The 2024 Juan de Fuca Electoral Area Interim Housing Needs Report

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Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our **Housing Needs Assessment Tool page.**

- o *A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.*
- o *A note on rounding: per provincial guidelines, the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.*

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

Juan de Fuca (Part 1) (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	1480	1555	1690	1920
Renters	255	270	325	280
Juan de Fuca (Part 2) (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	60	No Data	65	85
Renters	50	No Data	10	30
Juan de Fuca Total				
Total Households	2006	2011	2016	2021
Owners	1540	1615	1755	2005
Renters	305	320	335	310

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

Juan de Fuca (Part 1) (CSD, BC)									
	2006		2011		2016		2021		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	#	% of total	Average ECHN Rate
Owners with a mortgage	No Data		No Data		No Data		35	1.82%	1.82%
Renters	10	3.92%	No Data		30	9.23%	15	5.36%	4.63%
Juan de Fuca (Part 2) (CSD, BC)									
	2006		2011		2016		2021		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	#	% of total	Average ECHN Rate
Owners with a mortgage	No Data		No data		No Data		0	0.00%	0.00%
Renters	0	0.00%	No data		0	0.00%	0	0.00%	0.00%
Juan de Fuca Total									
Total Average ECHN Rates								(From rows above)	
Owners with a mortgage								0.91%	
Renters								2.32%	

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

Juan de Fuca (Part 1) (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	1920	No data	No Data
Owners with a mortgage		1.82%	35.00
Renters	280	4.63%	12.96
Total New Units to Meet ECHN – 20 years			47.96
Juan de Fuca (Part 2) (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	85	No data	No Data
Owners with a mortgage		No data	No data
Renters	30	No data	No data
Total New Units to Meet ECHN – 20 years			No data
Juan de Fuca Total			
Total New Units to Meet ECHN			47.96

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1–3).

Juan de Fuca (Part 1) (CSD, BC)				
	Local Population			
Regional Population	#	% of region	Regional PEH	Proportional Local PEH
406075	5120	1.26%	2043	25.76
Juan de Fuca (Part 2) (CSD, BC)				
	Local Population			
Regional Population	#	% of region	Regional PEH	Proportional Local PEH
406075	210	0.05%	2043	1.06
Juan de Fuca Total				
Total New Units to Homelessness Needs – 20 years				26.82

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

Juan de Fuca (Part 1) (CSD, BC)		
	2006 Households	
Age – Primary Household Maintainer 2006 Categories	Owner	Renter
Under 25 years	10	10
25 to 34 years	110	85
35 to 44 years	330	45
45 to 54 years	335	100
55 to 64 years	395	10
65 to 74 years	225	10
75 years and over	85	0
Juan de Fuca (Part 2) (CSD, BC)		
	2006 Households	
Age – Primary Household Maintainer 2006 Categories	Owner	Renter
Under 25 years	0	0
25 to 34 years	0	15
35 to 44 years	0	15
45 to 54 years	35	10
55 to 64 years	0	15
65 to 74 years	10	0
75 years and over	0	10
Juan de Fuca Total		
	2006 Households	
Age – Primary Household Maintainer 2006 Categories	Owner	Renter
Under 25 years	10	10
25 to 34 years	110	100
35 to 44 years	330	60
45 to 54 years	370	110
55 to 64 years	395	25
65 to 74 years	235	10
75 years and over	85	10

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

Juan de Fuca (Part 1) (CSD, BC)		
	2021 Households	
Age – Primary Household Maintainer 2021 Categories	Owner	Renter
15 to 24 years	10	0
25 to 34 years	55	55
35 to 44 years	205	70
45 to 54 years	395	40
55 to 64 years	545	60
65 to 74 years	490	40
75 to 84 years	180	10
85 years and over	45	0
Juan de Fuca (Part 2) (CSD, BC)		
	2021 Households	
Age – Primary Household Maintainer 2021 Categories	Owner	Renter
15 to 24 years	0	0
25 to 34 years	10	0
35 to 44 years	25	0
45 to 54 years	0	0
55 to 64 years	15	10
65 to 74 years	25	0
75 to 84 years	0	0
85 years and over	0	0
Juan de Fuca Total		
	2021 Households	
Age – Primary Household Maintainer 2021 Categories	Owner	Renter
15 to 24 years	10	0
25 to 34 years	65	55
35 to 44 years	230	70
45 to 54 years	395	40
55 to 64 years	560	70
65 to 74 years	515	40
75 to 84 years	180	10
85 years and over	45	0

Table 5a (Juan de Fuca Part 1)

The following table shows the population by age category in 2006 and 2021 (Step 2).

