Pemberton Age-Friendly Affordable Housing Action Plan

Committee of the Whole Presentation

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Introduction

| What Are We Going to Cover Today?

- Process Overview
- What We’ve Learned So Far
- Next Steps
- Group Discussion

Process Overview

| Process Overview: Purpose

- Establish a vision for an age-friendly future, informed by demonstrated needs and gaps
- Learn from the community about issues and opportunities to create housing that meets local needs, and which integrates principles of creating an age-friendly community
- Update the Affordable Housing Action Plan, using an age-friendly lens

| Process Overview

Housing needs assessments **identify populations challenged to afford housing** in the local market; housing gaps; and other housing issues

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Process Overview

Seniors Housing Continuum

INDEPENDENT	SEMI-INDEPENDENT	ASSISTED LIVING	LONG-TERM CARE + MAJOR SUPPORT
Single detached Townhouses Apartments Ranchers — Technology aids Elevators Home care support Adaptable housing	Part of a community — Co-housing Pocket neighbourhoods Granny flats Secondary suites Seniors-specific independent housing	Retirement home Supported housing	Institutional living Residential care Heavy care Respite

Process Overview

An age-friendly community adapts its structures and services to be **accessible** to and **inclusive** of **people of all ages** with varying needs and capacities, typically focusing on seniors.

Process Overview

The World Health Organization established **eight** themes to help evaluate and develop strategies to create age-friendly communities, which include:

- Outdoor Spaces & Buildings
- Transportation
- ***Housing***
- Respect & Social Inclusion
- Social Participation
- Communication & Information
- Civic Participation & Employment
- Community Support and Health Services

