



DISTRICT OF
Tofino

District of Tofino Housing Needs Report

WEST COAST HOUSING NEED AND DEMAND STUDY

DECEMBER 2021



In the spirit of truth, healing and reconciliation, we acknowledge that the West Coast Region is located within the traditional unceded territories of the hiškwiiʔath (Hesquiaht First Nation), ʕaaḥuusʔath (Ahousesht), ʕaʔuukwiʔath (Tla-o-qui-aht First Nation), Yuuluʔiʔath (Ucluelet First Nation), and tukʕaaʔath (Toquaht Nation).

The West Coast Region also overlaps with the area governed by the Maa-nulth Final Agreement, negotiated by the Government of Canada, the Government of British Columbia and the Maa-nulth First Nations. The five Maa-nulth First Nations are Yuuluʔiʔath (Ucluelet First Nation), Huu-ay-aht First Nations, tukʕaaʔath (Toquaht Nation), Ka:ʕu:kʔtʕ/Che:kʔlesʔetʕ First Nation, and Uchucklesaht Tribe, all located on the west coast of Vancouver Island. The Maa-nulth First Nations represent about 2,000 people. Maa-nulth means “villages along the coast” in the Nuuchahnulth language.

This land acknowledgement intends to inform readers of the colonial history of Vancouver Island and reminds all of us that the lands and waters are a precious resource that hosts us and sustains our wellbeing.

Acknowledgments

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- Fish and Loaves Humane Society
- Long Beach Advisory Planning Commission
- Pacific Rim Development Cooperative
- Ucluelet Chamber of Commerce
- Tofino Hospital
- Tofino Housing Corporation
- Tofino Chamber of Commerce
- Vancouver Island Health Authority

The project team would also like to acknowledge the participation and support of District of Tofino residents, the District of Tofino Mayor and Council, First Nations, and many other community organizations, partners, and local stakeholders.

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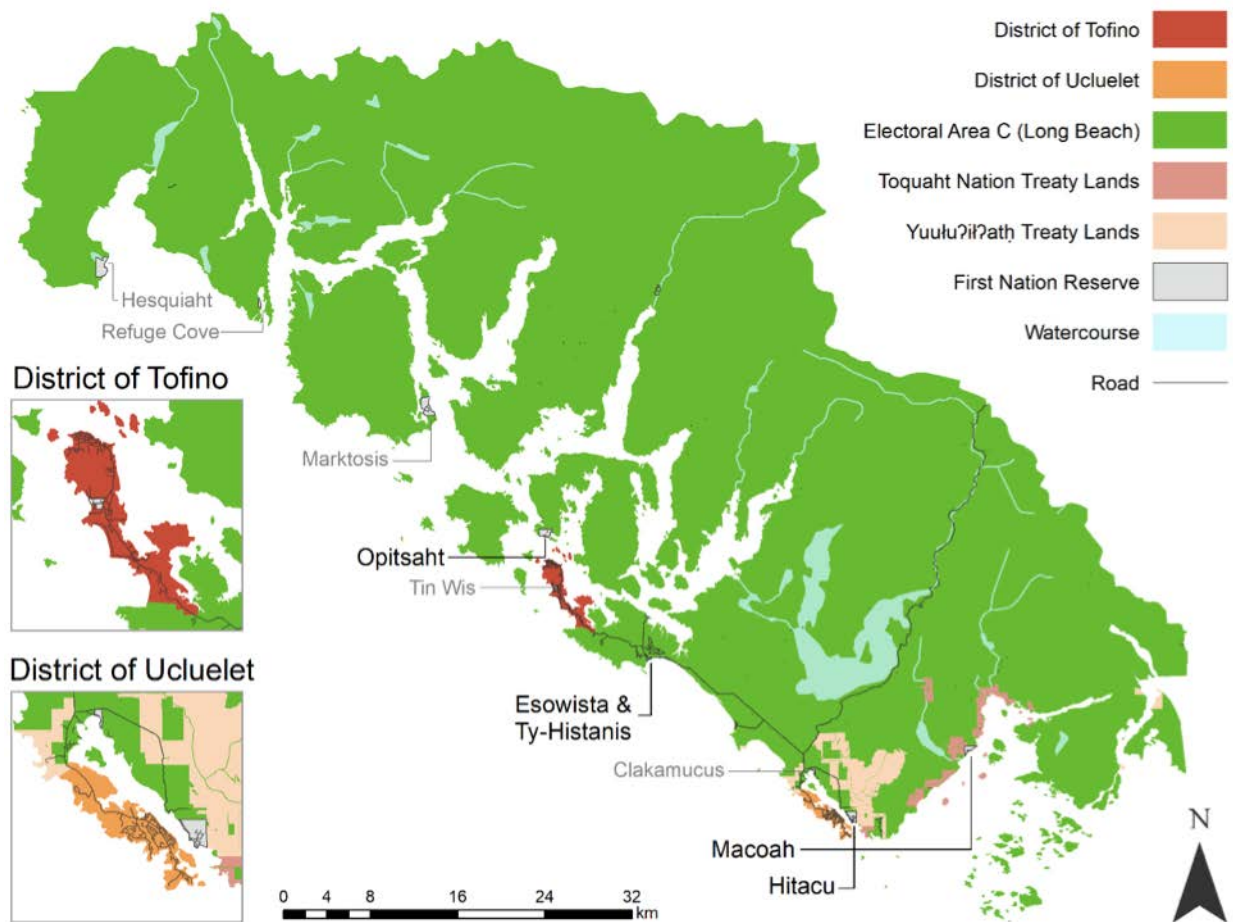
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1 Executive Summary

1.1 STUDY AREA

This report’s scope is centred on the District of Tofino. Consequently, all data included in this document refer to the District of Tofino except for some sections that directly compare trends to the West Coast Region and Alberni-Clayoquot Regional District (ACRD). A map of the West Coast study area, inclusive of its many communities, is provided below.

Figure 1.1a: West Coast Region Map



Source: BC Geowarehouse, Statistics Canada

1.2 KEY FINDINGS

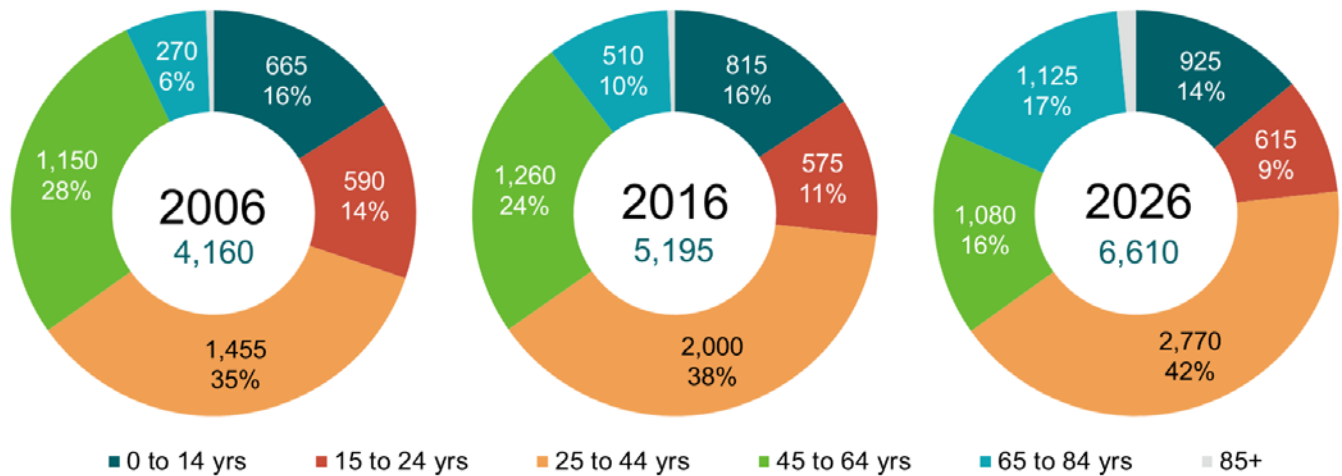
The following key themes were found throughout the data and community engagement portions of this project.

The Population of the Tofino is Growing and Changing.

The population of District of Tofino grew about 23% between 2006 to 2016. Projections anticipate further growth by at least 37% and up to 54% between 2016 and 2026. Based on different growth scenarios outlined in the District of Tofino Official Community Plan (March 2021), Tofino should expect to have between 2,850 and 3,200 residents by 2026. Much of this growth is driven by positive net migration, which has been a significant factor since 2014.

Tofino's population is growing across most age cohorts, but persons aged 25 to 44 will remain the largest population group, accounting for 38% of all residents. Seniors and Elders aged 65 and older increased by 90% between 2006 and 2016 and will continue to be the fastest growing age cohort until at least 2026 when they will account for 20% of the total population. Growth trends in the District of Tofino closely align with growth across the West Coast Region.

Figure 1.2a: West Coast, Historical & Anticipated Population Distribution



Source: derived from BC Statistics and Statistics Canada

These findings indicate a need for a variety of housing in Tofino that supports both the needs of older residents and working-age residents. Specifically, an aging population presents a greater need for at home care options and smaller housing units that allow for downsizing. Seniors and Elders are also more likely to be living with a disability or activity limitation than other age groups and may have need to access specialized health supports and services. Many older residents live in an affordable situation but are increasingly worried about their ability to maintain their home and property. Most are comfortable in their home for now but are concerned that limited stock and competition for smaller units will keep them in their home for longer than they'd like to be. Older renters especially indicated there was a need for affordable and accessible units, appropriate for those on a limited or fixed income, particularly within the rental market.

“MORE and AFFORDABLE housing MUST be built and this needs to be a PRIORITY over any more Vacation/Resort accommodation and that includes Seniors Homes!”

“Because there is not another option for them, there are some seniors who are definitely living at a higher level of risk than they might be comfortable with. Choice becomes stay at home or leave community – potentially a lifelong community!”

“There are a number of older adults who have the financial ability to support themselves to stay in their home, but for the seniors who are on a “fixed income” it is very, very difficult.”

“I had to locate out of my community that I’ve lived in for 40 years due to scarcity of available/affordable rental housing. I now live where I don’t know the people and am far away from my grandchildren and friends.”

In addition to expressing a desire for small, maintainable units (though not necessarily fewer bedrooms), many seniors and Elders responded that they would prefer to be located closer to amenities and services, especially as they choose to drive less or are unable to operate a personal vehicle. Expanding the availability of smaller, multi-unit housing, connected to services or transit options is vital for meeting the needs of an older population. Vital services include those currently offered in the District of Tofino, like groceries, pharmacies, and post offices, but also the critical health infrastructure to support an aging population like homecare, and semi-supported living options. Zoning and land-use decisions that prioritize multi-unit and smaller, denser housing with public and active transportation infrastructure would support the growing needs of seniors, as well as many other population groups.

“We are a family of four who are seeing the housing prices soar and the reality of purchasing our own home get farther out of reach. Tofino has been our home for over 20 years so we hope we can find a way to stay in the community.”

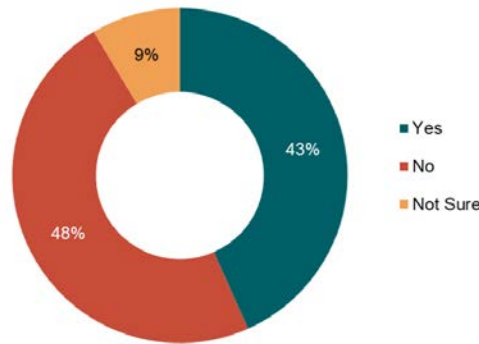
“My three sons will need places to rent in the near future and my mother is elderly and may need to move in with family or some kind of assisted living.”

Addressing seniors’ and Elders’ housing not only benefits that demographic, but younger ones as well. If seniors or Elders move out of their existing accommodations, their homes become available for upcoming generations who may not be able to afford a new dwelling but are willing to invest over time in an older, more affordable home. Young families in particular struggle to find appropriate rental or ownership opportunities that meets their needs, and many are considering moving to other communities as a result.

Need for Affordable Rental Housing

There is a very real and drastic housing supply shortage across the District of Tofino, especially for affordable rental options. According to the 2016 Census, 42% of households in Tofino are renter households, a much higher proportion than what is normally observed in smaller communities, partially due to the disproportionate number of younger workers employed in the tourism and hospitality sectors. The renter population is also growing at a much faster pace than owners, increasing 19% compared to just 2% for owner households between 2006 and 2016. Throughout the engagement process, the cost, availability, and condition of rental units were some of the most common concerns identified by participants. Many residents indicated that a reduced availability of long-term rentals is impacting the social, economic, and cultural fabric of their community and if they are not themselves struggling, most have friends or family who are unable to find a stable and affordable rental situation. Forty-eight percent (48%) of renter respondents who responded to the community survey indicated that their current housing costs were unaffordable to them.

Figure 1.2b: District of Tofino Renter Responses, Are your housing costs affordable?



Source: Community Housing Survey

“Wages are not bad here, but rents are astronomical. We’re talking shared bedroom situations for \$2,250 a month!”

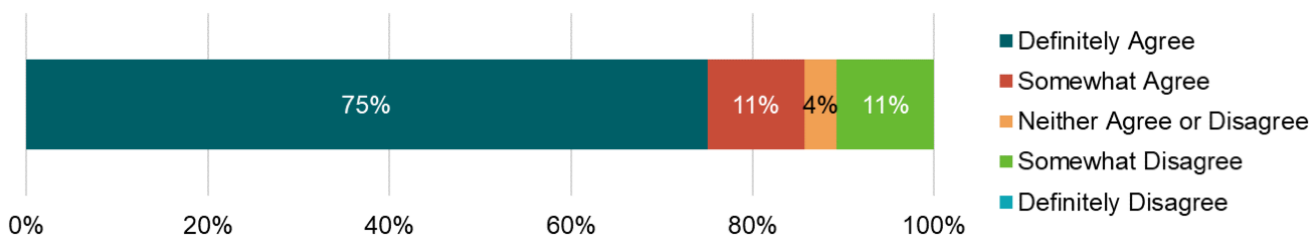
“I personally... have a rental that is secured and somewhat affordable, but I feel like I’ve won the lottery.”

“Many people live cramped up in houses without furniture, others live in RV’s that are 30 years old and still pay 1000 CAD per month in rent just for a parking spot.”

Renter households are more likely to be in an unaffordable housing situation largely because they tend to earn significantly less income than owner households. In 2016 the median renter household earned just \$51,000 compared to the median owner household that earned \$82,000. However, the cost of renting is rarely significantly cheaper than the cost of owning. Renter respondents to the community survey reported spending slightly under \$1,500 each month on housing and owners only spent around \$1,750. Consensus, confirmed through stakeholder engagement, is that renters face elevated levels of housing hardship in the District of Tofino.

Tourism and hospitality sector employees, especially those in seasonal positions, were identified as a subsection of residents facing disproportionate housing challenges. Many positions are in retail and service, are not full-time, and pay less than other sectors. Staff in this category are in direct competition with short term rentals as communities need the most workers when demand for tourist accommodations are the highest. Many employers attributed staff shortages to the lack of affordable rental supply and 86% percent of respondents to the tourism and hospitality survey conducted as part of this study agreed or strongly agreed that housing was a barrier to living permanently on the West Coast.

Figure 1.2c: Tourism and Hospitality Respondents, Housing Is A Barrier to Living on the West Coast Permanently



Source: Tourism and Hospitality Survey

Interviewees frequently remarked that fully employed people were increasing living in tents, cars, and RVs as a result of reduced rental availability. Often, before affordability was mentioned, supply was emphasized. Even for those who could afford typical rental rates, housing was simply not available.

“There should have been zoning in place that would prevent the amount of short-term rentals that we currently have which have taken from the long term rental market. Vacation rentals should not be permitted in a home that the owner of the property does not reside at.”

“Housing for staff. We owned a business and cannot fully operate because we do not have enough staff housing although we bought 3 trailers and rent a studio for our staff.”

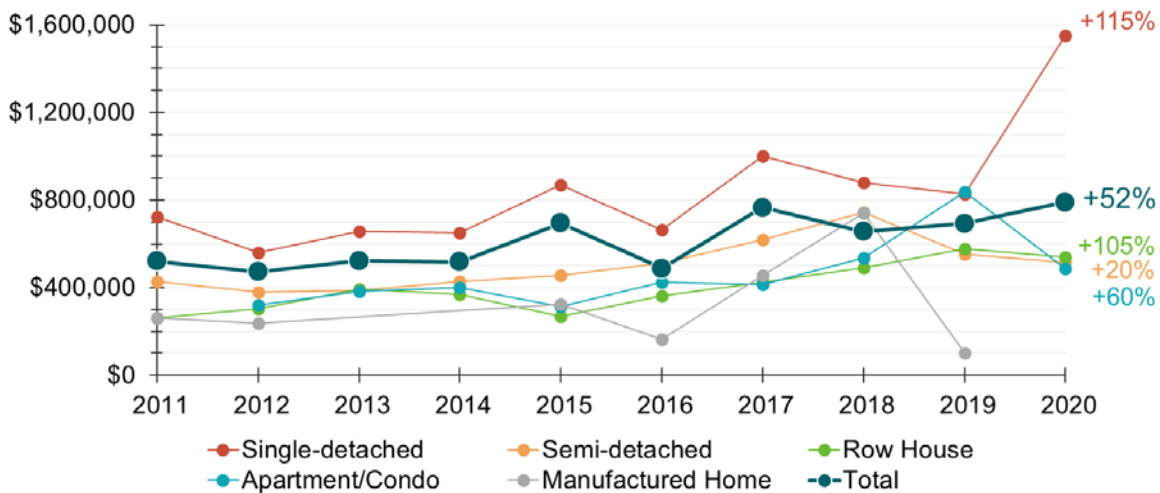
“I know there is a shortage of houses so people are living in their cars and then can’t even find a place to park.”

“Lack of rentals is huge due to people getting evicted for vacation rentals. I know tons of people that have had to leave town because they can’t find housing. Service people living in vans so they can serve the tourists, but the tourists took over the service people’s homes.”

Sales Prices are Rising, and Homeownership is Increasingly Out of Reach for Many

The vast majority of survey respondents and every key informant highlighted how rising housing costs are putting home ownership opportunities further out of reach for more and more people. While the availability of affordable rentals remains the most pressing concern for many, owner housing prices have also increased dramatically in the last ten years. Adjusted for inflation, median dwelling prices in Tofino are up 52% since 2011 and single-detached homes have more than doubled. The median single-detached home sold for nearly \$1.6 million in Tofino in 2020.

Figure 1.2d: Historical Median Dwelling Prices (2020 dollars), Percent Change '11-'20



Source: BC Assessment

Key informants routinely pointed out that accessing housing is becoming more difficult for everyone, not just those looking for rental units. Anecdotal evidence collected through engagement indicates that increasing cost trends have been amplified by COVID-19 as wealthy homeowners realize that they can work remotely in a scenic destination rather than in a bigger city. These wealthy purchasers are contributing to rising costs throughout the West Coast, but most dramatically in Tofino. Increasingly, highly-educated community members with well-paying full time jobs are unable to afford the elevated cost of housing.

“My wife and I left Tofino to obtain post secondary degrees and have returned to full-time, professional jobs in Tofino. However, we could barely afford a one-bedroom condo which is too small for our family. We will need to find at least a two-bedroom in two years or we will have to leave Tofino. We are employed in health care (nurse) and in education (admin at the school). The cost of a down payment for a home or larger condo is outpacing our ability to save with the high living cost of Tofino.”

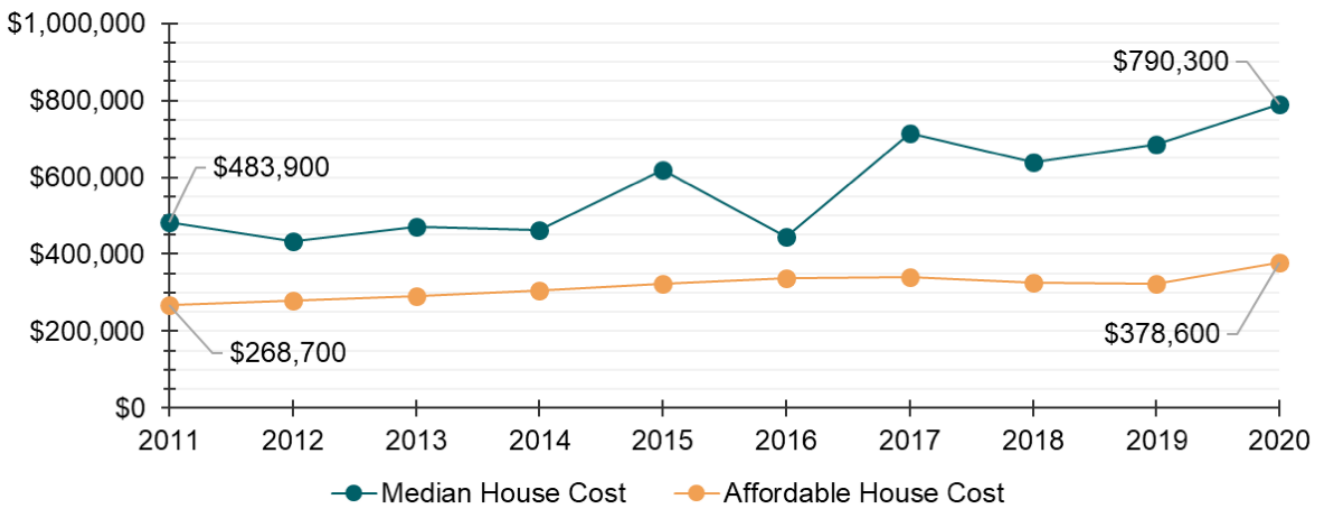
“Ridiculous cost of housing in Tofino, not sustainable!!!!”

“I will likely leave Tofino instead of settling here, as it’s too unattainable with the cost of living compared to average wages.”

A comparison of incomes and dwellings for sale in 2015 and 2020 shows how the cost of housing has dramatically exceeded growth of incomes. In 2015, a first-time home buyer household with an income of \$70,000 could likely afford the estimated mortgage of 57% of homes for sale across the West Coast. The same income could only afford 26% of dwellings sold in 2020. A household with an income of \$100,000 could afford 68% of dwellings in 2015 and only to 39% of dwellings in 2020.

A similar assessment of the purchasing power of the median income in the District of Tofino indicates that the gap between the median home price and what might be affordable to a household earning the median income continues to grow.

Figure 1.2e: Tofino, Median Home Cost vs Estimated Affordable Home Cost



Source: derived from BC Assessment & Statistics Canada

Many respondents seem resigned to leaving Tofino in order to find stable housing or enter the ownership market. Some fill essential positions, and others had hoped to start and grow their families in Tofino. The rising cost of ownership and challenging rental market is indisputably changing who gets to live in Tofino and who doesn't.

“Our family is in jeopardy of staying in Tofino or leaving. We will apply for rent controlled apartments on sharp road and also hopefully soon for DL114 but if we won't get it, we'll be forced to leave town unfortunately. I know many other families facing the same.”

“The issue that we have is the cost to buy a home in Tofino so we are having to rent versus purchase which may lead us to having to look elsewhere long term. Also with renting it is unstable and uncertain so we have had to move over 8 times in the last 11 years.”

“I am a professional in the community but cannot afford to buy here and now renting is basically impossible. Realistically, I am probably going to have to move away from the coast because I can’t find secure housing.”

“Would love to start a family in Tofino but we will likely have to move somewhere more affordable to buy or with more options for rentals.”

“The housing instability for us as essential workers to support this community means with the trajectory of no plans for affordable rental housing, Tofino may lose us. Exortionate costs of buying mean less and less likelihood of maintaining staff for hospitals, schools, repair shops, etc.”

Non-Market Housing is Critical in the District of Tofino

Housing developed though the private market can alleviate immediate issues for many priority populations including seniors hoping to downsize and higher-income families unable to find appropriately sized units. Additional stock can slow down increases in the cost of renting, but the market is not capable of providing the perpetual affordability, services, and resident-restricted approaches that many across Tofino need now or may need in the future. Most new development is likely to be done through the private market, but unless substantial new stock arrives in a short period of time, any new market units are likely to remain at prices that exacerbate concerns around affordability. Non-market housing is critical to meeting the needs of working families, single-income households, and anyone with less than an above average income.

“Prices have definitely gone up in the past 5 years. \$900-\$1,200 used to get you a 1-2 bedroom. Now it’s close to double.”

“There is a need for housing across the housing spectrum. We need emergency shelter housing, affordable rent controlled options, places specifically for short term seasonal workers (staff housing, longterm campgrounds etc) and for long term folks in a range of living situations ie single, two bedroom and multi-bedroom family homes.”

Not all non-market housing options contain supportive elements. Often called secured affordable housing, new units can be secured at affordable rates through covenants or agreements with senior government. These units are typically facilitated by non-profit or senior government providers, but local, regional, and Indigenous governments are key facilitators of development. The District of Tofino, through the Tofino Housing Corporation is already directly contributing to the development of non-market housing units, though informants suggested there needs to be many more units available to residents to make a significant difference.

Non-market housing is difficult to develop, not only because of community perceptions about below market

housing, but also because of limited funding and appropriately serviced and sited land. Given limited land availability, Tofino should consider prioritizing non-market development whenever possible though further investment in the Tofino Housing Corporation and regulatory tools like inclusionary zoning. Non-market units are one of the only ways to secure affordability in the face of unprecedented market pressures and increasing non-market stock is key to providing safe, affordable, appropriate housing to the residents of the Tofino.

“Affordable housing. Multi-unit housing/subdivisions. Carriage homes. Smaller homes. More density/affordability is really important.”

“I really appreciate the efforts to bring in affordable housing and the new projects that are already underway are promising. I believe we should put on a moratorium on all new short term rental permits. The district should also consider the idea of allowing multi-level, multi-family dwellings, such as smaller apartment buildings to deal with our ever growing needs.”

“Houses should be for living not investing. And there should be more lobbying for incentives for developers to develop affordable or attainable housing that is price restricted both rental and purchase options.”

“Non-market housing options need to be promoted, particularly with regards to business community supported models.”

Regional Collaboration is Key to Addressing Housing Challenges

Throughout the engagement process and across all communities it was clear that housing need on the West Coast is a subject about which people are passionate. Non-profits, health sector employees, local government representatives, tourism and hospitality sectors, and community advocates understand the issues and are working hard to address them. This report is intended to support and supplement the already important work being undertaken and help local governments direct their resources appropriately.

In addition to comments on areas of housing need, many community members and housing actors brought up alternative housing options and tools that could be implemented at the local government level. In addition to general support of increased density and smaller housing styles in appropriate areas, informants suggested cooperative housing models, land trusts, and seniors housing clusters as potential methods of improving availability, affordability, and stabilizing the market.

All participating governments expressed interest in collaborating to expand non-market housing across the region. The District of Tofino already supports the Tofino Housing Corporation and all participating Nations are providing a form of non-market units to many of their Members and Citizens. Collectively leveraging available resources, land, and funding opportunities can enable operating efficiencies, faster development timelines, and help participating communities meet their housing needs.

“We each have something we could contribute together. There is an opportunity for collaboration that benefits all communities.”

“We need a committee or working group with representatives from these communities to start. Whether that is technical, staff, or political representation. Some sort of regular committee to address growing demand and work together to keep up and use land and resources appropriately and efficiently.”

“There is enough demand – working together with urban planning to build a new subdivision we could help our community and others.”

1.3 RECOMMENDATIONS

The following key recommendations emerged through the Housing Needs Report process. They respond directly to the findings identified in the Report and attempt to recognize the ability and limitations of local government scope and policy approaches. The District of Tofino is already supporting some of these recommendations and should continue to monitor progress moving forward. Key recommendations from this study are:

1. Promote and Protect Housing Affordability in the Market
2. Work with Partners to Expand Non-Market and Supportive Housing Options
3. Address Growth in Population Aged 65 Years and Over
4. Manage Growth
5. Deepen Housing Partnerships and Educate Residents

Promote and Protect Housing Affordability in the Market

Affordable market housing options are very limited in the District of Tofino. Costs of owning and renting are consistently increasing, and many residents are struggling to find adequate housing, especially adequate rentals. When appropriately sized units are available, many exceed a price that is considered affordable or are reported to be substandard condition, putting a prospective tenant into Core Housing Need. Tofino is facing a critical shortage of rental and other affordable units.

Additional rental options will not, on their own, solve housing affordability concerns across Tofino. Market development very expensive, water and servicing capacities are already limited, and land appropriate for denser, rental-tenure developments is scarce. Despite these challenges, more available units in the market can alleviate immediate issues for many priority populations including seniors hoping to downsize, full-time employees in essential services, and families unable to find appropriately sized units. Additional stock may slow down increases in the cost of renting, but market rentals are not capable of providing the services, deep affordability, or resident-restricted approaches that many across Tofino need now or may need in the future. Policy tools in this section should incentivize and regulate the construction of new market units in the District of Tofino.

Priority Action	Appropriate Local Government Tools or Policy Levers
Develop a working definition of “secured affordable housing”	<ul style="list-style-type: none"> • A definition of secured affordable housing can articulate the types of units a community is looking to attract through market and non-market buildout. Affordability is typically tied to income and secured refers to the length of time the units will be offered at that rate, often regulated through covenant or housing agreement. • A common definition of affordability is that rents will not exceed 30% of 80% of the median monthly household income for the community.
Consider incentives that encourage developers to include “affordable” units in market developments	<ul style="list-style-type: none"> • If a developer commits to holding a certain percentage of new rents at an affordable rate for an established time period (secured by legal agreement) they would be eligible for fee reductions, parking relaxations, and additional height or density. • Rather than provide new units, a developer may instead choose to contribute to an Amenity Reserve Fund that should be used to fund additional affordable development within the community. • Encourage partnership with Tofino Housing Corporation to manage new affordable units. • Continue to support education around Canada Mortgage and Housing Corporation programs, including Rental Construction Financing Initiative.
Consider inclusionary zoning to mandate affordable units in all new residential developments that exceed a certain size	<ul style="list-style-type: none"> • Typically through density bonusing policies, inclusionary zoning is usually triggered by a rezoning process. • In the event that additional density or height is being considered, mandate that a certain proportion of new units made possible by additional density be held at an affordable rate by the developer or managed by the Tofino Housing Corporation.
Identify lands that could be used to support affordable housing	<ul style="list-style-type: none"> • Collaborate with regional, senior, and Indigenous governments to identify lands that could be used to support these goals. • Consider rezoning lands for rental only development.
Continue to monitor prevalence of short-term rentals (STRs)	<ul style="list-style-type: none"> • Continue to monitor and regulate spread of STRs, especially as accessory dwelling units are encouraged • Consider further restricting residential zones in which STRs are permitted or amending zoning to permit new STRs only through temporary use permit.
Encourage development of purpose-built rental and smaller and denser units in all residential areas	<ul style="list-style-type: none"> • Consider including language that supports purpose-built rentals and appropriate density in all zones. • Where appropriate and subject to servicing, continue to review and consider further relax restrictions on accessory dwelling units, especially accessory dwellings that are to be used as permanent rental options. <ul style="list-style-type: none"> ◦ Educate and encourage development of accessory dwelling units, where permitted. • Where appropriate and subject to servicing, encourage row house, townhouse, duplexes and other denser, multi-family options in single family residential zones.

Work with Partners to Expand Non-Market and Supportive Housing Options

Though difficult to build and support in many areas, non-market and supportive housing options will be critical to providing stable and appropriate options to many residents of the District of Tofino. Many key informants indicated a need for more supported housing options for those who need, or will need, housing with integrated health services and especially below-market rental or resident-restricted options for individuals, families, and seniors who are unable to find housing that meets their needs.

Not all non-market housing options contain supportive elements. Often called secured affordable housing, new units can be secured at affordable rates through covenants or agreements with senior government. These units are typically facilitated by non-profit or senior government providers, but local and regional governments are key facilitators of development. Non-market stock is key to providing safe, affordable, appropriate housing to the residents of Tofino. The District is already directly supporting the provision of non-market housing through the Tofino Housing Corporation, but it can continue to support applications, coordinate on land acquisition, fund capacity-building.

Priority Action	Appropriate Local Government Tools or Policy Levers
Expand non-market housing options	<ul style="list-style-type: none"> • Continue to fund Tofino Housing Corporation. • Explore options to increase financial support for Tofino Housing Corporation. • Continue to support applications to BC Housing and CMHC funding programs. Leverage grant funding with partnering organizations where possible. • Consider expanding the scope of the Tofino Housing Corporation to encompass the entire West Coast Region.
Facilitate non-market development on underutilized and vacant land	<ul style="list-style-type: none"> • Consider collaborating with regional, senior, or Indigenous governments to identify land that could be used to support these goals. • Develop a regional or local land acquisition and disposal strategy that targets acquisition of lands for the purposes of affordable housing.
Continue to directly fund and supporting non-market and affordable housing options	<ul style="list-style-type: none"> • Regularly update Community Amenity Contribution (CAC) policy to enable the District to capture additional community value from new developments.
Explore Regional Housing Service to increase available funds for affordable housing	<ul style="list-style-type: none"> • Action on affordable housing enjoys broad support in Tofino. An affordable housing service bylaw can provide direct funding for the provision of affordable housing. • In partnership with municipal and Indigenous government members of the ACRD, explore developing a Regional Housing Service to increase local funds for affordable housing and housing supports. <p>Example: Cowichan Valley Regional District, Cowichan Housing Association Annual Financial Contribution Service Bylaw – CVRD Bylaw No. 4201, 2018.</p> <p>Example: Comox Valley Regional District, Comox Valley Homelessness Supports Service Bylaw – Comox Valley Bylaw No. 389, 2015</p>
Work with Municipalities and Indigenous Governments to expand support for unhoused residents	<ul style="list-style-type: none"> • Continue to support the efforts of local and regional partners to count and provide shelter for unhoused residents. • Support emergency housing projects where appropriate.

Address Growth in Population Aged 65 Years and Over

Consistent with national trends, the population of Tofino is aging. Between 2006 and 2016 residents over the age of 65 were the fastest growing population and projections anticipate further growth in older cohorts. These findings indicate a need for housing across Tofino that supports the needs of older residents. Specifically, there is a need for more housing that is affordable and accessible for those on a fixed income, particularly within the rental market. An aging population presents a greater need for at home care options and smaller housing units that allow for downsizing. Seniors are also more likely to be living with a disability or activity limitation than other age groups and may have to pay for all household expenses on a fixed income. Many seniors that participated in the study indicated that if smaller, ground-oriented units became available in their community, they would be able to downsize and free up more single-detached stock for younger families.

Priority Action	Appropriate Local Government Tools or Policy Levers
Enhance support services aimed at seniors and Elders	<ul style="list-style-type: none"> • Consider ongoing communication with Island Health to discuss existing and desired services for District of Tofino residents. • Advocate for housing that includes supportive or semi-supportive elements (e.g. meal service, integrated health services, cleaning services, etc.) • Support senior clusters or co-housing/co-op initiatives where appropriate. • Advocate for BC Transit service in coastal communities to improve accessibility. • Support the development of accessible pathways and trails to improve community connectivity.
Support non-profit societies that directly address seniors' housing needs	<ul style="list-style-type: none"> • Provide information on non-profit development and ongoing or upcoming projects. • Direct seniors' organizations to available resources and organizations like the BC Non-Profit Housing Association.
Encourage development of smaller, multi-family, accessible units	<ul style="list-style-type: none"> • Where appropriate and subject to servicing, consider further relaxing restrictions on accessory dwelling units, especially moderately-sized accessory dwellings that add rental units. • Where appropriate and subject to servicing, encourage row house, townhouse, duplex and other denser, multi-family options in single family residential zones.

Manage Growth

The population of Tofino is expected to grow to up to 3200 residents by 2026. Anecdotal evidence collected from key informants indicates that migration from higher-value markets is occurring at an increased pace, driving up prices and demand for services across the community. As working from home becomes normalized, Tofino may also experience growth in “amenity migrants” who are attracted to the area because of access to outdoor amenities, and other quality of life factors. Managing new growth while enhancing affordability is key to meeting the needs of community residents.

Priority Action	Appropriate Local Government Tools or Policy Levers
Align land-use, transportation, and service planning goals to promote affordability and growth in designated areas that are suitable for development and/or located close to services	<ul style="list-style-type: none"> • Especially important when considering development of land for affordable housing projects. Land is an important asset but properties that do not align with long-term transportation and service planning goals may be more expensive in the long-term. • Align land use decisions with Official Community Plans.
When possible, keep settlement compact, protect the integrity of rural and resource areas, protect the environment, and increase servicing efficiency	<ul style="list-style-type: none"> • Continue to explore and encourage denser and more diverse housing types where appropriate. • Encourage siting of new housing along transit or active transportation routes or as close as possible to existing services. • Partner regionally to direct new growth to most appropriate areas.

Deepen Housing Partnerships and Educate Residents

Advocacy and education within Tofino and to other levels of government is an ongoing, and often unsung aspect of addressing affordable housing. Local policy tools are limited, and the Provincial and Federal governments are primarily responsible for the provision of affordable housing. However, local and regional governments are routinely the best positioned to address housing need and are typically the most aware of specific needs and service gaps. The District of Tofino and its Municipal, Regional, and Indigenous government partners play a key role in building awareness of need and acceptance of new housing among residents and can continue to coordinate and collectively build on incentives, regulations, advocacy, and education initiatives.

Priority Action	Appropriate Local Government Tools or Policy Levers
Continue to expand regional housing involvement	<ul style="list-style-type: none"> • Explore establishing a regional housing working group with representation from the ACRD, municipalities and Indigenous governments. • Continue to encourage regional partnerships for housing studies, including future assessments, a Regional Housing Strategy, and potential Regional Housing Service Bylaw. • Consider developing a Regional Land Acquisition and Disposal Strategy that identifies and prioritizes properties most appropriate for affordable housing. • Partner regionally to acquire new datasets that track seasonal residents and visitors. • Work with the ACRD, other municipalities, Indigenous governments, and regional and local service providers to identify opportunities for resource sharing, site identification, and other land use planning activities. This could include expanding the scope of the Tofino Housing Corporation to include other West Coast communities.
Advocate for increased support from senior levels of government	<ul style="list-style-type: none"> • With municipal and Indigenous partners, continue to leverage grant funding opportunities where possible and advocate for increased housing funding and tools for non-profit developers and local and regional governments through Union of BC Municipalities and Federation of Canadian Municipalities. • Explore opportunities to collaborate with senior government to make pockets of developable land available for disposal for affordable housing. • Maintain awareness of Canada Mortgage and Housing Corporation research funding that could potentially encourage local innovation.
Support non-profits and other agencies who are bearing much of the cost of housing service delivery	<ul style="list-style-type: none"> • Continue to advocate on behalf of these organizations. • Identify and consider participating in regional housing tables or networks that include service providers and non-profit housing agencies. • Consult with non-profit service agencies when developing new housing policy.
Educate residents on the value of affordable housing	<ul style="list-style-type: none"> • Work with community partners to address stigma around non-profit and supported housing. • Support the development of education materials for the public to help build knowledge in the region about the opportunities available to address housing need. • Share findings of the Tofino Housing Needs Report with regional partners and the public on the District of Tofino webpage and social media platforms.
<p>Example: Comox Valley Coalition to End Homelessness, Affordable Housing Benefits Everyone Project - https://www.cvhousing.ca/affordable-housing-benefits-everyone-project/</p>	

1.4 ENGAGEMENT ACTIVITIES

As part of the West Coast Housing Need and Demand Study, the project team conducted a number of in-person and online community engagement sessions between July and October 2021. In addition to the two community surveys highlighted below, engagement activities included key informant interviews, focus groups, council presentations, and a specific community survey for workers in the hospitality sector. Semi-structured interviews and focus groups were conducted with individuals across a broad range of housing related groups, such as:

- Non-profits and other social service providers involved in providing emergency shelter and housing navigation support, as well as support services to provisionally housed or other at-risk populations
- Municipal staff and elected regional and local officials
- Housing advocates
- Non-profit housing organizations, corporations, and non-market housing developers
- Private sector real estate agents and property developers
- Economic development agencies, business improvement associations, and tourism development and promotions agencies.

All quotes that appear in this report are from residents of the District of Tofino that participated in the engagement process. Included quotes appear as they were entered, with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent. For a full breakdown of these engagements, see the Engagement Summary Appendix of this report.

Community Survey Response Profile

The project team developed and distributed two community housing surveys that were designed to fill quantitative data gaps and capture housing experiences from as many residents as possible throughout the study area. The West Coast Community Housing Survey was made available to residents of the District of Tofino, the District of Ucluelet, and Electoral Area 'C'. The West Coast Indigenous Community Housing Survey was made available to Citizens and Members of Yuułu?if?ath, Toquaht Nation, and Tla-o-qui-aht First Nation. The two surveys asked many of the same questions, but additional questions were added to the Indigenous survey as all participating Governments provide housing directly to their Citizens or Members and needed additional information to inform those activities.

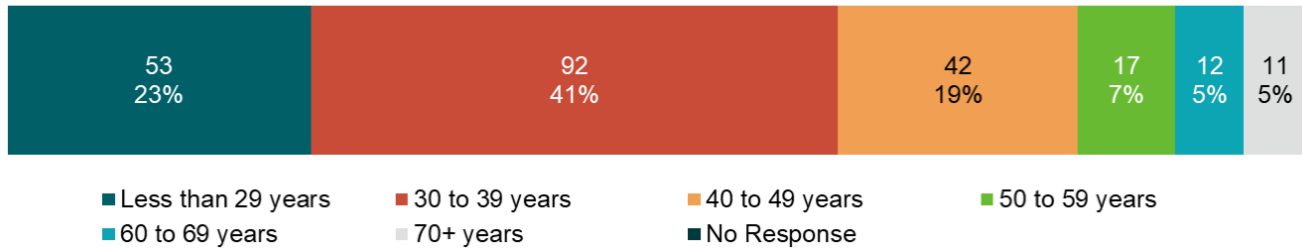
In total, the surveys collectively received 579 responses from individual community members throughout the West Coast Region. Although this accounts for less than 10% of the total study area population, it represents an extraordinary response over such a short time. This can be taken as an indicator of the importance and awareness of local housing issues.

Of the 579 respondents, 227 (39%) indicated they were residents of the District of Tofino. The following graphs break down responses from Tofino residents by key topics.

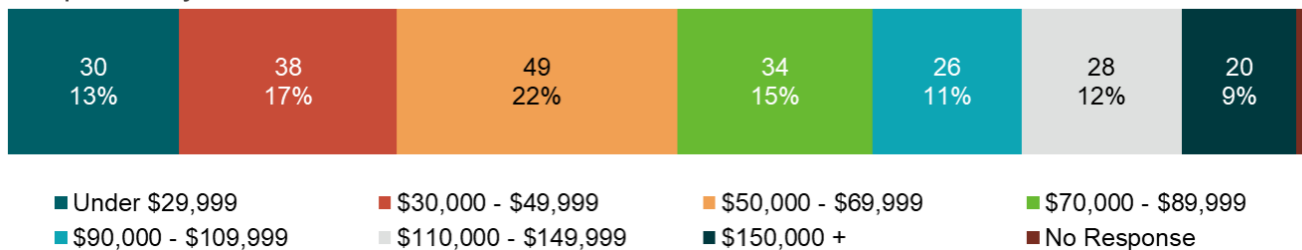
- About 23% of respondents were younger than 30 years old. The majority (64%) were younger than 40.
- The median income of respondent households was around \$50,000.

- The greatest share of respondents (33%) were couples without children. Twenty-four percent (24%) were couples with children and 20% were single people.
- Most respondents (33%) lived in single-detached home, followed by 30% in an accessory dwelling.
- The median reported housing cost is slightly more than \$1,500 per month.
- The majority of respondents (62%) indicated their housing met their needs. Thirty-five percent (35%) indicated it did not.

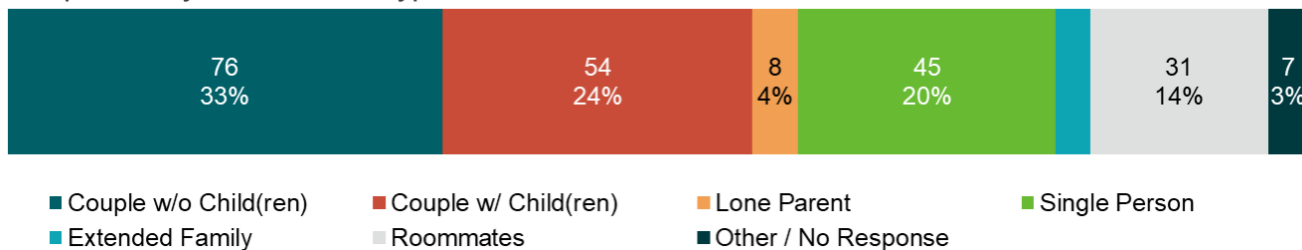
Response by Age



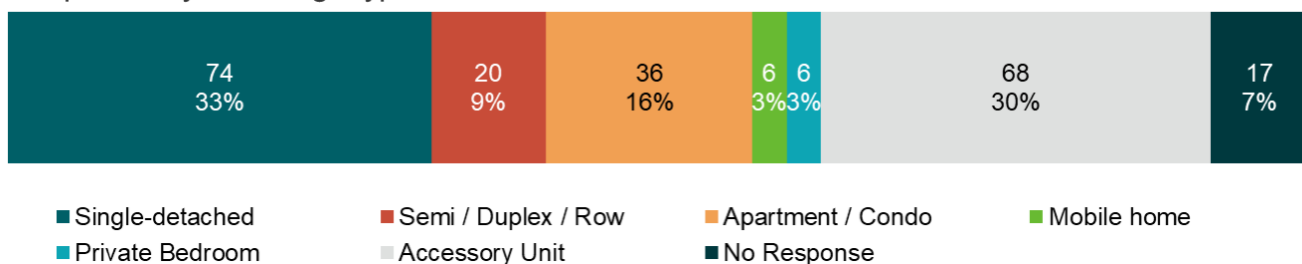
Response by Income



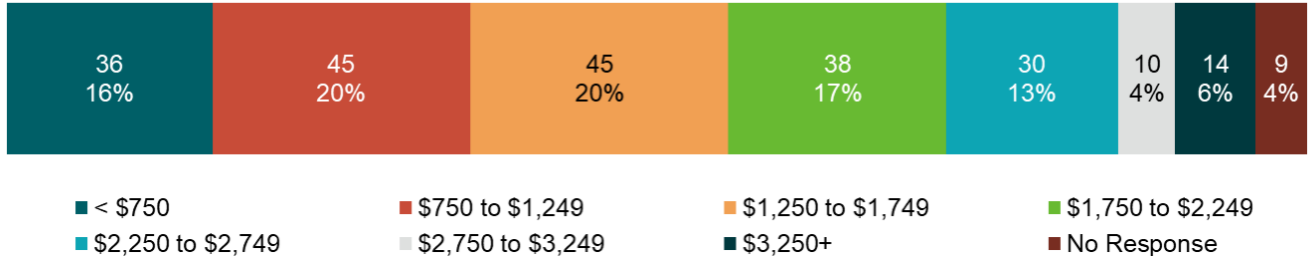
Response by Household Type



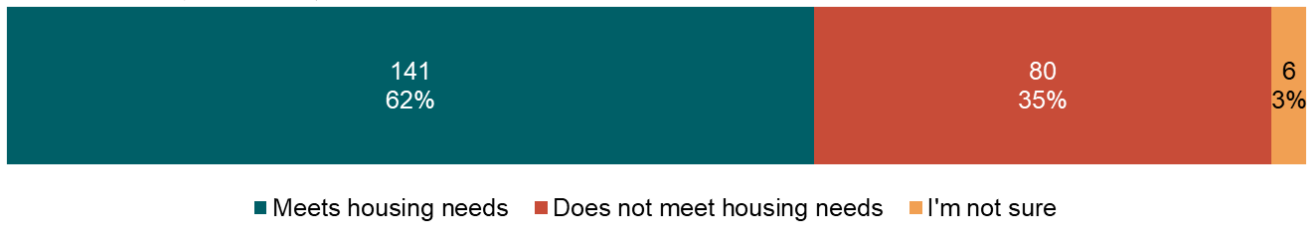
Response by Dwelling Type



Response by Housing Cost



Response by Housing Meets Need



1.5 EXISTING POLICY ENVIRONMENT

Tofino Official Community Plan

In March 2021, the District of Tofino adopted its newest Official Community Plan (OCP). The OCP sets out a land use framework that is accessible, inclusive, and aligned with the community’s vision for the future. It considers the specific context of Tofino with respect to its neighbours, its unique geography, and its infrastructure limitations.

The OCP will help the community achieve its vision through specific policies that will guide decisions on planning and land use within Tofino’s boundaries. It is contextualized by key technical inputs on housing, transportation, the environment, infrastructure, community character, and the economy, as well as extensive community consultation. These inputs are the basis for developing objectives and policies that are meaningfully rooted in Tofino’s local community context and will determine how Tofino develops for years to come.

Importantly, the OCP recognizes local challenges with respect to affordable housing. For context, approximately 116 residential dwellings were created over the past 5 years (about 23 annually), few of which were affordable to the majority of Tofino residents. According to the previous Housing Needs Report, Tofino should have developed 26 units per year. Based on three OCP scenarios, Tofino should require between 26 to 39 units annually until at least 2026.

Importantly, the OCP lays out objectives and policies related to housing overall. Many designations exist; however, the general housing related policies are:

Section	Policy
Growth Management 4.1.2(1)	Prioritize Development in the following order: a. Affordable residential; b. Residential; c. Commercial retail, industrial, and institutional; d. Accommodation
Growth Management 4.1.2(2)	Promote compact development by supporting medium-density and multi-family residential uses in the town designation.
Growth Management 4.1.2(3)	Encourage brown field development and increased density to preserve natural areas.
Growth Management 4.1.2(4)	Encourage new development in areas where infrastructure has capacity or can be efficiently extended.

Section	Policy
Housing 4.1.2(7)	Prioritize the development of 130 residential units in the Village and Future Homes designations from 2021-2025.
Housing 4.1.2(8)	Ensure that at least 50% of new residential units are affordable.
Housing 4.1.2(9)	Encourage the development of an assisted living/long-term care facility for seniors.
Housing 4.1.2(11)	Explore a variety of infill housing types and tenure models as a means to secure employee housing, building upon existing opportunities.
Housing 4.1.2(14)	Support the development of housing suitable for seniors to retain aging family members within the community.
Housing 4.1.2(15)	Discourage short term rental and bed and breakfast uses in residential zones.
Affordable Housing 4.1.2(19)	Prioritize below-market residential development within walking and cycling distance to schools, community services, employment, public transportation, and pedestrian routes.
Affordable Housing 4.1.2(20)	Support innovative models of affordable housing, such as modular housing and adaptive re-use of buildings.
Affordable Housing 4.1.2(22)	Support compact and high-density residential developments where affordable housing is the intended outcome.
Affordable Housing 4.1.2(23)	Ensure that commercial accommodation developments provide affordable onsite rental accommodation for both long-term and seasonal employees.

2 Demography

2.1 POPULATION

Historical Population

Canada’s residents are aging. Many are entering their retirement years in large quantities, often unmatched by growth in young people due to declining birth rates (often resulting in shrinking youth cohorts). This is especially widespread within rural communities and small municipalities.

The West Coast Region, including the District of Tofino, deviates slightly from the isolated growth among senior cohorts. Instead of a shrinking youth and young adult segment, the West Coast demonstrates general growth (albeit at a slower pace than for older person totals).

Figure 2.1a highlights the total population for the District of Tofino in 2016 by age cohort, the proportion of each age cohort compared to the total population, and the percent change in population from 2006 to 2016. The figure provides the same information for the West Coast overall for comparison.

Readers may notice that the figure’s numbers differ from than those posted on the Statistics Canada website; adjustments have been made to Statistics Canada data to reflect Census undercounting.

Figure 2.1a Total Population & Age Cohorts '16 and Percent Change '06-'16

		0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+	Total
West Coast	Population	1,020	685	2,170	1,435	555	35	5,900
	Proportion	17%	12%	37%	24%	9%	1%	100%
	%Δ '06-'16	11%	-9%	31%	12%	88%	40%	20%
Tofino	Population	270	235	935	425	200	15	2,080
	Proportion	13%	11%	45%	20%	10%	1%	100%
	%Δ '06-'16	4%	9%	38%	0%	90%	200%	23%

Source: derived from BC Statistics and Statistics Canada

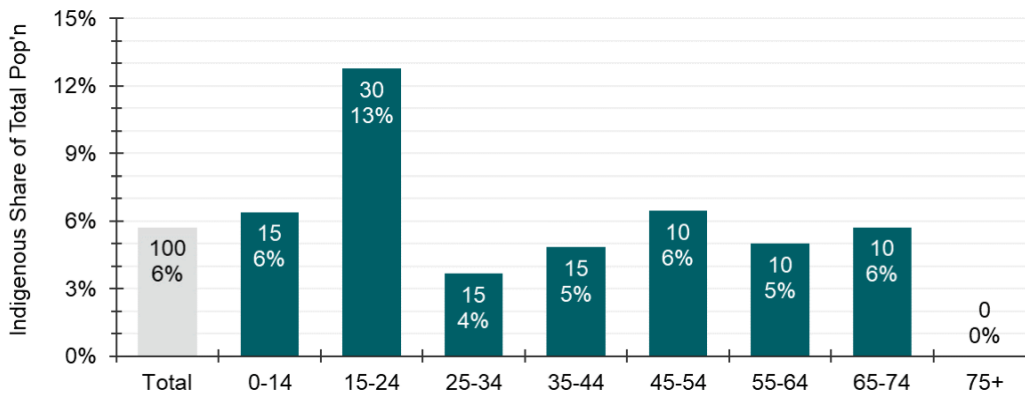
From 2006 to 2016, Tofino’s population grew about 23%, due entirely to growth across most age cohorts (only the 45 to 64 year cohort was unchanged). Total persons aged 25 to 44 had the greatest absolute growth with an increase of 255 people (38%), while seniors 65 to 84 years of age had the highest percent change at 90% (95 people).

Indigenous Population

In 2016, about 100 people identified as Indigenous in Tofino, or about 6% of the total population.

Off-reserve Indigenous peoples are often younger on average than the total population; there are higher proportions of children or young adults. Figure 2.1b illustrates the share of Indigenous people relative to the total population across each age cohort.

Figure 2.1b: Tofino, Total Indigenous Population & Share of Total Population, 2016

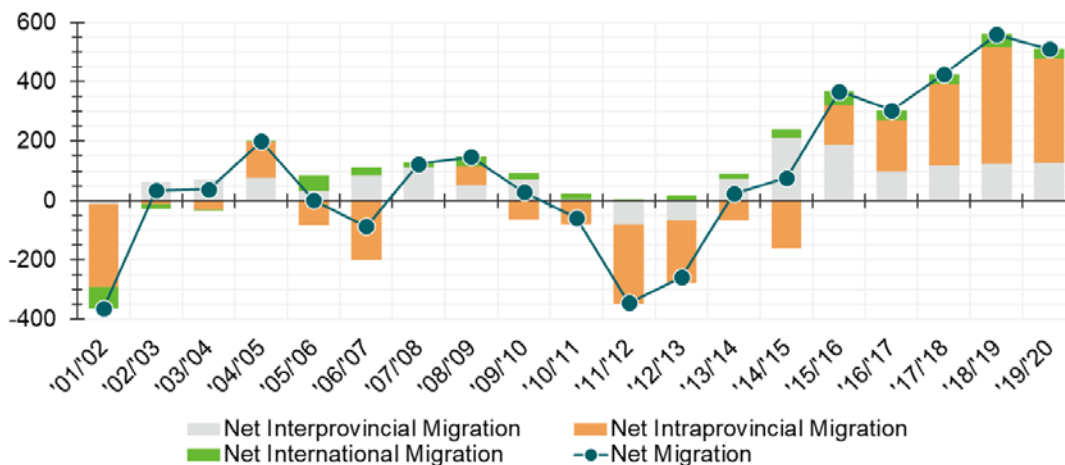


Source: Statistics Canada

Historical Migration (Regional District)

Statistics Canada reports on historical components of demographic growth, which refers to the in- and out-migration of people, whether within Canada's or British Columbia's borders, or between countries. Figure 2.1c summarizes these components, whose detail is only available for geographies as small as a Census Division (i.e. regional districts). Consequently, the vertical bars represent the cumulative impact of these in- and out-flows on the Alberni-Clayoquot Regional District (ACRD), while the dotted line indicates the net change in ACRD population from migration during a given year. Readers can find definitions of each term below in the Glossary section.

Figure 2.1c: ACRD, Net Migration of People

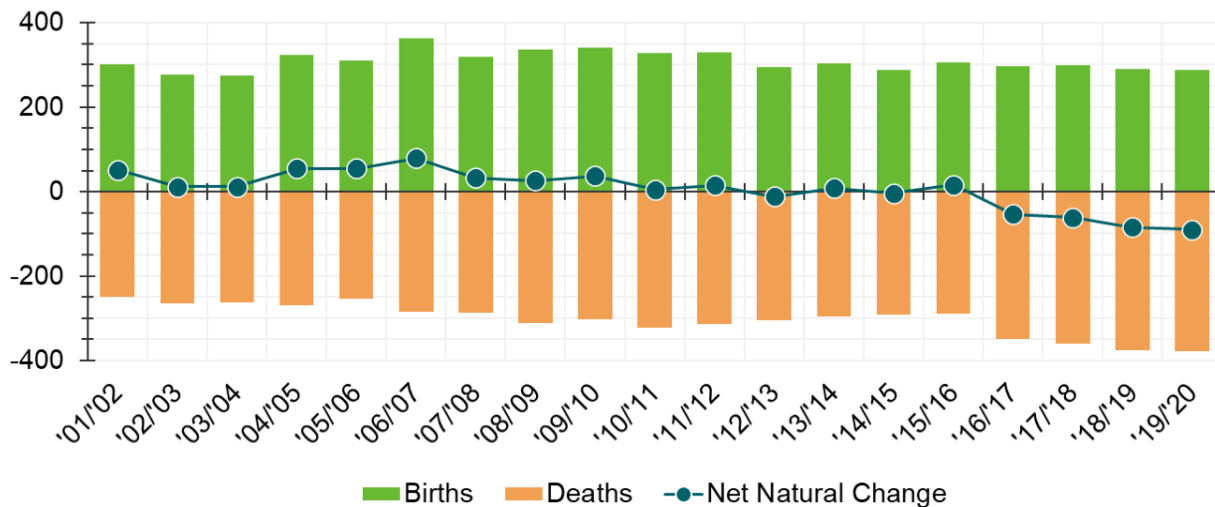


Source: Statistics Canada

Over the last two decades, the ACRD fluctuated between negative and positive net annual migration. Overall, Alberni-Clayoquot welcomed about 1,740 more people than it lost over the last two decades (or about 30 between 2006 and 2016). Substantial gains occurred within the last half decade, attracting nearly 2,170 people since 2015/2016.

Over the last two decades, the ACRD reported that there were about 100 more births than deaths. Recent trends indicate that net natural population change is trending downwards (shown in Figure 2.1d), a result of aging populations. Net negative natural change will undoubtedly have implications for future regional and local age distributions, as well as how they are housed.

Figure 2.1d: ACRD, Net Natural Population Change (Births minus Deaths)



Source: Statistics Canada

Although detailed migration and natural population change data is unavailable at the municipal level, it is reasonable to anticipate that some of these trends would exist within the District of Tofino. Especially the elevated rates of in-migration as people/households appear to be choosing the small-town coastal lifestyle. Statistics Canada population estimates between 2016 and 2020 support this idea. Estimates suggest that Tofino's population may have grown about 21% between 2016 and 2020, comparable growth to the entire decade prior.

Persons with Disabilities (British Columbia)

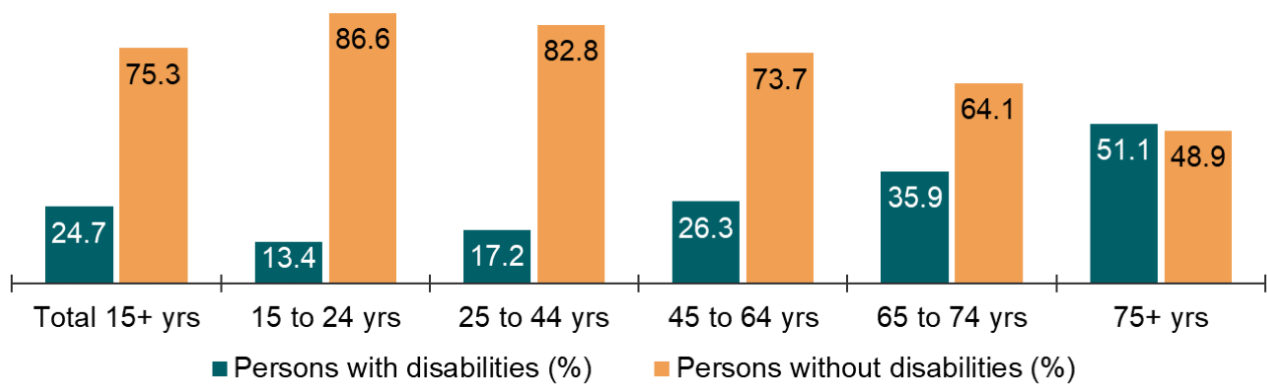
Statistics Canada released its 2017 Canadian Survey on Disability in 2019. This report, and its dataset, offers national and provincial insights into the prevalence of disability across Canada, including the type and severity of a disability, as well as the economic circumstances for persons with one or more disabilities. Unfortunately, data representing more granular geographies like Tofino are not available, meaning discussions must remain at the provincial level.

