Interim Housing Needs Report

Regional District of Nanaimo Rural Areas

November 2024

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Executive Summary

This report presents an updated summary of interim housing needs in the Electoral Areas of the Regional District of Nanaimo, as mandated by the Province of British Columbia in June 2024. The study was funded by the RDN and conducted by Deloitte, following the guidelines specified in the *Housing Needs Report Regulation*. Specifically, the Housing Needs Report framework is used to calculate local housing needs within a 5- and 20-year time frame.

The report includes calculations of interim housing need in six categories, as required by the Province. These categories include dwelling units needed for households in extreme core housing need, individuals experiencing homelessness, suppressed households, anticipated household growth, raising the rental vacancy rate to 3%, and accounting for additional local housing demand. Deloitte also conducted supplementary analysis to provide characteristics of the projected units of need. The summary of the results for each of these sections are presented in Tables 1.1 to 1.7.

The final section of this report outlines key regional policies and recent initiatives aimed at supporting housing development near transportation infrastructure and reducing overall housing need. The results of this report will be used by the RDN to update Official Community Plans and zoning bylaws by the end of 2025.

Table 1.1: Summary of local housing need in Electoral Area A		
	5-year need	**20-year need**
0/1 Bedroom	44	121
2 Bedroom	93	314
3 Bedroom	152	510
4+ Bedroom	98	331
Total housing need	**387**	**1,275**

Table 1.2: Summary of local housing need in Electoral Area B		
	5-year need	**20-year need**
0/1 Bedroom	82	229
2 Bedroom	138	420
3 Bedroom	110	338
4+ Bedroom	37	114
Total housing need	**367**	**1,100**

Table 1.3: Summary of local housing need in Electoral Area C	5-year need	20-year need
0/1 Bedroom	22	61
2 Bedroom	44	158
3 Bedroom	78	297
4+ Bedroom	72	281
Total housing need	**216**	**797**

Table 1.4: Summary of local housing need in Electoral Area E	5-year need	20-year need
0/1 Bedroom	48	144
2 Bedroom	128	434
3 Bedroom	206	680
4+ Bedroom	90	296
Total housing need	**472**	**1,554**

Table 1.5: Summary of local housing need in Electoral Area F	5-year need	20-year need
0/1 Bedroom	122	399
2 Bedroom	160	583
3 Bedroom	177	659
4+ Bedroom	77	291
Total housing need	**537**	**1,932**

Table 1.6: Summary of local housing need in Electoral Area G	5-year need	20-year need
0/1 Bedroom	38	98
2 Bedroom	129	447
3 Bedroom	217	748
4+ Bedroom	94	324
Total housing need	**478**	**1,616**

Table 1.7: Summary of local housing need in Electoral Area H	5-year need	20-year need
0/1 Bedroom	50	154
2 Bedroom	111	380
3 Bedroom	141	484
4+ Bedroom	51	175
Total housing need	**353**	**1,194**

Introduction

This report provides an updated summary of interim housing needs in the Electoral Areas (EAs) of the Regional District of Nanaimo (RDN), as mandated by the Province of British Columbia (BC) in June 2024.

The RDN retained Deloitte to prepare the analysis and also funded concurrent studies for the District of Lantzville and the Town of Qualicum Beach.

The report includes:

- Calculations of interim housing need in six categories, based on specific calculation requirements released by the Province.

- A summary of municipal policy and recent initiatives aimed at reducing housing need and supporting housing development near transportation infrastructure (as required by the Provincial regulations).

- Additional analysis to segment housing needs by type, size and tenure. The mandated housing need calculations produce an estimate of **total units** of need, which has been supplemented by this additional custom analysis to provide useful characteristics of the required units.

- Summaries of the methodology for all calculations along with summary and detailed tables of housing need results.

The intended use of the results is for each community to update their Official Community Plan (OCP) and zoning bylaws by the end of 2025 to ensure the required number of units can be accommodated. A fully updated Housing Needs Report (including this analysis plus community consultation and other elements) is required by the end of 2028 to align with the results of the 2026 Census, and subsequent updates are required every five years as new Census results become available.

Methodology

As part of understanding local housing need, municipal and regional district governments in British Columbia are required to follow the guidelines specified in the *Housing Needs Report Regulation*, which includes the Housing Needs Report (HNR) framework for calculating local housing need.

Specifically, the HNR method is used to calculate the local needs for housing within a 5- and 20-year time frame, and consists of the following six criteria:

A. The quantity of housing units needed for households in extreme core housing need,[1] which is defined as households with shelter costs for housing that are more than 50% of their total before-tax household income.

B. The quantity of housing units required for individuals experiencing homelessness.

C. The quantity of housing units necessary for suppressed households,[2] which are those households that were unable to form due to a shortage of affordable housing options. Examples include young adults who might be living with parents or roommates but in a previous generation would have been expected to lead their own household.

D. The quantity of housing units needed for anticipated household growth, based on BC Stats growth projections (with some modifications to improve the accuracy of the projections for individual Electoral Areas). Additional details on this custom approach are in the Appendix.

E. The quantity of housing units necessary to raise the rental vacancy rate to 3%, which represents a more balanced supply of available rental stock.

F. The number of housing units that accounts for additional local housing demand (the "demand buffer"). This is intended to reflect the additional housing required to accommodate "healthy" market demand for different types, locations, and characteristics of units and could also be interpreted (although not stated by the Province) as a means to reduce inflationary pressure on housing prices. **The demand buffer is applied only to municipalities and not to Electoral Areas.**

A more detailed breakdown for the calculations of each component can be found in the Appendix section of this report.