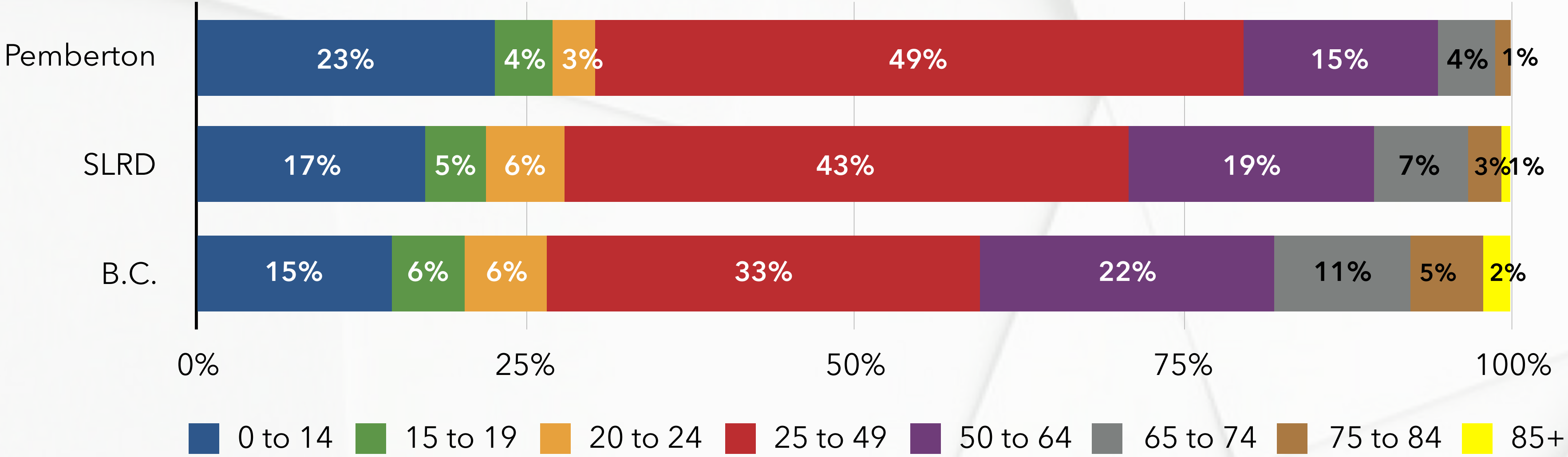
| Process Overview

What We've Learned So Far

| What We've Learned So Far

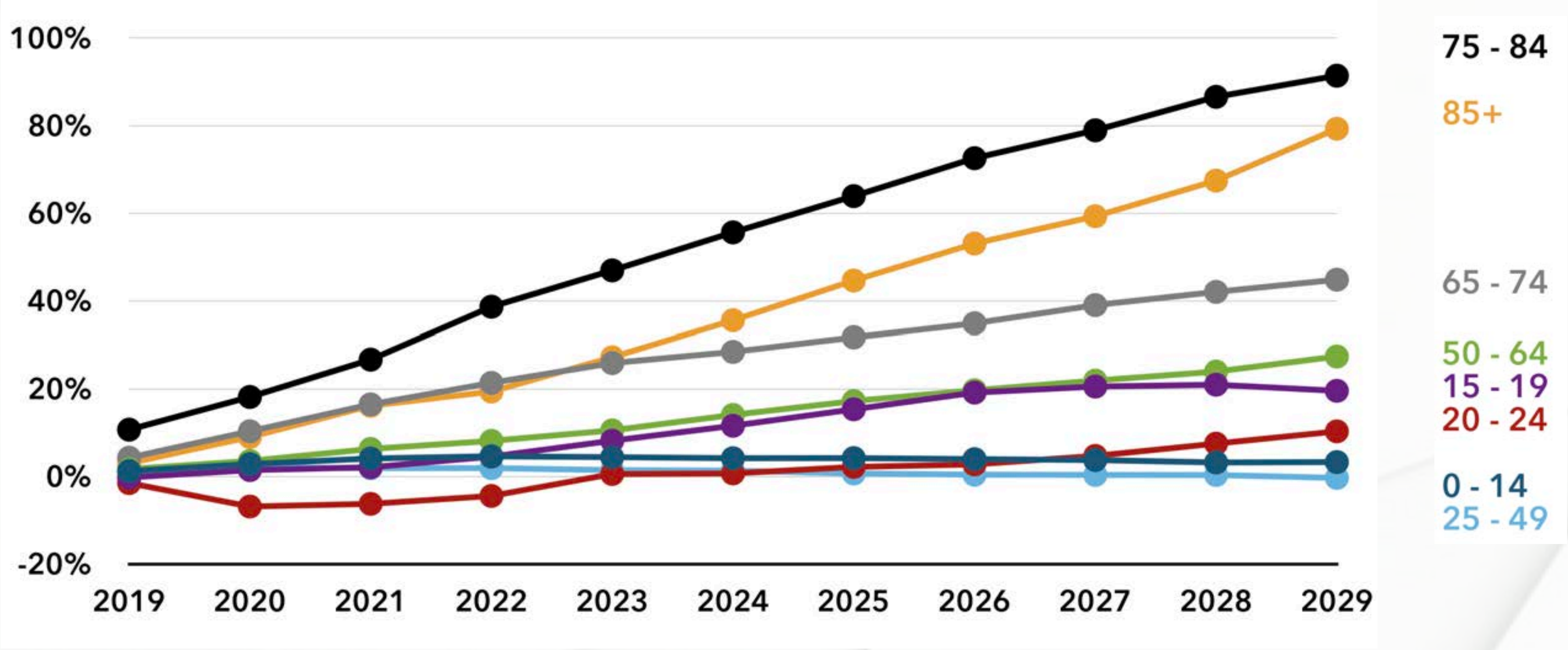
- Escalating rental and homeownership prices / affordability issues
- Steady population growth and aging demographics –> demand for more seniors housing
- Increased new construction –> market responding to demand
- Need to provide direction to developers on age-related housing needs
- Challenging for local businesses to attract and retain employees given lack of affordable rental and homeownership options

| What We've Learned So Far



Source: Statistics Canada, Census (2016)

| What We've Learned So Far



Source: Source: BC Stats, P.E.O.P.L.E. (2017)

| What We've Learned So Far – Rental Prices

Between 2008 and 2018, rents on average increased by as much as 58.5%

	2009	2017/18	% Increase
Shared	$551	$758	73%
1 Bedroom	$922	$1,463	59%
2 Bedroom	$1,341	$1,963	46%
3+ Bedroom	$1,682	$2,533	66%