The 2017 survey classifies a disability as falling within one of eleven categories: pain, flexibility, mobility, mental health, seeing, hearing, dexterity, learning, memory, developmental, or unknown. Most Canadians with a disability had more than one type. Of the 6.2 million Canadians with disabilities aged 15 years and over:

- 29% had one type;
- 38% had two or three; and
- 33% had four or more.

In 2017, 926,100 British Columbians aged 15 years old or older reported having at least one disability, or about 25% of all residents in that age cohort. If the same proportion applied to the District of Tofino, that would mean about 445 residents could be living with a disability.

Figure 2.1e: % of Population w/ 1+ Disability by Age Cohort, British Columbia, 2017

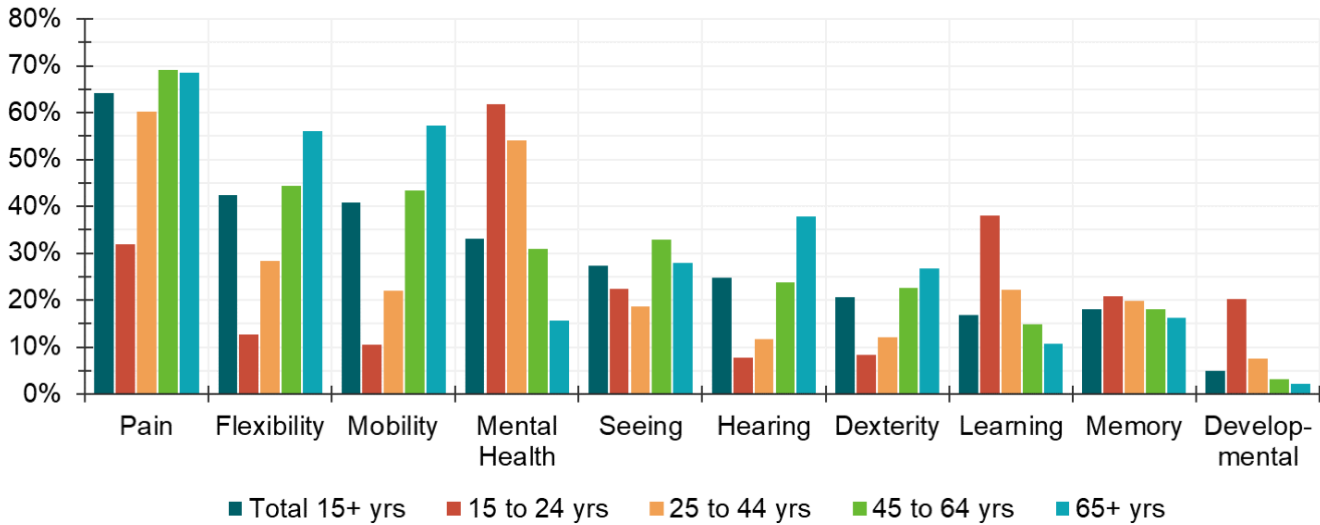


Source: Canadian Survey on Disability 2017

As residents age, the prevalence of disability increases. Statistics Canada reported that 42% of persons aged 65 or older had a disability. The rate of disability rises almost 10 points for those 75 or older. This increased prevalence among older cohorts is particularly important as said cohorts have historically and will continue to represent greater proportions of the overall population.

Overall, pain, flexibility, and mobility are the most prevalent types of disabilities (64%, 42%, and 41% of people experience either type, respectively). All three are most prevalent in older age.

Figure 2.1f: % of Disabled Persons w/ Specific Disability Type by Age, British Columbia, 2017



Source: Canadian Survey on Disability 2017

Mental health is next most prevalent (33%), with significantly higher prevalence among young adults. About 62% of people 15 to 24 years of age reported having mental health difficulties. The prevalence decreases across older cohorts.

The prevalence of disability highlights the importance of appropriate, accessible housing. In many cases, a dwelling’s condition/layout does not match the needs of moderate to severe disabilities, impacting an individual and/or a household’s quality of life.

Anticipated Population

Population projections used what is known as the “Shift Share” method to anticipate population growth within each 5-year age cohort. The model considers the historical population change of each community (measured as a proportion of the West Coast’s population), and adjusts these changes using BC Statistics’ West Coast Community Health Service Area (CHSA) projections. Five-year age cohort changes are then proportionally modified to reflect projection scenarios produced as part of Tofino’s OCP (note that OCP projections are only for the total population and do not project 5-year cohorts). Results have been limited to 2026 to reflect both the requirements set by BC Housing Needs legislation and the fact that projection results become increasingly inaccurate over longer periods. Greater detail about the projection method is available at the end of the Glossary.

Figure 2.1g illustrates the anticipated numerical changes to the Tofino population between 2016 and 2026 based on three OCP projection scenarios (described in greater detail in the OCP):

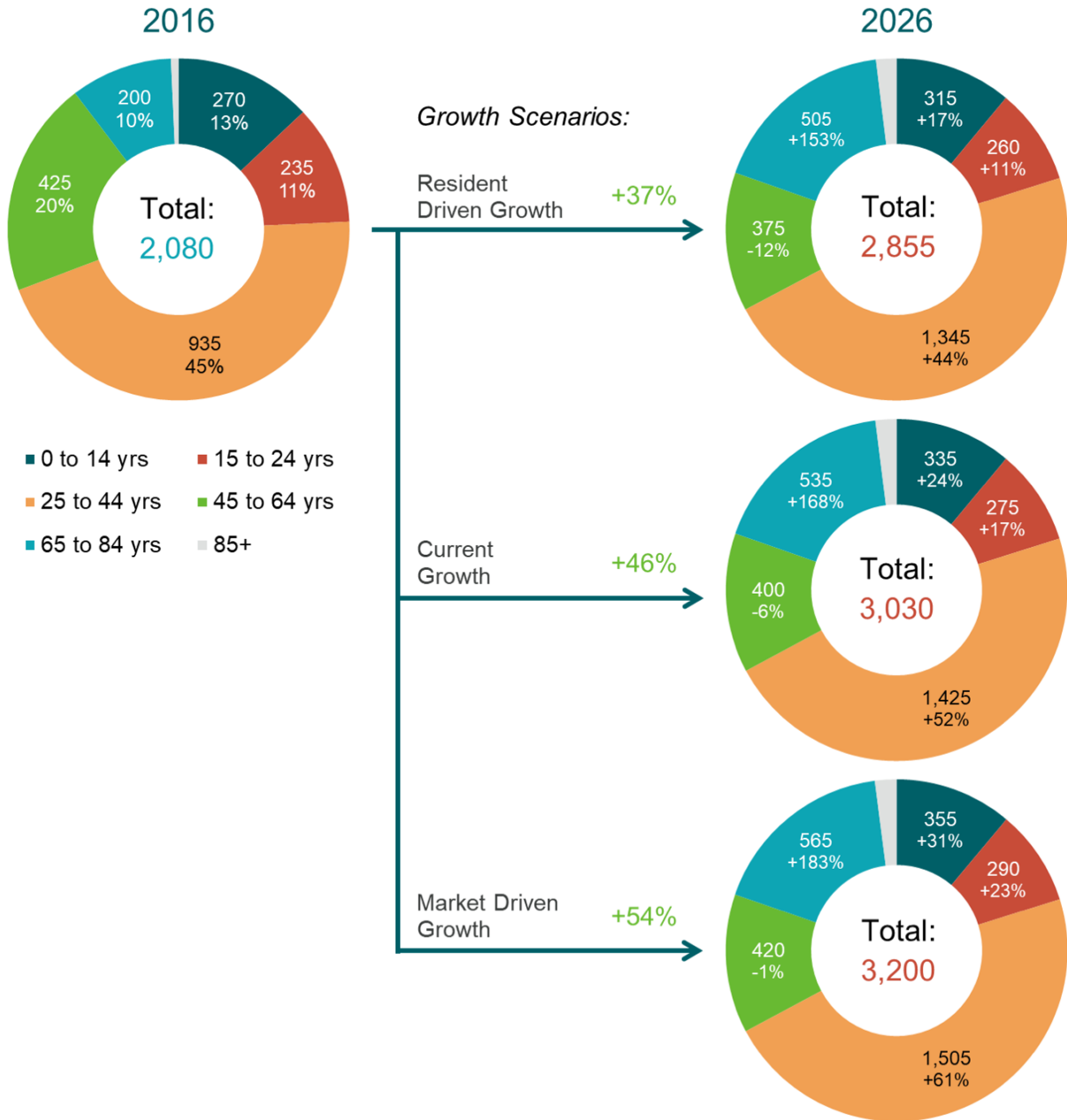
- 1) Resident driven growth: strictly to support housing for permanent residents.
- 2) Current growth: based on historic trends and how Tofino is growing today.
- 3) Market driven growth: developer driven growth to meet market demand.

Figure 2.1g Total Population & Age Cohorts '26 and Percent Change '16-'26

		0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+	Total
West Coast	Population	960	645	2,930	1,125	1,185	105	6,950
	Proportion	14%	9%	42%	16%	17%	2%	100%
	%Δ '16-'26	18%	12%	47%	-11%	132%	250%	34%
Tofino - Resident Driven Growth	Population	315	260	1,345	375	505	55	2,855
	Proportion	11%	9%	47%	13%	18%	2%	100%
	%Δ '16-'26	17%	11%	44%	-12%	153%	267%	37%
Tofino - Current Growth	Population	335	275	1,425	400	535	60	3,030
	Proportion	11%	9%	47%	13%	18%	2%	100%
	%Δ '16-'26	24%	17%	52%	-6%	168%	300%	46%
Tofino - Market Driven Growth	Population	355	290	1,505	420	565	65	3,200
	Proportion	11%	9%	47%	13%	18%	2%	100%
	%Δ '16-'26	31%	23%	61%	-1%	183%	333%	54%

Source: derived from Statistics Canada

Figure 2.1h: Tofino, Anticipated Population & Population Distribution



Source: derived from BC Statistics, Statistics Canada, and Tofino 2021 OCP

Projections suggest that Tofino’s population may rise sharply over the near future, regardless of the growth scenario. From 2016 to 2026, the total population may rise between 37% and 54% (2,855 and 3,200 people, respectively), with growth among most of the defined age cohorts. The only cohort to potentially see a decrease could be total middle aged adults (45 to 64 years old), while total seniors may continue their substantial expansion.

It is important to note that, like any projection method, the Shift Share is imperfect. Using West Coast CHSA level projections as a means for calculating local outcomes does result in outputs that are influenced by high level trends that may over- or under-estimate the local reality. Nevertheless, using the West Coast CHSA as a reference geography provides a buffer for local projections, avoiding spiralling trends that could occur without consideration of external influence.

A Note on Projection Reconciliation

As mentioned, Shift Share results for 5-year age cohorts were proportionally adjusted to reflect the total populations anticipated by three growth scenarios in Tofino’s OCP. “Proportionally adjusted” means that each 5-year cohort was adjusted up or down by the percentage difference between Shift Share results and each scenario.

Housing Needs reporting requires that Tofino submit only one projection scenario to the province in their “summary form” package instead of a range of possibilities. This is mostly to simplify their data recording and does not have an impact on the use of the actual Housing Needs Report. The resident driven growth model has been submitted for the following reasons:

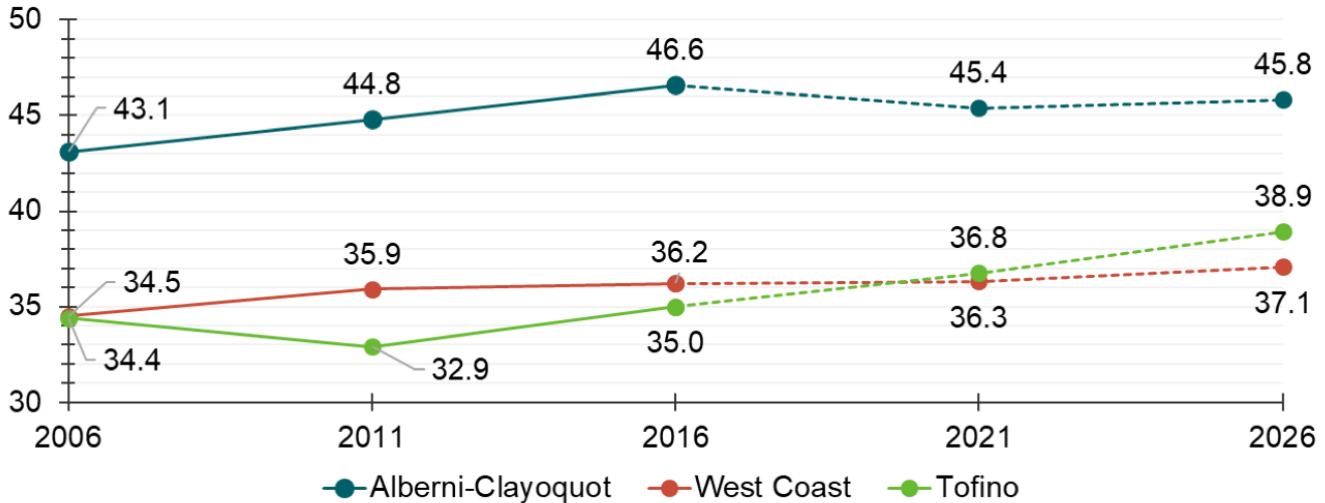
- 1) Without changes, the Shift Share projected a total population of approximately 2,575 people by 2026. The resident driven growth scenario is the closest to this total.
- 2) The OCP describes resident driven growth as the scenario that best represents the previous housing needs assessment and resident’s objective to prioritize community focused growth in a way that also supports the protection of the environment, particularly within tsunami or flood zones.
- 3) Further to (3), resident driven growth is the preferred scenario for the upcoming five-year planning horizon.

Note that the adjusted cohort results of the resident driven growth scenario are those that are included in the totals for the West Coast study area.

Median Age

The West Coast Region is generally younger than the Alberni-Clayoquot Regional District, with the District of Tofino as no exception. In 2016, Tofino’s median age was 35.0 years old, up from 34.4 in 2006.

Figure 2.1i: Historical & Anticipated Median Age by Community



Source: derived from Statistics Canada

Due to anticipated growth in older age cohorts, the median age could gradually increase to about 38.9 in 2026 (regardless of the OCP growth scenario), higher than West Coast overall but still noticeably lower than the ACRD.

2.2 HOUSEHOLD CHARACTERISTICS

Statistics Canada defines a household as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. One household could be a couple with children, lone parents, a single person, or roommates. A household is the highest-level descriptor of many unique living situations.

This report often categorizes households by their “primary household maintainer” age cohorts. A household maintainer refers to whether or not a person residing in the household is responsible for paying all or the majority of the rent, the mortgage, the taxes, the electricity, or other services and utilities. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer.

Historical Households

Total households, and the age distribution of household maintainers, is mostly a function of changes occurring in the population. Many factors come in to play for the makeup of households, like moving across community boundaries, changes in preferences, or new financial circumstances. Like the earlier section, an aging population is at the core of most trends.

Figure 2.2a shows the totals and distributions of these cohorts in each community and includes their decade percent change. Results come from Statistics Canada Census data. Unlike population sections, household data is not adjusted for undercounting.

Figure 2.2a: Total Households & Maintainer Cohorts '16 and Percent Change '06-'16

		15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Total
West Coast	Households	60	380	475	305	345	255	75	1,905
	Proportion	3%	20%	25%	16%	18%	13%	4%	100%
	%Δ '06-'16	-8%	21%	17%	-25%	44%	104%	7%	16%
Tofino	Households	40	170	195	90	125	100	35	755
	Proportion	5%	23%	26%	12%	17%	13%	5%	100%
	%Δ '06-'16	14%	17%	3%	-42%	67%	82%	0%	9%

Source: derived from Statistics Canada

In 2016, Tofino had 9% more households than it did a decade prior (695 to 755). The pace of total household growth is much slower than that of population (9% versus 23%). Slower household growth suggests that there has been an increase in the average household size, often related to greater instances of couples, children, and larger non-census families. See the Household Type section for a dive into these trends.

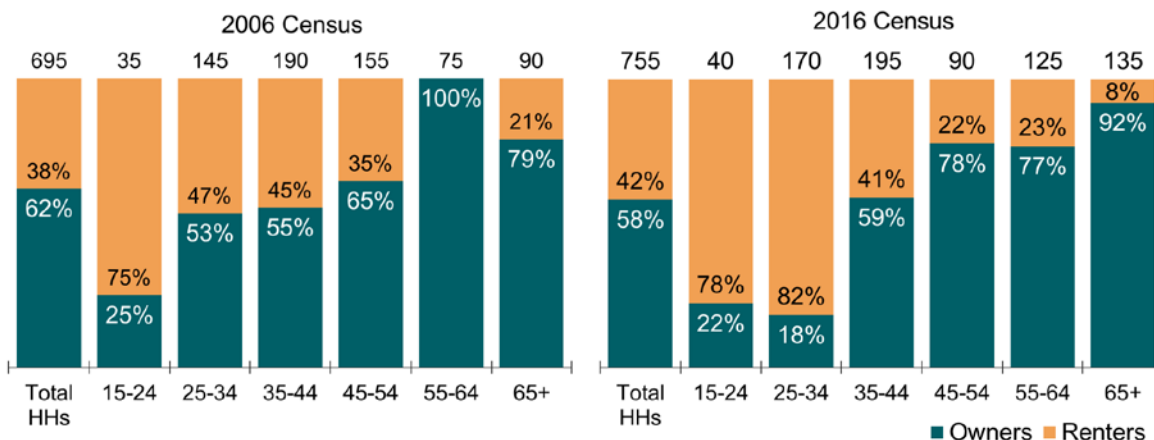
Like for the total population, household growth dispersed across most maintainer age cohorts, except among those aged 45 to 54. Greatest relative change occurred among near retirement (55 to 64) and recently retired (65 to 74) maintainer cohorts.

Household Tenure

From 2006 to 2016, the District of Tofino has expanded its share of renter households, from 38% to 42%. The growth does not come at the expense of owner occupied housing. Since 2006, renter household growth simply outpaced that of owners, growing nearly 19% (265 to 315) versus 2% (430 to 440), respectively.

The shift to renter occupied housing has not been equal across household maintainer age cohorts. For instance, renting primary maintainers aged 25 to 34 experienced a dramatic tenure swing from 47% to 82%, while adults 35 to 54 transitioned to greater rates of ownership. The yearly cohort percentages, as well as total cohort sizes, can be found in Figure 2.2b.

Figure 2.2b: Historical Proportion of Tenure by Maintainer Cohort



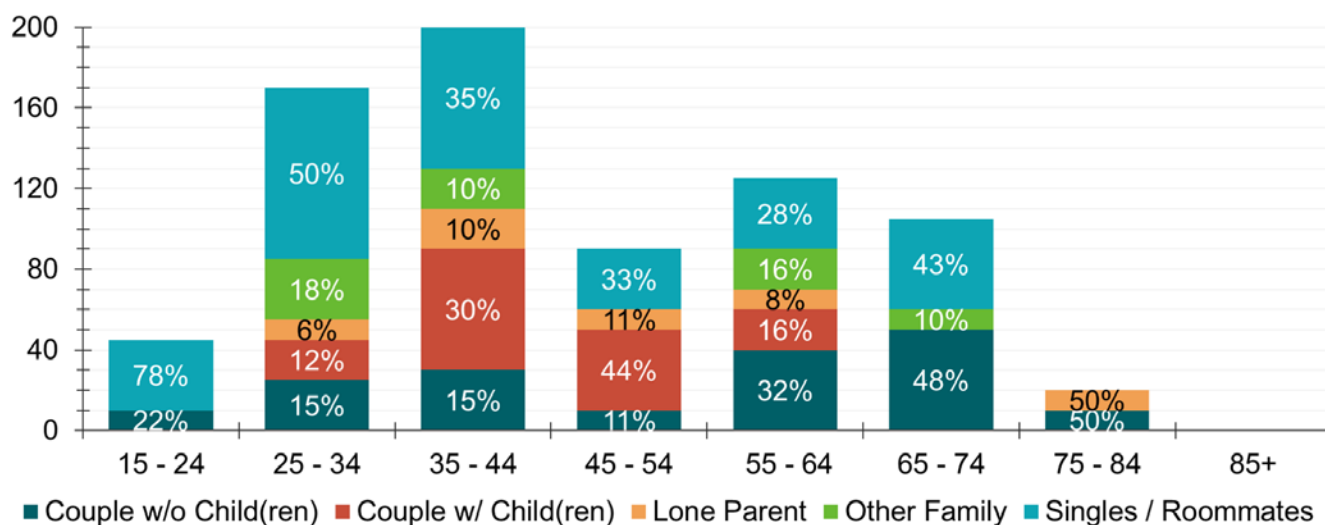
Source: Statistics Canada

The following subsections briefly show the composition of these renter households by the age of their primary maintainer, the household type, and the household size.

Household (Family) Type

Household type refers to the type of “census-family” that occupies a dwelling (see Glossary). Statistics Canada mainly considers the following types: (1) couples without children, (2) couples with children, (3) lone parents, or (4) non-census families (herein known as single people or roommate households) by primary maintainer age.

Figure 2.2c: Total & Proportion of Household Type by Maintainer Age Cohort, 2016



Source: Statistics Canada

As of the 2016 Census, about 23% of Tofino households were couples without children, 19% were couples with children, 6% were lone parent households, and 41% were either single person or roommate households.

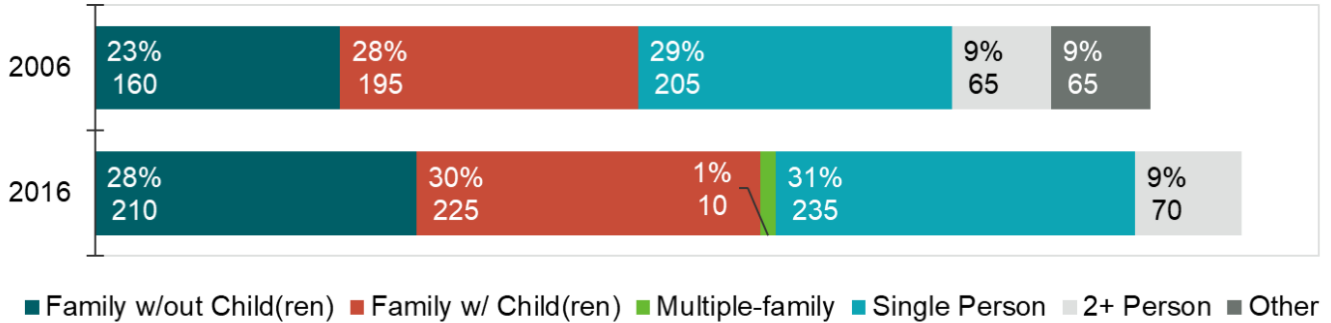
Couples with children were most prevalent among the 35 to 54 maintainer age groups. The share of couples without children is highest among near retired and retired populations, representing both local empty-nesters and in-migration from other geographies.

Single person / roommate households often represented a considerable share of the households in each age group, with noticeably high rates among those aged 15 to 44 who may be living in the community on a short-term basis to fill tourism sector work.

Overall, about 35% of owner households had a child at home (whether a couple or lone parent). About 11% of renter households included a child. The majority of renter households (65%) were either people living alone or with a roommate.

Figure 2.2d compares the total and distribution of household types in 2006 and 2016. Note that “families with children” includes lone parents (they are not separated into couples and lone parents like above). Over the decade, households that were families without children rose 31%, families with children 15%, single persons 15%, and 2+ persons 8%.

Figure 2.2d: Historical Total & Proportion of Household Type



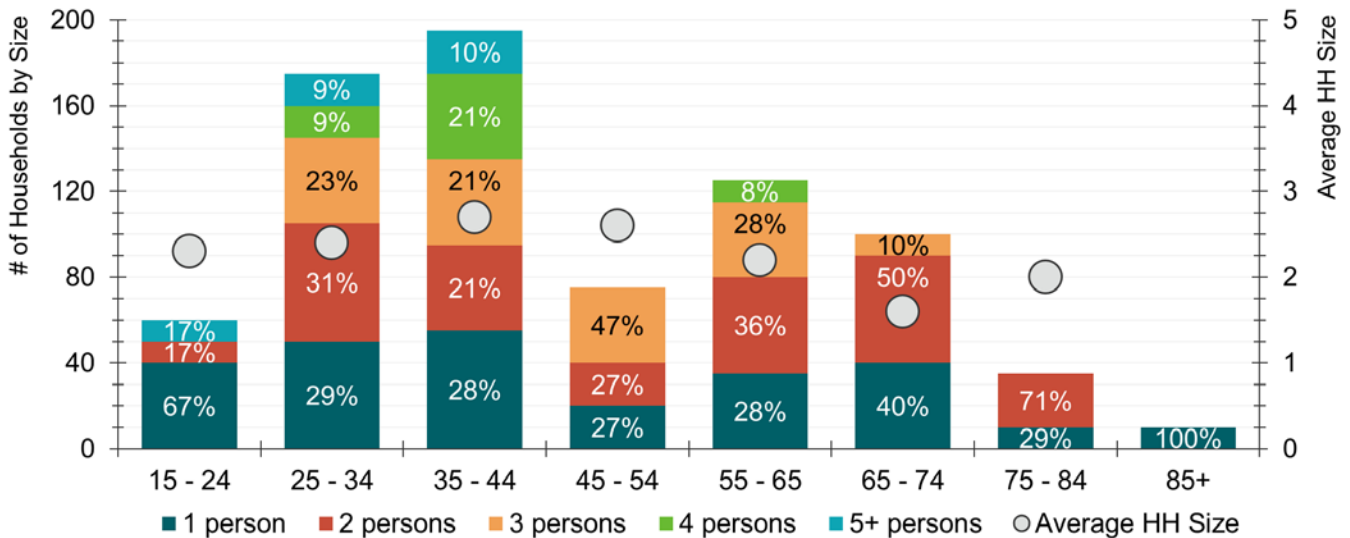
Source: Statistics Canada

Household Size

In 2016, about 63% of households were 2 or fewer persons large. In the same year, the average household had 2.3 persons, with the highest average occurring for 35 to 44 year old maintainer households at 2.7.

Owner households generally exhibited a higher average household size (2.6) than renter households (1.9), attributed to the increased prevalence of families with children that occupy the former. Overall, only the 35 to 44 year old maintainer segment demonstrated a majority of its households being 3 or more people large (shown in Figure 2.2e).

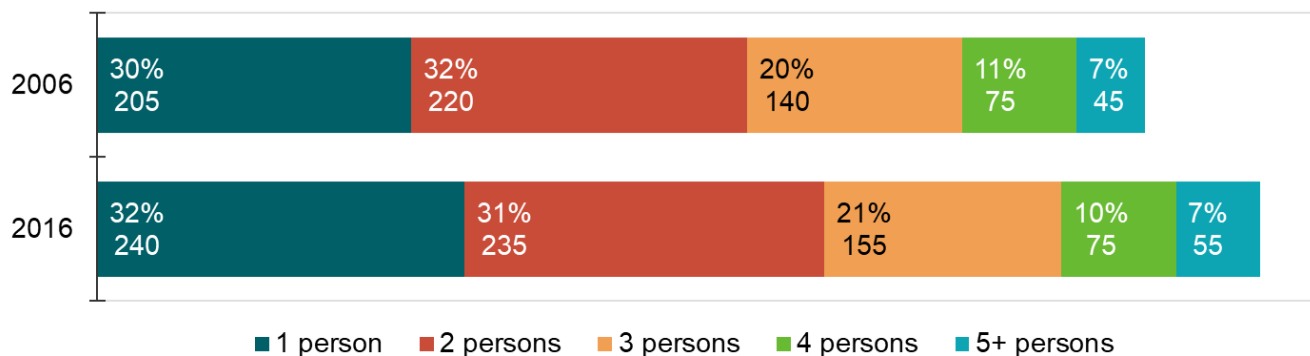
Figure 2.2e: Total & Proportion of Household Size by Maintainer Age Cohort, 2016



Source: Statistics Canada

Figure 2.2f illustrates the change in the total and distribution of household sizes between 2006 and 2016. Over the decade, all household sizes but 4 persons grew, with the greatest percent change occurring within 1 person households (27%), 5+ persons households (22%), and 3 person households (11%).

Figure 2.2f: Historical Total & Proportion of Household Size



Source: Statistics Canada

Anticipated Households

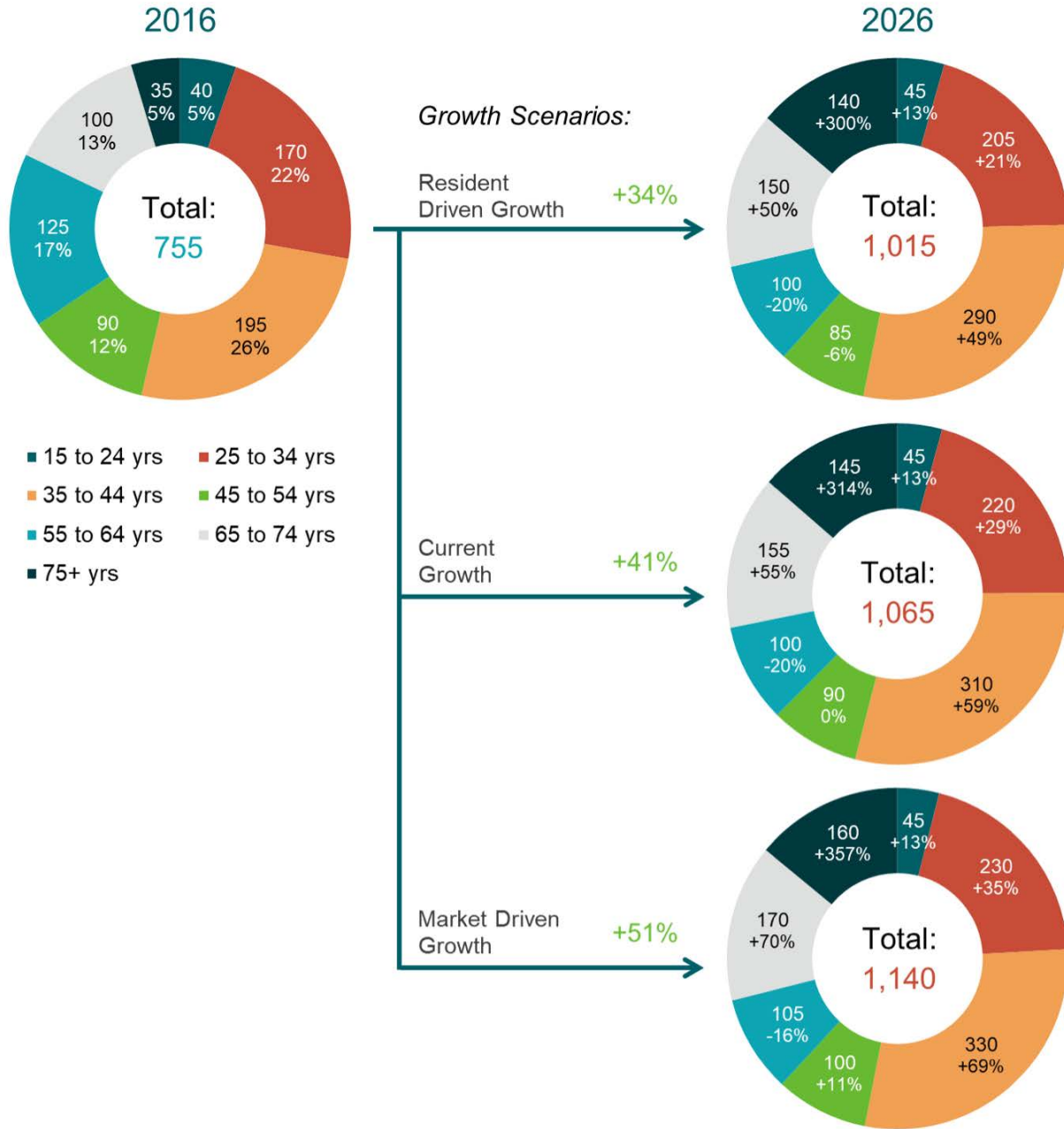
Household growth is an important fundamental component of housing demand. By definition a household requires an available dwelling to occupy. Therefore, household projections are (simplistically) synonymous with the increase in housing stock required to accommodate expected population changes (note that overall housing demand is also influenced by economic and fiscal factors, but these are omitted from the exercise for simplification).

Projecting future growth in the number of households requires two related data inputs:

- 1) population projections (adjusted to OCP growth scenarios), and
- 2) the historical proportion of maintainers by age cohort, divided by the total people in that cohort (known as the headship rate).

We calculated total demand by applying the headship rate from (2) to the change in how many people there are at a given age determined by (1). Figure 2.2g illustrates the distribution of household maintainer ages in 2016 and the percent change among maintainer age cohorts from 2016 to 2026 for each growth scenario.

Figure 2.2g: Tofino, Anticipated Households & Household Maintainer Age Distribution



Source: derived from BC Statistics, Statistics Canada, Tofino OCP (2021)

From 2016 to 2026, total households may grow between 34% to 51% (or by 260 to 385 households), faster than historical trends and anticipated population change. Mirroring population projections, growth should be led by senior and young adult age cohorts. The only household maintainer losses may occur among 45 to 64 year cohorts within the resident driven growth scenario, and 45 to 54 year cohorts for current and market driven scenarios.

Greater total household percent growth than population means that projections anticipate a continued reduction in the average household size, largely attributed to the increase senior/retired individuals and households. For Tofino, this also reflects the continued and increased representation of single and couple without children households who work in a tourism related field but do not consider the municipality as where they will put down their root long-term.

A Note on Projection Reconciliation

Similar to population projections, Housing Needs reporting requires that a single scenario is submitted to the province as part of their “summary form” package instead of a range of possibilities. Given that the submitted population will reflect the OCP’s resident driven growth scenario, so too will household projections.

Anticipated Household Characteristics

We can estimate additional characteristics about these anticipated households by using previous Census data to determine how other attributes, such as size and tenure, relate to specific age cohorts and apply those relationships to the expected age distributions of the anticipated household growth. This can inform us of the types of housing that may be required in the near future as a result of these growing and changing households.

It must be recognised that this approach is, at best, an educated guess. It considers historical trends that are likely to be less accurate as we peer further into the future, and relies on other estimates (projected population and households) as key inputs. Finally, it only quantifies the change in demand expected from changes in the number and age of people in the study area. Housing demand can be influenced by economic trends, monetary policy, government policy, and conditions in the housing market itself. As a result, these estimates should be understood to be the bare minimum change that might be required as a consequence of expected demographic changes while maintaining all other aspects of the status quo. Therefore, when applying these estimates to housing policy development it should be recognised that additional housing may be required to address other issues, such as existing gaps, supply shortfalls, or changes in demographic trends that deviate from past patterns.

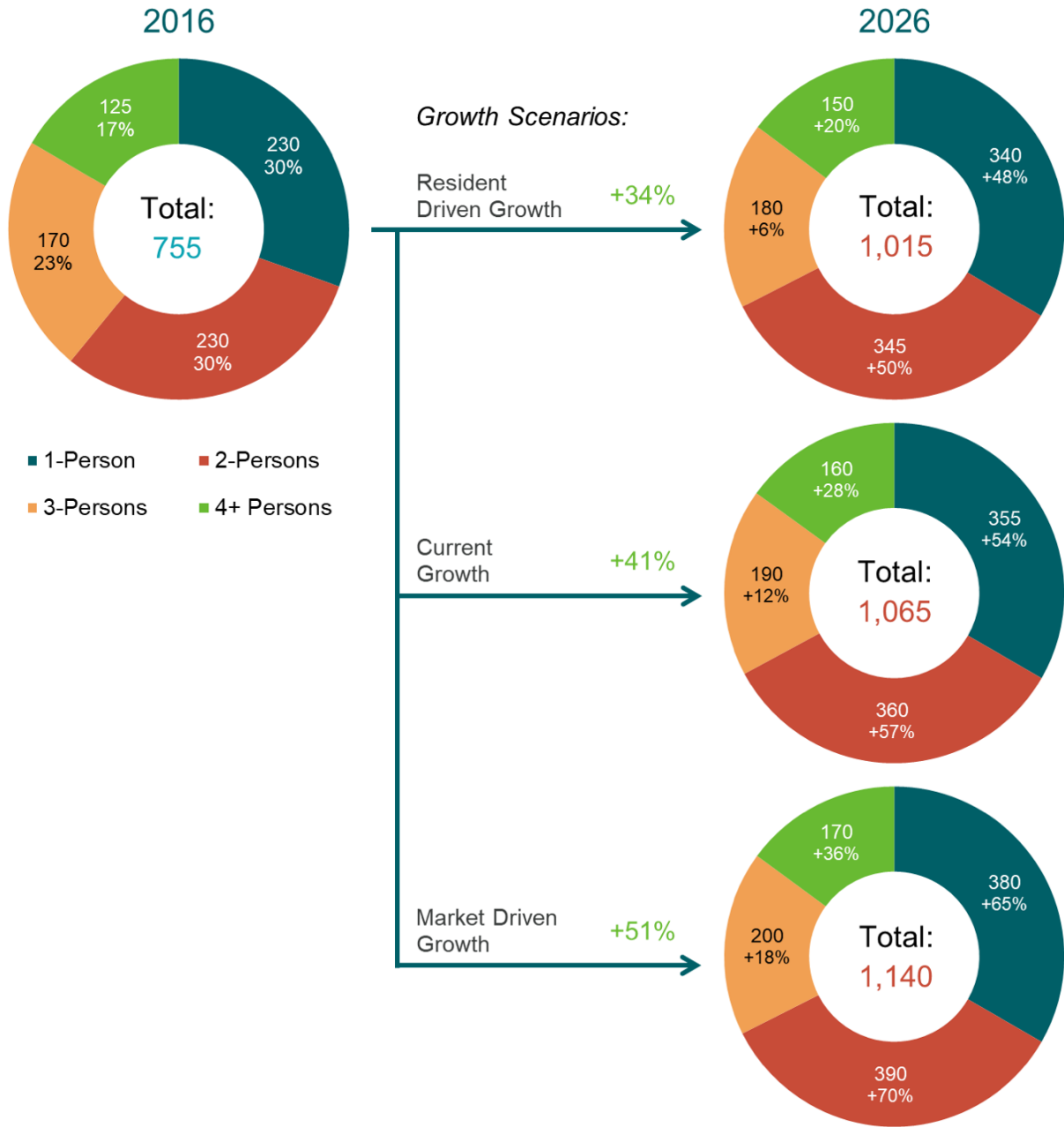
Anticipated Household Size

One of the simplest ways to describe a household is its size, or how many people permanently live in the shared dwelling at a given time. Figure 2.2h demonstrates how demand generated by different household sizes may change from 2016 to 2026.

By 2026, Tofino may experience between 50% to 70% growth among households with 2 persons, the greatest range of growth among defined size categories. High growth within this household size reflects both the natural transition of an aging population and the generally higher prevalence of smaller households in tourism centric municipalities.

One-person households may grow between 48% to 65%, 3-persons by 6% to 18%, and 4+ persons by 20% to 36%.

Figure 2.2h: Housing Demand by Household Size (% Change '16-'26)



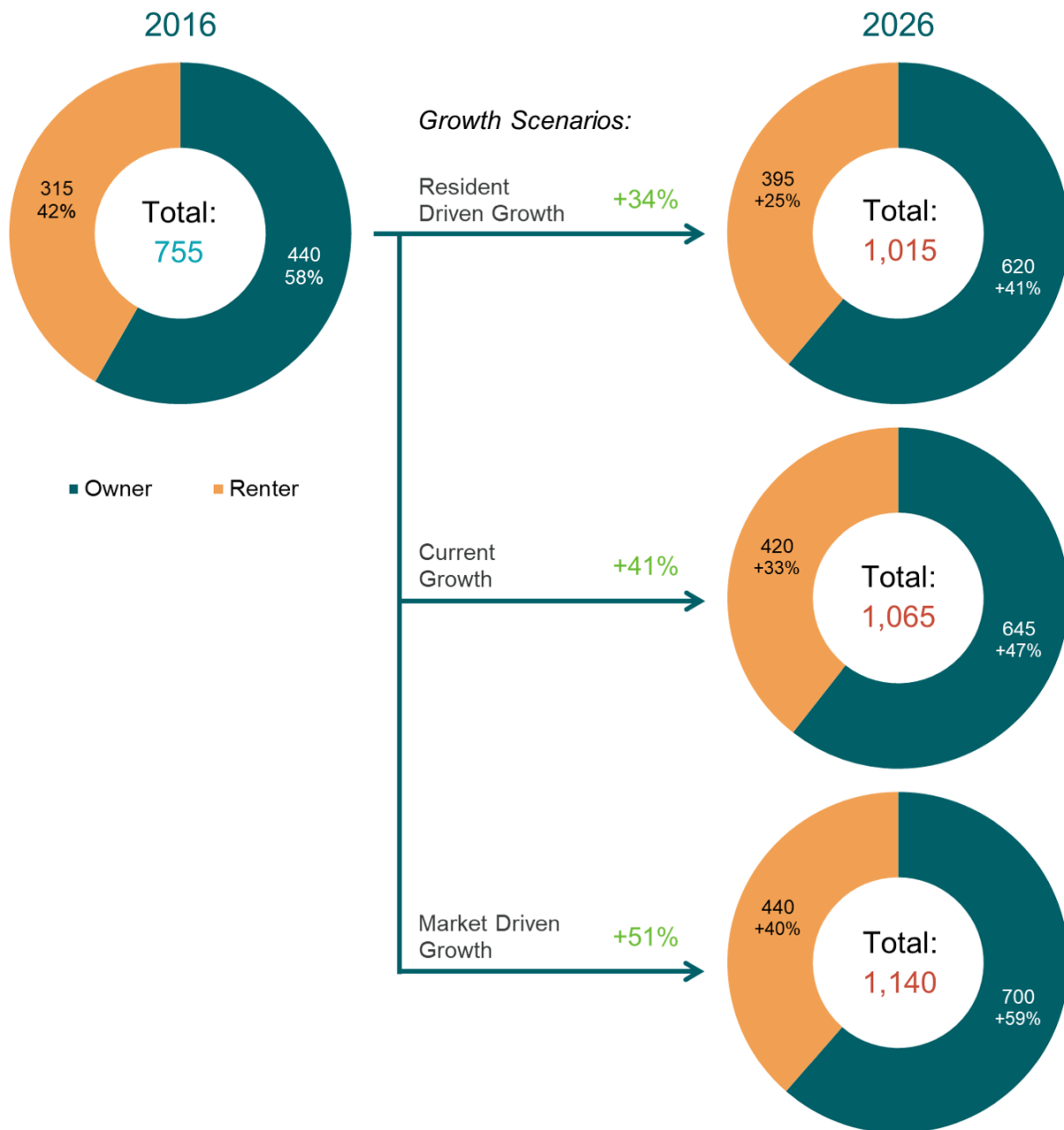
Source: derived from BC Statistics, Statistics Canada, Tofino OCP (2021)

Anticipated Household Tenure

Important to local governments is the evolution of tenure characteristics; how many households own or rent the dwelling that they permanently reside in. Figure 2.2i anticipates how the demand for tenure may change from 2016 to 2026.

By 2026, the pace of growth in demand for Tofino renter households may not keep up with that of owners. In 2016, 38% of households rented, increasing to 42% by 2016. Projections anticipate by 2026, rates of renting could fall to about 39%. This specifically relates to the higher prevalence of senior households who have historically had greater rates of home ownership. Notwithstanding, it would not be surprising to see rates of rental tenure demand increase over the projection period since the cost of homeownership may be prohibitive (based on recent trends), even for senior households with accumulated equity.

Figure 2.2i: Housing Demand by Tenure (% Change '16-'26)

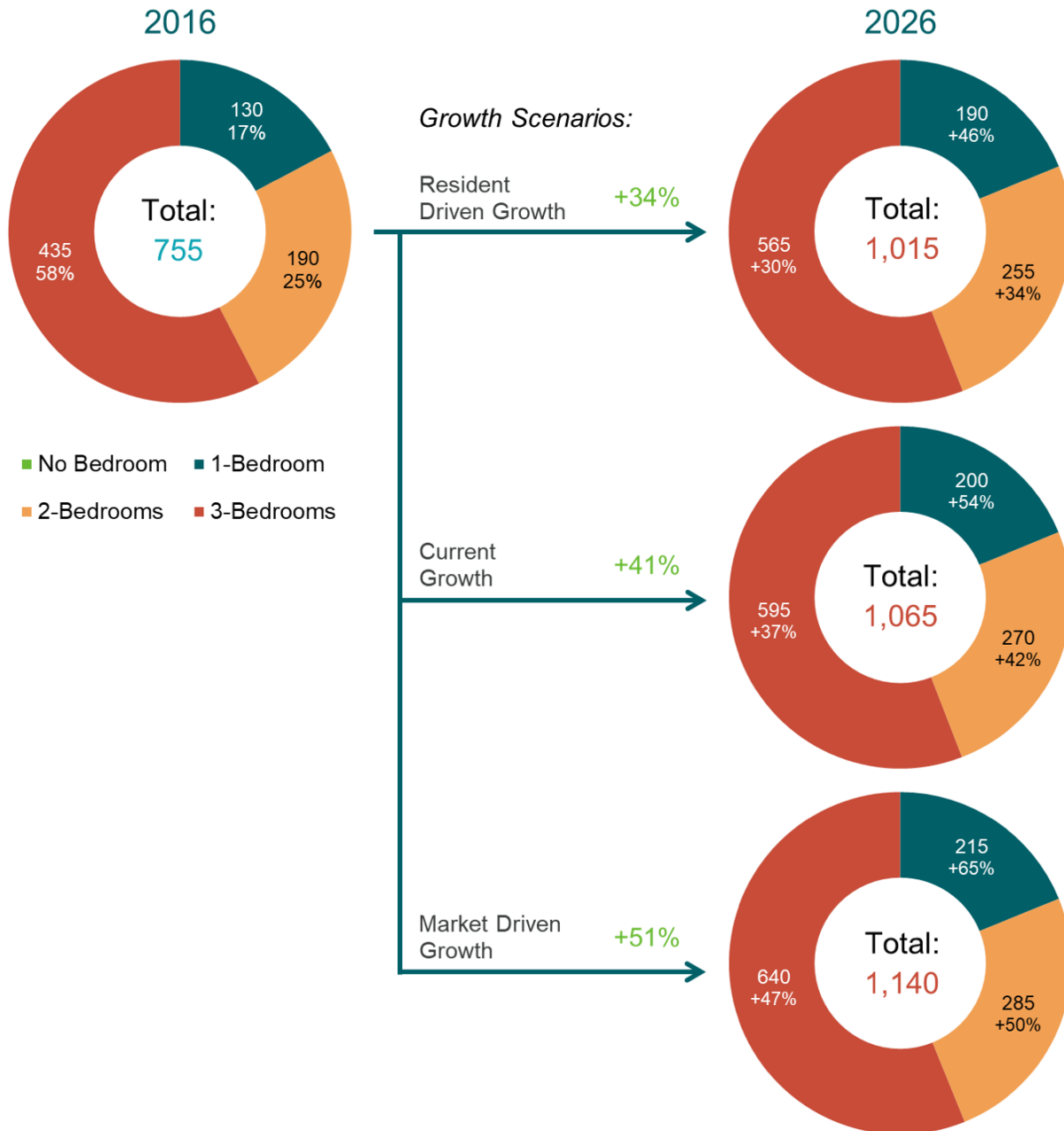


Source: derived from BC Statistics, Statistics Canada, Tofino OCP (2021)

Anticipated Dwelling Size (Bedrooms)

Also important to local governments is the evolution of the demand for particular sizes of dwellings; might there be a shift in preference in the square footage of a home based on the size of a household. Figure 2.2j anticipates how the demand by dwelling size (based on bedroom totals) may change from 2016 to 2026.

Figure 2.2j: Housing Demand by Dwelling Size (% Change '16-'26)



Source: derived from BC Statistics, Statistics Canada, Tofino OCP (2021)

Based on historical distributions of dwelling size, the pace of growth in demand for 1-bedroom dwellings could reach 46% to 65% by 2026. This is the highest growth among defined dwelling sizes and relates to growth to total 2 or fewer person households.

The demand for 2-bedroom units may rise by 34% to 50%, while demand for 3+ bedroom dwellings may increase 30% to 47%. The latter indicates continued demand for larger dwellings/low-density typologies resulting from anticipated increases to maintainer age cohorts that have higher prevalence of belonging to a household with a child or children.



3 Economy

3.1 EMPLOYMENT

Economic development, and the resulting employment opportunities, is a key contributor to the overall demand and supply of housing within a community. Consequently, it is important to understand what trends may be occurring across the labour force.

Labour Force Statistics

The Glossary section defines participation, employment, and unemployment in regards to summarizing labour force activity. Note that tables in this section include green text that denotes a positive change (i.e. greater participation or less unemployment) while red text denotes a negative change (i.e. fewer people in the labour force or increased unemployment).

In 2016, Statistics Canada reported a total Tofino labour force of 1,210 people (those working or actively seeking work, and who are 15+ years old), equating to a 79.6% participation rate. In other words, many more people are contributing to the local or broader economy via employment than otherwise.

Tofino's labour force jumped close to 18% between 2006 and 2016. At the same time, the total people in the non-labour force shrank 6%. Most often, communities exhibit the opposite (growth in the non-labour force while labour force totals decline) as a consequence of aging/retiring populations. Based on population projections (notably, sharp increases in retired people), the non-labour force may begin to rise. Nevertheless, Tofino should retain an elevated participation rate for the foreseeable future.

Figure 3.1a: Tofino, Labour Force Statistics by Sex & Percent Change

	2016			% Change '06-'16		
	Total	Male	Female	Total	Male	Female
Total Pop (15+ yrs old)	1,520	760	755	12.2%	5.6%	14.4%
In Labour Force	1,210	590	620	17.5%	10.3%	20.4%
Employed	1,130	540	585	15.9%	3.8%	21.9%
Unemployed	80	50	30	45.5%	150.0%	-14.3%
Not in Labour Force	305	165	140	-6.2%	-8.3%	-3.4%
Participation Rate (%)	79.6	77.6	82.1	+3.3	+3.3	+4.1
Employment Rate (%)	74.3	71.1	77.5	+2.1	-1.1	+4.8
Unemployment Rate (%)	6.6	8.5	4.8	+1.3	+4.8	-2.0

Source: Statistics Canada

Total female residents in the labour force grew about 20%, double the pace of males. Female participation has historically been higher than for males, and continues to be so in 2016 (82.1% versus 77.6%). Most other communities would demonstrate higher participation for men, with considerable ground to cover to attain parity.

In 2006, unemployment was at 5.3%. Since then, it rose 1.3 points. In 2006, women had higher unemployment rates than men. By 2016, this relationship switched.

Figure 3.1b: Tofino, Labour Force Statistics by Tenure & Percent Change

	2016			% Change '06-'16		
	Total	Owner	Renter	Total	Owner	Renter
Total Pop (15+ yrs old)	1,520	975	545	12.2%	9.6%	18.5%
In Labour Force	1,210	715	495	17.5%	10.0%	30.3%
Employed	1,130	660	470	15.9%	8.2%	28.8%
Unemployed	80	55	25	45.5%	37.5%	66.7%
Not in Labour Force	305	260	50	-6.2%	8.3%	-41.2%
Participation Rate (%)	79.6	73.3	91.7	+3.3	+0.7	+9.1
Employment Rate (%)	74.3	67.7	87.0	+2.1	-0.5	+7.7
Unemployment Rate (%)	6.6	7.0	5.1	+1.3	+0.8	+1.1

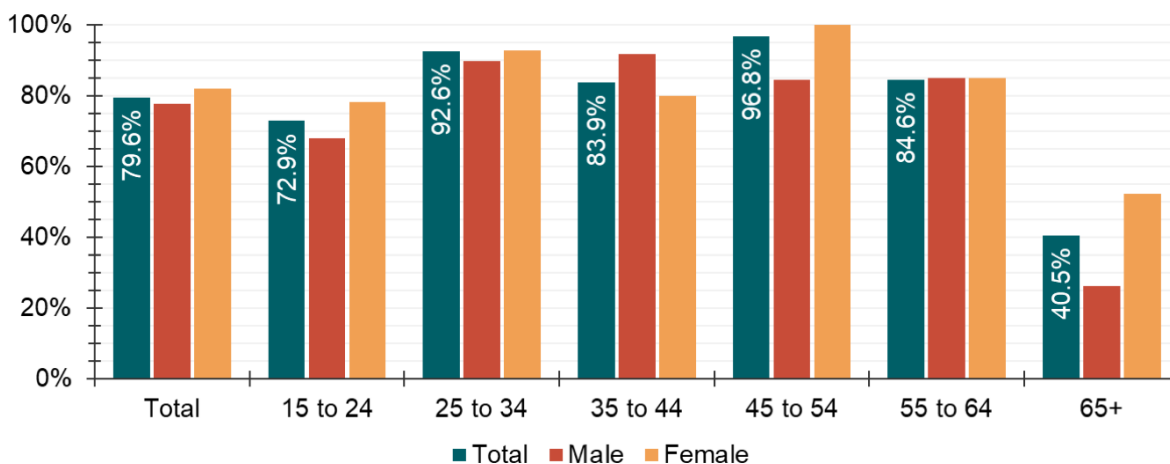
Source: Statistics Canada

Total renting residents in the labour force jumped 30% over ten years, tripling the growth rate of owner residents. Relatedly, renter participation shot up 9.1 points over the decade, reaching 91.7% versus 73.3% for owners.

Participation by Age & Sex

Two types of work are fundamental to capitalist societies: paid employment associated with the waged economy, and unpaid domestic labour (like child, elder, and home care). For a variety of reasons, women tend to spend more time on unpaid work than do men. According to 2015's General Social Survey (GSS) on Time Use, women in Canada spent an average of 3.9 hours per day on unpaid work as a primary activity—1.5 hours more than men (2.4 hours).¹

Figure 3.1c Tofino, Rate of Participation (%) by Age & Sex, 2016



Source: Statistics Canada

¹ Moyser, Melissa. 2018. "Time Use: Total work burden, unpaid work, and leisure." Women in Canada: A Gender-based Statistical Report. Statistics Canada Catalogue no. 89-503-X.

While women tend to spend more time on unpaid work than men, they are less likely to participate in the labour market and, when they do, they are more likely to be employed on a part-time basis.² Based on data from the 2016 Census, 61.0% of Canadian women participated in the labour market, compared with 69.6% of men. The opposite is occurring in Tofino. About 82.1% of women participated in the labour force, versus 77.6% of men, propelled by high rates of participation among young adults who may not consider Tofino as their long-term place of residence and are working in tourism related sectors.

Based on 2015 GSS results, employed women usually spent an average of 5.6 hours less per week on all jobs than did men (35.5 versus 41.1 hours). Women spent an average of 3.9 hours per day on paid work, while men spent an average of 5.2 hours per day on paid work.

The total work burden of women and men was equivalent in 2015 (7.8 and 7.6 hours, respectively). However, when unpaid work performed as a simultaneous activity was included, women's total work burden was an average of 1.2 hours greater per day than men's in 2010 (9.1 versus 7.9 hours).

These findings highlight increased probability of lower earnings for female workers, as they are more likely to take on the burdens of unpaid labour than male workers, which translates to reduced capacity to reasonably afford shelter. This is particularly noticeable for female lone parents (discussed in the Income section).

2 Moysen, Melissa. 2017. "Women and paid work." Women in Canada: A Gender-based Statistical Report. Statistics Canada Catalogue no. 89-503-X.

Industries of Employment

The North American Industry Classification System (NAICS) was developed by North American federal statistical agencies for the standardized collection, analysis, and publication of economic data. Figure 3.1c summarizes the community’s distribution of employment across NAICS industries, with a focus on an individual’s sex and housing tenure type.

Figure 3.1d Tofino, NAICS Industry of Employment by Tenure Type & Sex, 2016

NAICS Code	Industry Title	Total People	% Share	By Tenure		By Sex	
				Owners	Renters	Female	Male
72	Accommodation & Food Services	365	30.7%	47%	53%	56%	44%
44-45	Retail Trade	120	10.1%	75%	25%	58%	42%
23	Construction	90	7.6%	78%	22%	15%	85%
91	Public Administration	80	6.7%	56%	44%	27%	73%
48-49	Transportation & Warehousing	70	5.9%	29%	71%	15%	85%
56	Administrative & Support	70	5.9%	86%	14%	71%	29%
62	Health Care & Social Assistance	65	5.5%	85%	15%	86%	14%
11	Agriculture, Forestry, & Fishing	60	5.0%	42%	58%	27%	73%
54	Professional Services	60	5.0%	83%	17%	43%	57%
61	Educational Services	60	5.0%	67%	33%	67%	33%
81	Other Services (excl. Public Admin)	50	4.2%	50%	50%	67%	33%
71	Arts, Entertainment, & Recreation	40	3.4%	50%	50%	60%	40%
41	Wholesale Trade	20	1.7%	50%	50%	50%	50%
31-33	Manufacturing	15	1.3%	0%	100%	0%	100%
52	Finance & Insurance	10	0.8%	0%	100%	100%	0%
53	Real Estate and Rental & Leasing	0	0.0%	n.a.	n.a.	100%	0%
21	Resource Extraction	0	0.0%	n.a.	n.a.	n.a.	n.a.
22	Utilities	0	0.0%	n.a.	n.a.	n.a.	n.a.
51	Information & Cultural Industries	0	0.0%	n.a.	n.a.	n.a.	n.a.
55	Management of Companies	0	0.0%	n.a.	n.a.	n.a.	n.a.
	Total Industries	1,190		58%	42%	51%	49%

Source: Statistics Canada

The three **largest** Tofino industries based on employment (2016) were:

- 1) Accommodation & Food Services – 365 (30.7%);
- 2) Retail Trade – 120 (10.1%); and
- 3) Construction – 90 (7.6%).

The three industries (with total employment above 20) with the **greatest** share of employees in rental housing (2016) were:

- 1) Transportation & Warehousing – 71%;
- 2) Agriculture, Forestry, & Fishing – 58%; and
- 3) Accommodation & Food Services – 53%.

The three industries (with total employment above 20) with the **greatest** share of female employees (2016) were:

- 1) Health Care – 86%;
- 2) Administrative & Support Services – 71%; and
- 3) Educational Services – 67%.

3.2 INCOME

Overall, Tofino median before-tax household income grew about 28% from 2005 to 2015, or from about \$52,000 to \$66,500. The increase is largely due to a substantial rise in households earning more than \$100,000 and a decrease in those earning below \$40,000.

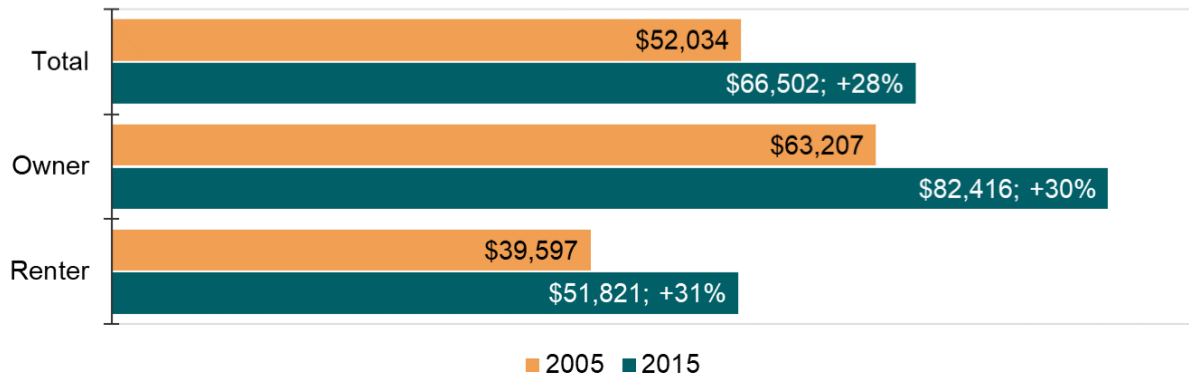
About 220 households earned above \$100,000 in 2015, versus 145 in 2005 (an increase from a 21% share of total households to 29%). About 175 households earned below \$40,000, down from about 265 in 2005 (reducing the share from 38% to 23%).

Please note that income data refers to one year prior to a Census. For instance, income in the 2006 and 2016 censuses would reflect incomes from the 2005 and 2015 tax years. Incomes are also reported in 2015 dollars (thus, 2005 incomes have been adjusted for inflation).

Household Income by Tenure

Figure 3.2a compares the 2005 and 2015 before-tax household earnings of Tofino's owner and renter households. In 2015, the median owner household earned about \$82,400 before tax, while the median renter household earned \$51,800. The former is a 30% increase from a decade prior, while the latter is a 31% decrease.