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[1] Housing Needs Report Regulation
[2] Household Formation and the Housing Stock

Data Sources

The data sets used in the analysis include those specified by the HNR method, in addition to several related sources used by Deloitte as input into the custom analysis of unit characteristics. The data requirements for this analysis can be broken down into two parts:

1. HNR Method Data Sources:
   - The four most recent Census reports (2006, 2011, 2016, and 2021)
     - Various housing counts, measures of housing suitability, rates of household formation
   - The Province of British Columbia
     - BC Stats household projections
     - Regional homeless counts
   - Canada Housing Mortgage Corporation (CMHC)
     - Housing Market Information Portal (for rental market information)

2. Additional data sources used by Deloitte as inputs into the custom analysis of unit characteristics:
   - 2021 Census tables that show the relationship between household maintainer rates by age and structure type, tenure, and bedroom counts
   - BC Stats population projections by age
   - The most recent (2023) population, housing and employment projections prepared for the RDN by Vann Struth Consulting Group

Summary of Interim Housing Needs Results

Interim HNR Calculations

Table 2.1: Total local housing need for Electoral Area A		
Component	5-year need	20-year need
A Extreme Core Housing Need	21	85
B Persons Experiencing Homelessness	22	43
C Suppressed Household Formation	69	276
D Household Projections	275	870
E Rental Vacancy Rate Adjustment	0	2
F Additional Housing Demand	n/a	n/a
Total housing need	**387**	**1,275**

Table 2.2: Total local housing need for Electoral Area B		
Component	5-year need	20-year need
A Extreme Core Housing Need	21	84
B Persons Experiencing Homelessness	13	26
C Suppressed Household Formation	60	239
D Household Projections	271	746
E Rental Vacancy Rate Adjustment	1	5
F Additional Housing Demand	n/a	n/a
Total housing need	**367**	**1,100**

Table 2.3: Total local housing need for Electoral Area C		
Component	5-year need	20-year need
A Extreme Core Housing Need	10	40
B Persons Experiencing Homelessness	9	19
C Suppressed Household Formation	35	142
D Household Projections	161	596
E Rental Vacancy Rate Adjustment	0	1
F Additional Housing Demand	n/a	n/a
Total housing need	**216**	**797**

Table 2.4: Total local housing need for Electoral Area E		
Component	5-year need	20-year need
A Extreme Core Housing Need	15	61
B Persons Experiencing Homelessness	20	39
C Suppressed Household Formation	49	197
D Household Projections	387	1,252
E Rental Vacancy Rate Adjustment	1	5
F Additional Housing Demand	n/a	n/a
Total housing need	**472**	**1,554**

Table 2.5: Total local housing need for Electoral Area F		
Component	**5-year need**	**20-year need**
A Extreme Core Housing Need	51	206
B Persons Experiencing Homelessness	24	48
C Suppressed Household Formation	67	266
D Household Projections	390	1,393
E Rental Vacancy Rate Adjustment	5	19
F Additional Housing Demand	n/a	n/a
Total housing need	**537**	**1,932**

Table 2.6: Total local housing need for Electoral Area G		
Component	**5-year need**	**20-year need**
A Extreme Core Housing Need	20	79
B Persons Experiencing Homelessness	23	46
C Suppressed Household Formation	81	322
D Household Projections	352	1,162
E Rental Vacancy Rate Adjustment	1	6
F Additional Housing Demand	n/a	n/a
Total housing need	**478**	**1,616**

Table 2.7: Total local housing need for Electoral Area H		
Component	**5-year need**	**20-year need**
A Extreme Core Housing Need	11	46
B Persons Experiencing Homelessness	12	25
C Suppressed Household Formation	65	260
D Household Projections	263	858
E Rental Vacancy Rate Adjustment	1	5
F Additional Housing Demand	n/a	n/a
Total housing need	**353**	**1,194**

Tables 2.1 to 2.7 present the total local housing need for the Electoral Areas of the Regional District of Nanaimo, indicating a projected need for 2,810 units over a 5-year period and 9,469 units over a 20-year period for the combined Electoral Areas.

The 5-year need ranges from a low of 216 units in Area C to a high of 537 units in Area F.

These calculations include all six components referenced earlier: extreme core housing need, homelessness, suppressed household formation, household projections, rental vacancy rate adjustment, and additional housing demand.

Additional Unit Characteristics
The Provincial guidelines provide a simple estimate of total units of housing need. No additional characteristics of those housing units, such as type or size of the required units, are available through the Provincial calculation formulas.

A supplementary analysis was prepared by Deloitte to provide additional useful detail to the Electoral Areas. This custom analysis uses the Provincial guidelines as a starting point, while incorporating additional demographic projections from BC Stats, the latest population and housing projections completed for the RDN in 2023, and Census data describing existing patterns of housing structure type, tenure, and bedroom count in relation to population age.

The analysis produces estimates of how many units of need are required as single family versus multi-family homes (where multi-family includes apartments, townhouses, and other higher-density structures). Estimates are also provided of how many owned versus rental homes are required, and how large they should be (as measured by number of bedrooms).

The calculation of unit characteristics is different for each of the six components of housing need:

- **Component A – Extreme Core Housing Need.** The Provincial estimates show both owned and rented homes in this category. Due to extreme core housing need potentially affecting all types of homes, detailed estimates are based on the current distribution of structure type (single family versus multi-family), tenure and bedroom counts across all existing homes.

- **Component B – Persons Experiencing Homelessness.** The provision of homes for the currently homeless is assumed to be equivalent to one rental apartment for each unit of need.

- **Component C – Suppressed Household Formation.** The Provincial guidelines produce an estimate of the number of suppressed households for each age range. Using typical housing patterns for that age range, the number of units of each type, tenure and size can be estimated.

- **Component D – Anticipated Growth.** Using demographic projections that show the projected change in the local population at each age range, the typical housing patterns by age can be used to project increased demand for each type, tenure and size of unit. As noted in the Appendix, the anticipated growth calculations for the Electoral Areas use the BC Stats projections for the combined rural areas, with adjustments based on the RDN 2023 projections study.

- **Component E – Rental Vacancy Rate Adjustment.** This component is entirely focused on rental units, so the typical distribution of rental units by type and size is used to estimate future need.

- **Component F – Additional Housing Demand.** Not calculated for the rural areas.

The estimated characteristics of housing need are shown in Tables 3.1 to 3.7 below, although several limitations of the analysis must be highlighted. First, the distribution by structure type is based on current development patterns, which are heavily weighted toward single-family homes. If the future development pipeline includes a higher share of multi-family units than in the past, these estimates may somewhat overstate the need for single-family dwellings.

Similarly, the estimated need by tenure (owned versus rented) is also based on existing patterns. It is possible that due to high housing prices and other constraints, additional needed units are more likely to be rental to act as a bridge for households currently lacking their own unit to secure a home, with potential later transition to home ownership. If that is the case, these estimates may somewhat overstate the need for owned units.

The distribution by bedroom count is the best indicator of the size of units that are required because it is linked closely to population demographics and typical household sizes for different age ranges.

