
AGENDA - COMMITTEE OF THE WHOLE
Tuesday, December 3, 2024 @ 6:00 PM
In the City Hall Council Chambers & Via Video-Conference
4850 Argyle Street, Port Alberni, BC

The following pages list all agenda items received by the deadline [12:00 noon on the Wednesday before the scheduled meeting]. A sample resolution is provided for most items in italics for the consideration of Council. For a complete copy of the agenda including all correspondence and reports please refer to the City's website portalberni.ca or contact Corporate Services at 250.723.2146 or by email corp_serv@portalberni.ca

Watch the meeting live at www.portalberni.ca

Register to participate via MS Teams webinar at: <https://portalberni.ca/council-agendas-minutes>

A. CALL TO ORDER & APPROVAL OF THE AGENDA

1. Council would like to acknowledge and recognize that we work, live and play in the City of Port Alberni which is situated on the unceded territories of the Tseshaht [čišaaʔath] and Hupačasath First Nations.
2. Late items identified by Committee members.
3. Late items identified by the Corporate Officer.
4. Notice of Video Recording (live-streaming and recorded/broadcast on YouTube).

That the agenda be approved as circulated.

B. ADOPTION OF MINUTES - Page 3

1. Minutes of the meeting held at 6:00 pm on November 18, 2024, as presented.

C. PUBLIC INPUT PERIOD

An opportunity for the public to address the Committee. A maximum of six [6] speakers for no more than five [5] minutes each will be accommodated. For those participating electronically, please use the 'Raise your Hand' feature and you will be called upon to speak in the order of which it appears.

D. DELEGATIONS

E. UNFINISHED BUSINESS

1. Interim Housing Needs Report 2024 - Page 6
Interim Housing Needs Report from the Manager of Planning.

F. STAFF REPORTS

G. CORRESPONDENCE

H. NEW BUSINESS

I. QUESTION PERIOD

An opportunity for the public to ask questions of the Committee. For those participating electronically, please use the 'Raise your Hand' feature and you will be called upon to speak in the order of which it appears.

J. ADJOURNMENT

That the meeting adjourn at pm.

MINUTES OF THE COMMITTEE OF THE WHOLE
Monday, November 18, 2024 @ 6:00 PM
In the City Hall Council Chambers & Via Video-Conference
4850 Argyle Street, Port Alberni, BC

Present: Mayor S. Minions [electronic participation]
Councillor D. Haggard
Councillor C. Mealey
Councillor T. Patola @ 6:07 p.m.
Councillor C. Solda

Regrets: Councillor D. Dame

Staff: M. Fox, Chief Administrative Officer
S. Darling, Director of Corporate Services
A. McGifford, Director of Finance
W. Thorpe, Director of Parks, Recreation and Culture
M. Owens, Fire Chief
M.C. Massicotte, Manager of Community Safety and Social Development
J. Pelech, Information Services Manager

Other: Jeffrey Carlisle, Behr Consulting

Gallery: 5

A. CALL TO ORDER & APPROVAL OF THE AGENDA

The meeting was called to order at 6:00 PM.

MOVED AND SECONDED, THAT the agenda be adopted, as circulated.

CARRIED

B. ADOPTION OF MINUTES

MOVED AND SECONDED, THAT the minutes of the meeting held at 4:00 pm on October 21, 2024 be adopted, as presented.

CARRIED

C. PUBLIC INPUT PERIOD

D. DELEGATIONS

1. **Canadian Maritime Engineering**

D. Anderson, VP of Operations and T. Kennedy, President provided an overview of their ship breaking process and services.

2. **Alberni Valley Chamber of Commerce**

J. Dick, CEO and E. Drew, Director of Operations provided an update on the operations of McLean Mill and the Visitor Centre.

E. UNFINISHED BUSINESS

1. **Five Year Financial Plan Q&A Summary**

The Director of Finance presented a summary of questions and responses as it relates to the 2025-2029 Financial Planning process.

F. STAFF REPORTS

G. CORRESPONDENCE

H. NEW BUSINESS

1. Parks and Public Places Bylaw

MOVED AND SECONDED, THAT the Committee of the Whole direct staff to address the Committees' comments with regards to the proposed "Parks and Public Places Bylaw No. 5121, 2024" for consideration at a future Committee of the Whole meeting.

CARRIED

2. 2024-2028 Financial Plan Amendments

MOVED AND SECONDED, THAT the Committee of the Whole recommend Council amends the "City of Port Alberni 2024 – 2028 Financial Plan Bylaw No. 5097, 2024" as follows:

i) Line 22121 – Police Services Contract

a. 2025 – from \$7,622,452 to \$7,905,555

b. 2026 – from \$7,875,460 to \$8,247,382

c. 2027 – from \$8,141,534 to \$8,530,188

d. 2028 – from 8,401,662 to \$8,839,271

ii) Line 27600 - Vancouver Island Regional Library

a. 2025 – from \$1,265,788 to \$1,139,722

iii) Line 27530 – Industrial Collections – APR Insurance & Contingency, allocating \$60,000 from the Alberni Valley Community Forest (AVCF) Reserve

a. 2024 – from \$40,657 to \$100,657

iv) 2024 Capital Plan – Cultural Services – Project - Athol Street Rail Crossing, allocating \$95,500 from the Alberni Valley Community Forest (AVCF) Reserve

a. From \$0 to \$95,500

CARRIED

3. Facility Condition Assessment | Preliminary Financial Considerations

MOVED AND SECONDED, THAT the Committee of the Whole receive the report "Facility Condition Assessment | Preliminary Financial Considerations" dated November 14, 2024.

CARRIED

Councillor Mealey vacated the chair at 7:56 p.m.

Councillor Solda assumed the Chair.

Councillor Mealey returned to the meeting at 7:58 p.m. and resumed the Chair.

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4. **City of Port Alberni Tax Rates History and Tax Share**
MOVED AND SECONDED, THAT the Committee of the Whole receive the report "City of Port Alberni Tax Rates History and Tax Share" dated November 18, 2024.
CARRIED
 5. **Fire Control Bylaw**
MOVED AND SECONDED, THAT the Committee of the Whole recommend Council introduce and complete three readings of "Fire Control Bylaw No. 5122, 2024".
CARRIED
 6. **Behr Fire Master Plan Preliminary Findings**
MOVED AND SECONDED, THAT the Committee of the Whole receive the Behr Fire Master Plan Preliminary Findings Report.
CARRIED
 7. **Nuisance Abatement Bylaw No. 4705-3 | Amendment**
MOVED AND SECONDED, THAT the Committee of the Whole recommend Council introduce and complete three readings of "City of Port Alberni Nuisance Abatement Bylaw No. 4705-3, 2024".
CARRIED

MOVED AND SECONDED, THAT the Committee of the Whole direct staff to investigate proposed higher rates and reoccurring nuisance property penalties as it pertains to the "City of Port Alberni Nuisance Abatement Bylaw No. 4705-3, 2024" by comparing it with other communities.
CARRIED
 8. **Flag Policy**
MOVED AND SECONDED, THAT the Committee of the Whole recommend Council rescind the Flag Policy dated May 9, 2011.
CARRIED

MOVED AND SECONDED, THAT the Committee of the Whole receive the report "Flag Policy" dated November 13, 2024 and Flag Policy No. 3000-2.
CARRIED

I. QUESTION PERIOD

J. ADJOURNMENT

MOVED AND SECONDED, THAT the meeting adjourn at 9:24 p.m.
CARRIED

CERTIFIED CORRECT

Mayor

Corporate Officer



Interim Housing Needs Report 2024

Development Services

Presented to Committee of the Whole
Dec 3 2024



portalberni.ca

Interim Housing Needs Report

Background:

Staff worked with a consultant (City Spaces) to prepare an Interim Housing Needs Report (IHNR):

- To comply with changes to LGA (section 585).
- To support work on the new OCP (incl. land use and housing policy)
- To allow the City to better understand, and respond to, housing needs in the community.

Purpose:

- New (full) Housing Needs Report due every 5 years.



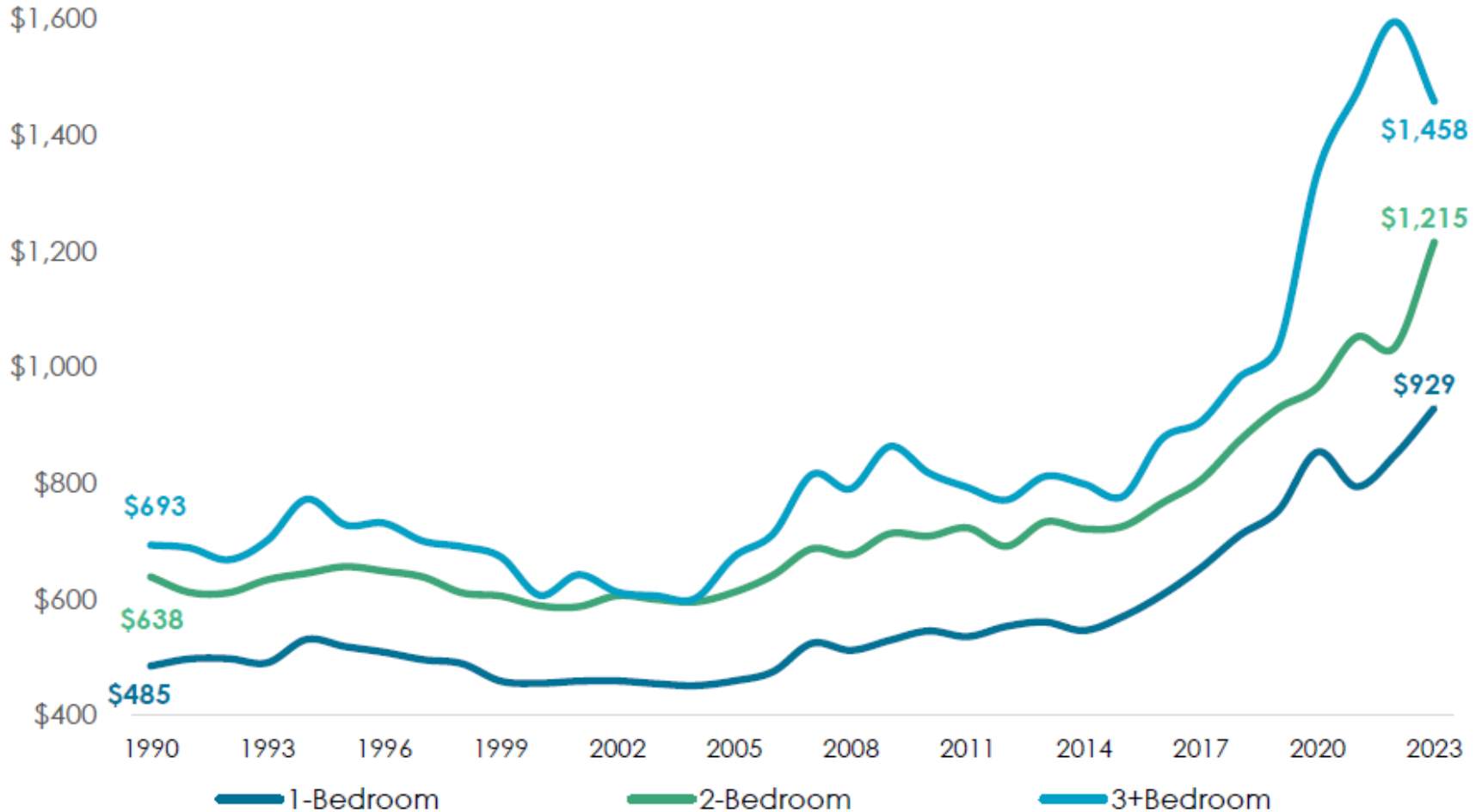


Market Info: Rent and Sales Price Trends



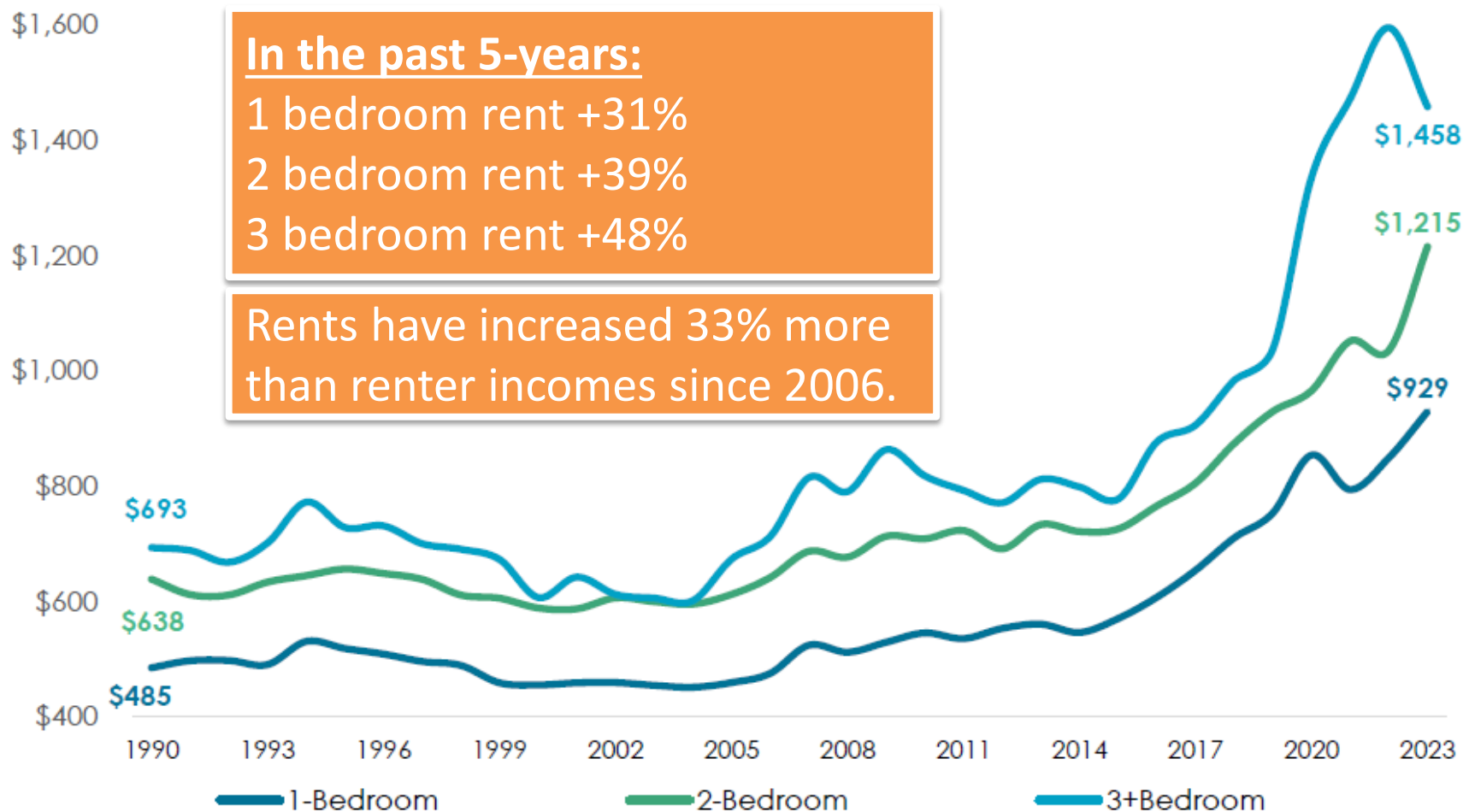
Interim Housing Needs Report

Purpose Built Rental Median Rents (1990-2023; inflation adjusted to 2023)



Interim Housing Needs Report

Purpose Built Rental Median Rents (1990-2023; inflation adjusted to 2023)



PRICE TRENDS

Supply

From 2006 - 2021, Port Alberni gained 520 renter households.

- But only gained 62 net new purpose-built rentals.