Figure 3.2a: Median Before-Tax HH Income by Tenure & % Change '05-'15 (2015 dollars)

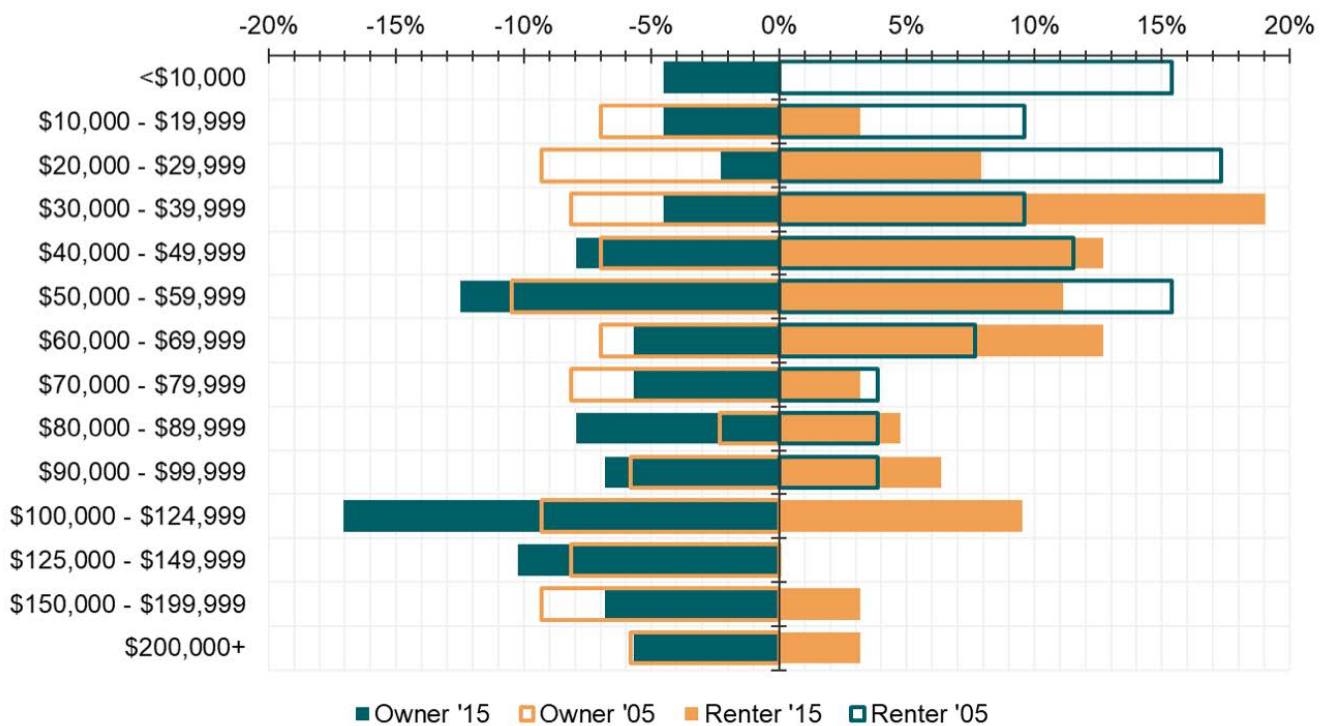


Source: Statistics Canada

Figure 3.2b illustrates the distribution of how many households fall within each income range based on their tenure in a given year. In 2015, 30% of renter households earned less than \$40,000, compared to 16% of owners. These shares were 52% and 24%, respectively, in 2005, suggesting that households within both tenure types are generally transitioning to higher income brackets.

Alternatively, 40% of owner households earned above \$100,000 (up from 33% in 2005), compared to 16% of renter households (up from 0% in 2005).

Figure 3.2b: Tofino, Median Before-Tax Household Income Distribution by Tenure

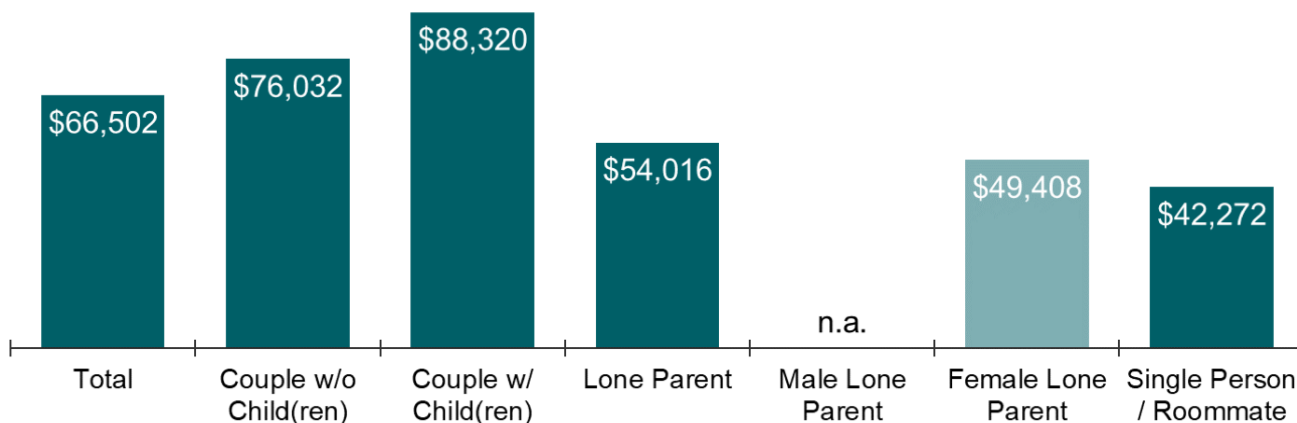


Source: Statistics Canada

Household Income by Family Type

Statistics Canada provides income statistics for different family structures, categorizing them by their “census family” types (see Glossary). Briefly, the family types are as follows: couples without children, couples with children, lone parents (male and female), and non-census families (referred to here as single persons or roommate households).

Figure 3.2c: Median Before-Tax Household Income by Family Type, 2016



Source: Statistics Canada

Statistics Canada data from 2015 reports that the median Tofino couple with children earned the greatest income (about \$88,300), followed couples without children (\$76,000), and lone parents (\$54,000). The median means that half of households in each category earn more than the median amount and half earn below.

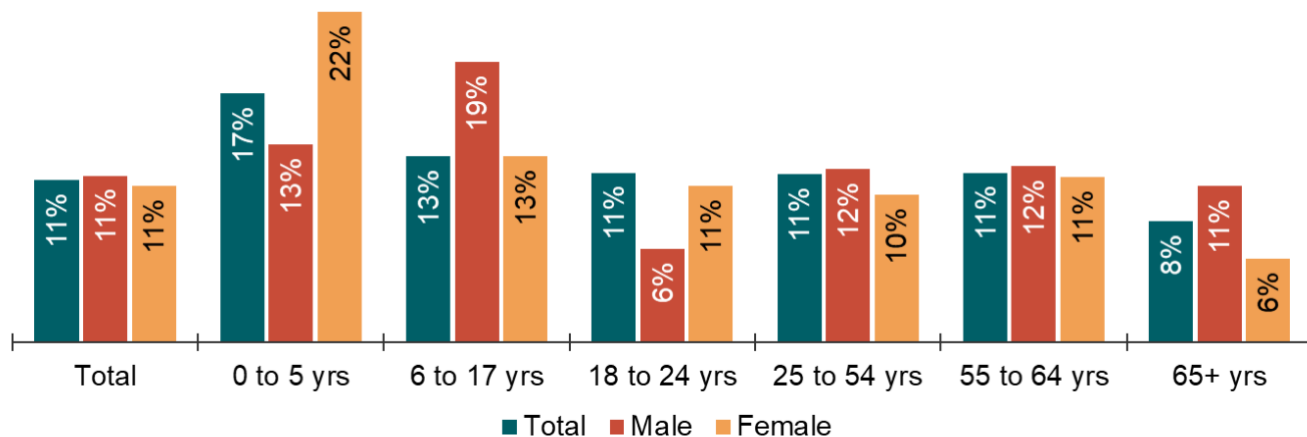
Couples with children often earn more than their counterparts because they are more likely to include dual income earners at times in their lives where they are earning reasonably high incomes based on experience in their fields. The median couple without children includes young couples at the onset of their careers and retired couples who live off investments and savings. Both scenarios typically result in lower household incomes.

There were about 40 lone parent households in Tofino in 2016 (about 6% of all households). Female lone parents made up about 90% of lone parent households. ACRD data indicates that female lone parents earned about 21% less than male lone parents in 2015.

3.3 LOW-INCOME HOUSEHOLDS

The Low-Income Measure After-Tax (LIM-AT) is a set of thresholds calculated by Statistics Canada that identifies Canadians belonging to a household whose overall incomes are below 50% of median adjusted household income. “Adjusted” refers to the idea that household needs increase as the number of household members increase. Statistics Canada emphasizes that the LIM is not a measure of poverty, but that it identifies those who are substantially worse off than the average.

Figure 3.3a: LIM-AT Prevalence by Cohort & Sex, 2015



Source: Statistics Canada

In 2016, about 11% of Tofino residents (190 people) belong to a household below the LIM-AT threshold. Of those 190, about 40 were children younger than 18 (or 14% of the cohort’s total population). Low income prevalence generally decreases across older cohorts.

About 100 men and 90 women reported belonging to a low income household. Prevalence is highest for females in early childhood and early adulthood, but is overall lower than that of males across other reported age cohorts.



4 Housing

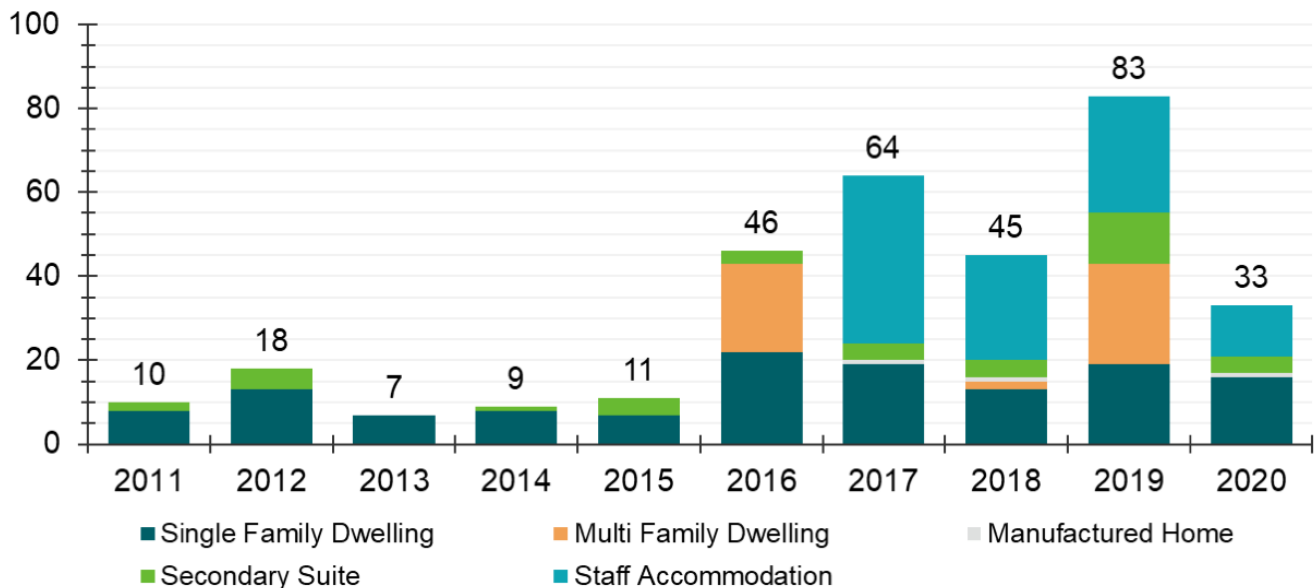
4.1 RESIDENTIAL CONSTRUCTION ACTIVITY (STARTS)

Over the last decade, the District of Tofino has begun building about 33 dwelling units annually. The last half-decade exhibited the greatest volume, accounting for 83% of total decade starts and on average 54 annual starts since 2016.

The rise in construction activity is mostly centred around contributions from new multi family dwelling and staff accommodation units. Single family homes also experienced higher start volumes since 2016.

Since 2016, about 38% of starts were for staff accommodation units, 33% for single family homes, 17% for multi family dwellings, and 10% for secondary suites.

Figure 4.1a: Residential Construction Activity (Starts), '11-'20



Source: Local Government

4.2 HOUSING INVENTORY

In 2016, Statistics Canada reported that Tofino had 755 total homes occupied by a permanent or usual resident (see Glossary), up 9% from 2006. Information is only available for these usual residents and not the 282 additional dwellings reported by Statistics Canada in 2016 that are either recreational and/or not a primary residence.

Some of the terms used by Statistics Canada to describe the types of dwellings within a community's housing stock may not be familiar to some residents. For instance, local zoning by-laws often refer to three types: single family, two family, or multiple family dwellings. Residents may also be more familiar with property descriptions offered by BC Assessment.

To maintain consistency across this report, we mostly refer to Statistics Canada definitions (unless data sources are not detailed enough to do so). The following table lists these types, the corresponding definition, and how they might be referred to day-to-day.

Dwelling Type	Statistics Canada Definition	Common Understanding in BC
Single-detached	A dwelling not attached to any other dwelling or structure. It has open space on all sides, and has no dwellings either above it or below it.	Typically referred to as a “single-family home.”
Semi-detached	One of two dwellings attached side by side (or back to back) to each other. It has no dwellings either above it or below it, and the two units together have open space on all sides.	Often captured under the umbrella of “duplex,” which refers to any dwelling that has two units (whether side to side or one above the other). Zoning bylaws often refer to these as “two family dwellings.”
Row house	One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below.	Mostly consistent with Statistics Canada, though zoning bylaws often include them in the definition of “multiple family dwellings.”
Duplex	One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.	Refers to any dwelling that has two units, regardless of whether it is divided vertically or horizontally. Zoning bylaws often refer to these as “two family dwellings.”
Apartment	A dwelling unit attached to other dwelling units, commercial units, or other non-residential space.	Consistent with Statistics Canada. Typically known as “multiple family dwellings.”
Movable	A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice.	Also known as a “mobile home” or “manufactured home” and referred to in this report, as a “manufactured home.”

Please also note that this section refers only to data reported by Statistics Canada and has not been adjusted for undercounting.

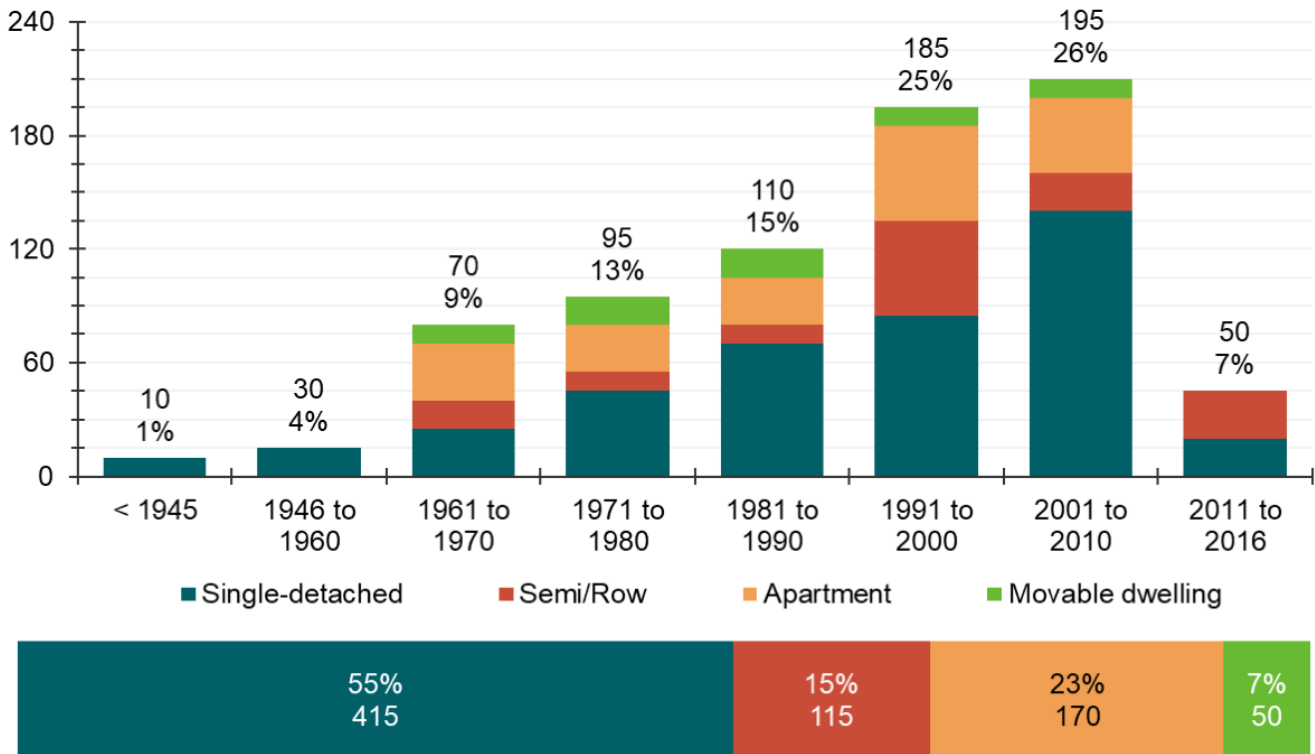
Dwelling Age & Dwelling Type

According to the 2016 Census, about 55% of the District of Tofino’s dwelling stock (occupied by a usual resident) is made up of single-detached dwellings. Apartments made up the next greatest share (23%), followed by semi-detached/rowhouse dwellings (15%) and movable (manufactured) homes (7%). Figure 4.2a illustrates the distribution of construction activity over the last century, as well as the total dwelling units by type constructed in each period.

The greatest volume of construction occurred in the 2000s, reaching about 195 units (26% of the dwelling stock). Construction activity has historically risen from decade to decade.

Between 2011 and 2016, Tofino appeared to introduce fewer units to the local market compared to historical trends. Construction starts data from the District of Tofino suggests that this slow first half of the decade may be met with considerable activity during the second half, particularly among multi-family dwellings and units for staff accommodation.

Figure 4.2a: Dwelling Inventory by Age & Type, 2016



Source: Statistics Canada

4.3 RENTAL HOUSING

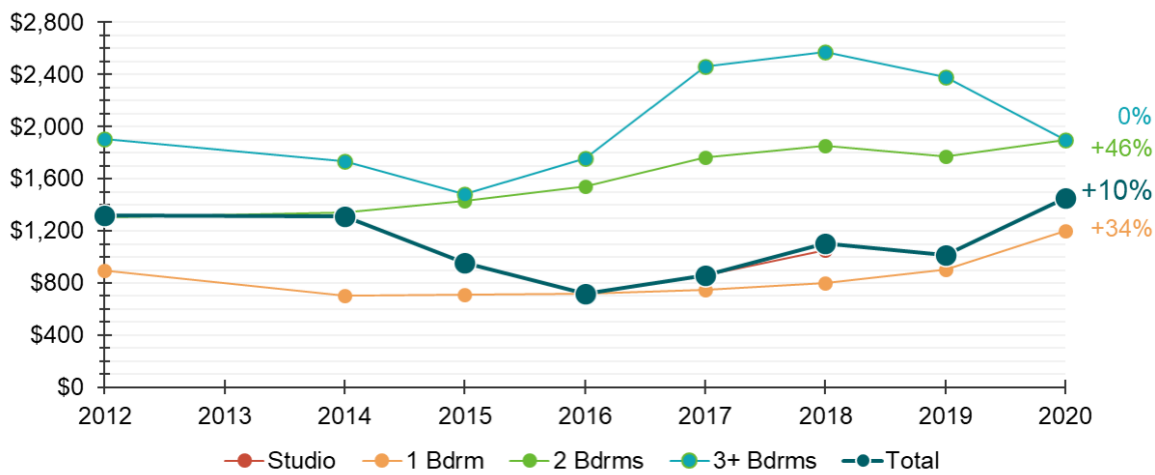
The Canadian Housing & Mortgage Corporation (CMHC) conducts an annual Rental Market Survey to estimate rental market strength. The survey collects samples from all urban areas with populations greater than 10,000 and targets only private apartments with at least three rental units. Among the information provided are median rental prices for units within the primary rental market (see Glossary). Only Port Alberni meets CMHC's criteria among all ACRD communities, leaving a considerable gap about the cost of renting in small municipalities and rural areas.

Thankfully, the Coastal Family Resource Coalition have put in the time and effort of scanning local classified ads for rental units, collecting unit rents and characteristics since 2012. Figures 4.3a summarizes the change in rents by unit size.

Since 2012, overall rent prices may have grown 10% (in 2020 dollars). Comparing solely to 2012 does not paint the whole picture, as local data would suggest there was a dip in prices in 2016, which has since recovered. From 2016 to 2020, the median rent rose 103%.

The main contributor to the irregular overall trend is how the sample rents are distributed. Since 2012, about 55% of collected rents were for 1-bedroom units, 25% were for 2-bedrooms, and 17% were for 3+ bedrooms. If we use 1- and 2-bedroom units as the proxy for all dwelling sizes, it is possible that rents have changed about 40% over the 9 years, or an annual growth rate of nearly 4% after inflation adjustments.

Figure 4.3a Tofino, Historical Median Rent Prices (2020 dollars), % Change '12-'20



Source: Coastal Family Resource Coalition

4.4 HOMEOWNERSHIP / RESIDENTIAL REAL ESTATE MARKET

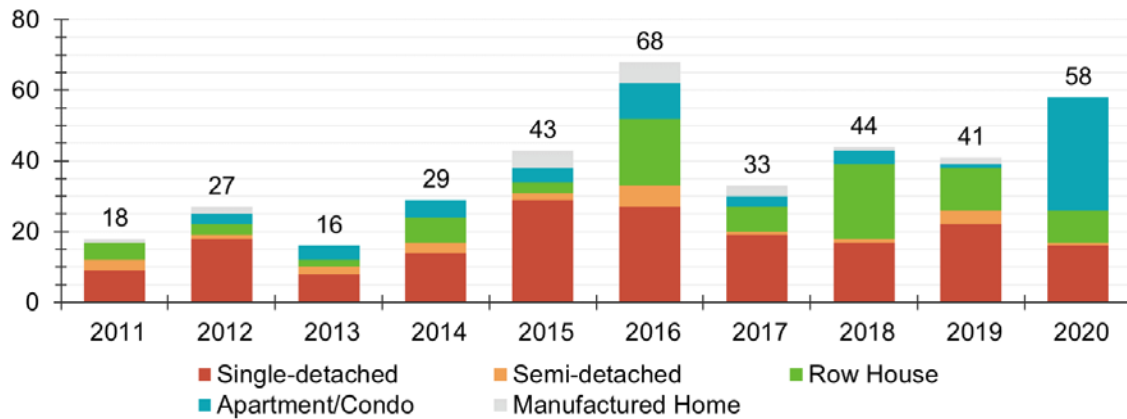
The real estate market refers to the buying and selling of land and buildings, mostly by individuals or companies who seek stable, permanent tenancy or investment opportunities. Many factors play into the health of the market, including dwelling prices and sales volumes. With access to high level BC Assessment data, we are able to report on these two topics at the local level.

Sales Activity

Residential sale volumes over the last decade appear relatively cyclical, with peaks occurring every 5 years or so. The highest year of real estate activity occurred in 2016 with 68 home sales, followed by 58 transactions in 2020.

Since 2011, single-detached homes have made up about 47% of sold properties, followed by row houses (23%), apartments/condos (18%), semi-detached homes (6%), and manufactured/mobile homes (5%). Apartments/condos exhibited its greatest share of sales in 2020 (55%, or 32 sales), likely attributed to the sale of new condos within the same development.

Figure 4.4a: Historical Sales Volumes



Source: BC Assessment

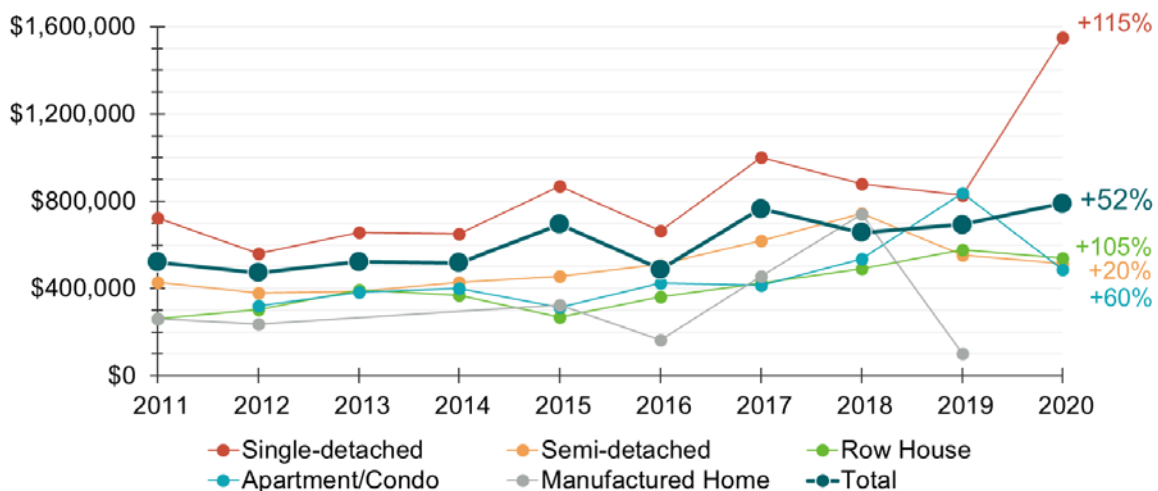
Sale Prices

BC Assessment reports sale prices for multiple dwellings types. Figure 4.4b shows what the average price is per dwelling type, and the percent change (in 2020 dollars) from 2011 to 2020.

Overall, Tofino home prices appreciated 52% since 2011 (about \$546,900 to \$899,200). Price increases occur across all defined dwelling types (note that manufactured home prices jump significantly over the decade due to inconsistency whether it is the sale of land or the mobile home only). Most significant is the change for single-detached dwellings (115%), propelled by a massive jump from 2019 to 2020. Ignoring 2020 sales, prices rose about 2% annually.

While single-detached prices grew, data suggests that other dwelling type prices fell slightly between 2019 and 2020, but not enough to sway overall positive decade and half-decade trends.

Figure 4.4b: Historical Median Dwelling Prices (2020 dollars), Percent Change '11-'20



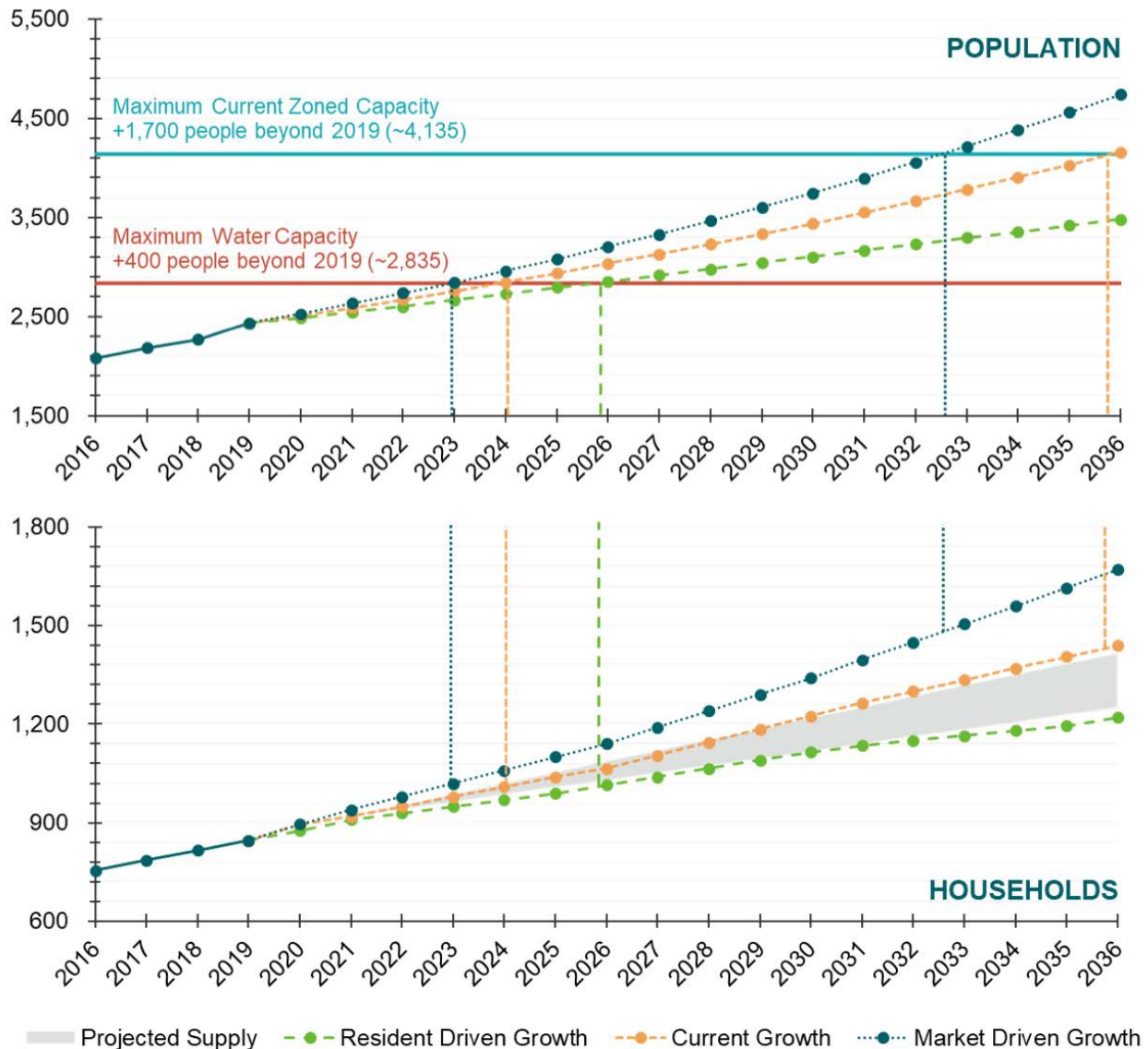
Source: BC Assessment

Adjusting prices for inflation (e.g. 2020 dollars) allows the reader to understand the actual overall appreciation or depreciation in housing in real terms (or values that are comparable without the consideration of increases or decreases in the value of money in the larger economy). For instance, overall prices increased 63% when unadjusted, meaning inflation made up about 14% of the increase in price over the decade.

4.5 ANTICIPATED HOUSING DEMAND, SUPPLY, AND CAPACITY

Demand projections suggest that the demand for Tofino housing may increase by 260 to 385 households from 2016 to 2026 (or 26 to 39 annually). To reiterate, this represents the continuation of status quo conditions (from 2016), applied to each of the three OCP growth scenarios.

Figure 4.5a: Housing Needs Projections versus Capacity



Source: derived from BC Statistics, Statistics Canada, Tofino OCP (2021)

Figure 4.5a illustrates the total population (top chart) and household (bottom chart) projections for resident driven, current, and market driven growth. The population graphic includes the capacities related to water supply and current residential zoned lands (or those that allow residential uses). Furthermore, the household chart displays the projected housing supply based on historical trends. The lower threshold is supply growth based on the previous decade average. The upper threshold is based on the previous half decade average. Note that the projected supply does not include employer provided housing since Statistics Canada excludes these units from their dwelling counts.

Construction activity from the last decade equated to about 22 unit starts per year. If considering only the last 5 years, this increases to about 33 starts annually. Both were applied to historical households as of 2019 to directly compare with demand scenarios. The range of anticipate supply (the accumulation of 22 or 33 unit growth annually) falls between resident driven and current growth projections. This suggests that the ideal relationship between supply and demand (to meet the minimum requirements for maintaining the status quo market from 2016) falls somewhere in between the two scenarios. Under a market driven demand scenario, rates of historical supply would be clearly insufficient, likely worsening local housing conditions. Notwithstanding, construction activity is not the only factor to consider; capacity issues exist related to the water supply and current residential zoning inventory.

With a capacity of approximately 2,835 usual residents (this analysis excludes shadow populations), the estimated water supply will be exceeded by resident driven growth by 2026, current growth by 2024, and market driven growth by 2023 (demonstrated by the vertical lines). Total household capacity of each scenario is about 1,015. In other words, the estimated current water supply could only accommodate 260 more units after 2016, equivalent to the anticipated resident driven demand between 2016 and 2026.

Analysis from the OCP estimates that Tofino could fit approximately 4,135 usual residents (not including the shadow population) across local properties that are presently zoned as residential or permit residential uses (or 1,700 more than the estimated 2019 total population). This total may be exceeded by 2032/2033 under the market driven scenario and 2036 under current growth. Total household capacity could be about 1,480 for the former and 1,420 for the latter. Both fall outside the time horizon contemplated by this report, but are important considerations for future Housing Needs work.

Although estimated zoned capacity should not be met for at least a decade, it is wise for the District of Tofino to institute a capacity buffer so that the District never runs out of land. If supply dwindles and demand remains constant or increases, land prices will rise dramatically. These price increases will inevitably trickle down to purchasers and renters, exacerbating affordability issues. The District should frequently review their rate of construction, remaining zoned capacity, and local policies to assess the balance between playing a role in the mitigation of increasing land values and the environmental impacts of greater development.

A Note on Projections

Projections are too often used as a roadmap; definitive information that shows us the precise path to a known destination. Instead, they should be used as headlights; a tool that illuminates part of the road ahead, giving us an idea of what is to come so that we are better prepared to deal with it. In this way, success still requires that we evaluate projections against reality as time goes on, constantly monitor our current state and recent progress, and use critical judgement to make adjustments along the way if reality turns out to be different than expectations.

This is also a challenging time to undertake projection exercises; input data is getting stale, but more up to date figures from the 2021 Census will not be available until various points throughout 2022. As a result, many aspects of these analyses rely on data current to 2016, which may not accurately depict current local demographic, economic, and social contexts.

Projections are always hypothetical, and should be used in conjunction with other data on housing demand (e.g. rental market scans and property sales data) to get a sense of how real-life, contemporaneous conditions align with what projections anticipate. Given these considerations, greater weight should be put on these other data points when projections seem out of line with reality.

Additionally, when using projections to inform targets and regulatory conditions, it must be recognised that there is a difference in risk between aiming too high, or too low. Particularly as it relates to housing, actual delivery of units is mostly the result of private-sector activity which is governed by short-term economic feasibility and the ongoing balance of supply and demand in the market. Setting goals or regulatory limits which exceed forecasted conditions is far less likely to create a problem as the private sector is able to quickly moderate its activity in the event that these are higher than what is required. However, if targets fall short of the need in reality (like the difference between resident and market driven growth scenarios), it is difficult for the private-sector to expand policy and regulatory limits to enable greater levels of production. This can lead to artificial shortages if unambitious policy works to limit what would otherwise occur.

4.6 NON-MARKET HOUSING

BC Housing provides annual counts regarding the provision of non-market housing across communities like the Alberni-Clayoquot Regional District. The data, collected in March 2021, details the total persons or households using forms of emergency shelters, transitional and assisted living, independent social housing units, or private market rental assistance programs. The following subsections summarize the current stock of these facilities and program offerings and number of waitlists corresponding to population need.

The vast majority of non-market housing programs and facilities centralize within urban centres (like the City of Port Alberni). Given that rural residents may seek out these urban centres, we do elect to include totals from the ACRD as a point of comparison.

Facilities & Programs

As of March 31, 2021, the ACRD provides emergency shelter or homeless housing for 155 people, 135 units exist for those needing transitional housing and assisted living, and 218 units exist as independent social housing. In March, 274 individuals or households received rental assistance for private market dwellings, 73% of whom were seniors.

The City of Port Alberni's non-market housing contributions make up 90% of ACRD services. The remaining 10% share is distributed across the district municipalities and electoral areas. The District of Tofino offers 4 independent social housing units and has 6 individuals / households receiving rental assistance.

According to BC Housing, the 4 independent social housing units are 1-bedrooms located at Mt. Colnet Villa, which specifically caters to seniors.

Figure 4.6a shows how many people/households benefited from non-market housing across the ACRD and the District of Tofino. Units for the all service allocation subgroups are marked with an 'XX' notation if one of the subgroups has 5 or fewer units.

Figure 4.6a: Non-Market Housing Facilities & Programs, March 31 2021

Alberni-Clayoquot Regional District

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
92	40	23	155	79	40	16	135	118	100	218	46	199	29	274	782

District of Tofino

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
0	0	0	0	0	0	0	0	XX	XX	4	XX	XX	XX	6	10

Source: BC Housing

Non-Market Housing Waitlist

As of June 2021, the BC Housing wait list had 109 total applications from ACRD residents that had not yet been fulfilled, including: 64 families, 10 residents with disabilities, and 17 seniors. Like for services, the greatest visible demand comes from Port Alberni (91% of applications). Based on available information, 4 Tofino applicants remained unserved.

The totals provided only reflect active applications with BC Housing and do not represent the true total of people who can or should be accessing services but are not, either due to stigmatization of accessing services or feeling disheartened by long wait list numbers or times. The unavailability of options in rural communities also serves as a deterrent to applying to urban services, especially when social (family and friends) supports may not be in these urban centres or if residents simply wish to remain in their community (like seniors aging in place).

5 Housing Need

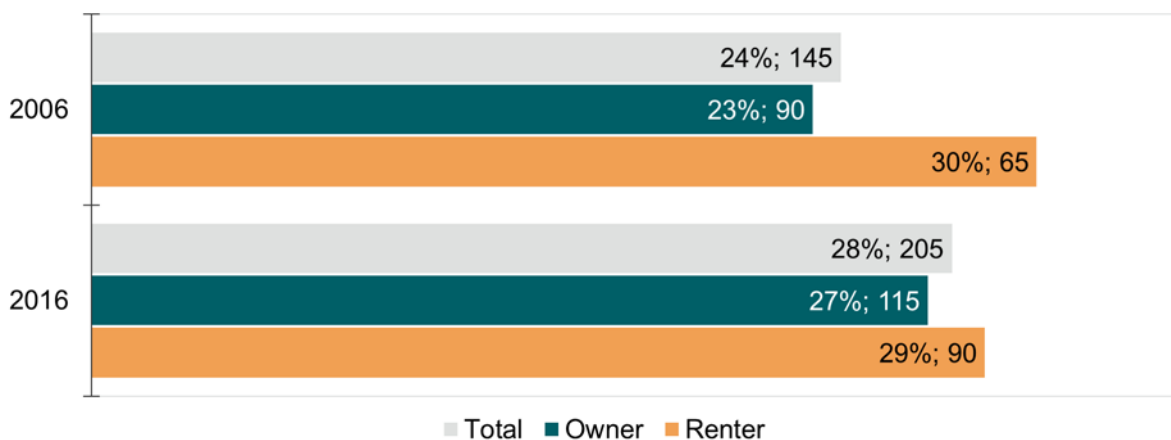
Statistics Canada defines housing need using three set of criteria: suitability, adequacy, and affordability. The Glossary section provides definitions for each of these; however, a quick guide is that unsuitable means overcrowded, inadequate means a home requires major repair, and unaffordable is when shelter costs exceed 30% of before-tax household income. If any household experiences one or more of these criteria, Statistics Canada classifies them as living in “Core Housing Need,” the catch all metric for housing hardship.

5.1 HOUSING NEED CRITERIA

Affordability

In 2016, Statistics Canada reported that 205 Tofino households lived in a home that put them outside their financial means. In other words, 28% of households allocated more than 30% of their before-tax household income to shelter costs. Both the number and share of households experiencing affordability issues represent an increase from 2006 (145 and 24%)

Figure 5.1a: Unaffordable Housing by Household Tenure



Source: Statistics Canada

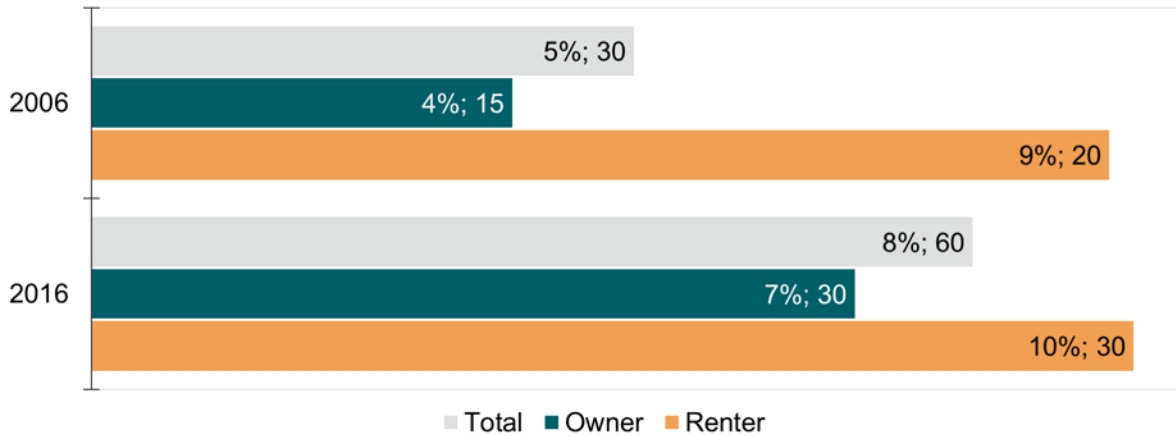
Renter households are more likely to deal with the burden of unaffordable housing. About 29% of renter households (90 total) paid more than 30% of their income versus about 27% of owners (115 total). This hardship largely stems from the higher proportion of renting single income households.

Typically, there is a large gap between the rates of unaffordability of owner and renter households, with the former reporting better conditions. Tofino’s 2016 rates show little discrepancy between the two tenures, likely attributed to the overall elevated prevalence of younger, single person / roommate households. For added context, the ACRD’s owner and renter household rates of unaffordability were about 13% and 44%, respectively.

Adequacy – Prevalence of Major Repairs

In 2016, Statistics Canada reported that 60 Tofino households lived in a home that needed major repairs, or 8% of total households. The number and share of inadequate homes represent a decade increase from 30 and 5% in 2006.

Figure 5.1b: Inadequate Housing by Household Tenure



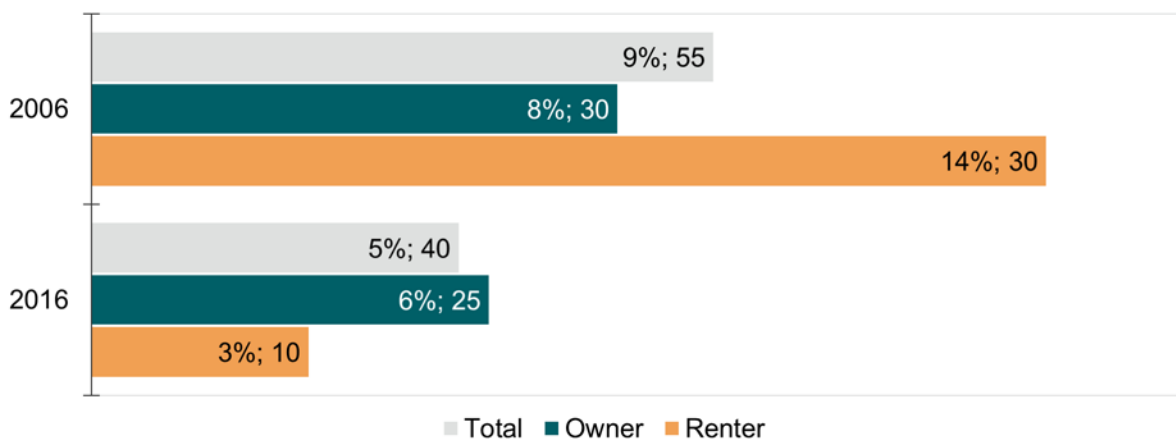
Source: Statistics Canada

Housing inadequacy is predominantly a function of the housing stock's age (the older the property, the greater likelihood of needing repair). Tofino appears to have a proportional rate of marginally better dwelling quality compared to the ACRD overall.

Suitability – Overcrowding

In 2016, 40 Tofino households lived in a home that was too small for their needs, or 5% of total households. The number and share of unsuitable homes represent a decade decrease from 55 and 9% in 2006. Unsuitable dwellings appeared to affect owner households to a larger degree than renters in 2016, the opposite of 2006 trends.

Figure 5.1c: Unsuitable Housing by Household Tenure, 2016



Source: Statistics Canada

Housing Criteria by Family Type

Tied to income, couples (with or without children) are usually more likely to reasonably afford their accommodation and can access adequate housing as a result. However, couples with children report the second highest unaffordability at 31% after single person/roommate households (39%) and both demonstrate high prevalence of their homes needing major repair.

Unsuitability is more common among families with children as their needs quickly change as their household sizes increase. This is especially true for lone parent households (22%) who are less likely to be able to afford the form of housing that they need.

Figure 5.1d: Housing Criteria by Tenure & Family Type, 2016



Source: Statistics Canada



5.2 CORE HOUSING NEED

If a household is in Core Housing Need, it means that they experience at least one of the previously mentioned hardships, but with one major difference: affordability is not only whether expenses surpass the 30% threshold. It also takes into account whether an affordable, adequate, and suitable alternative option exists in the market (given a household’s needs). Put simply, Core Housing Need filters out those who voluntarily spend more money on housing because their means (generally) allow them to or those who choose to live in unsuitable and inadequate housing when their incomes facilitate otherwise. For example, a household earning \$300,000 could spend a significant portion of their income on housing, when cheaper options are available, without seriously impacting their ability to afford other necessities.

Core Housing Need may overcount total households experiencing financial hardship from housing, particularly for owner households who may pay more than they can afford to get their foot in the market, receive higher quality housing, or simply meet their nuanced family need. That said, most households in Core Housing Need do experience financial hardship.

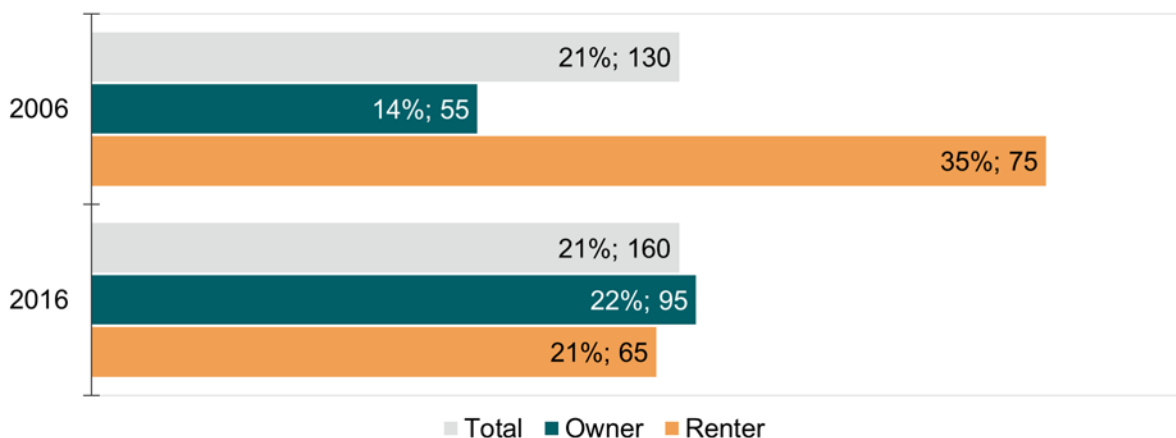
Core Housing Need

In 2016, 21% of Tofino households (160) lived in Core Housing Need. Among owner households, the rate was 22% (95 households), while renter households experienced slightly lower proportions of need (21% or 65 households).

The reduction of Core Housing Need prevalence for renter households is thanks to consistent rates of unaffordability and inadequacy between 2006 and 2016, and an improvement in unsuitability. The worsening of owner household rates of Core Housing Need is mostly attributed to their elevated unaffordability in 2016.

In 2015, households in core need earned a median before-tax income of \$37,275 (about 56% of Tofino’s overall median income).

Figure 5.2a: Core Housing Need by Household Tenure



Source: Statistics Canada

Core Housing Need by Household Type & Indigenous Identity

Data related to Core Housing Need related household types and Indigenous identity is scarce due to small population sizes that result in greater impacts from Statistics Canada’s random rounding. Nevertheless, data does exist for the entirety of the ACRD, shared below.

Figure 5.2b: ACRD, Core Housing Need by Household Type & Indigenous Identity, 2016



Source: Statistics Canada

Across the ACRD, lone parents demonstrated greatest prevalence of Core Housing Need among household types at 28%, meaning about 1 of every 4 lone parents faced financial, spatial, or quality hardship as they relate to housing. Single person / roommate households were not far behind at 27%. Couples, who often benefit from being dual income earning, experienced the lowest prevalence of hardship.

About 30% of Indigenous households were in core need. Indigenous lone parent households experienced the most elevated rate of need at 47% of households.

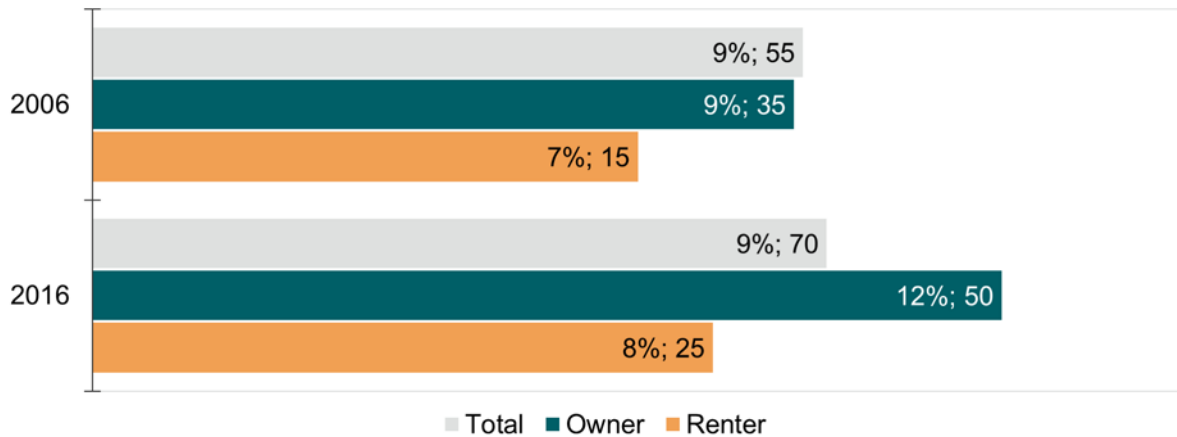
Extreme Core Housing Need

Extreme Core Housing Need applies the same methodology as Core Housing Need, with one additional adjustment. The Extreme definition adjusts the original 30% threshold to 50% in an effort to determine how many households are facing substantial financial hardship.

In 2016, 9% of Tofino households (70) lived in Extreme Core Housing Need. Among owner households, the rate was 12% (50 households), while 8% of renter households (25) reported extreme core need.

Overall, the rate of Extreme Core Housing Need remains unchanged since 2006, though about 15 more households were need by 2016. Both owner and renter households experienced an increase in their rates and totals over the decade.

Figure 5.2c: Extreme Core Housing Need by Household Tenure



Source: Statistics Canada

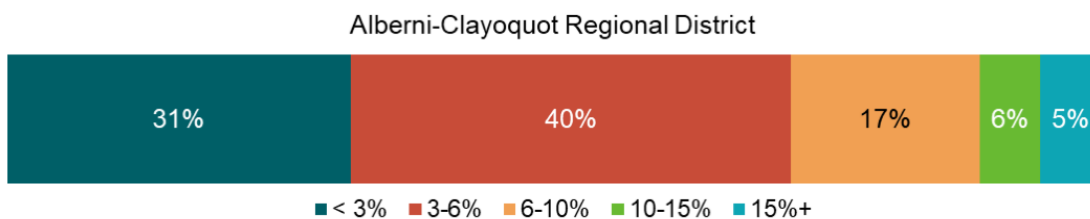
5.3 ENERGY POVERTY

According to the Canadian Urban Sustainability Practitioners (CUSP), energy poverty refers to the experience of households or communities that struggle to heat and cool their homes and power their lights and appliances. Canadian academics consider those households that take on a disproportionate energy cost burden relative to their average after-tax income are said to be experiencing energy poverty. Three thresholds exist for energy poverty: (1) 6% of after-tax income when considering utilities only,³ (2) 4% of after-tax income for fuel used for transportation, and (3) 10% of after-tax income for the combined of (1) and (2).⁴ The Canadian average utility expense as a share of after-tax income is about 3%.

CUSP energy poverty initiative includes an “Energy Poverty and Equity Explorer Tool,”⁵ which provides 2016 estimates on how many households spend a particular portion of their income on energy costs (not including vehicle gas). Figure 5.3a summarizes the results the ACRD as a whole. Data does not exist for Tofino, but is available for Port Alberni and Electoral Areas B, D, E, and F. These individual communities are not but the share of households allocating certain percentages of their income to utilities is about the same across jurisdictions.

Based on available geographic data, CUSP estimates that about 28% of ACRD households spent more than 6% of their after-tax income on utility expenses in 2016.

Figure 5.3a: Household Utility Expenses as a % of After-Tax Income, 2016

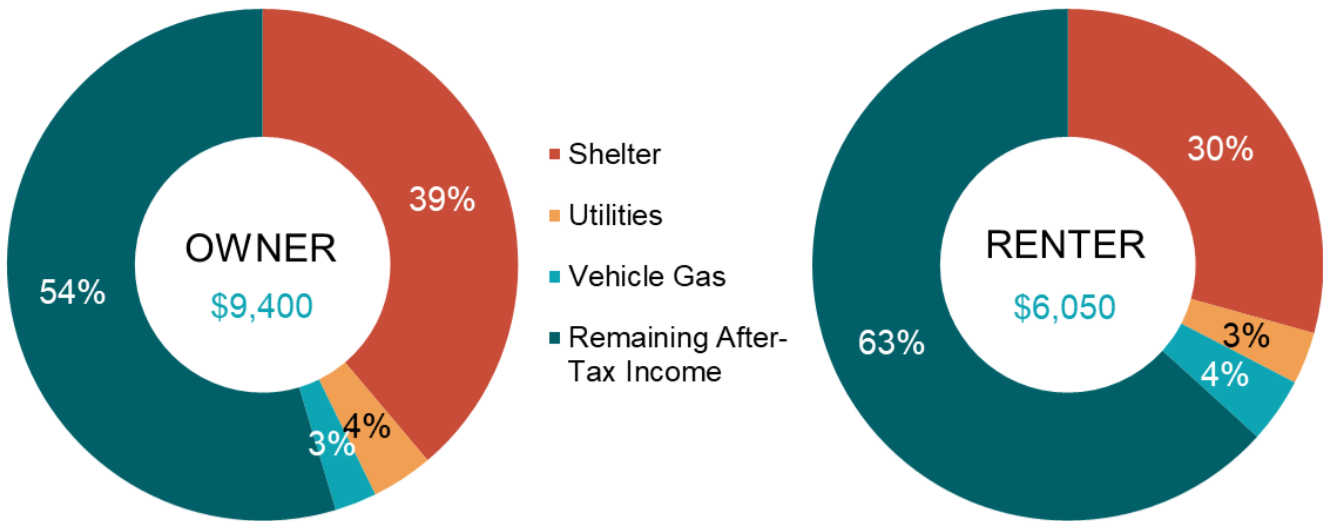


Source: Canadian Urban Sustainability Practitioners

3 Canadian Urban Sustainability Practitioners. (2021). The Many Faces of Energy Poverty in Canada. <https://energypoverty.ca/>
 4 Fraser Institute. (2016, March 15). Energy Costs and Canadian Households: How Much Are We Spending? <https://www.fraserinstitute.org/studies/energy-costs-and-canadian-households-how-much-are-we-spending#>
 5 Canadian Urban Sustainability Practitioners. (2021). Energy Poverty & Equity Explorer. <https://energypoverty.ca/mappingtool/>

Figure 5.3b show internally produced tenure estimates for Tofino combinations of data from Environics Analytics and Statistics Canada. It shows what the average owner and renter household earns after-tax every month and what percentage of that income is likely allocated to shelter, utilities, and gas.

Figure 5.3b: Energy Costs as % of Average Monthly After-Tax Income, 2020 Estimates



Source: derived from Environics Analytics & Statistics Canada

The average homeowner potentially spends around 4% on utilities and 3% on gas (for leisure, work, or errands). Although renters generally pay smaller utility bills (efficiencies from many units in a building, smaller units, or utilities being included in rent), they must often allocate similar shares of their income as owners towards energy. Gas typically takes up a higher portion of a renter household’s budget. Renters often need to drive just as far as owners, while earning less.

The estimated average energy expense falls below the 10% energy poverty threshold (when including vehicle fuel). When separated by tenure type, both owners and renters pay less than 6% on utilities, allocating about 4% of their income (just above the 3% national average). When we include gas in the calculation, the average energy expense remains affordable (about 7%).

Figure 5.3c: Energy Costs as % of Average Monthly After-Tax Income, 2020 Estimates



Source: derived from Environics Analytics & Statistics Canada

6 Affordability Gap Analysis

In order to perform an affordability gap analysis, this report compares real estate sales and rental data to family types and defined income categories. The income categories adapt those used by the U.S. Department of Housing and Urban Development as a means of establishing designating thresholds to identify the financial capacity of households.⁶ The categories are as follows:

- **Very low income** – making less than 50% of median income
- **Low income** – making between 50 and 80% of median income
- **Moderate income** – making between 80 and 120% of median income
- **Above moderate income** – making between 120 and 150% of median income
- **High income** – those making above 150% of median income

The report applies the following steps to calculate affordable house and rental prices:

- 1) determine the maximum achievable income in a particular income category range;
- 2) calculate an affordable monthly rent or dwelling price for said category using CMHC's pre-July 1, 2020 maximum Gross Debt Service (GDS) ratio (35%)⁷ – note that the GDS is mostly used for home purchases, but is used here as a metric to represent shelter costs generally (whether for an owner or renter household);
- 3) compare these calculations to median market rents and median house prices.

The tables and figures within the following sections combine multiple data sources (Coastal Family Resource Coalition, Statistics Canada, Environics Analytics, and BC Assessment). Each source uses different ways to collect, organize, or define its data. Although efforts have been taken to make the data as compatible as possible, results should not be taken as absolute fact; rather, they are estimates intended to illustrate a high-level trend. The following rules and assumptions were used for this exercise:

- values are rounded for readability;
- rental rates are based on locally reported rents (new-build rental market participants would have to likely pay more);
- estimated dwelling values derived from an affordable mortgage payment and assumes a 10% down payment, a 25-year amortization period, and that interest rates equate to the Bank of Canada prime rate of that period (2.85% in 2015 and 2.45% in 2020);
- the ratio of owner to overall income remains the same over time to estimate incomes in 2020 (the same goes for the ratio of renter to overall income); and
- ancillary household shelter costs (e.g. utilities and insurance) will make up about one third of owner shelter costs and one fifth of renter shelter costs.

⁶ U.S. Department for Housing & Urban Development. (FY 2021). Methodology for Determining Section 8 Income Limits. Retrieved from <https://www.huduser.gov/portal/datasets/ii/ii21/IncomeLimitsMethodology-FY21.pdf>

⁷ Canada Mortgage & Housing Corporation. (2018, March 31). Calculating GDS/TDS. Retrieved from <https://www.cmhc-schl.gc.ca/en/professionals/project-funding-and-mortgage-financing/mortgage-loan-insurance/calculating-gds-tds>

The analysis is based on different median incomes, which means that results cannot speak to the experience of every household. That said, the analysis should be read with the understanding that median figures may mask the true hardships faced by some segments of the population; this is more effectively shared through the study’s engagement process and results.

6.1 RENTING

Anecdotally, the cost of shelter has risen over the last decade across most jurisdictions. In markets of unchanging demand and supply dynamics, one would expect prices to increase by about the rate of inflation. Based on rental data collected by the Coastal Family Resource Coalition for the Districts of Tofino and Ucluelet, it would appear that rents have risen well above inflation. Note that the following analysis uses the combination of Tofino and Ucluelet data to increase the sample size and said geographies are together referred to as the West Coast.

As prices have increased, the financial accessibility of rental housing has diminished. Figure 6.1a illustrates what proportion of total renter households (y-axis) can afford to rent at any given rent price (x-axis) in 2015 and 2020. The vertical lines represent the median cost of a rental unit for that given year.



Source: derived from Coastal Family Resource Coalition & Statistics Canada

A rough observation of 2015 estimates suggests that 87% of renter households could afford the median Tofino/Ucluelet studio apartment. Conversely, 13% could not. Given that the median represents the centre point of rents, this means that about 13% of households could not afford at least 50% of similar sized rental units. By 2020, estimates suggest the affordable share had fallen from 87% to 57%.

Between 2015 and 2020, renter accessibility for 1-bedroom apartments may have fallen from 75% to 39%, 2-bedrooms from 51% to 27%, and 3+ bedrooms fell from 38% to 10%.

The high-level label “Renter” does not adequately reflect the experiences of different household types or income categories. As such, Figures 6.1b and 6.1c estimate the surplus or deficits of shelter budgets for these two variables. In either table, the first column highlights the variable being measured, the first set of columns describes the difference between the median budget and the typical rental cost (green means there is budget leftover, while red means costs surpass the budget), and the last set of columns the overall estimated change in rental costs from 2015 to 2020. Budgets are based on renter incomes.

In 2020, couples with a child(ren) were the most capable to afford a unit, with surplus budget for 2 or fewer bedroom rentals. Median lone parents and single persons demonstrated the greatest budgetary hardship. Estimates indicate they could not afford any median rental price except studios.

While some family types can reasonably afford their shelter more than others, the degree at which they can afford shelter has changed (and will continue to change). In 2020, shelter budgets for families living in the median rental unit tightened over a half decade. For instance, 2020 rents made up an estimated \$50 more of a couple with children’s shelter budget.

Figure 6.1b: Tofino Household Budgets vs. Median Rents and Changes to Affordability, 2020 Estimates

	2020 Affordable Budget minus Rent					Changes to Affordability (2015 to 2020)				
	Median Unit	Studio	1-Bed	2-Bed	3+ Bed	Median Unit	Studio	1-Bed	2-Bed	3+ Bed
Median Rental Income	\$205	\$505	\$205	-\$75	-\$795	-\$115	-\$220	-\$355	-\$320	-\$805
Couples w/o child(ren)	\$405	\$705	\$405	\$125	-\$595	-\$85	-\$190	-\$325	-\$290	-\$775
Couples w/ child(ren)	\$665	\$965	\$665	\$385	-\$335	-\$50	-\$155	-\$290	-\$255	-\$740
Lone Parent - Male	-\$155	\$145	-\$155	-\$435	-\$1,155	-\$165	-\$270	-\$405	-\$370	-\$855
Lone Parent - Female	-\$155	\$145	-\$155	-\$435	-\$1,155	-\$165	-\$270	-\$405	-\$370	-\$855
Singles / Roommates	-\$310	-\$10	-\$310	-\$590	-\$1,310	-\$190	-\$295	-\$430	-\$395	-\$880
Median Rent Payment	\$1,200	\$900	\$1,200	\$1,480	\$2,200					
Min. Income Req'd	\$51,400	\$38,600	\$51,400	\$63,400	\$94,300					

Source: derived from Coastal Family Resource Coalition, Environics Analytics, & Statistics Canada

Very low and low income households experience the greatest financial hardship when accessing housing, often paying more than their reasonable shelter budget would allocate. Overall, median units have become much more expensive relative to budgets for all income levels, especially among 3+ bedroom dwellings.