Table 3.1: Additional local housing need in Electoral Area A		
	5-year need	**20-year need**
Owned - Total	**300**	**1,005**
…Owned 0/1 Bedroom	10	34
…Owned 2 Bedroom	68	230
…Owned 3 Bedroom	132	444
…Owned 4+ Bedroom	88	297
Rented - Total	**88**	**271**
…Rented 0/1 Bedroom	34	86
…Rented 2 Bedroom	24	84
…Rented 3 Bedroom	19	66
…Rented 4+ Bedroom	10	34
Total (Owned & Rented)	**387**	**1,275**
…Total 0/1 Bedroom	44	121
…Total 2 Bedroom	93	314
…Total 3 Bedroom	152	510
…Total 4+ Bedroom	98	331
Total Units	**387**	**1,275**
Single Family Dwelling	291	939
Multi-Family Dwelling	96	336

Table 3.2: Additional local housing need in Electoral Area B	5-year need	20-year need
Single Family Dwelling	**279**	**905**
…Owned 0/1 Bedroom	46	147
…Owned 2 Bedroom	123	385
…Owned 3 Bedroom	100	314
…Owned 4+ Bedroom	33	102
Rented - Total	**65**	**153**
…Rented 0/1 Bedroom	36	82
…Rented 2 Bedroom	14	35
…Rented 3 Bedroom	10	24
…Rented 4+ Bedroom	5	12
Total (Owned & Rented)	**367**	**1,100**
…Total 0/1 Bedroom	82	229
…Total 2 Bedroom	138	420
…Total 3 Bedroom	110	338
…Total 4+ Bedroom	37	114
Total Units	**367**	**1,100**
Multi-Family Dwelling	88	195
Owned - Total	302	947

Table 3.3: Additional local housing need in Electoral Area C	5-year need	20-year need
Owned - Total	**170**	**666**
…Owned 0/1 Bedroom	5	18
…Owned 2 Bedroom	27	108
…Owned 3 Bedroom	68	266
…Owned 4+ Bedroom	70	275
Rented - Total	**46**	**131**
…Rented 0/1 Bedroom	17	43
…Rented 2 Bedroom	16	50
…Rented 3 Bedroom	10	32
…Rented 4+ Bedroom	2	6
Total (Owned & Rented)	**216**	**797**
…Total 0/1 Bedroom	22	61
…Total 2 Bedroom	44	158
…Total 3 Bedroom	78	297
…Total 4+ Bedroom	72	281
Total Units	**216**	**797**
Single Family Dwelling	170	640
Multi-Family Dwelling	46	157

Table 3.4: Additional local housing need in Electoral Area E		
	5-year need	**20-year need**
Owned - Total	**397**	**1,294**
…Owned 0/1 Bedroom	15	53
…Owned 2 Bedroom	104	337
…Owned 3 Bedroom	192	623
…Owned 4+ Bedroom	86	280
Rented - Total	**75**	**260**
…Rented 0/1 Bedroom	32	90
…Rented 2 Bedroom	24	97
…Rented 3 Bedroom	14	57
…Rented 4+ Bedroom	4	16
Total (Owned & Rented)	**472**	**1,554**
…Total 0/1 Bedroom	48	144
…Total 2 Bedroom	128	434
…Total 3 Bedroom	206	680
…Total 4+ Bedroom	90	296
Total Units	**472**	**1,554**
Single Family Dwelling	363	1,184
Multi-Family Dwelling	109	370

Table 3.5: Additional local housing need in Electoral Area F		
	5-year need	**20-year need**
Owned - Total	**323**	**1,227**
…Owned 0/1 Bedroom	31	116
…Owned 2 Bedroom	88	335
…Owned 3 Bedroom	134	510
…Owned 4+ Bedroom	70	266
Rented - Total	**214**	**705**
…Rented 0/1 Bedroom	92	282
…Rented 2 Bedroom	72	248
…Rented 3 Bedroom	43	149
…Rented 4+ Bedroom	7	25
Total (Owned & Rented)	**537**	**1,932**
…Total 0/1 Bedroom	122	399
…Total 2 Bedroom	160	583
…Total 3 Bedroom	177	659
…Total 4+ Bedroom	77	291
Total Units	**537**	**1,932**
Single Family Dwelling	365	1,351
Multi-Family Dwelling	172	581

Table 3.6: Additional local housing need in Electoral Area G	5-year need	20-year need
Owned - Total	**404**	**1,390**
…Owned 0/1 Bedroom	7	23
…Owned 2 Bedroom	108	373
…Owned 3 Bedroom	204	701
…Owned 4+ Bedroom	85	294
Rented - Total	**74**	**226**
…Rented 0/1 Bedroom	31	75
…Rented 2 Bedroom	21	74
…Rented 3 Bedroom	13	47
…Rented 4+ Bedroom	8	30
Total (Owned & Rented)	**478**	**1,616**
…Total 0/1 Bedroom	38	98
…Total 2 Bedroom	129	447
…Total 3 Bedroom	217	748
…Total 4+ Bedroom	94	324
Total Units	**478**	**1,616**
Single Family Dwelling	328	1,183
Multi-Family Dwelling	150	433

Table 3.7: Additional local housing need in Electoral Area H	5-year need	20-year need
Owned - Total	**275**	**946**
…Owned 0/1 Bedroom	18	63
…Owned 2 Bedroom	82	283
…Owned 3 Bedroom	126	433
…Owned 4+ Bedroom	49	167
Rented - Total	**78**	**248**
…Rented 0/1 Bedroom	32	91
…Rented 2 Bedroom	29	98
…Rented 3 Bedroom	15	51
…Rented 4+ Bedroom	2	8
Total (Owned & Rented)	**353**	**1,194**
…Total 0/1 Bedroom	50	154
…Total 2 Bedroom	111	380
…Total 3 Bedroom	141	484
…Total 4+ Bedroom	51	175
Total Units	**353**	**1,194**
Single Family Dwelling	277	933
Multi-Family Dwelling	76	261

Tables 3.1 to 3.7 reports additional local housing need in the Electoral Areas, spanning both 5- and 20-year time periods. In total, 57% of the need is for larger units (three or more bedrooms) in the EAs. Most of this demand is projected as single family homes, although as noted earlier, evolving development patterns in many communities may increasingly satisfy the need for larger units through multi-family development.

The projected need for rental units is approximately 30% (639 units out of 2,171 in the next five years) for the combined Electoral Areas.

