to project the housing needs of a community for the next five and twenty years. To comply with these new requirements, we conducted a revised HNR, using the updated methodology, which differs in several respects from the previous approach.

While the reports provide valuable insights into the housing dynamics within Zeballos, it is important to acknowledge the limitations due to data gaps and privacy concerns. These constraints mean that some aspects of the housing situation may not be fully captured. We encourage users of this report to consider both the original and updated reports together, as this combined perspective offers a more comprehensive understanding of the community's housing needs and challenges. Engaging with these findings can support and inform more effective planning and decision making for the Village.

A summary of the methodology, and results are below, while the contents of both reports are attached.

METHODOLOGY

1. **Data Collection**
    - Government Data Sources: Sources include BC Statistics, Statistics Canada and supportive customizable tables from the Ministry of Municipal Affairs and Housing. The population in Zeballos is very small and therefore for privacy reasons, the full suite of government agency housing data was not available. Census data provided crucial insights into population size, household composition, age distribution, etc. which aided in housing and demographic trends.

- Surveys: The original HNR utilized a community survey as a data collection method. The questions were designed to capture detailed information on current housing conditions, future housing aspirations and perceived barriers to accessing suitable housing.
- Public Engagement: In addition to a survey, a public engagement session was held. This was an opportunity for residents to voice their concerns and suggestions regarding housing needs, as part of the OCP engagement process.

2. **Data Analysis**
    - Original HNR Method: The analysis in the original report employed a combination of quantitative and qualitative methods. Quantitative data from the survey, census data, and other secondary sources were reviewed and interpreted. Qualitative data from the public engagement sessions was reviewed and considered as well.
    - Updated HNR Method: Following the June 2024 update to the B.C. government's guidelines, the methodology was revised to align with the new standardized HNR Method. The updated method provided a more detailed and standardized framework for assessing housing needs over the next 5 and 20 year projections.
3. **Limitations**
    - Data Gaps: While every effort was made to gather comprehensive data, certain areas were affected by data gaps and privacy considerations. These gaps were due to the limited availability of specific datasets and these limitations were acknowledged and considered when interpreting the findings.
4. **Comparison and Integration**
    - The findings from both the original and updated HNRs were reviewed to provide a overview of the projected housing needs of Zeballos. The integration of both reports offers a richer, more nuanced understanding of housing needs, helping to inform future policy and planning decisions.

RESULTS/IMPLICATIONS

- **April 2024 HNR Implications**
    - Given the relative population stability projected over the next 20 years in Zeballos, it is not anticipated that housing regulations see a significant change to support the community's housing needs, as advanced growth is not anticipated.
    - Repair and maintenance of the current housing stock remains a factor for the Village and by prioritizing the repair and maintenance supports long-term housing

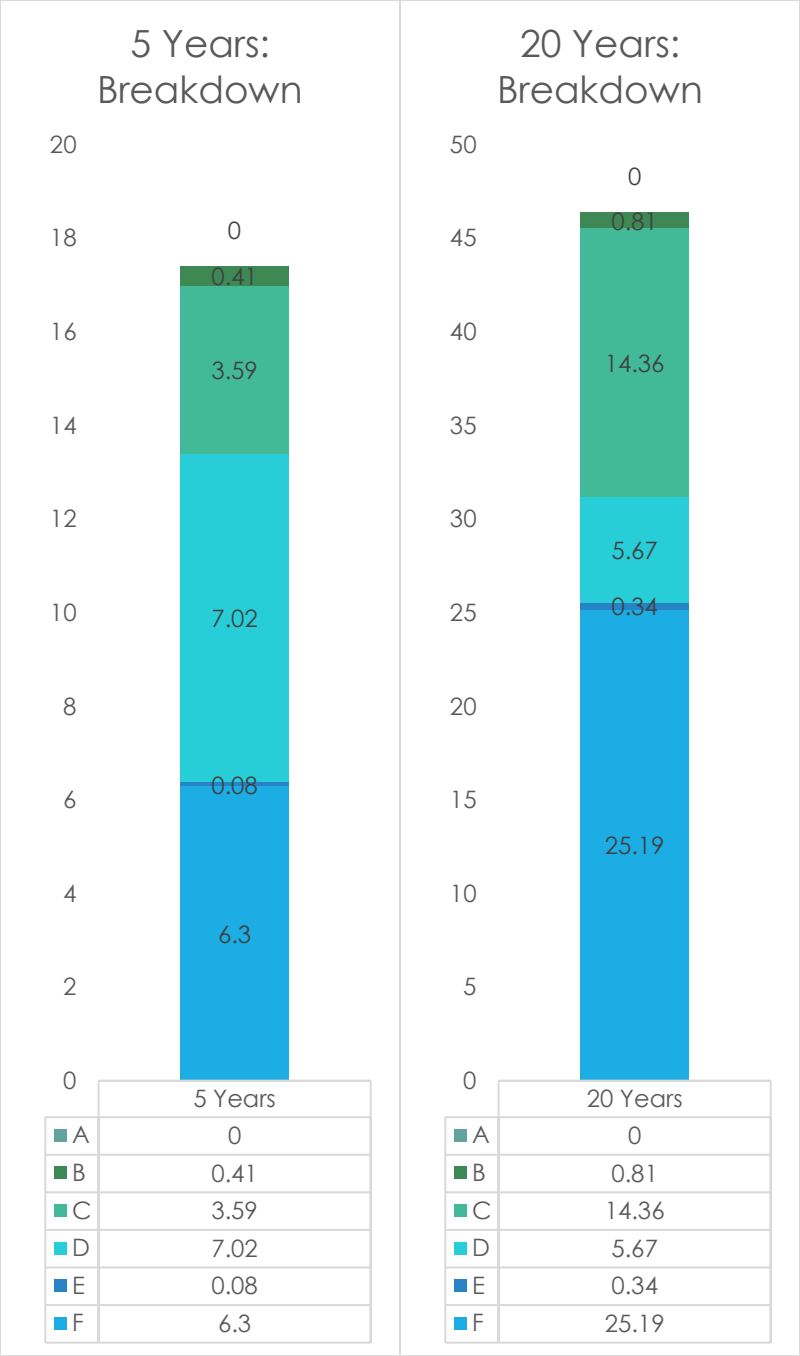
stability and safety for residents. Failure to address maintenance needs can lead to significant consequences, including deteriorating living conditions, declining property values, and higher repair and maintenance costs. Key barriers that exist are access to trained craftsmen and access to the community.

- Housing typologies in Zeballos are primarily single-family dwellings. Considering the limited available development opportunities in Zeballos, it is recommended that single family dwellings with suites, duplexes as well as opportunities for movable dwellings are the preferred housing typologies. This is alignment with the context of the community.
- Short and long term rental options were identified as a need in the community survey, and because there is enough housing in Zeballos for it's residents, rental opportunities should not be heavily restricted.
- Supportive housing opportunities such as special needs housing, housing for seniors and temporary shelters have varying degrees of desire from the community. Without supportive services, those in need typically leave the community. Barriers for aging populations in Zeballos is not identified as a housing nee (quantity) deficit, rather access to other supportive services such as medical care and housing conditions.

- **June 2024 HNR Implications**

  Minimal data was available for the required housing method projections, so minimal implications can be derived.

  - The housing needs method, using the calculator determined that 17 units would be required in 5 years. This considers the extreme core housing need, persons experiencing homelessness, suppressed household formation, anticipated household growth, rental vacancy rate adjustment and a demand buffer. 17 units is ambitious over the next 5 years, as we know from the previous HNR, access, and trades are a barrier.
  - The 20 year result indicates that 46 new units will be required. The implication of this, if 46 new units are produced, is that there will likely be a surplus of housing in the community. While the surplus may provide opportunities to promote short term guests to stay, the economy would need to shift to provide opportunities to live and work in Zeballos.



Component A: **Extreme Core Housing Need**

0 units were calculated to meet the HNR methodology's *Extreme Core Housing Need* requirements over the next 20 years. Extreme core housing need is defined as households where the unit is not adequate (requires major repairs), or not affordable to an extreme degree (has shelter costs more than 50% of before-tax household income), or not suitable (does not have enough bedrooms as per NOS standards) and the household would have to spend 30% or more of its total before tax income to pay the median rent of alternative local housing that meets all of the above housing indicator thresholds. While no units were calculated using the methodology, the Village can support the extreme core housing needs by offering housing types such as one-bedroom units, including suites, which are well suited to accommodate this need.

Component B: **Persons Experiencing Homelessness**

As per the HNR methodology, 0.81 housing units must be accommodated over the next 20 years (with 0.41 units being accommodated over the next 5 years) to meet the requirements for persons experiencing homelessness. This number examines the obligation of the Village to accommodate a population-based proportion of the units required to meet the needs of the Village. The Village can best meet this unit requirement by offering housing types such as one-bedroom units, including suites, which are well suited to accommodate this need.

Component C: **Suppressed Household Formation**

14.36 units must be accommodated over the next 20 years (with 3.59 units being accommodated over the next 5 years) to meet the needs of suppressed households in Zeballos. This number represents households that may have been formed if housing were more available, such as adult children moving out of home to form their own households or choosing to have roommates where they otherwise wouldn't have. This number is calculated based on headship rates (households per population, by cohort and tenure) from 2006 when housing was less constrained and is applied to the current population. The Village can best meet this unit requirement by offering housing types such as one and two-bedroom units, including suites, and movable dwellings which are well suited to accommodate this need.

Component D: **Anticipated Household Growth**

5.67 units must be facilitated over the next 20 years (with 7.02 units being facilitated over the next 5 years) to accommodate anticipated household growth as projected by the province. This number seems 'front-loaded' due to the projected household growth reducing over the longer term. The Village can best meet this unit requirement by offering housing types such as single family and movable dwellings, which are well suited to accommodate this need.

Component E: **Rental Vacancy Rate Adjustment**

Vacancy rates (the number of units unoccupied at a given time) are seen to be 'healthy' at around 3%, meaning that there are available units for people looking to move to or within the community. As vacancy rate data is not available for Zeballos, this calculation uses the provincial vacancy rate of 1.4% with the goal of providing enough units to bring this percentage up to 3%. With this calculation, 0.34 units must be accommodated over the next 20 years (with 0.08 units being accommodated over the next 5 years). The Village can best meet this unit requirement by offering housing types such as one-bedroom units, including suites, which are well suited to accommodate this need.

Component F: **Demand Buffer**

25.19 units must be facilitated over the next 20 years (with 6.30 units being facilitated over the next 5 years) to accommodate the demand buffer – a contingency to account for additional housing required to satisfy a 'healthy' market demand. The Village can best meet this unit requirement by offering housing types such as suites, single family and movable dwellings, which are well suited to accommodate this need.

OCP POLICY DIRECTION

Considering the context of Zeballos, and the many qualities that make it unique, (i.e. size, location, access, economy, population, etc.) policy direction for the OCP should promote high quality residential development, a diversity of safe and cost-effective housing solutions, adaptive housing solutions to meet the needs of all people including those with varying diversities and to identify land to support future growth to meet the 5 and 20 year housing needs projections.

SUMMARY

This overview synthesiszes the findings from two comprehensive housing needs assessments. The initial report, conducted with public engagement, providied valuable insights into the community's housing challenges and preferences. This approach ensured a strong understanding of the communtiy's context and needs, establishing a solid foundation for housing strategy.

The second report builds on these findings, using the updated HNR methodology. This approach establishes future demand based on a provincial-wide framework.

Together, these reports offer a thorough examination of the current and projected needs of the community, bridging the gap between provincial guidelines and community-specific contexts. Policy objectives align with the community's capacity to develop and grow, while still offering ambitious strategies to support these goals. The initial report to a deeper dive into the actual happenings within the community, while the second report provide a broader future-oritiented projection based on growth.