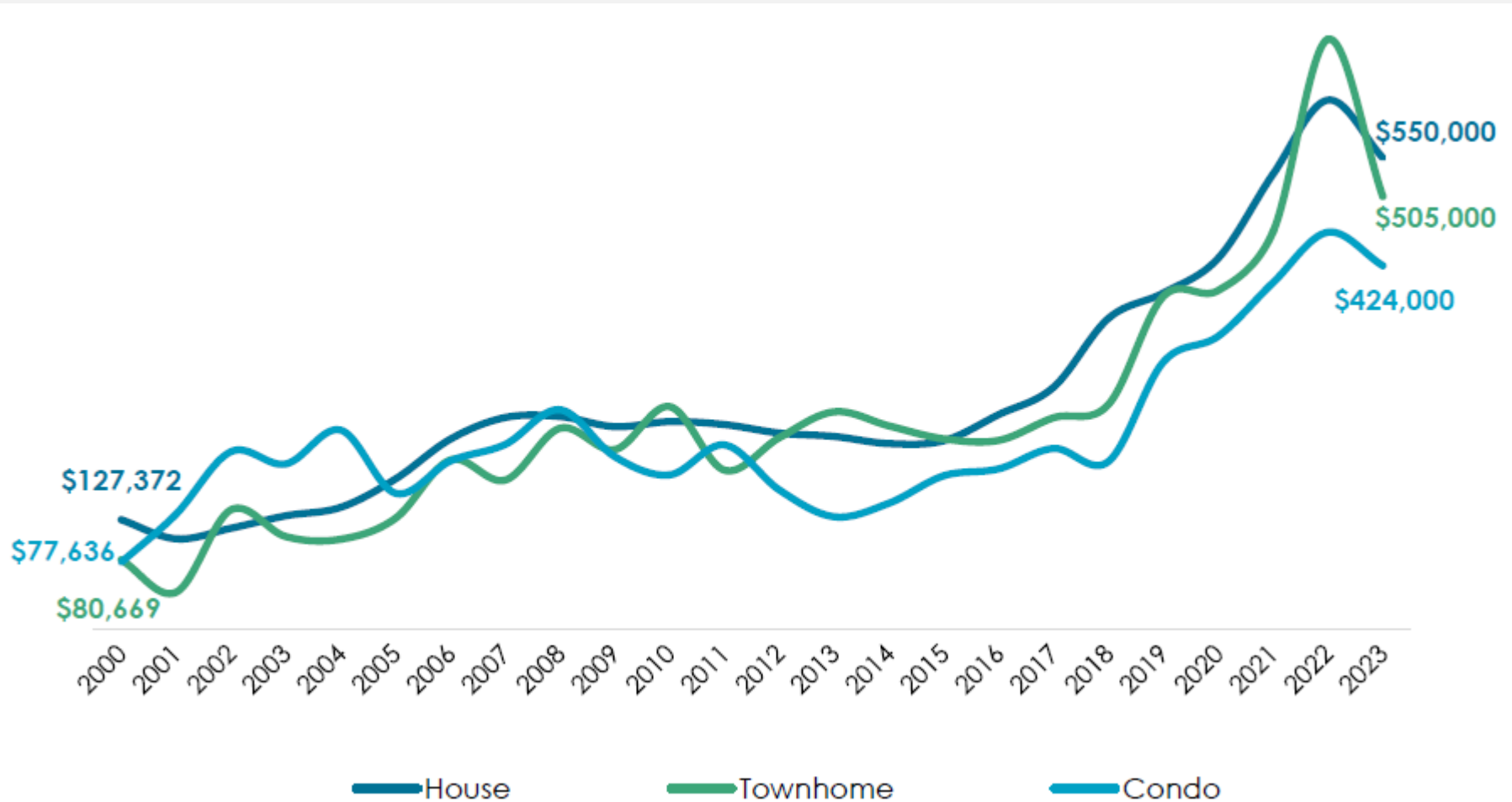
Only 20% of purpose-built rental units have been constructed since 2000 (235)

- 80% have been completed since 2020 (188)



Interim Housing Needs Report

Median Annual Sales Prices by Structure Type (2000-2023)

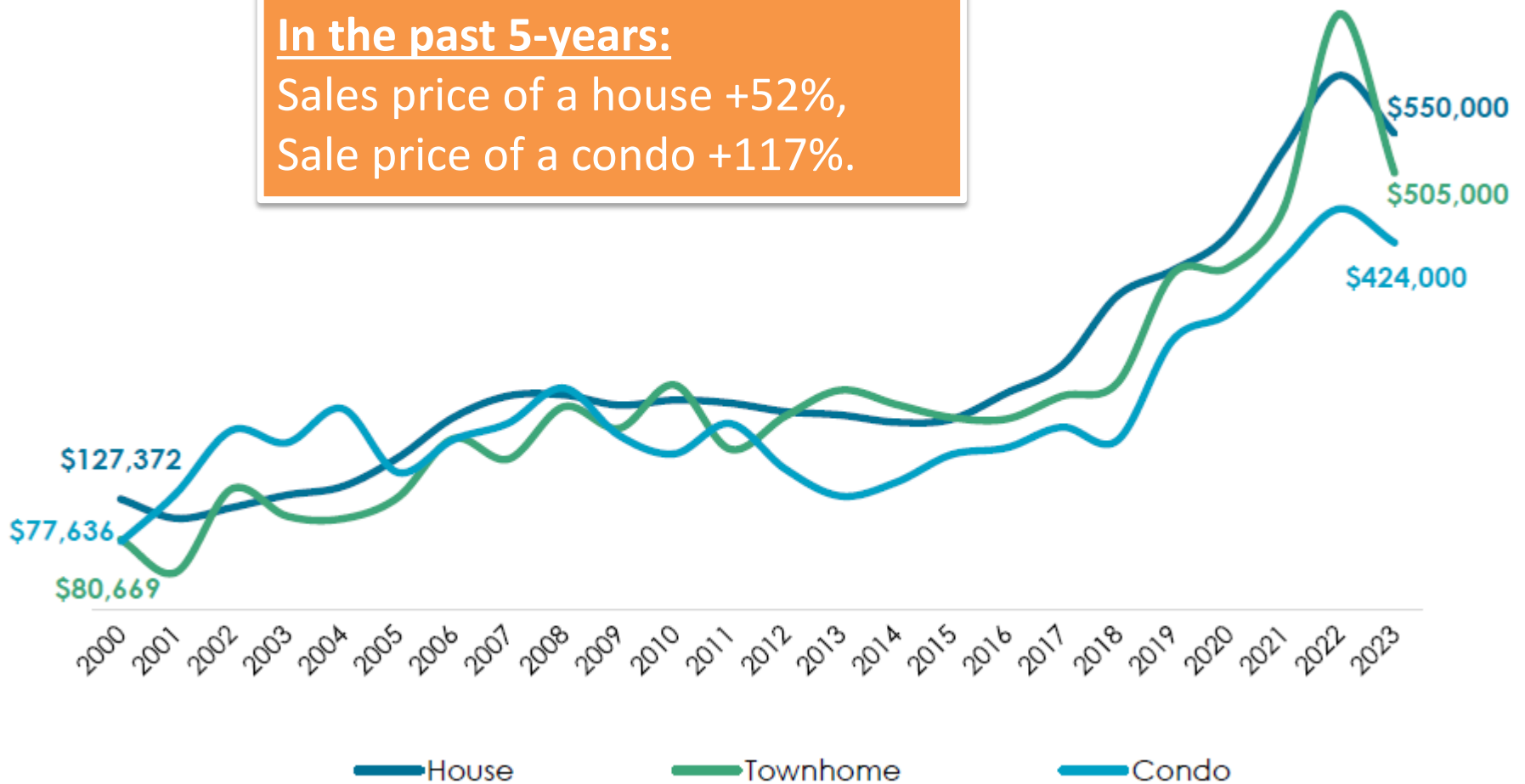


Interim Housing Needs Report

Median Annual Sales Prices by Structure Type (2000-2023)

In the past 5-years:

Sales price of a house +52%,
Sale price of a condo +117%.





Housing Demand Estimates (5, 10, and 20 year)



Interim Housing Needs Report

Housing Demand Estimates (5, 10 and 20 year)

Table 1: 5-, 10-, and 20-Year HNR Method Housing Demand Estimates, City of Port Alberni³

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	110.9	221.7	443.4
B	Person Experiencing Homelessness	100.6	201.1	201.1
C	Suppressed Household Formation	49.1	98.3	196.6
D	Anticipated Household Growth	827.1	1,126.8	1,453.8
E	Rental Vacancy Rate Adjustment	13.0	26.0	52.1
F	Demand Factor	119.6	239.2	478.3
Total		1,220	1,913	2,825



Interim Housing Needs Report

Housing Need by Type and Tenure (5 and 10 year Estimates)

Table 3: 5-Year and 10-Year HNR Method Type and Tenure Allocation

TIMEFRAME		MARKET RENTAL	NON-MARKET RENTAL	DEEP SUBSIDY + SUPPORTIVE RENTAL	OWNERSHIP	TOTAL
5-Years	#	168	206	176	670	1,220
	%	14%	17%	14%	55%	
10-Years	#	277	336	332	968	1,913
	%	14%	18%	17%	51%	





Core Housing Need in Port Alberni



Core Housing Need

WHAT IS CORE HOUSING NEED?

Standard metric used by Stats Canada to assess housing status.

A household is in “Core Housing Need” if one of the following is met:

- a) Their housing requires repairs (Adequacy)**
- b) Their housing costs at least 30% of before-tax income (Affordability)**
- c) Their housing does not have enough bedrooms for the household size and composition (Suitability)**

“Extreme Core Housing” need is when all three are met.



Core Housing Need

WHO EXPERIENCES CORE HOUSING NEED MOST?

- Renting households (especially ages 35 – 54).
- Seniors
- Low income households
- 1-person households

Renter households:

- 5 times more likely than owner households (28.5% vs 5.1%).
- Low income households (75% of core need in PA)
- 1-person households (67% of core need in PA).



Core Housing Need

WHO EXPERIENCES CORE HOUSING NEED MOST?

Senior households:

- Up to 50% of senior households are in core housing need.
- Half of renting households are in core housing need where the person paying the rent/mortgage is over 75.
- One-person senior households have high rates regardless of owning or renting.





Affordability



Rental Affordability

In 2024, only 41% of renter households could afford the median priced purpose-built rental.

- Between 35% and 59% of renter households cannot afford the median rent for any unit.
- Moderate income households (\$30K – \$49k) may be able to afford a 1-bedroom.

Low income households (under \$30K) are extremely challenged to access housing unless already renting (at a lower rent).

- Would be priced-out if had to move.



Ownership Affordability

Benchmark purchase price in January 2024:

- Single Detached (\$517,600)
- Townhouse (\$425,500)
- Apartment (\$509,900)

To purchase any dwelling requires a household income of \$107,104 (with a down payment of \$85,100).

- Only 25% of households in PA earn more than \$100,000
- 15% earn over \$125,000.



Ownership Affordability

Renting households have lower incomes and lack equity to purchase a home.

- Only 10% of renters have the minimum income (over \$100k) to afford a townhome with 20% down payment.

Some households with above average income (starting at \$75,000) cannot to afford to purchase any type of dwelling.

- Down payment larger than 20% still required.





General Findings



GENERAL FINDINGS

Housing need may be due to an increasing mismatch between existing housing stock and household needs.

- Rather than pressure from rapid growth.
- Port Alberni has experienced consistent but gradual growth since 2006 .

Most households only need 1 or 2 bedrooms to meet their needs (although may prefer more)

- Port Alberni has a high share of 1-2 person households (74%)



GENERAL FINDINGS

Shrinking household sizes may require a shift towards encouraging more multi-unit housing with 1 or 2 bedrooms.

- Are also more affordable than larger dwellings.

A broader range of smaller housing forms may be required to meet the housing needs.

- Because core housing need is concentrated in low income one- and two-person households.
- Laneway homes, carriage suites, secondary suites, tiny homes, etc.



GOING FORWARD

Staff will consider the Interim Housing Needs Report when developing policy for the 2042 Official Community Plan

- Land regulations that create opportunities for housing.
- Pre-planning for housing (where, how many?)
- Prioritizing housing applications
- Accessible approvals process (for any property owner)
- Partnering with non-profit housing providers
- City land sales for targeted housing need (eg. affordable)
- Balanced DCCs that are not a barrier to affordability
- Securing amenities through density bonusing






Questions?





Date: October 8, 2024
File No: 6970-20-HNR
To: Committee of the Whole
From: M. Fox, CAO
Subject: Interim Housing Needs Report 2024

Prepared by: B. MCLOUGHLIN Manager of Planning	Supervisor: S. SMITH Dir. of Development Services / Deputy CAO	CAO Concurrence:  M. Fox, CAO
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RECOMMENDATION

- THAT the Committee of the Whole recommend that Council receive the Interim Housing Needs Report in accordance with section 585.31 of the Local Government Act, and ahead of the January 1, 2025 deadline set by the B.C. Ministry of Housing.
- THAT the Committee of the Whole recommend that Council direct staff to develop the 2042 Official Community Plan in consideration of the Interim Housing Needs Report as required by section 473.1(2) of the Local Government Act.

PURPOSE

To consider the City of Port Alberni's Interim Housing Needs Report (IHNR) that has been prepared to meet legislative requirements, and to assist with development of housing policy for the Official Community Plan (OCP). The intent of a housing needs report is to allow the City to better understand, and respond to, housing needs in the community.

BACKGROUND

Recent changes to section 585 of the Local Government Act (LGA) require that Council:

- Receive an Interim Housing Needs Report by January 1, 2025 and publish it online.
- Adopt an Official Community Plan to accommodate the housing need no later than December 31, 2025.
- Produce a regular Housing Needs Report every five years with the first due December 31, 2028.

Staff have worked with consultants from City Spaces to produce the data necessary for an interim housing needs report, and to address housing need in the new OCP. The IHNR was recently completed and is now being presented to Committee of the Whole to meet the January 1, 2025 deadline set by the B.C. Ministry of Housing.

IHNR Required Statements

The B.C. Ministry of Housing requires the IHNR contain the following statements from the City:

- The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the standard provincial methodology.

- b) 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;
- c) A description of the actions taken since receiving the most recent Housing Needs Report, to reduce housing needs.

These statements are located in *Appendix A: Interim Housing Needs Report Legislative Requirement* of the *Interim Housing Needs Report: HNR Method Technical Memorandum* starting on page 14.

Definition of Core Housing Need

According to Statistics Canada¹, a household is considered to be in “Core Housing Need” if their housing fails to meet at least one of three indicators:

- a) Adequacy – whether the dwelling condition requires repairs.
- b) Affordability – whether the household pays, or would have to pay, at least 30% or more of its total before-tax income for acceptable housing.
- c) Suitability – whether the dwelling has enough bedrooms for the size and composition of the household.

ALTERNATIVES/OPTIONS

1. *THAT the Committee of the Whole recommend that Council receive the Interim Housing Needs Report in accordance with section 585.31 of the Local Government Act, and ahead of the January 1, 2025 deadline set by the B.C. Ministry of Housing.*

THAT the Committee of the Whole recommend that Council direct staff to develop the 2042 Official Community Plan in consideration of the Interim Housing Needs Report as required by section 473.1(2) of the Local Government Act.

2. *Committee of the Whole may direct staff to provide additional information.*

Staff recommend Option 1.

ANALYSIS

Results of Housing Need Report

Below are the results of the Interim Housing Needs report that were produced according to the standard method required by the B.C. Ministry of Housing.

Table 1 – Housing Need Estimates (Interim Housing Needs Report)			
<i>Estimated Housing Units Needed</i>	<i>5-year</i>	<i>10-year</i>	<i>20-year</i>
Total	1,220	1,913	2,825

¹ Statistics Canada, “Core housing need of private household” <https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=1230313> , August 25, 2021.

Table 2 – Breakdown of Estimates (Interim Housing Needs Report)			
<i>Estimated Housing Units Needed</i>	<i>5-year</i>	<i>10-year</i>	<i>20-year</i>
For households in Extreme Core Housing Need	111	222	443
For individuals experiencing homelessness	101	201	201
For suppressed households	49	98	197
For anticipated household growth	827	1,127	1,454
To increase the rental vacancy rate to 3%	13	26	52
Additional supply to buffer local housing demand.	120	239	478

Table 3 – Type and Tenure of Units (Interim Housing Needs Report)						
<i>Timeframe</i>		<i>Market Rental</i>	<i>Non-Market Rental</i>	<i>Deep Subsidy & Supportive Rental</i>	<i>Ownership</i>	<i>Total</i>
5-Years	#	168	206	176	670	1,220
	%	14%	17%	14%	55%	-
10-years	#	277	336	332	968	1,913
	%	14%	18%	17%	51%	-

Summary of Key Themes and Findings (Interim Housing Needs Report)

The following section is a summary of findings from the IHNR, and the research by City Spaces supporting the 2042 Official Community Plan. The full document including methodology and data inventory is attached to this report.

Household Needs and Future Housing

- Port Alberni has experienced consistent but gradual growth since 2006, and housing need may be due to an increasing mismatch between the existing housing stock and household needs, rather than pressure from rapid growth.
- Port Alberni has a high share of one- and two-person households (74% combined), suggesting most households only need one or two bedrooms to meet their housing needs, although many households may prefer to have an extra bedroom or two.
- Shrinking household sizes may require a shift towards encouraging or incentivizing more multi-unit housing with one- or two-bedrooms, which could also help to address affordability challenges compared to adding more larger dwellings.

- Opportunities for a broader range of smaller housing forms may be required to effectively meet the housing needs of current and future residents. This is because core housing need is concentrated in low income one- and two-person households.

Affordability - General

- Housing costs in Port Alberni have increased rapidly in recent years.
- The cost to rent and buy is relatively lower than many communities in B.C., but the B.C. median household income is 27% higher than in Port Alberni.

Affordability - Rental

- Only 41% of renter households could afford the median priced purpose-built rental.
- Between 35% and 59% of renter households likely cannot afford the median rent for any size of unit
- Moderate income households might be able to afford a median priced rental, but a one-bedroom only.
- It is likely that households with low income are extremely challenged to access housing that meets their needs, unless they have an existing tenancy with a lower rent. They may be priced-out if they had to move and initiate a new tenancy.

Affordability - Ownership

- Very few households can afford to purchase a dwelling without existing equity in a home, support from relatives or inheritance, or otherwise having access to wealth for a significant down payment.
 - To purchase any dwelling at the January 2024 benchmark price² would require a household income of at least \$107,104 (with a down payment of \$85,100).
 - Only 25% of households earn more than \$100,000, with 15% earning more than \$125,000.
 - A lower down payment is possible, which would result in a higher household income required to qualify for a mortgage.
 - Only households with above average incomes could purchase a dwelling without a down payment significantly larger than 20%.
 - There are also households with above average income (starting at \$75,000) who could not afford any type of dwelling at the benchmark price.
- Renting households generally have lower incomes than owners, and these are the households who most likely lack equity to leverage for a home purchase.
- Only 10% of non-owners (renters) have the minimum required income (over \$100,000) to afford a benchmark priced townhome with a 20% down payment in January 2024.