		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	285		220	
	20 to 24 years	155	440	175	395
25 to 34 years	25 to 29 years	130		170	
	30 to 34 years	235	365	280	450
35 to 44 years	35 to 39 years	310		290	
	40 to 44 years	360	670	295	585
45 to 54 years	45 to 49 years	360		385	
	50 to 54 years	425	785	370	755
55 to 64 years	55 to 59 years	415		470	
	60 to 64 years	310	725	615	1,085
65 to 74 years	65 to 69 years	170		540	
	70 to 74 years	175	345	340	880
75 years and over	75 to 79 years	100		175	
	80 to 84 years	30		105	
	85 years and over	15	145	70	350

Table 5b (Juan de Fuca Part 2)

The following table shows the population by age category in 2006 and 2021 (Step 2 cont'd).

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

Table 5c (Juan de Fuca Total)

The following table shows the population by age category in 2006 and 2021 (Step 2 cont'd).

Juan de Fuca Total					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	295	480	220	395
	20 to 24 years	185		175	
25 to 34 years	25 to 29 years	145	380	170	485
	30 to 34 years	235		315	
35 to 44 years	35 to 39 years	320	705	305	635
	40 to 44 years	385		330	
45 to 54 years	45 to 49 years	410	860	410	780
	50 to 54 years	450		370	
55 to 64 years	55 to 59 years	415	750	490	1115
	60 to 64 years	335		625	
65 to 74 years	65 to 69 years	180	365	565	925
	70 to 74 years	185		360	
75 years and over	75 to 79 years	110	155	175	350
	80 to 84 years	30		105	
	85 years and over	15		70	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

Juan de Fuca (Part 1) (CSD, BC)					
	2006 Households		2006 Population	2006 Headship Rate	
Age Categories – Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	10	10	440	2.27%	2.27%
25 to 34 years	110	85	365	30.14%	23.29%
35 to 44 years	330	45	670	49.25%	6.72%
45 to 54 years	335	100	785	42.68%	12.74%
55 to 64 years	395	10	725	54.48%	1.38%
65 to 74 years	225	10	345	65.22%	2.90%
75 years and over	85	0	145	58.62%	0.00%
Juan de Fuca (Part 2) (CSD, BC)					
	2006 Households		2006 Population	2006 Headship Rate	
Age Categories – Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	0	40	0.00%	0.00%
25 to 34 years	0	15	15	0.00%	100.00%
35 to 44 years	0	15	35	0.00%	42.86%
45 to 54 years	35	10	75	46.67%	13.33%
55 to 64 years	0	15	25	0.00%	60.00%
65 to 74 years	10	0	20	50.00%	0.00%
75 years and over	0	10	10	0.00%	100.00%
Juan de Fuca Totals					
	2006 Households		2006 Population	2006 Headship Rate	
Age Categories – Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	10	10	480	2.08%	2.08%
25 to 34 years	110	100	380	28.95%	26.32%
35 to 44 years	330	60	705	46.81%	8.51%
45 to 54 years	370	110	860	43.02%	12.79%
55 to 64 years	395	25	750	52.67%	3.33%
65 to 74 years	235	10	365	64.38%	2.74%
75 years and over	85	10	155	54.84%	6.45%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

Juan de Fuca (Part 1) (CSD, BC)					
	2006 Headship Rate		2021 Population	2021 Potential Households	
Age Categories – Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	2.27%	2.27%	395	8.98	8.98
25 to 34 years	30.14%	23.29%	450	135.62	104.79
35 to 44 years	49.25%	6.72%	585	288.13	39.29
45 to 54 years	42.68%	12.74%	755	322.2	96.18
55 to 64 years	54.48%	1.38%	1085	591.14	14.97
65 to 74 years	65.22%	2.90%	880	573.91	25.51
75 years and over	58.62%	0.00%	350	205.17	0.00
Juan de Fuca (Part 2) (CSD, BC)					
	2006 Headship Rate		2021 Population	2021 Potential Households	
Age Categories – Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	0.00%	0	0.00	0.00
25 to 34 years	0.00%	100.00%	35	0.00	0.00
35 to 44 years	0.00%	42.86%	50	0.00	0.00
45 to 54 years	46.67%	13.33%	25	11.67	1.56
55 to 64 years	0.00%	60.00%	30	0.00	0.00
65 to 74 years	50.00%	0.00%	45	22.50	0.00
75 years and over	0.00%	100.00%	0	0.00	0.00
Juan de Fuca Total					
	2006 Headship Rate		2021 Population	2021 Potential Households	
Age Categories – Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	2.08%	2.08%	395	8.22	8.22
25 to 34 years	28.95%	26.32%	485	140.41	127.65
35 to 44 years	46.81%	8.51%	635	297.24	54.04
45 to 54 years	43.02%	12.79%	780	335.56	99.76
55 to 64 years	52.67%	3.33%	1115	587.27	37.13
65 to 74 years	64.38%	2.74%	925	595.52	25.35
75 years and over	54.84%	6.45%	350	191.94	22.58