Source: Village of Pemberton, Listings Snapshot Research (2009, 2018)

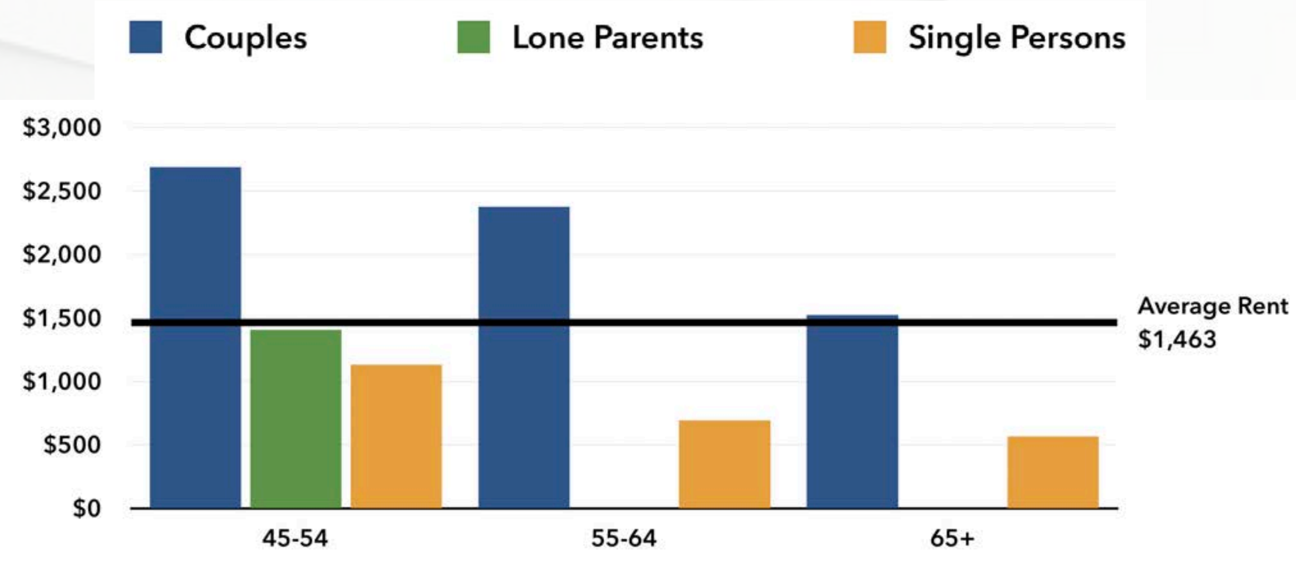
| What We've Learned So Far – Housing Prices

Between 2008 and 2018, single detached home sales prices increased by 56%, townhouse sales prices increased by 89%, and apartment sales prices increased by 99%

	2008	2018	% Increase
Single Detached Home	$530,000	$830,000	56%
Townhouse	$317,750	$602,000	89%
Apartment	$270,000	$352,000	99%