The two housing needs reports are enclosed as follows:

Appendix 1 - April Implications

Appendix 2 - July Implications

APPENDIX 1 – APRIL IMPLICATIONS

Village of Zeballos Housing Needs Report

2024

Prepared by McElhanney

April 2024

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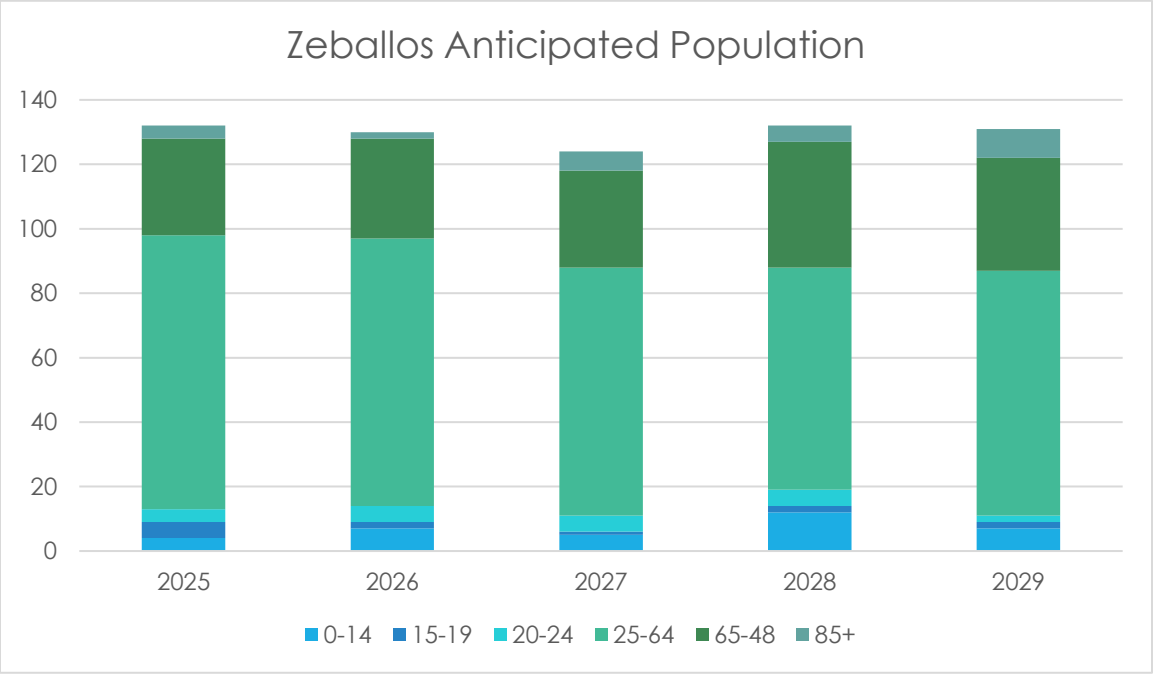
Executive Summary

Population

- The Zeballos population increased 17.8% between 2016 and 2021, which runs consistent when compared to the SRD electoral area A (13.1% increase).
- Estimated future population numbers for Zeballos are anticipated to increase slightly to 131 residents by 2029, followed by a decrease in 2034 to 120 residents and then another growth spree back to 131 residents by 2044.
- Age distribution of the Zeballos population is expected to remain relatively stable over the next five years, with the working age cohort making up about 58% of the population, while seniors are anticipated to comprise 27% of the population.
- The median age in Zeballos was around 53 in 2016 and 51 in 2021. The anticipated average age by 2029 is expected to increase to 55 which will be almost ten years older than the regional anticipated median age of 47.4.

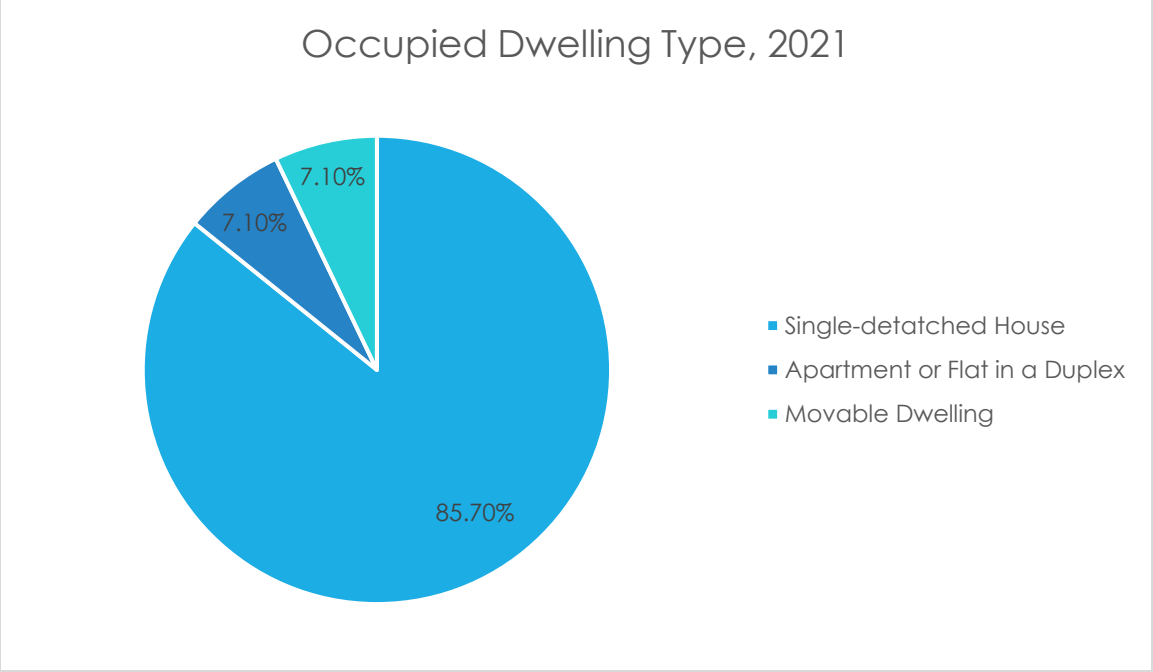


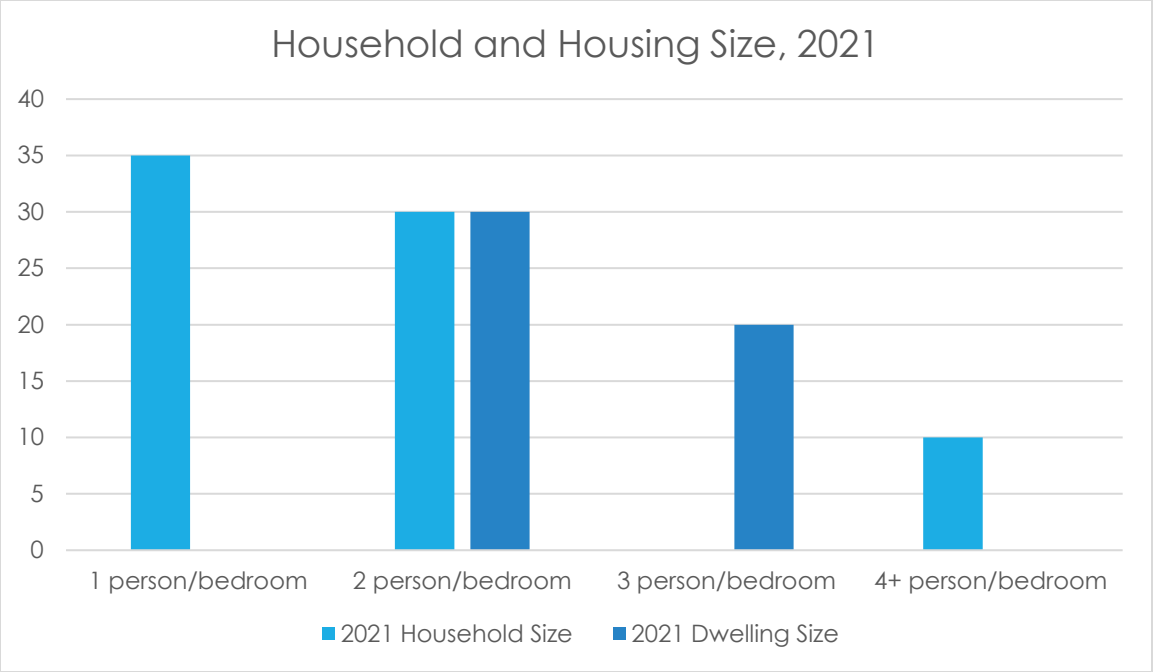
Economy

- Median household income was $36,096 in 2016, which is significantly lower than the household income within the SRD electoral area A ($53,931). More recent data was unavailable.
- Of the Zeballos residents, 75 were working in 2016 and there was a significant decrease compared to 40 residents working in 2021.

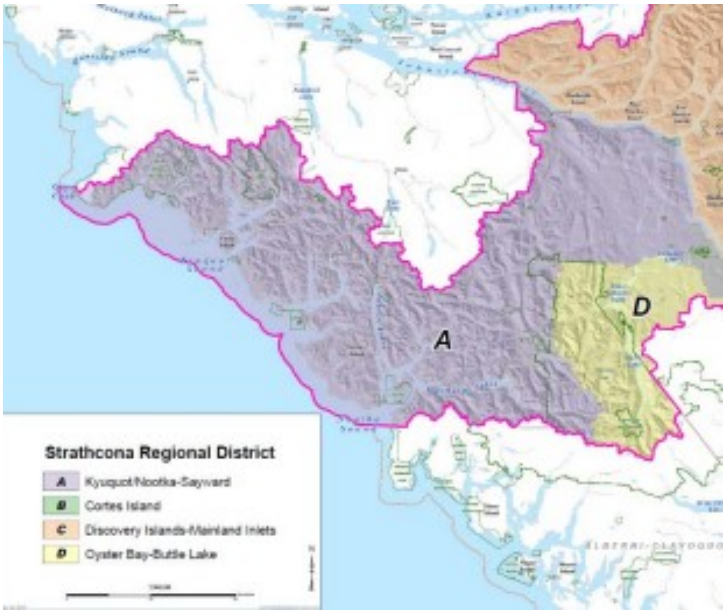
Current Housing Supply

- In 2021 there were 109 private dwellings in Zeballos.
- The survey indicated that 62% of respondents were living in Zeballos on a full-time basis.
- The majority of housing in Zeballos was constructed before 1980.
- The majority of structural types in Zeballos are Single-detached homes, comprising 85.7% in 2021. The recent survey data indicated that approximately 65% of respondents live in a single-detached dwelling, and 8% live in an alternative housing arrangement.



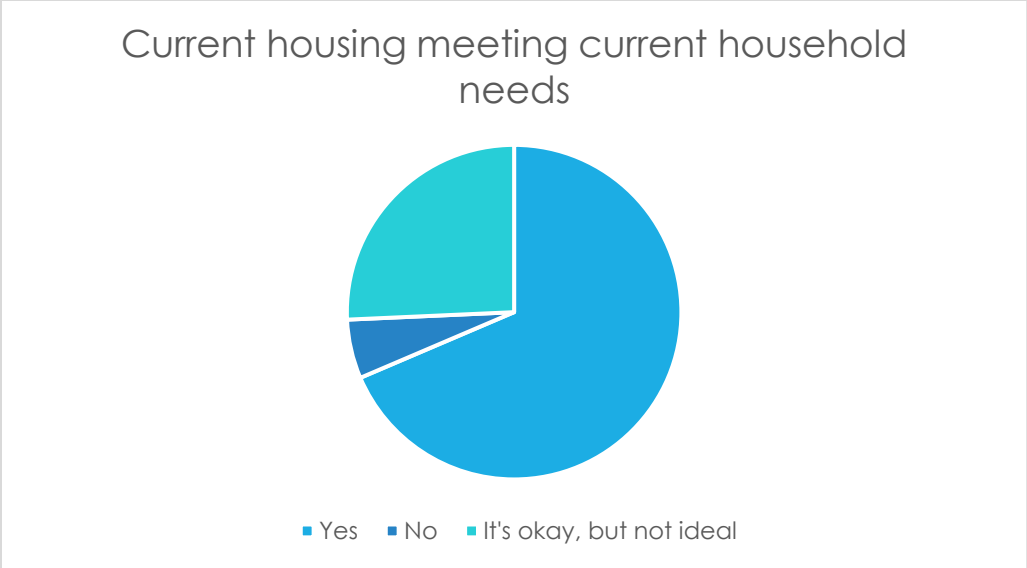


- Currently there are no supportive or social housing units in Zeballos. The majority of supportive and social housing units are located in Campbell River.