Supportive Policy Statements/Actions

As required by the Housing Needs Reports Regulations, the following statements are meant to inform the local housing needs of all local governments within the province: (1) A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation and (2) A description of the actions taken by the local government, since receiving the most recent housing needs report, to reduce housing needs. For RDN communities, the most recent housing needs report was completed in 2020.

1) Housing development in proximity to transportation infrastructure

The Electoral Areas of the Regional District of Nanaimo are actively monitoring housing development initiatives through the RDN Regional Growth Strategy (RGS). The RGS sets targets and indicators for monitoring land use and residential proximity to schools, transit, employment lands, and other amenities. One of their main priorities is to increase the number of households within close proximity (400m) to places of work, recreation, education, and shopping, as outlined in Goal 3 of the RGS, which focuses on coordinating land use and mobility.[3]

However, one of the main challenges in tracking housing development in the EAs is the difficulty in consistently gathering data from all member municipalities that possess electoral area information and support development policies. Despite this challenge, the Regional Growth Strategy serves as a guideline for maintaining housing targets in the Electoral Areas.

2) Recent actions by local government to reduce housing needs

The RDN has taken several actions since receiving the most recent housing needs report in June 2020. These actions include developing an OCP for Electoral Area F and incorporating housing unit growth projections into the OCP review. The RDN is also in the process of updating its zoning bylaws, except for Electoral Areas B and F.

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[3] Regional District of Nanaimo: Regional Growth Strategy – Goal 3, Coordinate Land Use and Mobility

Additionally, the RDN has taken the following specific actions to reduce housing needs in the EAs:

- The RDN has completed approvals and construction of the **Westerly at Fairwinds Landing**, a multi-family residential development in Schooner Cove. This project consists of a 6-storey building with 39 units and is situated on the oceanfront. The development aims to provide housing options in close proximity to amenities and transportation infrastructure.

- Approvals from the RDN and BC Housing have recently been completed for **Lighthouse Villa**, a seniors' independent housing project in central Bowser. This project has been in progress for 20 years and is now moving forward. Lighthouse Villa will offer 22 private rental units at the ground level, with 4 units at shelter rate, 11 units at rent-geared-to-income, and 7 units at federally determined market rate. This development is designed to address the specific housing needs of seniors in the community.

- The "Regional District of Nanaimo Development Application, Notification Procedures and Fees Bylaw No. 1845, 2022" includes an exemption for non-profit organizations registered under the *Society Act*. These organizations are exempted from paying permit fees or fees for planning services, with the exception of advertising costs. This exemption aims to support non-profit organizations in their efforts to provide affordable housing solutions and reduce housing needs in the Electoral Areas.

- The RDN has implemented permissive construction requirements in most rural and residential zones to allow for secondary suites.

Each Electoral Area OCP has specific policies and projects related to housing development and proximity to transportation and services:

- **Electoral Area A OCP** supports creating compete communities, and improvements to transit service through increased residential density within the Growth Containment Boundary.[4,5]

- **Electoral Area C** has two OCPS that contain different objectives:
    - **Arrowsmith, Benson, Cranberry Bright OCP** focuses on containing urban sprawl, creating complete communities, and improving mobility

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[4] Electoral Area A: Official Community Plan – Section 6.0 Creating Complete Communities
[5] Electoral Area A: Official Community Plan – Section 9.2.189

through policies on residential density and provision of public bus service.[6,7,8]

o **East Wellington, Pleasant Valley OCP** aims to balance residential development with rural preservation, direct urban uses away from the area, and promote diverse housing, compact communities, local services, and coordinated land use and transportation to address climate change and energy challenges to address climate change and energy challenges.[9 10]

- **Electoral Area E OCP** supports the provision of affordable housing and does not prohibit rental or special needs housing in any land use designation.[11]

- **Electoral Area F OCP** promotes compact communities and supports a variety of housing types within village centers, emphasizing the coordination of land use and transportation.[12]

- **Electoral Area G OCP** recognizes the Wembley Neighbourhood Centre as a nodal development area and supports the provision of efficient community water and sewer servicing systems to facilitate higher densities.[13,14]

- **Electoral Area H OCP** anticipates housing demand from the aging population and supports the provision of affordable and accessible housing through policies on parcel sizes, housing types, and secondary suites.[15,16]

These policies, projects, and developments demonstrate the RDN's commitment to reducing housing needs and promoting housing development in proximity to transportation infrastructure across its Electoral Areas.

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[6] Electoral Area C: Official Community Plan – Arrowsmith, Benson, Cranberry Bright. Goal 1 – Contain Urban Sprawl

[7] Electoral Area C: Official Community Plan – Arrowsmith, Benson, Cranberry Bright. Goal 2 - Create Complete Communities

[8] Electoral Area C: Official Community Plan – Arrowsmith, Benson, Cranberry Bright. Goal 5 - Improve Mobility

[9] Electoral Area C: Official Community Plan – East Wellington, Pleasant Valley. Section 4 General Objectives

[10] Electoral Area C: Official Community Plan – East Wellington, Pleasant Valley. Section 8 Climate Change and Energy

[11] Electoral Area E: Official Community Plan – Section 3 Diversity of Land Uses

[12] Electoral Area F: Official Community Plan – Section 8, Policy 2 Compact Communities

[13] Electoral Area G: Official Community Plan – Section 3.0 Containing Urban Sprawl

[14] Electoral Area G: Official Community Plan – Section 4.0 Creating Complete Nodal Communities

[15] Electoral Area G: Official Community Plan – Section 1.1 Population Growth, Demographics, and Housing Needs

[16] Electoral Area G: Official Community Plan – Section 5.9 Affordable and Accessible Housing

Appendix: Detailed HNR Tables

The appendix contains a detailed, step-by-step guide to the calculations of each housing needs component, as well as detailed data tables. The calculation steps are adapted directly from the Provincial guidelines.

Component A: Housing units and extreme core housing need

Identifying Extreme Core Housing Need (ECHN) is crucial to accurately assess local housing need and address the demand for housing affordability and accessibility. To calculate the number of new units to address ECHN, data from the four most recent census reports is required to calculate average ECHN rates for owners with a mortgage and renters, which are then used to calculate total units needed.