Figure 6.1c: Tofino Income Category Max Budgets vs. Median Rents and Changes to Affordability, 2020 Estimates

	2020 Affordable Budget minus Rent					Changes to Affordability (2015 to 2020)				
	Median Unit	Studio	1-Bed	2-Bed	3+ Bed	Median Unit	Studio	1-Bed	2-Bed	3+ Bed
Median Rental Income	\$205	\$505	\$205	-\$75	-\$795	-\$115	-\$220	-\$355	-\$320	-\$805
Very Low	-\$500	-\$200	-\$500	-\$780	-\$1,500	-\$215	-\$320	-\$455	-\$420	-\$905
Low	-\$75	\$225	-\$75	-\$355	-\$1,075	-\$150	-\$255	-\$390	-\$355	-\$840
Moderate	\$485	\$785	\$485	\$205	-\$515	\$75	-\$180	-\$315	-\$280	-\$765
Above Moderate	\$905	\$1,205	\$905	\$625	-\$95	-\$20	-\$125	-\$260	-\$225	-\$710
High	<i>Not available because no upper limit to high category</i>					<i>Not available because no upper limit to high category</i>				
Median Rent Payment	\$1,200	\$900	\$1,200	\$1,480	\$2,200					
Min. Income Req'd	\$51,400	\$38,600	\$51,400	\$63,400	\$94,300					

Source: derived from Coastal Family Resource Coalition, Environics Analytics, & Statistics Canada

With household demand projected to exceed historical demand until at least 2026, there is likely to be increased pressure on the rental housing market. This pressure should push rents up, likely at a greater pace than wages, rendering many units not only unaffordable but unattainable.

It is important to reiterate that the above analysis is based on estimates produced using a set of assumptions. Although the number may look specific, they are not meant to pinpoint an exact value. Rather, the existence of a surplus or deficit and the direction of change to affordability is most important as a means for identifying general trends and initiating discussion.

6.2 FIRST-TIME HOME BUYERS / HOMEOWNERSHIP

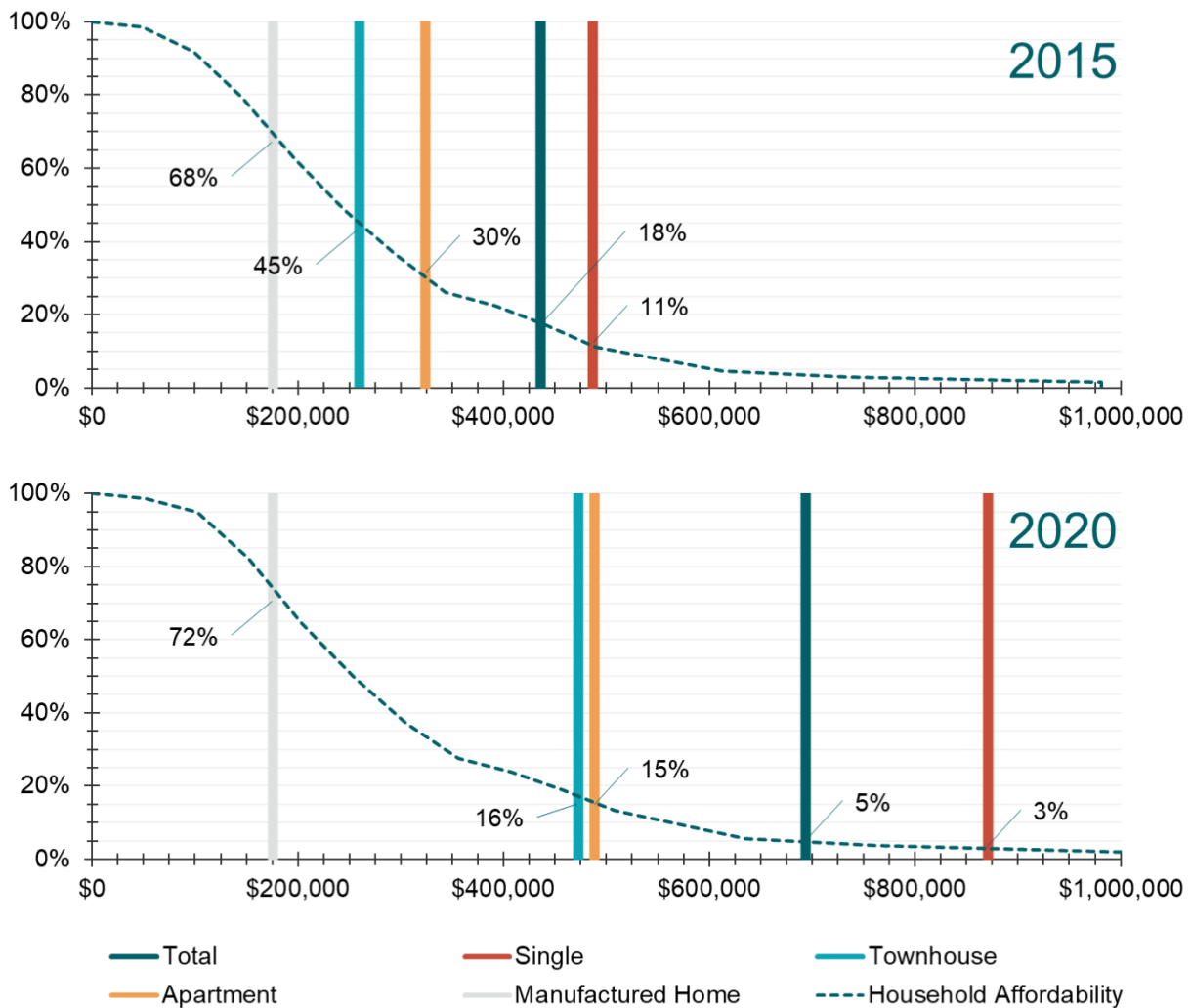
Rents have not been alone in their increase; real estate sale prices have grown rapidly over the last decade, with a notable rise over the course of 2020.

Figure 6.2a illustrates what proportion of total renter households (y-axis) can afford to buy a home at any given purchase price (x axis) in 2015 and 2020. The vertical lines represent the median cost of a dwelling type for that given year. For simplicity, this exercise does not consider whether a household has saved or can save for a down payment.

A rough observation of 2015 indicates that about 18% of households could afford the mortgage cost of the median home. By 2020, estimates suggest that this share decreased to about 5%. In other words, 95% of renter households could not reasonably afford half of the dwellings sold in the West Coast Region in 2020.

As for specific dwelling types, the proportion of households that could afford the median single-detached home may have fallen from 11% to 3%, townhouses from 45% to 16%, and apartments from 30% to 15%. Manufactured homes may have become more financially accessible over the half decade.

Figure 6.2a: % of Renter HHs that can Afford West Coast House Prices, '15 vs '20

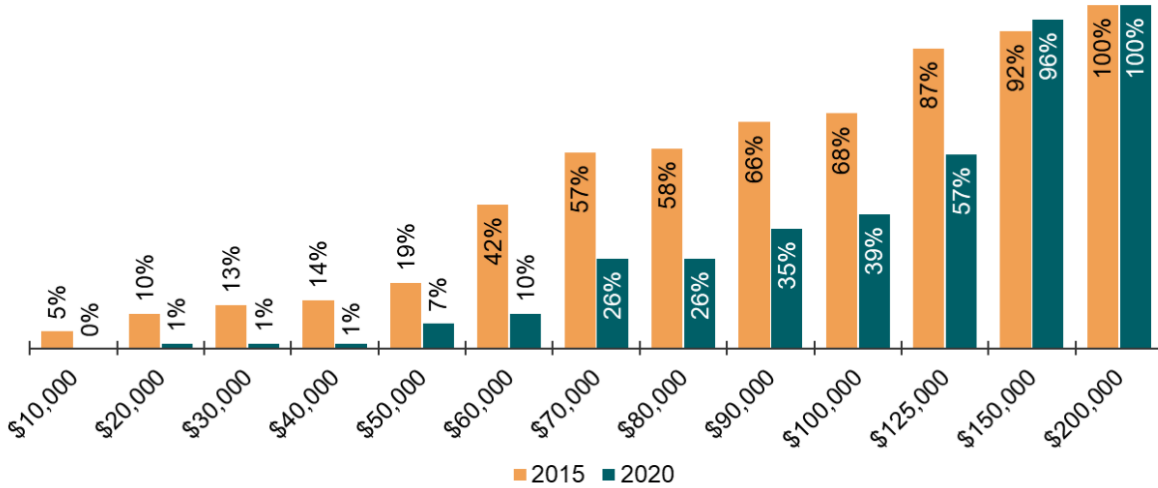


Source: derived from BC Assessment & Statistics Canada

An alternative way to discuss the change in real estate affordability is what percentage of dwellings for sale in 2015 and 2020 were affordable based on income category limits. Figure 6.2b shows this relationship at intervals based on publicly available Statistics Canada income ranges, but does not consider outlier homes that are affordable to households earning more than \$200,000 before tax.

In 2015, an income of at least \$60,000 could afford the estimated mortgage (based on stated assumptions) of 42% of the dwellings sold across the West Coast Region. By 2020, the same income could possibly afford 10% of dwelling units. A household income of \$100,000 could afford 68% of dwellings in 2015, potentially down to 39% in 2020.

Figure 6.2b: % of West Coast Affordable Dwellings for Sale per Income Threshold, '15 vs '20

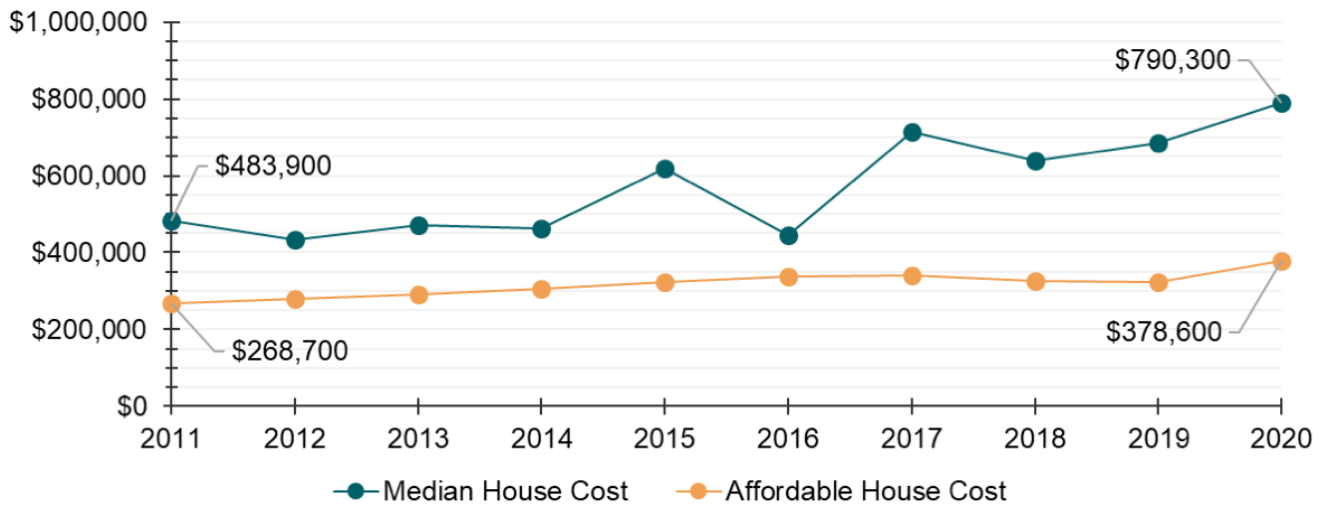


Source: derived from BC Assessment & Statistics Canada



Figure 6.2c offers a different perspective on the cost of local housing by comparing the cost of the median home in the District of Tofino versus the cost that the estimated median income in a given year could afford (based on the same assumptions discussed at the beginning of this section, with the addition that the affordable cost of one year uses the prime rate of that given year). The purpose is to highlight the impact of changing incomes on affordability.

Figure 6.2c: Tofino, Median Home Cost vs Estimated Affordable Home Cost



Source: derived from BC Assessment & Statistics Canada

Estimates propose that the median Tofino purchase price has been higher than the affordable price over at least the last decade. However, the disparity between both remained relatively similar over the first five years. By 2017, the gap began to noticeably increase, greatly exceeded the affordable housing budget, and has not equalized since. In 2020, the median income may have only afforded a \$378,600 home, \$411,700 less than needed to purchase the median local dwelling. With lower incomes (generally, Tofino reported a lower median household income than the BC median – \$66,502 versus \$69,995 in 2015) and high housing costs, Tofino’s housing market is becoming increasingly unattainable.

7 Glossary

7.1 DEFINITIONS

“activity limitation” refers to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems;

“bedrooms” refer to rooms in a private dwelling that are designed mainly for sleeping purposes even if they are now used for other purposes, such as guest rooms and television rooms. Also included are rooms used as bedrooms now, even if they were not originally built as bedrooms, such as bedrooms in a finished basement. Bedrooms exclude rooms designed for another use during the day such as dining rooms and living rooms even if they may be used for sleeping purposes at night. By definition, one-room private dwellings such as bachelor or studio apartments have zero bedrooms;

“census” means a census of population undertaken under the Statistics Act (Canada);

“census agglomeration (CA)” Area consisting of one or more neighbouring municipalities situated around a core. A census agglomeration must have a core population of at least 10,000;

“census dissemination area (CA)” is a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks. It is the smallest standard geographic area for which all census data are disseminated. DAs cover all the territory of Canada;

“census dissemination block (DB)” is an area bounded on all sides by roads and/or boundaries of standard geographic areas. The dissemination block is the smallest geographic area for which population and dwelling counts are disseminated. DBs cover all the territory of Canada;

“census division (CD)” means the grouping of neighbouring municipalities, joined together for the purposes of regional planning and managing common services (e.g. Alberni-Clayoquot Regional District);

“census family” is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children. All members of a particular census family live in the same dwelling. A couple may be of opposite or same sex;

“census subdivision (CSD)” is the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes;

“child” refers to any unmarried (never married or divorced) individual, regardless of age, who lives with his or her parent(s) and has no children in the same household;

“commuting destination” refers to whether or not a person commutes to another municipality (i.e., census subdivision), another census division or another province or territory. Commuting refers to the travel of a person between his or her place of residence and his or her usual place of work;

“components of demographic growth” refers to any of the classes of events generating population movement variations. Births, deaths, migration, marriages, divorces, and new widowhoods are the components responsible for the variations since they alter either the total population or the age, sex, and marital status distribution of the population.:

“emigrant” refers to a Canadian citizen or immigrant who has left Canada to establish a permanent residence in another country.

“immigrant” refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities;

“interprovincial migration” refers to movement from one province or territory to another involving a permanent change in residence. A person who takes up residence in another province or territory is an out-migrant with reference to the province or territory of origin and an in-migrant with reference to the province or territory of destination;

“intraprovincial migration” refers to movement from one region to another within the same province or territory involving a permanent change of residence. A person who takes up residence in another region is an out-migrant with reference to the region of origin and an in-migrant with reference to the region of destination;

“non-permanent residents” refers to persons who are lawfully in Canada on a temporary basis under the authority of a temporary resident permit, along with members of their family living with them. Non-permanent residents include foreign workers, foreign students, the humanitarian population and other temporary residents;

“core housing need” is when housing falls below at least one of the adequacy, affordability or suitability standards and it 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 three housing standards;

“adequate housing” means that, according to the residents within the dwelling, no major repairs are required for proper use and enjoyment of said dwelling;

“affordable housing” means that household shelter costs equate to less than 30% of total before-tax household income;

“suitable housing” means that a dwelling has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements;

“dissemination area (DA)” refers to a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks with an average population of 400 to 700 persons based on data from the previous Census of Population Program. It is the smallest standard geographic area for which all census data are disseminated. DAs cover all the territory of Canada;

“dwelling” is defined as a set of living quarters;

“dwelling type” means the structural characteristics or dwelling configuration of a housing unit, such as, but not limited to, the housing unit being a single-detached house, a semi-detached house, a row house, an apartment in a duplex or in a building that has a certain number of storeys, or a mobile home;

“single-detached house” means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house;

“semi-detached house” means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides;

“row house” means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not

having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses;

“duplex” (also known as apartment or flat in a duplex) means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings;

“apartment in a building that has five or more storeys” means a dwelling unit in a high-rise apartment building which has five or more storeys;

“apartment in a building that has fewer than five storeys” means a dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys;

“mobile home” means a single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt;

“economic family” refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. A couple may be of opposite or same sex. By definition, all persons who are members of a census family are also members of an economic family;

“employment rate” means, for a particular group (age, sex, marital status, geographic area, etc.), the number of employed persons in that group, expressed as a percentage of the total population in that group;

“equity seeking groups” are communities that face significant collective challenges in participating in society. This marginalization could be created by attitudinal, historic, social and environmental barriers based on age, ethnicity, disability, economic status, gender, nationality, race, sexual orientation and transgender status, etc. Equity-seeking groups

are those that identify barriers to equal access, opportunities and resources due to disadvantage and discrimination and actively seek social justice and reparation;

“extreme core housing need” has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

“family size” refers to the number of persons in the family;

“full-time equivalent (FTE) student” represents all full-time and part-time enrolments, converted to represent the number of students carrying a full-time course load. One student whose course load is equal to the normal full-time number of credits or hours required in an academic year would generate 1.0 Student FTE. A student taking one-half of a normal course load in one year would be a 0.5 Student FTE;

“household” refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad;

“owner household” refers to a private household where some member of the household owns the dwelling, even if it is still being paid for;

“renter household” refers to private households where no member of the household owns their dwelling. The dwelling is considered to be rented even if no cash rent is paid;

“household maintainer” refers to whether or not a person residing in the household is responsible for paying the rent, or the mortgage, or the taxes, or the electricity or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer;

“household size” refers to the number of persons in a private household;

“household type” refers to the differentiation of households on the basis of whether they are census family households or non-census-family households. Census family households are those that contain at least one census family;

“Indigenous identity” refers to whether the person identified with the Aboriginal peoples of Canada. This includes those who are First Nations (North American Indian), Métis or Inuk (Inuit) and/or those who are Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band;

“labour force” refers to persons who, during the week of Sunday, May 1 to Saturday, May 7, 2016, were either employed or unemployed;

“living wage” means the hourly amount that each of two working parents with two young children must earn to meet their basic expenses (including rent, childcare, food, and transportation) once government taxes, credits, deductions, and subsidies have been taken into account;

“low-income measure, after tax,” refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household’s needs increase, but at a decreasing rate, as the number of members increases;

“migrant” refers to a person who has moved from their place of residence, of which the origin is different than the destination community they reported in. Conversely, a non-migrant is a person who has moved within the same community;

“mobility status, one year” refers to the status of a person with regard to the place of residence on the reference day in relation to the place of residence on the same date one year earlier;

“NAICS” means the North American Industry Classification System (NAICS) Canada 2012, published by Statistics Canada;

“NAICS industry” means an industry established by the NAICS;

“participation rate” means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

“primary rental market” means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

“precarious housing” means housing that is not affordable, is overcrowded, is unfit for habitation, or is occupied through unstable tenancy;

“Rental Market Survey” refers the collection of data samples from all urban areas with populations greater than 10,000 and targets only private apartments with at least three rental units. Among the information provided are median rental prices for units within the primary rental market;

“secondary rental market” means a market for rental housing units that were not purpose-built as rental housing;

“shelter cost” refers to the average or median monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services;

“short-term rental (STR)” means the rental of a housing unit, or any part of it, for a period of less than 30 days;

“STR – commercial market” refers to all short-term rental units that were active within a given time period, but are available and/or reserved more than 50% of the days that they have been active. The 50% cut off is meant to separate residents using the service to generate supplemental income from non-resident STR operators operating income/investment properties. The commercial market only considers entire homes or apartments, not listings that are hotels, private rooms, or other;

“STR – total market” refers to all short-term rental units that were active (meaning, reserved or available at least one day in a month) within a given time period. The total market only considers entire homes or apartments, not listings that are hotels, private rooms, or other;

“subsidized housing” refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances;

“tenure” refers to whether the household owns or rents their private dwelling. The private dwelling may be situated on rented or leased land or be part of a condominium. A household is considered to own their dwelling if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it. A household is considered to rent their dwelling if no member of the household owns the dwelling;

“unemployment rate” means, for a particular group (age, sex, marital status, geographic area, etc.), the unemployed in that group, expressed as a percentage of the labour force in that group;

“vacancy” means a unit that, at the time of the CMHC Rental Market Survey, it is physically unoccupied and available for immediate rental.

7.2 POPULATION ADJUSTMENTS^{1 2}

The census defines the population to be counted and the rules by which the population is to be counted. Coverage errors occur when errors are made relative to these definitions and rules. The main sources of coverage errors include the failure to include a dwelling (and, in turn, failing to include its residents), and respondent error by not including all persons who should be included or by including persons who should not be included.

The Canadian population's 2016 under-coverage rate was estimated at 4.32% (1,557,061 persons), while the population over-coverage rate was estimated at 1.96% (707,335 persons). Thus, the Census population net under-coverage rate for Canada was estimated at 2.36%.

Under-coverage generally referred to persons who were not included as usual residents in the questionnaire that was completed for their usual residence, or persons for whom no questionnaire was completed for their usual residence. Population over-coverage is the number of excess enumerations in the census counts for persons enumerated more than once (usually twice). This error produces bias because these persons should have been enumerated only once.

Two post-census studies were carried out to estimate the 2016 Census population coverage error. The Reverse Record Check (RRC) provided estimates for population under-coverage, while the Census Over-coverage Study (COS) estimated population over-coverage.

In the RRC, a random sample of individuals representing the 2016 Census target population was selected. The 2016 RRC sample consisted of 67,872 persons in the provinces and 2,595 persons in the territories. The 2016 Census database was then searched to determine whether these persons had indeed been enumerated. The estimate of population under-coverage is based on the number of persons in the RRC sample who were classified as "missed." These persons were part of the target population for the 2016 Census, but no evidence of enumeration could be found in the 2016 Census Response Database.

In the COS, over-coverage was measured by matching the final 2016 Census database to itself, and then matching the final 2016 Census database and a list of persons who should have been enumerated according to administrative data sources. Probabilistic linkage was used for matching. Probabilistic linkage identifies matches that are close but not exact. A sample of potential duplicates was selected for each linkage, and demographic characteristics and names were examined to identify true cases of over-coverage.

Adjustments made to populations via the RRC and COS studies were applied to several geographic tiers. The lowest tier to include age cohort data was the Census Division (or the Alberni-Clayoquot Regional District).

As a means for estimating what the adjusted total population (and its age cohorts) would be for ACRD communities, this report applied the percentage difference between the ACRD's adjusted and unadjusted age cohort populations to the unadjusted values of individual West Coast Region communities (Census Subdivisions). Adjustments were done for 2016, 2011, and 2006 using Statistics Canada's most recently updated Census Division estimates that account for net under-coverage.

Population adjustments were only applied to population totals and were not adopted for local household data.

¹ Statistics Canada (2019, July). Coverage Technical Report, Census of Population, 2016: 1. Estimates of population coverage errors. <https://www12.statcan.gc.ca/census-recensement/2016/ref/98-303/chap1-eng.cfm>

² Statistics Canada. (2019, October). Coverage Technical Report, Census of Population, 2016: 3. Population coverage error. <https://www12.statcan.gc.ca/census-recensement/2016/ref/98-303/chap3-eng.cfm>

7.3 SHIFT SHARE METHOD

The Shift Share projection method is an approach that considers that both local and regional population trends have an impact on future resident totals for the local community. For instance, although a small town may have historically experienced population decline, it can benefit from anticipated growth at the regional level.

To perform the shift share, two main data points are required:

- Regional population projections, detailed to 5 year age cohorts, and
- Historical population totals (adjusted Census data), detailed to 5 year age cohorts.

Luckily, British Columbia produces their own in house population projections for several geographies, which includes the West Coast Community Health Service Area (CHSA). We used this geography as the regional comparison. Note that BC projection geographies do not include Census Subdivisions.

We then calculate the percent share of the local community relative to the region in each Census year and establish how these shares have changed between each period. For instance, the difference between the shares of 2016 and 2011 are added to the 2016 share to anticipate what it may be in 2021. We then multiply the 2021 share into the total projected population of the CHSA to determine the local total. To better visualize the math, an example process is as follows:

$$1. \frac{Local_{(pop,2011)}}{Region_{(pop,2011)}} = \frac{1,200}{100,000} = 1.20\% \qquad \frac{Local_{(pop,2016)}}{Region_{(pop,2016)}} = \frac{1,225}{105,000} = 1.17\%$$

$$2. \% \text{ share } 2021 = (\% \text{ share } 2016) + [(\% \text{ share } 2016) - (\% \text{ share } 2011)] = 1.14\%$$

$$3. \text{ If } Region_{(pop,2021)} = 110,000; \text{ Then } Local_{pop,2021} = 110,000 \times 1.14\% = 1,254 \text{ people}$$

4. Between 2016 and 2021, Region grew ~4.8% while Local grew ~2.4%.

The above calculations apply the work to only the total population for simplification. The actual method produces the above for each 5 year age cohort, which is then summed to produce a total in a given period.

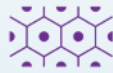


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District of Tofino Housing Needs Report
WEST COAST HOUSING NEED AND DEMAND STUDY

APPENDIX A:
REGIONAL ENGAGEMENT
SUMMARY – DISTRICT OF TOFINO



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ABOUT THIS REPORT

The West Coast Housing Need and Demand Study Regional Engagement Summary Report summarizes what we heard from July to October 2021 as part of the Regional Housing Need and Demand Study planning process. The following is a summary of the engagement opportunities and key findings that were gathered through multiple engagement activities including: key informant interviews, focus groups, council presentations, and community surveys. The findings are presented for each engagement type and are broken down into local and regional themes where applicable.

ENGAGEMENT OBJECTIVES

Community engagement was a key component of the West Coast Housing Need and Demand Study. Beginning in July 2021 and ending with the close of the final online survey in October 2021, M'akola Development Services and staff from the participating governments hosted and conducted a variety of engagement events including preliminary findings presentations at council meetings, focus groups, key informant interviews, and multiple online surveys. Objectives for the engagement process included:

1) Collect Additional Data

Quantitative data can be very effective at showing housing need, but often qualitative data like quotes or stories can have a greater impact with community members and decision makers. Additional data captured through the engagement process will illustrate quantitative findings and give the participating municipalities, First Nations governments, and Regional Electoral Area information about the people affected by housing, rather than just numbers.

2) Ground Truth Data Findings

In smaller communities, Census Canada data can be unreliable and may not paint an accurate picture of housing need. Additionally, the most recent available data is from 2016 and may be out of date in communities that have experienced market fluctuations or substantial shifts in employment or population. Engagement captures up-to-date data that informs findings and helps researchers determine the accuracy of external data sources.

3) Identify Knowledge Gaps to be Filled in Order to Address Current and Arising Housing Need and Demand

Qualitative information about resident individuals and groups that may be facing a housing crisis helps to identify and fill in key knowledge gaps to help inform recommended additions to the existing housing stock which would assist in alleviating the critical shortages (current need), as well as measures to keep pace with the community as it grows (arising need/demand).

4) Gather Ideas Around Best Practices and Unique Solutions to Address Current and Predicted Areas of Housing Need

Community engagement helps the researchers meet members of the community and professionals whose work intersects with housing in the region, to observe the changes in need and demand over recent years, finding out what's working and what's not. This informs recommendations that are grounded in each community's unique but interconnected housing trajectory.

Each engagement event and process were designed to contribute to these objectives and capture meaningful data from community members across the housing spectrum.

LEVEL OF ENGAGEMENT

Through the West Coast Housing Need and Demand Study, the project team engaged with stakeholders, First Nations, Municipal, and Regional District staff and Board members. The table below provides an overview of each stakeholder group, the level of engagement available to them. The level of engagement is adapted from the International Association for Public Participation's (IAP2) spectrum of engagement.

	Inform	Consult	Involve	Collaborate	Empower
Engagement Goal	Providing balanced and objective information to assist individuals and organizations in understanding the problem, alternatives, opportunities and/or solutions.	Obtaining feedback on analysis, alternatives and/or decisions.	Working directly with individuals and organizations throughout the process to ensure that concerns and aspirations are understood and considered.	Partnering with individuals and organizations in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the organizations and individuals external to the project leaders, District/Nation staff, and elected officials.
West Coast Stakeholders & First Nations		<ul style="list-style-type: none"> • Citizens/Residents /Public • Local businesses and employers • Island Health • Alberni Clayoquot Health Network • Housing Authorities • Education Providers (School District 70) • Tourism Organizations 	<ul style="list-style-type: none"> • Elected Officials • First Nations Hereditary Leaders 	<ul style="list-style-type: none"> • District and Nation Staff 	

ENGAGEMENT LIMITATIONS

Despite the best efforts of the project team and participating community Staff, Covid-19 affected the engagement process for this study dramatically. Many in the non-profit and service sector had limited ability to contribute time and energy to responding directly to invitations to participate or helping researchers contact community members with lived experience in the supported housing system.

Despite restrictions and challenges, the project team was able to travel to the West Coast Region twice in August and September for focus groups and meetings with staff.

ENGAGEMENT OPPORTUNITIES

PROJECT TEAM KICK-OFF INFORMATION SESSION

As a kick-off to the Housing Need and Demand Study, staff from the participating governments were invited to an online focus group session hosted by staff from M'akola Development Services and Turner Drake & Partners Ltd. The goal of the session was to introduce key partners to the study and get input on elements and goals for the process. Participants were given a 30-minute presentation on the study, participating communities, and the requirements of the Ministry of Municipal Affairs and Housing and then participated in a 30-minute discussion on various aspects of housing in their communities. Participants were asked to provide input on housing needs and trends within in their departments and to discuss opportunities for local and First Nations governments to respond to identified housing challenges. Findings from this session informed further engagement design and are included in the overall focus group analysis in the next session.

COUNCIL PRESENTATIONS AND SURVEY

Throughout the project, staff from M'akola Development Services presented virtually at the participating districts of Tofino and Ucluelet council meetings. Similar to the information session for municipal staff, the presentations included a description of the study, participating communities, and the requirements of the Ministry of Municipal Affairs and Housing. Preliminary data tailored to the community was also presented and Councils were asked for feedback and initial impressions of the statistics. Councils were given the opportunity to ask the project lead questions and were encouraged to ask any additional questions or share resources and suggestions for key informants after the meetings. The project team also distributed a questionnaire for members of council at the beginning of the engagement process to determine important community actors, any relevant community events or initiatives, and past successful engagement techniques. Answers to the questionnaire and interview responses informed engagement design and gave the project team an idea of important issues they could expect to come up in conversations with community members on the West Coast.

HOUSING SURVEYS

The West Coast Housing Need and Demand Study Community Survey and West Coast Housing Need and Demand First Nations Community Survey were designed to fill quantitative data gaps and capture housing experiences on and off First Nations lands, from as many as possible throughout the region. The Community Survey, targeted to residents living in Tofino, Ucluelet, and ACRD Electoral Area 'C', opened in July 2021 and was available through the TalkTofino website for approximately six weeks, closing mid-September 2021. The consulting team utilized existing local distribution channels, such as social media pages and community newsletters, and sent handbill images to local governments to be used on websites and other digital communications. Promotional material was made available to focus group and interview participants who were asked to share broadly with their networks.

Budget was also allocated to advertisements in regional and area newspapers. After consulting with partnering government staff, the project team determined that the papers with the most appropriate regional distribution were the Westerly News and the Alberni Valley News. Advertisements appeared in August and September editions and drove a pronounced increase in survey response rates.

Response to the community survey was better than expected. Five hundred and eight community members filled the Tofino/Ucluelet/Area 'C' survey, and the vast majority of respondents completed all questions and left detailed long form responses.

**HOUSING NEEDS SURVEY
AVAILABLE NOW!**

Tla-o-qui-aht First Nation, Toquaht Nation, and Yuutu?it?ath Government are completing a Housing Needs Report to better understand housing challenges across our communities.

We need your help!

Please complete the online survey to help us understand how your housing needs are changing.

**SURVEY AVAILABLE UNTIL
OCTOBER 3 AT:
www.letsconnectacrd.ca/wc-fn-hnr**





Survey advertisement that appeared in the Ha-Shilth-Sa Newspaper.

**WEST COAST
HOUSING NEED &
DEMAND STUDY**

A housing study is being completed to better understand current & future housing needs across the West Coast Region.

**Take the Long Beach Electoral Area 'C', District of Tofino & District of Ucluelet survey:
<https://talktofino.ca/housing>**

**Take the Toquaht Nation, Ucluelet First Nation & Tla-o-qui-aht First Nation survey:
www.letsconnectacrd.ca/wc-fn-hnr**

The First Nations Community Housing Survey was advertised in the Ha-Shilth-Sa community newspaper and on Facebook. This survey was available through the ACRD Let's Talk website and opened in August 2021 and was extended to be available for approximately eight weeks, eventually closing on October 3, 2021. The consulting team utilized existing local distribution channels, such as social media pages.

Additionally, in direct response to concerns raised by key informants of the unique challenges of seasonal workers and the local tourism and hospitality industry, MDS distributed a survey designed to identify key concerns of this important sector, whose housing needs can be more challenging than those of those in other sectors. This survey opened in September 2021 and was available through the TalkTofino website for approximately four weeks, closing in late September, 2021. The consulting team distributed the Hospitality and Tourism Housing Survey through the Ucluelet Chamber of Commerce, Tofino Chamber of Commerce, Tourism Tofino, and Tourism Ucluelet networks.

See **Appendices A and B** for the full list of survey questions.

Survey advertisement that appeared in the Alberni Valley News.

KEY INFORMANT INTERVIEWS

Key informant interviews targeted service providers, non-profit organizations, key employers and community leaders who work primarily with community members who are struggling to find affordable, supportive and stable housing. Though time and resource intensive, key informant interviews provide different information and context than community surveys, demographics, and housing data. They capture information about harder-to-reach populations and provide an opportunity for informants to give descriptive answers to questions, often sharing stories or personal experiences. Interviews lasted between 45 and 90 minutes depending on the interview subject. In consultation with planning staff from the participating governments, the consulting team selected key informants based on the following criteria:

- 1) Informants had to be geographically relevant and diverse. Interviewees had to live or work within the study area and had to collectively represent all areas and communities within the participating Municipalities/Electoral Area 'C'/First Nations Governments.
- 2) Informants should have knowledge of the housing sector or knowledge of the experiences of specific demographic groups navigating the housing sector.
- 3) Informants should be service providers, employers, or community leaders who primarily work with community members struggling to find or maintain affordable and adequate housing.
- 4) Informants should be able to understand or work with market housing and local government bylaws that govern development.

See the next section of a list of participants and **Appendix C** for interview questions.

FOCUS GROUPS

Focus groups or roundtable discussions typically were held with smaller groups, usually between 2-4 participants each, but up to 20 depending on the format or availability of regional actors. These engagement events provided an opportunity for deeper discussion amongst different organizations about the challenges and opportunities of the current housing environment. The aim was to identify regional and community nuances and collect relevant materials or data to inform the Report's broader data collection activities. These discussions helped to establish the foundation for data collection, particularly in those communities that had minimal database data available. Sessions consisted of a presentation of preliminary data followed by a facilitated discussion around housing in the region. Focus group questions and discussion prompts are included in **Appendix D**.

WHAT WE HEARD

ELECTED OFFICIALS SURVEY

Date	Location	# of Engagements (approx.)
June 2021	Online Survey, Direct Link sent to Councillors, Directors, and other Elected Officials	12

The electoral officials survey received **twelve responses** from elected officials representing West Coast communities. The survey was administered online through the Alchemer platform, and data from residents was stored and stored on Canadian servers, in compliance with Provincial and Federal privacy legislation. Available online beginning in June, responses were collected over a 4 week period. The survey was distributed through direct emails to elected officials and was advertised at project presentations to the Councils.

Elected officials were asked if and how they would like to be involved in the project and if they knew of any key community members the project team should contact as part of the engagement process. Officials were also invited to respond to open-answer questions about key housing issues in their communities. Responses are summarized below. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

OPEN ANSWER QUESTIONS

What are some of the key housing issues being faced by members of your community?

All five directors responded to this question, often with generous and thorough answers. Key themes of responses have been broken out here:

- Lack of Affordable Housing

“We have a limited number of rental units and even fewer lots available for fee simple purchase.”

“Attainable housing especially for essential workers. There is just nowhere to rent, let alone purchase for those wanting to buy their first home.”

“Not enough housing in general to support the community, businesses, essential services and employees, lack of affordable housing, housing security issues (ie. active market, long term rentals being changed into short term rentals, etc.)”

“Limited rural rental stock.”

- Aging Population and Ability to Age in Place

“Lack of housing stock for older people looking to downsize & stay in the community.”

- Rising Property Taxes and Cost of Construction

“Property tax increases have had a major impact on people in the rural community - nearby bare land lots have recently sold for greatly increased amounts (mostly to recreational / second home buyers) which has pushed taxes higher for the year-round residents who purchased their lots for much less, several years ago. Build costs have substantially increased (due to remoteness and availability of materials), and some of the community are worried they could be priced out of the area due to tax increases alone - many of the bare land lots are sold without services such as wells or septic fields so some properties have been developed without basic services in place.”

- Increase in Unsafe Living Conditions and People Living in RVs

“There has been an increase in people camping long term on the back roads - many in seasonal, lower income jobs and unable to afford rental accommodation in Tofino or Ucluelet. Some property owners are providing long term rental space for people living in RVs.”

“Inadequate housing (unhealthy, condemned, poorly maintained etc.)”

- Proliferation of Short-Term Rentals Impacting Affordability

“Commercial use of residential homes (staff housing as well as STRs.)”

Do you think there are specific resources or strategies that would help members of your community meet their housing needs?

Key themes of responses have been broken out here:

- Regulate Short-Term Rentals

“restrict vacation rentals to principal residence only, any future development should be 30% affordable to get approval”

“reduce STRs through policy, buyback, other creative options”

“Reducing the number of short term rentals could help increase the number of long term rentals.”

- Increase Non-Market Housing Options

“Supporting Tofino Housing Authority Initiatives.”

“Non-market and rental staff housing.”

“B.C. housing and more development to meet the demands which in turn will bring down the housing prices”

- Encourage Denser Housing Where Appropriate and Support Alternative Housing Tenure Options

“We need more multi-family housing stock: townhouses, row housing, apartments, duplexes/fourplexes.”

“Zoning to allow for tertiary buildings, with only residential occupancy. Increased density on appropriately zoned properties. TUPs for "trailers" to address seasonal housing issues.”

COMMUNITY HOUSING SURVEY - TOFINO

Date	Location	# of Engagements (approx.)
July to September 2021	Online via TalkTofino Website	227

The community survey received **227 responses** from individuals living in the District of Tofino. District of Tofino Staff and the project team promoted through the survey through social media, local newspapers and newsletters, and community partners networks.

It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

RESPONDENT DEMOGRAPHY

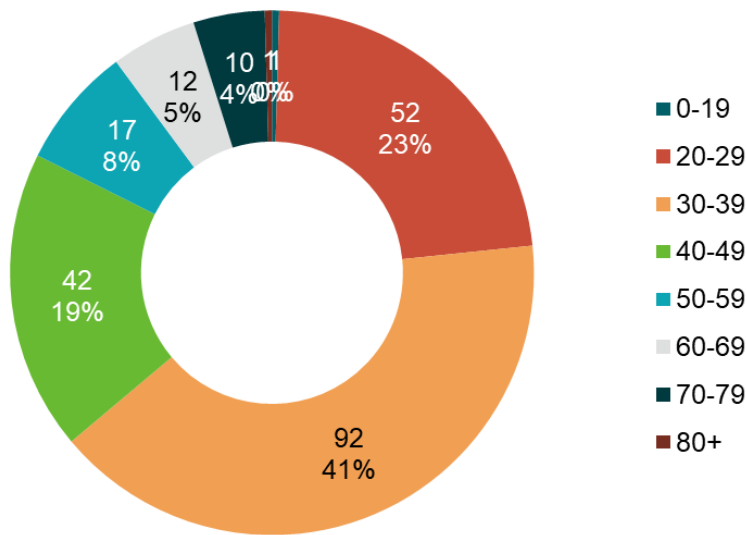
Do you identify as First Nations, Inuit or Metis? Nine (9) respondents indicated that they identified as First Nations, Inuit or Métis. Of those who responded “Yes” most indicated they were Métis (3), Ahousaht (1), Lax’kaa’laams (1), Gwich’in (1), Tsmishian (1), and Sauteaux (1). One (1) respondent did not indicate that they belonged to a specific Nation or Family Group.

To what age group do you belong? About 23% of respondents were between 20 and 29 years of age. About 41% were between 30-39 and 19% were between 40-49. The median age of respondents was about 34 years of age, slightly older than the 2016 median age of the District of Tofino, which was 35 years.

Residents of Tofino aged 20 to 64 made up approximately 74% of the District’s population in 2016 but accounted for about 91% of survey respondents indicating a higher than proportionately expected response rate amongst non-senior residents.

The median age of owner respondents was 42 years while the median renter respondent was only 31. The discrepancy between owner and renter median ages is likely due to respondents aged 20-29 years, only 9% of whom were owners and 31% of whom were renters. Respondents over 60 years of age were much more likely to own (25%) than rent (2%).

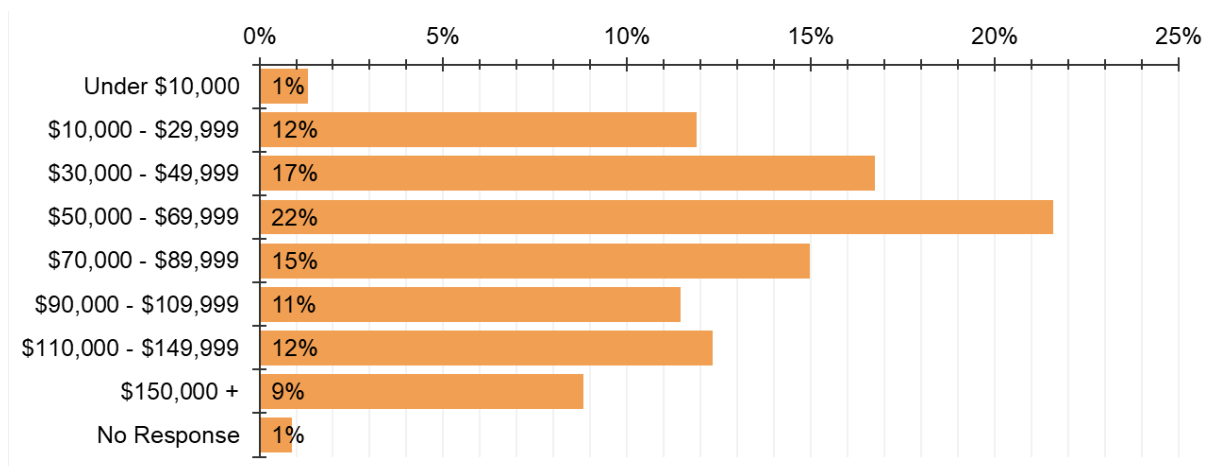
Figure 1: Age Distribution of Respondents



What is your approximate annual income (before tax)? Approximately 21% of survey respondents had an approximate annual income (before tax) of \$110,000 or more while 30% of respondents reported an annual income of less than \$50,000. The median annual income of respondents was about \$65,000, very close to Statistics Canada’s reported 2015 median income for Tofino of \$66,502.

Renter respondents earned a median income of about \$50,000 per year while the median owner respondent earned about \$95,000 per year. In 2015, Statistics Canada reported that the median renter household earned \$51,821 and the median owner household earned \$82,416 in Tofino. The relative proximity of respondent reported incomes and Statistics Canada reported incomes suggests a reasonable degree of accuracy in survey responses. The largest respondent category for annual income was \$110,000-\$149,999 for owners and \$50,000-\$69,999 for renters. Respondents earning \$70,000 or more of annual income make up 67% of owners and only 40% of renters

Figure 2: Approximate annual household income (before tax)

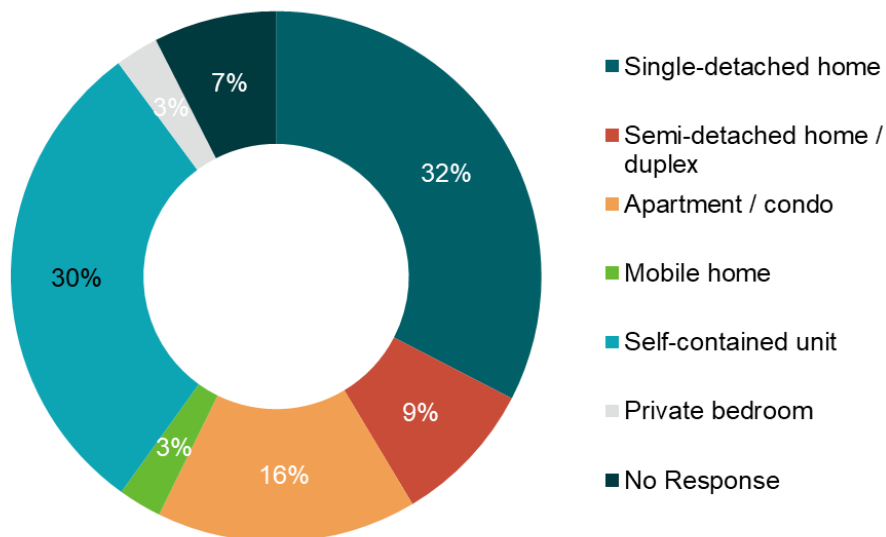


RESPONDENT HOUSEHOLDS

What type of housing do you live in? Just over one third of respondents (32%) indicated that they lived in a single-detached home. Three percent (3%) indicated that they lived in mobile homes, 30% lived in a self-contained suite that is part of a single-detached house/property (basement suite, carriage house, secondary suite, etc.), 16% lived in apartment buildings or condos, and 9% lived in semi-detached homes. Of the survey respondents, only 3% lived in a private room with shared bathroom and kitchen spaces. 7%, responded “other or no response”, which included: living in RVs, primitive cabins, or living with relatives.

Most owner respondents (64%) and only 16% of renter respondents lived in a single detached home. Of the renter respondents, 44% lived in a self-contained suite that is part of a single-detached house/property (basement suite, carriage house, secondary suite, etc.) and 17% lived in an apartment or condo.

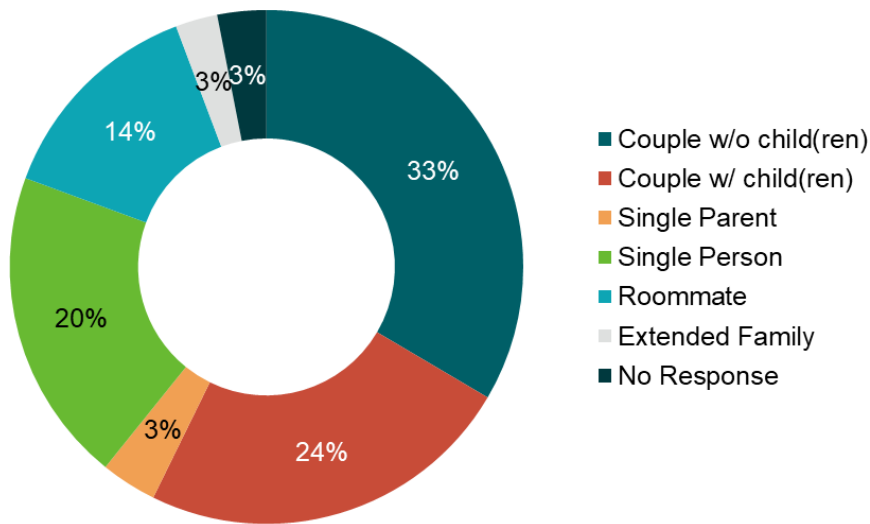
Figure 3: Respondent Housing Types



How would you describe your household? Most respondents (57%) indicated that they lived in a couple household. About thirty three (33%) of respondents were couples without children and 24% were couples with children. About 20% of respondents said they lived on their own, 3% were single parents with children, 14% lived with roommates, and 3% lived with extended family.

Most respondents (78%) who were owners lived as a couple with or without children, while renter respondents lived as a couple without children (34%), as a single person (24%), as a couple with children (15%), and with a roommate (21%).

Figure 4: Respondent Household Types



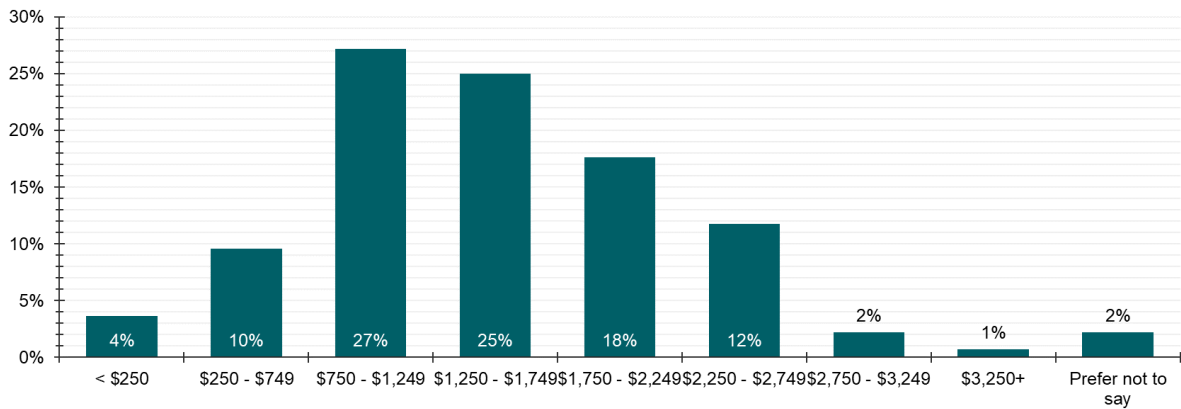
Do you rent or own your housing? Most respondents (61%) indicated that they rented, while 39% indicated they owned. This differs from the proportions of renters (41%), and owners (59%) across the District of Tofino, indicating a degree of self-selection amongst respondents. Renters are more likely to be in a challenging housing situation and therefore are more likely to be engaged with housing issues.

RENTERS

Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)? About 27% of respondents indicated that their housing costs cost between \$750 and \$1249, and 25% indicated that their monthly expenditures were between \$1250 and \$1749. Another 18% indicated that they spent between \$1750 and \$2249 on housing costs. Most respondents spend between \$750 and \$1,749 per month on rent.

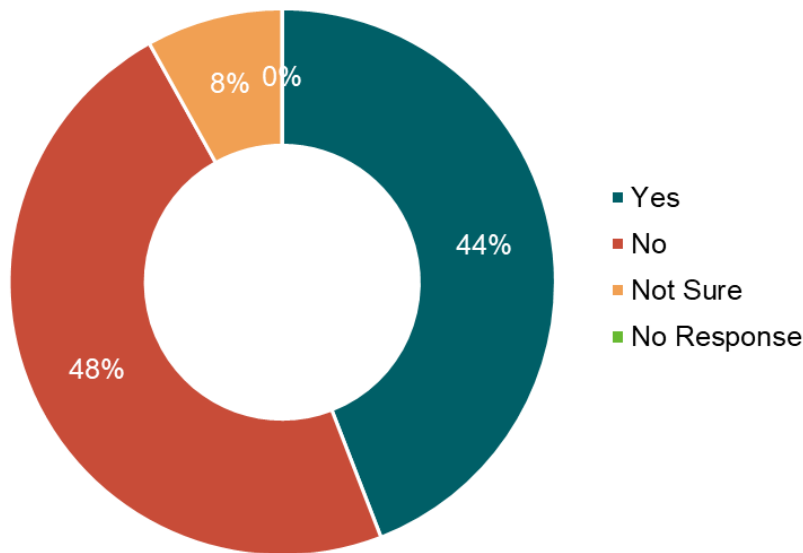
Secondary rental market data collected by the Coastal Family Resource Coalition indicates that the median rent for the West Coast Region in 2020 was around \$1,205 per month, this corresponds very closely to the median housing cost reported by respondents of around \$1,250.

Figure 5: Reported Renter Housing Costs per Month



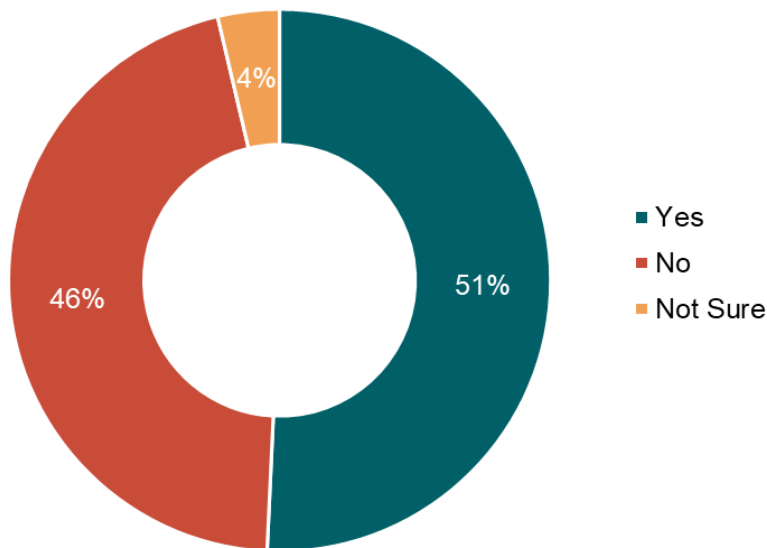
Do you believe your housing costs are affordable for you? Forty eight percent (48%) of renter respondents indicated that their housing costs were not affordable to them, compared to 44% who believed it was. An additional 8% were unsure. Statistics Canada affordability data for the District of Tofino indicates that 28.6% of renters are in an unaffordable housing circumstance. This illustrates the limitations of available data and indicates that affordability statistics likely underestimate perceived affordability of renter housing.

Figure 6: Renter Respondents, Do you believe your housing costs are affordable to you?



Does your current housing meet your needs? Fifty-two percent (52%) of renter respondents indicated that their current housing did not meet their needs, compared to 37% who believed it did. An additional 11% were unsure.

Figure 7: Renter Respondents, Does your current housing meet your needs?



Why does your current housing not meet your needs? Of those who responded “no” to the above question, most indicated that their current home was some combination of too expensive, in need of major repair, or too small. Affordability and condition were the most common concerns. Of the respondents that answered, “other”, the following reasons were provided: no green space, not pet friendly, or too small for family growth. Many renters indicated that they would like to be able to own their own home, but don’t feel that they are able to purchase a home due to a competitive market.

Figure 8: Renter Reported Housing Issues

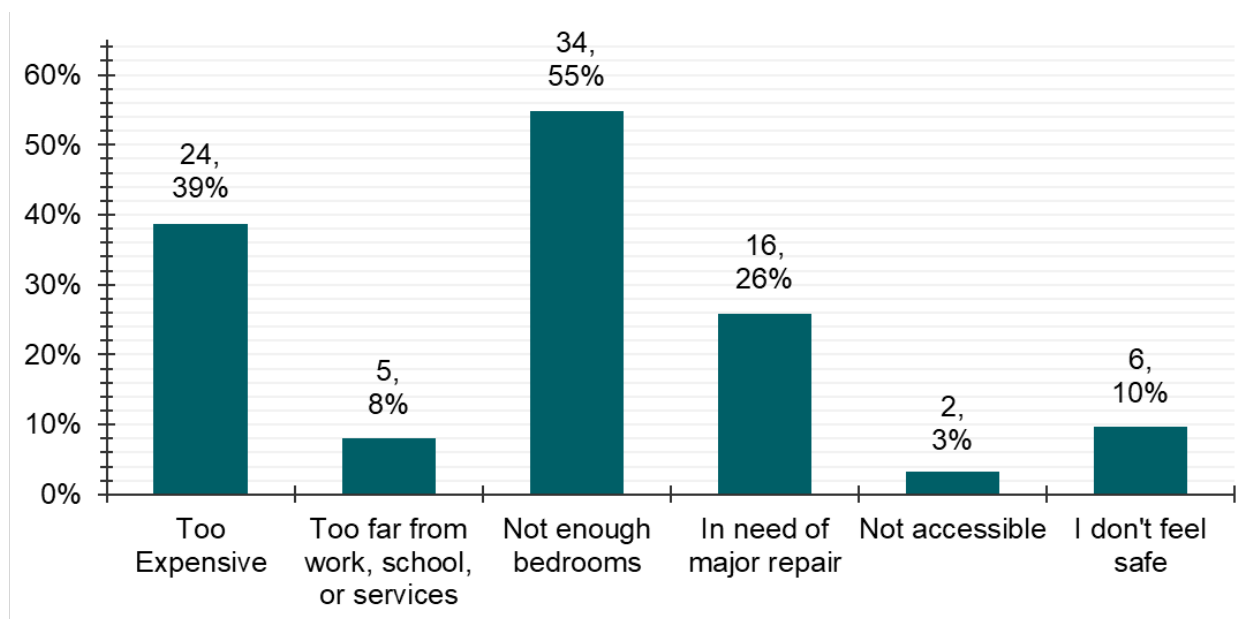


Table 1: Renter Reported Housing Issues

Option	Percent	Number
Too Expensive	39%	24
Not Enough Bedrooms	55%	34
Too Far From Work, School, or Services	8%	5
In Need of Major Repair	26%	16
Not Accessible	3%	2
Don't feel safe:	10%	6

Selected Quotes from Respondents who identified rental housing challenges:

“We just worry that we could lose our rental for whatever reason and not be able to find a replacement place to live.”

“I'm fortunate to be able to afford the rent for my town home, but it is not a realistic rental market or home sale market. This adds pressure to the communities ability to live a quality life in Tofino.”

In the next five years do you think any of these will be a problem for you? When asked which issues they expected to face in the next five years, renter respondents indicated that stability and costs associated with rent or mortgage and utilities were the largest concern. Other major concerns were the cost of utilities, the size of units, rental units not being maintained/repared, and the stability of housing (concerns about renovations, loss to vacation rentals, etc.). Renters were understandably more concerned about stability of housing than owners.

Figure 9: Potential Problems for Renter Respondents in Next Five Years

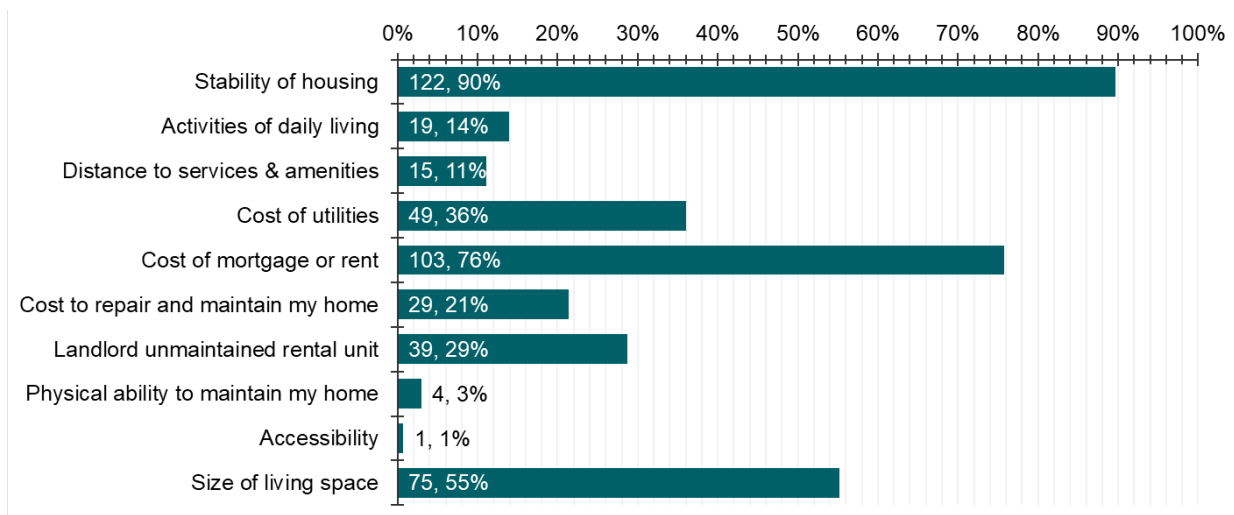


Table 2: Potential Problems for Renter Respondents in Next Five Years

Option	Percent	Number
Stability of housing (concerns about renovictions, loss of housing to vacation rentals, etc.)	90%	122
Activities of daily living (cooking, cleaning, caring for myself, etc.)	14%	19
Distance to services and amenities (groceries, bank, medical, school, etc.)	11%	15
Cost of utilities (electricity, water, internet, heat, etc.)	36%	49
Cost of mortgage or rent	76%	103
Cost to repair and maintain my home	21%	29
Rental unit not being repaired or maintained by landlord	29%	39
Physical ability to maintain my home	3%	4
Accessibility (e.g. stairs and counter height)	1%	1
Size of living space	55%	75

Many renter respondents indicated they had concerns that were not listed, a short explanation of long answer responses are below. Key themes of responses have been broken out here:

- Limited stock available for rent and purchase, and rising prices of both

“There are no rentals available in Tofino for residents”

“Unhealthy living environments impacting individuals mental & physical health due to high populations in small areas with limited resources. Ex: trailer parks, condemnable staff accommodations and overcrowded rental homes.