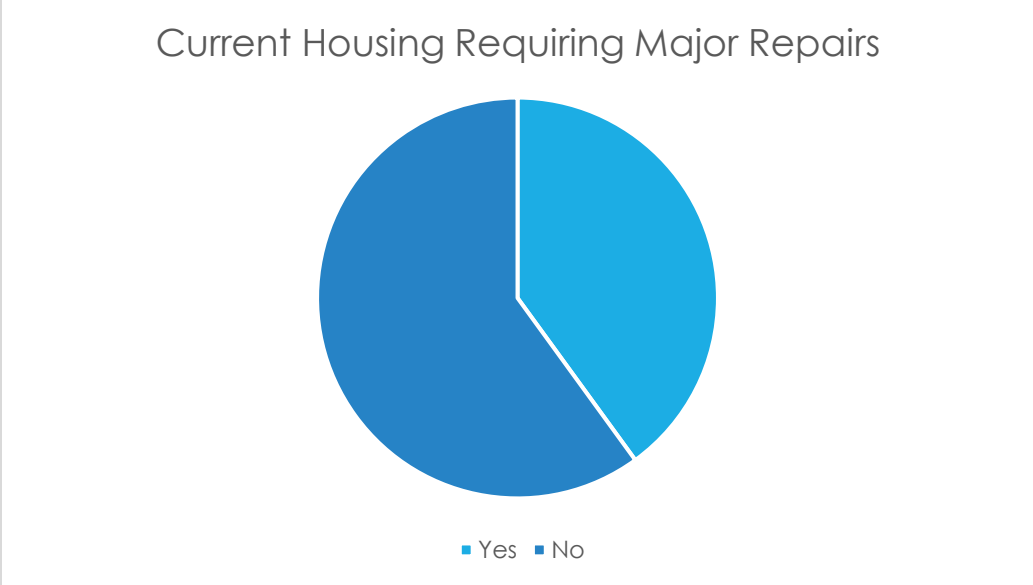


Current Housing Suitability & Adequacy

- 69% of the survey respondents indicated that their current housing meets the needs of their household, while 26% indicated that their housing was okay but not ideal and 6% of respondents indicated that their housing does not meet the need of their household.



- 40% of survey respondents indicated that major home repairs are required. This includes repairs such as defective plumbing, electrical wiring, structural repairs to walls, foundation, or the roof.



Current Core Housing Need

- Data is only available at the electoral area scale and not available for Zeballos due to the small population.
- Of the 395 households in SRD A, 26.5% (approx. 110) are spending 30% or more of their before-tax income on shelter costs.

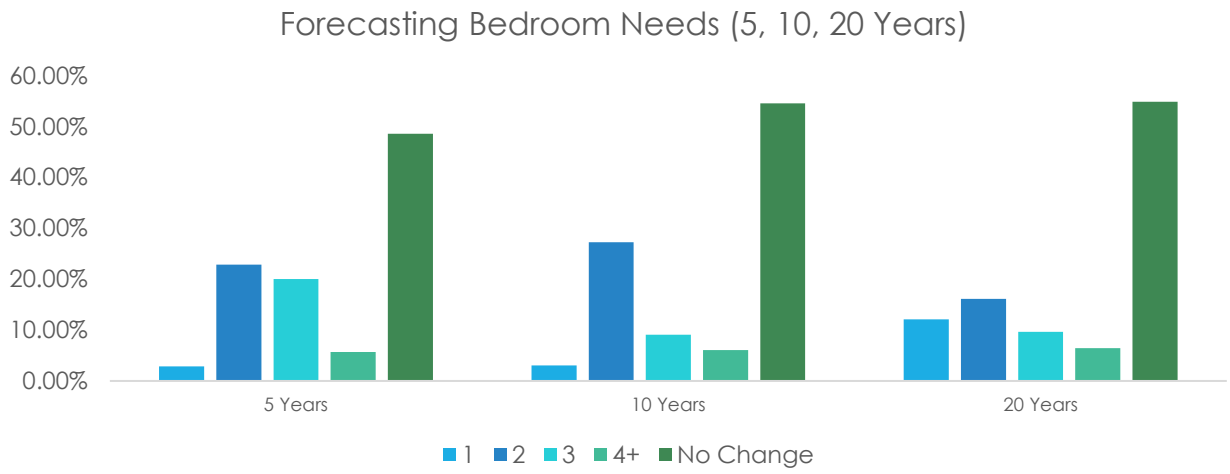
- Taking SRD A's ratio of those in core housing and applying that to Zeballos results in an estimate that there could be approximately 20 households in core housing need.

Other Current Needs

- Temporary housing is a need identified in the survey and from engagement with council and staff as a way to support residents' need for financially feasible housing and lifestyle preferences.
- Both short and long-term rental housing was identified in the survey as a need for the community to support current residents as well as future and those who wish to move to the area temporarily.

Anticipated Housing Demand

- Housing demand is stable and does not increase over the next five years, neither does the anticipated persons per household.
- Anticipated housing demand fluctuates over the next twenty years, however the anticipated housing demand and persons per household is the same as the five-year projections.
- If an economic activity or employer were to become established, the housing need would change.
- The survey results indicated that on average over half of the respondents would not require a change in household size/composition over the next 5, 10 and 20 years.
- 48.57% of survey respondents indicated that their current home is comprised of 4 or more bedrooms and 42.86% of survey respondents indicated that their household is comprised of 2 or 3 bedrooms. 8.5% of survey respondents indicated that their dwelling was a 1-bedroom.



Introduction

Housing needs assessment overview

PURPOSE

A Housing Needs Report (HNR) serves as a comprehensive assessment and analysis of the current and future housing requirements to support the current and future residents of a community. This report is a critical instrument for understanding the dynamics of the housing supply and demand, projections for future anticipated population growth or decline, identifying housing challenges, and identifying strategic solutions to support the policy prescriptions that will be established in the Official Community Plan (OCP). The HNR captures the housing needs for the Village of Zeballos to better understand and respond to the housing needs over the next five to ten years.

SCOPE

This housing needs assessment was conducted in the Village of Zeballos; however, a regional view was captured to better understand the housing situation regionally. Currently, Zeballos is undergoing an update to their OCP. Part of the findings of this assessment will support the OCP policy process. The Village has undergone consultation with the Ehattesaht First Nation and the Nuchatlaht First Nation proving opportunity for collaboration and input on the over-arching OCP

project. Any relative information gathered has been included in this HNR. Additional community consultations is discussed in the following *methodology* section.

POLICY CONTEXT

In 2020 Zeballos published their first HNR in response to the provincial government's legislative requirements that required municipalities and regional districts to complete a HNR by April 2022 and every five years thereafter. A local government is also required to consider its most recent housing needs report and the housing information to support developing an OCP to ensure that housing related statements and policies are guided by the most recent information available. The Village of Zeballos is required to have an updated HNR by 2025, and therefore this process is being undertaken concurrently with the OCP update.

As a baseline, the following OCP content related to housing and residential is as follows:

OCP

Goals:

- To preserve the small-town atmosphere Zeballos currently enjoys
- To maintain a mixture of residential, small commercial and cottage industry uses along Maquinna Avenue
- To give reasonable consideration to innovative housing options as a way of accommodating a variety of housing needs, incomes, and lifestyles.

Objectives:

- To encourage and allow a mixture of housing types, densities, and tenure.
- To optimize the use of available land resources by encouraging more intensive and efficient use of land
- To encourage housing for all incomes
- To encourage adaptive housing for the disabled
- To guide the future development of land in Zeballos in a fashion that would preserve the villages community and historical characteristics and to promote the history of Zeballos through protecting examples of its 1930's architecture and promoting new development to adopt a similar architecture style.

Policies:

- Residential development is limited to those areas designated *Village Mix*
- A variety of housing types, densities and tenures are suitable in the *Village Mix* designated areas.

- Higher density developments must be supported by the appropriate infrastructure.
- The anticipated housing needs for the next five-year period will be met through the development of vacant lands on the West side, and the encouragement of greater utilization of currently developed lands.

THE HOUSING CONTINUUM

In the province of BC, the housing continuum represents a **spectrum of housing options** designed to meet the diverse needs of individuals and families at different stages of their lives and financial situations. The continuum encompasses a **range of housing types**, from emergency shelters and transitional housing to affordable rental units, supportive housing, and various forms of homeownership. This approach recognizes the importance of providing a **seamless transition** and a variety of options addressing the unique needs of the population and contributing to the overall goal of creating inclusive, sustainable, and resilient communities. Communities are encouraged to implement housing policies and strategies that support the full spectrum of housing, ensuring that residents have access to suitable and affordable homes.

However, the housing environment in any community must reflect the needs of the community including the access it has to financial, social, and organizational resources. Not every type of housing represented in the Housing Continuum will be relevant or appropriate for Zeballos. The intent of this Housing Needs Report is to help illuminate which types of housing will be the most beneficial for the community and provide the most appropriate types of housing for the people in Zeballos today and for generations to come.

Figure 1: The Housing Continuum via Canadian Housing and Mortgage Corporation

METHODOLOGY

The anticipated housing need projections for the Village of Zeballos are determined by reviewing and analyzing housing data from a variety of sources. Sources include government data sources such as BC Statistics, Statistics Canada and supportive customizable tables from the Ministry of Municipal Affairs and Housing. The population in Zeballos is very small and therefore for privacy reasons, the full suite of government agency housing data was not

available. To supplement data gaps and to capture the most recent views of housing within the community, engagement initiatives were taken. This includes an online survey which was also hand delivered to each residence in the village, conversations with municipal staff and elected officials as well as further online research as well as consultation with the neighboring First Nation staff.

STATISTICS CANADA DATA LIMITATIONS

Data is reported as provided by Statistics Canada. Statistics Canada data rounds to the nearest five in its data sets, which creates different rounding results when data is combined and when cross tabulations are undertaken for analysis. Census data for incomes and housing costs are for 2015, though reported as 2016 in census data. Total population and household data reporting is collected through the Short Form Census, distributed to 100% of Canadian households, so the data is fairly accurate. Data for renter and owner populations and information on housing unit size (number of bedrooms) rely on the Long Form Census, which is only distributed to 25% of households, making it less accurate. Also, as a result, the data for households, renters, owners and housing unit size may not always add up perfectly or in the case of Zeballos, it may not even be reported due to the small sample sizes and for the protection of privacy.

HNR SOURCES OF DATA LIMITATIONS

Information from other sources of data was not available at the time or preparation of this report. BC Housing, BC Assessment, CMHC data were not all captured and if the data becomes available in the future, this report should be updated to include it.

COMMUNITY SURVEY

The community survey was released on March 14th both online and hard copy format. The hard copy of the survey was hand delivered to each residence within the Village in an effort to capture as much feedback as possible. The survey closed on April 8th at 1pm. There were 42 respondents, which is approximately 33% of the population. In comparison to the HNR public survey that was conducted in 2020, where only 14 respondents provided their input, these results have over doubled. The respondents input along with the statistical analysis help shape the policy context to support the community and their housing needs for the future.

BILL 44

In November 2024, the BC Government introduced new legislation to reduce construction delays and increase density on lots currently zoned for single family homes or duplexes. Additional changes include limiting the use of public hearings for certain residential projects that

are consistent with the OCP and Zoning bylaws and requiring municipal governments to update their OCP every five years. In communities over 5000 people, additional density is required on residential lots. In the case of Zeballos, every lot will be required to be zoned to allow a secondary suite that is either attached or detached from the primary residence. Development still has to meet the other requirements of a zoning bylaw, like setbacks, and siting requirements. There are exceptions for hazardous conditions such as terrain stability, tsunami, avalanche, wildfire, etc. While an increased level of density is required to be permitted (except for exceptions to hazardous conditions), properties do not need to be built or updated to maximize the permitted density.

In the case of Zeballos, additional suites can act as an opportunity for additional capacity, family growth and short and long-term rental opportunities.

Figure 2: Location of Zeballos

Community Profile

In conjunction with the community survey, a baseline assessment was conducted to capture a snapshot into the community's profile. Looking at data regarding population and

demographics, economic context, and housing, provided a foundation for further analysis of the community's housing needs over the next 5 to 20 years. The following section discusses the community's profile, providing an overview of the community, its people and demographic, household, and economic context.