The calculations involve the following steps:

- Step 1: Gather data from the four most recent census reports, including the number of owner households, renter households, and owner households with a mortgage in ECHN.
- Step 2: Calculate average ECHN rates for owners with a mortgage and renters by dividing the number of households in ECHN by the total number of households for each census year.
- Step 3: Calculate current households in ECHN by multiplying the average ECHN rates by the total number of households from the most recent census report.
- Step 4: Calculate the total number of new units needed by adding the number of owner households in ECHN and renter households in ECHN. This figure represents the total new units needed to address ECHN over 20 years (Tables 4.1-4.7).
- Step 5: Given the housing units for this component are distributed over 20 years, to obtain the number of 5-year units, simply divide the 20-year result by 4.

Table 4.1: Extreme core housing need calculations for Electoral Area A			
Total Households	**2021 Households**	**Average ECHN Rate**	**Households in ECHN**
Owners with a mortgage	2,485	2.0%	50
Renters	485	7.2%	35
Total New Units - 20 years			**85**
Total New Units - 5 years			**21**

Table 4.2: Extreme core housing need calculations for Electoral Area B			
Total Households	**2021 Households**	**Average ECHN Rate**	**Households in ECHN**
Owners with a mortgage	2,055	1.9%	40
Renters	255	17.4%	44
Total New Units - 20 years			**84**
Total New Units - 5 years			**21**

Table 4.3: Extreme core housing need calculations for Electoral Area C			
Total Households	**2021 Households**	**Average ECHN Rate**	**Households in ECHN**
Owners with a mortgage	985	2.0%	20
Renters	195	10.2%	20
Total New Units - 20 years			**40**
Total New Units - 5 years			**10**

Table 4.4: Extreme core housing need calculations for Electoral Area E			
Total Households	**2021 Households**	**Average ECHN Rate**	**Households in ECHN**
Owners with a mortgage	2,755	1.1%	30
Renters	250	12.2%	31
Total New Units - 20 years			**61**
Total New Units - 5 years			**15**

Table 4.5: Extreme core housing need calculations for Electoral Area F			
Total Households	**2021 Households**	**Average ECHN Rate**	**Households in ECHN**
Owners with a mortgage	2,525	1.6%	40
Renters	985	16.8%	166
Total New Units - 20 years			**206**
Total New Units - 5 years			**51**

Table 4.6: Extreme core housing need calculations for Electoral Area G			
Total Households	**2021 Households**	**Average ECHN Rate**	**Households in ECHN**
Owners with a mortgage	3,215	1.7%	55
Renters	325	7.4%	24
Total New Units - 20 years			**79**
Total New Units - 5 years			**20**

Table 4.7: Extreme core housing need calculations for Electoral Area H			
Total Households	**2021 Households**	**Average ECHN Rate**	**Households in ECHN**
Owners with a mortgage	1,660	1.5%	25
Renters	260	8.0%	21
Total New Units - 20 years			**46**
Total New Units - 5 years			**11**

Component B: Housing units and homelessness

Measuring the number housing units required for people experiencing homelessness (PEH) provides a quantifiable measure of the housing supply needed to address the specific needs of this vulnerable population. To estimate the number of permanent housing units required for PEH, the Integrated Data Project (IDP) is used to gather robust data on PEH at any point during the year. The IDP counts individuals who have received income assistance and had no fixed address for three consecutive months or stayed in a BC Housing-affiliated shelter for at least one night. This data is publicly available at the regional scale.

The calculations involve the following steps:

- Step 1: Calculate the applicable municipality's or EA's population as a share (%) of the regional population by dividing the local population from the most recent census report by the regional population.
- Step 2: Gather PEH data from the IDP report published on the date closest to the most recent census, using the number of PEH for the associated regional district (Census Division).
- Step 3: Multiply the applicable municipality's or EA's population share (%) from Step 1 by the number of PEH as determined in Step 2 to estimate the proportional local number of PEH.[17] This figure represents the total new units needed to address PEH over 20 years (Tables 5.1-5.7).
- Step 4: As the number of units for this component is distributed over 10 years, to calculate the 5-year number, simply divide the 20-year need by 2.

Table 5.1: People experiencing homelessness calculations for Electoral Area A				
Regional Population	**Local Population**		**Regional PEH**	**Proportional Local PEH**
	#	**% of Region**		
170,367	7,395	4.3%	996	43
Total New Units - 20 years				**43**
Total New Units - 5 years				**22**

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[17] This assumes one unit per person, so the proportional local number of PEH is equal to the number of units required.

Table 5.2: People experiencing homelessness calculations for Electoral Area B

Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
170,367	4,495	2.6%	996	26
Total New Units - 20 years				**26**
Total New Units - 5 years				**13**

Table 5.3: People experiencing homelessness calculations for Electoral Area C

Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
	3,230	1.9%	996	19
Total New Units - 20 years				**19**
Total New Units - 5 years				**9**

Table 5.4: People experiencing homelessness calculations for Electoral Area E

Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
170,367	6,720	3.9%	996	39
Total New Units - 20 years				**39**
Total New Units - 5 years				**20**

Table 5.5: People experiencing homelessness calculations for Electoral Area F

Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
170,367	8,190	4.8%	996	48
Total New Units - 20 years				**48**
Total New Units - 5 years				**24**

Table 5.6: People experiencing homelessness calculations for Electoral Area G

Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
170,367	7,930	4.7%	996	46
Total New Units - 20 years				**46**
Total New Units - 5 years				**23**

Table 5.7: People experiencing homelessness calculations for Electoral Area H				
Regional Population	**Local Population**		**Regional PEH**	**Proportional Local PEH**
	#	**% of Region**		
170,367	4,255	2.5%	996	25
Total New Units - 20 years				**25**
Total New Units - 5 years				**12**

Component C: Housing units and suppressed household formation

Suppressed Household Formation (SHF) refers to households that were unable to form between 2006 and the present due to a constrained housing environment. To estimate SHF, 2006 census data is used to determine headship rates by tenure and age cohort, which are then applied to the population data from the most recent census report to estimate the additional households that might have formed under more favorable housing conditions.

The calculations involve the following steps:

- Step 1: Gather Primary Household Maintainer data by age and tenure from the 2006 and most recent census reports. Adjust age categories to align with the census reports.
- Step 2: Gather population data by age from the 2006 and most recent census reports. Sum population age categories to align with Primary Household Maintainer age categories.
- Step 3: Calculate the 2006 Headship Rates (%) by age category and tenure. Divide the 2006 number of households by the 2006 population for each Primary Household Maintainer age category and tenure.
- Step 4: Calculate 2021 Potential Households. Multiply the 2006 Headship Rates calculated in Step 3 by the population from the most recent census report for each age category and tenure.
- Step 5: Calculate the number of Suppressed Households. Subtract the number of households from the most recent census report from the estimated Potential Households for each age category and tenure.
- Step 6: Sum Suppressed Household results for each age category to arrive at age category totals. For any categories where the total is less than 0, enter 0 as the total. Sum the totals from each age category to determine the Total New Units needed to address SHF over 20 years (Tables 6.1-6.7).
- Step 7: Given the housing units for this component are distributed over 20 years, to obtain the number of 5-year units, simply divide the 20-year result by 4.