Core Housing Need

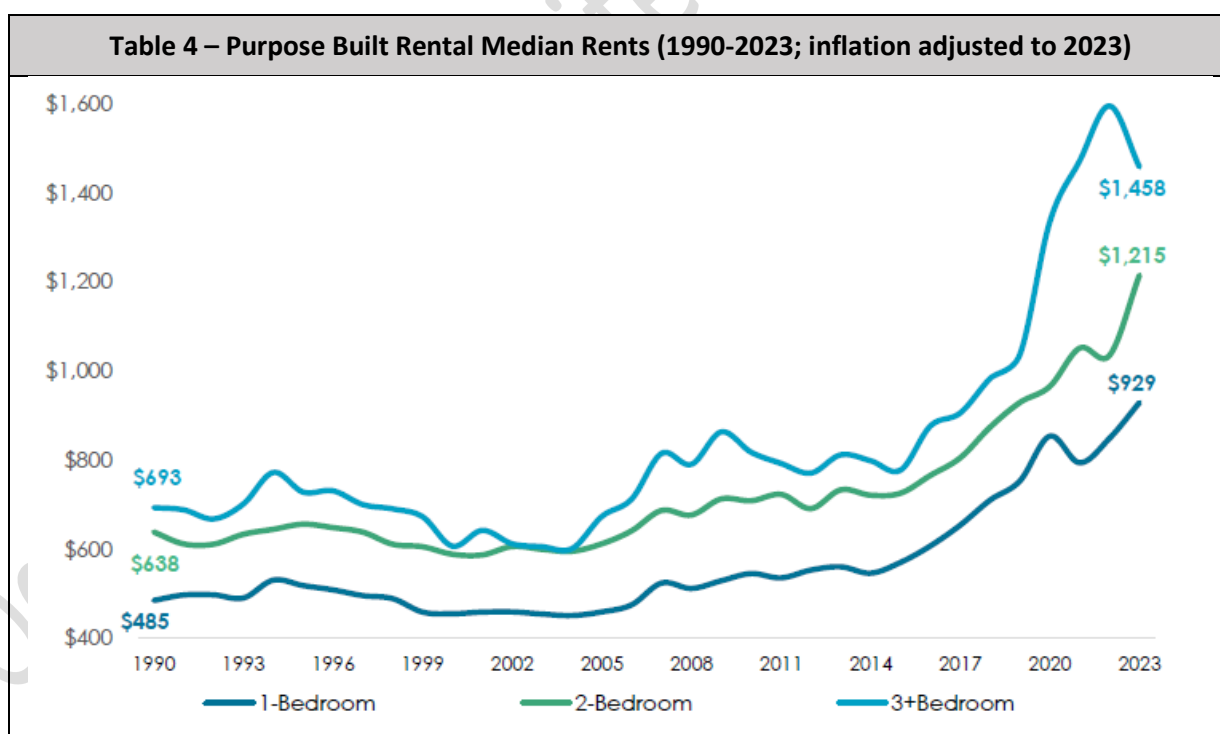
- Renters are much more likely to experience core housing need, five times that of owner households (28.5% / 5.1%). Renters between ages 35 and 54 have relatively high rates of core housing need.
- There is a significant concentration of core housing need in low income households (75% of core need) and in 1-person households (67% of core need).
- Owners aged 45 – 54 have a core housing need rate almost double the owner average.

² Benchmark purchase price: Single Detached (\$517,600), Townhouse (\$425,500), Apartment (\$509,900). *Interim Housing Needs Report*.

- Senior renters experienced very high rates of core need (up to 50%), with one-person households experiencing high rates of challenge (regardless of tenure).
- Seniors appear to be particularly challenged in Port Alberni. Half of renting households with a primary maintainer (the person who pays the rent/mortgage) over 75 are in core housing need.

Price Trends - Rental

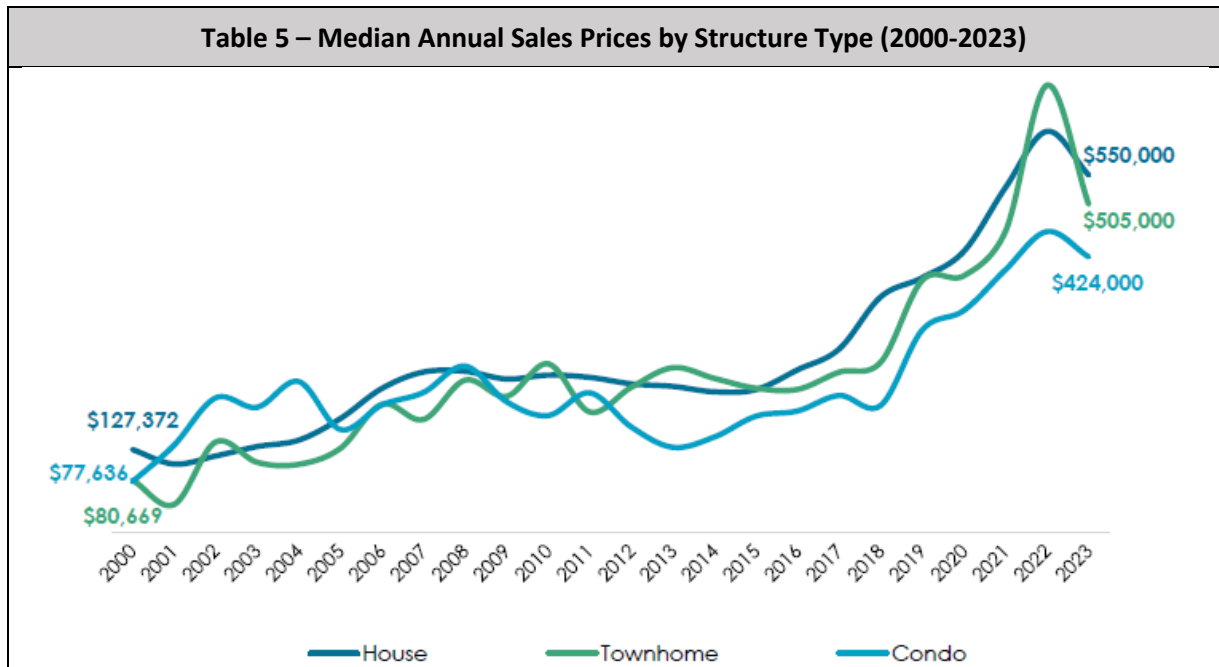
- After approximately 15 years of flat or occasionally decreasing rents on an inflation-adjusted basis, rents began to consistently climb after 2005. Rents grew rapidly after 2015, and especially after the initial impacts of the COVID-19 pandemic.
- After 2015, vacancy rates fell to historical lows. Rents tend to immediately jump in response to decreasing vacancy rates, but decreasing rents typically require an extended period of higher vacancy.
- Rents have increased 33% more than renter incomes since 2006, suggesting there may be increasing vulnerability for renting households, especially for those with low or fixed incomes.
- Rents for units with higher bedroom counts are increasing faster than smaller units. In the past five years, one-, two- and three-bedroom unit rents have increased by 31%, 39%, and 48% respectively.
- The share of renter households has increased from 28% in 2006, to 31% in 2021 (+520 households); however, the stock of purpose-built rentals has only increased by 62 net new units since 2006.
- Only 20% of purpose-built rental units in Port Alberni have been constructed since 2000 (235), while 80% of those units (188) have been completed since 2020.



Price Trends - Ownership

- The cost to purchase a dwelling in Port Alberni was relatively flat from 2006 through 2016. After 2016 prices increased rapidly. Cost increases preceded, and continued through, the COVID-19 pandemic.

- In the past 5-years the sales price of a house increased 52%, and the sale price of a condo increased 117%.



IMPLICATIONS

The projected housing need from the IHNR (shown in Tables 1 – 3 of this report) has implications for the City of Port Alberni. The City is required by legislation to plan for the projected housing units in the OCP, and will be expected by the B.C. government to work towards these targets. The City will need to create the conditions for housing development by updating bylaws and policies, and streamlining approval processes.

Staff recommend Option 1 to meet the Ministry of Housing's January 1, 2025 deadline for interim housing needs reports.

COMMUNICATIONS

If Committee of the Whole recommends Council receive the Interim Housing Needs Report, staff will bring it forward at the next possible Regular Meeting. If Council chooses to receive the IHNR, staff will publish it on the City's website. Staff will also proceed to draft the OCP with the intent of addressing the anticipated housing need within the IHNR.

BYLAWS/PLANS/POLICIES

1. Council's 2023 – 2027 Corporate Strategic Plan

The proposed development aligns with the following goals:

- 5.2: *Safe and accessible housing options exist for all members of the community*
- 5.2.1 Develop a complete housing action plan
- 5.2.2 Explore alternatives to lead the way in developing strategies for accessible housing options for all community members.

SUMMARY

Staff have worked with consultants from City Spaces to complete an *Interim Housing Needs Report*. The report was drafted to meet legislative requirements, and to support development of the 2042 Official Community Plan. The intent of a housing needs report is to allow the City to better understand, and respond to, housing needs in the community. The City is required by the B.C. government to estimate future housing needs, and to consider this in the new OCP.

ATTACHMENTS/REFERENCE MATERIALS

1. *Interim Housing Needs Report: HNR Method Technical Memorandum (October 2024)*
2. *Interim Housing Needs Assessment Update (Phase1) – Data Inventory (February 2024)*

J:\Engineering\Planning\OCP\OCP 2022\Data\2024 Housing Needs

INTERIM REPORT

TO	Brian McLoughlin, Manager of Planning, City of Port Alberni
FROM	Kevin Green, Senior Planning Analyst, CitySpaces Consulting
SUBJECT	Interim Housing Needs Assessment Update (Phase1) – Data Inventory
DATE	February 8, 2024

Introduction

This Interim Report provides the preliminary Phase 1 Housing Needs Report components of the Interim Housing Needs Assessment Data Update & OCP Support scope of work. The attached data inventory ([Appendix A](#)) provides the data indicators described in the Guide to Requirements for Housing Needs Reports provided by Planning and Land Use Management, with some alternative or supplemental indicators based on availability. MLS statistics have been used as an alternative to the highly aggregated BC Assessment dataset made available for this task, as MLS statistics provide a stronger indicator of housing price trends.

Key Themes + Findings

The following section highlights key themes and trends found through initial data analysis and includes a high-level affordability analysis for rental and ownership housing in Port Alberni. Key topics include population growth, core housing need, rental and ownership prices, and an affordability analysis based on distributing households into five income groups (or quintiles); this distribution will be used to estimate current and future housing need in Phase 2.

Population + Household Growth

City of Port Alberni has experienced consistent, relatively slow growth since 2006, with 0.3%, annual population growth rate, or 4.1% from 2006 to 2021 (+711 people). However, with a trend towards smaller households, the household growth rate is almost double the population growth rate. Since 2006, there are 10.4% more households with an annual household growth rate of 0.7% between 2006 and 2021 (+795 households), suggesting household formation from within the existing population may be a primary driver of housing demand rather than in-migration alone.

The population is also aging, with 81% of the population younger than 65 in 2006 compared to 73% in 2021. Similarly, the median age has increased from 44.3 to 49.2 in the last 15 years.

Core Housing Need

Core Housing need rates fell across almost all jurisdictions in the 2021 Census, including in Port Alberni. However, caution is warranted due to unique circumstances related to the COVID-19 pandemic and timing of the Census data collection. Two factors may compromise core housing need data in the 2021 Census:

- Incomes were artificially, and temporarily, elevated due to income supports primarily flowing to lower income households; and
- Many communities saw a brief dip in asking rents in 2020 due to reduced migration and some household consolidation to accommodate loss of income and reduce isolation with social distancing policies in place.

These two factors meant household incomes were higher and the 'reference unit' applied as part of the core housing need test was temporarily less expensive. Together, these two factors meant households may have been assessed as not being in core housing need based on the period data was collected but would be considered in core housing need once Census data was released.

Nonetheless, it is important to consider *who* is in core housing need, even if some households in need were missed in the most recent assessment. Table 1 provides core housing need rates by tenure for select demographic groups identifiable through Census data.

Renters are much more likely to experience core housing need, five times that of owner households (28.5% / 5.1%). Senior renters experienced very high rates of core need (up to 50%), with one-person households experiencing high rates of challenge (regardless of tenure). Indigenous and immigrant-led households experience average rates for owners, and below average rates for renters (the rate for renters is high overall, even if relatively lower than the average).



Table 1: Core Housing Need Rates by Demographic Factor of Primary Household Maintainers (2021)¹

Core Housing Need by Priority Group	Owner	Renter
Total / Overall Average	5.1%	28.5%
One-person household	12%	28%
Men+	3%	15%
Women+	7%	21%
Indigenous status	5%	19%
Immigrant status	5%	17%
Refugee status	0%	16%
Female lone parent	11%	25%
65+ years	5%	43%
85+ years	0%	50%
Household includes a Transgender or Non-binary person ²	0%	36%

Looking at age more closely (Table 2), housing challenges become increasingly acute for renters over the age of 75. Renters between ages 35 and 54 also have relatively high rates of core need. Similarly, owners aged 45 – 54 have a core housing need rate almost double the owner average. The high rates of core housing need for renting seniors appears to be pulling up the average overall.

Table 2: Core Housing Need Rates by Age of Primary Household Maintainer (2021)

Primary Household Maintainer Age in Years	Private Households In Core Housing Need			
	Owner	Renter	Owner	Renter
Total/Overall Average	295	730	5.1%	28.5%
15 – 24	0	25	0%	17%
25 – 34	25	70	5%	14%
35 – 44	20	120	3%	28%
45 – 54	70	110	9%	29%
55 – 64	60	105	5%	24%
65 – 74	75	150	5%	38%
75 – 84	35	95	4%	51%
85 +	0	50	0%	50%

Further information related to core housing need rates can be found in [Appendix A](#).

1. Core housing need rates are colour coded from green to red to indicate whether household maintainers of different ages experience below average (green), above average (red) or approximately average (yellow) core housing need rates by tenure. Bolded values indicate the three highest rates by tenure.

² Describes the presence of transgender and non-binary persons rather than the primary maintainer



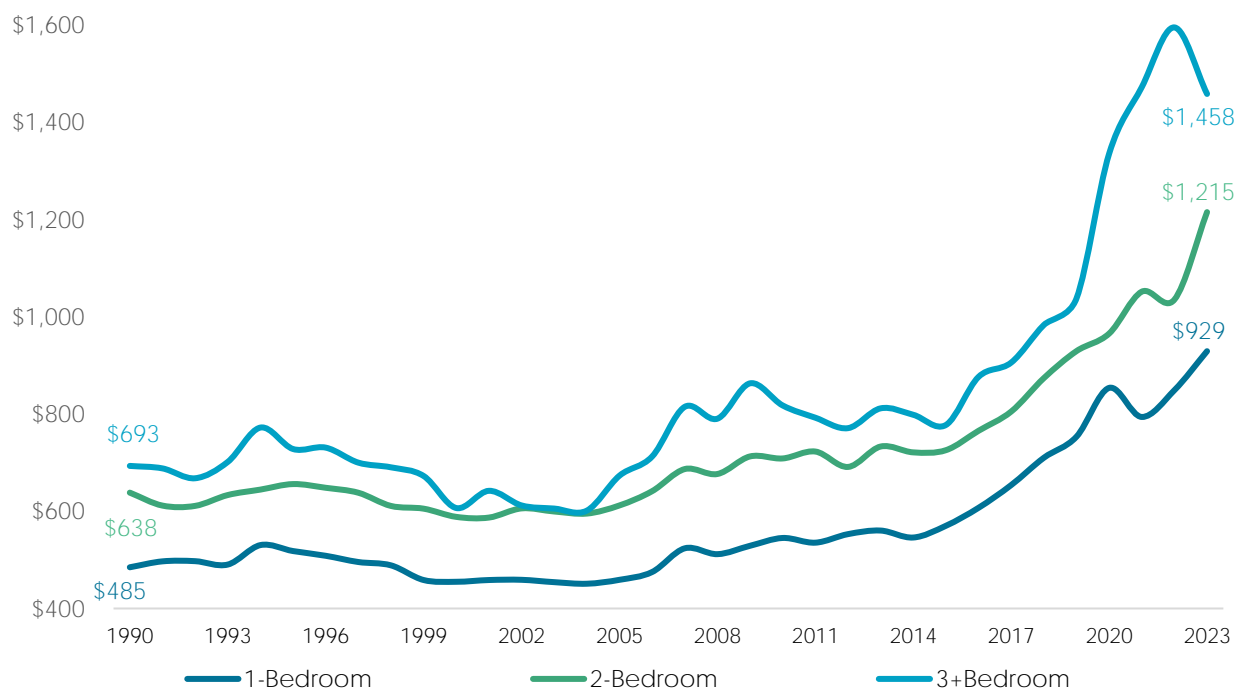
Price Trends

RENTAL

This section primarily relies on CMHC purpose-built rental data from the Market Rental Survey. It should be noted this does not include secondary rental, such as secondary suites, while it is estimated 57% of renting households live in a secondary rental. However, the primary and secondary markets are intrinsically linked, and trends in the primary market are likely indicative of the wider market.

After approximately 15 years of flat or occasionally decreasing rents on an inflation-adjusted basis, rents began to consistently climb after 2005. As shown in Figure 1, this trend has rapidly and increasingly accelerated after 2015, and especially after the initial impacts of the COVID-19 pandemic. It appears rents for units with higher bedroom counts are increasing faster than smaller units. In the past five years, one-, two- and three-bedroom unit rents have increased by 31%, 39%, and 48% respectively.