ABOUT

Zeballos is the smallest municipality in British Columbia and is governed by an elected Mayor and four Councilors. The community is captured within the Strathcona Regional Districts Electoral Area A and is located on the traditional territory of the Ehattesaht/Chinehkint First Nations. Zeballos shares the area with the Nuchatlaht First Nation and the Ka:'yu:'k't'h'/ Che:k:tles7et'h' First Nations. The communities of Zeballos, Oclucje (home of the Nuchatlaht First Nation) and Ehatis (home of the Ehattesaht/Chinehkint First Nations) are located on the rural west coast of Vancouver Island. Nestled at the end of two inlets, Zeballos can be accessed via the Zeballos Forest Service Road, which is a gravel road connecting Highway 19 to the coastal communities, or by boat.

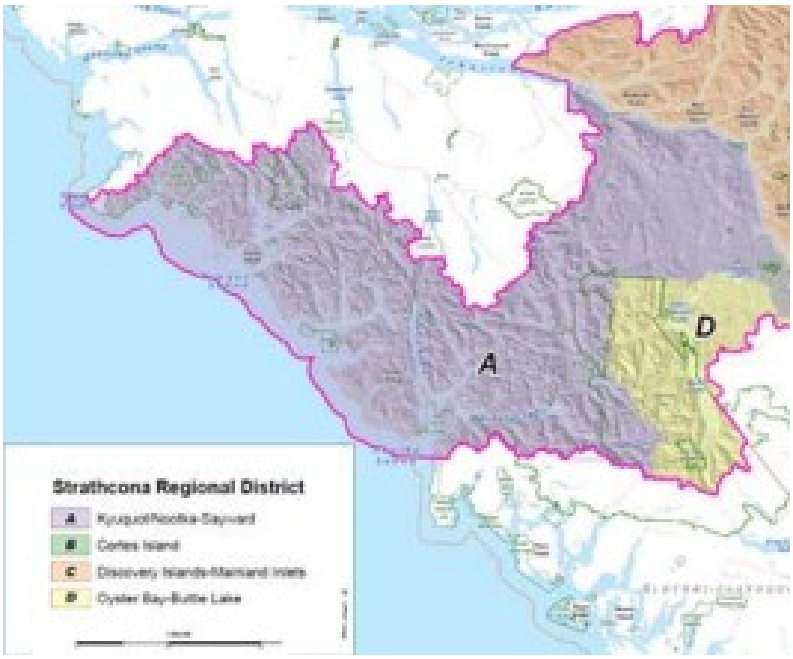


Figure 3: Strathcona Regional District, Electoral Area A

Key Indicators

POPULATION & HOUSEHOLDS

126

2021 POPULATION

AVERAGE HOUSEHOLD SIZE 2021

1.8

30

2021 SENIORS 65+

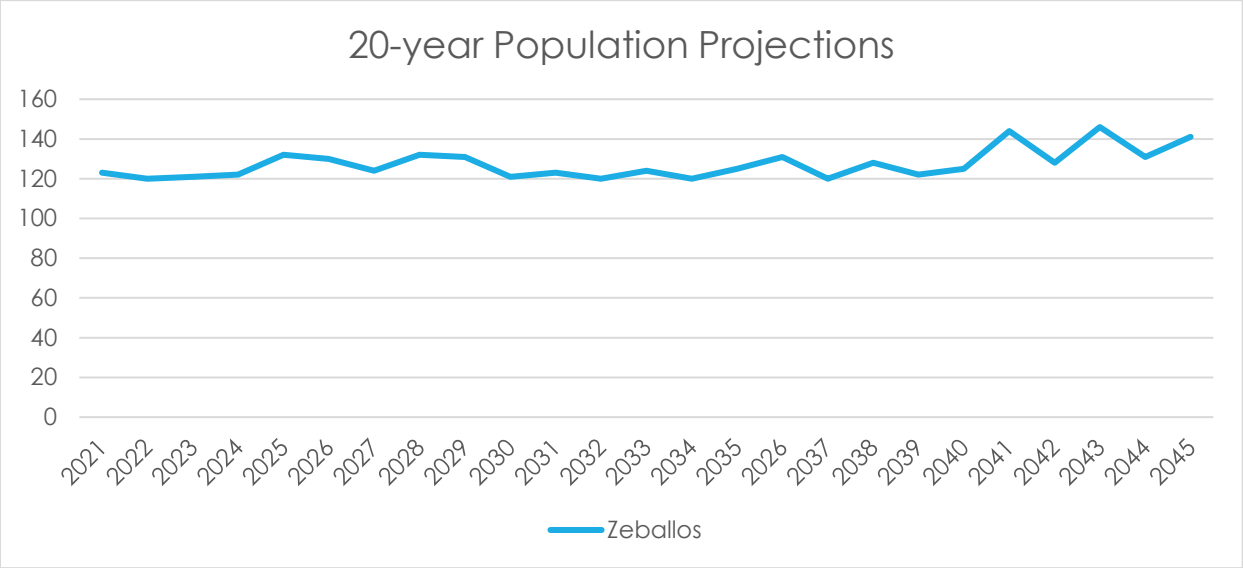


Figure 3: Zeballos 20-year Population Projections

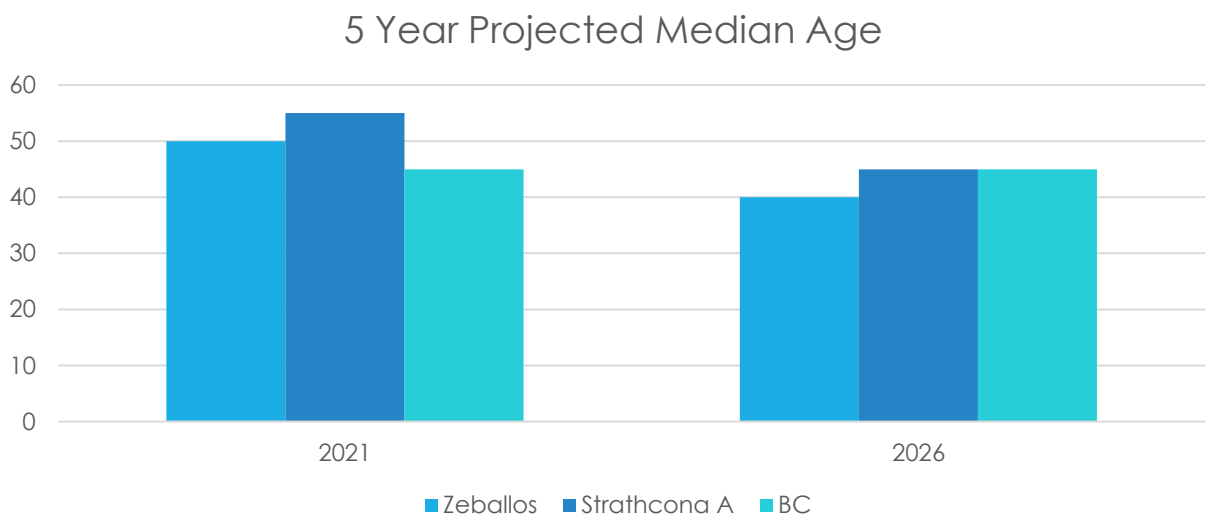


Figure 4: 5 Year Projected Median Age

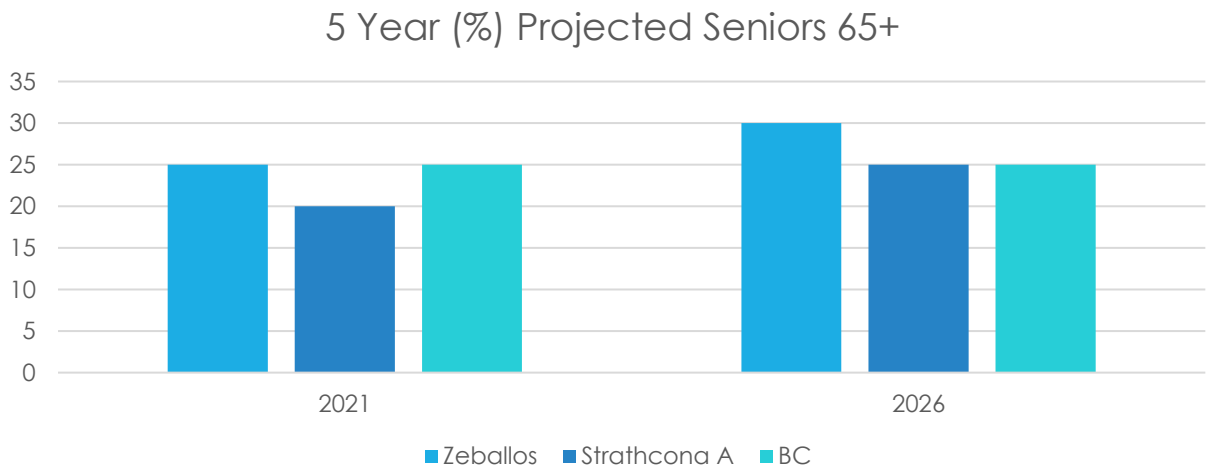


Figure 5: 5 Year Projected Seniors 65+

POPULATION

The Village of Zeballos population was 126 in 2021, a 17.8% increase from 2016 as shown in Figure 6. The trend of growth is consistent with the electoral area's growth from 2016 to 2021 which was approximately 13%.

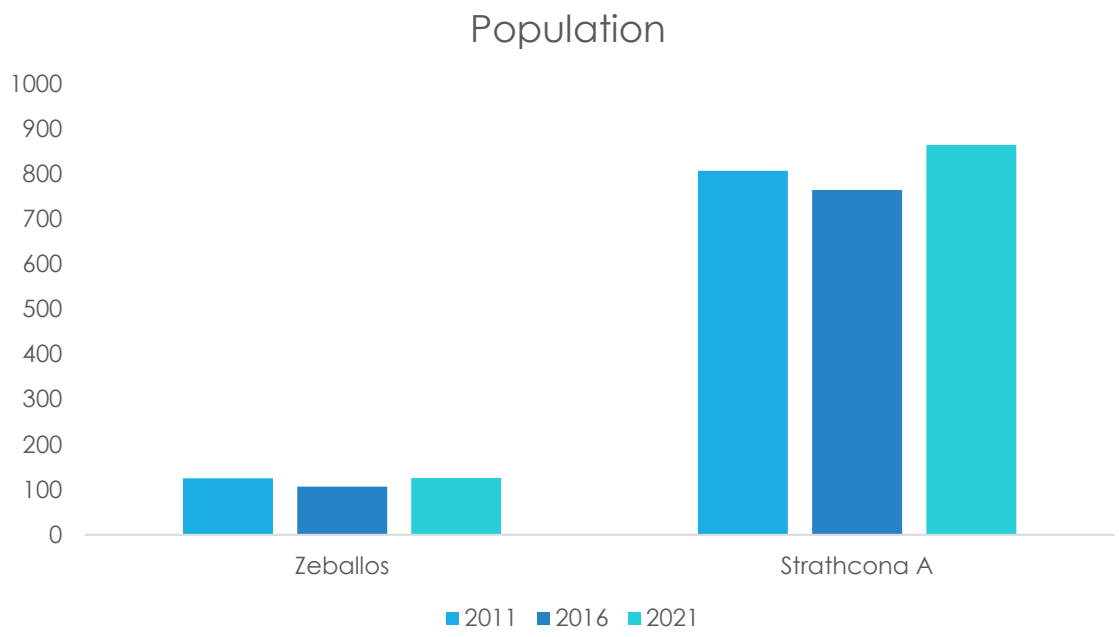


Figure 6: Census Period Populations

AGE

The average median age is projected to increase from 54.7 to 58.6 in five years' time. It is also projected that over the next five years the majority of the age group distribution will be between the years of 25-64. There will be a trend of that age distribution class decreasing over the five years while the next age distribution class will increase (65-84). Over the next five years the anticipated age distribution for people 0-24 remains under 20% of the anticipated population. The overall trend suggests that the population will continue to age at a greater rate than the younger age distributions. Some key takeaways from this are that as the population continues to mature, there may be more support required for these people and Zeballos currently does not have those resources in place. Figure 7 below represents the age group distribution over the last 3 census periods.