Table 6.1: Suppressed household formation calculations for Electoral Area A						
Age Categories - Household Maintainers	**2021 Potential Households**		**2021 Households**		**2021 Suppressed Households**		
	Owner	**Renter**	**Owner**	**Renter**	**Owner**	**Renter**	**Total**
15 to 24 years	9	22	10	20	-1	2	1
25 to 34 years	235	87	160	75	75	12	87
35 to 44 years	353	82	285	95	68	-13	55
45 to 54 years	491	62	455	105	36	-43	0
55 to 64 years	746	55	680	95	66	-40	27
65 to 74 years	755	31	590	90	165	-59	106
75 years and over	379	18	435	20	-56	-2	0
Total New Units - 20 years							**276**
Total New Units – 5 years							**69**

Table 6.2: Suppressed household formation calculations for Electoral Area B						
Age Categories - Household Maintainers	**2021 Potential Households**		**2021 Households**		**2021 Suppressed Households**		
	Owner	**Renter**	**Owner**	**Renter**	**Owner**	**Renter**	**Total**
15 to 24 years	8	8	0	0	8	8	15
25 to 34 years	31	31	20	25	11	6	16
35 to 44 years	148	85	130	50	18	35	53
45 to 54 years	259	31	230	25	29	6	35
55 to 64 years	537	64	510	75	27	-11	16
65 to 74 years	761	36	790	65	-29	-29	0
75 years and over	515	23	410	25	105	-2	103
Total New Units - 20 years							**239**
Total New Units – 5 years							**60**

Table 6.3: Suppressed household formation calculations for Electoral Area C						
Age Categories - Household Maintainers	**2021 Potential Households**		**2021 Households**		**2021 Suppressed Households**		
	Owner	**Renter**	**Owner**	**Renter**	**Owner**	**Renter**	**Total**
15 to 24 years	0	0	0	20	0	-20	0
25 to 34 years	68	76	65	45	3	31	34
35 to 44 years	142	53	165	25	-23	28	5
45 to 54 years	229	19	175	40	54	-21	33
55 to 64 years	326	35	295	30	31	5	37
65 to 74 years	209	28	195	25	14	3	16
75 years and over	152	0	135	0	17	0	17
Total New Units - 20 years							**142**
Total New Units – 5 years							**35**

Table 6.4: Suppressed household formation calculations for Electoral Area E

Age Categories - Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	8	8	0	0	8	8	16
25 to 34 years	99	33	50	45	49	-12	38
35 to 44 years	173	61	190	40	-17	21	4
45 to 54 years	315	45	305	60	10	-15	0
55 to 64 years	726	102	695	50	31	52	83
65 to 74 years	959	30	930	30	29	0	29
75 years and over	635	58	615	50	20	8	28
Total New Units - 20 years							**197**
Total New Units - 5 years							**49**

Table 6.5: Suppressed household formation calculations for Electoral Area F

Age Categories - Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	17	51	0	70	17	-19	0
25 to 34 years	227	138	115	135	112	3	115
35 to 44 years	385	155	365	205	20	-50	0
45 to 54 years	459	145	430	165	29	-20	9
55 to 64 years	895	182	785	180	110	2	112
65 to 74 years	697	126	620	180	77	-54	23
75 years and over	397	21	320	90	77	-69	8
Total New Units - 20 years							**266**
Total New Units - 5 years							**67**

Table 6.6: Suppressed household formation calculations for Electoral Area G

Age Categories - Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0	0	0	20	0	-20	0
25 to 34 years	115	79	85	40	30	39	68
35 to 44 years	258	56	225	50	33	6	39
45 to 54 years	364	36	290	60	74	-24	49
55 to 64 years	753	60	795	80	-42	-20	0
65 to 74 years	1,034	35	1,015	35	19	0	20
75 years and over	976	40	830	40	146	0	146
Total New Units - 20 years							**322**
Total New Units - 5 years							**81**

Age Categories - Household Maintainers	Table 6.7: Suppressed household formation calculations for Electoral Area H						
	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0	12	0	15	0	-3	0
25 to 34 years	101	67	55	30	46	37	83
35 to 44 years	176	50	150	45	26	5	31
45 to 54 years	185	65	195	30	-10	35	25
55 to 64 years	407	76	480	75	-73	1	0
65 to 74 years	667	90	585	50	82	40	122
75 years and over	223	58	260	35	-37	23	0
Total New Units - 20 years							**260**
Total New Units - 5 years							**65**

Component D: Housing units and anticipated household growth

Anticipated Household Growth (AHG) quantifies the additional households required to accommodate an increasing population over twenty years. Required data is from BC Stats' Household Estimates & Projections tool, along with household data at the regional district level from the most recent census report. Two 20-year growth scenarios are developed: the Local Household Growth scenario (based on projected growth within each Electoral Area, or the closest approximation if specific Electoral Area data is unavailable) and the Regionally Based Household Growth scenario (based on projected growth for the entire regional district, including municipalities). The average of these two scenarios is taken to represent the total units needed to address AHG in each individual EA.[18]

The Provincial guideline for calculating the local growth scenario for an Electoral Area uses the same growth rate for all EAs within a regional district. This is due to BC Stats not producing household projections at the individual EA level. However, this is a sub-optimal solution if growth rates are expected to vary across different electoral areas.

Deloitte created the following alternative approach to create more precise projections for each EA:

- The RDN commissioned an updated study in 2023 called *Population, Housing and Employment: Updated Projections 2021-2041*. This study uses a similar methodology as BC Stats and projected regional growth rates under the "high scenario" are almost identical to the BC Stats rates.

- To verify that the RDN study and BC Stats have similar projections for individual Electoral Areas, the BC Stats population projections for two Community Health Service Areas (CHSAs) were reviewed.

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[18] The blending of local and regional growth rates is the required calculation according to the Province and is applied to municipalities as well as Electoral Areas.