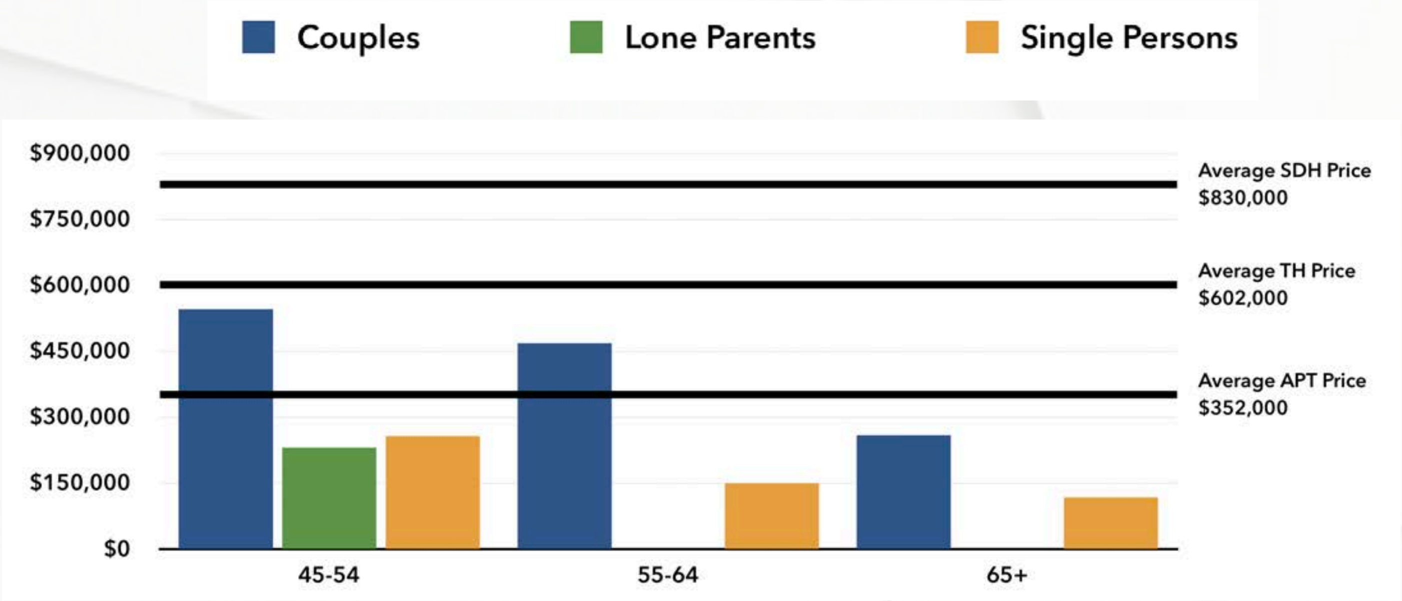
Source: Village of Pemberton, Listings Snapshot Research (2008, 2018)

What We've Learned So Far – Rental Affordability



Source: Statistics Canada, Income Statistics, Tax-filer Data, Annual Estimates for Median Income Census Families and Individuals, 2015

What We’ve Learned So Far – Homeownership Affordability



Source: Statistics Canada, Income Statistics, Tax-filer Data, Annual Estimates for Median Income Census Families and Individuals, 2015

What We've Learned So Far – Non-Market Housing

- Limited increase in the number of non-market housing units since 2014
- Constant number of households receiving rent supplements
- Increasing number of households on waitlists for non-market housing

	2014	2019
Non-Market Housing Units	31 units	34 units
Households Receiving Rent Supplements	9 households	10 households
Households on Waitlist for Non-Market Housing	4 households	8 households

What We've Learned So Far – Priority Populations & Housing Gaps

Priority Population	Housing Gap
Low-Income Seniors	• Non-Market Semi-Independent Seniors Housing • Independent Seniors Housing • Assisted Living
Low-Income Households	• Market Rental Housing • Rent Supplements
Moderate Income Households	• Affordable Home Ownership Opportunities
Persons Experiencing Homelessness or At-Risk of Homelessness	• Rent Supplements
Persons with Disabilities	• Accessible Housing

What We've Learned So Far – Other Considerations

Next Steps

| Next Steps


1
HOUSING RESEARCH
2
ENGAGEMENT
3
AGE-FRIENDLY (SENIORS) HOUSING NEEDS ASSESSMENT
4
UPDATE AFFORDABLE HOUSING BACKGROUND REPORT
5
AGE-FRIENDLY CAPACITY AND GAPS ANALYSIS
6
AFFORDABLE HOUSING ACTION PLAN

Group Discussion


Thank You!