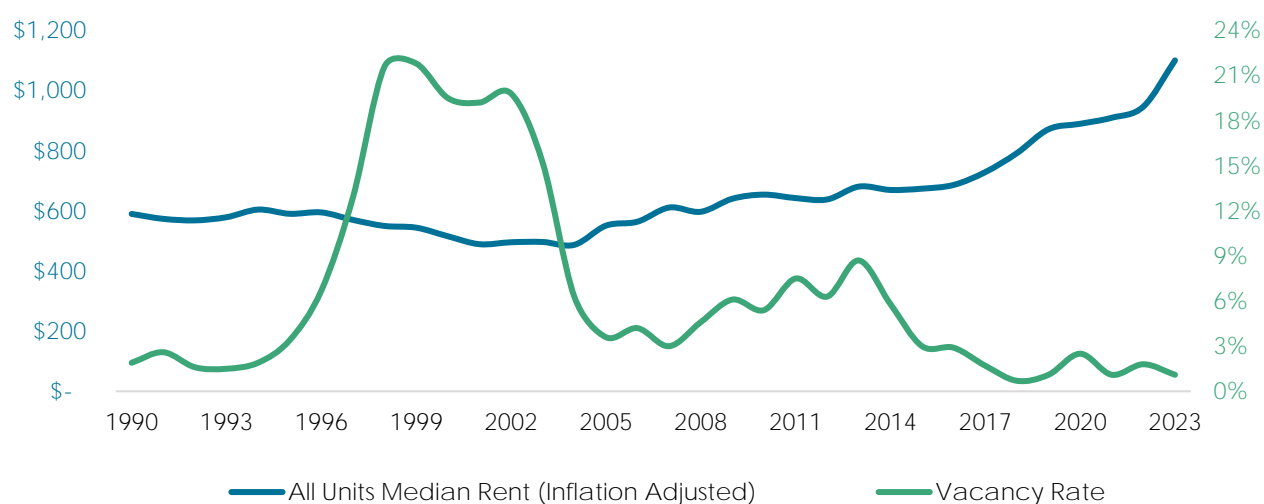
Figure 1: Purpose-Built Rental Median Rents (1990-2023; inflation adjusted to 2023)



The accelerated pattern of rent increases can be explained by examining the vacancy rate trend in Figure 2. After 2015, vacancy rates fell to historical lows, with only 2020 seeing a rate in the 'healthy' range of 2-3% (2.5% in 2020). Most communities saw higher than typical vacancy rates in 2020 due to the impacts of the pandemic, but rents quickly rebounded.



Figure 2: Purpose-Built Rental Median Rent + All Units Average Vacancy Rate (1990-2023)



Rents are typically more responsive in the upward direction and tend to be 'sticky' against decreases, even when vacancy rates are higher. Or rather, rents tend to immediately jump in response to decreasing vacancy rates, but decreasing rents typically require an extended period of higher vacancy. It is interesting to note the rent increases seen between 2005 and 2015, given the relatively high vacancy rates through this period.

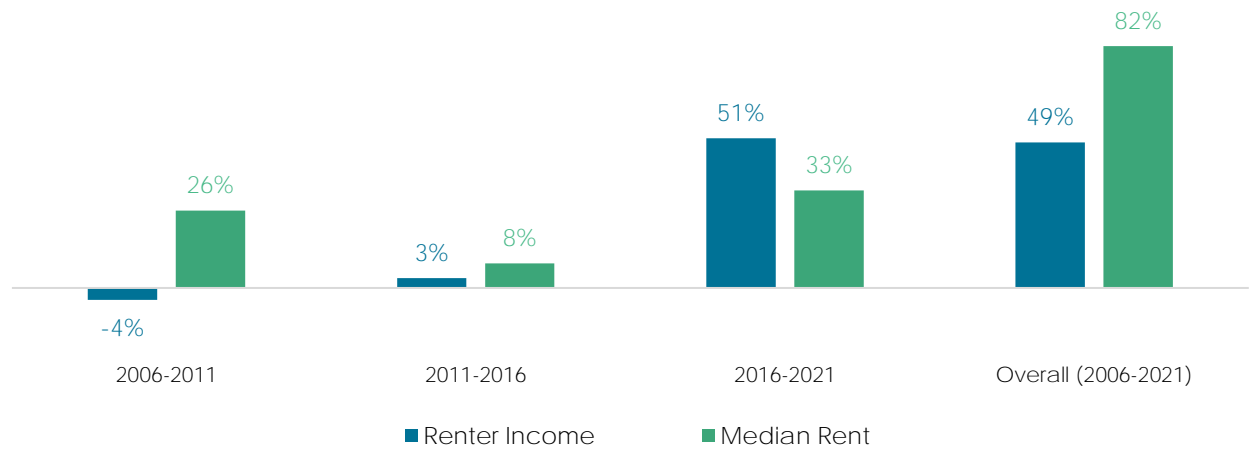
It should be noted the rents in Figure 1 and Figure 2 have been inflation adjusted to 2023 dollars, and any increase in rent is on real terms and represents an increase over and above the changing value of a dollar. A balanced rental market would see relatively flat rents over time with this representation. Changing composition of the rental market could also impact this trend; new units tend to offer higher quality amenities and finishes than existing ones, and a large increase in new market rental would bring up the overall median rents relative to previous years. However, only 20% of purpose-built rental units have been constructed since 2000 (235), while 80% of those units (188) have been completed since 2020. These new units may partially explain the jump in median rents in the past 3 years, but not since 2015.

Figure 3 compares the change in renter median incomes against the change in the aggregated median all units rent between Census years. Rents have almost always increased faster than incomes, except for 2016-2021.

Overall, rents have increased 33% more than renter incomes since 2006, suggesting there may be increasing vulnerability for renting households in Port Alberni, especially for those with low or fixed incomes. The share of renter households has been slowly increasing over time, from 28% in 2006, to 31% in 2021 (+520 households); however, the number of renter households has increased significantly faster than the stock of purpose-built rental (+62 net new units since 2006).



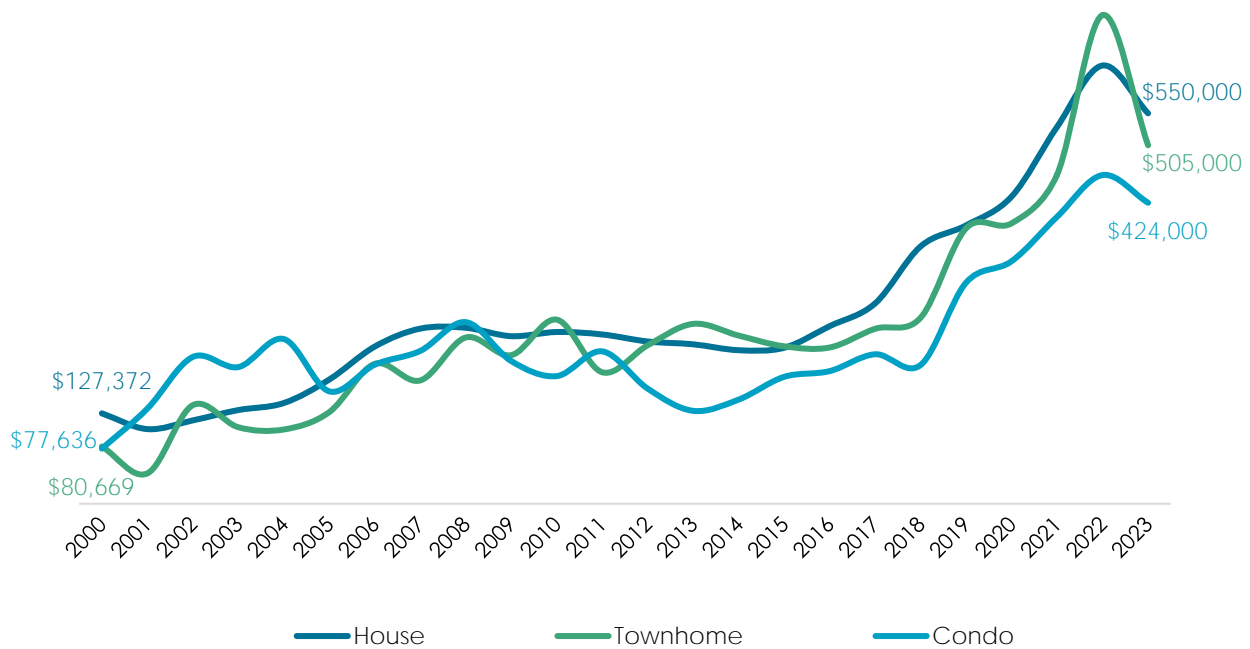
Figure 3: Change in Renter Median Incomes + Median Rent (2006-2023)



OWNERSHIP

The cost to purchase a dwelling in Port Alberni was relatively flat through 2006 through 2016. Although, condo apartments had a slight downward trajectory overall through this period. After 2016 a new pattern emerged, with rapidly increasing prices in the follow years. These cost increases preceded, and continued through, the COVID-19 pandemic. It appears prices have started to come down from the 2021/2022 peaks.

Figure 4: Median Annual Sales Prices by Structure Type (2000-2023)³



3. Prices have been inflation-adjusted to 2023 dollars.



Table 3 provides the percent change in median sales prices by structure type for one-, three-, and five-years ago. In the past five years, the change in prices has not been uniform across different structure types, with attached and apartment forms outpacing the growth of detached houses by up to two times (prior to the pandemic). There has been more uniform price growth across the different types when taking a three-year view (after the pandemic).

Table 3: Percent Change in Median Sales Price by Structure Type (Inflation adjusted to 2023)

	House	Townhome	Condo
1-Year Change	-11%	-27%	-8%
3-Year Change	27%	28%	24%
5-Year Change	52%	93%	117%

Current Households by Size + Income Quintile

Through applying a custom Census dataset, households have been separated into five income groups (or quintiles) and by household size to better understand the ability of households to afford housing. Quintiles are based on a percentage of Port Alberni's median household income (\$63,200 in 2021, compared to \$85,000 in BC overall); this distribution has been applied for all households, renter households, and owner households. Additionally, the distribution has been provided for households in core housing need by tenure.

In Phase 2, the distributions can be applied to project future need (demand), in combination with household core housing need (current unmet need), to estimate how many additional units will be needed to meet local demand by price point and household size. [Appendix A](#) includes detailed tables. The following section will primarily discuss the current distribution of household incomes and household sizes to understand the range of housing needs and ability to spend for current households.

Table 4 provides the overall results of this distribution for all households. Each quintile represents a range of incomes, described as '% AMI' (percentage of the area median household income). The household income row provides the results of this calculation, with the row below providing the resulting maximum affordable housing cost for households in each quintile. The remaining rows provide the counts by quintile and household size, as well as the overall share of household falling into each quintile and household size group.



Table 4: Income Quintile + Household Size Distribution (All Households - 2021)

INCOME QUINTILE + HOUSEHOLD SIZE DISTRIBUTION (All Households – 2021)							
Income Quintile	Very Low	Low	Moderate	Average	Above Average		
% AMI	< 20%	20 – 49%	50 – 79%	70 – 119%	> 120%		
Household Income	< \$15,000	\$15,000 – \$29,999	\$30,000 – \$49,999	\$50,000 – \$74,999	> \$75,000		
Monthly Affordable Housing Cost	<\$375	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	> \$1,875	TOTAL	%
1-Person	140	1,230	765	535	295	2,965	35%
2-Person	20	155	685	945	1,435	3,240	39%
3-Person	0	35	125	230	680	1,070	13%
4+Person	0	0	40	170	920	1,130	13%
TOTAL	160	1,420	1,615	1,880	3,330		
%	2%	17%	19%	22%	40%		

The share of households falling into each quintile is typical of other communities, with 40% of households in the Above Average quintile, and approximately 60% in the middle three quintiles. Only a small number of households are in the Very Low group (2%). There is a high share of one- and two-person households (74% combined), suggesting most households only need one or two bedrooms to meet their housing needs, although many households may prefer to have an extra bedroom or two.

Table 5 provides the same information but only for households in core housing need. A key observation of this data is the significant concentration of core housing need in the Low quintile (75% of core need) and for 1 person households (67% of core need).



Table 5: Income Quintile + Household Size (All Households Core Housing Need - 2021)⁴

INCOME QUINTILE + HOUSEHOLD SIZE (All Households Core Housing Need – 2021)							
Income Quintile	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
1-Person	60	630	0	0	0	690	67%
2-Person	0	100	45	0	0	160	16%
3-Person	0	30	80	0	0	110	11%
4+Person	0	0	40	0	0	75	7%
TOTAL	70	770	170	15	0	1,030	100%
%	7%	75%	17%	1%	0%		

This concentration is typical of most jurisdictions. The 17% of households in the Moderate quintile, and 1% in the average quintile is not typical. It is relatively rare to see households in the higher income quintiles being in core housing need. Tenure specific breakdowns of this information are available in [Appendix A](#), and it should be noted most households in core housing need are renters (approximately 71%).

⁴ Due to low overall values, and the impacts of rounding and suppression in the census, the sub-categories and totals may not sum up accurately. The totals have not been re-summed from the sub-categories to maintain the accuracy of the totals as best is possible; re-summing would suppress the overall totals due to suppressed subcategories.



Affordability Assessment

The following section provides a high-level framing of housing costs against the ability of households to spend based on the five income quintiles introduced in the previous section. Results are summarized into two tables, one for rental costs and one for ownership.

Table 6 rates each income quintile against those **households'** ability to afford the median rent for one-, two-, and three-bedroom purpose-built rental units. It is likely the Very Low- and Low-income quintiles are extremely challenged to access housing that meets their needs, unless they have an existing tenancy with a lower rent; they may be priced out if they had to move and initiate a new tenancy. Moderate income households might be able to afford a median priced rental, but a one-bedroom only. The Average and Above Average income quintiles appear to be able to afford the median rent of any size of rental unit. Table 6: Rental Income Quintile Affordability Analysis (tested against monthly max housing cost)

Dwelling Type (median rent)	Very Low \$375	Low \$376 – \$750	Moderate \$751 – \$1,250	Average \$1,251 – \$1,875	Above Average > \$1,875
1 Bedroom (\$929)	X	X	✓	✓	✓
2 Bedroom (\$1,215)	X	X	X	✓	✓
3 Bedroom (\$1,458)	X	X	X	✓	✓
% of Renter Households in Quintile	4%	31%	24%	21%	20%

Considering ownership opportunities, very few households appear to be able to afford to purchase a dwelling without existing equity in a home, support from relatives or inheritance, or otherwise having access to wealth for a significant downpayment. As shown in Table 7, to purchase any dwelling at the January 2024 benchmark price would require a household income of at least \$107,104 (with a downpayment of \$85,100). A downpayment of 20% has been assumed, but a lower downpayment is possible, which would result in a higher household income required to qualify for a mortgage.



Cannot afford X
 Can afford ✓
 Most could not afford X
 Some could afford depending on circumstances ✓

Table 7: Purchase Price Affordability Analysis⁵

Typology	Benchmark Price (Jan 2024)	Downpayment (20%)	Income Required
Detached	\$517,600	\$103,520	\$127,933
Townhouse	\$425,500	\$85,100	\$107,104
Apartment	\$509,900	\$101,980	\$126,192

Considering the income quintile distribution, only the Above Average income group could purchase a dwelling without a down payment significantly larger than 20%. There are also households in the Above Average quintile who could not afford any type of dwelling at the benchmark price as the quintile starts at \$75,000.

Examining income data more closely finds only 25% of households earn more than \$100,000, with 15% earning more than \$125,000. Whether households in the Above Average quintile could afford to purchase is likely highly dependent on their down payment capacity.

Table 8: Ownership - Income Quintile Affordability Analysis (Tested Against Household Income)

Dwelling Type	Very Low < \$15,000	Low \$15,000 – \$29,999	Moderate \$30,000 – \$49,999	Average \$50,000 – \$74,999	Above Average > \$75,000
Detached	X	X	X	X	✓
Townhouse	X	X	X	X	✓
Apartment	X	X	X	X	✓

Additionally, renting households generally have lower incomes than owners, and these are the households who most likely lack equity to leverage for a home purchase. Future first time buyers are currently renters, so it is important to specifically consider the household income and purchasing power of renter households. When considering current renters, a smaller share of households may be able to buy. Only 5% of renter households earn more than \$125,000 with 10% earning more than \$100,000.

A further challenge to purchasing, especially for first time buyers, is the requirement for a downpayment. While 20% avoids the need to purchase CMHC mortgage insurance, many households could struggle to save \$85,000-\$105,000 for a downpayment. As previously noted, a higher household income would be required to offset a lower downpayment.

5. Affordability analysis assumes qualifying for a 5.19% interest rate at +2% for the stress test (7.19%), a downpayment of 20%, a 25-year amortization with a 32% gross debt service ratio (assuming no other debts), and monthly housing costs of \$460 (heating, property tax etc.)



Closing Remarks

Shrinking household sizes may require a shift towards encouraging or incentivizing more multi-unit housing with one- or two-bedrooms, which could also help to address affordability challenges compared to adding more larger dwellings. Additionally, with core need concentrated in the Low income quintile and one- and two-person households, opportunities for a broader range of smaller housing forms may be required to effectively meet the housing needs of current and future residents.

Port Alberni has experienced consistent but gradual growth since 2006 and housing need may be due to an increasing mismatch between the existing housing stock and household needs rather than pressure from rapid growth. Seniors appear to be particularly challenged in Port Alberni; half of renting households with a primary maintainer over 75 are in core housing need.

Housing costs in Port Alberni have increased rapidly in recent years. While the cost to rent and buy is relatively lower than many communities in BC, the BC median household income is 27% higher than in Port Alberni. Approximately 62% of all households could afford the median priced purpose-built rental, but considering renter household alone this number falls to 41%; between 35% and 59% of renter households likely cannot afford the median rent for any sized unit.

Purchasing may be challenging for first time buyers, with only 10% of non-owners (renters) having incomes over \$100,000 (the approximate minimum income required to be able to afford a benchmark priced townhome with a 20% downpayment in January 2024).

NEXT STEPS

The analysis presented above will serve as a foundation for initial OCP-related engagements and preliminary directions. This analysis has focus on affordability, the income distribution of households in how it relates to housing need and considers the core housing need of demographic groups.

Phase Two of this work will apply these initial findings to estimate existing unmet housing need and future demand (growth) on an income quintile and household size basis to provide a detailed understanding of current and ongoing housing need. Additional elements of unmet need to be explored include suppressed household formation, supply needs to bring the rental market into balance, and housing needed for people experiencing, or at-risk of experiencing, homelessness. This future work will also apply the to-be-determined 'applicable method' to estimating housing need as referenced in Bill 44 and will fulfill the other requirements for interim housing needs reports.