- The Cedar/Wellington CHSA has the same boundaries as RDN Area A and the Gabriola Island CHSA has the same boundaries as RDN Area B. In both cases, the projected population growth for the CHSA is similar to the RDN study.

- Unfortunately, the CHSA projections are for population only when this study requires household projections.

- The chosen approach is to use household projections from the RDN study for each individual Electoral Area, with minor adjustments (less than 1%) to ensure the combined growth across all EAs matches the BC Stats growth projection for all EAs.

This satisfies the Provincial requirement at a regional level, while providing more accurate information on future housing needs for individual Electoral Areas.

The Component D calculations involve the following steps:

- Step 1: Gather the number of households for the associated regional district from the most recent census report and the BC Stats household projection data for the associated regional district for the year 20 years after the most recent census. Calculate the percent increase in households at 20 years (Regional Growth Rate) by dividing the difference in households by the number of households from the year of the most recent census report.

- Step 2: Gather the number of households for the applicable municipality (or Electoral Area) from the most recent census report and the BC Stats household projection data for the applicable municipality for the year 20 years after the most recent census. Use the difference between the two figures as the New Units for the Local Household Growth scenario.[19]

- Step 3: Calculate the Regionally Based Household Growth scenario. Multiply the Regional Growth Rate calculated in Step 1 by the number of households for the applicable municipality or EA from the most recent census report. Use the result as the New Units for the Regionally Based Household Growth scenario.

- Step 4: For municipalities, take the average of the New Units calculated for each scenario. Use the average as the Total New Units to address AHG over 20 years. For EAs, use the results of the Regionally Based Household Growth

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[19] This step is where Deloitte's alternative approach to individual Electoral Area growth rates is implemented. Rather than using a BC Stats household projection, which does not exist for individual Electoral Areas, the household projection from the 2023 RDN report is used, with a slight adjustment to ensure the total across all EAs matches the BC Stats projection for all EAs.

scenario as the Total New Units to address AHG over 20 years (Tables 7.1-7.7).

- Step 5: To calculate 5-year need, the steps above remain the same, except replace the BC Stats household projection data from Step 1 with 5 years after the most recent census report (i.e. 2026) (Tables 8.1-8.7).

20-year need

Table 7.1: Anticipated household growth calculations for Electoral Area A				
Growth Scenarios	**Regional Growth Rate**	**Households**		**New Units**
		2021	**2041**	
Local Household Growth	n/a	3,125	3,718	593
Regionally Based Household Growth	36.7%	3,125	n/a	1,146
Scenario Average				870
Total New Units - 20 years				**870**

Table 7.2: Anticipated household growth calculations for Electoral Area B				
Growth Scenarios	**Regional Growth Rate**	**Households**		**New Units**
		2021	**2041**	
Local Household Growth	n/a	2,375	2,995	620
Regionally Based Household Growth	36.7%	2,375	n/a	871
Scenario Average				746
Total New Units - 20 years				**746**

Table 7.3: Anticipated household growth calculations for Electoral Area C				
Growth Scenarios	**Regional Growth Rate**	**Households**		**New Units**
		2021	**2041**	
Local Household Growth	n/a	1,235	1,974	739
Regionally Based Household Growth	36.7%	1,235	n/a	453
Scenario Average				596
Total New Units - 20 years				**596**

Table 7.4: Anticipated household growth calculations for Electoral Area E

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	3,075	4,451	1,376
Regionally Based Household Growth	36.7%	3,075	n/a	1,128
Scenario Average				1,252
Total New Units - 20 years				**1,252**

Table 7.5: Anticipated household growth calculations for Electoral Area F

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	3,670	5,110	1,440
Regionally Based Household Growth	36.7%	3,670	n/a	1,346
Scenario Average				1,393
Total New Units - 20 years				**1,393**

Table 7.6: Anticipated household growth calculations for Electoral Area G

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	3,575	4,588	1,013
Regionally Based Household Growth	36.7%	3,575	n/a	1,311
Scenario Average				1,162
Total New Units - 20 years				**1,162**

Table 7.7: Anticipated household growth calculations for Electoral Area H

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	2,005	2,985	980
Regionally Based Household Growth	36.7%	2,005	n/a	735
Scenario Average				858
Total New Units - 20 years				**858**

5-year need

Table 8.1: Anticipated household growth calculations for Electoral Area A				
Growth Scenarios	**Regional Growth Rate**	**Households**		**New Units**
		2021	**2026**	
Local Household Growth	n/a	3,125	3,321	196
Regionally Based Household Growth	11.3%	3,125	n/a	354
Scenario Average				275
Total New Units - 5 years				**275**

Table 8.2: Anticipated household growth calculations for Electoral Area B				
Growth Scenarios	**Regional Growth Rate**	**Households**		**New Units**
		2021	**2026**	
Local Household Growth	n/a	2,375	2,649	274
Regionally Based Household Growth	11.3%	2,375	n/a	269
Scenario Average				271
Total New Units - 5 years				**271**

Table 8.3: Anticipated household growth calculations for Electoral Area C				
Growth Scenarios	**Regional Growth Rate**	**Households**		**New Units**
		2021	**2026**	
Local Household Growth	n/a	1,235	1,417	182
Regionally Based Household Growth	11.3%	1,235	n/a	140
Scenario Average				161
Total New Units - 5 years				**161**

Table 8.4: Anticipated household growth calculations for Electoral Area E				
Growth Scenarios	**Regional Growth Rate**	**Households**		**New Units**
		2021	**2026**	
Local Household Growth	n/a	3,075	3,500	425
Regionally Based Household Growth	11.3%	3,075	n/a	349
Scenario Average				387
Total New Units - 5 years				**387**

Table 8.5: Anticipated household growth calculations for Electoral Area F

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	**2026**	
Local Household Growth	n/a	3,670	4,035	365
Regionally Based Household Growth	11.3%	3,670	n/a	416
Scenario Average				390
Total New Units - 5 years				**390**

Table 8.6: Anticipated household growth calculations for Electoral Area G

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	**2026**	
Local Household Growth	n/a	3,575	3,875	300
Regionally Based Household Growth	11.3%	3,575	n/a	405
Scenario Average				352
Total New Units - 5 years				**352**

Table 8.7: Anticipated household growth calculations for Electoral Area H

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	**2026**	
Local Household Growth	n/a	2,005	2,304	299
Regionally Based Household Growth	11.3%	2,005	n/a	227
Scenario Average				263
Total New Units - 5 years				**263**

Component E: Housing units and rental vacancy rate

Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. To estimate RVRA, rental market data from Canadian Mortgage Housing Corporation's Housing Market Information Portal, as well as the number of renter households from the most recent census report are used. The calculations use Primary Rental Market Vacancy Rate data from CMHC for each applicable municipality or EA.[20]

The calculations involve the following steps:

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[20] Given that the rental market vacancy rates for individual EAs are not reported, regional rates were applied to represent corresponding Areas. The Nanaimo Census Metropolitan Area (CMA) rental vacancy rate was used for Nanaimo A and C, the Parksville Census Agglomeration (CA) for Nanaimo G, and the provincial rate was applied to Nanaimo B, E, F, and H.