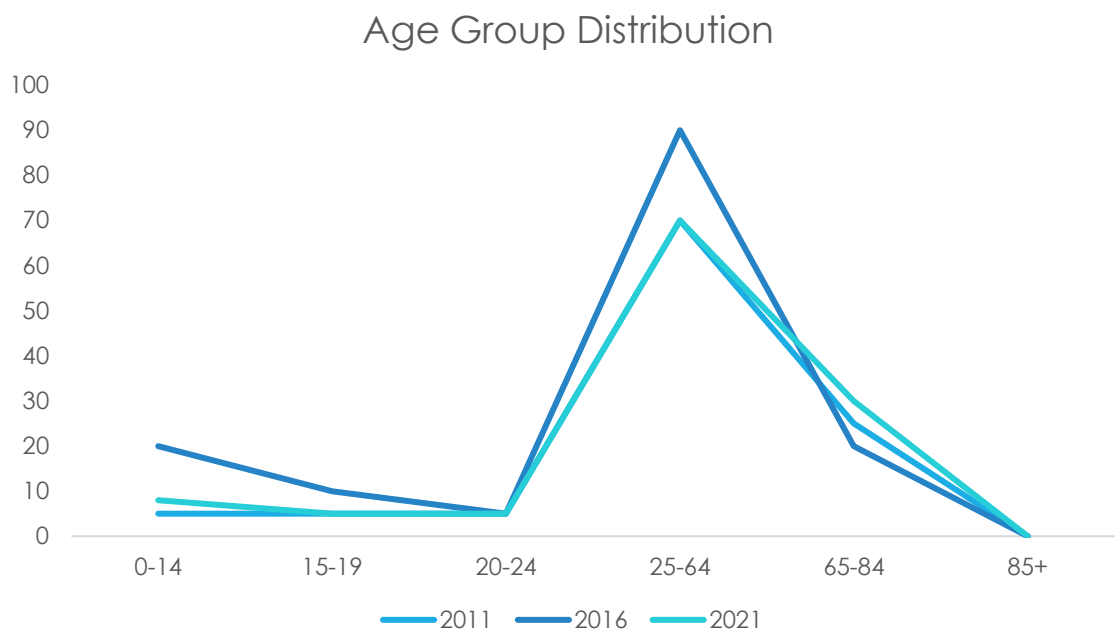


Figure 7: Census Period Age Group Distribution

Those aged 0-14 make up 6.5% of the population and those aged 65 and over make up 25.5% of the population. The population across all age categories is relatively consistent over the years, with the largest spike in 2016 within the 25–64-year population group.

HOUSEHOLD CONTEXT

Number of Households

As of 2021, there are 75 households, an increase from 55 in the previous census period in 2016 and an even larger increase from 2011, with 35 households.

Household Size

In general households in Zeballos are small, with most comprised of one or two individuals. The average household size is 1.8, slightly greater than 1.7 in 2016. Owner households are greater than renter households. In 2021, 42% of households were renter households, while 58% were owner households. 45.7% of respondents in the survey indicated that they live in a couple household, indicating a 2-person household and the second highest household size were indicated as one-person households, equivalent to 17% of the respondents.

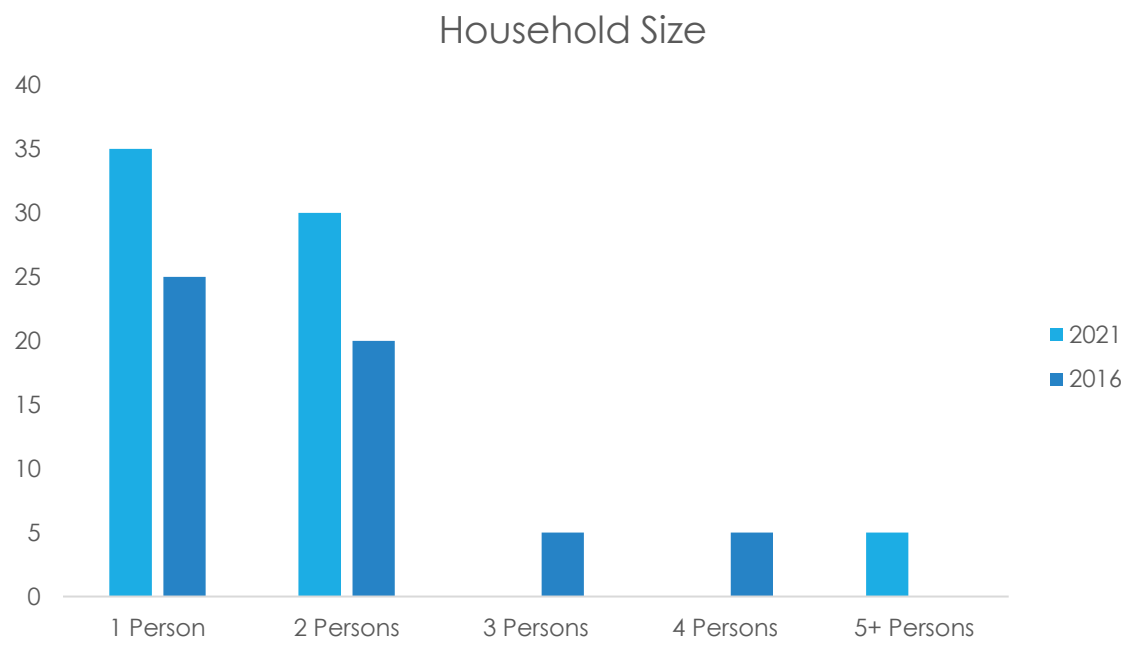


Figure 8: Census Period Household Size

Household Tenure

The amount of renter households has increased since 2016, where rental households used to comprise approximately one-third of households. The 2021 data indicated a decrease in owner households to 58%. The survey results indicated that 85.71% of respondents own their housing, 5.71% own their dwelling but rent the pad, and 8.57% of respondents indicated that they either rent or have another housing tenure.

Table 1: Household Tenure

	Owner	Renter
2016	20 (31%)	25 (42%)
2021	45 (69%)	35 (58%)

Economic Context

2021 UNEMPLOYMENT RATE

0%

50

2021 PARTICIPATION RATE

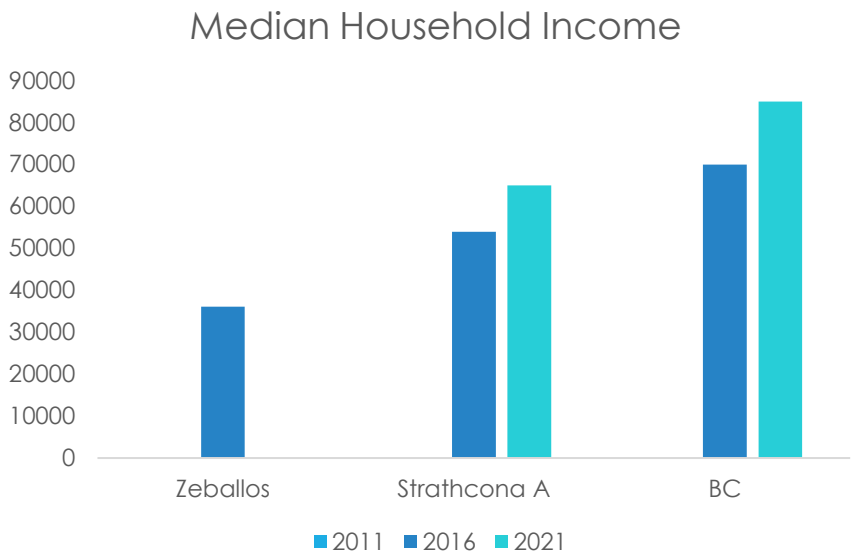


Figure 9: Median Household Income

UNEMPLOYMENT RATE AND PARTICIPATION RATE

The participation rate in Zeballos decreased from 79% in 2016 to 50% in 2021.

NUMBER OF WORKERS BY INDUSTRY

There has been a significant reduction in residents working in Zeballos over the years as well as a shift in the workforce categories. Historically, construction, agriculture, forestry as well as fishing and hunting sectors and transportation and warehousing has decreased and in 2021 it was reported health care and social services were the only industry captured. This could have been as a result of the COVID-19 Pandemic. Table 2 below shows the last two census periods and the related number of workers per industry. The 2011 data was not available.

Table 2: Workforce Sector

Sector	**2016**	**2021**
11 Agriculture, forestry, fishing and hunting	0	0
21 Mining, quarrying, and oil and gas extraction	0	0
22 Utilities	0	0
23 Construction	10	0

31-33 Manufacturing	10	0
41 Wholesale trade	0	0
44-45 Retail trade	20	0
48-49 Transportation and warehousing	15	0
51 Information and cultural industries	0	0
52 Finance and insurance	0	0
53 Real estate and rental and leasing	0	0
54 Professional, scientific and technical services	0	0
55 Management of companies and enterprises	0	0
56 Administrative and support, waste management and remediation services	0	0
61 Educational services	0	0
62 Health care and social assistance	10	10
71 Arts, entertainment and recreation	10	0
72 Accommodation and food services	10	0
81 Other services (except public administration)	0	0
91 Public administration	0	0

HOUSEHOLD INCOME

Due to the smaller population and census privacy protections, 2021 comparisons as well as the breakdowns by renter/owner or household type are not available. What can be concluded from the available information is that in 2016 the median household income was $36,100 in Zeballos, which is significantly lower than the RD A's household income of $53,950 and the provincial median income of $85,000.

The survey that was conducted asked the question about the major assets of living in Zeballos. Housing and affordability were options available for selection. 22% of respondents indicated overall affordability as the biggest asset to life in Zeballos.

Current Housing

This section of the document summarizes information on Zeballos dwellings, housing stock and affordability, core housing need indicators, as well as other types of housing. The majority of data in this section is taken from Statistics Canada Census Program as processed and organized in the custom information delivered to the BC Ministry of Municipal Affairs. Due to the small population size of Zeballos, some required content for Housing Needs Reports and required data collected is not available.

CURRENT HOUSING INVENTORY AND DWELLINGS

Statistics Canada collects data on private dwellings occupied by "usual residents", which means dwellings occupied on a permanent basis.

DWELLINGS AND STRUCTURAL TYPE

There are 109 private dwellings in Zeballos. In 2021 it was reported that 71 units were occupied, while 38 units were vacant. There is an approximate full-time occupancy rate of 51%. The Council staff had indicated that there are a handful of homes in the community that are vacation homes, vacant homes, seasonally used homes or used for short term rentals. The statistical data that is used does not refer to homes occupied seasonally or that are not in use.

Of the 71 occupied dwellings, it was reported that 42% are occupied by renters, and 58% are occupied by owner residents. 85.7% of the homes in Zeballos are single detached dwellings. When compared to the Province, this number is significantly higher.

NUMBER OF BEDROOMS

The number of three or more bedroom housing units outnumber the households of three or more people. This could indicate a mismatch between the housing needs and the housing supply, suggesting a potential opportunity for appropriately sized housing development. 66% of survey respondents indicated that they need three or more rooms in their household. Further details related to the basis of this need was not captured. This could indicate that households need that number of rooms for many reasons or that the number of rooms is a preference, not a need.