APPENDIX A

PORT ALBERNI INTERIM HOUSING NEEDS REPORT UPDATE: DATA INVENTORY

Interim Housing Needs Report Update: Data Inventory

City of Port Alberni | Feb 2024

Table of Contents

LEGISLATIVELY REQUIRED + SUPPLEMENTAL DATA INDICATORS.....	1
Population.....	1
Households	2
Household Income	3
Economic Sectors + Labour Force	6
Housing Units.....	8
Housing Values.....	12
Households in Core Housing Need	14
HOUSEHOLDS BY INCOME QUINTILES	16
All Households	16
Renter Households	17
Owner Households.....	18
Core Housing Need Demographics	20
LIST OF TABLES	
Table 1: Population and Population Change, City of Port Alberni (2006 -2021).....	1
Table 2: Average and Median Age, City of Port Alberni (2006 -2021).....	1
Table 3: Age Group Distribution, City of Port Alberni (2006 -2021).....	1
Table 4: Mobility, City of Port Alberni (2006-2021).....	2
Table 5: Individuals Experiencing Homelessness, City of Port Alberni (2021/2023)	2
Table 6: Full Time Post Secondary Institution Enrollments, City of Port Alberni.....	2
Table 7: Total Number of Households and Household Size, City of Port Alberni (2006 -2021)	2
Table 8: Breakdown of Households by Size, City of Port Alberni (2006 to 2021).....	3
Table 9: Housing Tenure, City of Port Alberni (2006 to 2021)	3
Table 10: Renter Households in Subsidized Housing, City of Port Alberni (2011 to 2021).....	3
Table 11: Average and Median Total Household Income, City of Port Alberni (2006 to 2021)	3
Table 12: Total Household Income, City of Port Alberni (2006 to 2021).....	4
Table 13: Average and Median Renter Household Income, City of Port Alberni (2006 to 2021)	4
Table 14: Renter Household Income, City of Port Alberni (2006 to 2021)	5
Table 15: Average and Median Owner Household Income, City of Port Alberni (2006 to 2021)	5
Table 16: Owner Household Income, City of Port Alberni (2006 to 2021)	6
Table 17: Total Number of Workers, City of Port Alberni (2006 -2021).....	6
Table 18: Number of Workers by Industry, City of Port Alberni (2006 -2021)	7
Table 19: Unemployment and Participation Rates, City of Port Alberni (2006 -2021)	7
Table 20: Commuting Destination, City of Port Alberni (2021)	7
Table 21: Total Housing Units, City of Port Alberni (2021).....	8
Table 22: Housing Units by Structural Type, City of Port Alberni (2021)	8
Table 23: Housing Units by Size, City of Port Alberni, (2021)	8
Table 24: Housing Units by Date Built, City of Port Alberni (2021)	9

Table 25: Subsidized Housing Units, Transitional Supported and Assisted Living, City of Port Alberni (2023)	9
Table 26: Subsidized Housing Units, Independent Social Housing, City of Port Alberni (2023)	9
Table 27: Shelter Beds, Housing Units, and Rent Supplements for People Experiencing or at Risk of Homelessness, City of Port Alberni (2023)	9
Table 28: Rental Vacancy Rate, City of Port Alberni (2013-2023)	10
Table 29: Number of Primary and Secondary Rental Units, City of Port Alberni (2021)	10
Table 30: Net Residential Demolitions + Completions, City of Port Alberni, (2014-2023)	10
Table 31: Total Residential Demolitions by Type, City of Port Alberni, (2014-2023)	10
Table 32: Total Residential Units Completed by Type (Occupancy Permits), City of Port Alberni (2014-2023)	11
Table 33: Registered New Homes, City of Port Alberni (2016-2022)	11
Table 34: Benchmark Price by Timeframe and Property Type	12
Table 35: Monthly Average and Median Sale Price (Port Alberni-West Coast - Single Detached – Dec 2023/2022)	12
Table 37: Average Annual Sales Prices by Structure Type (Port Alberni, 2000-2023)	12
Table 38: Median Annual Sales Prices by Structure Type (Port Alberni, 2000-2023)	13
Table 39: Average Rental Price by Unit Size, City of Port Alberni (2016-2022)	14
Table 40: Median Rental Price by Unit Size, City of Port Alberni (2016-2022)	14
Table 41: Households Spending 30% + of Income on Shelter Costs, City of Port Alberni (2006- 2021)	14
Table 42: Households in Dwellings Requiring Major Repairs (Adequacy), City of Port Alberni, (2006 -2021)	15
Table 43: Households in Overcrowded Dwellings (Suitability), City of Port Alberni (2006-2021)	15
Table 44: Households in Core Housing Need, City of Port Alberni (2006 -2021)	15
Table 45: Households in Extreme Core Housing Need, City of Port Alberni (2006 -2021)	15
Table 46: Income Quintile + Household Size Distribution (All Households – 2021)	16
Table 47: Income Quintile + Household Size (All Households Core Housing Need – 2021)	16
Table 48: Income Quintile + Household Size (All Households Core Housing Need Allocation – 2021)	17
Table 49: Income Quintile + Household Size Distribution (Renter Households – 2021)	17
Table 50: Income Quintile + Household Size (Renter Household in Core Housing Need – 2021)	17
Table 51: Income Quintile + Household Size (Renter Household Core Housing Need Allocation – 2021)	18
Table 52: Income Quintile + Household Size Distribution (Owner Households – 2021)	18
Table 53: Income Quintile + Household Size (Owner Household in Core Housing Need – 2021)	18
Table 54: Income Quintile + Household Size (Owner Household Core Housing Need Allocation – 2021)	19
Table 55: Core Housing Need Rates by Demographic Factor of Primary Household Maintainers (2021)	20
Table 56: Core Housing Need Rates by Age of Primary Household Maintainer (2021)	20

Legislatively Required + Supplemental Data Indicators

Population

Table 1: Population and Population Change, City of Port Alberni (2006 -2021)

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population

POPULATION				Growth, 2006–2021	Percent Change, 2006–2021	Annual Growth Rate
2006	2011	2016	2021			
17,548	17,743	17,678	18,259	711	4%	0.4%

Table 2: Average and Median Age, City of Port Alberni (2006 -2021)¹

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Year	Average Age	Median Age
2006	41.5	44.3
2011	43.1	46.1
2016	44.7	48.2
2021	46.0	48.8

Table 3: Age Group Distribution, City of Port Alberni (2006 -2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Age Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
0 to 14	2,945	17%	2,845	16%	2,680	15%	2,580	14%
15 to 19	1,130	6%	1,105	6%	1,005	6%	875	5%
20 to 24	900	5%	805	5%	880	5%	800	4%
25 to 64	9,305	53%	9,315	53%	8,835	50%	9,000	49%
65 to 84	2,840	16%	3,185	18%	3,720	21%	4,420	24%
85+	405	2%	475	3%	565	3%	580	3%

1. Due to data availability, average and median age values for 2016 and 2021 are based on the 100% shortform census sample, while 2006 and 2011 are based on the 25% longform sample.



Table 4: Mobility, City of Port Alberni (2006-2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Mobility Status	2006	2011	2016	2021
Non-Movers	14,285	14,145	14,280	15,175
Non-Migrants	1,815	2,380	1,995	1,465
Migrants	910	695	890	1,200

Table 5: Individuals Experiencing Homelessness, City of Port Alberni (2021/2023)

Source: Homelessness Services Association of BC, 2023 Homeless Count

Year	#
2023	163
2021	125

Table 6: Full Time Post Secondary Institution Enrollments, City of Port Alberni

Source: Full-Time Equivalent Enrolments at B.C. Public Post-Secondary Institutions, 2012-2023.

Institution	2013/14	2018/19	2020/21	2021/22	2022/23	Change 2013-2023
North Island College	1,947	1,509	1,451	1,653	1,510	-22%

Households

Table 7: Total Number of Households and Household Size, City of Port Alberni (2006 -2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Indicator	2006	2011	2016	2021
Total Number of Households	7,660	7,945	8,120	8,450
Average Household Size	2.2	2.2	2.1	2.1



Table 8: Breakdown of Households by Size, City of Port Alberni (2006 to 2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Household Size	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
1 person	2,380	31%	2,650	33%	2,855	35%	2,980	35%
2 people	2,955	39%	3,010	38%	3,100	38%	3,240	38%
3 people	1,015	13%	1,060	13%	1,030	13%	1,075	13%
4 people	855	11%	765	10%	735	9%	760	9%
5+ people	460	6%	460	6%	405	5%	400	5%

Table 9: Housing Tenure, City of Port Alberni (2006 to 2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Housing Tenure	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Renter	2,110	28%	2,565	32%	2,595	32%	2,630	31%
Owner	5,550	72%	5,375	68%	5,525	68%	5,820	69%

Table 10: Renter Households in Subsidized Housing, City of Port Alberni (2011 to 2021)

Source: Statistics Canada, 2021, 2016, 2011 Census of Population

2011		2016		2021	
#	%	#	%	#	%
360	14%	455	18%	450	17%

Household Income

Table 11: Average and Median Total Household Income, City of Port Alberni (2006 to 2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

	2006	2011	2016	2021
Average Income	\$60,855	\$58,555	\$62,312	\$75,900
Median Income	\$51,560	\$48,682	\$50,595	\$63,200



Table 12: Total Household Income, City of Port Alberni (2006 to 2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Income Range	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	195	3%	160	2%	140	2%	90	1%
\$5,000 to \$9,999	135	2%	220	3%	120	1%	35	0%
\$10,000 to \$14,999	280	4%	440	6%	465	6%	70	1%
\$15,000 to \$19,999	530	7%	475	6%	525	6%	300	4%
\$20,000 to \$24,999	400	5%	625	8%	480	6%	555	7%
\$25,000 to \$29,999	430	6%	365	5%	410	5%	360	4%
\$30,000 to \$34,999	500	7%	470	6%	460	6%	425	5%
\$35,000 to \$39,999	385	5%	510	6%	460	6%	400	5%
\$40,000 to \$44,999	455	6%	435	5%	480	6%	490	6%
\$45,000 to \$49,999	425	6%	450	6%	465	6%	405	5%
\$50,000 to \$59,999	730	10%	610	8%	720	9%	870	10%
\$60,000 to \$69,999	590	8%	585	7%	545	7%	700	8%
\$70,000 to \$79,999	530	7%	685	9%	610	8%	605	7%
\$80,000 to \$89,999	400	5%	390	5%	440	5%	595	7%
\$90,000 to \$99,999	350	5%	250	3%	390	5%	420	5%
\$100,000 to \$124,999	705	9%	610	8%	630	8%	835	10%
\$125,000 to \$149,999	290	4%	335	4%	395	5%	480	6%
\$150,000 to \$199,999	300	4%	265	3%	275	3%	545	6%
\$200,000 and over	25	0%	55	1%	105	1%	250	3%

Table 13: Average and Median Renter Household Income, City of Port Alberni (2006 to 2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Port Alberni	2006	2011	2016	2021
Renter Average Income	\$35,986	\$34,559	\$37,644	\$52,850
Renter Median Income	\$28,642	\$27,474	\$28,385	\$42,800



Table 14: Renter Household Income, City of Port Alberni (2006 to 2011)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Income Range	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	110	5%	95	4%	70	3%	50	2%
\$5,000 to \$9,999	85	4%	140	5%	85	3%	0	0%
\$10,000 to \$14,999	190	9%	335	13%	355	14%	45	2%
\$15,000 to \$19,999	300	14%	280	11%	360	14%	195	7%
\$20,000 to \$24,999	235	11%	360	14%	265	10%	330	13%
\$25,000 to \$29,999	190	9%	200	8%	220	8%	175	7%
\$30,000 to \$34,999	165	8%	190	7%	180	7%	210	8%
\$35,000 to \$39,999	100	5%	210	8%	170	7%	165	6%
\$40,000 to \$44,999	130	6%	130	5%	140	5%	215	8%
\$45,000 to \$49,999	95	5%	120	5%	120	5%	125	5%
\$50,000 to \$59,999	185	9%	120	5%	170	7%	265	10%
\$60,000 to \$69,999	95	5%	80	3%	110	4%	230	9%
\$70,000 to \$79,999	65	3%	135	5%	120	5%	130	5%
\$80,000 to \$89,999	45	2%	45	2%	65	3%	145	6%
\$90,000 to \$99,999	20	1%	30	1%	50	2%	65	3%
\$100,000 to \$124,999	65	3%	55	2%	70	3%	125	5%
\$125,000 to \$149,999	15	1%	15	1%	40	2%	65	3%
\$150,000 to \$199,999	10	0%	20	1%	10	0%	65	3%
\$200,000 and over	0	0%	0	0%	0	0%	20	1%

Table 15: Average and Median Owner Household Income, City of Port Alberni (2006 to 2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Port Alberni	2006	2011	2016	2021
Owner Average Income	\$70,304	\$70,008	\$73,878	\$86,300
Owner Median Income	\$62,412	\$63,027	\$63,516	\$75,000



Table 16: Owner Household Income, City of Port Alberni (2006 to 2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Income Range	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Under \$ 5,000	80	1%	65	1%	75	1%	40	1%
\$5,000 to \$9,999	50	1%	80	1%	40	1%	25	0%
\$10,000 to \$14,999	90	2%	100	2%	110	2%	35	1%
\$15,000 to \$19,999	230	3%	190	4%	170	3%	105	2%
\$20,000 to \$24,999	160	4%	270	5%	215	4%	225	4%
\$25,000 to \$29,999	245	3%	165	3%	185	3%	190	3%
\$30,000 to \$34,999	340	5%	280	5%	275	5%	220	4%
\$35,000 to \$39,999	285	5%	305	6%	290	5%	240	4%
\$40,000 to \$44,999	325	6%	310	6%	335	6%	275	5%
\$45,000 to \$49,999	325	6%	330	6%	355	6%	280	5%
\$50,000 to \$59,999	545	10%	490	9%	550	10%	610	11%
\$60,000 to \$69,999	490	8%	505	9%	440	8%	470	8%
\$70,000 to \$79,999	465	9%	555	10%	495	9%	475	8%
\$80,000 to \$89,999	355	7%	345	6%	370	7%	450	8%
\$90,000 to \$99,999	335	6%	220	4%	340	6%	360	6%
\$100,000 to \$124,999	645	0%	550	10%	565	10%	710	12%
\$125,000 to \$149,999	275	10%	320	6%	360	7%	420	7%
\$150,000 to \$199,999	285	7%	250	5%	265	5%	490	8%
\$200,000 and over	25	5%	55	1%	105	2%	230	4%

Economic Sectors + Labour Force

Table 17: Total Number of Workers, City of Port Alberni (2006 -2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Port Alberni	2006	2011	2016	2021
Number of Workers	8,055	7,150	7,650	7,980



Table 18: Number of Workers by Industry, City of Port Alberni (2006 -2021)

Source: Statistics Canada, 2021, 2016, 2011 2006 Census of Population

Industry	Number of Workers			
	2006	2011	2016	2021
Agriculture, forestry, fishing, and hunting	635	445	480	455
Mining, quarrying, and oil and gas extraction	25	35	70	45
Utilities	20	65	15	20
Construction	530	500	520	700
Manufacturing	1,240	750	740	545
Wholesale trade	105	115	120	75
Retail trade	1,055	1,035	1,100	1,085
Transportation and warehousing	255	280	260	280
Information and cultural industries	80	90	110	90
Finance and insurance	160	235	190	160
Real estate and rental and leasing	95	35	100	75
Professional, scientific, and technical services	220	195	275	255
Management of companies and enterprises	10	0	10	0
Administrative and support, waste management and remediation services	300	320	250	345
Educational services	485	275	465	445
Health care and social assistance	855	980	1,165	1,490
Arts, entertainment, and recreation	225	185	140	155
Accommodation and food services	725	705	715	670
Other services (except public administration)	405	275	420	325
Public administration	480	390	310	505
Industry – Not Applicable	145	235	195	265

Table 19: Unemployment and Participation Rates, City of Port Alberni (2006 -2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Port Alberni	2006	2011	2016	2021
Unemployment Rate (%)	7.6	11.1	10.3	9.9
Participation Rate (%)	56.4	49.2	52.2	51.9

Table 20: Commuting Destination, City of Port Alberni (2021)

Source: Statistics Canada, 2021 Census of Population

Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/ Territory
3,955	565	580	40



Housing Units

Table 21: Total Housing Units, City of Port Alberni (2021)

Source: Statistics Canada, 2021 Census of Population

Housing Units	2021
Total number of housing units	8,919
Dwellings Occupied by Usual Residents	8,450

Table 22: Housing Units by Structural Type, City of Port Alberni (2021)

Source: Statistics Canada, 2021 Census of Population

Housing Mix	#	%
Single-Detached	5,730	68%
Semi-Detached	245	3%
Row House	480	6%
Apartment or Flat in a Duplex	395	5%
Apartment with fewer than 5 storeys	1,280	15%
Apartment with 5 or more storeys	140	2%
Other Single-Attached House	20	0%
Movable Dwelling	160	2%

Table 23: Housing Units by Size, City of Port Alberni, (2021)

Source: Statistics Canada, 2021 Census of Population

Unit Size	Number of Houses
Bachelor (0-bedroom)	65
1-Bedroom	1,100
2-Bedroom	2,100
3-Bedroom	2,855
4+Bedroom	2,330
Total	8,455

Table 24: Housing Units by Date Built, City of Port Alberni (2021)

Source: Statistics Canada, 2021 Census of Population

Date of Build	#	%
Pre-1960	3,240	38%
1961-1980	3,040	36%
1981-1990	560	7%
1991-2000	610	7%
2001-2005	140	2%
2006-2010	305	4%
2011-2016	190	2%
2016-2021	370	4%

Table 25: Subsidized Housing Units, Transitional Supported and Assisted Living, City of Port Alberni (2023)

Source: BC Housing, Unit Count Reporting Model (March 31, 2023)

Transitional Supported and Assisted Living	#
Supportive Seniors Housing	69
Special Needs	20
Women and Children Fleeing Violence	11
Total	100

Table 26: Subsidized Housing Units, Independent Social Housing, City of Port Alberni (2023)

Source: BC Housing, Unit Count Reporting Model (March 31, 2023)

Independent Social Housing	#
Low-Income Families	205
Independent Seniors	144
Total	349

Table 27: Shelter Beds, Housing Units, and Rent Supplements for People Experiencing or at Risk of Homelessness, City of Port Alberni (2023)

Source: BC Housing, Unit Count Reporting Model (March 31, 2023)

Service Allocation Group	#
Homeless Housed	122
Rent Supplements	40
Homeless Shelters	23
Total	185



Table 28: Rental Vacancy Rate, City of Port Alberni (2013-2023)

Source: Canada Mortgage and Housing Corporation, Market Rental Survey, 2013-2023

Year	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom	All Units
2013	2.8%	9.5%	8.5%	10.7%	8.7%
2018	0.0%	0.9%	0.6%	1.2%	0.7%
2022	**	1.1%	0.8%	**	1.8%
2023	0.0%	1.4%	0.8%	**	1.1%

** Data suppressed to protect confidentiality or data not statistically reliable

Table 29: Number of Primary and Secondary Rental Units, City of Port Alberni (2021)

Source: Canada Mortgage and Housing Corporation, Market Rental Survey, 2021; Statistics Canada, 2021 Census of Population

Primary Rental	Secondary Rental ²
1,145	1,490
43%	57%

Table 30: Net Residential Demolitions + Completions, City of Port Alberni, (2014-2023)

Source: City of Port Alberni, BP Data - Residential, Demolition, Commercial (2014-2023)

Permit Type	Units
Substantially Completed	873
Demolitions	45
Net	828

Table 31: Total Residential Demolitions by Type, City of Port Alberni, (2014-2023)

Source: City of Port Alberni, BP Data - Residential, Demolition, Commercial (2014-2023)

Structure Type	Units Demolished
Single Detached	36
Multifamily	8
Mobile Home	1
Total	45

² The number of secondary renters is not directly measured in the Census; the value is deduced by subtracting total number of primary rental units from total number of renting households.