- Step 1: Gather the local Primary Rental Market Vacancy Rate from CMHC. Use the rate for British Columbia if local data is not available. If the applicable Vacancy Rate is 3% or greater, the RVRA housing need over 20 years is assumed to be zero.
- Step 2: Calculate the local Occupied Rate by subtracting the local Vacancy Rate from 100%. For the target Vacancy Rate of 3%, the Occupied Rate is 97%.
- Step 3: Calculate the Estimated Number of Units for the target and local Vacancy Rates by dividing the number of Renter Households by the target and local Occupied Rates. The Estimated Number of Units represents the expected total number of rental units (occupied and vacant).
- Step 4: Subtract the local Estimated Number of Units from the target Estimated Number of Units to determine the Total New Units needed to address RVRA over 20 years (Tables 9.1-9.7).
- Step 5: Given the housing units for this component are distributed over 20 years, to obtain the number of 5-year units, simply divide the 20-year result by 4.

Table 9.1: Rental vacancy rate adjustment calculations for Electoral Area A				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	500	515
Local Vacancy Rate	2.7%	97.3%	500	514
Total New Units - 20 years				**2**
Total New Units – 5 years				**0**

Table 9.2: Rental vacancy rate adjustment calculations for Electoral Area B				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	270	278
Local Vacancy Rate	1.2%	98.8%	270	273
Total New Units - 20 years				**5**
Total New Units - 5 years				**1**

Table 9.3: Rental vacancy rate adjustment calculations for Electoral Area C				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	195	201
Local Vacancy Rate	2.7%	97.3%	195	200
Total New Units - 20 years				**1**
Total New Units – 5 years				**0**

Table 9.4: Rental vacancy rate adjustment calculations Electoral Area E				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	270	278
Local Vacancy Rate	1.2%	98.8%	270	273
Total New Units - 20 years				**5**
Total New Units - 5 years				**1**

Table 9.5: Rental vacancy rate adjustment calculations for Electoral Area F				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	1,035	1067
Local Vacancy Rate	1.2%	98.8%	1,035	1048
Total New Units - 20 years				**19**
Total New Units - 5 years				**5**

Table 9.6: Rental vacancy rate adjustment calculations for Electoral Area G				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	335	345
Local Vacancy Rate	1.3%	98.7%	335	339
Total New Units - 20 years				**6**
Total New Units - 5 years				**1**

Table 9.7: Rental vacancy rate adjustment calculations for Electoral Area H				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	285	294
Local Vacancy Rate	1.2%	98.8%	285	288
Total New Units - 20 years				**5**
Total New Units - 5 years				**1**

Component F: Housing units and demand (the "demand buffer")

The demand buffer is not calculated for Electoral Areas within regional districts. Therefore, these values have been denoted as 'n/a' in all summary tables.

Summary of Interim Housing Needs Calculation

Below are the summary tables from the Summary of Interim Housing Needs Results section.

Table 10.1: Total local housing need for Electoral Area A		
Component	**5-year need**	**20-year need**
A Extreme Core Housing Need	21	85
B Persons Experiencing Homelessness	22	43
C Suppressed Household Formation	69	276
D Household Projections	275	870
E Rental Vacancy Rate Adjustment	0	2
F Additional Housing Demand	n/a	n/a
Total housing need	**387**	**1,275**

Table 10.2: Total local housing need for Electoral Area B		
Component	**5-year need**	**20-year need**
A Extreme Core Housing Need	21	84
B Persons Experiencing Homelessness	13	26
C Suppressed Household Formation	60	239
D Household Projections	271	746
E Rental Vacancy Rate Adjustment	1	5
F Additional Housing Demand	n/a	n/a
Total housing need	**367**	**1,100**

Table 10.3: Total local housing need for Electoral Area C		
Component	**5-year need**	**20-year need**
A Extreme Core Housing Need	10	40
B Persons Experiencing Homelessness	9	19
C Suppressed Household Formation	35	142
D Household Projections	161	596
E Rental Vacancy Rate Adjustment	0	1
F Additional Housing Demand	n/a	n/a
Total housing need	**216**	**797**

Table 10.4: Total local housing need for Electoral Area E		
Component	**5-year need**	**20-year need**
A Extreme Core Housing Need	15	61
B Persons Experiencing Homelessness	20	39
C Suppressed Household Formation	49	197
D Household Projections	387	1,252
E Rental Vacancy Rate Adjustment	1	5
F Additional Housing Demand	n/a	n/a
Total housing need	**472**	**1,554**

Table 10.5: Total local housing need for Electoral Area F

Component	5-year need	20-year need
A Extreme Core Housing Need	51	206
B Persons Experiencing Homelessness	24	48
C Suppressed Household Formation	67	266
D Household Projections	390	1,393
E Rental Vacancy Rate Adjustment	5	19
F Additional Housing Demand	n/a	n/a
Total housing need	**537**	**1,932**

Table 10.6: Total local housing need for Electoral Area G

Component	5-year need	20-year need
A Extreme Core Housing Need	20	79
B Persons Experiencing Homelessness	23	46
C Suppressed Household Formation	81	322
D Household Projections	352	1,162
E Rental Vacancy Rate Adjustment	1	6
F Additional Housing Demand	n/a	n/a
Total housing need	**478**	**1,616**

Table 10.7: Total local housing need for Electoral Area H

Component	5-year need	20-year need
A Extreme Core Housing Need	11	46
B Persons Experiencing Homelessness	12	25
C Suppressed Household Formation	65	260
D Household Projections	263	858
E Rental Vacancy Rate Adjustment	1	5
F Additional Housing Demand	n/a	n/a
Total housing need	**353**	**1,194**

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