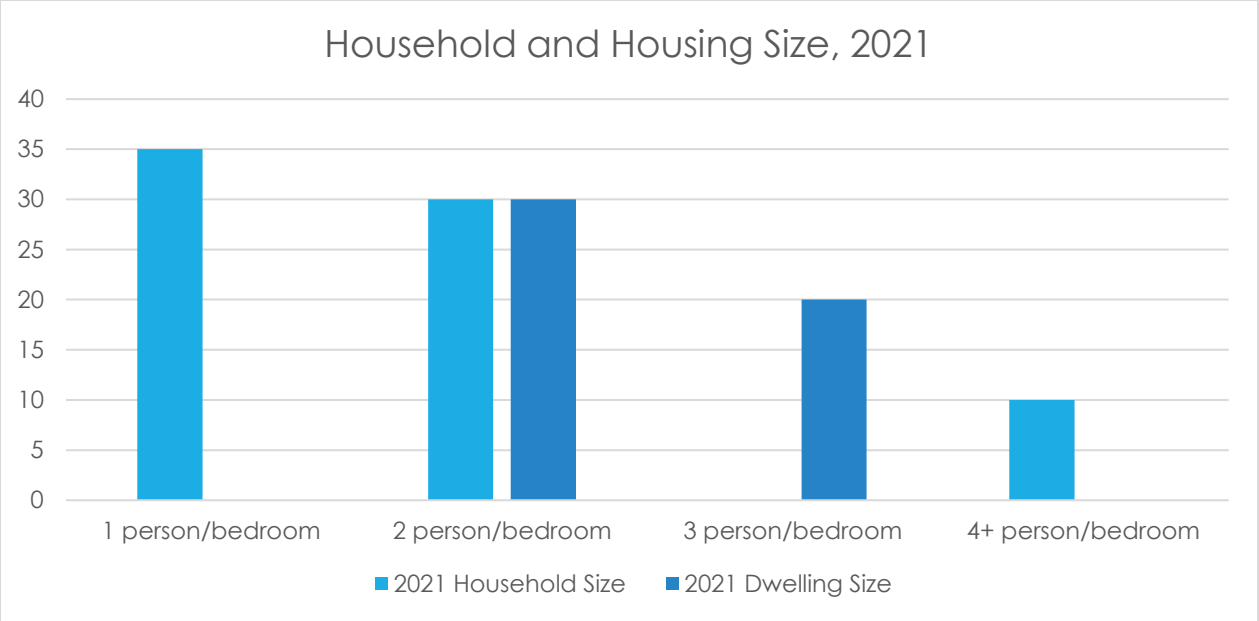


Figure 10: Household and Housing Size, 2021 Census

PERIOD OF CONSTRUCTION

Most of the occupied dwellings in the community were built before 1990, with none built between 2001-2021. 42%, however, were built between 1991 to 2000.

Table 3: Dwelling Age (#/%)

Dwelling Age	**2021 #**	**2021 %**
1960 or before	20	33%
1961 to 1980	10	17%
1981 to 1990	0	0%
1991 to 2000	25	42%
2001 to 2005	0	0%
2006 to 2010	0	0%
2011 to 2015	0	0%
2016 to 2021	0	0%

For privacy reasons, BC Stats suppresses data when there are fewer than five homes in any home type built, so it is not possible to report on recent builds or periods where five or less homes were constructed.

The community's available land base for future development is constrained physically by the current stock and topography. Building sites remain at the Village-owned mobile home park and the RV is not at full capacity.

SECONDARY SUITES

In November of 2023, BC passed Bill 44, which requires all communities in BC to permit at minimum a secondary suite, either attached or detached from existing dwellings to support the growing housing needs of the province. While not previously restricted, suites remain a feasible option to support future housing demand within the current available land base and housing stock.

SUITABILITY

Housing without the right amount off bedrooms can also be an issue, and overcrowded conditions may indicate the wrong housing type and possibly affordability issues. The census data shows that there are no households living in unsuitable situations, however, the housing survey showed that 5.71% of respondents indicated their housing to not be suitable. Whereas most survey respondents indicated that their current housing type and size meets the needs or was "ok, but not ideal/perfect" given their situation.

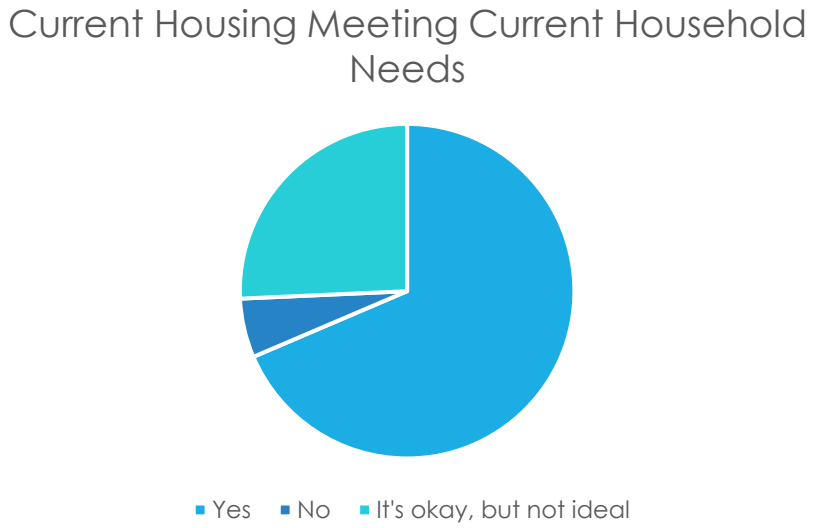


Figure 11: Current Housing Meeting Current Household Needs

Those indicating it did not meet their needs or that it was just "okay" noted a number of concerns. Concerns included size, cost for repairs, affordable place to locate movable dwelling, septic, size, etc.

ADEQUACY

Housing that requires significant repairs (inadequate housing) also challenges households. The survey asked respondents to share if their home required major repairs, which includes repairs such as defective plumbing, electrical wiring, structural repairs to walls, foundation, or the roof. 40% of respondents indicated that their current home did require major repairs.

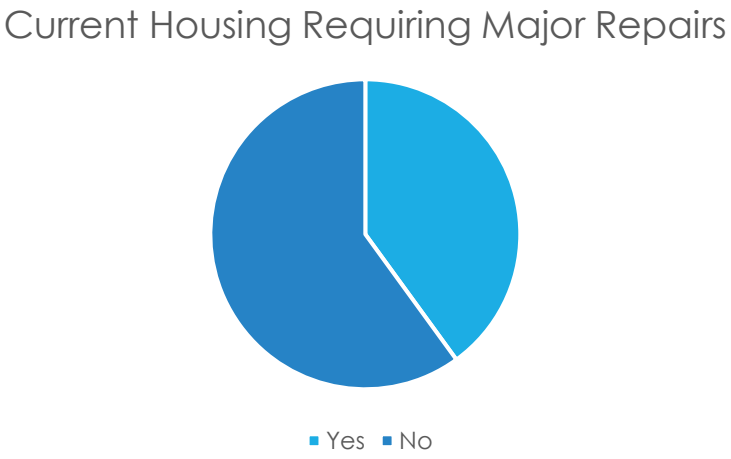


Figure 12: Current Housing Requiring Major Repairs

Housing Needs

HOUSING UNITS REQUIRED – CURRENT AND ANTICIPATED (IN 5 AND 20 YEARS)

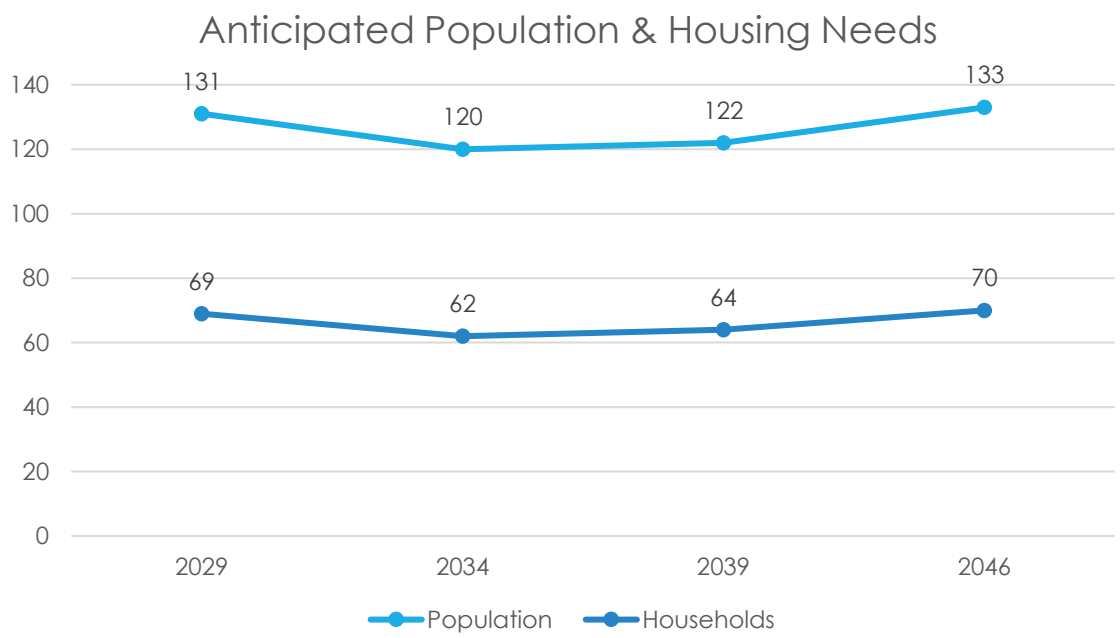


Figure 13: Anticipated Population and Housing Needs

Analysis: The overall change in anticipated population growth over the next twenty years compared to 2021 census reports is seven people in Zeballos. The estimated number of households compared to the projected number in 2021 is a difference of five households. The anticipated population and households show a slight decline between the 5-10 and 10-15 year periods, but then see an increase from 15-20 years. The 2021 census data reported that 71 dwelling units were occupied, while 109 households exist. The rate of full-time occupancy is about half and with a slight increase in population anticipated, there could be a minor shortage of housing for new, returning, or growing households in the community, however the projections and current stock does not indicate that there will be any significant shortage of housing. Barriers to the community's housing stock do include the age of housing stock and the need for repair related to the adequacy and suitability.

Implications: Given the relative population stability projected for the next 20 years, it is not anticipated that housing regulations see a significant change to support the communities' housing needs.

Table 4: 2021 Unit Mix

Unit Size	2021 Unit Mix
1 bedroom units (1 person household)	47%
2 bedroom units (2 person household)	40%
3 bedroom units (3 person household)	0%
4+ bedroom units (4+ person household)	14%

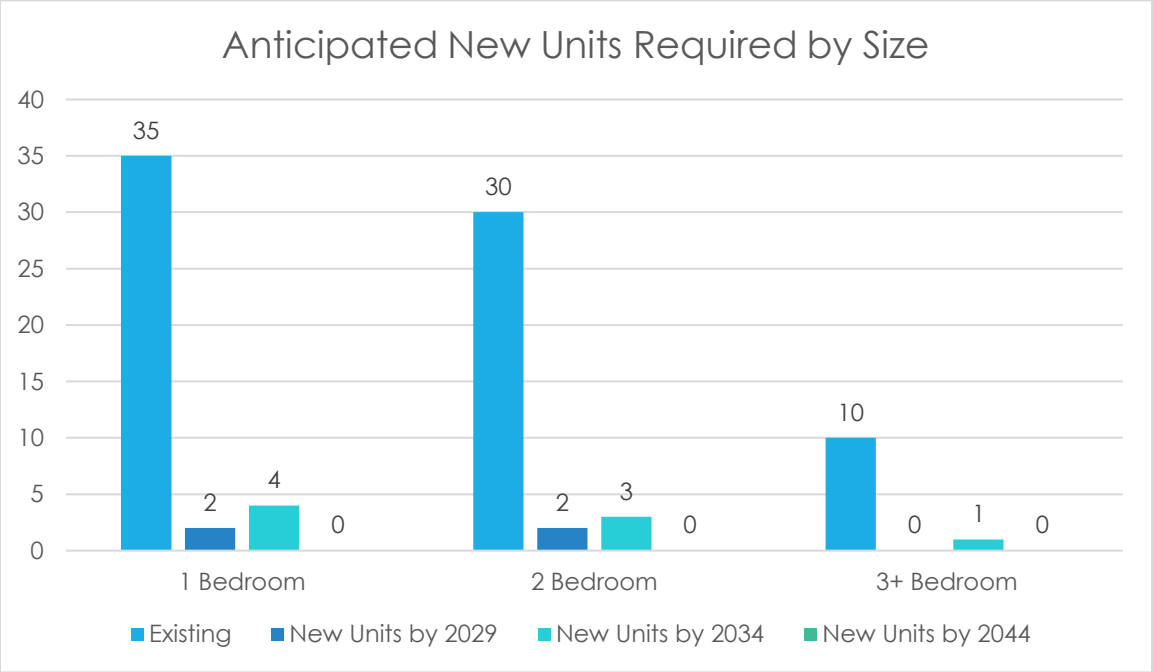


Figure 14: Anticipated New Units Required by Size

Analysis: There is an assumption that there will be some form of "shuffle" over the next 20 years as households grow and shrink and their needs shift over the next 20 years. As an example, a 4-person household may downsize as children move out of the home. The anticipation figures do not consider the community's population and economic development goals. Projections do not indicate demand for specific unit types (e.g. single-family home, apartment, etc.) rather a specific number of bedrooms.