Table 32: Total Residential Units Completed by Type (Occupancy Permits), City of Port Alberni (2014-2023)³

Source: City of Port Alberni, BP Data - Residential, Demolition, Commercial (2014-2023)

Structure Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
Single Detached (New)	7	17	21	35	34	31	29	31	40	37	282
Single Detached (Reno)	0	2	2	2	1	1	0	3	5	4	20
Single Detached (Addition)	0	0	0	0	2	0	0	2	1	0	5
Duplex (New)	0	2	2	4	0	0	2	3	12	0	25
Multifamily (New)	0	0	0	0	0	5	2	187	11	107	312
Multifamily (Reno)	0	0	0	0	0	0	1	0	0	0	1
Mixed Use	0	0	37	0	0	1	0	0	0	0	38
	7	21	62	41	37	38	34	226	69	148	683

Table 33: Registered New Homes, City of Port Alberni (2016-2022)

Source: BC Housing, Registered New Homes for City of Port Alberni

Structure Type	2016	2017	2018	2019	2020	2021	2022
Single-Detached	54	65	60	56	55	73	52
Multi-Unit Homes	*	11	*	5	*	28	16
Purpose-Built Rental	24	*	20	141	46	*	195
Total	78	76	80	211	101	101	263

³ Some occupancy or demolition permits have been tracked as completed but are missing exact dates. Completion dates have been estimated by applying the average time between permit issuance and completion for each permit type (by structure type and permit type)



* For privacy reasons data has been suppressed for communities where there are less than five homes registered in a year.

Housing Values

Table 34: Benchmark Price by Timeframe and Property Type

Source: Vancouver Island Real Estate Board, Monthly Statistics Package, 2018-2023

Structure Type	December 2023	November 2023	December 2022	December 2018	5-Year Change
Single Family	\$530,700	\$507,300	\$514,200	\$298,300	+78%
Apartment	\$372,600	\$379,500	\$373,600	\$316,800	+18%
Townhouse	\$425,800	\$431,400	\$403,600	\$255,500	+67%

Table 35: Monthly Average and Median Sale Price (Port Alberni-West Coast - Single Detached – Dec 2023/2022)

Source: Vancouver Island Real Estate Board, Monthly Statistics Package, Dec 2022; Dec 2023

	Dec 2023	Dec 2022	Dec 2021	2022-2023 % Change	2021-2023 % Change
Average	\$679,111	\$610,894	\$627,421	11%	8%
Median	\$770,000	\$476,942	\$482,500	61%	60%

Table 36: Average Annual Sales Prices by Structure Type (Port Alberni, 2000-2023)

Source: Matrix MLS, Port Alberni, Average Sales Prices

YEAR	HOUSE	TOWNHOME	CONDO
2000	\$112,550	\$82,964	\$92,707
2001	\$118,268	\$56,333	\$108,610
2002	\$114,360	\$118,004	\$172,292
2003	\$136,620	\$117,648	\$139,313
2004	\$140,763	\$98,876	\$184,789
2005	\$180,088	\$141,488	\$169,468
2006	\$236,880	\$215,165	\$211,351
2007	\$238,507	\$185,462	\$302,074
2008	\$260,988	\$222,677	\$256,500
2009	\$260,021	\$201,822	\$227,041
2010	\$260,075	\$232,866	\$239,583
2011	\$261,171	\$190,477	\$230,773
2012	\$252,141	\$212,053	\$208,239
2013	\$264,699	\$243,265	\$145,308
2014	\$254,638	\$293,829	\$148,500
2015	\$272,068	\$224,982	\$216,013
2016	\$300,947	\$224,296	\$253,271



YEAR	HOUSE	TOWNHOME	CONDO
2017	\$335,931	\$239,246	\$271,448
2018	\$410,587	\$298,229	\$252,478
2019	\$431,077	\$391,625	\$376,852
2020	\$493,578	\$405,606	\$402,229
2021	\$619,671	\$465,492	\$501,916
2022	\$731,798	\$686,089	\$556,420
2023	\$658,775	\$502,442	\$481,144
1 Year Change	-10%	-27%	-14%
3 Year Change	33%	24%	20%
5 Year Change	60%	68%	91%
10 Year Change	149%	107%	231%

Table 37: Median Annual Sales Prices by Structure Type (Port Alberni, 2000-2023)

Source: Matrix MLS, Port Alberni, Median Sales Prices

YEAR	HOUSE	TOWNHOME	CONDO
2000	\$105,000	\$66,500	\$64,000
2001	\$86,000	\$35,000	\$109,550
2002	\$96,000	\$113,500	\$169,000
2003	\$109,000	\$89,000	\$159,000
2004	\$118,000	\$87,000	\$193,000
2005	\$143,000	\$105,500	\$129,380
2006	\$186,500	\$166,000	\$165,000
2007	\$212,000	\$149,250	\$185,000
2008	\$218,000	\$206,000	\$225,000
2009	\$212,000	\$188,000	\$180,500
2010	\$222,000	\$238,000	\$165,000
2011	\$222,750	\$173,000	\$200,500
2012	\$215,000	\$210,000	\$152,500
2013	\$214,500	\$242,000	\$125,000
2014	\$210,000	\$230,000	\$142,500
2015	\$212,000	\$214,000	\$172,500
2016	\$237,000	\$208,500	\$177,000
2017	\$263,375	\$230,000	\$196,500
2018	\$332,000	\$240,000	\$179,000
2019	\$358,750	\$355,000	\$285,000
2020	\$399,000	\$364,250	\$315,000
2021	\$505,000	\$441,000	\$384,500
2022	\$600,000	\$669,000	\$450,000



YEAR	HOUSE	TOWNHOME	CONDO
2023	\$550,000	\$505,000	\$424,000
1 Year Change	-8%	-25%	-6%
3 Year Change	38%	39%	35%
5 Year Change	66%	110%	137%
10 Year Change	156%	109%	239%

Table 38: Average Rental Price by Unit Size, City of Port Alberni (2016-2022)

Source: Canadian Mortgage and Housing Corporation, Primary Rental Market

Unit Size	2013	2018	2019	2020	2021	2022	2023
Bachelor	\$517	\$589	\$622	\$654	\$743	\$690	\$809
1 Bedroom	\$552	\$637	\$680	\$720	\$768	\$818	\$953
2 Bedroom	\$688	\$782	\$833	\$860	\$972	\$1,041	\$1,203
3 + Bedroom	\$758	\$865	\$955	\$1,149	\$1,294	\$1,360	\$1,409
All Units	\$627	\$717	\$769	\$816	\$914	\$970	\$1,112

Table 39: Median Rental Price by Unit Size, City of Port Alberni (2016-2022)

Source: Canadian Mortgage and Housing Corporation, Primary Rental Market

Unit Size	2013	2018	2019	2020	2021	2022	2023
Bachelor	\$550	\$624	\$608	\$655	\$706	\$710	\$895
1 Bedroom	\$535	\$650	\$689	\$787	\$755	\$825	\$929
2 Bedroom	\$700	\$800	\$850	\$890	\$1,000	\$1,006	\$1,215
3 + Bedroom	\$775	\$900	\$949	\$1,231	\$1,400	\$1,550	\$1,458
All Units	\$650	\$725	\$797	\$820	\$865	\$920	\$1,100

Households in Core Housing Need

Table 40: Households Spending 30% + of Income on Shelter Costs, City of Port Alberni (2006- 2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Housing Need: Affordability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	1,320	18%	1,850	24%	1,880	24%	1,680	20%
Renter	725	36%	1,090	46%	1,220	50%	1,000	39%
Owner	595	11%	760	15%	655	12%	675	12%



Table 41: Households in Dwellings Requiring Major Repairs (Adequacy), City of Port Alberni, (2006 -2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Housing Need: Adequacy	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	760	10%	805	11%	675	9%	665	8%
Renter	260	13%	395	16%	285	12%	265	10%
Owner	505	9%	410	8%	385	7%	395	7%

Table 42: Households in Overcrowded Dwellings (Suitability), City of Port Alberni (2006-2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Housing Need: Suitability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	275	4%	345	5%	250	3%	305	4%
Renter	165	8%	250	10%	170	7%	230	9%
Owner	110	2%	90	2%	80	1%	75	1%

Table 43: Households in Core Housing Need, City of Port Alberni (2006 -2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	795	10%	1,115	15%	1,325	17%	1,030	12%
Renter	580	29%	840	35%	1,015	41%	730	29%
Owner	210	4%	280	5%	310	6%	300	5%

Table 44: Households in Extreme Core Housing Need, City of Port Alberni (2006 -2021)

Source: Statistics Canada, 2021, 2016, 2011, 2006 Census of Population

Extreme Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	275	4%	440	6%	585	7%	470	6%
Renter	180	9%	325	14%	450	18%	285	11%
Owner	95	2%	115	2%	135	2%	185	3%

Households by Income Quintiles

All Households

Table 45: Income Quintile + Household Size Distribution (All Households – 2021)

Income Quintile	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000-\$29,999	\$30,000-\$49,999	\$50,000-\$74,999	>\$75,000		
Monthly Affordable Housing Cost	<\$375	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	> \$1,875	TOTAL	%
1-person	140	1,230	765	535	295	2,965	35%
2-person	20	155	685	945	1,435	3,240	39%
3-person	0	35	125	230	680	1,070	13%
4+persons	0	0	40	170	920	1,130	13%
TOTAL	160	1,420	1,615	1,880	3,330	8,405	100%
%	2%	17%	19%	22%	40%		

Table 46: Income Quintile + Household Size (All Households Core Housing Need – 2021)

	Very Low	Low	Moderate	Average	Above Average		
1-person	60	630	0	0	0	690	67%
2-person	0	100	45	0	0	160	16%
3-person	0	30	80	0	0	110	11%
4+persons	0	0	40	0	0	75	7%
TOTAL	70	770	170	15	0	1,030	100%
%	7%	75%	17%	1%	0%		



Table 47: Income Quintile + Household Size (All Households Core Housing Need Allocation – 2021)

	Very Low	Low	Moderate	Average	Above Average	
1-person	6%	61%	0%	0%	0%	67%
2-person	0%	10%	4%	0%	0%	16%
3-person	0%	3%	8%	0%	0%	11%
4+persons	0%	0%	4%	0%	0%	7%
TOTAL	7%	75%	17%	1%	0%	100%

Renter Households

Table 48: Income Quintile + Household Size Distribution (Renter Households – 2021)

Income Quintile	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000-\$29,999	\$30,000-\$49,999	\$50,000-\$74,999	>\$75,000		
Monthly Affordable Housing Cost	<\$375	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	> \$1,875	TOTAL	%
1-person	80	695	325	150	40	1,290	50%
2-person	20	75	185	210	185	675	26%
3-person	0	25	90	80	115	310	12%
4+persons	0	0	25	120	185	330	13%
TOTAL	100	795	625	560	525	2,605	100%
%	4%	31%	24%	21%	20%		

Table 49: Income Quintile + Household Size (Renter Household in Core Housing Need – 2021)

	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
1-person	40	465	0	0	0	505	69%
2-person	0	70	0	0	0	85	12%
3-person	0	25	55	0	0	85	12%
4+persons	0	0	20	0	0	60	8%
TOTAL	40	570	100	0	0	735	100%
%	5%	78%	14%	0%	0%		

Table 50: Income Quintile + Household Size (Renter Household Core Housing Need Allocation – 2021)

	Very Low	Low	Moderate	Average	Above Average	
1-person	5%	63%	0%	0%	0%	69%
2-person	0%	10%	0%	0%	0%	12%
3-person	0%	3%	7%	0%	0%	12%
4+persons	0%	0%	3%	0%	0%	8%
TOTAL	5%	78%	14%	0%	0%	100%

Owner Households

Table 51: Income Quintile + Household Size Distribution (Owner Households – 2021)

Income Quintile	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
Household Income	<\$15,000	\$15,000-\$29,999	\$30,000-\$49,999	\$50,000-\$74,999	>\$75,000		
Monthly Affordable Housing Cost	<\$375	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	> \$1,875	TOTAL	%
1-person	60	535	440	385	255	1,675	29%
2-person	0	75	500	735	1,255	2,565	44%
3-person	0	0	40	145	570	755	13%
4+persons	0	0	0	50	735	785	14%
TOTAL	60	610	980	1,315	2,815	5,780	100%
%	1%	11%	17%	23%	49%		

Table 52: Income Quintile + Household Size (Owner Household in Core Housing Need – 2021)

	Very Low	Low	Moderate	Average	Above Average	TOTAL	%
1-person	25	160	0	0	0	180	61%
2-person	0	35	30	0	0	70	24%
3-person	0	0	20	0	0	30	10%
4+persons	0	0	0	0	0	0	0%
TOTAL	30	200	70	0	0	295	100%
%	10%	68%	24%	0%	0%		

Table 53: Income Quintile + Household Size (Owner Household Core Housing Need Allocation – 2021)

	Very Low	Low	Moderate	Average	Above Average	
1-person	8%	54%	0%	0%	0%	61%
2-person	0%	12%	10%	0%	0%	24%
3-person	0%	0%	7%	0%	0%	10%
4+persons	0%	0%	0%	0%	0%	0%
TOTAL	10%	68%	24%	0%	0%	100%



Core Housing Need Demographics

Table 54: Core Housing Need Rates by Demographic Factor of Primary Household Maintainers (2021)

Core Housing Need by Priority Group	Owner	Renter
Total / Overall Average	5.1%	28.5%
One-person household	12%	28%
Men+	3%	15%
Women+	7%	21%
Indigenous status	5%	19%
Immigrant status	5%	17%
Refugee status	0%	16%
Female lone parent	11%	25%
65+ years	5%	43%
85+ years	0%	50%
Household includes a Transgender or Non-binary person ⁴	0%	36%

Table 55: Core Housing Need Rates by Age of Primary Household Maintainer (2021)

Primary Household Maintainer Age in Years	Private Households In Core Housing Need			
	Owner	Renter	Owner	Renter
Total/Overall Average	295	730	5.1%	28.5%
15 – 24	0	25	0%	17%
25 – 34	25	70	5%	14%
35 – 44	20	120	3%	28%
45 – 54	70	110	9%	29%
55 – 64	60	105	5%	24%
65 – 74	75	150	5%	38%
75 – 84	35	95	4%	51%
85 +	0	50	0%	50%

Note: Core housing need rates are colour coded from green to red to indicate whether household maintainers of different ages experience below average (green), above average (red) or approximately average (yellow) core housing need rates by tenure. Bolded values indicate the three highest core housing need rates by tenure.

⁴ Describes the presence of transgender and non-binary persons rather than the primary maintainer



Interim Housing Needs Report HNR Method Technical Memorandum

City of Port Alberni | October 2024

Table of Contents

INTRODUCTION	1
HOUSING NEEDS REPORT HISTORY AND THE HNR METHOD	1
HNR METHOD RESULTS	2
ALLOCATION OF HNR METHOD – HOUSING TYPE + TENURE CATEGORIES	3
Allocation of HNR method – Distribution of Components.....	5
INCOME GROUP AND BEDROOM COUNT ALLOCATION	7
10-Year Allocation of Projected Growth + Demand Buffer	7
INTERPRETING THE RESULTS + HOUSING SYSTEM AFFORDABILITY	11
CONCLUSION.....	12
APPENDIX A INTERIM HOUSING NEEDS REPORT LEGISLATIVE REQUIREMENT	13
APPENDIX B HNR METHOD RESULTS + SUPPLEMENTAL TABLES.....	17
HNR Method Results.....	19
Housing Type and Tenure Allocation	19
5-Year Allocation of Projected Growth + Demand Buffer	20
10-Year Allocation of Projected Growth + Demand Buffer	24
LIST OF TABLES	
Table 1: 5-, 10-, and 20-Year HNR Method Housing Demand Estimates, City of Port Alberni.....	2
Table 2: Type and Tenure Allocation of HNR Method, City of Port Alberni	4
Table 3: 5-Year and 10-Year HNR Method Type and Tenure Allocation.....	5
Table 4: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, City of Port Alberni	7
Table 5: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, City of Port Alberni	8
Table 6: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, City of Port Alberni	8
Table 7: Estimated 10-Year Future Demand by Minimum Bedrooms Required, City of Port Alberni	9
Table 8: Estimated 10-Year Future Demand Minimum Bedrooms Required Income Group Distribution, City of Port Alberni.....	10

Introduction

This technical memorandum introduces the new legislatively mandated 'HNR method' to estimating current and future housing demand in British Columbia (referred to as the applicable method in legislation). The first section describes a brief history of housing needs report requirements, followed by the mandatory calculations results. The remaining sections explore a more complex analysis of the results to understand the estimated need by housing tenure and type, household income, household size, and bedrooms required.