Many vacation properties sit empty while many hardworking residents cram into small spaces for high prices.”

“Grateful for current living situation, but with growing family, options are very limited to move on to new residence due to prices of houses currently on the market, may not be able to stay in the community and own property.”

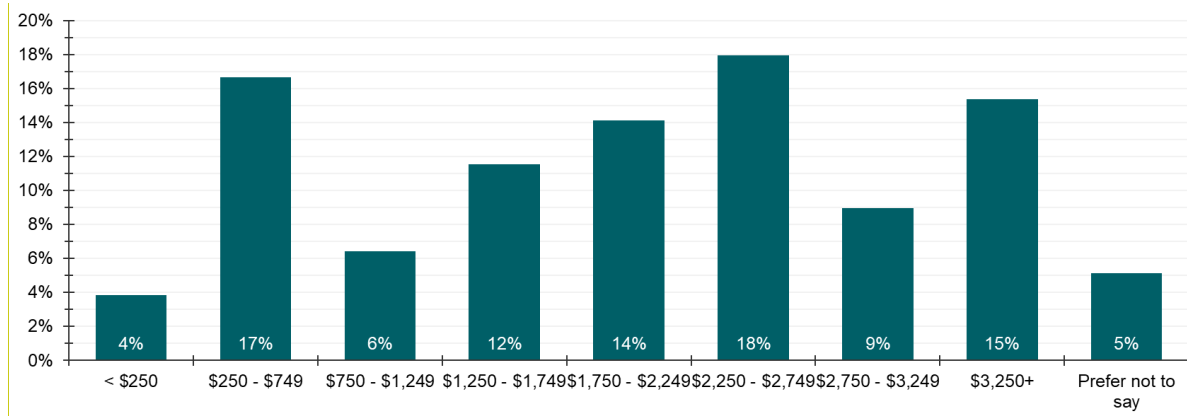
- Availability of pet and animal friendly rentals

“Having a dog is the most nerve-wracking part of housing. So little available rentals and ever rarer to find any that allow pets. If we had to leave our current home I worry we would need abandon our town and our jobs because of our dog.

HOMEOWNERS

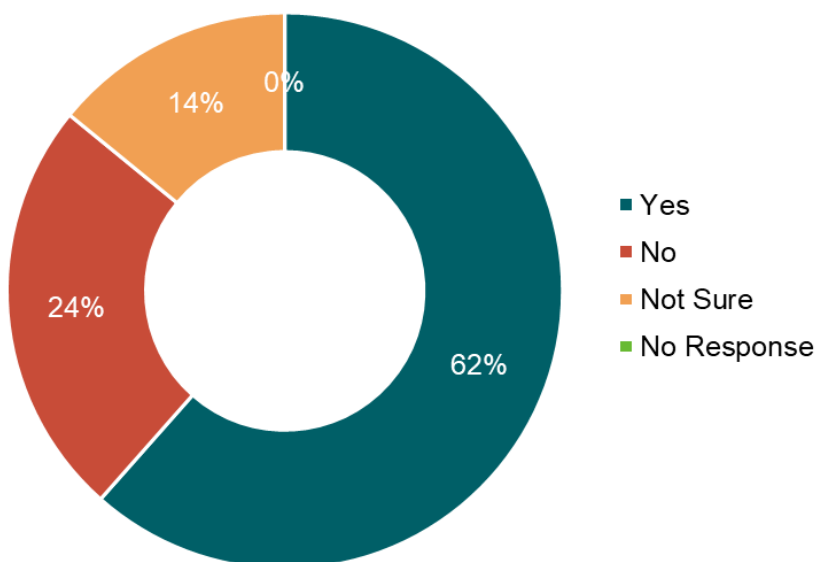
Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)? The most frequent owner reported housing cost was between \$2,250 and \$2,749 per month (18%), but respondents were relatively evenly distributed across available options. About 18% of respondents spend between \$750-\$1,749, and 24% spend between \$2,750 and \$3,250+. The median monthly housing cost for owners was more than that of renters, slightly under \$1,750 per month.

Figure 10: Reported Owner Housing Costs per Month



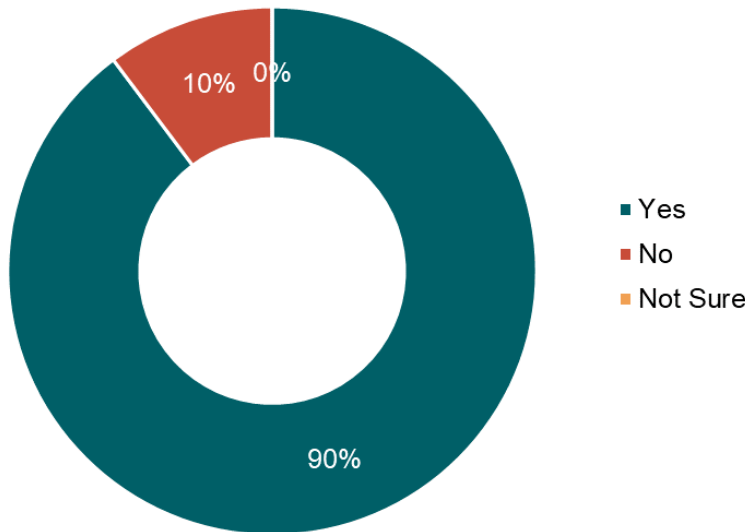
Do you believe your housing costs are affordable for you? Owners were much more likely than renters to report that their monthly housing costs were affordable. Only 24% of owners indicated they were in an unaffordable housing situation, and 62% indicated their housing costs were affordable. An additional 14% were unsure. Statistics Canada affordability data for the District of Tofino indicates that about 26.7% of owners are in an unaffordable housing circumstance, very close to what was reported by respondents.

Figure 11: Owner Respondents, Are your Housing Costs Affordable to you?



Does your current housing meet your needs? A majority of owner respondents indicated that their current housing did meet their needs (90%). Only 10% indicated it did not or they were unsure. Though still a high number, this indicates that by all of the metrics studied in this report, current owners are much more able to meet their housing needs through the market.

Figure 12: Owner Respondents, Does your current housing meet your needs?



Why does your current housing not meet your needs? Of those who responded “no” to the above question, most indicated that their current home was some combination of too small, or in need of repairs. About 13% indicated it was too expensive, and 13% indicated it was too far from services. 13% said they didn’t feel safe. Because so few owners indicated their housing did not meet their needs there were limited responses to this question.

Figure 13: Owner Reported Housing Issues

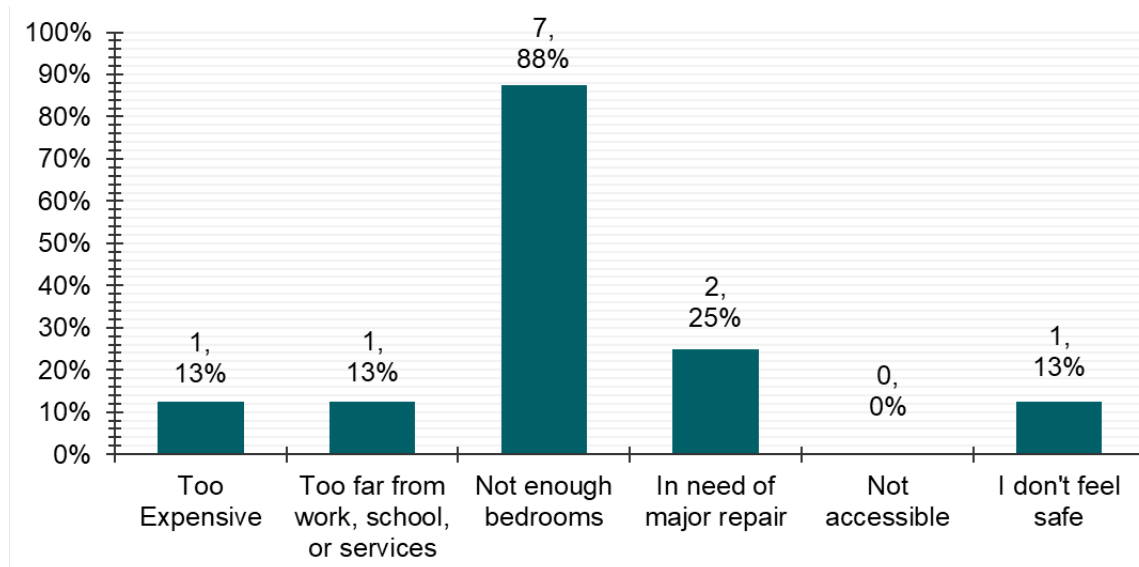


Table 3: Owner Reported Housing Issues

Option	Percent	Number
Too Expensive	13%	1
Not Enough Bedrooms	88%	7
Too Far From Work, School, or Services	13%	1
In Need of Major Repair	25%	2
Not Accessible	0%	0
I Don't Feel Safe	13%	1

In the next five years do you think any of these will be a problem for you? When asked which issues they expected to face in the next five years, owner respondents indicated the cost of repairs and utilities (often related) was the most common expected challenges. Ability to maintain property and distance to services were also expected to be a challenge. This is likely due to the older owner population for whom cost, and stability are less concerning than housing issues associate with aging homes and residents.

Figure 14: Owner Respondents, Expected Housing Concerns in the Next Five Years

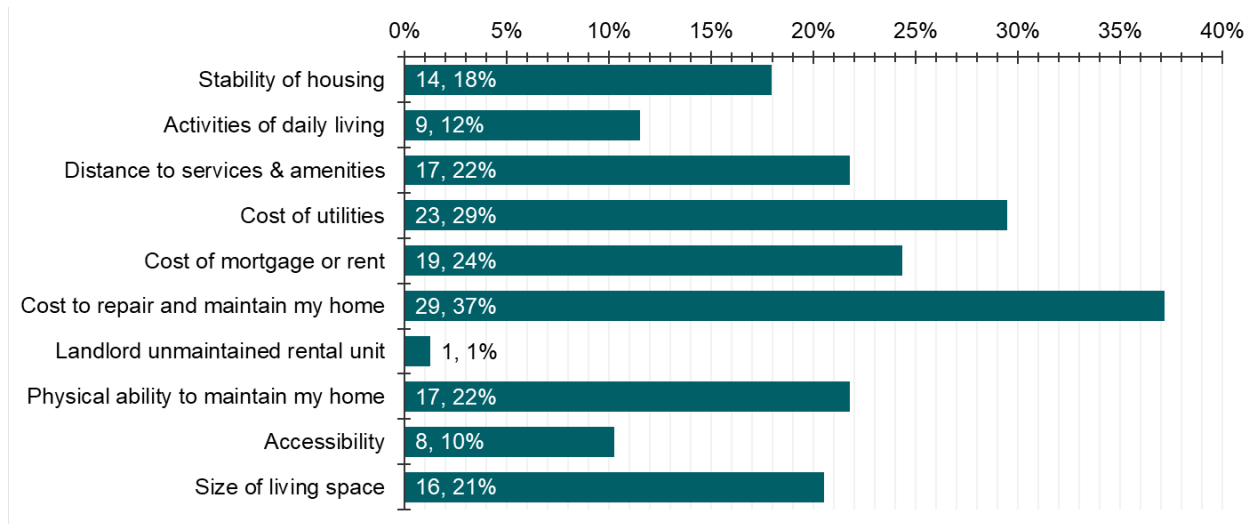


Table 4: Owner Respondents, Expected Housing Concerns in the Next Five Years

Option	Percent	Number
Stability of housing (concerns about renovictions, loss of housing to vacation rentals, etc.)	18%	14
Activities of daily living (cooking, cleaning, caring for myself, etc.)	12%	9
Distance to services and amenities (groceries, bank, medical, school, etc.)	22%	17
Cost of utilities (electricity, water, internet, heat, etc.)	29%	23
Cost of mortgage or rent	24%	19
Cost to repair and maintain my home	37%	29
Rental unit not being repaired or maintained by landlord	1%	1
Physical ability to maintain my home	22%	17
Accessibility (e.g. stairs and counter height)	10%	8
Access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents (semi-independent, assisted living, etc.)	10%	8
Size of living space	21%	16

Many owner respondents indicated they had concerns that were not listed provided a short explanation. Key themes of responses have been broken out here:

- Property Taxes

" The increasing taxes and utility pricing ."

- Lack of Affordable Housing

"After moving almost every year for the last 3-4 years and spending our threshold on rent we finally secured staff housing. There is no guarantee that we

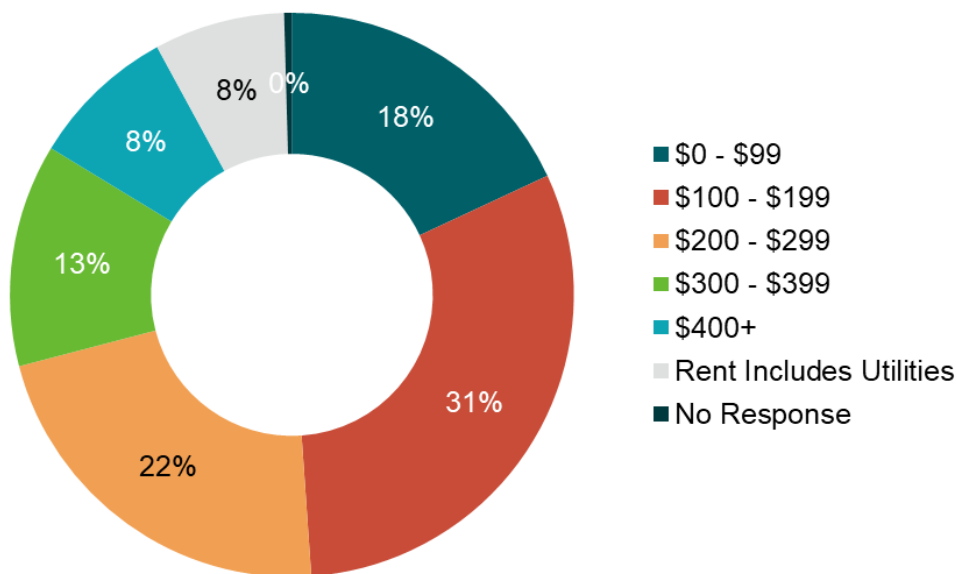
can stay here forever and if we decided to change jobs in this town I'm not sure we would find another affordable place to live."

"Lack of housing, lack of affordable housing. Particularly for families with children"

ENERGY COSTS AND CHALLENGES

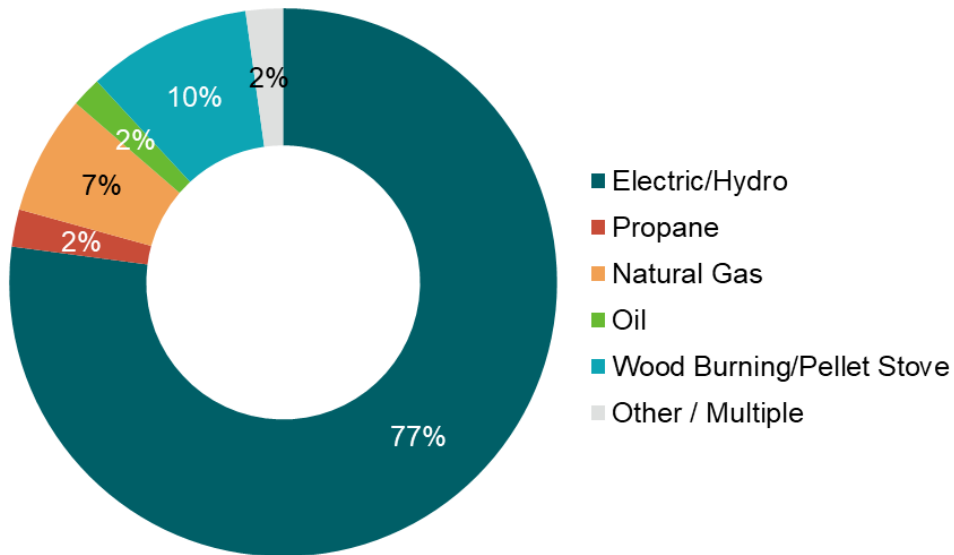
How much per month does your household spend on heat/utilities? About one-third of survey respondents (31%) indicated they spend between \$100 and \$199 on heat and utilities. An additional 22% spend between \$200 and \$299 and 13% spend between \$300 and \$399 per month. The median expenditure on heat and utilities was around \$200 per month.

Figure 15: Reported Month Household Utility Cost



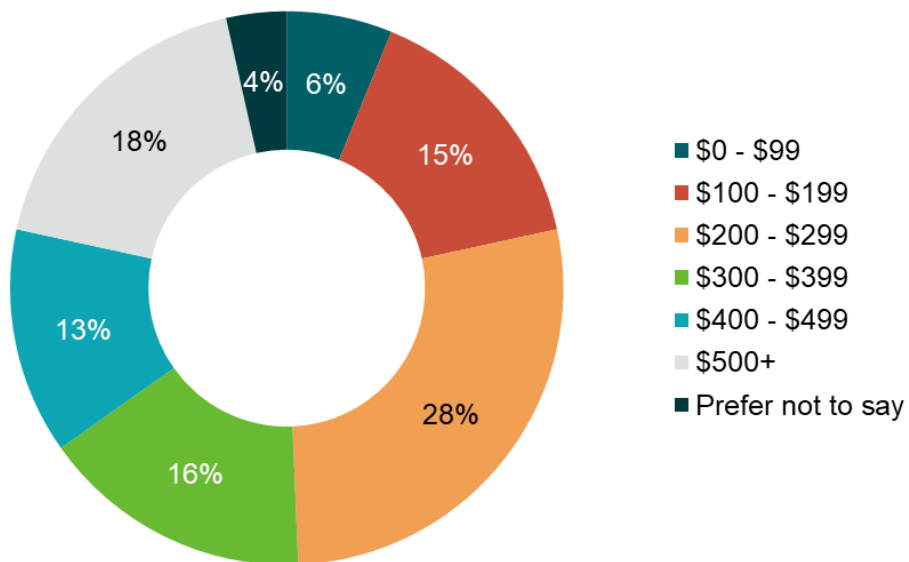
What is your household's heating method? More than two thirds of all respondents (77%) heat their home with hydro, followed by wood (10%), and natural gas (7%). Of those who responded "other", most heated with propane (4) or used a combination of multiple heating methods.

Figure 16: Respondents Home Heating Method



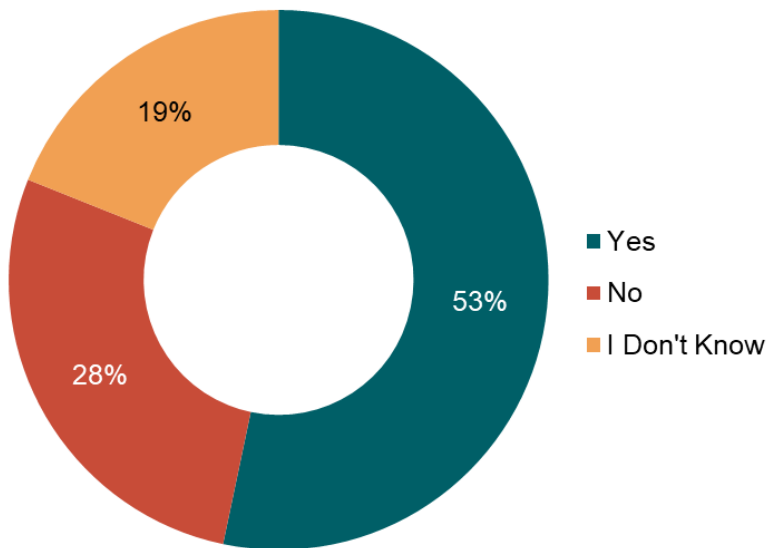
Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc. About one third of survey respondents (28%) indicated they spend between \$200-\$299 a month on transportation.

Figure 17: Reported Monthly Household Transportation Cost



In general, are your home’s energy bills (including transportation, heating, and electricity costs) affordable? A significant proportion (53%) of all respondents indicated that their energy bills were affordable to them.

Figure 18: Affordability of Reported Energy Expenses – All Respondents



When you or your family had difficulty paying energy bills in the past, did any of the following happen? Thirty-seven percent (37%) reported holding off on leisure activities and an additional 23% kept the home at a temperature too cold to be comfortable. Twenty-six percent (26%) said they did not pay other bills, and 27% indicated that they spent less time with family and friends to save money. Respondents were able to select multiple options.

Figure 19: When Energy Bills Were Too Expensive, Which of the Following Happened?

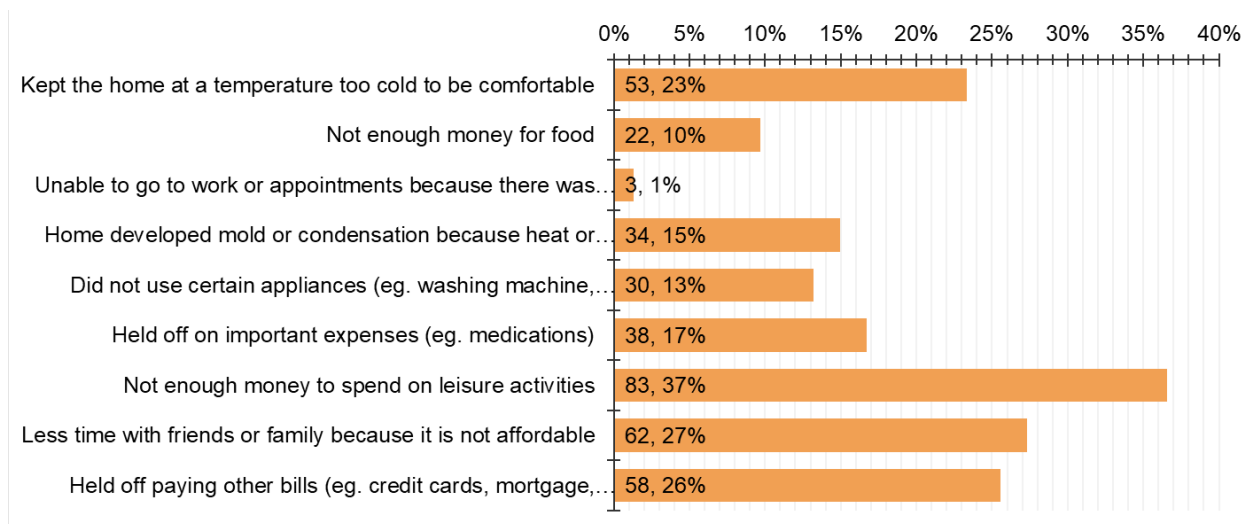


Table 5: When Energy Bills Were Too Expensive, Which of the Following Happened?

Option	Percent	Number
Kept the home at a temperature too cold to be comfortable	23%	53
Not enough money for food	10%	22
Unable to go to work or appointments because there was no money for gas	1%	3
Home developed mold or condensation because heat or ventilation was unaffordable	15%	34
Did not use certain appliances (e.g. washing machine, dryer, oven)	13%	30
Held off on important expenses (e.g. medications)	17%	38
Not enough money to spend on leisure activities	37%	83
Less time with friends or family because it is not affordable	27%	62
Held off paying other bills (e.g. credit cards, mortgage, rent, phone)	26%	58

Many respondents included a short explanation. Key quotes have been included here:

“Definitely heating is an issue. And it is becoming unaffordable. Grants should be given to homeowners to upgrade their heating to be more efficient. I think gas lines should be put in place to make heating costs less expensive or some other energy efficient resource should be available. Heating is very important in Tofino as we heat the house for most of the year, even summer days and evenings I have to put the heat on.”

What are the first things that your household goes without when money is tight? For most respondents (78%), the first thing they go without is entertainment and leisure activities. As things get tighter, households are more likely to stop paying other bills (22%), cut back children’s activities (12%), or internet and phone (10%).

Figure 20: Expenses that are not Paid When Money is Tight

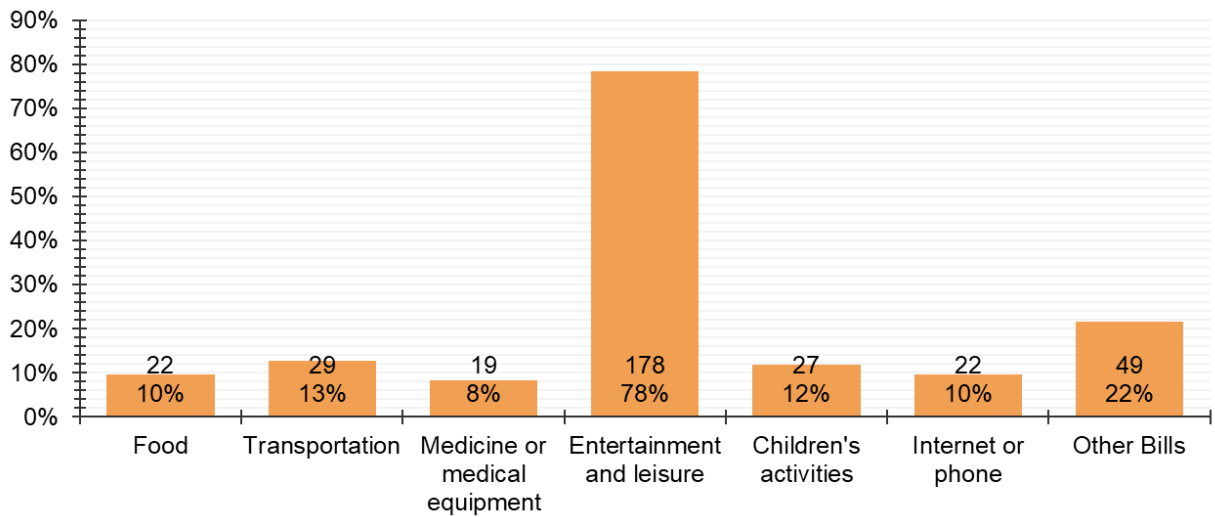


Table 6: Expenses that are not Paid When Money is Tight

Option	Percent	Number
Food	10%	22
Other Bills	22%	49
Transportation	13%	29
Medicine or medical equipment	8%	19
Entertainment and leisure	78%	178
Children's activities	12%	27
Internet or phone	10%	22

“The wage gap in Tofino is wild, making it impossible to contribute to Tofino while gaining any capital. I have lived in Tofino for 7 years - As a leader at my workplace I am paid \$17/h - after rent and bills monthly I still struggle to pay for gas and food.

“I will likely leave Tofino instead of settling here, as it’s too unattainable with the cost of living compared to average wages.”

 OPEN ANSWER QUESTIONS

Are you aware of any housing issues that do not directly affect you, but may affect members of your community? The following themes and responses have been highlighted as indicative of the trends seen across all responses.

1. *Housing, especially rental housing, is unavailable or unattainable for many community members.*

- Lack of available and affordable rental housing, making it especially difficult to find housing if you have disabilities, pets, etc.
- Cost of houses is increasing, making it difficult to purchase housing.
- Lack of supportive housing options

“Our family is in jeopardy of staying in Tofino or leaving. We will apply for rent controlled apartments on sharp road and also hopefully soon for DL114 but if we won’t get it, we’ll be forced to leave town unfortunately. I know many other families facing the same.”

“The high cost of rentals, the lack of rentals, and people being displaced due to short term rental accommodations going into the main living area of houses instead of the small secondary suites that are being build. This proportionally makes it harder for families or roommate situations that would help lower the cost of rent for individuals. Housing is now directly affecting the ability for businesses to be fully staffed as evident this summer (2021).”

“Lack of rentals is huge due to people getting evicted for vacation rentals. I know tons of people that have had to leave town because they can’t find housing. Service people living in vans so they can serve the tourists, but the tourists took over the service people’s homes.”

“I worry about young people, single parents, one income, or low / hourly wage income earners who can’t find a place to live in order to fill positions in the businesses that keep this town running. Rents have gone through the roof and are utterly unrealistic. The over-abundance of what used to be rental units turned into b and b's has been bad for the community, but good for the pocketbooks of people wealthy enough to own such housing.”

2. *Vacation Rentals are playing a significant role in the housing market and lead to displacement amongst residents and community members*

- Many respondents indicated a need for regulations on Airbnb and short-term rentals

“We need to do something about Air B&B and online vacation rentals that have forced Residents to move from Tofino.”

“Lack of affordable housing. Too many airbnbs and not enough rentals for population of workers in Tofino. Very unfair treatment living in accommodation tied to work.”

“Too many Airbnb’s in Tofino and the lack of regulation. Condos in Toronto prohibit short term rentals - Tofino should implement similar policies to ensure that the residents and workers of Tofino have stable, long-term housing.”

3. Employers are facing challenges hiring and retaining staff due to housing issues

“Many businesses in town can't get staff because of a lack of housing.”

“Most people applying for work seem to expect housing with their employment package (this is unique to Tofino I’m sure)”

“A Town Council that seems to think it's a bit foolish for new business owners to launch their dream jobs without also having a staff housing plan in place “

“I am aware that the housing crunch is only getting tighter and tighter. This is affecting business’s ability to staff. It especially seems to affect the restaurant industry in our town. There is just not enough housing for all of the workers year-round but mostly seasonal workers. There is a lot of seasonal staff required for businesses to function on busy summer levels, and not enough of these people can acquire adequate housing so they leave town and then less staff is hired due to lack of actual workers available to business owners. Businesses cannot staff everyone in staff accommodation. I know of several businesses operating at a lower capacity than normal due to lack of adequate staff. The hospital is also having staffing issues due to lack of housing as well. It is hard to get new essential staff if they can get a job but no place to live.”

4. State of overcrowding and inhabitable conditions are seen in staff accommodation and workforce housing

“Many people cannot maintain proper hygiene due to inadequate housing. Basic access to showers and laundry facilities is difficult for people who do not have proper housing.”

“Housing for staff. We owned a business and cannot fully operate because we do not have enough staff housing although we bought 3 trailers and rent a studio for our staff.”

“I know there is a shortage of houses so people are living in their cars and then can't even find a place to park.”

“I work in hospitality. I have been hearing and listening to quite upsetting things regarding many staff accommodations. It's hard to understand how this town is able to let so many businesses open every year without any place to let its staff live decently.”

“Many people live cramped up in houses without furniture, others live in RV's that are 30 years old and still pay 1000 CAD per month in rent just for a parking spot.”

Do you have any ideas for how housing could be improved for you or members of your community?

Respondents had many ideas for improving the housing system in their communities, though many did not provide specific implementation solutions. In general, ideas fell into three categories:

1. Increase the stock of affordable housing through a variety of mechanisms

- Build more apartments for renters
- More senior housing
- Build affordable housing
- More purpose built rental
- Allow carriage houses or detached suites on acreages
- Encourage one-level, accessible development
- Facilitate building permit process/ provide support in navigating the process and requirements
- Facilitate the rezoning for affordable housing
- Grant funding for home repairs
- Allow for the subdivision of larger lots

2. More non-market options to support those with the least resources

- More support for those navigating the supportive housing system
- More affordable homes for those on income assistance
- More senior government support and subsidies
- More supportive housing options

3. Improved taxation on short term rentals and nonresident owners

- Improvements to property taxes and by laws for no resident owners
- Full time rentals should be incentive as new builds
- Property tax breaks for families who own housing
- Land trust models for affordable housing allowing people to purchase and build

Finally, survey respondents were asked; is there anything else you would like to tell us about your housing experience or are there any other housing concerns you would like to share with us?

Responses to this question, largely aligned with the themes presented in the two questions above. Responses are organized by theme.

- **Alternative Housing Options**

“Tofino should encourage developers who incorporate affordable housing units for locals in their plans, and encourage density housing, but put a cap on developers building single-family dwellings, since there is not much land left to build on. Gibsons would have been a site better used for density housing or an

apartment building than Tonquin Forest. I would love to see some of the already cleared land at the airport turned into a trailer or RV park, which would help low-income workers in both communities and not require cutting any more trees. The District also might use the area where the bike park is as pay parking for tourists with RV's and allow overnight parking there when campgrounds are full. (They stay up there anyway.) Homeowners might also be encouraged to put tiny homes or guest houses in their yards and rent them to locals. Or they might be permitted to use a space in their driveway for overflow RV parking. With Poole's land closed and Crabapple changing, that leaves a lot of people with nowhere to go. Businesses are having trouble finding staff due to lack of housing for employees."

- **Short term rentals**

"Restrict Airbnb's, they restrict the availability of housing for families or working professionals. Have favorable terms for long-term rental suites. Add bigger walls on our water reservoirs or cisterns in Tofino which allow for more carrying capacity and therefore do a significant affordable housing development with density, to alleviate the issues, the longer we wait the worse the problem gets due to demand and inflation. We can put through one or two of these developments yet keep the integrity of Tofino."

"MORE and AFFORDABLE housing MUST be built and this needs to be a PRIORITY over any more Vacation/Resort accommodation and that includes Seniors Homes!"

"There should have been zoning in place that would prevent the amount of short-term rentals that we currently have which have taken from the long term rental market. Vacation rentals should not be permitted in a home that the owner of the property does not reside at."

- **Housing is too expensive, especially for the younger generations**

"We need low-income housing for young families."

"Encourage development of long-term, affordable market price homes. Don't stall development. Housing availability has been a major issue in Tofino since the 90's."

"More affordable housing options based on income of tenant"

- **Supportive housing**

"All community members deserve a place to live. We have a homeless issue in Tofino that is getting worse every year. (a Van is a temporary home not a home.) I have lived over 18 years here seeing the change every year."

"I've been here 10 years, I've been homeless twice sleeping down west main, I had no choice but continue a physical toxic abuse. I've relationship because of

the housing here... you want us to support local business how about start supporting your tired working locals..."

- **People moving in with family members because they cannot afford a place of their own**

"My three sons will need places to rent in the near future and my mother is elderly and may need to move in with family or some kind of assisted living."

"We are part of a crowded multi-generational family household as we are unable to find our own housing."

- **Need for simpler, more promising permitting process and changes to zoning restrictions**

"Lack of long-term rental options. Illegal vacation rentals NEED to be shut down. It is extremely unfair to the people paying for permits to operate legal vacation rentals and could be additional long-term rental space."

"There should have been zoning in place that would prevent the amount of short-term rentals that we currently have which have taken from the long term rental market. Vacation rentals should not be permitted in a home that the owner of the property does not reside at."

"A moratorium should be imposed on any new nightly rental units whether it is commercial units or single-family homes. Full time tenant suites should be the only thing permitted in any new builds. The bylaw that monitors vacation rentals should be a lot tougher on all the still existing illegal vacation rentals as there is not enough to deter them from continuing to operate and it's an unfair system."

TOURISM AND HOSPITALITY HOUSING NEEDS SURVEY

Date	Location	# of Engagements (approx.)
August to September 2021	Online via TalkTofino Website	28

The tourism and hospitality housing needs survey received **28 responses** from individuals throughout the West Coast Region. Available online beginning in August, most responses were collected between late-August and early September. Though response rates were relatively low, any key informants reported that hospitality sector employees they worked with or knew had already filled out the broader community survey. Survey fatigue likely decreased response rates.

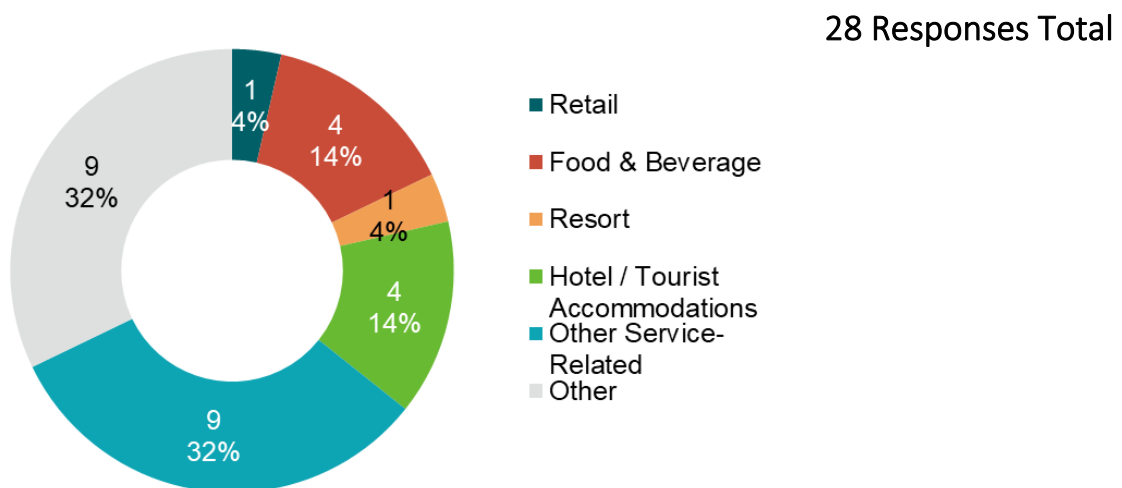
It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

INDUSTRY OF EMPLOYMENT

How would you best describe your work in the tourism and hospitality sector?

The tourism and hospitality sector contains many employers and industries and a variety of working conditions and environments. Respondents were asked to describe their work and were given a series of broad categories. Few respondents indicated their work was at a resort (4%), in food and beverage service (14%) or in hotel and tourist accommodations (14%). Of the 32% that responded “other”, most indicated that they worked in a smaller sub-industry of tourism and hospitality (e.g. spa, photography, tourism marketing, etc.) or that their work was best described by a combination of given categories (e.g. “I work in food and beverage services at a resort.”)

Figure 21: Responses by Industry

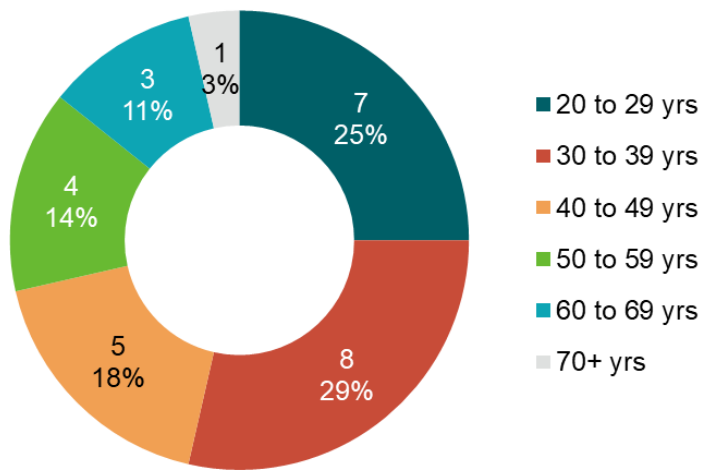


RESPONDENT DEMOGRAPHY

To what age group do you belong?

Respondents from the tourism and hospitality sector skewed significantly younger than respondents to the general survey. Of the 28 responses, 54% of respondents were between 20 and 39 years of age. An additional 32% were between 40 and 59. Only 14% were older than 60. The largest respondent cohort was from individuals aged 20 to 39.

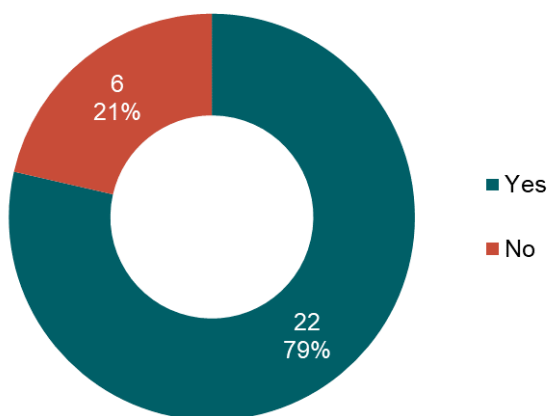
Figure 22: Tourism and Hospitality Respondent Ages



Do you live in the West Coast Community year-round?

This question was asked to get an idea of the different needs of mobile, seasonal workers and permanent employees in the tourism and hospitality sector. The vast majority (79%) of respondents indicated they live in the West Coast community year-round and do not move to other communities to work in the off-season.

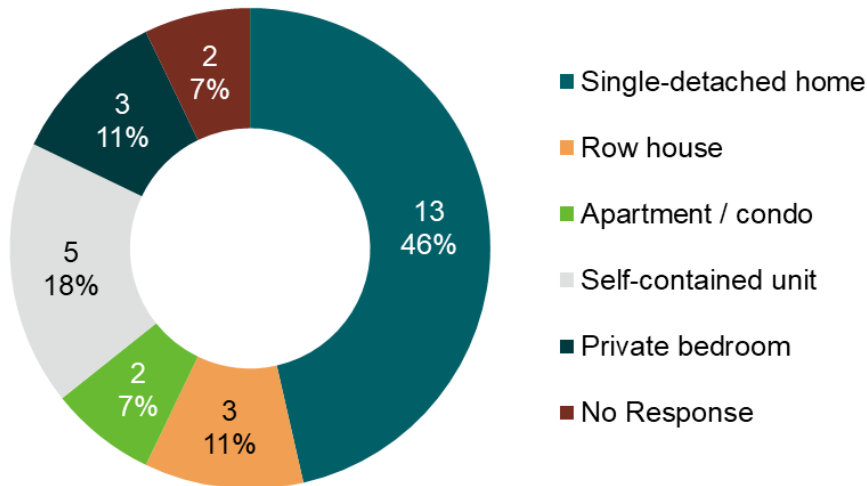
Figure 23: Rate of Permanent Residency in the West Coast Region



What type of housing do you live in?

Survey respondents were much more likely to live in a row house or apartment (18%) or self-contained unit (18%) than the general population of the West Coast Community, though the largest number of responses were still from residents in single-detached homes (46%).

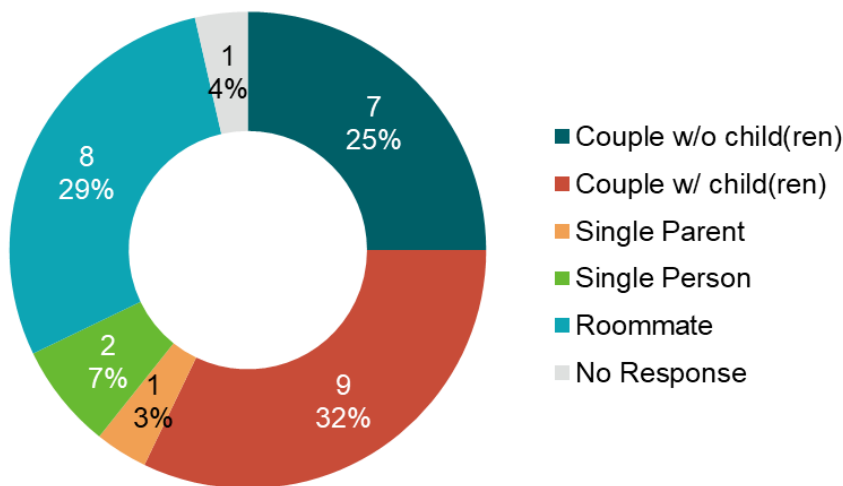
Figure 24: Type of Housing



How would you describe your household?

Tourism and hospitality sector workers also had a large variance in household composition. The largest number of responses came from couples with children (32%), but 29% of respondents live with roommates, a much higher number than the regular survey. This is likely indicative of the younger respondent pool.

Figure 25: Household Composition



HOUSING NEEDS

Does your current housing meet your needs?

Most respondents (66%) indicated that their current housing meets their needs, however, renters were far more likely than owners to report that their housing is not adequate. More than half of renter respondents (56%) said their housing did not meet their needs compared to only 19% of owners. This is likely indicative of the competitive and difficult to navigate rental market, as well as the challenges renters face saving to purchase a home.

Figure 26: Housing Needs Met - All Respondents

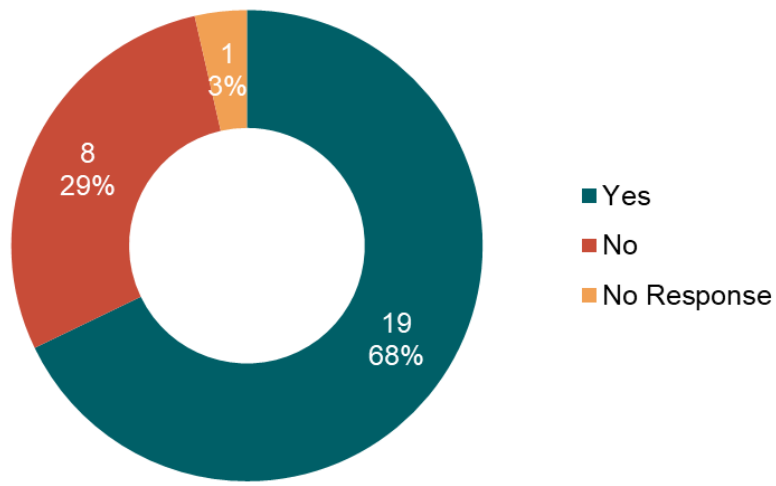


Figure 28: Housing Needs Met - Renters

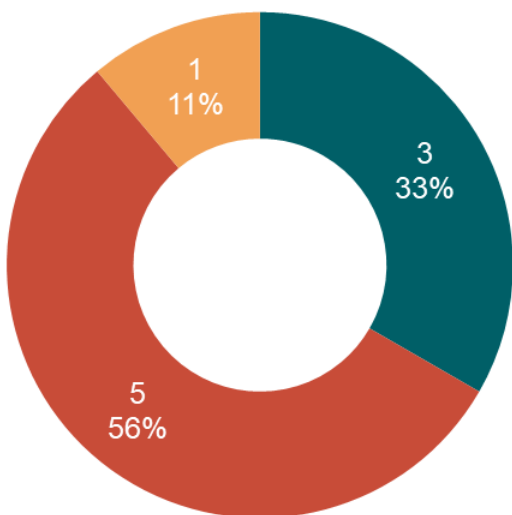
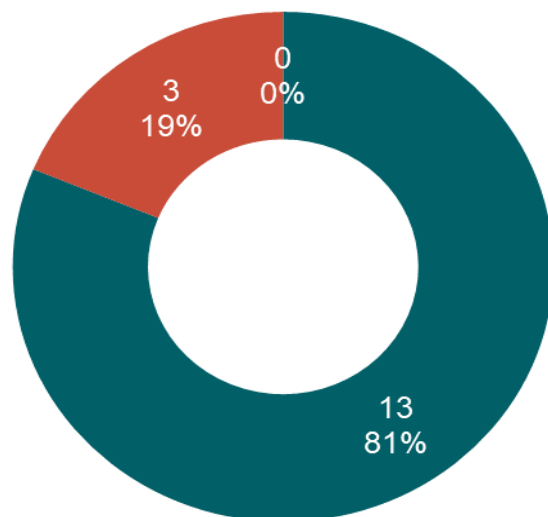


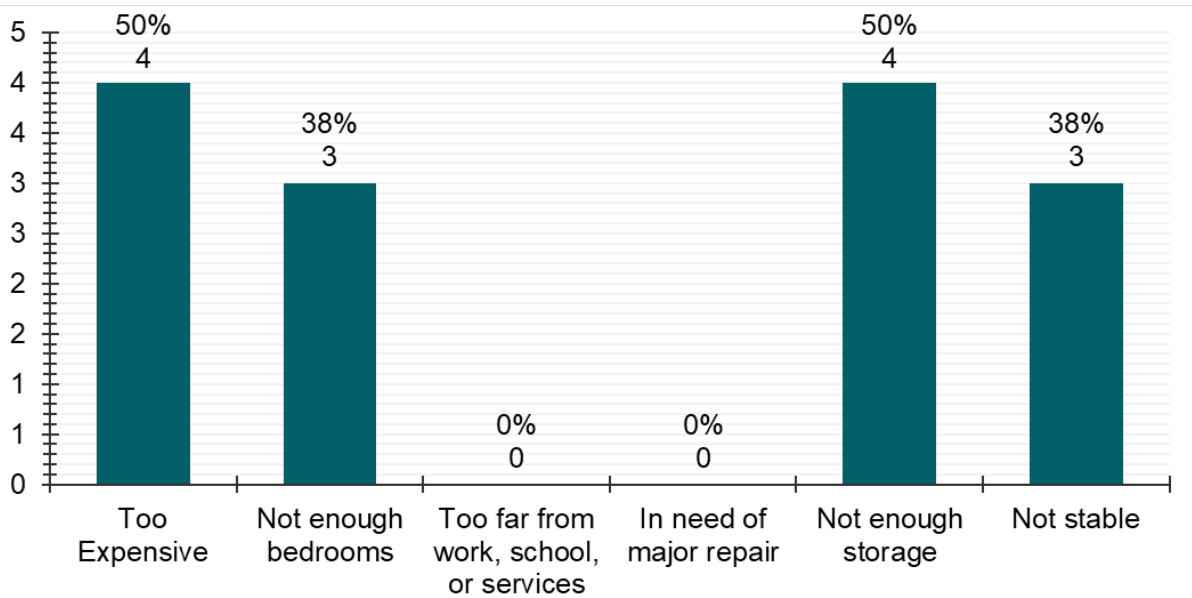
Figure 27: Housing Needs Met - Owners



Why does your current housing not meet your needs?

For those that responded their housing was not currently adequate an additional question was added to the survey. Half of all respondents (50%) reported that cost was the largest issue and 50% indicated that storage space was a challenge. Most employed in the tourism and hospitality sector are active participants in the sector and have the added housing challenge of finding a unit with appropriate storage space for associated gear. Condition and location were not major concerns. Reasons did not differ appreciably between owner and renter respondents.

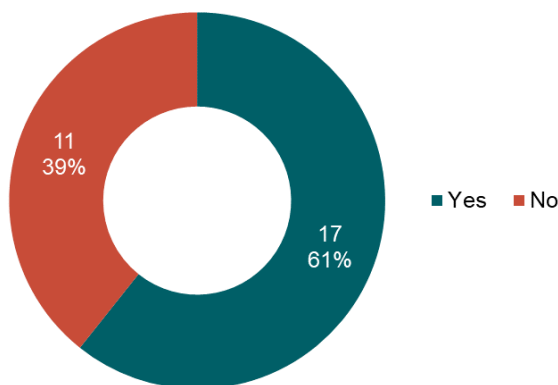
Figure 29: Reasons Housing Does Not Meet Needs



Have you had difficulty finding or maintaining housing on the West Coast?

Owners and renters reported having difficulty finding and maintaining housing at similar rates. Thirty nine percent (39%) of all respondents indicated that they have had or are currently having challenges finding or maintaining housing indicating that even those who are currently appropriately housed likely faced challenges finding that unit. This speaks to the challenging overall housing market across the West Coast.

Figure 30: Difficulty Finding or Maintaining Housing



Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)

This question received 14 responses, often generously and thoroughly answered. Most answers touched on the key theme of accommodation for staff and challenges with short term rentals:

- **Quality and Availability of Staff Accommodation**

“The only way for a food service employee to afford to live here is if there is adequate staff accommodation. Being in this situation if you are being mistreated or abused by an employer you cannot simply walk away without first securing housing. Low income housing for PERMANENT RESIDENTS of Tofino should be available so we may have the freedom to work anywhere in the community.”

“I've been in staff accommodation before. When staff accommodation got full, I resorted to living out of my SUV in the staff accommodation parking lot. After months of searching, I found a place to park my RV with my partner, but the District of Tofino is now trying to shut that place down - amidst a housing crisis and a staff shortage in town. Absurd.”

“Once the staff accom is full it is difficult for anyone else to find accommodation that is suitable for the summer season.”

“I find it difficult to find housing for our staff”

- **Short Term Rentals**

“Living in my van on multiple properties, being evicted so that my landlords can put in a vacation rental, being promised a place to live and then no follow through.”

“I am a 34 year old entrepreneur in the tourism industry and had to change accommodation 3 times over the last 2 years because my landlords decided to Air b&b the house/suite or just sold the house because they could get a good price out of it. I know a lot of people in”

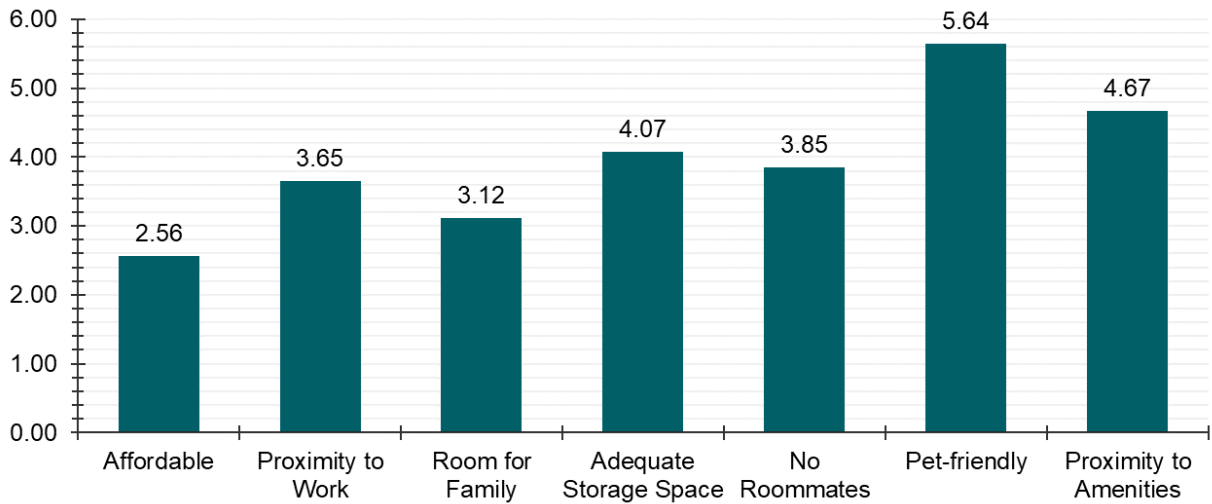
“you find a place to rent, it sells, and becomes an airbnb - again and again and again”

PREFERRED HOUSING FEATURES

When looking for housing, how would you rank the following in order of importance with 1 being MOST important and 7 being LEAST important?

Affordability was the most important housing feature for most respondents, followed by room for family and location of amenities. For renter respondents, the order was nearly identical, but affordability was rated even higher at 1.33. It is clear that, though the tourism and hospitality sector have unique needs and challenges, none of the other aspects of housing matter if the unit is not affordable.

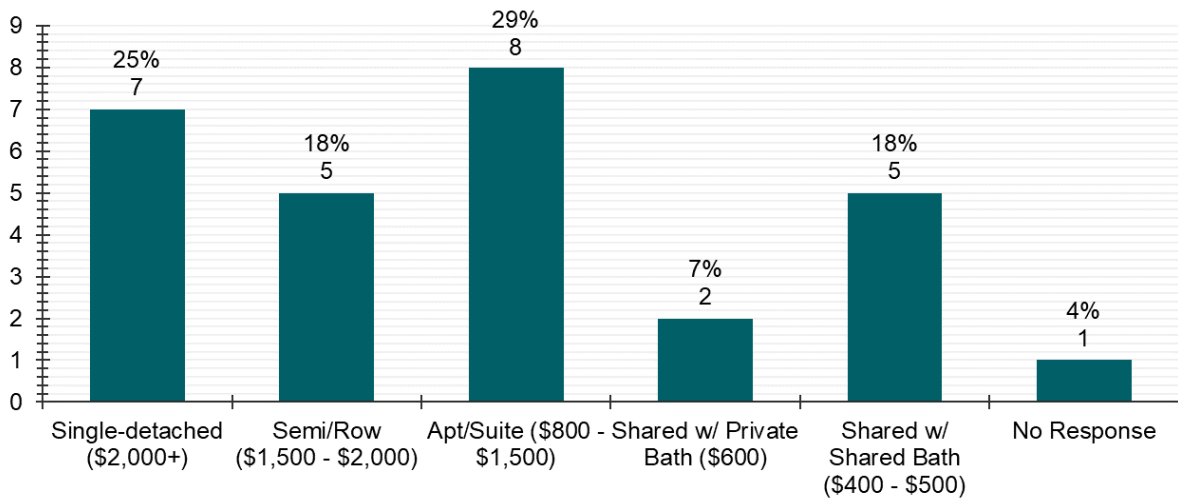
Figure 31: Important Housing Features



If it was available, which of the following would be an acceptable housing situation for you? Please select only the most appropriate option.

This question was asked to get an idea of which housing typologies the West Coast and its partners should be encouraging. Nearly one-third (29%) of respondents indicated that their needs could be met by a relatively affordable apartment or suite. An additional 25% indicated they would be best served by a single detached home. Though 18% indicated they would prefer a shared house or a semi row house, that number was lower than expected given the number of respondents currently living in detached housing.

Figure 32: Preferred Housing if Available



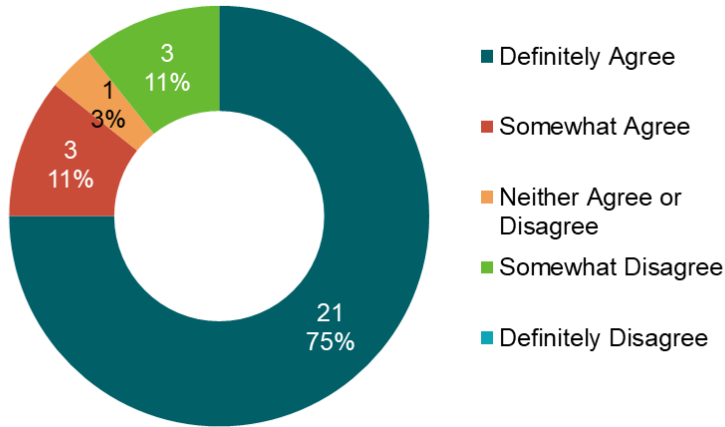
SUMMARY QUESTIONS

Please respond to the following statements:

Housing affordability is a barrier to living on the West Coast permanently.

Eighty six percent (86%) of respondents either agreed or strongly agreed that affordability was a barrier to living on the West Coast permanently. Only 11% disagreed or strongly disagreed.

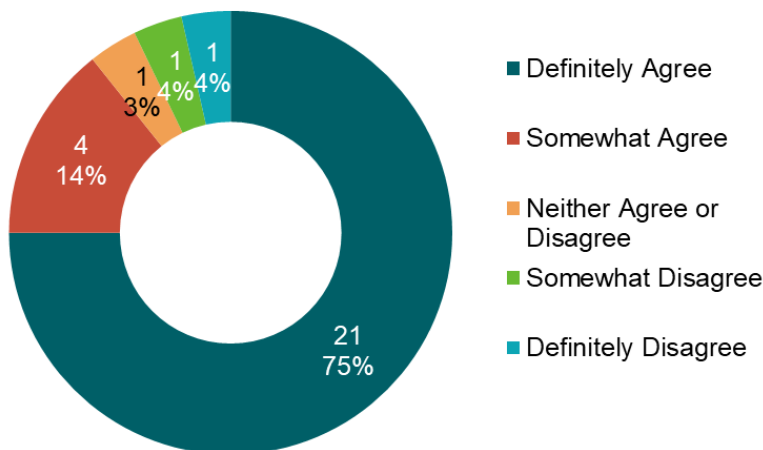
Figure 33: Is Affordability a Barrier?



It is difficult to find appropriate housing on the West Coast.

Eighty-nine percent (89%) of respondents either agreed or strongly agreed that it is difficult to find appropriate housing on the West Coast. Only 8% disagreed or strongly disagreed.

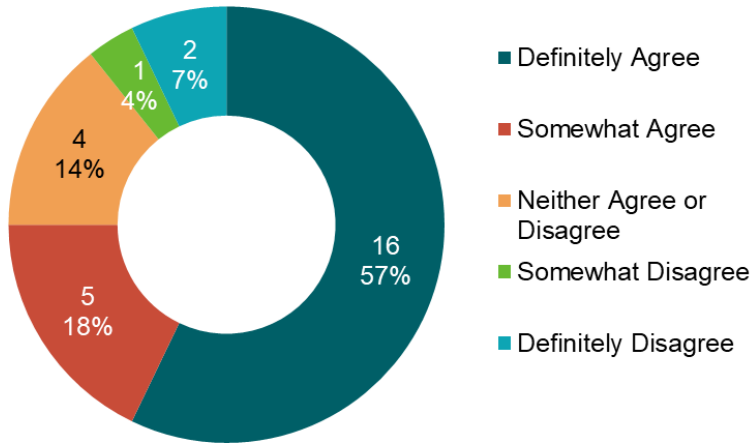
Figure 34: Difficult to find housing?



If housing costs and availability were not an issue, I would consider living permanently on the West Coast.

Most respondents (75%) indicated they would consider living permanently on the West Coast if housing was not an issue. Only 11% disagreed or strongly disagreed.

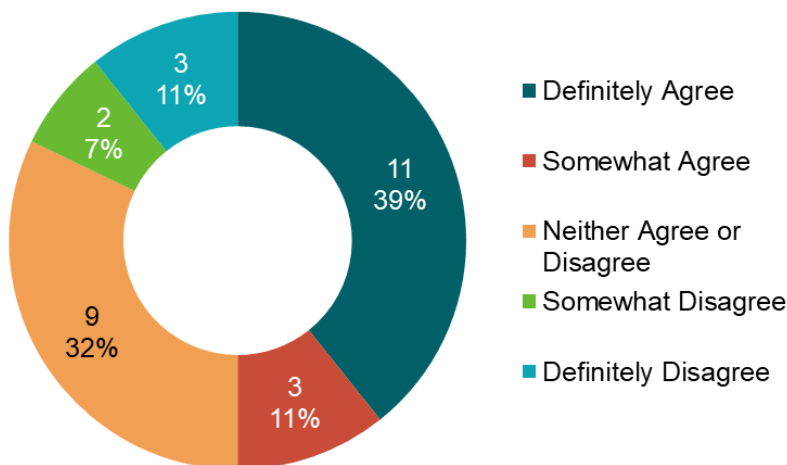
Figure 35: Permanently live on West Coast?



Housing has affected my decision to stay or work in the region.