Implications: Given the relative population stability projected for the next 20 years, it is not anticipated that housing regulations see a significant change to support the communities'

housing needs. If there is a desire to increase the permanent population, then more housing units and more rooms may be required.

As new or updated development is planned for Zeballos it is anticipated that the current existing housing types continue to be prioritized in Zeballos. Taking the 2021 Census breakdown for occupied dwelling by structural type and forecasting that over the next 20 year anticipated units required, the following structural type mix is as follows:

Table 5: Projected Dwelling Types based on 2021 Census

Dwelling Type	**2029**	**2034**	**2044**
Single detached house	59	53	59
Semi-detached house	0	0	0
Row house	0	0	0
Apartment of flat in a duplex	5	4	5
Apartment (fewer than five storeys)	0	0	0
Apartment (five or more storeys)	0	0	0
Other single-attached house	0	0	0
Movable dwelling	5	4	5

Analysis: The anticipated household size for the next 20 years remains under 2 persons and the anticipated housing size shows that the majority of new units required to meet the anticipated population is primarily 1–2-bedroom dwellings. Typically, to support a mix of housing types, apartments or townhouses would be recommended to support dwelling sizes of 1-2 bedrooms and duplexes and single-family dwellings to support 3-4+ bedrooms. Given the context of Zeballos, and the limited information and assumptions for the core housing need, apartments and townhouses are not an appropriate housing type unless backed by funding resources. Of the survey's respondents, 8.5% indicated their dwelling was a one-bedroom and the rest were 2-4+ bedrooms, regardless of household size.

Implications: Considering the limited available development opportunity in Zeballos, it is suggested that the primary dwelling types remain single family dwelling, with suites to support long and short term rental needs, duplexes as well as opportunities for movable dwelling options. This provides a mix of options for residents and remains consistent with the context of the community.

HOUSEHOLDS IN CORE HOUSING NEED (FOR 3 PREVIOUS CENSUS REPORTS)

Definition of Core Housing Need: Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability, or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds). Housing indicator thresholds are defined as follows: Adequate housing is reported by their residents as not requiring any major repairs. Affordable housing has shelter costs equal to less than 30% of total before-tax household income. Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS), conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives.

Where numbers came from: This core housing need information for Zeballos is not available for our analysis due to the small population base and privacy protections. Due to the importance of this information for this report, we've used the SRD A's region data as a proxy, along with the housing survey results.

Of the 395 households in SRD A, 26.5% (approx. 110) are spending 30% or more of their before-tax income on shelter costs. These households either need additional income or need housing that is below market rates. The housing survey did not surface concerns regarding expensive housing or housing affordability for current residents. Rather, the issue seems to be about the lack of temporary or long-term rental housing, as well as the cost of repair and maintenance as well as access to reputable craftsmanship due to remoteness of the community.

ESTIMATED CORE HOUSING NEED FOR ZEBALLOS

Of all the SRD A households, about 110 are in core housing need, meaning they fall into one of the needs above and cannot afford alternative housing. Taking SRD A's ratio of those in core housing to and applying that to the Zeballos results in an estimate that there could be approximately twenty households in core housing need. Households within a core housing need should have their housing needs prioritized.

STATEMENTS ABOUT KEY AREAS OF LOCAL NEED

- *Affordable Housing:* The limited data and information indicate that most housing in Zeballos is relatively affordable, however it is estimated that up to 20 households are in core housing need. Within the electoral area there are 110 households spending more than 30% of their income on shelter costs and need additional income or lower costs.

- *Rental Housing:* The survey that was conducted indicated that there is a current need for additional rental housing in Zeballos, both long and short term.
- *Special Needs Housing:* There is no special needs housing in the immediate area, although there is some desire and support for a small amount of supportive housing. Without supportive services, those in need tend to leave the community.
- *Housing for Seniors:* Planning principles are generally trending towards supporting aging in place. Given the current housing environment in Zeballos, in which there is not a shortage of housing for residents, promoting aging in place policies are recommended. This allows for established neighbourhoods to thrive, based on existing social networks. It is not anticipated that housing availability will provide a barrier for the aging population, however, access to other support services such as medical care, and housing conditions may present challenges for the aging population. Those that are in need of senior's supportive services are likely to leave if the support is not available.
- *Housing for Families:* Temporary housing is a need identified for Zeballos for extended families.
- *Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness:* There is none. Temporary or short-term rental options could fill this gap.

Conclusion

In conclusion, the comprehensive statistical analysis conducted for this housing needs report indicates a stable outlook for land and housing requirements projected over a 5-20 year period, given the anticipated population and household projection data. While municipal resources may not be urgently required to address housing needs, it is crucial to recognize the unique challenges faced by remote communities and to explore avenues outside of the municipal umbrella to support housing stock and growth. By addressing these challenges collaboratively and leveraging community resources, we can work towards sustainable and resilient development and enhancement for the Village of Zeballos and surrounding neighbors for now and the future.

APPENDIX 2 – JULY IMPLICATIONS

Housing Needs Analysis

Village of Zeballos

July 2024

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The Background

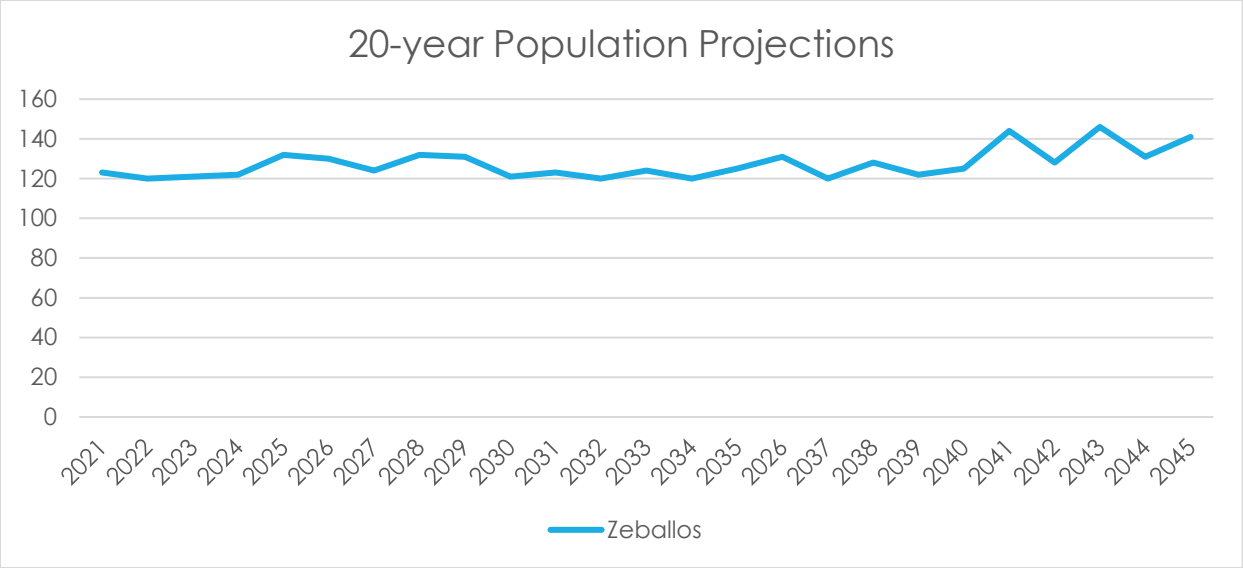
- A Housing Needs Report (HNR) serves as a comprehensive assessment and analysis of the current and future housing requirements to support the current and future residents of a community. This report is a critical instrument for understanding the dynamics of the housing supply and demand, projections for future anticipated population growth or decline, identifying housing challenges, and identifying strategic solutions to support the policy prescriptions that will be established in the Official Community Plan (OCP). The HNR captures the housing needs for the Village of Zeballos to better understand and respond to the housing needs over the next five to twenty years.
- In 2020 Zeballos published their first HNR in response to the provincial government's legislative requirements that required municipalities and regional districts to complete a HNR by April 2022 and every five years thereafter. A local government is also required to consider its most recent housing needs report and the housing information to support developing an OCP to ensure that housing related statements and policies are guided by the most recent information available. The Village of Zeballos is required to have an updated HNR by 2025, and therefore this process is being undertaken concurrently with the OCP update.
- In April, 2024, McElhanney concluded an updated interim HNR based on the previous HNR requirements. This report considers the newly clarified HNR requirements as announced in June 2024 and has followed the HNR Method Technical Guidelines.

Population

126
2021 POPULATION

AVERAGE HOUSEHOLD SIZE 2021
1.8

30
2021 SENIORS 65+



Data Collection

As mandated by the Province of British Columbia, certain information must be collected and considered when creating Housing Needs Reports. Age, mobility, and student status can all impact the need for housing in communities. The required *Populations* information for Zeballos has been provided below and has informed the analysis of housing need based on population.

Table 1 – Population Data

		2006	2011	2016	2021	Source
Total Population		189	125	107	126	Census
Average Age		34.8	53.7	48.1	48.0	Census
Median Age		45.6	48.7	52.8	50.8	Census
Mobility						
	Non-Movers	205	75	65	85	Census
	Non-Migrants	0	0	30	0	Census
	Migrants	0	0	0	10	Census
Students enrolled in post-secondary institutions		n/a	n/a	n/a	n/a	Ministry of PSEFS

Extreme Core Housing Need (Component A)

- Definitions
  - Affordability: shelter costs (including utilities) that are 30% (or less) of total income (before-tax) for the household.
  - Adequacy: the dwelling does not need major repairs, as reported by residents. In summary, inadequate means a need or major repairs, unsuitable means overcrowded, and unaffordable is when shelter costs exceed 30% of before tax income.
  - Suitability: the dwelling has enough bedrooms or the size and comparison of residents within a household according to National Occupancy Standard (NOS) requirements.
  - Core Housing Need: those spending more than 30% of their household income on housing
  - Extreme Core Housing Need: those spending more than 50% of their household income on housing

Data Collection

The affordability, adequacy, and suitability of housing have a major impact on what housing supports are required for a community's housing stock demands. The required *Core Housing Need* and *Household Income* data collection for the Village of Zeballos was not available. The table is still provided below. Typically, this information would support and inform the analysis of housing need based on at-risk populations.

Table 2 – Core Housing Needs Data

Core Housing Needs										
		2006		2011		2016		2021		Source
Affordability										
	Households spending 30%+ of income on shelter costs	0	--	--	--	--	0	0	0	Census
	Renter households spending 30%+ of income on shelter costs	0	--	--	--	--	0	0	0	Census
	Owner households spending 30%+ of income on shelter costs	0	--	--	--	--	0	0	0	Census
Adequacy										
	Households in dwellings requiring major repairs	0	--	--	--	--	0	0	0	Census

	Renter households in dwellings requiring major repairs	0	--	--	--	--	--	0	0	Census
	Owner households in dwellings requiring major repairs	0	--	--	--	--	--	0	0	Census
Suitability										
	Households in overcrowded dwellings	0	0	--	--	0	0	0	0	Census
	Renter households in overcrowded dwellings	0	0	--	--	0	0	0	0	Census
	Owner households in overcrowded dwellings	0	0	--	--	0	0	0	0	Census

Table 3 – Household Income Data

	2006	2011	2016	2021	Source
Average household income (if available)	--	--	--	--	Census
Median household income (if available)	--	--	--	--	Census
Average renter household income (if available)	--	--	--	--	Census
Median renter household income (if available)	--	--	--	--	Census
Average owner household income (if available)	--	--	--	--	Census
Median owner household income (if available)	--	--	--	--	Census

HNR Method

- Methods as described in *Guidelines for Housing Needs Reports - HNR Method Technical Guidance* provided by the Province of British Columbia (or HNR Calculator)
- When using the HNR Calculator, the following sections and housing needs were projected.