Housing Needs Report History and the HNR Method

Initial Legislative Requirements (2019)

Since 2019, local governments in British Columbia have been legislatively required to undertake a housing needs assessment process every five years, with the first report due by 2022. While the requirements included stating an estimated number of additional housing units needed over the next five years to meet demand, there was no guidance or methodology for producing the estimate. As a result, most communities simply projected forward the last five years of household growth into the future, resulting in perpetuating any pre-existing undersupply or mismatch in the housing system. Similarly, there was no enforcement mechanism or requirement to implement policy to meet the likely underestimated housing need.

Legislative Amendments (2023)

In Fall 2023, new legislation was introduced to significantly amend a broad range of planning and land use tools, regulations, and requirements for local governments. A key change was a shift to more pro-active planning, the requirement to estimate 5- and 20-year housing need with a specific 'HNR method' (HNRM), and to implement sufficient residential capacity through Official Community Plan (OCP) amendments to accommodate the HNRM identified need. An interim housing needs report (IHNR) with the results of the HNRM calculation must be completed by all local governments no later than January 1, 2025, with OCPs amended to accommodate the need no later than December 31, 2025. The analysis, and associated OCP updates, must be completed every five years going forward. INHRs have two additional components beyond the HNRM calculation (see [Appendix A](#) for all three required components).

With the release of the HNRM guidelines in late June 2024, the work to prepare an IHNR can now be undertaken. This technical memo serves to present the findings of the HNRM analysis, alongside additional breakdowns of the results for a 10-year timeframe, and by

housing type and tenure, income group, household size and bedroom count for 5- and 10-years.¹ The additional components are supplemental to the basic requirements and provide Port Alberni with a more nuanced understanding of housing need.

HNR Method Results

The results of the HNRM calculation are shown in Table 1, including the supplemental 10-year breakdown. The methodology includes six components², each with a prescribed calculation method. It should be noted the five-year result is not simply one quarter of the 20-year result. For Port Alberni, the biggest driver of the difference over time is from the BC Statistics projection slowly shifting from higher growth rate in the first five-years (1.8% annual growth) to a much lower one by 2041 (0.4%). Component D could be described as estimated future need, while the other components are considerations of pre-existing unmet need regardless of future population growth.

The legislatively required 5- and 20-year estimates are for 1,220 and 2,825 additional units respectively. Revised OCPs must accommodate this amount of housing.

Table 1: 5-, 10-, and 20-Year HNR Method Housing Demand Estimates, City of Port Alberni³

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	110.9	221.7	443.4
B	Person Experiencing Homelessness	100.6	201.1	201.1
C	Suppressed Household Formation	49.1	98.3	196.6
D	Anticipated Household Growth	827.1	1,126.8	1,453.8
E	Rental Vacancy Rate Adjustment	13.0	26.0	52.1
F	Demand Factor	119.6	239.2	478.3
Total		1,220	1,913	2,825

1. Note: the HNR method only requires 5- and 20-year breakdowns of the calculations, however, most new housing units realized over the next five years will be from underway projects, and it may be challenging for local governments to meaningfully shape outcomes on this timescale. The 20-year timeframe has the opposite challenge with the timeline being so long the context will likely change before then. Ten years is a middle point where the need estimated today may still be relatively accurate, with the ability for local governments to implement policy with the capacity to impact development outcomes. The 10-year calculation follows the same logic and approach as described for 5- and 20-years in the HNRM guidelines, however, this is not an officially mandated methodology and some discretion around how to distribute the different components over time was required.

2. Refer to the Ministry of Housing's 'Guidelines for Housing Needs Reports – HNR Method Technical Guidance' document for further detail on the specific components, what they represent, and why they were included in the methodology.

3. The Ministry of Housing HNR Method guidelines state values should remain unrounded until the final total, which is to be rounded to the near whole number. For the components, one decimal place has been shown for clarity when summing to the total.

Given most development seen over the next five years will be from projects already underway, it is unlikely the short-term estimate is achievable in most municipalities. However, as local policies and plans are amended to accommodate other legislative changes to support additional housing development and diversity, it may become more realistic to achieve these five-year estimates over time; these changes establish a new framework for land use and housing regulation, and it may take time to be fully operational.

Values presented in Table 1 provide the minimum requirements of the HNRM calculation for IHNRs, however, more nuance could be provided to understand the type, size, and price-point required to meet the needs of local households. The remainder of this technical memo will explore additional complexity for the 5- and 10-year breakdowns of the HNRM calculation.

Allocation of HNR Method – Housing Type + Tenure Categories

To provide a deeper understanding of the high-level results, the HNRM calculation has been allocated to four different housing types or tenures:

- **Market rental** is rental housing with rents set by the market, and in this context could include both secured primary rental and secondary rental. The need would ideally be met with purpose-built secured market rental, which generally offers superior security of tenure. However, strata apartments or secondary suites rented by individual owners would also address the need. Based on analysis of local market rents and incomes, renter households in the average- and above average-income groups are allocated to market rental (except for the 10% of renter households who could potentially purchase).
- **Non-market rental** is purpose-built subsidized rental housing with a range of below-market rents; this category could include a range of price-points above the housing component of social assistance. Based on analysis of market rents, it is assumed renter households in the moderate-income group, and 72% of the low-income group, would need non-market rental housing to meet their needs.
- **Deep subsidy and supportive rental** represent two conceptual categories, including those on social assistance with rents affordable to those earning less than the 'deep subsidy income limits' as described by BC Housing programs. The category also includes supportive housing for people experiencing homelessness and those requiring on-going supports with their housing. Based on analysis of market rents, it is assumed all renter households in the very low-income group, and 28% of the low-income group, will need deep subsidy or supportive housing to meet their needs.

- **Ownership** describes housing owned and occupied by individual households; this category is broad, representing a range of households, and does not identify a specific structure type. The ownership category in this methodology represents owner-occupiers only, and investment properties purchased to rent on the secondary market would be in the market rental category. Based on an affordability analysis of local ownership housing, it is assumed 10% of new renters could potentially purchase (those with incomes of \$100,000+). The share of all households who currently own is also carried forward.

There is some discretion in the allocation and the assumptions to apply will change over time as the local dynamics of rental and ownership housing prices evolve. For example, if ownership prices decrease, a larger share of renter households could be assumed to successfully purchase in the future. Similarly, if market rents were reduced due to the rebalancing of vacancy rates, a smaller share of households could be allotted to non-market rental housing. As the HNRM analysis must be updated every five-years, there will be frequent opportunities to reconsider the allocation of current and future demand to different housing types or tenures and assess how new housing has addressed need.

Table 2 broadly summarizes how the six HNRM components have been allocated to the four housing type and tenure categories (see the next section for further detail).

Table 2: Type and Tenure Allocation of HNR Method, City of Port Alberni

COMPONENT	DETAIL	TYPE + TENURE ALLOCATION
A	Extreme Core Housing Need	Non-Market Rental / Deep Subsidy + Supportive Rental
B	Persons Experiencing Homelessness	Deep Subsidy + Supportive Rental
C	Suppressed Household Formation	Market Rental + Ownership ⁴
D	Anticipated Household Growth	Distribute by Income ⁵
E	Rental Vacancy Rate Adjustment	Market Rental
F	Demand Factor	Distribute by Income

4. Suppressed household formation units allotted to ownership proportionally by the share of renter households earning over \$100,000/year with the remainder assigned to market rental.

5. Estimated future renter households are assigned to market, non-market, and deep subsidy rental by income compared against current market rents. For owners, the current (2021) share of owner households is carried forward and applied to the projection. It is assumed a similar share of households will own in the future regardless of income to accommodate for inheritance, assistance from family members, or other novel circumstances allowing for purchase without a high income.

Table 3 provides the resulting distribution of the four housing categories for 5- and 10-years.

Table 3: 5-Year and 10-Year HNR Method Type and Tenure Allocation

TIMEFRAME		MARKET RENTAL	NON-MARKET RENTAL	DEEP SUBSIDY + SUPPORTIVE RENTAL	OWNERSHIP	TOTAL
5-Years	#	168	206	176	670	1,220
	%	14%	17%	14%	55%	
10-Years	#	277	336	332	968	1,913
	%	14%	18%	17%	51%	

The share of estimated future demand allotted to ownership is lower, while the share of the two non-market housing categories increase in the 10-year timeframe. This shift is because most ownership demand is based on projected household growth, which BC Stats projects at 1.8% per year for the first 5 years before dropping to 0.5% over the next five years. The components allotted to [Non-Market Rental](#) and [Deep Subsidy + Supportive Rental](#) are more consistent over time, so their prominence is higher in the second five-year period.

ALLOCATION OF HNR METHOD – DISTRIBUTION OF COMPONENTS

Allocating the HNR components relies on the household income group concept introduced in the Interim Housing Needs Assessment Update (Phase1) – Data Inventory (February 2024), which is further applied in [Income Group and Bedroom Count Allocation](#) section of this memo.

Component A – Extreme Core Housing Need

It is assumed households in Extreme Core Housing Need will require non-market rental housing to meet needs for adequate and affordable housing. 38% of Extreme Core Housing Need is allocated to [Deep Subsidy + Supportive Rental](#), based on the share of renter households in the very low-income group (earning less than \$20,000/year, with a maximum monthly affordable rent of \$500), while the remainder is allocated [Non-Market Rental](#).

Component B – Persons Experiencing Homelessness

It is assumed all persons experiencing homelessness require [Deep Subsidy + Supportive Rental](#).

Component C – Suppressed Household Formation

It is assumed suppressed households will generally require [Market Rental](#), except for the 10% of renter households earning over \$100,000/year, which are instead allocated to [Ownership](#).

Component D – Anticipated Household Growth

Anticipated household growth has been allocated based on an affordability analysis of rental and ownership housing compared against renter and owner incomes.

- [Market Rental](#): based on the share of renter households in the average and above average income groups (except for the 10% of renter households earning over \$100,000/year, which are allotted to [Ownership](#)). This represents households who can spend between \$1,250 and \$2,500 per month.
- [Non-Market Rental](#): based on the share of renter households in the moderate-income group, and 72% of renter households in the low-income group. This represents households who can spend between \$500 and \$1,250.
- [Deep Subsidy + Supportive Rental](#): based on the share of renter households in the very low-income group, and 28% of the low-income group. This represents households who can spend no more than \$500 per month.
- [Ownership](#): based on carrying forward the 2021 share of owner households, in addition to the 10% of renter households earning over \$100,000/year.⁶ This represents households who can spend more than \$2,500 per month.

Component E – Rental Vacancy Adjustment

It is assumed all rental vacancy adjustment is [Market Rental](#), as this component seeks to achieve a 3% market rental vacancy rate.

Component F – Demand Factor

Component F seeks to describe the required buffer, or extra room in the housing system, to achieve a 'healthy' supply-demand balance. It is assumed this component will represent a range of housing types and is broadly allocated with the same method as Component D.

6. Based on the minimum income (\$102,869) required to qualify for the benchmark priced townhouse (\$425,500, January 2024) with a 20% down payment (\$85,100) at 4.64% for 25 years with a gross debt service ratio of 32% and \$460 of relevant housing costs per month for qualification at the stress test rate at 4.64%+2%.

Income Group and Bedroom Count Allocation

This section explores the distribution of Components D and F by income group and household size, with a final breakdown by group and number of bedrooms required to meet the National Occupancy Standards⁷. The allocations have been calculated for both the 5- and 10-year breakdowns of the HNRM results (see [Appendix B](#) for 5-year tables). The distribution of renter and owner households by income group was used to inform the allocation of the HNRM results by bedroom count.

10-YEAR ALLOCATION OF PROJECTED GROWTH + DEMAND BUFFER

Table 4 provides the distribution of all households by income group and household size (2021 Census distribution carried forward) applied to combined Components D and F.

Table 4: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, City of Port Alberni⁸

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20 – 49%	50 – 79%	70 – 119%	>120%		
Household Income	<\$15,000	\$15,000 – \$29,999	\$30,000 – \$49,999	\$50,000 – \$74,999	\$75,000+		
Monthly Affordable Housing Cost	<\$376	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	>\$1,875	TOTAL	%
1-person	23	201	125	87	48	484	35%
2-person	3	24	111	154	234	526	39%
3-person	0	4	22	37	112	175	13%
4+person	0	0	4	28	149	181	13%
TOTAL	26	229	262	306	543	1,366	100%
%	2%	17%	19%	22%	40%	100%	

Table 5 provides the distribution of **owner households** by income group and household size (2021 Census distribution) applied to combined Components D and F.

7. Bedroom count allocation is based on the distribution of household composition in the 2021 Census by income group. The distribution has been applied to the combined projected growth and demand buffer from the AM calculation for all households, renters, and owners.

8. Future demand as presented includes components D and F, while the other components are classified as current unmet need.

Table 5: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, City of Port Alberni

Income Group	Very Low	Low	Moderate	Average	Above Average		
Household Income	<\$15,000	\$15,000 – \$29,999	\$30,000 – \$49,999	\$50,000 – \$74,999	\$75,000+		
Monthly Affordable Housing Cost	<\$376	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	>\$1,875	TOTAL	%
1-person	10	87	72	63	41	273	29%
2-person	0	12	81	120	204	417	44%
3-person	0	0	7	24	93	124	13%
4+person	0	0	0	8	119	127	13%
TOTAL	10	99	160	215	457	941	100%
%	1%	11%	17%	23%	49%	100%	

Table 6 provides the distribution of **renter households** by income group and household size (2021 census distribution) applied to the combined Components D and F.

Table 6: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, City of Port Alberni

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20 – 49%	50 – 79%	70 – 119%	>120%		
Household Income	<\$15,000	\$15,000 – \$29,999	\$30,000 – \$49,999	\$50,000 – \$74,999	\$75,000+		
Monthly Affordable Housing Cost	<\$376	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	>\$1,875	TOTAL	%
1-person	13	114	53	24	7	211	50%
2-person	3	12	30	34	30	109	26%
3-person	0	4	15	13	19	51	12%
4+person	0	0	4	20	30	54	13%
TOTAL	16	130	102	91	86	425	100%
%	4%	31%	24%	21%	20%	100%	

Bedroom Allocation

There is not a completely direct and consistent relationship between the number of people in a household and number of bedrooms required to meet need due to variations in household composition and the resulting difference in bedroom needs. For example, a three-person household comprising one couple with one child requires two-bedrooms to meet the National Occupancy Standards; however, a three-person household with three unrelated roommates would require three-bedrooms. Alternatively, a four-person household comprising two couples would only require two-bedrooms. While larger households typically need more bedrooms, it is not always the case.

The backend analysis for the bedroom and income group distributions in Table 7 (unit count by bedrooms) and Table 8 (percent distribution by bedrooms) is per income group. For example, based on the analysis of the distribution of household composition of low-income households, 92% would need one-bedroom. If this analysis was undertaken with the aggregated all income group distribution of household composition, the results would vary. This approach has been chosen as there is a relationship between incomes, household size, and composition.⁹

Table 7: Estimated 10-Year Future Demand by Minimum Bedrooms Required, City of Port Alberni

UNIT SIZE	INCOME GROUP					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	26	212	202	192	242	874
2-bedroom	0	13	41	70	151	276
3-bedroom	0	6	12	28	88	134
4+bedroom	0	0	7	15	60	82
TOTAL	26	231	262	306	541	1,366

⁹ Undertaking this analysis on the basis of each individual income group results in a higher estimated need for smaller units than an aggregated analysis would provide.

Table 8: Estimated 10-Year Future Demand Minimum Bedrooms Required Income Group Distribution, City of Port Alberni¹⁰

UNIT SIZE	INCOME GROUP				
	Very Low	Low	Moderate	Average	Above Average
1-bedroom	100.0%	91.6%	77.0%	62.9%	44.7%
2-bedroom	0%	5.8%	15.8%	22.9%	28.0%
3-bedroom	0%	2.6%	4.5%	9.2%	16.2%
4+bedroom	0%	0%	2.7%	5.0%	11.1%
TOTAL	100%	100%	100%	100%	100%

10. Describes the share of future demand by minimum required bedroom count and income group. For example, 100% of Very Low income households are estimated to require at least a 1-bedroom unit, while 77% of Moderate income households are estimated to require a 1-bedroom unit and 16% require a 2-bedroom unit.

Interpreting the Results + Housing System Affordability

Key Considerations

- The housing need estimates describe the potential demand for new housing units of various types, tenures, and price ranges to address estimated current and future housing needs.
- The housing type demand estimates are based on a set of current assumptions, which may vary over time or by data source.
- The housing demand estimates represent how current unmet and projected future need could be accommodated through new dwellings. However, not all households will need new dwellings to meet their needs because vacancy may be created when an existing household moves into a new dwelling.
- In general, all net additional housing improves the affordability of the housing system at a high level. In existing urban areas, the greatest impact will be when low-density, relatively expensive housing is replaced by higher density, relatively more affordable housing. Some households will need non-market options to afford their housing, and supporting its development will have the highest impact on affordability.
- If the estimated demand for market rental or ownership housing has been met, it does not mean the local government should stop allowing more to be built. If higher cost housing is not added, higher income households will simply pay more for existing lower cost homes, thereby bidding-up the price until lower income households have been priced-out. Historical lack of market supply to absorb high-income households is a key driver of current housing prices.
- Policies or incentives to shift development to non-market options would be positive and necessary to meet the needs of some households. Protecting the existing, relatively more affordable housing is also key, this may often be older market rental and other multi-unit housing forms.
- Regular five-year updates to the estimates will help determine how effectively recent development has addressed the identified needs within the complexity of household choice, the diversity of ways first time buyers purchase, and how filtering can address the needs of some lower income households without building a new dwelling for them.