Many respondents (50%) indicated that housing has directly impacted their personal decision to stay or work on the West Coast. This indicated the degree to which the housing and labour markets in the region are deeply interrelated. Only 18% disagreed or strongly disagreed.

Figure 36: Housing affected decision to stay on West Coast?



Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?

The survey received 14 responses to this question. The following themes and responses have been highlighted as indicative of the trends seen across all responses.

- **Housing, especially rental housing, is unavailable or unattainable for many community members.**

“I just have concerns about young families, workers in the service industry.”

- **The housing market and labour shortages are directly linked.**

“We need housing and a lot of it. Otherwise great people are not going to stay in this town and government, public and private industry will not have enough employees to operate.”

- **Housing costs are outpacing wages in the tourism and hospitality sector.**

“I’m in full support of affordable housing initiatives & secure housing for working citizens. Our town is over carrying capacity without even having proper infrastructure to house the very people creating the experience for the tourists we are promoting.”

“There should be a safe, affordable camp for seasonal van/RV dwellers who are working in town.”

- **Short-term rentals are exacerbating existing issues.**

“There needs to be a cap on BNB units in town!!! My opinion is that this is the largest driving factor limiting long term rentals and creating a shortage. Owners can then charge an arm and a leg because renters are so desperate.”

“We need to regulate the air b&b. Those studio, bachelor, 1 bedroom that were once rented by workers are all becoming unavailable because they are used for Air b&b now. I am not against Air b&b in general, but it needs to be controlled/regulated”

“Closing all the vacation rentals operating in zones where vacation rentals are not allowed. There are a lot!!! Imagine all the housings that could suddenly become available to workers.”

“Illegal nightly rentals/AIRBNB are destroying the local housing rental market which is causing a staffing shortage and without significant change both Ucluelet and Tofino will not be able to function which is currently showing in the number of businesses shutting down”

- **Bylaws changes could improve unit availability.**

“Due to high cost of building and owning real estate, with recent tax hikes as high as 50% in Tofino, property owners are forced to ask high rent. To offset the

housing needs in the low and mid-range budget, other options need to be explored, such as float homes (Victoria, Vancouver, Seattle, Portland etc.). Laneway houses and detached cottage are long overdue and already part of most OCP's, which makes it all the more important to finally become proactive. Additional property tax breaks for landlords and other incentives should be stimuli, instead of repercussions and forcing long-term tenants onto existing accommodation businesses."

KEY INFORMANT INTERVIEWS

Twelve key informants were interviewed from July to September 2021, including key representatives from regional health organizations, local housing developers, social service providers, and related fields. In each interview, informants were invited to respond to a series of “conversation starter” questions then elaborate with greater detail. Though all participants were comfortable sharing quotes with researchers, some were not comfortable sharing their name or organization. Informants are categorized below by location and category instead.

Date	Location	# of Engagements (approx.)
August to October 2020	Via Videoconference	12

Location	Position or Organization
Tofino	Fish and Loaves Humane Society
Regional	Alberni-Clayoquot Health Network
Regional	Clayoquot Biosphere Trust
Tofino	Tofino Housing Corporation
Regional	Vancouver Island Health Authority
Ucluelet	Ucluelet Chamber of Commerce
Yuułuʔiłʔatḥ Government	Yuułuʔiłʔatḥ Government - Ucluelet First Nation
Yuułuʔiłʔatḥ Government	Yuułuʔiłʔatḥ Government - Ucluelet First Nation
Tofino	Tofino Hospital
Toquaht	Toquaht Nation
Tofino	Tofino Chamber of Commerce
Ucluelet	Pacific Rim Development Cooperative

KEY THEMES

1) Lack of Housing Availability

There is a very real and drastic supply shortage across the West Coast region. Every key informant highlighted how rising housing costs are putting home ownership opportunities further out of reach for more and more people, and that reduced availability of long term rentals is impacting the social, economic, and cultural fabric of their communities. One trend seen as being amplified by COVID has been the prevalence of wealthy homeowners - realizing that they can work remotely in a scenic destination rather than in a bigger city - purchasing properties on the West Coast and driving up real estate prices, while further depleting the already low housing stock. Interviewees frequently remarked on the increasingly large, and often employed, population living in tents, cars and RVs as a key indicator of the lack of housing. Young families in particular struggle to find appropriate rental or ownership opportunities that meets their needs and are moving to other communities as a result. Often, before affordability was mentioned, supply was emphasized. Even for those who could afford typical rental rates, housing was simply not available.

“There is more housing, but demand has definitely outstripped supply, and a significant chunk has been lost to Air BnBs.”

"We've seen residents have to leave the region because of a lack of housing. Particularly families because of affordability and size. It's effecting the social fabric of the community."

“A new modular home in the trailer park...was the only thing on the market for less than \$500,000!”

“Housing has been an issue for a while, and supply has not increased. Saying the need has become more ‘acute’ is an understatement.”

“Demand has always been high. It’s always been a challenge to meet demand for citizens. It’s probably gone up a little bit in the last couple of years as Citizens are choosing to move back and there are a lot less options in Tofino and Ucluelet.”

2) Need for Affordable Rental Housing

Interviewees agree that there has been a steadily growing need for affordable rental housing, especially over the last five years. This need is partly driven by the booming tourism economy, which has increased the demand for rental units by both workers business owners desperate to accommodate seasonal employees to keep pace with the volume of tourists. At the same time, the high cost of living and owning property in the region has given way to a reduction in affordable long-term rental supply as more and more existing and prospective homeowners turn available bedrooms into short term vacation rentals in order to maintain their mortgage.

Rental vacancies are so hard to come by that residents are increasingly being forced to remain in unsafe living conditions. Multiple interviewees shared stories of vulnerable residents dealing with predatory landlords or living in housing conditions that are physically hazardous to them due to mobility challenges, all because there are no other options available to them locally, and they can’t afford to move. Where rental vacancies do emerge, rental rates often price out most residents, especially those earning less than the median income, single-income households, and seniors.

“Wages are not bad here, but rents are astronomical. We’re talking shared bedroom situations for \$2,250 a month!”

“I personally... have a rental that is secured and somewhat affordable, but I feel like I’ve won the lottery.”

“Prices have definitely gone up in the past 5 years. \$900-\$1,200 used to get you a 1-2 bedroom. Now it’s close to double.”

“Unsafe living conditions because people are crammed into suites or living too many people to a house.”

3) Housing for Essential Workers

Closely tied to the rental supply shortage, the theme of workforce housing is worth highlighting separately as it was frequently identified as a key challenge for participating communities as a broad range of workers that are striving, often unsuccessfully to find housing. Informants indicated that essential workers, many of whom earn higher than average wages, are frequently leaving the community or not accepting positions due to a lack of housing. Doctors, nurses, childcare staff, and teachers were specifically mentioned. Many workers who would have been able to afford a stable home a few years ago are struggling to maintain appropriate accommodations.

“Nurses and doctors are very vocal about how they can’t afford to rent or purchase in the community, even with a physician salary!!”

“I’ve lived here for 4 years and I’ve definitely seen the demand increase. Especially on the facebook posts. Nurses, marine biologists, etc. not able to accept their job offers because they have no place to live.”

“An affordable rental is relative. For some “affordable” is \$375, but it’s also causing shortages for high-paying positions – occupational therapists, physiotherapists – these people can’t afford \$3500 a month in rent! This is going to impact our healthcare team, and therefore the community.”

“I know someone who bought 3 years ago at 750K and sold at 1.5M this year when they decided to move. Where is (their replacement) supposed to go if that’s the price of entry?”

4) Staff Shortages and Housing for Tourism and Hospitality Sectors

Another category of workers that was frequently identified as facing disproportionate housing challenges were those employed in the tourism and hospitality sectors. Many positions are seasonal or pay less than other sectors. Staff in this category are in direct competition with short term rentals as communities need the most workers when demand for tourist accommodations are the highest. Many employers attributed staff shortages to the lack of affordable rental supply.

“Anybody in the service industry is very at risk.”

“It’s getting so that you can’t have workers unless you have staff housing. I know one owner who lived in her garden shed and showered with a bucket so she could use her home for staff housing.”

“No more cheap/temporary housing for workers or new residents.”

“The most desperate needs I’ve seen are for both seasonal staff and longer-term staff. We have management-level positions living in illegal trailers because they can’t find rental or ownership options.”

5) Housing for Seniors and Elders

There is minimal housing for seniors and Elders across the West Coast Region, including homes on the ground floor, homes with elevators, and homes with interiors that are properly designed for individuals with mobility issues. Once seniors become less mobile, they are often unable to age in their own home, and in some cases unable to age in their own community due to the lack of options available locally.

In particular, participants identified the need for more rancher-style homes as well as supportive and semi-supportive care options. Supportive housing does not need to offer a full spectrum of supports and services, but some supports such as cleaning services would be very desirable. Persons with a disability would benefit from similar housing options. As a result of this need, seniors are having to move to locations where more comprehensive care options are available.

Though still a relatively young region, housing for Seniors and Elders is expected to grow in importance as the population of the West Coast ages. Older residents want to remain close to their community but feel there are too few options for them to downsize, and that they cannot afford the units that would meet their needs. This leads to people living in larger homes that are too challenging for them to maintain. Accessible units, affordable for those on a fixed or single income can enable older residents to live in their community longer and free up larger homes for younger residents.

“A lot more need for seniors, particularly urban seniors who would like to move home to be closer to government services.”

“Because there is not another option for them, there are some seniors who are definitely living at a higher level of risk than they might be comfortable with. Choice becomes stay at home or leave community – potentially a lifelong community!”

“There are a number of older adults who have the financial ability to support themselves to stay in their home, but for the seniors who are on a “fixed income” it is very, very difficult.”

“It would be nice to have more communal living options for Elders and seniors.”

6) Condition of Existing Stock

While much of the housing stock in Tofino and Ucluelet is relatively new and well-maintained, interviewees from Toquaht Nation, Yuułuʔiłʔatḥ Government - Ucluelet First Nation, and Electoral Area C indicated that many homes are of substandard quality and are in need of major repairs or replacement. In Indigenous communities it can be very difficult for individuals to secure financing for renovations and in general, cost of construction is often prohibitive.

“Financing is also an obstacle for people who do own homes in the community. Trying to get a loan to finance renovations is extremely difficult.”

“Mould is a major issue.”

“Huge problem with both quantity and quality. Many of the unites transferred to us through treaty agreement were absolutely substandard.”

“I would replace unlivable houses that are being lived in. And I want to see the housing list cut down to nothing. The reality is that only 20 units would support half our community.”

7) Need for More Stable, Non-Market Options

In response to the lack of affordable market rental options, interviewees identified stable, secured affordable housing as a key component for meeting the most pressing needs in the West Coast Region. Often referred to as non-market housing and typically funded by BC Housing or the Canada Mortgage and Revenue Corporation (CMHC), these types of units were suggested as an important way to improve housing options and secure rental costs at an affordable rate while the market fluctuates. Families, seniors, and elders were identified as priority populations for non-market intervention. All communities in the study area are exploring how to attract more senior government funding for non-market development and in many communities, co-ops, land trusts, and other non-market models are being brought forward to address housing shortages. The District of Tofino, through the Tofino Housing Corporation is already developing a number of “resident restricted” units and both Toquaht Nation and Yuułu?it?ath Government - Ucluelet First Nation operate subsidized units as part of their housing portfolios. Partnering regionally to expanding these offerings will be critical to maintaining affordability while market housing remains out of reach for many.

“The ability to rent in Ucluelet or Tofino is out of reach. A home that would work for them is 1500/2000 just for rent. They can’t afford that
- I can’t afford that!”

“Affordable housing. Multi-unit housing/subdivisions. Carriage homes. Smaller homes. More density/affordability is really important.”

“If you’re in hospitality or business in Ucluelet and you don’t have housing you are at the mercy of the market.”

“Challenge providing “very affordable” housing – at subsidized rate.”

8) Stigma Around Affordable and Supportive Housing

When asked about barriers that make working to address housing on the West Coast a challenge, interviewees often commented on the frequent pushback from community members in opposition to new affordable and supportive housing projects that came forward in the past. There is a keen awareness of a vocal segment of the population that favour resort and seasonal staff housing development over long term, affordable and supportive housing. Many interviewees suggested there is a need for education and awareness-building in the community around the lack of investment in affordable and supportive housing in the region, and how it is now being felt in communities. Youth and individuals with mental health and addictions challenges were identified as the two most underserved population groups in greatest need of housing in the community, however, local organizations have struggled to make traction in addressing this area of need due to a lack of understanding and motivation among stakeholders.

“There’s no safe place or protocol for youth, and any existing units are very informal”

“There’s definitely a divide around affordable housing.”

“There is a force against having any kind of affordable community housing.”

“Right now, people have to move away for acute services, but there are no after-care or ongoing services here. When people come back they are often “jumping into the deep end” and it can be very difficult to maintain sobriety.”

9) Development Challenges

Interviewees highlighted limited land availability, servicing pressures such as local water supply quickly reaching its carrying capacity, and the high cost of building as significant barriers to delivering new and affordable housing on the West Coast. The cost of building was especially constraining in Indigenous communities which are located off the highway and often quite far from Tofino and Ucluelet. This brought up an additional affordability challenge as transportation costs can make living in your traditional community very expensive.

Interviewees are very aware of what their community’s needs are, but organizations often do not possess the up-front funds or the tools required to initiate housing projects. Two interviewees expressed the view that the permitting process in Tofino is prohibitive to new and creative housing options, remarking that slow permitting times and significant fees contributed to the barriers of delivering new units.

Interviewees from Toquaht Nation and Yuułuʔiłʔatḥ Government - Ucluelet First Nation identified internal capacity as a critical constraint to developing more units. Though a priority for both governments, staff ability to maintain current government functions while expanding housing development is a challenge. Both Treaty Nations indicated a desire to build and operate new units in the near term to provide needed housing for Members and Citizens who would like to return to Treaty Lands.

“The District is right on the edge of running into a real challenge; it has happened in the past and this year might be one too because of a real shortage of rainfall”

“We live in a remote community 40 minutes from the closest town. The cost of fuel is quite extensive. As an example, I pay \$600 a month in gas to go to work and back and to run errands.”

“We’re in a very interesting place in the history of our community. We are the founding mothers and fathers of our new nation. We’re setting out the building blocks and housing is going to be one of the keystone pieces.”

10) Funding is Needed from Senior Levels of Government

There is a growing recognition among local housing stakeholders that communities are being tasked with providing housing services to larger populations and taking on larger burdens, without additional funding to compensate. Most key informants understand the limitations of Municipal, Regional, and Indigenous Government to address housing issues and feel their work is reasonably supported in that context. However, nearly all interviewees feel that more support is necessary from higher levels of government to address housing needs across the West Coast Region. The form and function that

support can take ranges from increased direct housing subsidies through BC Housing, to more comprehensive programs to support Treaty Nations.

“Getting rents that even serve the median income requires government support; to offer rents that serve lower wage jobs like those offered at restaurants and surf shops requires even more.”

11) Strong Non-Profit Culture and Local Government Commitment

The West Coast’s non-profit community is an incredible asset. Informants repeatedly stated how proud they were of the support services that are offered and the well-connected networks that have been formed and maintained. Though resources and supports for non-profits are limited, the West Coast has the ability to expand its community and non-profit driven housing options. Similarly, most interviewees mentioned the willingness of the local, regional, and Indigenous governments to partner on housing issues and development projects. While there are areas for improvement, including greater regional housing partnership and supplementing non-profit capacity, the West Coast is clearly a strong, committed community.

“THC has been able to do some good work with a good budget, but there is a place for more non-profit models.”

“There are enough people and organizations, we just need some direction and some concrete places to put our collective efforts!”

12) Regional Housing Collaboration

Almost every informant suggested increased regional housing collaboration as a productive way to address housing concerns. Most were glad this study was being conducted regionally and many suggested that each community could contribute differently to housing shortages. For example, some communities may have more developable land, while others may have expertise and ability to manage non-market projects. In addition to conducting future housing studies through a regional lens, many informants would like to see a Regional Housing Corporation established to collectively offer new non-market units and grow the non-market portfolio more quickly. This would reduce competition for new funding, prioritize critical shortages, take advantage of dispersed regional resources, and increase operations efficiency.

“We each have something we could contribute together. There is an opportunity for collaboration that benefits all communities.”

“We need a committee or working group with representatives from these communities to start. Whether that is technical, staff, or political representation. Some sort of regular committee to address growing demand and work together to keep up and use land and resources appropriately and efficiently.”

“There is enough demand – working together with urban planning to build a new subdivision we could help our community and others.”

“A regional housing management group would be great. The scale for housing management to be run efficiently is not there right now; uncomfortable in a small community when you’re making housing decisions for your friends, coworkers, neighbours.”

FOCUS GROUPS

Ten focus groups were conducted from August to September 2021, with representatives from health and social services sectors, local chambers of commerce, planning advisory committees, and municipal, regional and First Nations governments and staff. Participants were asked to identify housing successes, challenges and issues within their communities while also identifying how a housing needs study would be used by their organizations or sectors. Key insights into housing needs, opportunities, and challenges across the region were collected. Many representatives who participated in focus groups brought a regional perspective to the discussion and their representative organizations provided services to all communities within the West Coast Region.

Group Theme	Invitees/Participants
Regional Health, Community Housing Needs, and Impacts of Covid-19	Vancouver Island Health Authority <ul style="list-style-type: none"> Public Health Physicians Public Health Staff Environmental Health Officers
Chambers of Commerce	Executive Directors and/or Staff from Municipal and Alberni Valley Chambers of Commerce
Housing Issues in Electoral Area 'C'	Electoral Area Directors, members of Advisory Planning Committee
Housing Needs and Social Services – West Coast Focus	Coastal Family Resource Coalition members
Housing Needs and Social Services – Regional Focus	Alberni-Clayoquot Health Network members
Ucluelet Housing Needs and Policy Interventions	Members of Ucluelet Council
Tofino Housing Needs and Policy Interventions	Two sessions with members of Tofino Council
Toquaht Nation Housing Needs and Development Goals	Staff and Elected Officials from Toquaht Nation
Yuułuʔiłʔatḥ Government – Ucluelet First Nation Housing Needs and Development Goals	Staff and Elected Officials from Yuułuʔiłʔatḥ Government – Ucluelet First Nation

Date	Location	# of Engagements
July and August 2021	Videoconferences	6
September 15, 2021	Ucluelet Community Centre	1
September 15 and 16, 2021	District of Tofino Municipal Offices	2

The focus group selections were developed to meet the following engagement goals:

1) Vancouver Island Health Authority (Island Health)

Though mostly associated with acute care, Island Health regularly engages with housing issues through its environmental health positions. Staff also understand the importance of housing as it relates to broader community health and Island Health provides in-home and in-facility care services to seniors, Elders, and other population groups that need ongoing health

support. This group also discussed the impacts of Covid-19 on housing supply in West Coast communities.

2) Health and Community Services

This encompasses organizations whose mandates go beyond housing and focus on broader issues of poverty-reduction, health, and community building. Though not necessarily involved directly in housing provision they can provide better idea of who is struggling to find and remain in housing across the region. The project team held focus groups with both regional health and social providers and local providers through the Alberni-Clayoquot Health Network and Coastal Family Resource Coalition.

3) Chambers of Commerce

Lack of housing, especially low-end market rentals, disproportionately affects key industrial, service sector, and even public sector employers who struggle to find housing for staff. Determining what types of housing are most needed to attract and retain quality employees will factor into future land use decisions at municipal and regional levels. Chambers of commerce are often acutely aware of the issues local hospitality, sales, and service industries are facing and provide valuable input about the realities of housing insecurity across the income spectrum.

4) Municipal and Indigenous Community Staff

Municipal and Indigenous Community staff deal with the ramifications of affordable housing on a daily basis and can provide key insight into the tools that are working for local government and policy challenges they are facing. They also work with elected leaders and interact with community members with writing or revising key planning documents and making recommendations. In Indigenous communities, staff often additionally responsible for housing portfolio management and housing development.

5) Electoral Area C Focus Group

Municipalities are often well represented in housing studies as data is more available and can be expressed with higher definition. Municipalities in this study also had higher rates of participation in surveys and were well represented in key informant interviews. This focus group was designed to capture experiences specifically from Electoral Area C and the housing issues faced by residents.

6) Elected Officials

Ultimately, elected local officials are responsible for framing their community's response to housing issues. They regularly hear from the public about challenges facing residents and can provide key insight specific needs. In addition to discussing needs and project findings, these sessions highlighted potential policy responses that had been outlined in other engagement activities.

KEY THEMES

Many of the key themes discussed in focus groups were repeated in key informant interviews. For clarity, this section highlights new information solicited through the focus group process.

1) **Lack of Available and Affordable Housing, Especially Rental Housing**

All focus groups highlighted the need for housing and a lack of vacancy across the West Coast region. Municipal representatives spoke about rental housing for young families, electoral area representatives commented on rental housing for semi-permanent or seasonal workers, young families, and those with pets, and health and social service providers stressed that affordable temporary and long-term housing was desperately needed across the spectrum, but particularly for youth, those with mental health and addictions issues, and essential workers.

Many commented on the poor condition and increasing scarcity of existing affordable options. Social service and health professionals are finding it more and more difficult to help the clients they serve while they remain in the community as their current situations are unhealthy, but safe and affordable living situations are unavailable to them unless they leave the West Coast. As discussed in key informant interviews, affordable and available housing is equally imperative for those making the median income or less, and for those who may only have one earner in their household. Holding taxable value at purchase price, adding restrictions to short term rentals, and creating more incentives for homeowners who offer long-term rental housing were suggested as a potential solutions to protect and grow local affordable rental stock.

Focus group participants commented on the impact of limited affordable rental and ownership options on the ability to attract employees and retain staff for key community services, including retail and hospitality, healthcare and educational services. In First Nations communities, this lack of availability was emphasized as a barrier to bringing members home who want to live on Nation lands, contributing to long waiting lists for available units that have seen little movement in recent years.

2) Increase in the Number of Residents Needing Non-Market Housing and Housing with Supportive Elements

Focus group participants made it abundantly clear: those with the greatest need across the West Coast region are those with the least supports available to them. Supported housing is difficult to develop, not only because of false community perceptions about below market housing, but also because of limited funding and available land. Participants suggested that local governments should prioritize non-profit, affordable, and supported housing through zoning, fast tracking, and development cost waivers or reductions when possible.

In Tofino and Ucluelet especially, emergency housing for people experiencing homelessness or fleeing violence is overwhelmed and under supported. Comments from social service providers suggested heightened concern about the condition of housing for young adults, children and single parents who cannot afford safe rental through the market. Increased support for organization and institutions working with low-income families and those with mental health and addictions issues was indicated as a priority by focus group participants, especially in the wake of Covid-19 which has hit underhoused populations especially hard.

As the costs of rentals outpace incomes and people from wealthier markets move to communities like Ucluelet and Tofino, residents will increasingly need stable, secure, non-market housing, with and without supports. In most municipalities, a relatively small number of units should make a big difference to those who need housing the most. Focus groups indicated that municipalities, non-profits, and senior funders need to start the partnership process now to enable quicker funding and building when money becomes available.

3) Housing for Essential Workers

Housing for workers is a key issue in Tofino and Ucluelet that impacts the entire region. A booming tourism economy is putting additional stress on an already limited rental stock as hospitality sector employers desperate to fill seasonal staff shortages have been pre-emptively purchasing the few available properties suitable for renting. Some participants highlighted the need to address businesses seeking to grow and expand their businesses to meet demand from tourists, without acknowledging the constraints the town is facing and lack of infrastructure to support such growth.

Health care was emphasized as a key industry under significant pressure in the region due to increased demand for patient care arising from an influx of visitors and seasonal workers in recent years, coupled with diminished capacity to retain the qualified professionals needed provide care due to lack of housing. As the few remaining reliable rental units previously contracted to house healthcare professionals new to the community have been sold off or converted to short term vacation rentals, hospital administrators are finding it more challenging each year to staff units and programs due to the lack of affordable rental and home ownership opportunities. Similar concerns were raised about schools in the region, with participants noting a growing trend of families leaving the community when their children reach high school age, a move attributed to the poor quality of local high school programs and related to a shortage of teachers.

4) Development Difficulties and Where to Start

Several key development factors make it more difficult to develop affordable in the West Coast region than in other parts of the province, a reality that was touched on by a number of focus group participants. As mentioned in the interviews, limited land availability within Tofino and Ucluelet poses a significant up-front challenge to getting any residential development constructed, and even more so for a larger multi-unit complex. Across the region, local governments are also facing a lack of servicing capacity to accommodate even the next 2-3 years' worth of development. Factors such as the local water supply soon reaching carrying capacity, to sewer and other utilities upgrades required but needing additional funding and/or time in order to complete were also noted. At the same time, the cost to build on the West Coast is higher than ever; even for those with land, focus group participants shared stories of being quoted near \$500 per square foot to construct smaller residential infill projects. These development pressures have certainly contributed to rising housing costs and make affordable projects difficult to get off the ground.

5) Downloading of Responsibilities from Higher Orders of Government

Some focus group participants mentioned feeling that the Federal and Provincial governments have downloaded the responsibility for creating affordable housing to municipal and non-profit organizations who lack the resources and expertise to build and manage housing. Though many felt encouraged by their Municipalities taking steps in recent years in response to the shortage, some elected officials felt they were faced with similar housing challenges as larger urban centres in BC, but with much fewer resources at their disposal to meaningfully address the issue.

Regional collaboration was a suggestion for how to leverage different communities' assets in order to see more affordable units built and address internal capacity issues to manage complex development projects. Several participants also suggested the need to prioritize "gentle density" or lower density forms of infill on already developed land and allowing dwelling in RVs as potential tools to overcome building challenges.

6) Change in Mindset/Stigma Reduction Around Poverty and Mental Health

A commonly noted barrier to addressing housing need in Tofino and Ucluelet in particular was a need for understanding of housing as a basic human right in order to counter local resistance to developing affordable housing. Several participants noted significant pushback from community members when policy changes in favour of affordable and/or supportive housing development or actual projects were proposed in recent years. Some attributed this to stigma associated with housing for people living with mental health challenges and/or with lower incomes, while others attributed it to the “financialization” of housing, or a view of housing as a commodity rather than an essential social good. In many cases, participants who have encountered such resistance feel this is one of the fundamental issues to address related to housing on the West Coast, and see it as an important area for growth. Clearly, there’s an opportunity here for some education about the need to and importance of housing vulnerable population groups like youth aging out of care, families living on low incomes, and people struggling with mental health and addictions.

7) Challenges Developing on Treaty Lands

Participants from Toquaht Nation and Yuułuʔiłʔatḥ Government – Ucluelet First Nation stressed that the development challenges faced by other West Coast communities are more acute for building housing on Nation lands. Though available land is less of an issue than in other parts of the West Coast, Treaty Nations see additional barriers to funding new housing projects due to more limited government revenue sources, and the numerous obstacles associated with securing bank mortgages on Nation lands, including the requirement for the Nation to back individual citizen’s mortgages which forces government to carry additional risk for any form of housing.

A strong demand from Elders looking to move back to their ancestral territory, but who require or will soon require housing with social supports will be a challenge to facilitate. Supported and semi-supported housing necessitates additional funding to construct and operate, and a lack of servicing capacity poses further challenges in meeting local First Nation housing needs. Transportation was also highlighted as a barrier to seeing additional housing built on Treaty Nation lands, attributed to the remote location of several First Nations communities and challenging road conditions which adds a premium on to construction costs, as well as to the cost of living in Macoah or Hitacu. Participants felt this would be less of a barrier if more services such as childcare and schools were available on lands, but such programs aren’t anticipated to be viable without more housing in the communities.

Finally, internal capacity raised as a common concern among West Coast First Nations, which tend to have fewer staff and more centralized control over housing issues than off-Nation authorities. First Nations participants suggested that more housing could be achieved by decoupling housing from the Lands department, adding staff dedicated to housing specifically, and devolving the responsibility of approving housing applications away from executive leadership.

APPENDIX A: COMMUNITY HOUSING NEEDS SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

1) Which community do you live in?

- District of Tofino
- District of Ucluelet
- Alberni-Clayoquot Regional District Electoral Area 'C' Long Beach
- Other (please specify): _____

2) What is your gender?

- Male
- Female
- Non-Binary / third gender
- Prefer to self-describe: _____

3) Do you or anyone in your household identify as First Nations, Inuit, or Métis?

- Yes
- No

4) (DISPLAY IF "YES" TO QUESTION THREE) Please tell us what Nation or family your household member(s) identify as a member of:

5) To which age group do you belong?

- 0-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80+

6) What is your approximate annual household income (before tax)?

- Under \$10,000
- \$10,000 - \$29,999
- \$30,000 - \$49,999
- \$50,000 - \$69,999
- \$70,000 - \$89,999

- \$90,000 - \$109,999
- \$110,000 - \$149,999
- \$150,000 +

7) How would you describe your household?

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with my extended family
- I live with roommates (living in same dwelling, sharing common areas such as kitchen, bathroom, etc.)
- Living with other tenants (living in same dwelling, but little or no shared indoor common space)
- Other - please describe: _____

8) What type of housing do you live in?

- Single-detached house (stand-alone house)
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home or duplex
- Row house or townhouse
- Apartment building or condo
- Mobile home
- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, staying with relatives) - please describe: _____

9) Do you rent or own your housing?

- Rent
- Own
- Live with family or friends and pay reduced or no housing cost
- Other - please describe: _____

10) Approximately how much does your household spend on heat and utilities each month on average?

- \$0 - \$99
- \$100 - \$199
- \$200 - \$299
- \$300 - \$399
- \$400+
- Utilities included in rent

11) How do you primarily heat your home?

- Natural Gas

- Electric
- Wood Burning/Pellet Stove
- Oil
- Solar
- Diesel
- Geo-Thermal
- Other - Write In: _____

12) In general, are your home's energy bills (including transportation, heating, and electricity costs) affordable?

- Yes
- No
- I don't know

13) Approximately how much does your household spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)?

- Less than \$250
- \$250 - \$749
- \$750 - \$1,249
- \$1,250 - \$1,749
- \$1,750 - \$2,249
- \$2,250 - \$2,749
- \$2,750 - \$3,249
- \$3,250+
- Prefer not to say

14) Do you believe your housing costs are affordable for your household?

- Yes
- No
- I'm not sure

15) Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc.

- \$0 - \$99
- \$100 - \$199
- \$200 - \$299
- \$300 - \$399
- \$400 - \$499
- \$500+
- Prefer not to say

16) If you or your household had difficulty paying your energy bills in the past, did any of the following happen? Check all that apply.

- Kept the home at a temperature too cold to be comfortable
- Not enough money for food

- Unable to go to work or appointments because there was no money for gas
- Home developed mold or condensation because heat or ventilation was unaffordable
- Did not use certain appliances (e.g. washing machine, dryer, oven)
- Held off on important expenses (e.g. medications)
- Not enough money to spend on leisure activities
- Less time with friends or family because it is not affordable
- Held off paying other bills (e.g. credit cards, mortgage, rent, phone)
- Other - Write In: _____
- Not applicable

17) If money is tight, what are the first things your household goes without? Check all that apply.

- Food
- Other Bills
- Transportation
- Medicine or medical equipment
- Entertainment and leisure
- Children's activities
- Internet or phone
- Other - Write In: _____
- Not applicable

18) Does your current housing meet the needs of your household?

- Yes
- No
- I'm not sure

19) (DISPLAY IF "NO" OR "I'M NOT SURE" TO QUESTION EIGHTEEN) If not, why is this the case? Please select all that apply:

- Too expensive
- Not enough bedrooms
- Too far from work, school, or services
- In need of major repair
- Not accessible
- I don't feel safe
- Other - please describe: _____

20) In the next five years do you think any of these will be a problem for you? Check all that apply.

- Stability of housing (concerns about renovictions, loss of housing to vacation rentals, etc.)
- Activities of daily living (cooking, cleaning, caring for myself, etc.)
- Distance to services and amenities (groceries, bank, medical, school, etc.)
- Cost of utilities (electricity, water, internet, heat, etc.)
- Cost of mortgage or rent
- Cost to repair and maintain my home
- Rental unit not being repaired or maintained by landlord
- Physical ability to maintain my home
- Accessibility (e.g. stairs and counter height)

- () Access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents (semi-independent, assisted living, etc.)
- () Size of living space
- () Other - please explain: _____

21) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?

22) Are you aware of any housing issues that do not directly affect you, but may affect members of your family or community?

23) Do you have any comments or suggestions to improve housing in your community?

APPENDIX B: TOURISM AND HOSPITALITY HOUSING NEED SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

1) Which participating West Coast community do you live in or are you a member or Citizen of? Please select all that apply. For example, if you live in the District of Ucluelet, but are a member of Yuuʷuʷiʔiʔaṭṭ Government – Ucluelet First Nation, please select both responses.

- District of Tofino
- District of Ucluelet
- Alberni-Clayoquot Regional District Electoral Area 'C' Long Beach
- Tla-o-qui-aht First Nation
- Toquaht Nation
- Yuuʷuʷiʔiʔaṭṭ Government – Ucluelet First Nation
- Other, please describe: _____

2) Do you live in the West Coast Region year-round?

- Yes
- No, I live in the West Coast Region seasonally.
- Other, please describe: _____

3) What is your age?

- 0-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80+

4) How would you best describe your work in the hospitality industry?

- I work at a resort
- I work in food and beverage service
- I work at a hotel or with other tourist accommodations
- I work in retail
- I work in another service-related business (e.g. whale watching, surfing, etc.)
- Other, please describe: _____

5) What type of housing do you live in?

- Single-detached house (stand-alone house)
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home or duplex
- Row house or townhouse

- Apartment building or condo
- Mobile home
- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, living with relatives), please describe: _____

6) How would you describe your household?

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with roommates (living in same dwelling, sharing common areas such as living room, kitchen, bathroom, etc.)
- Living with other tenants (living in a same dwelling, but little or no shared common space)
- Other, please describe: _____

7) Do you rent or own your housing?

- Rent
- Own
- Housing Provided by Employer (i.e. Staff Housing)
- Other, please describe: _____

8) Does your current housing situation meet your needs?

- Yes
- No
- Other, please describe: _____

9) (DISPLAY IF ANSWER TO Q8 IS “NO” OR “OTHER”) If not, please select all that apply:

- Too expensive
- Not enough bedrooms / not big enough for my family
- Too far from work and services
- In need of major repair
- Not enough storage
- Not stable
- Other - Write In: _____

10) When looking for housing, how would you rank the following in order of importance? (1 - most important, 7 - least important)

- { } Location - close to work
- { } Location – close to services/shops/restaurants
- { } Adequate storage space
- { } Enough room for my family
- { } Affordable
- { } No roommates
- { } Pet-friendly

11) If it was available, which of the following would be an acceptable housing situation for you? Please select only the most appropriate option.

- Single-detached home, \$2,000+/month
- Townhome or semi-detached home, \$1,500 to \$2,000/month
- Apartment or suite, \$800 to \$1,500/month
- Shared accommodation with private bathroom, \$600/month
- Shared accommodation with shared bathroom, \$400 to \$500/month
- Other, please describe: _____

12) Have you had difficulty finding or maintaining housing in the West Coast Region?

- Yes
- No
- Other, please describe: _____

13) (DISPLAY IF ANSWER TO Q12 IS "YES" OR "OTHER") Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)

14) Please respond to the following statements:

Housing affordability is a barrier to living in the West Coast Region permanently.

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

It is difficult to find appropriate housing in the West Coast Region.

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

If housing costs and availability were not an issue, I would consider living permanently in the West Coast Region.

- Strongly Agree
- Agree
- Neutral
- Disagree

Strongly Disagree

Housing has affected my decision to stay or work in the West Coast Region.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

15) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?

APPENDIX C: KEY INFORMANT INTERVIEW SCRIPT AND QUESTIONS

Thank you for your interest in housing across the District of Tofino, District of Ucluelet, Alberni-Clayoquot Regional District (ACRD) Electoral Area 'C' Long Beach, Tla-o-qui-aht First Nation, Toquaht Nation, and Yuułu?it?ath Government! Below is a list of potential questions that may come up during the stakeholder interview process. Stakeholder interviews are semi-structured, so please feel free to elaborate and go into detail with your responses.

Interviews should last between 30 and 45 minutes.

Interview Questions:

- 1) **Can you please tell us:**
 - About your organization
 - How you hear about housing need through your position?
 - If you offer any housing or housing related services?
 - Do you serve any specific population groups? If yes, please explain.
- 2) **Why do you feel housing is an important issue in the West Coast Region?**
- 3) **Are there specific groups you see facing more housing challenges?**
 - Seniors
 - Families
 - Renters
 - Individuals with disabilities
 - Women and children
 - People with an Indigenous identity or who are part of a visible minority
- 4) **Have there been any changes in housing needs or demand over recent years (e.g. 5 years)?**
- 5) **If yes, are there any specific housing services, housing resources, or housing types that you feel are needed in your community?**
- 6) **Could you describe a little more what you or your organization is doing/what is being done to address housing in your community?**
- 7) **What are some barriers that make working to address housing in your region or community a challenge?**
- 8) **If you had a magic wand, what is one thing you would change in your community that would improve housing and/or make the work of your organization easier?**
- 9) **How can we make this report more useful to you or your organization?**

Thank you for your time and sharing your valuable knowledge and experience with us today. We will share all final documents with you once they are prepared.

APPENDIX D: FOCUS GROUP QUESTIONS

Each focus group consisted of a 20- to 30-minute presentation of preliminary data and engagement findings followed by a facilitated discussion around key questions:

1) What are the critical housing needs you see in your region?

Prompts:

- Rental Housing
- Ownership Housing
- Housing for Specific Populations
- Housing with Supportive Elements
- Specific Housing Services or Supports

2) What is working in your region?

Prompts:

- Strong Market Demand
- Supportive Policies
- Responsive Local Governments
- New Infrastructure
- Culture of Collaboration
- Non-Profit Housing Sector

3) What is not working? What challenges or obstacles are you facing?

Prompts:

- Funding
- Land
- Partnership
- Supportive Policy
- Community Perspectives/Stigma

4) Are there specific resources or strategies that would help you address need in your communities?

Prompts:

- Policies
- Partnership Models
- Additional Studies
- Examples from Other Communities

5) How can we make this report more useful for you?

Prompts:

- Reporting Structures
- Highlighted Geographies
- Public Events

APPENDIX E: COMPLETE “OPEN ANSWER” RESPONSES, COMMUNITY SURVEY - TOFINO

Provided without analysis, the complete list of all “open answer” responses given for questions 21 through 23 of the Regional Survey from Tofino respondents.

21) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?

Responses

For now, our house is an appropriate size, but within 2 years we will likely need a bigger space as our child grows, and I am concerned about the availability and the affordability of something that will suit the needs of our family. I am concerned that I will be forced to leave my job if appropriate housing can't be found.

The council cares about we villagers the same if not more than the visitors we welcome

no

We are really lucky to be of the generation (boomers) who could afford housing early, and had good jobs, with retirement income. The value of our property is ridiculous though, with the land "worth" more than the house. This overvaluation, driven by non-resident purchases, and the global economy can lead to the destruction of a community.

To many homes being given business licenses to run their place as an airbnb and leaves no rentals or people having to move with no options

I have a great landlord that provides us with very affordable rent. I also have a career that pays well. Even so, as a single parent, my rent is HALF of my pay cheque, not leaving money for other expenses (most of the other half goes to childcare)

I currently help out airbnbs in the evenings so I can get cheaper rent / find a place to rent.

very concerned about the accelerated prices in Tofino. We need affordable housing in all forms- Mobile homes, camping, RVs, affordable apartments.

We just worry that we could lose our rental for whatever reason and not be able to find a replacement place to live.

I'm fortunate to be able to afford the rent for my town home, but it is not a realistic rental market or home sale market. This adds pressure to the communities ability to live a quality life in Tofino.

we built our house , it is small and plain. Maybe that is the way to go. big os not better.

I would consider renting out a room, but if you get a bad tenant in, you cannot get them out.

The issue that we have is the cost to buy a home in Tofino so we are having to rent versus purchase which may lead us to having to look elsewhere long term. Also with renting it is unstable and uncertain so we have had to move over 8 times in the last 11 years.

There are other "affordable" housing options that will open the door for younger or modest income families and individuals.

At my current expenses I would say I'm comfortable, not stressed and can meet the needs of my family. If it were to go up any higher it would cause negative effects to all of the above.

Tofino is in a housing crisis. It has been for years and it's getting worse and worse. I own a restaurant in town and it has become almost impossible to find employees because there is no where for them to live.

The bigger resorts and restaurants thst can afford staff accommodations have a huge advantage over small businesses and I don't feel like the District of Tofino has done anything at all to address this problem. Pooles Land shut down and as many problems that were associated with that property it also helped people live in an affordable and independent area. It seems like the city is now either trying to shut down or indifferent to the potential closing of Crab Apple.

In my opinion, the loss of these two properties will tip this housing crisis over the edge and be catastrophic to the service industry that this town relies on.

I would like to know if the mayor or council have any immediate plan to tip the scale in the favor of the workers and away from the wealthy. The short term rental and remote working class is killing this town and gutting its unique soul. In its place spreads the vapid hordes of unappreciative and non-contributing tech industry/remote workers paying twice the amount for rentals pushing the hard working locals out while the property owning elite rake in their unjust rewards.

Purchasing a home in Tofino has become very inaccessible for anyone working in Tofino.

I had to move 3 times in a year and a half but have finally found a stable place. It is sometimes loud as it's on industrial way, but generally a good secure home. I would eventually like to own and have a yard but I don't see this ever being a possibility in this town.

Rising rent priced are crazy and causing harm to many, as you know already in detail.

Property tax is burdensome and will be more difficult in the future, esp once retired.

It's ridiculous that you need to sell your soul to an employer for a place to live.

The roads with gravel have terrible potholes with consecutive days of raininy

Tofino is in a housing crisis because AirBnB has taken houses off the market. The District should not need to offer to pay for schooling and offer a 5 year job to get someone to do an early childhood education job as I recently saw them offering. Tofino is a desirable place to live, people would come here for the job if they could find housing. Unfortunately nobody is willing to give up their cash cow and ban AirBnBs.

NO

Tofino needs new developments. Period. With Tofino residents being given first chance to purchase. We have the land. We have willing developers. We just don't have homes available under 1M dollars. We need housing that people can afford. We need units that staff and Tofino's workforce can afford.

Living with too many people in order for the house to be affordable. Fear of home being lost due to air bnb renoviction.

It has become impossible to purchase real estate in either town and focus has been on tourism and not enough to support local s

It was absolutely impossible to find a place to rent, or a place to park my van in Tofino. I had to switch jobs to find a place with staff accom, and now work 50+ hrs a week to afford it. Please put work into developing an area for people to live who are considered 'low income'! Us young people who work in the service and tourism industry would really like to stay in Tofino, but we can't find anywhere to live.

My concern is with rising costs in Tofino and rising property taxes that we may eventually get pushed out of the community. It would be important for us to know that the taxes are being allocated to programs for children in the community. The community should be enticing for families.

I recognize and wholeheartedly feel and see the housing crisis in Tofino however we are not unique in this issue as this is often the case in destination tourist towns with an element of seasonality.

I had to locate out of my community that I've lived in for 40 years due to scarcity of available/affordable rental housing. I now live where I don't know the people and am far away from my grandchildren and friends.

Too many AirBnB's. Rapid expansion over the last 15 years and lack of language around restricting these nightly rentals have made Tofino a full resort town, taxing infrastructure. This expansion has

pushed out young working professionals and families who now can't get access to single-family residences due to lack of affordability or no long-term leases due to lucrative nightly rentals. Language in OCP, many have been changed, I have not read recently needs to restrict nightly rentals to promote long-term suites. This should free up single-family residences, resorts would sell into the market and inventory should create an easing of price appreciation.

We would like to own our own home here in Tofino, but housing prices are so high here there is no way for us to be able to do that.

There are no rentals available in Tofino for residents

I am extremely fortunate to presently be in subsidized seniors housing at Mt Colnett Villa. But there are only four units which limits the ability of seniors who love Tofino to be able to afford to stay in town as long as possible. More subsidized units for seniors would be wonderful.

Increased costs for housing upgrades by the District and associated red tape in getting to a building permit.

Taxes are high, especially for seniors,

We have a vacation rental and tried rented it long term. But People take Advantage of your property knowing that tenants have lots of rights. I will never accommodate long the renters Due to this and will only use my short term rental for short term use. I tried to help the problem but people ruined it for themselves

Having a dog is the most nerve-wracking part of housing. So little available rentals and ever rarer to find any that allow pets. If we had to leave our current home I worry we would need abandon our town and our jobs because of our dog.

We have a had a good overall experience where we live now, but it is small and wanting to start a family will not be possible in the space we have. Looking at availability around town our next step will most likely be moving to another community for affordability and resources.

Would have bee nice to be somewhere my kids could have afforded to live if they chose.

None for me.

I recognize the need for affordable housing. I also recognize the need to maintain the character of our community - the current project on DL 114 will inevitably change the character of that neighborhood very drastically, considering the very high density of units being built. Many nearby residents have expressed this concern, but it seems to have fallen on deaf ears. When building, please do not put a high density of units all in the same place - especially downtown, where

vehicles accessing this housing will have to drive all the way through town, having a serious affect on already busy traffic. It makes much more sense to equally distribute new housing throughout the entire community - for example, work with the proposed Woodsmere project to find the right type of housing to allow that to actually go forth. The District shouldn't have monopoly on building all new housing, that is inappropriate and this District isn't a contractor - it makes the whole process look shady when the District only approves their own projects. Industrial Way is another place that could allow future housing. Please don't concentrate everything in the Tonquin area of DL 114 - it will destroy the character of that beautiful area, which in an enormously popular recreation area for both locals and tourists. I support a few more very limited low-density developments in that area (eg. rezoning of what has already been purchased), but absolutely no more high-density. We must also acknowledge that a large percentage of long-term and transient residents did respond in previous surveys that they find mobile accommodation (vans, trailers, motorhomes) acceptable and even preferable to more traditional homes (apartments, houses, condos) - so even with a maximum availability, you will still have many people choosing to live in vehicles. This may increase as time goes on. I think it is only wise to begin a project for a large residential campground - the end of Industrial Way seems like an ideal place for this (close to town, but doesn't add to the terrible clustering all in one area which will happen once the DL 114 project is built). I also think the District should approve Crabapple as a residential campground - whoever told the applicant that their only choice was to apply for a tourism-style campground made that proposal useless, as it needs to remain residential. Work with the property owner to do what he actually wanted (and what the community needs) - keep that as a residential campground, and let it operate long-term. Again, you need to be willing to approve projects that are not District-run - the District of Tofino is a municipal government operation, NOT a developer, and the current approach costs too much to the taxpayer.

I live in constant fear of being "reno-victed" by my landlord. When the fridge broke, my roommates and I pooled money to buy a new one rather than go to the landlord. We worry that if it starts to seem like a hassle he will just evict us and turn it into a vacation rental. The lack of stable housing in this town has reached a crisis point where talented people are leaving due to the lack of stability. With my income, I should be able to afford a single bedroom apartment. Unfortunately, there are none available and so I am stuck living with roommates for the foreseeable future.

If I didn't meet my spouse who was born here and therefore has a stable living situation, I would have had to leave years ago

My wife and I left Tofino to obtain post secondary degrees and have returned to full-time, professional jobs in Tofino. However, we could barely afford a one-bedroom condo which is too small for our family. We will need to find at least a two-bedroom in two years or we will have to leave Tofino. We are employed in health care (nurse) and in education (admin at the school). The cost of a down payment for a home or larger condo is outpacing our ability to save with the high living cost of Tofino.

Landlords with very restrictive requirements (no pets, no guests with pets, no smoking or vaping of any kind on the property, prohibited to hang items on walls, not allowed to grow own produce/food in yard, not allowed guests without approval, etc.)

My partner and I would like to invest in our own home in the next few years, but with current mortgage costs, it seems unattainable. It seems like the only way we will feel fully secure in our housing situation is if we can one day own a house and we are hoping that affordable housing will be available at some point to give us piece of mind and ensure we do not have to leave our home because of a lack of housing opportunities.

We also have a couple of the same age living in our house hold as tenants to help alleviate the shear number of people looking for a place to live in our community.

The wage gap in tofino is wild, making it impossible to contribute to Tofino while gaining any capital. I have lived in tofino for 7 years - As a leader at my workplace I am paid \$17/h - after rent and bills monthly I still struggle to pay for gas and food.

I will likely leave tofino instead of settling here, as it's too unattainable with the cost of living compared to average wages.

We have been forced into positions of accepting questionable and potentially illegal activity and clauses in rental agreements because we are worried that we will lose our housing if we don't agree to whatever the landlords want. They have all the power and then some. The Tofino rental market is a market of fear.

In 6 years of living here I have lived in 8 different places, and compared to a lot of my friends and people i know that is low. The town is starting to implode on itself because there's no where for anyone to live which in turn makes it so that there's no one to work at the businesses in town.

Near impossible to find any affordable housing long term.

Cost of maintaining shared strata property and affordability of staying on the west coast when retired.

i previously paid \$1400 for a room in a shared house. we are in a housing crisis!

As a full-time resident in the DoT for over 10 years, I find myself in the unique position of missing opportunities to own, and the ever increasing challenges of renting. I have moved more than 10 times and am lucky enough to have excellent, long-term locals as landlords. However, with the insane property values in Tofino the threat of losing housing is always there and we see it happen all the time. I really appreciate the efforts to bring in affordable housing and the new projects that are already underway are promising. I believe we should put on a moratorium on all new short term rental permits. The district should also consider the idea of allowing multi-level, multi-family dwellings, such as smaller apartment buildings to deal with our ever growing needs. Affordability is key to maintaining our unique West Coast appeal. If we continue catering to our visitors, we will end up losing our strong community of those who truly care about rural living, pristine beaches, and privacy.

With the current changes in the housing market, and the lack of rental homes/apartments in tofino, why are so many vacation rentals being approved and so many vacation homes being built that are owned by people who live out of town and that only come to them a handful of times a year. Can we not implement rules like Banff's "right to reside"? I would like to know what the district has planned to help housing become easier and more available for locals.

Would like the town to address the missing middle as well as the low income

I just feel fortunate I own my home, otherwise I would be constantly worried about housing security in the future.

grateful for current living situation, but with growing family, options are very limited to move on to new residence due to prices of houses currently on the market, may not be able to stay in the community and own property

no

Finding it way to expensive to consider becoming a home owner here and nervous of growing old as a renter.

I think the inflated real estate prices are deadly to normal people- bullies should take their money elsewhere!

I am very concerned about families having to leave the west coast due to lack of affordable housing including for purchase and rent. There is so much demand for rentals and not enough supply- perhaps we need to discover the carrying capacity of Tofino and cap the number of visitors at one time. Life in Tofino has changed much in the almost 20 years I have lived here and I am certainly considering options for a future away from Tofino. I moved here for nature and the solitude of small town living/ knowing one's neighbours and the ability to affect change... now, I feel we are on our way to being just like Whistler was in the 90's- an unfortunate development.

Housing is not an issue for my family as we were able to purchase a home in Tofino when things were relatively affordable. Our concern is the lack of housing for our colleagues and other families in Tofino.

The increasing taxes and utility pricing

I lived at Crabapple for 4yrs because it was the only affordable place to be (it is also a great community that offers a lot more than affordability to the residents)

Since leaving Crabapple and "getting a house" (a tiny bachelor basement suite I pay double what I

paid for my trailer at Crabapple) I have not been able to continue saving money or staying ahead of finances.

It's a very desirable place to live. There will always be a housing shortage and it will always be considered too expensive.

After moving almost every year for the last 3-4 years and spending our threshold on rent we finally secured staff housing. There is no guarantee that we can stay here forever and if we decided to change jobs in this town I'm not sure we would find another affordable place to live.

Took me 4 years to find housing here- lived between staff accom and trailer for 4 years.

Looking for affordable housing to purchase

My current living situation works for my partner and I, but we are expecting a child and will eventually need more space. Affordability of buying ourselves a home is a major concern, we will likely need to leave Tofino to do so.

I understand that housing issues is out of the district control. Infact, it has always been a problem since the beginning of time. Nobody can stop property owners from charging a certain amount of money... Realistically I m not sure what the best solution is but I do know that there are a few properties out there waiting for your approval to start building a home for themselves and possible tenants. Perhaps speeding up Property owners paperwork and make mandatory for larger lands to accommodate more than one long term family could help?

Thanks for putting an effort in this matter

While I'm fortunate to be in adequate/stable housing now, I spent 3 years living in unpleasant shared living situations which as a person in my mid-30s was stressful and not ideal. There is a significant lack of one and two bedroom units in tofino for middle income single/couples. Both rental and purchase. This is causing people like myself to end up sharing with others and taking up units that should be rented to families

I have lived here for 8 years and housing has always been difficult. I have worked in the community the entire time specifically within the customer service industry, further promoting and supporting the tourism which continues to fill tofino's pockets. I am appalled and disappointed at the districts inability to recognize and support the community members like myself whom try to make this beautiful place home. We need more affordable options that aren't absolute dumps. It's time town recognizes the individuals who continue to work long hours all summer supporting the tourism that fills everyone else pockets with some decent housing.

We have an issue. If we can get funding to build like 5 buildings of 1 and two bedroom suites to have enough for 200 units we might be ok and have enough people In town to work the services

Even if we could access staff there is no place for them to live.

There are simply not enough housing options, whether to rent or own on the coast. There are far too many vacation rentals. Future subdivisions should have zoning that does not allow nightly rental suites.

We chose to buy a trailer in order to make living here more affordable and stable. Prior to this we had to move house every 6 months and were paying \$1400/month before utilities.

We are a family of four who are seeing the housing prices soar and the reality of purchasing our own home get farther out of reach. Tofino has been our home for over 20 years so we hope we can find a way to stay in the community.

concerns regarding the lack of staff housing; too many vacation rentals and not enough full-time rental accommodations

I am deeply concerned for the future of housing and opportunity on the west coast as the real estate and rental markets are unaffordable for my generation and future generations. I lived in unsanitary and uncomfortable living arrangements for years in Tofino simply because there was no other housing options available (I was readily able to pay more in rent for a more comfortable home and still was unable to secure anything). Had I not had the financial support to purchase the property that I currently live in, I would not have been able to stay in Tofino as the challenge of finding long term, stable, safe and affordable housing within the community is extremely difficult and deeply impacts health and quality of life.

It is discouraging looking to the future and wondering how you will stay in Tofino when there is almost no chance of being able to afford a long-term home unless you're a multi-millionaire and/or are willing to vacation rental/airbnb your home to make enough to pay mortgage payments/property taxes.

i would like to live on a community where young families are able to pay rent, find housing and purchase houses in order to maintain the community.
i am unable to hire staff because there' is nowhere to live.

It is impossible to find housing in this area. There are no free home that aren't being used for vacation rentals or charging outrageous prices. No staff accomodation is family friendly. There are no affordable properties or homes to invest in.

I am lucky I have year round housing, but I am constantly learning of friends or locals that I don't know, but someone I know, knows, that have been displaced to vacation rental a lot of times without legal amount of months notice or other questionable reasons. New owners don't always care (some do, but not all). Property is so expensive and they make more money on Air B&B/ short term rentals. Homes are just then commodities not homes. The balance is not there. All

community members deserve a place to live. We have a homeless issue in Tofino that is getting worse every year. (a Van is a temporary home not a home.) I have lived over 18 years here seeing the change every year.

I've been here 10 years, I've been homeless twice sleeping down west main, I had no choice but continue a physical toxic abuse I've relationship because of the housing here... you want us to support local business how about start supporting your tired working locals...

Previous to my current living situation, I was lucky enough to live in a camper for 4 years on the Meares Vista Inn property, and sadly it took 4 years for me and my partner to find something semi affordable. We need places like Meares and crab apple to stay alive. The lack of employment in tofino lower even more then it has this summer in Tofino. Please build more cheaper rental houses and developments for young people to live, because we need the young people to serve the small businesses of tofino.

I've lived in my camper for the last 2.5 years, which has been an affordable and somewhat stable option while starting a business in tofino. However it is not a realistic long term housing situation. It's tough to imagine how I'll continue to maintain my role in the community without housing security.

So far we've been able to get the housing we need despite the competitive market. Our tenants have sometimes been difficult. Lots of transient tenants that don't understand tenancy rules.

Staff accommodation for many summer residents is diminishing in availability, quality, and affordability. Finding suitable housing to hire staff is also a challenge as an employer

Stability of renting is a huge concern as well as supply of affordable rentals.

Living with others, I would prefer to live with minimal people or by myself for mental health reasons but this is not an option for me and it feels like I am being pushed out of the town.

I own a business and the hardest part these days is finding staff with secure adequate housing

We feel very lucky that we were at an age and point in our life that we were able to buy a home. We did not plan on purchasing a home but had moved 3 times in 6 months and had no where to live once our 4 month lease was up. It was just within our reach at the time but if we were first time home owners now it would be out of reach.

Tofino has become unlivable and we will likely leave town in the next two years as our two children are growing too old to share a room, but we can't find anything with more than two bedrooms that is within our budget. I am upset to see a place I have lived for so long go so badly off the rails. This is a crisis that has been created by the district granting business licenses to every homeowner who wanted to turn their long-term rental into a vacation rental. I looked at the district's page about short-term rentals. it listed over 250 places. Some of these are I'm sure, B&Bs

that are not suited to actual tenants, but most are houses that could be used for families if the owner wasn't greedily trying to suck out every \$\$\$ from the tourists who come here.

Insecurity of losing the housing due to the owner selling it or using it for Airbnb purposes for travelers. Cost of rent along with added costs that make living in this whereabouts a bit difficult to enjoy.

The district of tofino council and staff should do everything in their power to increase the supply life the lifeblood of our community depends on it. every single person my age that doesn't own is moving away

Housing costs grow much faster than the economy. Because of high demand for housing it is very difficult to be able to buy anything affordable.

I cannot hire needed employees because there is no housing available.

Don't invest in "low income" housing. That will incentivise poor people to move here.

Lack of affordable housing for working class of Tofino, air b n bs taking up most of the livable space in the town, ending affordable housing projects like crab apple to put huge amounts of money and time to make just as many housing units that the town already has with crab apple in service.

I struggle to pay our ever-rising taxes, while listening to the constant complaints about vacation rentals. Renting to tourists for short term stays is the only way many of us can afford to pay the bills. I too want to see more housing available, but the way to get it is to encourage the private sector to build it and not to keep dipping into the taxpayer's pockets! Up until now the municipality has actively discouraged private developers from building anything with onerous fees, incredibly lengthy approval processes, and an apparent lack of willingness to negotiate with developers, while at the same time claiming that "the private sector has not stepped up to the plate" (to quote former mayor Jose O.) to then justify the current public housing developments. One of the reasons for turning down the latest private proposal to develop the land behind the gas bar was "a concern over water supply", yet when the publicly funded housing developments were proposed and accepted, there was not a word spoken in regard to water supply concerns. This appears to be gas lighting and hypocrisy.

We would like to buy a home but the real estate market is currently very over priced

We are secure in our spot but as business owner struggle deeply to find staff with affordable/comfortable housing

Would like to be able to afford property, but properties and homes are extremely expensive.

My experience of housing on the west coast tells me landlords do not understand their responsibilities and choose to ignore the rights of renters.

Can't afford to buy and can't find anything to rent.. trying really hard to stay but feel like it's near impossible.

I'm worried as property prices raise at unprecedented rates so will be the costs of rentals. Kicking out even more people apart of the community and making Tofino a soulless tourist destination.

Doesn't it seem strange we tax new housing with so much added costs i.e.:permits, fees, dcc, property tax, new building regulations that prove to be more costly? energy compliance whilst B.C has an energy abundance? Then we wonder why theres no affordable housing? property tax revenue increases when a house is put on it? Theres the towns cut. builders costs have stayed even since the 90;s, materials have wildly increased. Land has wildly increased. Answer! provide land at low rate, for-go housing taxes and fees, reduce building sizes to allow for efficient let the local building community be involved gaining access to local materials, cheapest trades, suppliers and transporters. locally sourced is cheaper in the long run as it promotes cyclical economy. Seems silly to be building infrastructure with non-local companies when there municipally funded. Adding to the housing problem by now needing construction crew housing?

Affordable real estate options are needed for first time home buyers. There are literally zero options in this community for this huge demo, many of whom own businesses and contribute to the local economy in big ways.

Also staff accommodation houses are a strain on local communities as so many people live in them for a short time and don't have a connection to the community. For example, speeding through slow zones like ocean village which is FULL of kids under ten; partying next door to young families with children trying to sleep; excess of vehicles in single family home driveways/on lawns. There needs to be more long term staff housing solutions. Another reason for this is that for new business owners, being able to afford purchasing or even renting a staff accommodation for their employees is unfathomable, creating mass staff shortages.

Please enforce the need for long term rentals in vacation units! I know of quite a few that don't have it.

I am born and raised in Tofino, will never be able to afford a home and have been looking for somewhere to rent for 2 years with no luck. I feel as though the district of Tofino has not thought of my generation when making decisions and now it's becoming too late and Tofino is becoming unbearable to live due to over tourism and lack of resources.

Was evicted so the landlord could use the house as staff accom. Can't blame him for that. Got rid of everything I owned and moved into a tiny trailer at crab apple because tofino had no other options. Made my peace with it. but the constantly looming threat of crab apple being shut down adds a whole new level of stress and anxiety on top of the daily challenges that come with living in a trailer

Crab apple saved me by providing a solution when tofino failed me. To have that taken away would leave me with nothing as I'm sure it would for most of my neighbours as well. We as a community need to find a way to add more solutions, not subtract them.

We are part of a crowded multi generational family household as we are unable to find our own housing.

There is nothing for young workers who don't have staff accom. I work for a small business who doesnt provide it and I feel like I have no options.