Calculation Table 1 – Extreme Core Housing Need Calculations, Step 1 and 2

Total Households	2006		2011		2016		2021		Average ECN Rate
Owners	85		35		45		40		
Renters	10		0		15		20		
Extreme Core Housing Need	**#**	**% of total**	**#**	**% of total**	**#**	**% of total**	**#**	**% of total**	
Owners with a mortgage	--		--		--		0	0.00%	**0.00%**
Renters	0	0.00%	0	--	0	0.00%	0	0.00%	**0.00%**

Calculation Table 2 – Extreme Core Housing Need Calculations, Steps 3 and 4

Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	40	--	--
Owners with a mortgage		0.00%	0.00
Renters	20	0.00%	0.00
Total New Units – 20 years			**0.00**

Households in Core Housing Need (for 3 previous census reports)

Definition of Core Housing Need: Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability, or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds). Housing indicator thresholds are defined as follows: Adequate housing is reported by their residents as not requiring any major repairs. Affordable housing has shelter costs equal to less than 30% of total before-tax household income. Suitable housing has enough bedrooms for the size and composition of resident households according to the National Occupancy Standard (NOS), conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives.

Where numbers came from: The core housing need information for Zeballos is not available for our analysis due to the small population base and privacy protections.

Individuals Experiencing Homelessness (Component B)

Data Collection

The required *Shelter Beds* data collection for Zeballos was not available. Typically, this type of information would inform the analysis of housing need based on at-risk populations.

Table 4 – Shelter Beds Data

	2021	Source
Shelter beds and housing units for people experiencing or at risk of homelessness (if applicable)	--	BC Housing

HNR Method

- Methods as described in *Guidelines for Housing Needs Reports - HNR Method Technical Guidance* provided by the Province of British Columbia (or HNR Calculator)

Calculation Table 3 – People experiencing homelessness calculations, Step 1, 2, and 3

Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
47,280	100	0.21%	383	0.81
Total New Units – 20 years				**0.81**

The Households

Data Collection

The number of households and what those households look like help to determine the volume and type of housing units will be needed to meet the needs of the community. The required *Household* data collection for Zeballos has been provided below. There is not a lot of information available due to the small population base and privacy protections. This information would further inform the analysis of housing need based on current, suppressed, and anticipated households.

Table 5 – Household Data

	2006		2011		2016		2021		Source
Total Households	95		50		65		55		Custom Census
Average Household Size	2.3		1.9		1.7		1.7		Custom Census
Households by Size									
1 person	40	42.1 %	0	--	45	69.2 %	40	72.7 %	Custom Census
2 person	35	36.8 %	35	--	10	15.4 %	15	27.3 %	Custom Census
3 person	0	0%	0	--	0	0%	0	0%	Custom Census
4 person	10	10.5 %	0	--	0	0%	0	0%	Custom Census
5+ person	10	10.5 %	0	--	0	0%	0	0%	Custom Census
Renter Households	10	--	0	--	15	27.2 %	20	36.3 %	Custom Census
Owner Households	85	--	40	--	50	--	35	63.6 %	Custom Census
Renter Households in Subsidized Housing	0	0%	0	0%	0	0%	0	0%	Custom Census

Suppressed Households (Component C)

HNR Method

Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	0	0
25-34 years	0	10
35-44 years	30	0
45-54 years	30	0
55-64 years	10	0
65-74 years	10	0
75+ years	0	0

Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15-24 years	0	0
25-34 years	0	0
35-44 years	0	0
45-54 years	0	10
55-64 years	0	0
65-74 years	20	0
75 to 84 years	0	0
85+ years	0	0

Calculation Table 4 – Suppressed household formation calculations, Step 1

Calculation Table 5 – Suppressed household formation calculations, Step 2

Age Categories – Household Maintainer	Age Categories - Population	2006		2021	
		All Categories	Summed Categories	All Categories	Summed Categories
15-24 years	15-19 years	0	15	0	0
	20-24 years	15		0	
25-34 years	25-29 years	0	25	0	10
	30-34 years	25		10	
35-44 years	35-39 years	30	40	10	10
	40-44 years	10		0	
45-54 years	45-49 years	0	35	15	15
	50-54 years	35		0	
55-64 years	55-59 years	15	25	0	0
	60-64 years	10		0	
65-74 years	65-69 years	0	15	20	20
	70-74 years	15		0	
75 years+	75-79 years	0	0	0	0
	80-84 years	0		0	
	85 years +	0		0	

Calculation Table 6 – Suppressed household formation calculations, Step 3

Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter		Owner	Renter
15-24 years	0	0	15	0.00%	0.00%
25-34 years	0	10	25	0.00%	40.00%
35-44 years	30	0	40	75.00%	0.00%
45-54 years	30	0	35	85.71%	0.00%
55-64 years	10	0	25	40.00%	0.00%
65-74 years	10	0	15	66.67%	0.00%
75+ years	0	0	0	n/a	n/a

Calculation Table 7 – Suppressed household formation calculations, Step 4

Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter		Owner	Renter
15-24 years	0.00%	0.00%	0	0.00	0.00

25-34 years	0.00%	40.00%	10	0.00	4.00
35-44 years	75.00%	0.00%	10	7.50	0.00
45-54 years	85.71%	0.00%	15	12.86	0.00
55-64 years	40.00%	0.00%	0	0.00	0.00
65-74 years	66.67%	0.00%	20	13.33	0.00
75+ years	n/a	n/a	0	0.00	0.00

Calculation Table 8 – Suppressed household formation calculations, Steps 5 and 6

Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15-24 years	0.00	0.00	0	0	0.00	0.00	**0.00**
25-34 years	0.00	4.00	0	0	0.00	4.00	**4.00**
35-44 years	7.50	0.00	0	0	7.50	0.00	**7.50**
45-54 years	12.86	0.00	0	10	12.86	-10.00	**2.86**
55-64 years	0.00	0.00	0	0	0.00	0.00	**0.00**
65-74 years	13.33	0.00	20	0	-6.67	0.00	**0.00**
75+ years	0.00	0.00	0	0	0.00	0.00	**0.00**
Total New Units – 20 years							**14.36**

Anticipated Household Growth (Component D)

HNR Method

Calculations Table 9 – Anticipated household growth calculations, Step 1

Regional District Projections	2021	2041	Regional Growth Rate
Households	21.230	27.364	28.89%

Calculations Table 10 – Anticipated household growth calculations, Steps 2-5

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	60	54.00	-6.00
Regionally Based Household Growth	28.89%	60	77.34	17.34
Scenario Average				5.67

Total New Units – 20 years	**5.67**

The Housing Stock

Increasing the Rental Vacancy Rate to 3% (Component E)

Housing Stock Data Collection

The existing housing stock plays a role in determining what additional housing is needed to meet the demand. The required *Housing Unit* data collection for Zeballos has been provided below and has informed the analysis of housing need based on the principle of facilitating a healthy vacancy rate. Vacancy Rates are considered "healthy" at around 3%, meaning that 3% of units are not occupied at a given time.

Table 6 – Housing Unit Data

		2021		Source
Total Housing Units		70		Census
Structural Type of Units				
	Single-detached house	60	85.7%	Census
	Semi-detached house	0	0%	Census
	Row house	0	0%	Census
	Apartment or flat in a duplex	5	7.14%	Census
	Apartment in a building that has fewer than 5 storeys	0	0%	Census
	Apartment in a building that has 5 or more storeys	0	0%	Census
	Other single-attached house	0	0%	Census
	Movable dwelling	5	7.15%	Census
Units by Size				
	0 bedrooms (bachelor)	0		Census
	1 bedroom	35		Census
	2 bedrooms	30		Census
	3+ bedrooms	*10*		Census
Units by Date Built				
	Pre-1970	20	33%	Census
	1971-1980	10	17%	Census
	1981-1990	#	%	Census
	1991-2000	25	42%	Census
	2001-2010	#	%	Census
	2011-2020	#	%	Census
	2021+	#	%	Census
Subsidized housing units		#		BC Housing/BCNPHA
Rental vacancy rate (if available)				

	Overall	#	CMHC
	Units with no bedrooms	#	CMHC
	units with 1 bedroom	#	CMHC
	units with 2 bedrooms	#	CMHC
	units with 3+ bedrooms	#	CMHC
Primary rental units (if available)		#	CMHC
Secondary rental units (if available)		#	CMHC or other
Cooperative housing units (if available)		#	Coop Housing Federation of BC
Post-secondary housing beds (if applicable)		#	Ministry of PSEFS

HNR Method

Calculations Table 11 – Rental vacancy rate adjustment calculations, Steps 1-4

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	20	20.62
Local Vacancy Rate	1.40% (BC)	98.60% (BC)		20.28
Total New Units – 20 years				**0.33**

The Additional Demand

Demand Buffer (Component F)

HNR Method

Calculations Table 12 – Additional local housing demand calculations, Steps 1 and 2

Component	Result
A – Extreme Core Housing Need	0.00
B – Persons Experiencing Homelessness	0.81
C – Suppressed Household Formation	14.36
E – Rental Vacancy Rate Adjustment	0.33
Total	**15.50**
Demand Factor	1.62
Total New Units – 20 years	**25.19**

Methodology

Projected Households

- Sum of the above 6 components, rounded to nearest whole number

5 & 20-year Unit Requirements

Component	5 Year Result	20 Year Result
A – Extreme Core Housing Need	0.00	0.00
B – Persons Experiencing Homelessness	0.41	0.81
C – Suppressed Household Formation	3.59	14.36
D – Anticipated Household Growth	7.02	5.67
E – Rental Vacancy Rate Adjustment	0.08	0.34
F – Demand Buffer	6.30	25.19
Total	**17**	**46**

Actions Taken Since Previous Report

A part of looking to the future of housing is looking back to determine the success of previous efforts to improve the community's housing environment. Due to the limited information available for Zeballos, a supplemental survey was conducted as part of the engagement process. Further factors considered for Zeballos are the size and scale of the remote community, and barriers that exist such as access to skilled labour, access to materials, etc.

Zeballos's OCP is being updated to reflect supportive housing policy and to include housing needs policy to support the demands of housing and growth for the community now and into the future.

Key Areas of Local Need

Affordable Housing

The limited data and information indicate that most housing in Zeballos is relatively affordable. The HNR method indicates that 0% of households are in core housing need. Despite limited available data, the community's economic and demographic characteristics suggest potential challenges in providing affordable housing options. While current options may remain relatively affordable compared to many other small communities in BC, Zeballos is unique in its setting and accessibility, and suitability and adequacy need to be considered.

Rental Housing

The HNR data suggests <1 unit is required to meet the rental housing needs. However the survey that was addressed in the other HNR conducted this year indicated that there is a current need for additional rental housing in Zeballos, both long and short term.

Special Needs Housing

There is no special needs housing in the immediate area, although there is some desire and support for a small amount of supportive housing. Without supportive services, those in need tend to leave the community.

Housing for Seniors

Planning principles are generally trending towards supporting aging in place. Given the current housing environment in Zeballos, in which there is not a shortage of housing for residents, promoting aging in place policies are recommended. This allows for established neighbourhoods to thrive, based on existing social networks. It is not anticipated that housing availability will provide a barrier for the aging population, however, access to other support services such as medical care, and housing conditions may present challenges for the aging population. Those that are in need of senior supportive services are likely to leave if the support is not available.

Housing for Families

Temporary housing is a need identified for Zeballos for extended families.

Shelters

There is none. Temporary or short-term rental options could fill this gap.

Housing Near Transportation

There are no public transportation services in Zeballos. All residential property fronts on accessible roadways where walking, biking and other means of transportation can occur.

Conclusion

In conclusion, the HNR Method results indicate that there will need to be 17 additional units within five years and 46 total additional units within the next twenty years to support the housing needs of Zeballos. It is important to recognize the unique challenges faced by this community and the resources available and required to produce that number of units. It is important to

explore avenues outside of the municipal umbrella to support Zeballos in growth and required housing stock. A collaborative approach to sustaining growth and resilience of Zeballos is crucial for the long-term well-being of the community.