Conclusion

This technical memo provides the legislatively required content for an Interim Housing Needs Report with additional supplemental analysis. [Appendix A](#) includes all Interim Report requirements as per Part 14 of the *Local Government Act*:

- “1. The number of housing units needed currently and over the next 5 and 20 years, calculated using the HNR Method provided in the Regulation;
2. 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,
3. A description of the actions taken by the local government, since receiving the most recent housing needs report, to reduce housing needs.”¹¹

The supplemental analysis in this memo provides a finer grain understanding of the total number of estimated units required to meet local demand as per the HNR method, and will support crafting effective housing policies and land use regulations in City of Port Alberni, particularly for the current Official Community Plan update process.

11. Requirements as described in the Ministry of Housing's Guide to Requirements for Housing Needs Reports (June 2024).

APPENDIX A

INTERIM HOUSING NEEDS REPORT

LEGISLATIVE REQUIREMENT

Interim Housing Needs Report Legislative Requirements

Table A–1 provides the required results of the HNR Method calculation as per the Ministry of Housing's Guidelines for Housing Needs Reports – HNR Method Technical Guidance to estimate housing need for 5- and 20-years.

Table A–1: 5- and 20-Year HNR Method Housing Need Estimates

COMPONENT	DETAIL	5-YEAR	20-YEAR
A	Extreme Core Housing Need	110.9	443.4
B	Person Experiencing Homelessness	100.6	201.1
C	Suppressed Household Formation	49.1	196.6
D	Anticipated Household Growth	827.1	1,453.8
E	Rental Vacancy Rate Adjustment	13.0	52.1
F	Demand Factor	119.6	478.3
Total		1,220	2,825

Statement on Housing Need in Proximity to Alternative Transportation Infrastructure

The City of Port Alberni recognizes the need for housing to be located in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation. A robust multi-modal network will ensure residents have convenient and equitable access to their daily needs by connecting them to services such as schools, parks, shops, restaurants, and recreation facilities. Housing with nearby access to transportation infrastructure also enables residents to live with less reliance on an automobile. This supports all people who choose, or must live, car-free while meeting their daily needs.

- In the upcoming 2042 Official Community Plan, the City will consider how land uses and mobility networks can be aligned to support new housing. This includes exploring how areas anticipated for housing may be serviced by transit and active transportation (walking, rolling, and cycling).
- The City will also consider prioritizing long-term transit improvements to align with areas anticipated for housing development.
- The City will consider prioritizing partnerships and investments in land for affordable housing in locations that have potential to be supported by active transportation or public transit.



- The City will consider policy to require that new developments (and redevelopments) include infrastructure to encourage walking, rolling, and cycling, augmented with active mobility connections via trails and parks where possible.
- The City will continue to make strategic investments in protected bike lanes, local street works, and continue to work with BC Transit to enhance the transit network to support housing development.

Description of Actions Taken by Local Government, Since Receiving the Most Recent Housing Needs Report, to Reduce Housing Need

The City of Port Alberni has taken several actions to address housing need since the Housing Needs Report was received by Council on February 22, 2021.

Housing Development

- City has donated and leased land for several BC Housing projects for people in core housing need including (4400 Vimy St., 4210 Cedarwood St., and the 4th Avenue Tiny Shelters). The City continues to work with BC Housing.
- City has donated land to the Tseshaht First Nation for a BC Builds project.

Development Approvals

- The City issued building occupancy permits for 443 residential units between 2021 and 2023.
- Council adopted several zoning bylaw amendments applications to support infill development of multi-family housing.
- Council supported a successful grant application to UBCM's Local Government Development Approvals Program. The intent is to streamline the City's development approvals process.

Zoning Bylaw Updates

- Council adopted an updated Zoning Bylaw in 2023 to allow accessory dwelling units (ADUs) in residential zones. The bylaw also reduced minimum lot sizes and setbacks, and increased allowable lot coverage.
- Council adopted an updated Zoning Bylaw in 2024 to allow up to four units of small-scale multi-unit housing (SSMUH) on lots previously zoned for single detached housing. The bylaw simplified zoning by reducing the number of residential zones from six to two. Regulations were also updated to support infill housing, including reduced setbacks and parking, and increased building height.



2042 Official Community Plan (2022 – present)

- The City launched a visioning process for the 2042 Official Community Plan. Council supported an OCP vision that values housing, livability, and community resilience.
- Council endorsed a conceptual growth strategy with the intent of accommodating a 20-year projected population growth.
- Staff initiated a Complete Communities Assessment project to estimate the capacity for housing development in various neighbourhoods, and to inform changes to OCP policy and land use designations.



APPENDIX B

HNR METHOD RESULTS + SUPPLEMENTAL TABLES

LIST OF TABLES

Table B-1: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, City of Port Alberni	19
Table B-2: 5-Year and 10-Year HNR Method Type and Tenure Allocation.....	19
Table B-3: Estimated 5-Year Future Demand by Income Group and Household Size, All Households, City of Port Alberni	20
Table B-4: Proportional Allocation of Estimated 5-Year Future Demand by Income Group and Household Size, All Households, City of Port Alberni.....	20
Table B-5: Estimated 5-Year Future Demand by Income Group and Household Size, Owner Households, City of Port Alberni	21
Table B-6: Proportional Allocation of Estimated 5-Year Future Demand by Income Group and Household Size, Owner Households, City of Port Alberni	21
Table B-7: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, City of Port Alberni	22
Table B-8: Proportional Allocation of Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, City of Port Alberni	22
Table B-9: Estimated 5-Year Future Demand by Minimum Bedrooms Required, City of Port Alberni	23
Table B-10: Proportional Allocation of Estimated 5-Year Future Demand Minimum Bedrooms Required Income Group, City of Port Alberni	23
Table B-11: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, City of Port Alberni	24
Table B-12: Proportional Allocation of Estimated 10-Year Future Demand by Income Group and Household Size, All Households, City of Port Alberni.....	24
Table B-13: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, City of Port Alberni	25
Table B-14: Proportional Allocation of Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, City of Port Alberni	25
Table B-15: Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, City of Port Alberni	26
Table B-16: Proportional Allocation of Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, City of Port Alberni	26
Table B-17: Estimated 10-Year Future Demand by Minimum Bedrooms Required, City of Port Alberni	27
Table B-18: Proportional Allocation of Estimated 10-Year Future Demand Minimum Bedrooms Required Income Group, City of Port Alberni	27

HNR METHOD RESULTS

Table B-1: 5-, 10-, and 20-Year HNR Method Housing Need Estimates, City of Port Alberni¹²

COMPONENT	DETAIL	5-YEAR	10-YEAR	20-YEAR
A	Extreme Core Housing Need	110.9	221.7	443.4
B	Person Experiencing Homelessness	100.6	201.1	201.1
C	Suppressed Household Formation	49.1	98.3	196.6
D	Anticipated Household Growth	827.1	1,126.8	1,453.8
E	Rental Vacancy Rate Adjustment	13.0	26.0	52.1
F	Demand Factor	119.6	239.2	478.3
Total		1,220	1,913	2,825

HOUSING TYPE AND TENURE ALLOCATION

Table B-2: 5-Year and 10-Year HNR Method Type and Tenure Allocation

TIMEFRAME		MARKET RENTAL	NON-MARKET RENTAL	DEEP SUBSIDY + SUPPORTIVE RENTAL	OWNERSHIP	TOTAL
5-Years	#	168	206	176	670	1,220
	%	14%	17%	14%	55%	
10-Years	#	277	336	332	968	1,913
	%	14%	18%	17%	51%	

12. The Ministry of Housing HNR Method guidelines state values should remain unrounded until the final total, which is to be rounded to the near whole number. For the components, one decimal place has been shown for clarity when summing to the total.



5-YEAR ALLOCATION OF PROJECTED GROWTH + DEMAND BUFFER

All Households

Table B-3: Estimated 5-Year Future Demand by Income Group and Household Size, All Households, City of Port Alberni

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20 – 49%	50 – 79%	70 – 119%	>120%		
Household Income	<\$15,000	\$15,000 – \$29,999	\$30,000 – \$49,999	\$50,000 – \$74,999	\$75,000+		
Monthly Affordable Housing Cost	<\$376	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	>\$1,875	TOTAL	%
1-person	16	139	87	60	34	336	35%
2-person	2	16	77	107	163	365	39%
3-person	0	3	15	25	77	120	13%
4+person	0	0	3	19	104	126	13%
TOTAL	18	158	182	211	378	947	100%
%	2%	17%	19%	22%	40%	100%	

Table B-4: Proportional Allocation of Estimated 5-Year Future Demand by Income Group and Household Size, All Households, City of Port Alberni

HOUSEHOLD SIZE	INCOME GROUP				
	Very Low	Low	Moderate	Average	Above Average
1-person	1.7%	14.7%	9.2%	6.3%	3.6%
2-person	0.2%	1.7%	8.1%	11.3%	17.2%
3-person	0%	0.3%	1.6%	2.6%	8.1%
4+person	0%	0%	0.3%	2.0%	11.0%
TOTAL	2%	17%	19%	22%	40%



Owner Households

Table B-5: Estimated 5-Year Future Demand by Income Group and Household Size, Owner Households, City of Port Alberni

Income Group	Very Low	Low	Moderate	Average	Above Average		
Household Income	<\$15,000	\$15,000 – \$29,999	\$30,000 – \$49,999	\$50,000 – \$74,999	\$75,000+		
Monthly Affordable Housing Cost	<\$376	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	>\$1,875	TOTAL	%
1-person	7	60	50	43	29	189	29%
2-person	0	8	56	83	142	289	44%
3-person	0	0	5	16	64	85	13%
4+person	0	0	0	6	83	89	14%
TOTAL	7	68	111	148	318	652	100%
%	1%	10%	17%	23%	49%	100%	

Table B-6: Proportional Allocation of Estimated 5-Year Future Demand by Income Group and Household Size, Owner Households, City of Port Alberni

INCOME GROUP					
HOUSEHOLD SIZE	Very Low	Low	Moderate	Average	Above Average
1-person	1.1%	9.2%	7.7%	6.6%	4.4%
2-person	0%	1.2%	8.6%	12.7%	21.8%
3-person	0%	0%	0.8%	2.5%	9.8%
4+person	0%	0%	0%	0.9%	12.7%
TOTAL	1%	10%	17%	23%	49%



Table B-7: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, City of Port Alberni

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20 – 49%	50 – 79%	70 – 119%	>120%		
Household Income	<\$15,000	\$15,000 – \$29,999	\$30,000 – \$49,999	\$50,000 – \$74,999	\$75,000+		
Monthly Affordable Housing Cost	<\$376	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	>\$1,875	TOTAL	%
1-person	9	79	37	17	5	147	50%
2-person	2	8	21	24	21	76	26%
3-person	0	3	10	9	13	35	12%
4+person	0	0	3	13	21	37	13%
TOTAL	11	90	71	63	60	295	100%
%	4%	31%	24%	21%	20%	100%	

Table B-8: Proportional Allocation of Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, City of Port Alberni

HOUSEHOLD SIZE	INCOME GROUP				
	Very Low	Low	Moderate	Average	Above Average
1-person	3.1%	26.8%	12.5%	5.8%	1.7%
2-person	0.7%	2.7%	7.1%	8.1%	7.1%
3-person	0%	1.0%	3.4%	3.1%	4.4%
4+person	0%	0%	1.0%	4.4%	7.1%
TOTAL	4%	31%	24%	21%	20%



Table B-9: Estimated 5-Year Future Demand by Minimum Bedrooms Required,
City of Port Alberni

UNIT SIZE	INCOME GROUP					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	18	147	140	133	168	606
2-bedroom	0	9	29	49	105	191
3-bedroom	0	4	8	19	61	92
4+bedroom	0	0	5	10	41	57
TOTAL	18	160	182	211	375	946

Table B-10: Proportional Allocation of Estimated 5-Year Future Demand Minimum Bedrooms
Required Income Group, City of Port Alberni¹³

HOUSEHOLD SIZE	INCOME GROUP					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-person	100.0%	91.8%	76.9%	62.8%	44.8%	
2-person	0%	5.7%	15.8%	23.0%	28.0%	
3-person	0%	2.5%	4.5%	9.2%	16.2%	
4+person	0%	0%	2.7%	4.9%	11.0%	
TOTAL	100%	100%	100%	100%	100%	

13. Describes the share of future demand by bedroom count and income group. For example, 100% Very Low income households are estimated to require at least a 1-bedroom unit, while 77% of Moderate income households are estimated to require a 1-bedroom unit and 16% require a 2-bedroom unit.



10-YEAR ALLOCATION OF PROJECTED GROWTH + DEMAND BUFFER

All Households

Table B-11: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, City of Port Alberni

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20 – 49%	50 – 79%	70 – 119%	>120%		
Household Income	<\$15,000	\$15,000 – \$29,999	\$30,000 – \$49,999	\$50,000 – \$74,999	\$75,000+		
Monthly Affordable Housing Cost	<\$376	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	>\$1,875	TOTAL	%
1-person	23	201	125	87	48	484	35%
2-person	3	24	111	154	234	526	39%
3-person	0	4	22	37	112	175	13%
4+person	0	0	4	28	149	181	13%
TOTAL	26	229	262	306	543	1,366	100%
%	2%	17%	19%	22%	40%	100%	

Table B-12: Proportional Allocation of Estimated 10-Year Future Demand by Income Group and Household Size, All Households, City of Port Alberni

HOUSEHOLD SIZE	INCOME GROUP				
	Very Low	Low	Moderate	Average	Above Average
1-person	1.7%	14.7%	9.2%	6.4%	3.5%
2-person	0.2%	1.8%	8.1%	11.3%	17.1%
3-person	0%	0.3%	1.6%	2.7%	8.2%
4+person	0%	0%	0.3%	2.0%	10.9%
TOTAL	2%	17%	19%	22%	40%



Owner Households

Table B-13: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, City of Port Alberni

Income Group	Very Low	Low	Moderate	Average	Above Average		
Household Income	<\$15,000	\$15,000 – \$29,999	\$30,000 – \$49,999	\$50,000 – \$74,999	\$75,000+		
Monthly Affordable Housing Cost	<\$376	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	>\$1,875	TOTAL	%
1-person	10	87	72	63	41	273	29%
2-person	0	12	81	120	204	417	44%
3-person	0	0	7	24	93	124	13%
4+person	0	0	0	8	119	127	13%
TOTAL	10	99	160	215	457	941	100%
%	1%	11%	17%	23%	49%	100%	

Table B-14: Proportional Allocation of Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, City of Port Alberni

HOUSEHOLD SIZE	INCOME GROUP				
	Very Low	Low	Moderate	Average	Above Average
1-person	1.1%	9.2%	7.7%	6.7%	4.4%
2-person	0%	1.3%	8.6%	12.8%	21.7%
3-person	0%	0%	0.7%	2.6%	9.9%
4+person	0%	0%	0%	0.9%	12.6%
TOTAL	1%	11%	17%	22.8%	48.6%



Table B–15: Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, City of Port Alberni

Income Group	Very Low	Low	Moderate	Average	Above Average		
% AMI	<20%	20 – 49%	50 – 79%	70 – 119%	>120%		
Household Income	<\$15,000	\$15,000 – \$29,999	\$30,000 – \$49,999	\$50,000 – \$74,999	\$75,000+		
Monthly Affordable Housing Cost	<\$376	\$376 – \$750	\$751 – \$1,250	\$1,251 – \$1,875	>\$1,875	TOTAL	%
1-person	13	114	53	24	7	211	50%
2-person	3	12	30	34	30	109	26%
3-person	0	4	15	13	19	51	12%
4+person	0	0	4	20	30	54	13%
TOTAL	16	130	102	91	86	425	100%
%	4%	31%	24%	21%	20%	100%	

Table B–16: Proportional Allocation of Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, City of Port Alberni

HOUSEHOLD SIZE	INCOME GROUP				
	Very Low	Low	Moderate	Average	Above Average
1-person	3.1%	26.8%	12.5%	5.6%	1.6%
2-person	0.7%	2.8%	7.1%	8.0%	7.1%
3-person	0%	0.9%	3.5%	3.1%	4.5%
4+person	0%	0%	0.9%	4.7%	7.1%
TOTAL	3.8%	30.6%	24.0%	21.4%	20.2%



Table B-17: Estimated 10-Year Future Demand by Minimum Bedrooms Required,
City of Port Alberni

UNIT SIZE	INCOME GROUP					TOTAL
	Very Low	Low	Moderate	Average	Above Average	
1-bedroom	26	212	202	192	242	874
2-bedroom	0	13	41	70	151	276
3-bedroom	0	6	12	28	88	134
4+bedroom	0	0	7	15	60	82
TOTAL	26	231	262	306	541	1,366

Table B-18: Proportional Allocation of Estimated 10-Year Future Demand Minimum
Bedrooms Required Income Group, City of Port Alberni¹⁴

HOUSEHOLD SIZE	INCOME GROUP					
	Very Low	Low	Moderate	Average	Above Average	
1-person	100.0%	91.6%	77.0%	62.9%	44.7%	
2-person	0%	5.8%	15.8%	22.9%	28.0%	
3-person	0%	2.6%	4.5%	9.2%	16.2%	
4+person	0%	0%	2.7%	5.0%	11.1%	
TOTAL	100%	100%	100%	100%	100%	

14. Describes the share of future demand by bedroom count and income group. For example, 100% Very Low income households are estimated to require at least a 1-bedroom unit, while 77% of Moderate income households are estimated to require a 1-bedroom unit and 16% require a 2-bedroom unit.