We are lucky we bought before things went crazy. I would support a tax for out of town house buyers. They are driving up housing prices and not contributing as much to the community, school, businesses as year-round locals. If not, eventually all houses in the market will go to people not living in town. Something has to be done or we will lose large portions of the community.

I am a professional in the community but cannot afford to buy here and now renting is basically impossible. Realistically, I am probably going to have to move away from the coast because I can't find secure housing.

The housing instability for us as essential workers to support this community means with the trajectory of no plans for affordable rental housing, Tofino may lose us. Extortionate costs of buying mean less and less likelihood of maintaining staff for hospitals, schools, repair shops, etc

We have a great place with great landlords right now. But it's small with two kids. I can't imagine teenagers. If it ever sells, we will have to leave the community as there is nothing to buy in our price range, and there are very few rental options.

Everything in this town is being sold because the locals that live here can't pay the taxes on the places they have lived for 50 years.
 Losing the people that care about the community means new rich folk are the only ones that can afford the properties, and let's face it they have no concerns about the community except how to make a bunch of \$ from Vacation rentals and meet the requirements of full time tenant with rental rates surpassing 2,500 for a one room suite.
 These suits are not affordable for anyone locally so are rented to more well off tenants that move here and work remotely in high paying jobs.
 I have lived in the downtown tofino area sense I was born, as soon as my landlord sells I will no longer be able to stay in Tofino, I don't want to go, my children don't want to go but Tofino is not for Locals anymore, it is just for the few that got into the market before it exploded 12 years ago, they pay the taxes by VR any space they have.

Our property just got sold and we might loose our home soon. If this is the case we are most likely forced to leave Tofino as there is no affordable housing in town to buy on our own or any places to

rent. We have been in town for years and it's a shame to lose people from the community over profit.

If I was to lose my place I would most likely have to move out of Tofino and abandon all my projects because I would not be able to afford the rents.

Would love to start a family in Tofino but we will likely have to move somewhere more affordable to buy or with more options for rentals.

We feel very lucky to have parents who have helped us own a place in Tofino, but for the price we paid, we could have purchased a lot more somewhere else. I have been lucky to find nice places to rent in town but nothing cheaper than 800\$ for a room in a house.

Nothing you haven't already heard: stop creating more R1 zoning (eg. ugly Gibson Heights AKA little Vancouver), fight South Chestermans, approve some basic housing developments already!

Living in Tofino for 15 years, I've filled out too many of these surveys and seen little results. Being responsible adults with good credit and 2 degrees each, we're finally earning a reasonable wage in this little town yet will we ever feel stable? Will we ever own our own home instead of being "evicted" - again - by the sale of our rental?

Enough with the rhetoric and get on with some ACTION.

1 million for a starter home???

We're ready to leave.

Tofino is not affordable for young families. We would like to buy our own house so we don't have to rent. This isn't going to happen due to the current housing market. Tofino will lose a lot of work force due to this.

I don't know, I think the problem of unaffordable housing stems back to the issue of capitalism and will only be solved through land back

Concerned about lack of adequate housing. Have been in hospital housing for 5 months and secured long term rental for November. Also concerned for future potential to own.

There is no housing in Tofino for anyone working in tourism that keeps this place going. There is limited staff accommodation and no options for private rentals or affordable rentals. Only holiday housing.

I am in a good situation because I had family help to buy a home 5 years when it was still affordable for someone my age. Prior to buying, I moved several times because housing was never secure.

I think Tofino should invest in a staff housing complex. If tourism tofino wants to advertise people to come here, we need to be able to have housing for the staff to support the businesses

We are fortunate because we bought/built our home 20 years ago when land and building materials were much more affordable. However, we are somewhat stuck in our homes as we would be unable to afford a different home, even if we sold our current home.

Not having somewhere to park since the town has no parking for visitors I have to come home to people blocking a driveway or stole my spot in my own yard just to go somewhere in town.

Yes a workshop space with housing would be ideal, as it is impossible to find workshop space. Impossible for me to afford a home, yet i own a business in town but cannot make stock for the shelves without threat of loosing living situation

we are an involved couple who have been working in Tofino for 5 years. We will be welcoming our 1st child this fall and we will have to leave Tofino failing to find suitable accommodation. It is sad to see all the businesses lacking employees, due to the lack of housing...

I am very tired of having to provide staff housing for my small local business. We are considering greatly reducing the size of our business so we dont need to rely on providing housing which would also result in loss of a jobs and the business services for tourist and the community. I am realizing this situation is affecting my quality of life and ability to raise a family comfortably in this community.

22) Are you aware of any housing issues that do not directly affect you, but may affect members of your family or community?

Responses

Extreme shortage of housing and high rent

Tofino needs a lot of people to run the businesses in town.. we need affordable living. I have a permit to help some live in an rv as they have no ther options. My permit ends in 1 year. There needs to be something done.

Availability of housing, cost of housing.

Very expensive to live alone as a single person.

Yes you would have to live under a rock to not. Lol

Not enough affordable housing for seasonal workers.

Good grief: can we talk about vacation rentals? Non-resident ownership, esp by the uber rich who own more than one house? Lack of decent rental housing? Overpriced rentals? The over tourism that results from all the non-hotel accommodation options?

Way to many local families with children without secure housing

Friends have had to move because of lack of housing, leaving our community lacking some trusted professionals

Most people I know live in Staff accommodation as they can't find a place of there own.

The over abundance of vacation rentals has deteriorated the home from being shelter to being a commodity and creating extremely high home values as the home has become an investment for so many. With the competition from others from other markets with more buying power buying up property to use as vacation rentals (for profit) has destroyed any affordability or realistic housing prices in the community. This has effected many friends in the community as once secure housing (helper suites) turn into vacation rentals .

ridiculous cost of housing in Tofino, not sustainable!!!!

Many friends are in uncertain living situations or have had to leave Tofino due to lack of housing

Yes, there is a shortage of affordable housing to purchase or rent. As a result, staffing for local businesses is very difficult.

yes.

Our family is in jeopardy of staying in Tofino or leaving. We will apply for rent controlled apartments on sharp road and also hopefully soon for DL114 but if we won't get it, we'll be forced to leave town unfortunately. I know many other families facing the same struggles that we do.

Many of my friends have had tenants in that they have not been legally able to evict. Therefore they now do vacation rentals.

Cost of owning property resulting in the loss of valuable community members.

The high cost of rentals, the lack of rentals, and people being displaced due to short term rental accommodations going into the main living area of houses instead of the small secondary suites that are being build. This proportionally makes it harder for families or roommate situations that would help lower the cost of rent for individuals. Housing is now directly affecting the ability for businesses to be fully staffed as evident this summer (2021).

Yes. Would have to move from this town if you wanted to purchase a home at the current wages.

Lack of rentals is huge due to people getting evicted for vacation rentals. I know tons of people that have had to leave town because they can't find housing. Service people living in vans so they can serve the tourists, but the tourists took over the service peoples homes.

A lack of affordable rentals, especially suites and one br. options for folks who have outgrown living with roommates!

Plenty of overcrowding and mold rampant across our communities.

1) lack of long term rental units including options such as long term spots for residential RVs.(i.e. not for tourists) 2) Resorts/businesses buying homes at exaggerated prices for staff housing that then inflate property values and property taxes. This also decreases the housing market for long term housing.

Crab Apple campground closing has displaced 40+ people, many of whom are my friends.

Not sure

Housing and amenities for seniors are scarce. My father (78) currently lives at my house.

We need to do something about Air B&B and online vacation rentals that have forced Residents to move from Tofino.

Lack of affordable housing. Too many air bnb and not enough rentals for population of workers in tofino. Very unfair treatment living in accommodation tied to work.

Yes, I believe that there is difficulty around staff accommodation. I don't think Tofino has the capacity for homelessness. I feel that resorts and businesses should be able to fully provide staff accommodation. Residents with large properties should be allowed to provide housing if possible.

I realize that rental housing is expensive and challenging to find

Yes - absolute dearth of employees for businesses due to lack of rental housing

Housing is now completely unaffordable for young people just starting out in life and wishing to make Tofino their home. This is impacting the ability of businesses to retain staff. It's likely due to the change from the availability of long term rentals to short term vacation rentals, thus shutting out affordable housing. Either incentives should be offered to these owners to convert back to long term rentals, or more housing needs to be built at an affordable level.

No places for young working professionals who want to contribute to the community and stay here with families or not.

complete lack of affordable properties/houses for sale

See above

Lack of housing for employees.

I worry about young people, single parents, one income, or low / hourly wage income earners who cant find a place to live in order to fill positions in the businesses that keep this town running. Rents have gone through the roof and are utterly unrealistic. The over-abundance of what used to be rental units turned into b and b's has been bad for the community, but good for the pocketbooks of people wealthy enough to own such housing.

Yes it's obviously that Tofino is experiencing a housing crisis with being able to supply enough long term renters

Lack of housing and affordable housing

Too many AirBNB's in Tofino and the lack of regulation. Condos in Toronto prohibit short term rentals - Tofino should implement similar policies to ensure that the residents and workers of Tofino have stable, long term housing.

Yes, we are so fortunate to have a private home. We rely on so many people to run this town but when they have no where to live and resort to living in vehicles with little support, they are vilified. One of many issues.

Long term residents cannot find housing, whether it is rental or purchase. There are also many residents looking to sell and move to another community for accessibility to community facilities and activities.

Many I know have had to turn what would have been long term rentals to vacation rentals, many have done this because it is absurdly lucrative. Many friends and again family can't live here.

My elderly mother cannot move closer to us because there is no housing available here.

The cost of rent is too high for summertime workers, working low to middle income jobs. Have seen “goes to the highest bidder” for long term rentals.

I am aware of the need for affordable housing, but as mentioned above, I strongly feel that we are making mistakes along the way - building too high-density, and refusing to approve projects that are not District-run. We need to reconsider this approach if we want to save taxpayers money and maintain the character of this community.

Crab Apple potentially being closed down by the District is going to put an even greater strain on the supply of affordable housing in town and is going to make it even more difficult to run a business.

Yes

Yes, the lack of units for rent or sale has left many friends leaving Tofino. Additionally, the exorbitant cost of homes is preventing family members from moving here. Lack of stable renting is a major source of concern and even a mental health issue for friends.

There is a staggering amount of people who desperately would like a place to live here. Vacation rentals have damaged the community to some degree, but also help with mortgage for those who need it.

Yes, many people I know are full time residents of Tofino and are not able to find stable housing. With the jobs most people have, they are able to just afford to pay rent and buy food and not have any savings

Concern for other young people wanting to either buy, or to at least have a home that they feel secure in long term.

Unaffordable, scarce/unstable

Unhealthy living environments impacting individuals mental & physical health due to high populations in small areas with limited resources. Ex: trailer parks, condemnable staff accommodations and overcrowded rental homes.

Many vacation properties sit empty while many hardworking residents cram into small spaces for high prices.

The class divide forced upon common workers (low wages/poor housing) creates a culture where you must prove your struggle before being able to find a suitable home.

Housing is impossible to find. We are lucky we have it for now but we know that if we lose this place we will never find somewhere again in Tofino and will be forced to leave.

A number of my friends over the years who have contributed to tofino's economy, worked in local businesses and made connections with other long term locals have had to leave town because they simply can't find anywhere to live. Meanwhile you can find a vacation rental or air bnb anywhere you look. It is extremely unsustainable and disappointing. No one my age can see any future here.

Continued Increase in vacation rental units makes it hard for people to find reliable long term rentals year round. Lack of housing results in staff shortages and makes it harder to retain staff long term.

Cost of affordable housing for families.

yes, people leaving town because they cannot find housing

The increasing property values are creating significant challenges to home owners who have owned their homes for more than the past 5-10 years. The increases to property taxes increases the monthly budgets of some of our seniors and other homeowners who are property rich but cash poor.

I am aware of the amount of people who have lived here for 10+ years who are constantly afraid of having to move to a different community due to the lack of housing within tofino.

Yes - lack of residential options

Definitely the short housing problem that affects everyone in this town, as business owners can't operate because workers have no place to live.

Housing availability, housing pricing is higher than most income allows

have friends that were displaced due to "renoviction"/conversion to vacation rental

no

There are people long term camping/living nearby in the bush. It's a concern

Why are more houses built when so many are big empty zombies on the beach

I worry that my elderly mother won't have enough care should the time arrive if I am no longer able to care for her. I've seen life long west coasters having to leave to Port Alberni and beyond due to lack of housing/ care/ assistance and facilities. Individuals have a right to be born and die in their home communities and this should be an important goal for us moving forward.

I also fear that my children who have only known Tofino as their home won't be able to afford to live here.

I know of businesses not able to open due to lack of staff/ housing.

I know of families unable to afford living here and moving away- this is the fabric of our communities and it is being altered permanently without housing options for all.

See above i.e., workers and young families can not afford Tofino housing.

Every single one of my friends(excluding those with vacation rentals) are stressed about being able to pay their mortgages and increasing taxes/bills or if they are not owned a they are searching for rentals or worried about the next time they have to move

Many businesses in town can't get staff because of a lack of housing.

Most people applying for work seem to expect housing with their employment package (this is unique to Tofino Im sure)

A Town Council that seems to think it's a bit foolish for new business owners to launch their dream jobs without also having a staff housing plan in place

And people staying longer in troublesome relationships because they face homelessness if they leave ... So they have to ask "what's worse... Facing this every day - or being homeless"

Yes I am.

The fact that there are numerous Air BnBs and the like set up in the town and they don't pay the tax that hotels do to help support the community. They sit empty (as they did during the pandemic) while people who want to live and work in Tofino and raise a family look for months for a place to live and end up having to leave town. There needs to be a balance between the full timers and part timers and there has been a divide for too long. Also sewage...

Lack of housing, lack of affordable housing. Particularly for families with children

Time shares starting To buy homes
Finding a place to live (rent), may affect me one day as well.
Rising real estate prices will mean increased rents, which makes affordability much more difficult for young and marginalized people.
Cost and availability of housing
My children cannot Move out on their own because there is nothing affordable...so they continue to live with me!!!! Argh.
Yes Whoever rents at the moment is simply paying the landlord's mortgage at a rate that makes it impossible for renters to eventually save money to buy their own home. Rent should be regulated by law based on square footage
There is a need for housing across the housing spectrum. We need emergency shelter housing, affordable rent controlled options, places specifically for short term seasonal workers (staff housing, longterm campgrounds etc) and for long term folks in a range of living situations ie single, two bedroom and multi-bedroom family homes.
Yes. Tofino's housing crisis...
Low rents are needed for staff making minimum wage.
Main suites of houses being used as nightly rentals are ruining neighbourhoods and driving up the cost of homes.
My sister recently had a baby and will eventually need to move into a bigger place. It is incredibly difficult to find affordable family homes for long term rent.
Many locals have had their homes they have been renting turned into vacation rentals. Many seasonal workers can't find accommodation.
Living spaces are so limited often people are sleeping in their car in friends drive ways/back roads so they are able to maintain a job.

lack of housing (including but not limited to affordable housing) over-abundance of STR accommodations

The lack of affordable housing in Tofino, the lack of long term rental accommodations available in Tofino, the cost of real estate in Tofino and the insufficient living standards in some staff accommodations or affordable rentals (leaky trailers, 4-person shared bedrooms, etc) have made it incredibly challenging for residents to stay in the community. Many people around my age and demographic are moving out of Tofino to live elsewhere as there are greater opportunities in other communities given that it is so difficult as a young person to build a life in Tofino with the extremely high costs of living and lack of stability. As the community continues to experience gentrification, the wealth gap among residents and among tourists continues to widen and the community continues to become more and more inaccessible to most people, except for those who are wealthy. The culture of the community is changing, hugely to do with the evolving tourism economy and real estate/rental housing market that is becoming out of reach for most local residents.

There is a troubling trend of hard-working residents of Tofino being ousted from their long-term rentals because the owners of the home want to turn it into a vacation rental/airbnb. It feels like airbnb in particular has transformed the West Coast into an unregulated free-for-all for tourist accommodation, at the expense of residents working and living in the communities.

Locals who were born here, raised here, and have contributed their lives to this community are being pushed out of the city due to lack of housing. There are currently not enough locals living here to meet the workforce demands that are needed to maintain a tourist driven economy. Season workers DO NOT care about this community. The reliance on RV and camper style living is an unacceptable standard and should be a choice available and NOT the only affordable option.

I am aware that the housing crunch is only getting tighter and tighter. This is effecting businesses ability to staff. It especially seems to effect the restaurant industry in our town. There is just not enough housing for all of the workers year round but mostly seasonal workers. There is a lot of seasonal staff required for businesses to function on busy summer levels, and not enough of these people can acquire adequate housing so they leave town and then less staff is hired due to lack of actual workers available to business owners. Businesses can not staff everyone in staff accommodation. I know of several businesses operating at a lower capacity than normal due to lack of adequate staff. The hospital is also having staffing issues due to lack of housing as well. It is hard to get new essential staff if they can get a job but no place to live.

To many illegal Air BnBs

Yes, the worry of my friends having to leave tofino and their employment because the district of tofino won't extend temporary use permits to kind people that let my friends live on their property's.

A friend being evicted off their property in order to put in a vacation rental.

Many people want to move to the area for lifestyle reasons and don't contribute to the community (e.g work remotely from home)

Supply and affordability.

I'm worried my mom won't be able to afford to live when she gets a bit older

Several friends have moved away due to lack of housing, a few put up with mold or other issues due to lack of options.

Local businesses that don't have the resources to buy a place to accommodate their staff are reducing their hours. This isn't good for the business owners and it isn't good for the tourists who struggle to find places to eat.

Friends and co-workers, yes.

Many people cannot maintain proper hygiene due to inadequate housing. Basic access to showers and laundry facilities is difficult for people who do not have proper housing.

Housing for staff. We owned a business and cannot fully operate because we do not have enough staff housing although we bought 3 trailers and rent a studio for our staff.

I think it is really clear and obvious for most people living here, that there is an extreme shortages at rentals here. Seeing a constant stream of ads popping up for people looking for places to live, seeing friends come and go because they can't find secure housing. Seeing every single business in town struggling to find people to work for them because people can find work here but nowhere to live. Seeing and hearing from people that have to live in their vans, out by the lake because it is the only way.

People sleeping in cars or in the woods.

While we own our home, most of our staff do not and the costs have grown impossibly to get into the market

I would like to learn more about housing issues for those who are Indigenous.

My three sons will need places to rent in the near future and my mother is elderly and may need to move in with family or some kind of assisted living.

Young families with kids and pets have difficulty finding a rental. Employers have difficulty hiring and retaining staff due to lack of housing options.

Yes, something needs to change! No more Airbnb!

I'm shocked by how many people I know that are tenuously housed: tents, cars, or have to leave town for short term or couch surf when usual home is temporarily unavailable. There seems to be a sense/sentiment that it is appropriate to have to suffer to be a newer resident.

Lack of rental availability

major shortage for houses for sale less than 1 million dollars.
Need family home for Doctors looking to relocate to Tofino.

Housing for the seasonally driven population balloon - the coop housing idea sounds feasible and future business's licenses could take into account housing demand and how the business expects to help address that, as the business licence creates a housing demand on the district of tofino.

Affordable housing is clearly also key need for a vibrant community.

Not enough rental homes for local residents. Not enough homes for locals, period.

My friend is currently paying \$2300 to rent a small two bedroom.

not enough rental homes

Save crab apple

The lack of stable housing for so many members of our community, including families with children. Also, the lack of housing to accommodate seasonal workers is creating a major issue with local businesses not being able to find and maintain staff. They are having to cut their business hours, or adjust their services, during peak season when they should be making the money that carries them for the rest of the year. With businesses being hit especially hard since Covid, this is just another blow. I also believe that it is a contributing factor in the type of people that are coming here to work in the peak season as well. There is no housing so we will just live in our vehicle and park wherever, and leave a mess, seems to be the mindset of a growing number of individuals.

Lack of long-term rental options. Illegal vacation rentals NEED to be shut down. It is extremely unfair to the people paying for permits to operate legal vacation rentals and could be additional long-term rental space.

High cost, low availability. I have a decent income and can afford to pay a bit more for rent and still I can't find anything so I can imagine it's especially difficult for the kids working in restaurants etc.

Over crowding, lack of parking, landlords evicting without notice

My children will be unable to find a rental when they're old enough to move out.

My daughter is 23 and works 3 jobs, doesn't have one day off in a week and can barely afford her bachelor suite at 1800 a month but it's all she can get unless she sleeps on my couch. She desperately doesn't want to leave tofino but this new way of life is not sustainable or mentally healthy.

Same for everyone else that is renting as you never know how long you are able to live in a place as it might get sold any day.

There is simply not enough rental units available.

Remote workers have made the rents go much higher than before. People here cant afford the rents anymore, but people with a Vancouver job working remotely in Tofino can. WE have to find solutions for that.

I know there is a shortage of houses so people are living in their cars and then can't even find a place to park.

Cost of renting

So many of my friends and co workers struggle to find appropriate housing, especially dog friendly housing. The constant stress and shuffle of housing in Tofino is tough on the community and unfortunately a lot of amazing people have left town because of it.

Yes, staff housing

I work in hospitality. I have been hearing and listening to quite upsetting things regarding many staff accomodations. It's hard to understand how this town is able to let so many businesses open every year without any place to let its staff live decently. Many people live cramped up in houses without furniture, others live in RV's that are 30 years old and still pay 1000 CAD per month in rent just for a parking spot. The town is run by the tourist industry, unfortunately not by a strong sense of community. Therefore, it really should be a priority to make sure the people that allow all the hotels and restaurants to be open, live in a decent environment. It doesn't seem to be anyone worry that people have to pick any job, no matter if they like it or

not, as long as it comes with staff housing.

We put people with their back against the wall from day one, and then we complain when they let us down leaving without notice.

This is the first summer in Tofino history that the mantra " I don't need you! if you leave there will be 20 more people outside the door wanting your job.. you are replaceable" isn't working anymore. and hopefully, that's opening eyes in the city council.

Never mind the fact that none of the people, whose prime desire is to come to live here, to work every day to improve and make this a great town for his/her community, will ever be able to afford a house in the area.

I struggle to afford to live here, but am not from here originally. I feel for those who are local to the area but being pushed out by the crazy tourist cycle.

Staff accomers are treated as second class citizens in our community

Housing crisis in tofino. Inability to staff hospital due to no place for staff to live.

Rental costs are very high and there is extremely limited housing options, especially for young, seasonal staff whom the businesses in town need to survive. With housing prices skyrocketing businesses can't afford to buy houses to use as staff accommodation.

Yes - Crab apples closure will only further compound the lack of housing issue and cost a lot of businesses their staff.

Yes a lack of affordable housing

what housing?

Where do I start? You'll get lots of feedback on this but I do want to emphasize that the housing crunch is also affecting long time community members who just didn't happen to, or couldn't, purchase a home back when it was more affordable. They are being squeezed out of the community through no fault of their own and it's very difficult to see.

Yes since everyone is living in there vans just got kicked out of the back roads thank god since they destroyed that then they can go into the town and show the town the problem

There is no affordable possibilities for a living space with a workshop space

To many vacation rentals and not enough staff housing units.

23) Do you have any comments or suggestions to improve housing in your community?

Responses
<p>There should have been zoning in place that would prevent the amount of short term rentals that we currently have which have taken from the long term rental market. Vacation rentals should not be permitted in a home that the owner of the property does not reside at.</p>
<p>More multi-family buildings.</p>
<p>Moratorium on short-term rental licenses. Incentives for property owner's to rent long-term rather than short-term</p>
<p>Redefine affordable. Be real compared to anywhere Canada. It's nuts here. Care for your community members who serve your visitors. I've been here 25 years. No affordable housing has been built. I don't mean one suite out of whatever. And it's sold. Not all are privileged to own a home or had a leg up as so many in this have and are honest about it.</p>
<p>Continue to build between Ukee and Tofino.</p>
<p>Lobby for punitive taxes for non-resident owners. Any owner who is here for only a few weeks a year should not have any rights, and should pay through the nose for everything. Demand developers like the Jadresko family (Woodsmere) actually provide lots that are affordable, and not available for sale to non-residents. Also demand that they give real land to the District for non-profit, affordable housing for rent. And, DO NOT CUT DOWN ANY MORE FOREST OR TREES FOR HOUSING. One development in Tonquin Forest is too many.</p>
<p>Stop giving out business licenses for short term rentals, develop housing that fits lifestylesmall homes with porch for rain gear, outdoor shower and a small storage shed</p>
<p>Get more affordable housing. Container homes studios are great. More 1-2 bedroom flats for couples that want to live in town.</p>
<p>A moratorium should be imposed on any new nightly rental units wether it is commercial units or single family homes. Full time tenant suites should be the only thing permitted in any new builds. The bylaw that monitors vacation rentals should be a lot tougher on all the still existing illegal vacation rentals as their is not enough to deter them from continuing to operate and its an unfair system .</p>
<p>Allow alternate staff housing, fast track affordable housing, increase taxes for homes worth over 1 million</p>

Can we build more tenable long term rentals for staff???

Allow developments to move forward that offer supply to those living in Tofino first.

We would love to see more units for rent or sale to regular families that are looking for a home but are not able to afford above 1 million dollars for a house. Regulations from the district on how many vacation rentals/houses one person can own in Tofino in order to stop the trend that every family home is turned into a vacation rental and families can't find proper housing to live in. It would also be very nice of the district to consider some sort of a tiny home community or at least support that idea - zoning - so that more small/medium income families are able to afford a small piece of land with a tiny home or cabin if that fits their need.

Containers. ??? Allow trailer parks (affordable housing). Put some kind of covenant on the existing trailer park that would make it remain a trailer park should the owner decide to sell..

More land for lots that are affordable for long term residents to be able to purchase and build on as the housing market as is, is unattainable but there is limited land available for purchase.

Land trust models such as OPAL on Orcas Island, WA

Short term rentals and Airbnb should only be allowed in the smaller unit of houses. Main parts of the house should be for owners or long term tenets/caretakers. There should be more incentive for people to long term rent- rebates, tax credits, etc. Lobbying efforts: At a higher level of government, taxes should steadily increase for ever additional house you own. Houses should be for living not investing. And there should be more lobbying for incentives for developers to develop affordable or attainable housing that is price restricted both rental and purchase options.

Renting should be a viable long term option for those not looking to purchase a home. Not everyone wishes to be deeply in debt.

I think we should copy what Ukee has done for "Van lifers" and offer permits to park in certain areas without fear of being ticketed. If we could sponsor some "safe zones" that would be equipped with a couple port o potties and some clean water I would be happy to pay into such a program as a local business owner.

More control and enforcement of Airbnb rentals.

Limit vacation rentals and create more staff accommodation. Shared staff accommodation between many businesses like a cooperative. Also affordable housing developments for locals to be able to get into the market and get stable housing.

Allow third suites in houses.

Stop rezoning and allowing more VR's. Encourage businesses to pay a living wage so employees can afford to live here!

1) Designated campground for long term RV living. 2) increase density of housing/units in the town center 3) allow for both long term rental and vacation rental/B&B on larger properties/acreages (we have high property tax to pay)

Less vacation rentals, more affordable housing!

also, limit the amount of people moving into town to work remotely. The town of Tofino can't operate without employees that actually contribute to the community.

Vacancy and cost of living affordability

Ban AirBnB. Many other municipalities have done it.

Provide additional sites for 'missing middle' housing typologies

We need housing to be available again.

More affordable housing options based on income of tenant. Halt on air bnb licenses being given out. More places to park vans that you can live in.

Deal with the illegal rentals on Lynn Rd and around town
Allow for multiple dwellings on larger properties

Property for vans to park! An apartment building like a uni residence. Permits for people to park their vans in driveways like they did in Ukee.

Definitely heating is an issue. And it is becoming unaffordable. Grants should be given to homeowners to upgrade their heating to be more efficient. I think gas lines should be put in place to make heating costs less expensive or some other energy efficient resource should be available. Heating is very important in Tofino as we heat the house for most of the year, even summer days and evenings I have to put the heat on.

If housing would improve, likely would staffing shortages improve.

MORE and AFFORDABLE housing MUST be built and this needs to be a PRIORITY over any more Vacation/Resort accommodation and that includes Seniors Homes!

See above.

Restrict AirBnB's, they restrict the availability of housing for families or working professionals. Have favorable terms for long-term rental suites. Add bigger walls on our water reservoirs or cisterns in Tofino which allow for more carrying capacity and therefore do a significant affordable housing development with density, to alleviate the issues, the longer we wait the worse the problem gets due to demand and inflation. We can put through one or two of these developments yet keep the integrity of Tofino. Actually, the development would allow for the next generation to contribute to the community. Who is that going to be with our present direction when the boomers die?

See above

Tofino should encourage developers who incorporate affordable housing units for locals in their plans, and encourage density housing, but put a cap on developers building single-family dwellings, since there is not much land left to build on. Gibsons would have been a site better used for density housing or an apartment building than Tonquin Forest. I would love to see some of the already cleared land at the airport turned into a trailer or rv park, which would help low-income workers in both communities and not require cutting any more trees. The District also might use the area where the bike park is as pay parking for tourists with RV's and allow overnight parking there when campgrounds are full. (They stay up there anyway.) Home owners might also be encouraged to put tiny homes or guest houses in their yards and rent them to locals. Or they might be permitted to use a space in their driveway for overflow rv parking. With Poole's land closed and Crabapple changing, that leaves a lot of people with no where to go. Businesses are having trouble finding staff due to lack of housing for employees.

If the District made renovations more simple, thing would get done at a reduced cost. Currently looking at a care taker cottage addition, and things that I have to do now are making it difficult to justify addition this addition to my property. Currently paid designer, engineer, biologist, surveyor and have not got to the permit application. These are additional costs which makes it frustrating and unattractive to move forward with the Project. Note with the material price spikes, who would want to build in this environment.

Find innovative ways to house the lower class as they make up a large portion of our working community. Trailer living is something you should Consider. Even container units could Be something to consider. Something needs to happen and fast.

stop allowing people to turn there homes in to vacation rentals. Higher taxes for those that use their homes as vacation rentals, especially if they don't live here year round. Higher water bills for those with vacation rentals. Allow property owners with an acre or more to put secondary

cottages on their property for long term housing with no extra fees. Those with 1/2 acre to have Rv's for secondary long term housing.

vacation rentals are the only way many can afford to live here which in turn pushes long term renters out and further making housing a problem in our area. Transient housing is not the issue short term rentals is. DOT needs to start down zoning in areas that have not been developed to decrease the short terms rentals in the area

Affordable housing initiatives - providing locals with the chance to rent and regulation of short term vacation rentals.

I believe homeowners should have control over their own properties, but we need to prioritize locals who work in this town, even if that puts some restraints on the homeowners. Whether it's controlling rentals more strictly, building more local housing, I'm not sure. Perhaps a subsidy for homeowners that choose to rent to local workers if that doesn't already exist. It would be hard to choose between paying the mortgage and keeping your own family afloat or supporting a local family with a place to live.

I don't think this is a district issue, the district does not control housing markets. Making land and development more accessible and limiting VR's will help to maintain a core group of residents which is within the districts control. The housing market for the area is going to be driven by outside money and as long as Tofino is seen as a desirable location to own and profit from those that call the area home will have to move on or take on massive amounts of debt. Tofino is going through a change and it will affect tourism as workers cannot afford to live here and do not want to deal with the mass tourism the area attracts. Negative press might be bad for Tourism Tofino but it will benefit those that want to live here long term.

seems a little late but controlling the vacation rental explosion, and enforcing someone long term on the property of vacation rentals - I do think this part has improved but isn't there yet, I feel this should have been addressed so long ago....hopefully planners have some examples of similarly sized communities that are tourism dependent to look at what has worked & failed.

Rental only building development

- '-If a home owner wants to run a short term rental in a house, the owner should have to live IN the house themselves. If they do not, they should have to build a separate care taker cabin/sweet.
- Charge short term rentals commercially.
- Towns should be promoting community, not over tourism/business. I cannot say the last time I saw my landlord or short term rental owner neighbour.

Comments and suggestions are given above - lower density distributed throughout the entire District (rather than concentrated all in one area) is my #1 suggestion.

Limit the number of vacation rental licenses granted. Put a moratorium on any existing monthly rentals being renovated to become short-term rentals.

More options for long term, rather than "available October- May" as that is not helpful to a majority of people

1. Disincentivize the use of short-term rentals like airBNB and accumulation of multiple homes. 2. Reduce zoning restrictions and environmental regulations to allow for more multi-unit buildings.

Develop housing agreements for tenants and landlords, and a safe way for people to report illegal uses without the risk of losing their home. Many people living in desperate or dire situations are taken advantage of by some landlords and the tenants are too afraid to report or address these issues.

I would love to see more affordable housing projects offered to residents and perhaps more regulations when it comes to vacation rentals to ensure we can keep a thriving community.

Council should consider exploring the legality of allowing homeowners to build and rent tiny homes or have 1-2 trailers on a property for long term rental to residents and workers.

Many existing residents and young workers in tofino looking to buy property in the future could benefit from having the option to rent or live in a tiny home on a single or shared property. These options allow residents to have more private space around their home than the current alternative which is living in a condo or apartment with virtually no privacy/green space or yard in most cases. Densifying with more condos and apartments, which is currently being explored will help the housing problem for sure, but not everyone in tofino wants to live in that setting and be crammed in with as many other people as possible. Many would be happy having a very small private lot to rent (or buy) with the option to live in a tiny home or trailer and there are definitely landlords both in tofino and ucluelet that would be interested in having such a thing on their properties.

I realize that sewage and water need to be prioritized before considering new options, but long term, it would be interesting to explore the idea of more long term housing options on one lot, ie the ability to have a separate/ secondary dwelling, so long as that second dwelling is built to code etc.

More development of large areas forested areas into affordable community housing

I know the housing committee can't do this but general wage increases to the community to make accessing resources easier is step one. The cost of living will not ever go down, whether condos are built or not, the luxury status of tofino will stay.

Accessible childcare should be addressed to help families be able to attend work to earn an income to support the future of the community.

Living in tofino is a decision that many will make while taking into heavy consideration all the realities of living remotely. Access to education, medical care, diverse careers and more are not real options for residents. residents should not be taxed or treated financially the same as luxury travellers who visit the area, nor the business owners. We can not be viewed as the same because we cannot contribute the same. Develop more education and job opportunities so that locals do not need to become vacation rental empire owners to afford to stay in their home town. Less vacation rentals more homes.

Get rid of some Airbnb's. This is ridiculous. Perfectly good housing and nowhere for anyone to live.

I've heard of other towns banning air bnbs and I think that would free up a ton of houses and properties so that the people who actually make up the community and work at the local businesses can cater to all the tourists that the district and higher ups in tofino seem to care so much about.

Cap vacation rentals and offer incentives for landlords and homeowners to offer accommodations to locals for long term rentals.

Secure long-term rental accommodation for individuals and families in the health care professions.

higher taxes for vacation rentals. don't limit airbnb if the owners also live on the property because that is the only way people can afford to live in tofino now!

I truly believe we should reduce the amount of advertising done through Tourism Tofino. With all the efforts of businesses in town to do the exact same thing, the money allotted to TT could be redirected to far more benefit to our locals and housing needs.

Transparency with the community as we move forward in fixing these issues is crucial. Everyone here is a part of this. And everyone should be involved with knowing/helping the situation at hand.

Added density in town and ease of rezoning / permitting

We need affordable housing and to cap vacation rentals. Also the influx of tourists needs to be regulated.

I think more still needs to be done to regulate rentals and Airbnb's

small lots for small residences for modest wage families

We need low income housing for young families.

There should be an empty house tax-and an incentive for long term rentals

Allow single homes to have carriage houses or other rentable suites on site to ease the communities' need for rentals.

Continue building affordable homes for purchase and rent for community members who have lived here a minimum amount of time, year round.

Place a moratorium on converting long term rentals into vacation rentals and continue enforcing the bylaw that states VR's need to have an owner/long term renter living on-site, year round. In general, prioritize community over tourism.

Perhaps look at allowing contractors to develop areas of DoT land with the caveat a certain percentage is put aside for affordable housing/recreation, etc.

'-Move the burden of tourism infrastructure onto the tourists(resorts) instead of billing locals who are already dealing with the unsustainable number of visitor in so many other ways...

- try to find loop holes in real estate laws to enforce some kind of system such as Banff has.

Wherein you cannot purchase land without having active or planned business within the town, a relative or already live within the jurisdiction(I know I'm dreaming.)

Please find ways to reduce "out of town" home ownership

Encourage long-term suites be built alongside of every short term suite? (If someone applies for a short term rental permit for a suite and it's a home renovation... Require two suites be built... One for short term and one for long term?)

Do housing pairing - so if we have seniors in town who face losing their homes or properties because of cost increase but don't want to get into rental markets... Create a housing pairing program where long - term residents ... Young couples etc ... Can apply and meet with the senior homeowner and if a match is made they share the house / property / land However they decide .. build a suite, have a tiny home on the property ... Etc etc)

Build more affordable housing for the people who work in the town and put a cap on home owners having vacation rentals. With priority going to tourism and hotels, there won't be people to work at the places the tourists want to go. It's already hard enough to find housing for staff and services/workplaces are hurting because of it. The town is already expensive enough to live in, now with paid parking happening and the inability for locals to purchase a home, I don't know what the future of Tofino will be.

Tofino can never house everyone that wants to live here. Nor should they try to.

Have a campground for staff coming out for summer work or do the same as in Uke where workers can park in someone's driveway for the summer and work. More affordable housing, and if someone buys a house or apt and don't plan to live in it but want to rent it out for double what they pay per month that should not be allowed. If you buy a low income house or home you need to live in it 6months of the year of less or pay an empty homes tax like in Vancouver.

I still see a lot of illegal vacation rentals operating ie south chestermans condos
More strict regulation on vacation rentals. (Less of them)
Give companies incentives to build more affordable housing.
Encourage developement of long-term, affordable market price homes. Don't stall developement. Housing availability has been a major issue in Tofino since the 90's.
Stop issuing short term rental licenses and move forward with Woodsmere. Thank you
Don't give out business licenses for vacation rentals to people that invest in Tofino but don't actually physically work and live here. We also passed capacity in terms of tourists and don't see more vacation rentals being feasible. Also Tofino residents with more than one property with more than one vacation rental should be charged commercial taxes at least on the second vacation rental and property
We need to address the spectrum of housing needs from staff accom, emergency shelters, 1-2 bedroom apartments and suites and free up multi bedroom homes for families.
Ask the district to allocate 4 acres of land by coop gas and build the staff accom there. Make it whistler vibes with retail underneath.
I think the set up where you have to live in your home year round to run a vacation rental would go a long way here. I realize that won't happen as many residents here now own multiple homes they run as VR's, but I think that would have saved this town. Fairly useless comment, but it is so depressing to see the direction town is going. I struggled to find housing years ago, I can't imagine what it's like for people now.
No
Nightly rentals needs to be controlled through zoning of future developments
Long term, secure, affordable housing options are essential for people to make homes in this town.
I suggest that a bylaw amendment be passed to limit the size of Short Term Rentals to a maximum 50%, or less, of a residence

In the short term, I believe that the community needs more accessible amenities to support the culture, lifestyle and health of residents so that those members in the community who do not have adequate housing still have access to services which can benefit their wellbeing (for example, a gymnasium for sports, a maker space for creativity and skill development, and course offerings for ongoing education). I also believe the zoning could be revised, even temporarily, to allow for tertiary suites which will help to ease the rental housing demand while providing landlords an opportunity to help cover mortgage costs as an alternative to vacation renting. I also believe that the municipality should continue to investigate innovative ways to incentivize developers in developing affordable residential lots. No new developments should be given short term rental vacation rental zoning and alternatively zoning should be amended to allow for more densification and additional units in single dwellings so that the properties are more affordable for the owners.

I do not know how to combat the effect airbnb is having on our community. I don't know how to regulate it now that it has gone on for so long. It may end up a ghost town with no workers and no locals, unless something drastic is done. Many beautiful communities around the world are struggling with the same thing. Is there a good solution?

open up unused areas. deal with water and sewage. charge taxes dcs etc for vacation rentals

The "caretaker cabins" should be utilized for their initial purpose....to allow long-term locals to live in town and on properties that are not housing long term tenants. More cooperative housing initiatives with affordable housing options. Rent caps on home sizes (i.e., 1 bedroom \$1000, 2 bedroom \$1600, etc.) Taxes on homes that are not occupied by the home owners for at least 6 months of the year. Priority housing for locals, especially local First Nations on whose land we currently reside.

The vacation rentals out of residential single family units need to be capped. No new vacation rentals that do not have the owner living in the same house or on the same property. If there is someone renting year round they should not be displaced. A Property that once had rented to local workers that then get re-sold as an investment property and converted to vacation rental without the owner living on the property is still continually pushing out local renters. These properties do not always comply with the BC tenants act for removing renters, and the bylaw of caretaker suites. They are not enforced or checked up on frequently enough to make real change. Air B&B 's happen under the radar of bylaw a lot. There has not been enough people power to monitor (or enforce current bylaws on) all of them. I know it is a real challenge for people power.

It is not only pushing out local renters but it is changing our neighbourhoods. Neighbourhoods that you once new most of your neighbours are now filled with more strangers that change constantly, and noise issues from vacation rental properties has increased. Especially the ones with hot tubs outside that are close to property lines. (peoples voices carry and people speak a lot louder over the jets) So before these new businesses get approved on any level: building/reno permits, business licenses, or rezoning there needs to be a serous look at if this is adding to the problem or creating any housing. Is it adding to the vicious cycle or changing it.

Investment properties with out the owner living on the property could also get higher taxes than they currently do and higher taxes than the ones with local living in the house or on the property. These properties are not homes, they are businesses period. Taxes should reflect that just like commercial taxes for buildings in the downtown core these buildings are all operated as business

as well.

Unless things are worked on multi levels (caps on more VR, taxes etc..) you will never be able to build enough "affordable/rental housing" to keep up with the needs. We are too far behind already. New Vacation Rentals require more workers to clean them and those workers require housing.

Rent control would be a start

The district of tofino needs to allow an affordable rental housing to be developed behind the coop gas station.

Commercial/Residential project so businesses can have secure housing attached

Employers should offer housing.

Limits on short-term rental; new staff housing buildings; increasing # of dwellings on a property; allowing for more temporary housing permits; Allowing property owners to rent space to RVs or tiny homes for long-term living

Streamline the development process for builders. DOT should stay out of the building business

We need more housing. Get rid of vacation rentals, which I get puts pressure on the homeowners to pay their mortgage but it makes it really freakin' hard to for them to pay for their mortgages without the vacation rental.

I think we need to be creative as a community to find solutions to these issues. yes, building affordable, rent fixed accommodations are great but there are other options that may be better for some...finding a zoning to allow places like crabapple to continue to operate (its a nice little community of people who are happy and healthy). Also, allowing density in already existing neighbourhoods...tiny homes in back yards, RV's/campers in driveways (like ukee has done) with permits and checks so everything is safe and above board. I know of a neighbour who built a very nice little home in his back yard and was accommodating 2 working locals at a fair rent. He was shut down immediately. WHY??? because of zoning. This is a problem. Make it legal (permitted so there is money to have someone ensure its all good) and we could see alot of people finding places to live instead of camping in the bush and making a mess of our forests. We all just need to get out of the little box our minds are in and think about simple and unique solutions to this problem. Thanks for listening!

Tax vacation rentals and hotels more to help with housing infrastructure

Less Airbnb made for more housing that can be more permanent for residence. Often, residents are moving from one housing to the other or that of their vehicles because of the inconsistency of available housing here in the district of Tofino and the District of Ucluelet.

increase the supply life your house is on fire

50% tax to foreign buyers. 25% tax to buyers who are not buying a primary residence.

Reduce the number of vacation rentals by requiring homeowners (not caretakers) to live onsite. Allow for two secondary suites instead of one in zonings that would be appropriate.

Affordable housing for staff; affordable pads for trailers.

We need more residential zoning for locals who want single detached homes that don't allow vacation rentals. We currently live in a caretakers cabin but it's not big enough for us to have a family.

Announce a ban of nightly vacation rentals that will come into affect in 4 years time. This will give speculative investors time to divest and there will no longer be a run on residential housing (homes that were zoned to be for residence not run as hotels).

Enforce rules regarding full time residents living on property of vacation rentals.

Follow up on renovictions/ landlord taking ownerships for personal use

I think some steps are being made with the Tofino housing corp, building the sharp road rental units and I believe other projects are about to start as well. But, we do need more and we need it faster, somehow. I also understand that with more housing, we also need better access to water and sewage treatment, but those things shouldn't hold back the affordable housing, as I still see more vacation rentals/campgrounds etc popping up and expanding. The town is booming, it is great. But the focus now should really be on the strengthening the community, ensuring that the hardworking "locals" can thrive (and not just barely survive) here and be able to raise their families here.

Zealously enforce the no camping bylaws.

Tofino should not allow short term rentals and create more affordable housing for locals

A district run mobile RV park for workers of Tofino.

Stop getting in the way of private development! Encourage it with a willingness to negotiate, provide quicker, more efficient approvals and maybe even some breaks on taxes and fees. The district is doing that for Publicly funded housing! Public housing looks good politically, but in the end it just drives up the taxes for those of us providing the tax base who are already struggling. Actively help landlords who are providing or plan to provide long term rentals. Lobby the Gov to change the Rental Tenancy Act so that Landlords can raise their rents to cover costs, evict problem renters, etc. Currently the Act so favours renters over landlords that most property owners don't want to take the risk of being long term landlords. No one is going to do it for free. Labour, land and material costs for building are incredibly high right now, but there is nothing the district can do about that. However you can get out of the way of public developers who want to invest in building long term rentals. Cut the red tape, lower the fees and be more willing to negotiate. Let the Private Sector actually go to work!

More affordable real estate options and more affordable rental units (like Sharp Rd project), restriction of nightly rental units, promotion of long term rental units.

No additional air bnb or other nightly rental properties until more housing is available. This summer has been impossible to find staff

We would like to see the District open up a parcel of land for tiny homes or modulates. So many young couples and families in this town will never be able to afford a home, but we could embrace a new style of living.

Cooperative and community housing- shared kitchens/gardens, guest facilities for rent.

Any housing or business tup could have an exit/close ramp down plan that would be triggered at a 12 month till expiry point. To avoid a catastrophic forced exodus potential.

Vacation rental caps
Secondary home caps

It would be great for some educational social media posts regarding renters rights. Landlords get away with all sorts here because its a small town with a housing crisis.

Some form of rental capping would be great too!

A housing project that only lets people buy property if they lived in Tofino for three plus years.

How about another mobile home park?

Develop the water/sewage system and build AFFORDABLE single family housing. The new building on yew was asking over 2000\$ on rent for 1 bedroom units

More and more and more affordable housing (rental options) with priority going to residents that have lived here for 5+ years, full time and work here.

The real estate market needs to be regulated. Perhaps a bilaw that states if property owners own multiple properties in tofino, only 1 can be a vacation rental/bnb. Any additional properties must either be the owner's home -- or rented out as long term accommodation.

Please please reduce the amount of vacation rental business licenses. The town's infrastructure cannot handle the extra tourist load and people who work in the community could live in those houses.

Build a campground for people stuck living in our Van's so that we have somewhere safe to sleep and access to bathrooms.

So many people and families that own property and live here are needing to rent out spaces in order to subsidize their income to cover their expenses. Most locals that I speak with, knowing the housing situation, would love to offer long term housing instead of vacation rentals, however, they need the added income that the VR provides. It would be amazing if individuals that own property here, but aren't living here, were only allowed to long term their suites etc and not VR them. This would allow locals to VR for the income, and create so much more housing within the community. Or incentive programs for long term housing providers.

See above

More controls/limits on vacation rentals and on absentee owners.

Build more apartment style units. The availability of rentals within realistic means for wages here (including well paying jobs) is incredibly fragile

4 years ago Tofino was 48% owned by people that didn't live here, not sure what that number is now but check it please. If Tofino restricted short term rental to only properties that the owner lived, we would gain back a lot of rental and most likely if the cash cow of investment was no longer a massive income and was only allowed to be rented long term they may decide to sell and cash out. This could drive the market in a direction that locals could possibly afford and if they were the property owners and lived on site they could have a short term rental to help with the large tax burden and living costs of staying in the town that they love and care so deeply for.

Regulate guesthouses and air bnb. I understand the needs for landlords to pay off their mortgage but if there would be a cap on how many rooms homeowners can rent out than maybe there are additional units available for long term locals.

Small home pocket neighbourhood.

Thank you for finding out more information about the housing crisis!

Affordable housing for young families is a must for people like myself to stay in Tofino

Create large lots for people to camp and live in their vans in a way where they can go to the bathroom and dispose of trash respectfully

A tiny home community

Increase affordable housing units. Introduce more bylaws surrounding air bnb rentals. Be preemptive with housing for locals.

Having affordable long term camping options for seasonal staff would be a huge help. Allowing residential properties to rent out self-contained RVs on their properties like Ucluelet has initiated would make a big difference to the housing issue as well. These changes would improve the situation immediately and be extremely low-cost, as opposed to building "affordable housing" that takes months-years to complete and comes at a way higher price.

put residents first, find ways to tax air bnb out of viability

Please stop adding new STRs - please downzone all R and RA properties with STRs and establish the necessary list of lawful non-confirming STRs so we can begin to build up more secondary rental suites and limit the unsustainable property value increases STR use has brought to the Tofino market. Please continue with the THC purpose built rental housing (great job!). By the time THC can build more, we'll need it. Please begin/continue updating the building bylaws to encourage more accessible homes, eg, homes that are designed to allow people to age in place.

Make affordable housing and crack down on illegal vacation rentals I know of over 5 to 6 on South Chesterman that have notes inside the houses that say please say that your friends of this person because this is illegal vacation rental but yet you guys are still allowing it to happen. secretly we all know about them not like we don't know who owns what house and is running an air b&b or something but the town doesn't know you are.

More buildings similar to lb auto/tucg with living quarters above and workshop below

it is essential to provide access to housing to the community. Soon Tofino will be a city without employees, filled with tourists. As citizens, we don't feel that the city invests in the community, but rather puts everything on the touristed.

More staff housing or restrictions on the development of vacation rentals that promote lack of housing.

APPENDIX F: COMPLETE "OPEN ANSWER" RESPONSES, HOSPITALITY SURVEY

Provided without analysis, the complete list of all "open answer" responses given for questions 13 and 15 of the Tourism and Hospitality Housing Needs Survey.

13) Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)

Responses
Living in my van on multiple properties, being evicted so that my landlords can put in a vacation rental, being promised a place to live and then no follow through
I actually own my house but I am unique and fortunate. People are desperate for housing. Living on people's couches, sharing trailers, living in their vans, camping. There is literally nothing available and if you are lucky you can work somewhere that has housing (even if it is not the place you want to work at)
I've been in staff accommodation before. When staff accommodation got full, I resorted to living out of my SUV in the staff accommodation parking lot. After months of searching, I found a place to park my RV with my partner, but the District of Tofino is now trying to shut that place down - amidst a housing crisis and a staff shortage in town. Absurd.
The only way for a food service employee to afford to live here is if there is adequate staff accommodation. Being in this situation if you are being mistreated, or abused by an employer you cannot simply walk away without first securing housing. Low income housing for PERMANENT RESIDENTS of Tofino should be available so we may have the freedom to work anywhere in the community.
I find it difficult to find housing for our staff
affordable housing for senior, and a handicapped person both on fixed income
you find a place to rent, it sells, and becomes an airbnb - again and again and again which then limits the number of rentals forcing the rates to increase to a level that is not affordable by anyone working in the hospitality sector
Usually places only available until Spring time, short leases, really hard to find something else after a lease ends (lots of competition), landlords spontaneously decide to use the space for airbnb, staff accoms are too bustling and noisy with party kids, rent is outrageously high (I got asked to pay \$1600 for one small room in a shared house once)

We had to hop from vacation rental to vacation rental until something finally came available to buy

I am a 34 yo entrepreneur in the tourism industry and had to change accommodation 3 toimes over the last 2 years because my landlords decided to Air b&b the house/suite or just sold the house because they could get a good price out of it. I know a lot of people in town but even with my network I am not offered suitable/heathy/ reasonably priced accommodation.I was offered a \$1500/month basement bachelor with no natural light, or a garage humid and cold for \$1000 for example. Those are not decent conditions to live in.

I now live in a 1 bedroom that has only one window and no storage. I am not allowed to have guests, or bring my own furnitures. I think that it is not decent condition to live when you are 34 and an independent and respectful full time worker. Unfortytunately most landlords in this town know the housing shortage and abuse of their power and/or rule the rent market. I found this place very last minute and really thought I would have to move in the bush to sleep.

We need places for workers. Air b&b number keep growing, we have more and more tourists in town but nowhere to keep the staff that is needed to offer services to the tourists.

We have moved every year since moving here four years ago as year round long term tenants. Firstly was because of living conditions, second home the rent went up and was no longer affordable, third because the home went up for sale, and now we are in a new space but paying more than our budget allows

trades men are very difficult to find

Once the staff accom is full it is difficult for anyone else to find accommodation that is suitable for the summer season.

The quality of the accommodation I have stayed in has been okay, but extremely expensive! And very difficult to secure long term options. Additionally storage options are extremely limited.

15) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?

Responses

I'm in full support of affordable housing initiatives & secure housing for working citizens. Our town is over carrying capacity without even having proper infrastructure to house the very people creating the experience for the tourists we are promoting.

Although my experience is somewhat different than others' in that my living situation is made possible by my partner who was born/raised here and now owns property, I see very clearly how

the current state of the market affects the community negatively. It is unfortunate to see a dwindling community (of a certain population) when the hopes are that it thrives when those individuals are able to live here full time.

We need housing and a lot of it. Otherwise great people are not going to stay in this town and government, public and private industry will not have enough employees to operate.

I think people in area C should have the opportunity to rent to campers and seasonal workers.

Please expand options for affordable living, such as spaces like CrabApple and similar trailer parks. This is by far one of the most affordable and sustainable living situations in town.

some of these questions don't apply to me, I will send this out to our staff to complete

illegal nightly rentals/AIRBNB are destroying the local housing rental market which is causing a staffing shortage and without significant change both ucluelet and tofino will not be able to function which is currently showing in the number of businesses shutting down

I just have concerns about young families, workers in the service industry,

Due to high cost of building and owning real estate, with recent tax hikes as high as %50 in Tofino, property owners are forced to ask high rent. To offset the housing needs in the low and mid-range budget, other options need to be explored, such as float homes (Victoria, Vancouver, Seattle, Portland etc etc). Laneway houses and detached cottage are long overdue and already part of most OCP's, which makes it all the more important to finally become proactive. Additional property tax breaks for landlords and other incentives should be stimuli, instead of repercussions and forcing long-term tenants onto existing accommodation businesses.

"We need to regulate the air b&b. Those studio, bachelor, 1 bedroom that were once rented by workers are all becoming unavailable because they are used for Air b&b now. I am not against Air b&b in general, but it needs to be controlled/regulated. Few ideas:

-Closing all the vacation rentals operating in a zones were vacation rentals are not allowed. There are a lot !!! Imagine all the housings that could suddenly become available to workers ...

-Nobody needs 2, 3 , 4 and more air b&b

-Maybe putting a place limited amount of ""vacation rental permits"" would help to regulate the problem..."

"There needs to be a cap on BNB units in town!!! My opinion is that this is the largest driving factor limiting long term rentals and creating a shortage. Owners can then charge an arm and a leg because renters are so desperate.

There also needs to be a district led seasonal staffing solution to support all local business owners who are struggling to find staff due to the housing crisis. "

there should be a safe, affordable camp for seasonal van/RV dwellers who are working in town.

n/a

provide infrastructure to continue organic development in tofino to the extent that it's sustainable.



DISTRICT OF
Tofino

District of Tofino Housing Needs Report
WEST COAST HOUSING NEED AND DEMAND STUDY

APPENDIX B:
DISTRICT OF TOFINO
COMMUNITY PROFILE

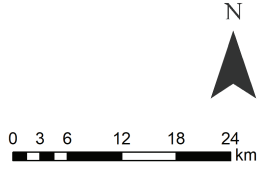


TOFINO

Community Profile

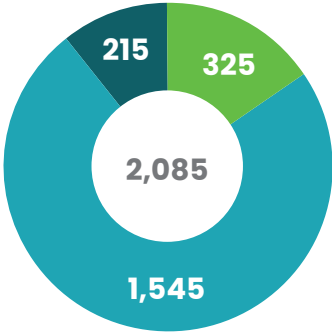


■ Electoral Area C (Long Beach)
■ District of Tofino

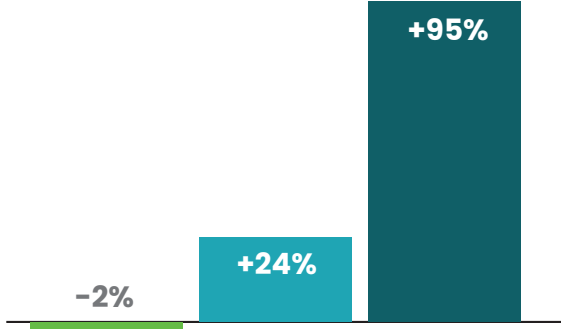


POPULATION

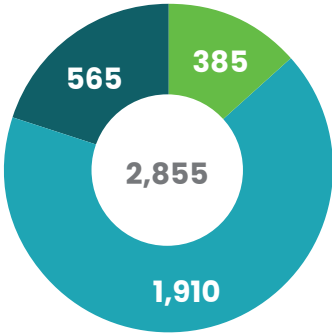
2016



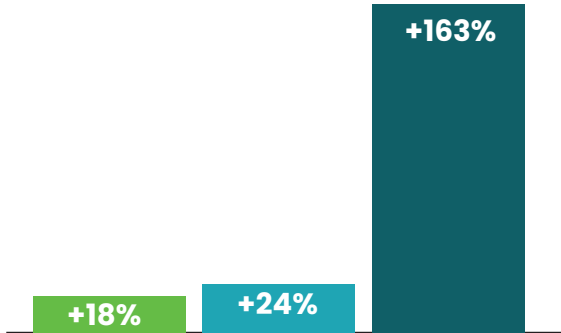
Change: '06-'16



2026



Change: '16-'26

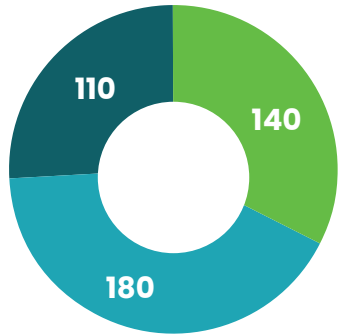


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

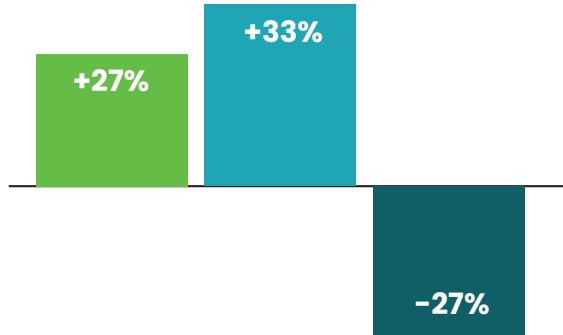
- Tofino's population grew 23% from 2006 to 2016 to about 2,085 people; only the total youth population (younger than 20) shrank (about 2%).
- Projections anticipate that the total population may expand by an even greater magnitude between 2016 and 2026, possibly 37% to 2,855 people.
- With an expected rise in senior residents, the median age may grow from 35.0 (2016) to 37.0 (2026).

FAMILIES

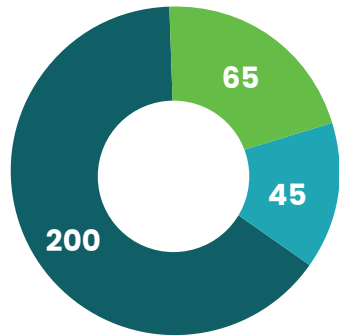
Owners 2016



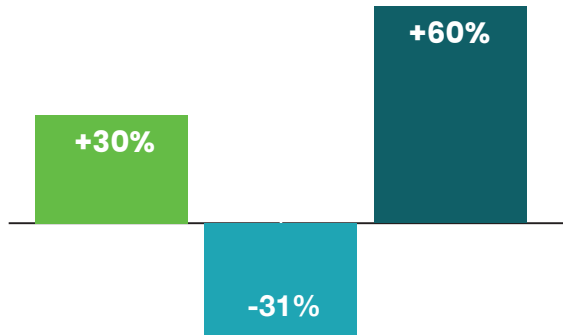
Change: '06-'16



Renters 2016



Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Total renter households grew 19% between 2006 and 2016, while owner households grew 2%.

Overall families without children (like senior couples) grew fastest at 31%, with growth among both owner and renter families.

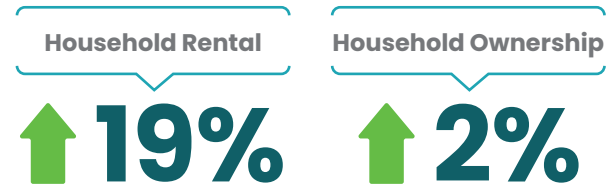
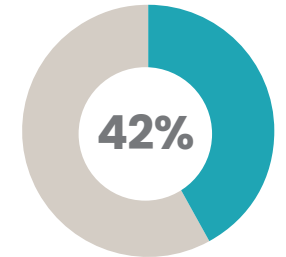
During the same period, total families with children increased 15%. Renter households demonstrated a 31% contraction of families with children.

HOUSEHOLDS



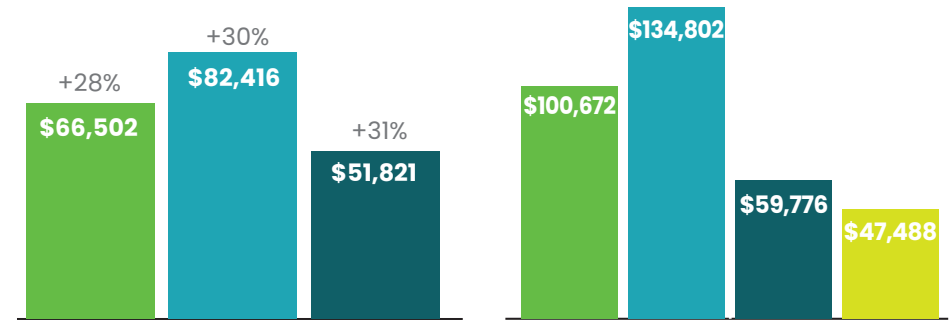
Total permanent households grew to 755 from 2006 to 2016

Households that Rent in 2016

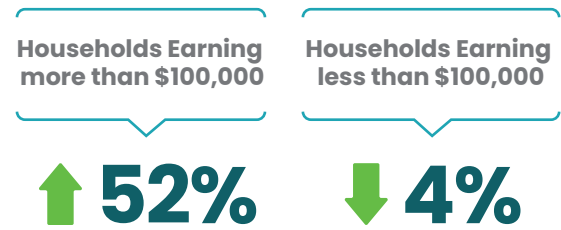


INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households
 ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

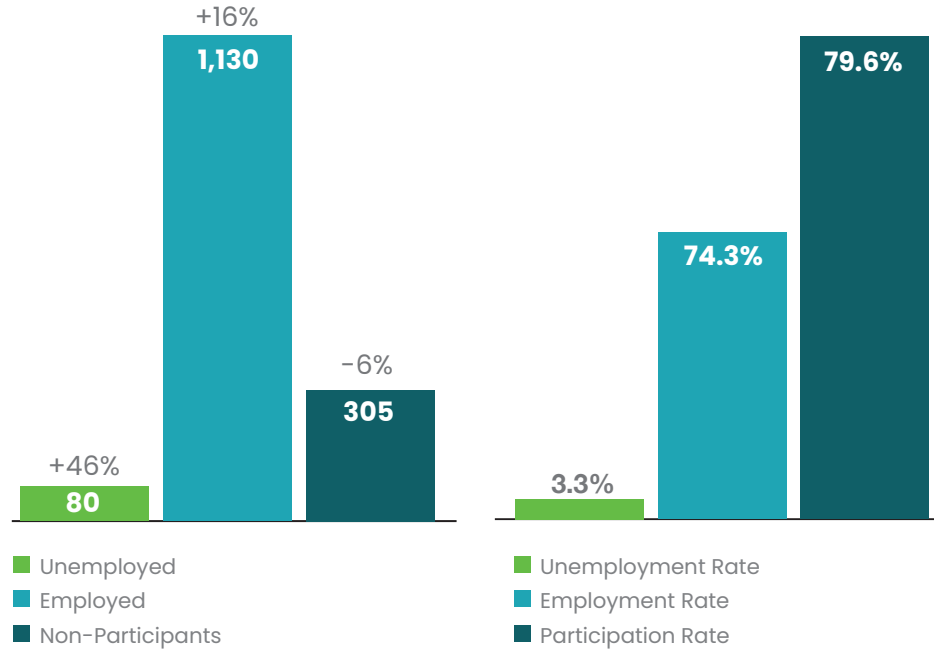


11%

of Tofino residents are in "Low Income" according to Statistics Canada; 17% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16 Labour Rate 2016



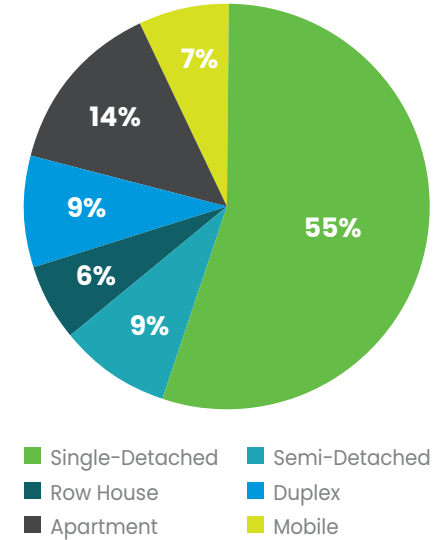
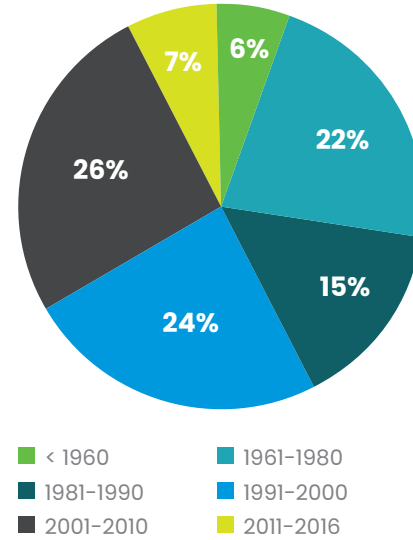
- Tofino's labour force (people working or seeking work) grew 18% from 2006 to 2016, while those not in the labour force (e.g. retirees) decreased 6%.
- The total and rate of unemployed persons increased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Food & Lodging	360	30.3%	+ 47%	54%
Retail Trade	120	10.1%	+ 33%	25%
Construction	90	7.6%	- 18%	22%

HOUSING

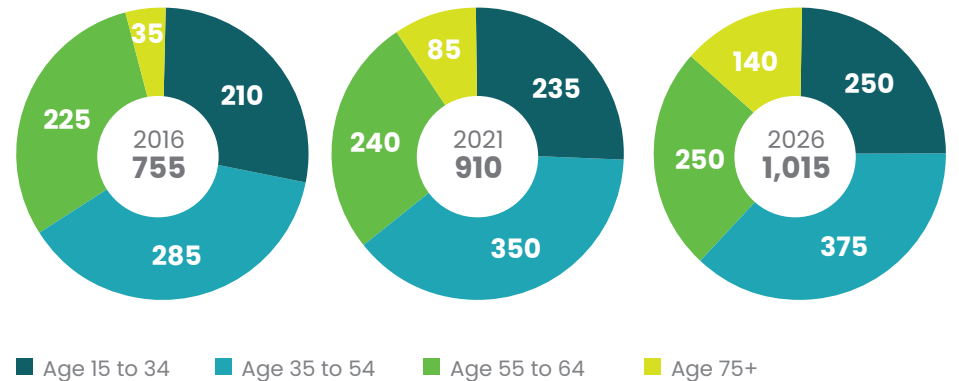
Dwelling Age 2016

Dwelling Type 2016



- The majority of dwellings are single-detached (55%), followed by two-family dwellings (duplexes and semi-detached, 18%) and apartments (14%).
- Tofino builds about 33 units annually. Household projections anticipate that the local population could demand 26 additional units annually until at least 2026. However, greatest recent construction activity has been for staff accommodation, the demand for which would not be captured by projections.

HOUSING DEMAND (by Maintainer Age)



HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$790,342	+52%
Single Family Home	\$1,552,281	+115%
1 Bedroom	\$1,200	+70%
2 Bedroom	\$1,200	+45%
3+ Bedroom	\$2,200	+68%

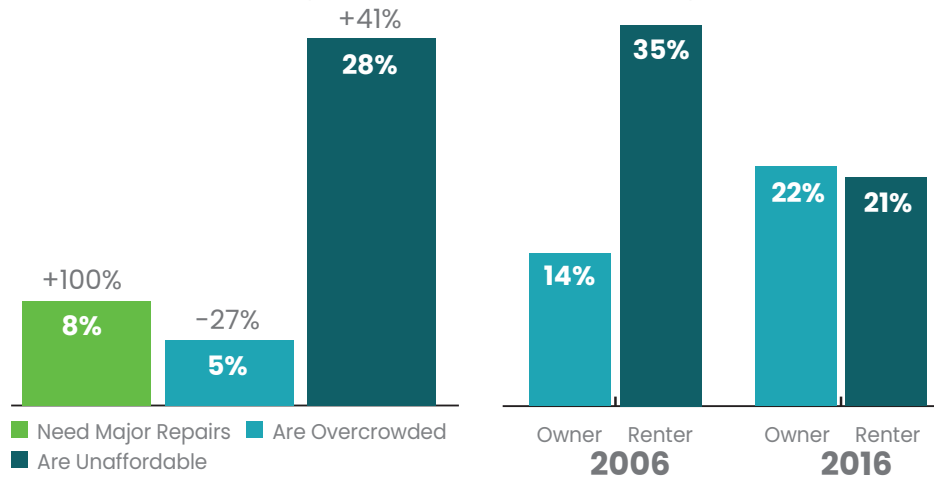
2020 Dollars

58 dwellings sold in 2020; 55% were apartments or condominiums versus 28% were single-detached homes.

CMHC rental data is unavailable for West Coast Region communities. Results based on locally collected rental listings.

CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16 Core Housing Need: '06-'16



- The number and percentage of homes that were unaffordable grew since 2006.
- Overall Core Housing Need remained the same at 22%. Although the number of households living in Core Housing Need increased, it did so by the same magnitude as total households.
- Owner households demonstrated a worsening of conditions with higher rates of Core Housing Need than a decade prior, while renter households experienced a proportional improvement.

ENGAGEMENT

Housing Need



500

Over 500 residents responded to a community survey administered in Summer of 2021, including 227 residents of the District of Tofino.

46%

Nearly half (46%) of renter respondents indicated that their current housing did not meet their needs.

10%

Only 10% of owner respondents indicated that their current housing did not meet their needs.

Nearly all respondents were concerned about the rising cost and unavailability of housing. Many were considering leaving Tofino if they could not find a stable home.

Community Quotes



"The housing instability for us as essential workers to support this community means with the trajectory of no plans for affordable rental housing, Tofino may lose us. Extortionate costs of buying mean less and less likelihood of maintaining staff for hospitals, schools, repair shops, etc."

"My wife and I left Tofino to obtain post-secondary degrees and have returned to full-time, professional jobs in Tofino. However, we could barely afford a one-bedroom condo which is too small for our family. We will need to find at least a two-bedroom in two years or we will have to leave Tofino."

"I had to locate out of my community that I've lived in for 40 years due to scarcity of available/affordable rental housing. I now live where I don't know the people and am far away from my grandchildren and friends."



DISTRICT OF
Tofino

District of Tofino Housing Needs Report
WEST COAST HOUSING NEED AND DEMAND STUDY

APPENDIX C:
HOUSING PLANNING TOOLS
FOR LOCAL GOVERNMENTS



HOUSING PLANNING TOOLS FOR LOCAL GOVERNMENTS

Addressing housing needs is a challenge for smaller local governments. Generally, they have fewer tools, financial resources, less development pressure to leverage and fewer developable areas, all of which makes housing issues more difficult to manage. The recommendations section of this report represents the project teams' suggested path forward over the short term for the District of Tofino, but as needs grow and change, staff and community members may refer to this guide. While many of the tools in this appendix are not necessarily appropriate for Tofino at the moment, they may become more relevant. District staff can use this document as a toolbox, choosing appropriate options as needs become more or less acute.

Tools have been broadly categorized and include implementation suggestions for communities of different sizes and localities where appropriate. Many of the tools listed here are most relevant to larger municipalities, but were still often mentioned in community engagement feedback. Though many residents did not provide specific implementation solutions. In general, ideas fell into three categories:

Increase the stock of affordable housing through a variety of mechanisms, especially:

- Affordable rental options
- Senior-appropriate options
- Increase number of units on larger properties
- Encourage one-level, accessible development
- Allow for greater density where appropriate

More non-market options

- Continue to invest in and expand the Tofino Housing Corporation
- More support for those navigating the supportive housing system
- More affordable homes for those on income assistance
- More senior government support and subsidies
- More supportive housing options
- Support co-operative, resident restricted, and tiny home models.

Incentivize and regulate affordable housing

- Continue to regulate short-term rentals, potentially reduce or stop issuing permits
- Explore inclusionary zoning
- Mandate affordable options in new development

“Tofino should encourage developers who incorporate affordable housing units for locals in their plans, and encourage density housing, but put a cap on developers building single-family dwellings, since there is not much land left to build on.”

“Restrict Airbnb’s, they restrict the availability of housing for families or working professionals. Have favorable terms for long-term rental suites. Add bigger walls on our water reservoirs or cisterns in Tofino which allow for more carrying capacity and therefore do a significant affordable housing development with density, to alleviate the issues, the longer we wait the worse the problem gets due to demand and inflation. We can put through one or two of these developments yet keep the integrity of Tofino.”

“MORE and AFFORDABLE housing MUST be built and this needs to be a PRIORITY over any more Vacation/Resort accommodation and that includes Seniors Homes!”

“There should have been zoning in place that would prevent the amount of short-term rentals that we currently have which have taken from the long term rental market. Vacation rentals should not be permitted in a home that the owner of the property does not reside at.”

“We need low-income housing for young families.”

“Encourage development of long-term, affordable market price homes. Don’t stall development. Housing availability has been a major issue in Tofino since the 90’s.”

“More affordable housing options based on income of tenant”

PLANNING PROCESSES

TOOL	DESCRIPTION
Affordable Housing Strategy	<p>An Affordable Housing Strategy or Action Plan can be used by local and regional governments to set a vision for affordable housing and identify the government tools, partnerships, and actions needed to support that vision. Many strategies articulate major policy initiatives, inform bylaw reviews, and generally guide decision-making and communicate affordability initiatives to community members.</p> <p>Larger municipalities may want to consider producing a more in-depth housing plan, while smaller communities and Electoral Areas may only need to include an affordability component in the housing section of their OCP.</p>
Official Community Plan (OCP) Policies	<p>OCP policies can be used to express commitment to affordable housing goals and provide direction for staff. They can lay the groundwork for activities such as updating zoning bylaws to support housing affordability or initiating the development of an Affordable Housing Strategy. Legislation mandates that findings from the Housing Needs Report be considered when updated the OCP.</p>
Housing Needs Reports	<p>Housing Needs Reports will continue to be mandated by the Province, but a similar funding program may not be available to local governments before the next update. The reports will continue to be a valuable resource for housing information about your community.</p> <ul style="list-style-type: none"> • Schedule next housing need report for some time in 2023 to align with the release of data from the 2021 Census. Plan to conduct housing needs reports every five years after. • Begin budgeting and saving for the report process now. Larger communities may spend up to \$50,000, while smaller communities may only need to spend \$10,000-\$15,000. Communities with more planning capacity may choose to conduct the study internally. • Consider pooling resources to develop another in-depth regional assessment.
Regional Growth Strategy	<p>A Regional Growth Strategy (RGS) is a strategic plan that defines a regional vision for sustainable growth. It is a commitment made by affected municipalities and regional districts to a course of action involving shared social, economic, affordability, and environmental goals.</p> <p>An RGS can make development decisions easier for local governments and the Regional District by codifying a sustainable pattern of population growth and development in the region, often</p>

	<p>by encouraging and directing new development to designated nodes or growth containment boundaries. This pattern of development aims to keep urban settlement compact, protect the integrity of rural and resource areas, protect the environment, increase servicing efficiency, and retain mobility within the region. Housing and development patterns in the West Coast cross municipal, regional, and Treaty and non-Treaty Nation boundaries. Partnering to articulate where and how growth should occur may be an appropriate next step.</p>																								
<p>Develop a Definition of Secured Affordable Housing</p>	<p>A definition of secured affordable housing can articulate the types of units a community is looking to attract through market and non-market buildout. Affordability is typically tied to income and secured refers to the length of time the units will be offered at that rate, often regulated through covenant. For example, some communities allow developers to add density provided a certain proportion of units are secured as affordable.</p> <p>A common definition of affordability is that rents will not exceed 30% of 80% of the median monthly household income for the area. More nuance can be introduced through Housing Income Limits, like in this example from Nanaimo which sets maximum rental prices for a development to qualify as affordable.</p> <table border="1" data-bbox="568 1008 1404 1449"> <thead> <tr> <th colspan="4">HOUSING INCOME LIMITS, NANAIMO (2018)</th> </tr> <tr> <th>Type</th> <th>Housing Income Limit (2018)</th> <th>@ 30% of Household Income</th> <th>Monthly Rent</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>\$29,600</td> <td>\$8,880</td> <td>\$740</td> </tr> <tr> <td>1 Bdrm</td> <td>\$34,400</td> <td>\$10,320</td> <td>\$860</td> </tr> <tr> <td>2 Bdrm</td> <td>\$41,200</td> <td>\$12,360</td> <td>\$1,030</td> </tr> <tr> <td>3 Bdrm</td> <td>\$52,300</td> <td>\$15,690</td> <td>\$1,308</td> </tr> </tbody> </table> <p>Source: Nanaimo Affordable Housing Strategy (2018)</p> <p>This is a useful tool for communities of all sizes. In larger communities where density is more common, the definition can help activate certain density incentives. In smaller communities it provides a benchmark for landlords and can help the municipality determine which projects can accessing City funds or are eligible for equity contributions.</p>	HOUSING INCOME LIMITS, NANAIMO (2018)				Type	Housing Income Limit (2018)	@ 30% of Household Income	Monthly Rent	Studio	\$29,600	\$8,880	\$740	1 Bdrm	\$34,400	\$10,320	\$860	2 Bdrm	\$41,200	\$12,360	\$1,030	3 Bdrm	\$52,300	\$15,690	\$1,308
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REGULATORY AND ZONING TOOLS

TOOL	DESCRIPTION
<p>Increase Density in Areas Appropriate for Affordable Housing</p>	<p>Allowing increased density in certain areas can incentivize development in the private and non-market sectors. Increased density tends to make a project more financially viable as the developer can spread the cost of development among more units. Decisions on increased density areas should be aligned with other land-use planning elements like active transportation, public transit, and access to amenities.</p> <p>Density can be implemented through a variety of tools that are relevant for different jurisdictions. In areas where apartment buildings are more common, changes to the maximum floor area ratio (FAR) in the zoning bylaw and adjusting height allowances may be appropriate. In other communities, allowing multiple dwellings on a property and encouraging mid-density multi-family options might be a better option.</p>
<p>Mandate Affordable Housing Covenants or Housing Agreements on Title as a Prerequisite for Accessing Other Actions and Incentives</p>	<p>Affordable housing covenants mandate that a certain percentage of units remain affordable for the lifetime of the development. Developers are required to register affordable housing covenants on title to access incentives such as density bonusing and development cost charge waivers or grants. This is the “secured” portion of secured affordable housing.</p> <p>Municipalities should be prepared to waive local covenant requirements when a project must already meet stringent covenant requirements from Provincial and Federal agencies as a condition for funding approval.</p>
<p>Expand Housing Options in Residential Zones to including Secondary Suites, duplexes and triplexes</p>	<p>Broadening residential zoning to permit row house, townhouse, duplexes and triplexes is an easy way of introducing density and new units without disrupting neighbourhood character. Traditional R1 zoning is slowly disappearing in many municipalities and regions, especially in those with high prices and low vacancy. This intervention is likely more suited to larger centres where land is at a premium or where municipal demand is spilling into rural areas.</p>
<p>Supportive, Shelter, and Transitional Housing Supported in All Residential Zones</p>	<p>Include supportive, shelter, and transitional housing as a permitted use in all residential/institutional zones in Zoning bylaw. These uses are typically not sited in Electoral Areas, but occasionally some uses can be supported. Expanding the areas in which these uses are permitted makes it easier to acquire land for these developments and help meet the most acute need in your community. Must be partnered with rigorous community education campaigns to be effective and should consider connectivity to other resources.</p>

<p>Reduce or Eliminate Parking Requirements for Infill, Affordable, and Rental Developments</p>	<p>Explore alternative solutions to reduce parking requirements including car share promotion, bicycle storage rooms, and nearby transit stops. Parking can be incredibly expensive to include in the non-profit development process and eliminating even a few stalls can help provide more units at less cost to community members. This intervention is best suited to larger centres where on-street parking is limited, and transportation is regular and reliable. In smaller communities, allowing secondary suites or carriage homes without requiring additional parking may be appropriate.</p>
<p>Investigate Implementation of Smaller Lot Sizes</p>	<p>Allow smaller lot sizes in residential zones to increase densification of existing and future lots. For many people, a single-detached home is still their housing goal. Smaller lots still permit single-detached development while increasing density. In many smaller communities where multi-family buildings are not common, this may be a solution to increase density while maintaining character.</p>
<p>Establish Inclusionary Zoning Policy</p>	<p>Inclusionary housing programs are local government programs that use the development regulations and approval process to oblige private developers to provide a portion of affordable housing within their new market projects. For example, an inclusionary zoning bylaw might mandate that 25% of all new units be offered at a secured and affordable rate. This is most suited to larger multi-family buildings and larger centres.</p>
<p>Explore Permitting Micro-Housing or Cluster Housing in Certain Zones</p>	<p>Micro-housing or tiny homes often come up in conversations with rural residents. Dependent on servicing requirements, local governments may consider expanding permissions for this type of use, provided homes comply with building codes. These homes can also be permitted as infill or accessory dwelling options.</p>
<p>Consider implementing a Community Amenity Contribution (CAC) policy</p>	<p>A community amenity contribution policy can enable local and regional governments to capture additional community value from new developments. Typically CACs are described on a per unit or lot basis, but can be negotiated based on additional density.</p> <ul style="list-style-type: none"> • Example: Squamish-Lillooet Regional District Community Amenity Contributions Policy – https://www.slrd.bc.ca/sites/default/files/pdfs/administratio n/Policies/12-2018%20Community%20Amenity%20Contributions%20Policy_1.pdf

TOOLS TO INCENTIVIZE NEW AFFORDABLE HOUSING DEVELOPMENT

TOOL	DESCRIPTION
Waive/lower Development Cost Charges (DCC's) for Non-Market Developments	<p>Local governments can reduce or eliminate development cost charges to reduce capital costs of secured affordable housing projects and help keep rental prices lower. Often the development must meet the definition of secured affordable housing to qualify for a waiver/reductions and other fee reductions. Some local government choose to offer grants to offset the cost of DCC's rather than waive the fee.</p> <p>DCC's may seem small compared to the construction budget of a development, but often waiving these fees can impact final rental costs dramatically.</p>
Develop Land Acquisition and Disposal Plan	<p>One of the most valuable contributions that a local government can make to an affordable housing project is to provide land or facilitate land transfer to a non-profit developer. An acquisition and disposal of lands plan can improve availability of land for the purpose of developing affordable housing.</p> <p>A plan should:</p> <ul style="list-style-type: none"> • Prioritize acquisition of land in areas close to services, amenities, and public transportations • Develop key criteria for purchasing land based on lot size, cost, and geographic location • Disposal criteria based on need, non-profit status, and funding availability • Potentially pre-zone municipal owned sites for multi-family secured affordable housing development <p>While this is most effective in a larger centre where land can be very expensive, smaller communities often have more land available, but non-profits lack the capacity, knowledge, or capital to acquire it.</p>
Assign a "Champion" Staff Member for Non-Profit Housing Projects	<p>Local governments should consider establishing a single point of contact for non-profit organizations and developers. This can help ensure prompt delivery and response time to inquiries. The "Champion" can also work with project proponents and other levels of government to help secure funding and coordinate other affordable housing policies as they relate to a particular project.</p>
Prioritize Affordable Housing Applications	<p>There are many ways to fast-track non-profit development applications to make development easier and bring units to market quickly:</p> <ul style="list-style-type: none"> • Bring application to the "top of the pile" and commit to quick decision timelines • waive any requirements that are already met by the project (housing agreement, public information meeting, etc.)

	<ul style="list-style-type: none"> • waive fees based on depth of affordability
Investigate a Regional Housing Service to increase local funds for affordable housing and housing supports	<p>A regional housing service or supports bylaw has been used by Regional Districts to raise and distribute funds to one or more non-governmental organizations for the purposes of delivery affordable housing or homelessness supports services.</p> <p>Typically funded by a small additional tax levy, bylaws often require approval by referendum. This necessitates broad multi-sector support, and though it is often led by Regional Districts, requires participation of local governments.</p> <ul style="list-style-type: none"> • Example: Cowichan Valley Regional District, Cowichan Housing Association Annual Financial Contribution Service Bylaw https://www.cvrld.ca/DocumentCenter/View/90698/4201 • Example: Comox Valley Regional District, Comox Valley Homelessness Supports Service Bylaw https://www.comoxvalleyrd.ca/sites/default/files/docs/Services/4bylaw_389_homelessness_supports_service_est.pdf

TOOLS TO PROTECT EXISTING AFFORDABLE HOUSING

TOOL	DESCRIPTION
Restrict Condo/Strata conversions	<p>Preventing conversion of rental units to ownership tenures will help preserve vital housing stock, especially in larger communities.</p> <p>Strata conversions can be restricted through policy by allowing conversion only when vacancy rates are above a certain threshold for a certain period of time.</p>
Develop “No Net Loss” of affordable units policy	<p>As a community develops, and land becomes more valuable, a “no net loss” policy can ensure no affordable units are lost and older, cheaper stock is protected or replaced.</p> <p>A number of policy tools can be implemented to protect older, rental units when they due to be replaced or demolished:</p> <ul style="list-style-type: none"> • Require developers to connect with the local or regional government to explore alternatives to demolition. • Require standardized relocation plans and offer existing residents “right of first return” • Consider “rental only” pre-zoning for existing aging rental stock

EDUCATION AND ADVOCACY

TOOL	DESCRIPTION
Prepare Guides for Developing Affordable Housing	Municipalities can prepare guides to make it easier for housing providers to understand what they need to do to build units. Potential guides include a guide to the development approval process or a guide to the regulations and responsibilities that homeowners must meet to have secondary suites or add accessory dwelling units.
Advocate to Senior Government for Additional Tools and Funding	<p>Local governments should continue to work regionally and with other municipalities at Union of BC Municipalities and Federation of Canadian Municipalities to develop consistent advocacy positions. This includes:</p> <ul style="list-style-type: none"> • further funding for affordable housing • new planning tools and resources supported by Senior Government <p>Rural and smaller communities might consider forming inter-local government working groups to define goals collectively.</p>
Continue to Educate Residents on Value of Affordable and Supportive Housing Options	There are many tools developed by local governments and non-profits to combat NIMBYism and encourage community buy-in for a variety of affordable and support uses in traditional residential and higher-income neighbourhoods. Local governments can reduce negative perceptions of these uses through advocacy campaigns and long-term change management approaches.



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APPENDIX D:
HOUSING INDICATORS
AND MONITORING GUIDE



HOUSING INDICATORS AND MONITORING GUIDE

Collecting and maintaining longitudinal data can help inform long-term and strategic planning for your community. Larger centres likely already keep a record of this and other, more in-depth data, but electoral areas might only just be starting.

Based on the information included in the Housing Needs Report, the following measurables are good indicators of how and why your community might be changing. They are relatively easy to measure (they are provided by the Province), appropriate to communities of all sizes, and will likely continue to be mandated through the Housing Needs Report process. Regularly filling out these tables (when data is made available) will help your community understand its needs and meet its legal requirements. The included questions will inform basic analysis of the data and appropriate policy responses.

DEMOGRAPHY

	Total Current Year	Share (%) Current Year	Total Previous Year	% Change
Total Population				
Youth (below 20)				
Working Age (20 to 64)				
Seniors (65+)				

Key Questions:

1. Is there a balance of Working Age people to total population? Is the ratio of youth + seniors to working age people healthy for the type of community and services provided? For instance, are there more youth and seniors who are economically dependent (typically not working) compared to working age people who are independent (working)?
2. Does the vision for the community account for any disproportionately prevalent population segments?
3. Are there adequate services to meet the relatively higher needs of that population segment?

HOUSEHOLDS

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Total Households						
Families w/ Child(ren)						
Families w/o Child(ren)						
Single / Roommates						

*up or down since previous reporting period?

Key Questions:

1. Are more families with children choosing to live in the community?
2. Is the population transitioning from larger families to families without children or single-person households? The latter is common with an aging population.

EMPLOYMENT

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Labour Force						
# of People						
% of Total People (Participation Rate)						
Unemployed Persons						
# of People						
% of Labour Force (Unemp. Rate)						
Non-Labour Force						
# of People						

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
% of Total People						

*up or down since previous reporting period?

Key Questions:

1. Is the labour force (people working or seeking work) increasing? This could mean the community has more jobs available or is benefitting from growth in employment in nearby communities. A decreasing labour force can have ripple effects on other metrics. For instance, if unemployed persons are unchanged or even decrease, a significant reduction in the labour force will increase the unemployment rate.
2. Is the non-labour force increasing? This often occurs when there is significant senior cohort growth as retirees leave the workforce.
3. Are both the number and percent of people unemployed decreasing, or the latter a result of movement in another metric?

INCOMES & HOUSING

	Current Report Year	Previous Report Year	% Change
Median Before-Tax Household Income			
All Households			
Owner Households			
Renter Households			
Median Rental Price			
Overall Vacancy (%)			
Median Housing Price			

* Income, rents, and housing costs should ideally be in real dollars (inflation adjusted). If unavailable, nominal (current year) dollars should be used for all pieces of data for better comparisons between them.

Key Questions:

1. Are incomes growing faster than rents or housing prices? On the surface, this would mean an improvement in purchasing power. However, it is important to realize gains in earnings may be isolated to certain income ranges or segments of the population. Please note that comparing purchase prices is more complex due to the changing costs of borrowing (i.e. mortgage interest). It is possible that prices increase much more significantly over time than income, but interest rates fall enough to render mortgage payments more affordable.
2. Are rental prices decreasing or staying the same (in real dollars) while vacancy increases? This could indicate that growth in rental stock is sufficient to curb growth in prices generated by low supply.
3. What is the vacancy rate (if available)? Between 3% and 5% is often regarded as the “healthy” vacancy rate where housing demand and supply are adequately balanced.

HOUSING NEED CRITERIA

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Unsuitable Housing						
# of Households						
% of Households						
Inadequate Housing						
# of Households						
% of Households						
Unaffordable Housing						
# of Households						
% of Households						
Core Housing Need						
# of Households						
% of Households						

*up or down since previous reporting period?

Key Questions:

1. Are the # and % of households in all situations listed above decreasing? Sometimes the % will decline while the # remains the same or increases, demonstrating that the growth of households in these circumstances has grown slower than total households.
2. Are housing prices and unaffordability declining while incomes are rising? This is a simplification of how key metrics react for the better of the median household. If either of the variables move in an opposite direction, then reasoning becomes more complex.
3. Are the # and % of households in Core Housing Need increasing or decreasing? Based on its housing criteria (adequacy, suitability, and affordability) results, which of the three seems to contribute the most to Core Housing Need? How might results compare to other collected metrics?



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APPENDIX E:
COMMUNITY DATA TABLES



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DISTRICT OF TOFINO

Historical & Anticipated Population & Households

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	1,695	1,945	2,085	2,175	2,265	2,355	2,445	2,545	2,605	2,665	2,975	3,035	2,855	37%
0 to 14 yrs	260	240	270	280	290	300	310	310	310	310	310	310	315	17%
15 to 19 yrs	70	75	55	55	55	55	55	50	55	60	65	70	70	27%
20 to 24 yrs	145	185	185	180	175	170	165	160	165	170	175	180	190	3%
25 to 64 yrs	1,105	1,305	1,365	1,425	1,485	1,545	1,605	1,660	1,670	1,680	1,690	1,700	1,720	26%
65 to 84 yrs	105	120	200	225	250	275	300	335	370	405	440	475	505	153%
85+	5	15	15	20	25	30	35	35	40	45	50	55	55	267%

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 to 14 yrs	15%	12%	13%	13%	13%	13%	13%	12%	12%	12%	10%	10%	11%
15 to 19 yrs	4%	4%	3%	3%	2%	2%	2%	2%	2%	2%	2%	2%	2%
20 to 24 yrs	9%	10%	9%	8%	8%	7%	7%	6%	6%	6%	6%	6%	7%
25 to 64 yrs	65%	67%	65%	66%	66%	66%	66%	65%	64%	63%	57%	56%	60%
65 to 84 yrs	6%	6%	10%	10%	11%	12%	12%	13%	14%	15%	15%	16%	18%
85+	0%	1%	1%	1%	1%	1%	1%	1%	2%	2%	2%	2%	2%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	695		755	785	815	845	875	910	930	950	970	990	1,015	34%
15 to 24 yrs	35		40	40	40	40	40	35	35	35	35	35	45	13%
25 to 34 yrs	145		170	175	180	185	190	200	200	200	200	200	205	21%
35 to 44 yrs	190		195	210	225	240	255	265	270	275	280	285	290	49%
45 to 54 yrs	155		90	90	90	90	90	85	85	85	85	85	85	-6%
55 to 64 yrs	75		125	125	125	125	125	125	120	115	110	105	100	-20%
65 to 74 yrs	55		100	105	110	115	120	115	120	125	130	135	150	50%
75+ yrs	35		35	45	55	65	75	85	95	105	115	125	140	300%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
15 to 24 yrs	5%		5%	5%	5%	5%	5%	4%	4%	4%	4%	4%	4%
25 to 34 yrs	21%		23%	22%	22%	22%	22%	22%	22%	21%	21%	20%	20%
35 to 44 yrs	27%		26%	27%	28%	28%	29%	29%	29%	29%	29%	29%	29%
45 to 54 yrs	22%		12%	11%	11%	11%	10%	9%	9%	9%	9%	9%	8%
55 to 64 yrs	11%		17%	16%	15%	15%	14%	14%	13%	12%	11%	11%	10%
65 to 74 yrs	8%		13%	13%	13%	14%	14%	13%	13%	13%	13%	14%	15%
75+ yrs	5%		5%	6%	7%	8%	9%	9%	10%	11%	12%	13%	14%

* distributions graphically represented in report

Indigenous Identity

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,625	1,680	1,750	1,070	930	1,150	555	750	600
Indigenous Identity	90	55	100	30	20	65	55	40	35
Non-Indigenous Identity	1,535	1,625	1,650	1,035	910	1,085	500	715	565

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	6%	3%	6%	3%	2%	6%	10%	5%	6%
Non-Indigenous Identity	94%	97%	94%	97%	98%	94%	90%	95%	94%

Mobility

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,580	1,660	1,740	1,055	915	1,145	525	750	600
Non-Mover	1,245	1,300	1,335	930	810	940	310	495	395
Mover	340	360	405	125	110	205	215	255	200
Non-Migrant	170	275	205	55	95	95	120	190	110
Migrants	165	80	195	70	15	105	95	70	90
Internal Migrants	165	55	160	70	0	90	95	45	65
Intraprovincial Migrant	155	35	90	70	0	40	85	20	50
Interprovincial Migrant	10	30	70	0	0	45	10	25	20
External Migrant	0	25	40	0	0	15	0	25	20

Private Household Size

	Total				Owners			Renters			Renter %		
	2006	2011	2016	'16 of Total	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	690	750	755	100%	430	400	440	260	355	315	38%	47%	42%
1 person	205	195	240	31.8%	110	55	80	95	135	155	46%	71%	66%
2 persons	220	305	235	31.1%	145	215	150	75	90	85	34%	30%	36%
3 persons	140	160	155	20.5%	75	85	110	65	75	50	46%	47%	31%
4 persons	75	60	75	9.9%	50	20	60	20	40	10	29%	67%	14%
5+ persons	45	30	55	7.3%	45	20	35	0	10	20	0%	33%	36%
Average HH Size	2.4	2.2	2.3		2.5	2.3	2.6	2.1	2.1	1.9	-	-	-

Household Maintainers

	Total			10yr % Δ	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Household	695	750	755	8.6%	430	400	440	265	355	315
15 - 24 yrs	35	90	40	14.3%	10	0	10	30	85	35
25 - 34 yrs	145	190	170	17.2%	80	85	30	70	105	135
35 - 44 yrs	190	135	195	2.6%	105	20	115	85	120	80
45 - 54 yrs	155	135	90	-41.9%	100	105	70	55	35	20
55 - 64 yrs	75	90	125	66.7%	70	80	100	0	0	30
65 - 74 yrs	55	60	100	81.8%	50	60	90	10	0	10
75 - 84 yrs	35	0	25	-28.6%	25	0	25	10	0	0
85+ yrs	0	0	10	n.a.	0	0	0	0	0	0

Owners w/ Mortgages & Renters in Subsidized Housing

	2006	2011	2016
Total - Owner & Rente	690	750	755
Average Shelter Cost	\$1,175	\$1,422	\$1,350
Owners	430	400	440
w/ Mortgage	260	260	290
% Owners	62.3%	53.3%	58.3%
% Mortgage	60.5%	65.0%	65.9%
Renters	265	355	315
In Subsidized Housing	0	0	25
% Renters	38.4%	47.3%	41.7%
% Subsidized	0.0%	0.0%	7.9%

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Household Income

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
Total Household	695	750	755	100.0%	430	395	440	100.0%	260	350	315	100.0%
< \$5,000	25	30	0	0.0%	0	0	10	2.3%	15	0	0	0.0%
\$5,000 - \$9,999	35	0	10	1.3%	0	0	10	2.3%	25	0	0	0.0%
\$10,000 - \$14,999	20	0	10	1.3%	15	0	0	0.0%	10	0	0	0.0%
\$15,000 - \$19,999	35	0	35	4.6%	15	0	20	4.5%	15	0	10	3.2%
\$20,000 - \$24,999	50	35	10	1.3%	15	0	10	2.3%	35	0	0	0.0%
\$25,000 - \$29,999	35	50	30	4.0%	25	0	0	0.0%	10	45	25	7.9%
\$30,000 - \$34,999	20	55	35	4.6%	15	0	10	2.3%	0	55	25	7.9%
\$35,000 - \$39,999	45	15	45	6.0%	20	0	10	2.3%	25	0	35	11.1%
\$40,000 - \$44,999	30	0	45	6.0%	15	0	20	4.5%	15	0	30	9.5%
\$45,000 - \$49,999	30	25	25	3.3%	15	0	15	3.4%	15	20	10	3.2%
\$50,000 - \$59,999	85	120	90	11.9%	45	105	55	12.5%	40	0	35	11.1%
\$60,000 - \$69,999	50	40	65	8.6%	30	30	25	5.7%	20	0	40	12.7%
\$70,000 - \$79,999	45	80	35	4.6%	35	10	25	5.7%	10	70	10	3.2%
\$80,000 - \$89,999	15	55	50	6.6%	10	25	35	8.0%	10	0	15	4.8%
\$90,000 - \$99,999	35	35	50	6.6%	25	10	30	6.8%	10	25	20	6.3%
\$100,000+	145	150	220	29.1%	135	120	175	39.8%	15	30	45	14.3%
\$100,000 - \$124,999	45	90	105	13.9%	40	75	75	17.0%	0	20	30	9.5%
\$125,000 - \$149,999	40	35	50	6.6%	35	0	45	10.2%	0	0	0	0.0%
\$150,000 - \$199,999	40	15	30	4.0%	40	10	30	6.8%	0	0	10	3.2%
\$200,000+	30	0	35	4.6%	25	0	25	5.7%	0	0	10	3.2%
Median Income	\$52,034	\$58,563	\$66,502		\$63,207	\$59,342	\$82,416		\$39,597	\$55,401	\$51,821	
Average Income	\$69,758	\$69,898	\$80,645		\$85,172	\$80,048	\$92,758		\$44,391	\$58,399	\$63,759	

Labour Force

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	1,355	1,450	1,520	890	835	975	460	615	545
In Labour Force	1,030	1,230	1,210	650	645	715	380	590	495
Employed	975	1,185	1,130	610	600	660	365	585	470
Unemployed	55	50	80	40	40	55	15	0	25
Not In Labour Force	325	220	305	240	190	260	85	25	50
Participation Rate (%)	76.3	84.8	79.6	72.6	77.3	73.3	82.6	95.9	91.7
Employment Rate (%)	72.2	81.7	74.3	68.2	71.9	67.7	79.3	94.3	87.0
Unemployment Rate (%)	5.3	4.1	6.6	6.2	6.2	7.0	4.0	0.0	5.1

NAICS Industry Employment

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Labour Force	1,025	1,235	1,190	100.0%	645	645	695	380	585	495
Agriculture, Forestry, Fishing, & Hunting	70	80	65	5.5%	25	70	25	40	0	35
Mining, Quarrying, and Oil & Gas Extraction	0	0	0	0.0%	0	0	0	0	0	0
Utilities	0	0	0	0.0%	0	0	0	0	0	0
Construction	110	95	90	7.6%	75	25	70	40	75	20
Manufacturing	40	60	15	1.3%	20	0	0	25	50	15
Wholesale trade	0	0	15	1.3%	0	0	10	0	0	10
Retail trade	90	175	120	10.1%	60	140	90	35	40	30
Transportation & Warehousing	65	40	75	6.3%	30	30	20	30	0	50
Information & Cultural Industries	20	35	0	0.0%	15	25	0	0	0	0
Finance & Insurance	0	0	10	0.8%	10	0	0	0	0	10
Real Estate and Rental & Leasing	25	55	15	1.3%	25	0	0	0	0	0
Professional, Scientific, & Technical Services	55	65	55	4.6%	50	35	50	10	0	10
Management of Companies & Enterprises	0	0	0	0.0%	0	0	0	0	0	0
Administrative & Support, Waste Management	45	0	70	5.9%	30	0	60	10	0	10
Educational Services	55	45	55	4.6%	25	35	40	30	0	20
Health Care & Social Assistance	50	40	65	5.5%	45	25	55	10	0	10
Arts, Entertainment, & Recreation	55	35	40	3.4%	55	30	20	0	0	20
Accommodation & Food Services	245	385	360	30.3%	120	100	170	120	285	195
Other Services (excl. Public Administration)	60	20	50	4.2%	40	10	25	20	0	25
Public Administration	35	45	80	6.7%	25	20	45	10	20	35

Commuting

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Usual Workers	660	895	800	100%	375	455	415	290	435	390
Commute within Community	605	810	735	92%	330	410	365	275	405	370
Commute within ACRD	40	45	40	5%	30	25	25	10	25	10
Commute within Province	10	20	20	3%	10	15	20	0	0	0
Commute outside of Province	10	0	10	1%	0	0	0	10	0	10

Housing – Structural Types

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	690	750	755	100%	430	395	440	260	350	315
Single-Detached	445	350	410	54.3%	330	230	310	120	120	105
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	235	395	290	38.4%	95	165	100	135	235	190
<i>Semi-Detached</i>	35	90	70	9.3%	25	55	35	15	30	40
<i>Row House</i>	60	35	45	6.0%	30	0	25	30	30	20
<i>Duplex</i>	40	110	70	9.3%	20	80	45	20	30	25
<i>Apartment</i>	90	150	100	13.2%	20	10	0	70	140	95
<i>Other single-attached</i>	10	0	0	0.0%	10	0	0	0	0	0
Movable	15	0	50	6.6%	10	0	30	10	0	20

Housing – Unit Size

	Total				Owners			Renters		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016
Total Dwellings	690	750	755	100%	430	400	440	260	350	320
No bedroom	45	0	0	0.0%	10	0	0	35	0	0
1 bedroom	135	145	130	17.2%	50	50	25	80	95	105
2 bedroom	140	265	190	25.2%	95	145	80	45	115	110
3 bedroom	230	190	205	27.2%	135	105	150	90	85	50
4+ bedroom	150	150	230	30.5%	140	100	185	10	50	50

Housing – Date Built

	Total				Owners				Renters			
	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total
Total Dwellings	695	750	755	100%	430	400	435	100%	260	350	315	100%
< 1960	55	40	45	6.0%	30	15	25	5.7%	20	25	20	6.3%
1961 to 1980	165	185	165	21.9%	90	120	90	20.7%	70	70	80	25.4%
1981 to 1990	100	80	110	14.6%	55	55	55	12.6%	50	20	55	17.5%
1991 to 2000	220	180	185	24.5%	130	70	125	28.7%	90	115	60	19.0%
2001 to 2010	155	265	200	26.5%	125	145	110	25.3%	30	105	90	28.6%
2011 to 2016	0	0	50	6.6%	0	0	30	6.9%	0	0	20	6.3%

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing
Local data unavailable.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC
Local data unavailable.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC
Local data unavailable.

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC
No primary rental market data available for West Coast Region communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii) – Source: Local government.
Local data available from the District of Tofino, but not discussed in the Housing Needs Report.

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC
Local data unavailable.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

Local data unavailable.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

Local data unavailable.

Housing – Non-Market Housing

Source: BC Housing

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
0	0	0	0	0	0	0	0	XX	XX	4	XX	XX	XX	6	10

Housing – Starts & Demolitions

UNIT STARTS	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Single Family Dwelling	14	8	13	7	8	7	22	19	13	19	16
Manufactured Home								1	1		1
Multi Family Dwelling							21		2	24	
Secondary suite	8	2	5		1	4	3	4	4	12	4
Staff Accommodation								40	25	28	12
DEMOLITION	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Single Family Dwelling				2					2	2	
Manufactured Home											
Multi Family Dwelling									1		

Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

Tofino built 18 registered single-detached homes in 2020, or average 18 over 2016 to 2020.

Multi-home/purpose-built rentals suppressed.

Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

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	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$546,854	\$538,402	\$534,169	\$537,108	\$567,645	\$626,778	\$672,870	\$745,215	\$845,884	\$899,231
Single-Detached	\$618,736	\$617,140	\$611,725	\$612,670	\$649,594	\$720,454	\$775,199	\$862,953	\$992,905	\$1,075,664
Semi-Detached	\$430,743	\$414,409	\$414,142	\$402,286	\$433,057	\$459,673	\$459,659	\$489,677	\$568,679	\$596,211
Row House	\$299,802	\$296,893	\$299,081	\$287,697	\$297,768	\$369,264	\$398,166	\$465,349	\$478,357	\$464,111
Duplex	\$663,265	\$644,354	\$642,175	\$620,963	\$702,331	\$728,349	\$739,946	\$781,371	\$942,842	\$993,500
Apartment/Condo	\$498,208	\$418,124	\$402,559	\$429,863	\$424,326	\$448,696	\$474,948	\$519,570	\$502,431	\$496,849
Manufactured Home	\$188,484	\$209,064	\$193,430	\$197,444	\$194,877	\$232,639	\$243,550	\$257,651	\$277,879	\$321,052

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$665,201	\$650,230	\$639,092	\$632,594	\$663,282	\$736,652	\$784,798	\$856,133	\$955,299	\$999,009
Single-Detached	\$770,405	\$754,518	\$740,915	\$732,769	\$770,647	\$864,509	\$913,636	\$1,005,286	\$1,134,515	\$1,210,628
Semi-Detached	\$431,299	\$411,274	\$411,576	\$399,676	\$435,987	\$461,746	\$464,221	\$511,886	\$580,424	\$604,342
Row House	\$386,876	\$386,169	\$381,327	\$363,296	\$362,736	\$419,191	\$502,481	\$526,686	\$536,087	\$540,948
Duplex	\$663,265	\$644,354	\$642,175	\$620,963	\$702,331	\$728,349	\$739,946	\$781,371	\$942,842	\$993,500
Apartment/Condo	\$557,396	\$512,885	\$483,882	\$479,575	\$462,387	\$479,556	\$513,439	\$543,663	\$519,585	\$456,884
Manufactured Home	\$191,685	\$209,852	\$192,742	\$196,419	\$203,981	\$248,131	\$259,332	\$273,575	\$304,953	\$332,707

Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$520,387	\$473,306	\$522,435	\$517,110	\$694,275	\$487,958	\$765,862	\$656,905	\$692,736	\$790,342
Single-Detached	\$722,848	\$558,914	\$657,752	\$651,500	\$870,837	\$666,117	\$1,003,011	\$880,903	\$828,625	\$1,552,281
Semi-Detached	\$428,403	\$380,534	\$386,631	\$428,594	\$456,928	\$510,541	\$620,477	\$745,943	\$551,754	\$515,000
Row House	\$263,064	\$302,387	\$394,964	\$368,466	\$269,111	\$361,834	\$426,234	\$490,309	\$577,257	\$539,300
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	\$319,448	\$383,437	\$402,030	\$314,524	\$426,435	\$414,008	\$536,307	\$838,262	\$488,582
Manufactured Home	\$260,806	\$236,387	-	-	\$324,055	\$165,592	\$456,697	\$740,799	\$100,033	-

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$520,387	\$473,306	\$522,435	\$517,110	\$694,275	\$487,958	\$765,862	\$656,905	\$692,736	\$790,342
0 Bedroom	-	\$625,103	-	-	-	-	-	-	-	-
1 Bedroom	\$965,251	\$331,725	\$374,595	\$441,429	\$813,781	\$582,292	\$608,174	\$771,665	\$658,614	\$532,443
2 Bedroom	\$343,784	\$491,778	\$545,012	\$537,655	\$523,680	\$440,372	\$958,818	\$704,303	\$579,343	\$653,436
3+ Bedroom	\$989,091	\$492,592	\$582,516	\$535,606	\$787,615	\$522,947	\$657,814	\$619,577	\$829,506	\$1,350,362

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	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$519,073	\$519,086	\$522,435	\$529,311	\$740,592	\$503,455	\$777,376	\$694,667	\$712,980	\$823,327
Single-Detached	\$722,848	\$627,583	\$657,752	\$656,842	\$945,216	\$683,207	\$1,023,168	\$947,357	\$868,916	\$1,614,156
Semi-Detached	\$428,403	\$380,534	\$386,631	\$428,594	\$456,928	\$498,442	\$620,477	\$745,943	\$583,559	\$515,000
Row House	\$258,332	\$302,387	\$394,964	\$408,328	\$269,111	\$365,607	\$425,806	\$514,899	\$561,955	\$579,422
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	\$319,448	\$383,437	\$402,030	\$314,524	\$487,920	\$414,008	\$540,166	\$838,262	\$506,146
Manufactured Home	\$260,806	\$236,387	-	-	\$290,975	\$161,999	\$456,697	\$740,799	\$100,033	-

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$519,073	\$519,086	\$522,435	\$529,311	\$740,592	\$503,455	\$777,376	\$694,667	\$712,980	\$823,327
0 Bedroom	-	\$625,103	-	-	-	-	-	-	-	-
1 Bedroom	\$965,251	\$331,725	\$374,595	\$441,429	\$813,781	\$576,132	\$611,567	\$771,665	\$658,614	\$545,126
2 Bedroom	\$341,964	\$611,299	\$545,012	\$557,586	\$492,752	\$463,503	\$956,761	\$755,306	\$614,352	\$675,414
3+ Bedroom	\$989,091	\$472,772	\$582,516	\$543,914	\$918,482	\$535,796	\$687,274	\$654,669	\$839,200	\$1,426,908

Real Estate – Rents*

HNRR Section 6 (1)(h)(i – ii)* -- Source: Coastal Family Resource Coalition

	2012	2013	2014	2015	2016	2017	2018	2019	2020
Room	-	-	-	-	\$605	\$722	\$720	\$708	\$700
Studio	-	-	-	-	-	\$856	\$797	\$809	\$900
1 Bdrm	\$750	-	\$725	\$726	\$852	\$936	\$1,003	\$1,214	\$1,200
2 Bdrms	\$1,062	-	\$1,102	\$1,084	\$1,155	\$1,498	\$1,595	\$1,669	\$1,480
3+ Bdrms	\$1,384	-	\$1,516	\$1,346	\$1,457	\$1,712	\$2,032	\$1,973	\$2,200
Total	\$1,189	-	\$1,088	\$999	\$811	\$1,070	\$926	\$941	\$1,200

	2012	2013	2014	2015	2016	2017	2018	2019	2020
Room	-	-	-	-	\$625	\$717	\$740	\$757	\$764
Studio	-	-	-	-	-	\$871	\$969	\$809	\$900
1 Bdrm	\$805	-	\$729	\$726	\$924	\$930	\$1,058	\$1,141	\$1,239
2 Bdrms	\$1,132	-	\$1,135	\$1,170	\$1,186	\$1,496	\$1,655	\$1,657	\$1,587
3+ Bdrms	\$1,514	-	\$1,481	\$1,357	\$1,375	\$1,912	\$2,011	\$1,953	\$2,200
Total	\$1,167	-	\$1,104	\$1,032	\$911	\$1,201	\$1,161	\$1,121	\$1,289

Core Housing Need – Affordability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	605	660	745	390	335	430	215	325	315
Above Affordable Threshold	145	220	205	90	95	115	65	125	90
1 person household	55	70	90	30	20	40	25	50	55
2 persons household	35	110	45	20	55	15	15	55	30
3 persons household	45	25	35	20	0	35	25	0	0
4 persons household	0	0	15	10	0	10	0	0	10
5+ persons household	15	0	15	10	0	10	0	0	0
Unaffordable Housing (%)	24.0%	33.3%	27.5%	23.1%	28.4%	26.7%	30.2%	38.5%	28.6%

Core Housing Need – Adequacy

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	605	660	745	390	335	430	215	325	315
Below Adequacy Standard	30	30	60	15	0	30	20	10	30
1 person household	20	20	15	0	0	0	15	0	10
2 persons household	10	0	25	0	0	15	0	0	10
3 persons household	0	0	10	0	0	0	0	0	10
4 persons household	0	0	0	0	0	0	0	0	0
5+ persons household	0	0	10	0	0	10	0	0	10
Inadequate Housing (%)	5.0%	4.5%	8.1%	3.8%	0.0%	7.0%	9.3%	3.1%	9.5%

Core Housing Need – Suitability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	605	660	745	390	335	430	215	325	315
Below Suitability Standard	55	55	40	30	10	25	30	45	10
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	10	0	10	0	0	0	10	0	10
3 Persons	25	0	0	10	0	0	15	0	0
4 Persons	10	0	10	0	0	0	0	0	0
5+ Persons	20	0	15	15	0	15	0	0	0
Unsuitable Housing (%)	9.1%	8.3%	5.4%	7.7%	3.0%	5.8%	14.0%	13.8%	3.2%

Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	605	660	745	390	330	430	215	330	315
Household not in CHN	475	470	580	335	255	335	145	220	245
Household in CHN	130	185	160	55	75	95	75	105	65
1 person household	55	70	80	20	30	30	30	40	50
2 persons household	25	95	50	10	45	30	20	50	20
3 persons household	45	0	15	20	0	15	25	0	0
4 persons household	0	0	0	0	0	0	0	0	0
5+ persons household	0	0	15	0	0	15	0	0	0
Household in CHN (%)	21.5%	28.0%	21.5%	14.1%	22.7%	22.1%	34.9%	31.8%	20.6%

Extreme Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	605	660	745	390	330	430	215	330	315
Household not in ECHN	550	580	675	355	330	380	200	290	290
Household in ECHN	55	80	70	35	0	50	15	40	25
1 person household	25	30	35	15	0	20	10	25	15
2 persons household	10	45	25	10	0	10	0	0	10
3 persons household	15	0	10	15	0	10	0	0	0
4 persons household	0	0	0	0	0	0	0	0	0
5+ persons household	0	0	10	0	0	0	0	0	0
Household in ECHN (%)	9.1%	12.1%	9.4%	9.0%	0.0%	11.6%	7.0%	12.1%	7.9%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

	2016	2021	2026
Total	755	910	1,015
No Bedroom	0	0	0
1 Bedroom	130	165	190
2 Bedroom	190	230	255
3 Bedroom	205	240	265
4+ Bedroom	230	275	300



DISTRICT OF
Tofino

District of Tofino Housing Needs Report
WEST COAST HOUSING NEED AND DEMAND STUDY

APPENDIX F:
PROVINCIAL SUMMARY FORM



Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: District of Tofino

REGIONAL DISTRICT: Alberni-Clayoquot Regional District

DATE OF REPORT COMPLETION: November 2021 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas: Electoral Area C (South Long Beach), District of Ucluelet
	Neighbouring First Nations: Yuułuʔiłʔath Government, Toquaht Nation, Huu-ay-aht First Nations, Uchucklesaht Tribe, Tla-o-qui-aht First Nation, Hesquiaht First Nation, Ahousaht, Ditidaht First Nation, Hupačasath First Nation, Tseshaht First Nation

POPULATION	Population: 2,085 (2016)		Change since 2006 :	23 %
	Projected population in 5 years: 2,855 (2026)		Projected change:	'16-'26: 37 %
	Number of households: 755 (2016)		Change since 2006 :	9 %
	Projected number of households in 5 years: 1,015 (2026)		Projected change:	'16-'26: 34 %
	Average household size: 2016: 2.3			
	Projected average household size in 5 years: 2026: 2.3			
	Median age (local): 2016: 35.0	Median age (RD): 46.6	Median age (BC): 43.0	
	Projected median age in 5 years: 2026: 37.0			
	Seniors 65+ (local): 2016: 11 %	Seniors 65+ (RD): 20 %	Seniors 65+ (BC): 18 %	
	Projected seniors 65+ in 5 years:			2026: 20 %
	Owner households:	2016: 58 %	Renter households:	2016: 42 %
	Renter households in subsidized housing:			2016: 8 %

	Median household income	Local	Regional District	BC
INCOME	All households 2015	\$ 66,502	\$ 55,443	\$ 69,979
	Renter households 2015	\$ 51,821	\$ 32,854	\$ 45,848
	Owner households 2015	\$ 82,416	\$ 66,502	\$ 84,333

ECONOMY	Participation rate: 2016: 79.6 %	Unemployment rate: 2016: 6.6 %
	Major local industries: Accommodation & Food Services (30.3%, 360); Retail Trade (10.1%, 120); Construction (7.6%, 90)	

HOUSING	Median assessed housing values: \$ 899,231	Median housing sale price: \$ 790,342
	Median monthly rent: \$ 1,200 (Tofino + Ucluelet, 2020)	Rental vacancy rate: n.a. %
	Housing units - total: 2016: 1,037	Housing units – subsidized: 4 units social housing
	Annual registered new homes - total: 2020: 18	Annual registered new homes - rental: n.a.
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	2016: 28 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	2016: 8 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	2016: 5 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

For a community its size, Tofino has a very advanced housing policy environment. The recent OCP contains many directives related to affordable housing including encouraging below market units and innovative approaches. Most importantly, Tofino directly funds the Tofino Housing Corporation which is developing resident-restricted, non-market units.

2. Any community consultation undertaken during development of the housing needs report:

Community consultation was extensive for this project. The project team distributed community surveys that received nearly 600 responses, hosted focus groups with important local housing actors, conducted a series of key informant interviews, and held webinars and in-person sessions with housing stakeholders. Overall, the study counted more than nearly 700 engagements across all participating communities, Treaty, and non-Treaty Nations. An engagement report is included as an appendix to the housing needs report.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Staff and elected representatives from Tofino, the ACRD, Ucluelet, and all participating Treaty and non-Treaty Nations were involved in a project steering committee, received regular project updates and reviewed drafts. Staff from Island Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. Any consultation undertaken with First Nations:

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Toquaht Nation, Tla-o-qui-aht First Nation and Yuułu?if?ath Government - Ucluelet First Nation were active participants in the study providing feedback on all project activities, contributing internal data and providing insight through interviews and focus groups. An additional survey, specific to Indigenous communities was developed and distributed across the Region.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	0 (2016)	0 (2026)
1 bedroom	130 (2016)	190 (2026)
2 bedrooms	190 (2016)	255 (2026)
3+ bedrooms	435 (2016)	565 (2026)
Total	755 (2016)	1,015 (2026)

Comments:

Population growth is anticipated to expand the demand for housing in the short-term. By 2025, Tofino may demand 1015 units, an increase of about 260 households over the 10 year period. This reflects the growing population in Tofino, but more than likely underestimates need, especially for seasonal workers not captured accurately in census counts.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	605	100	660	100	745	100
Of which are in core housing need	130	21.5	185	28.0	160	21.5
Of which are owner households	55	14.1	75	22.7	95	22.1
Of which are renter households	75	34.9	105	31.8	65	20.6

Comments:

The total number of households in Core Housing Need grew between 2006 and 2016. About 22% of owners were in Core Housing Need; whereas, 20.6% of renters were facing difficulty meeting their housing needs. Anecdotally, renters faced substantially higher rates of housing insecurity than owners indicating CHN is under-representing need. Owners faced relatively high rates of CHN, indicating an expensive market.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	605	100	660	100	745	100
Of which are in extreme core housing need	55	9.1	80	12.1	70	9.4
Of which are owner households	35	9.0	0	0.0	50	11.6
Of which are renter households	15	7.0	40	12.1	25	7.9

Comments:

The number and percentage of households in Extreme Core Housing Need rose between 2006 and 2016. About 12% of owners were in Extreme Core Housing Need and about 8% of renters. Similarly to CHN numbers, this likely under-represents renter need and indicated a very competitive and expensive housing market.

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Quantitative data shows generally unaffordable conditions across Tofino for those making the median income or even more. Nearly all residents with low to middle incomes, who don't already own, are struggling to find adequate housing, especially affordable and available rental housing.

2. Rental housing:

Engagement data indicates there was a lack of affordable rental housing across Tofino. Many current renters would like to own, but are unable to primarily because of cost. which has outpaced income growth over the past 10 years. Rental units are very difficult to find and are often in need of significant repair or overcrowded

3. Special needs housing:

Quantitative data on special needs housing is limited in Tofino. There are currently 10 wait listed applications for non-market housing from people with disabilities in the Region, most for Port Alberni but some applications are likely from residents of Tofino.

4. Housing for seniors:

The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. Housing for families:

1- and 2-person households and families without children made up more than two-thirds of all households in 2016, but anecdotal demand and projects indicated a rising need for family appropriate units, especially affordable units for school aged children. Given this demand, need for housing that supports families is likely to grow.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. Any other population groups with specific housing needs identified in the report:

Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Tofino's key issues were the rising cost of housing in the market, the unaffordability and unavailability of rental options, an increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income households to purchase a home and necessitating more stable, affordable rental options. Non-market housing will be critical to meeting this need. With support from Senior funders, Tofino and surrounding communities need to work together to develop and facilitate new, perpetually affordable, non-market units.

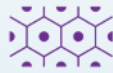


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