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

Juan de Fuca (Part 1) (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	8.98	8.98	10	0	–1.02	8.98	7.95
25 to 34 years	135.62	104.79	55	55	80.62	49.79	130.41
35 to 44 years	288.13	39.29	205	70	83.13	–30.71	52.43
45 to 54 years	322.2	96.18	395	40	–72.8	56.18	0
55 to 64 years	591.14	14.97	545	60	46.14	–45.03	1.1
65 to 74 years	573.91	25.51	490	40	83.91	–14.49	69.42
75 years and over	205.17	0	225	10	–19.83	–10	0
Total New Units to Meet Suppressed Housing Need – 20 years							261.31
Juan de Fuca (Part 2) (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	0.00	0	0	0.00	0.00	0.00
25 to 34 years	0.00	0.00	10	0	–10.00	0.00	0.00
35 to 44 years	0.00	0.00	25	0	–25.00	0.00	0.00
45 to 54 years	11.67	1.56	0	0	11.67	1.56	13.22
55 to 64 years	0.00	0.00	15	10	–15.00	–10.00	0.00
65 to 74 years	22.50	0.00	25	0	–2.50	0.00	0.00
75 years and over	0.00	0.00	0	0	0.00	0.00	0.00
Total New Units to Meet Suppressed Housing Need – 20 years							13.22
Juan de Fuca Total							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	8.22	8.22	10	0	–1.78	8.22	6.43
25 to 34 years	140.41	127.65	65	55	75.41	72.65	148.06
35 to 44 years	297.24	54.04	230	70	67.24	–15.96	51.28
45 to 54 years	335.56	99.76	395	40	–59.44	59.76	0.32
55 to 64 years	587.27	37.13	560	70	27.27	–32.87	–5.60
65 to 74 years	595.52	25.35	515	40	80.52	–14.66	65.86
75 years and over	191.94	22.58	225	10	–33.06	12.58	–20.49
Total New Units to Meet Suppressed Housing Need – 20 years							245.87

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

Juan de Fuca Total			
Regional District Projections	2021	2041	Regional Growth Rate
Households	185,205	254,785	37.57%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

Juan de Fuca (Part 1) (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	37.57%	2205	3033.4	828.4
Juan de Fuca (Part 2) (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Regionally Based Household Growth	37.57%	85	No Data	78.90
Juan de Fuca Total				
Total New Units to Meet Household Growth Needs - 20 years				907.30

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

Juan de Fuca (Part 1) (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	280	288.66
Local Vacancy Rate	1.40%	98.60%		283.98
Total New Units to Achieve 3% Vacancy Rate – 20 years				4.68
Juan de Fuca (Part 2) (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	30	30.93
Local Vacancy Rate	1.40%	98.60%		30.43
Total New Units to Achieve 3% Vacancy Rate – 20 years				0.50
Juan de Fuca Total				
Total New Units to Achieve 3% Vacancy Rate – 20 years				5.18

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

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

Juan de Fuca Total	
Component	Result
A. Extreme Core Housing Need	47.96
B. Persons Experiencing Homelessness	26.82
C. Suppressed Household Formation	245.87
E. Rental Vacancy Rate Adjustment	5.18
Total	325.83

Demand Factor	0.00
Total New Units to Address Demand Buffer – 20 years	0.00

Total 5-year and 20-year housing need

Table 13

The following table sums Components A–F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

Juan de Fuca Total		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	11.99	47.96
B. Persons Experiencing Homelessness	13.41	26.82
C. Suppressed Household Formation	68.64	245.87
D. Anticipated Growth	308.73	907.30
E. Rental Vacancy Rate Adjustment	1.30	5.18
F. Additional Local Demand	0.00	0.00
Total New Units – 5 years	404	
Total New Units – 20 years		1233

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.

Housing Assessment Resource Tools (HART)

Licker Geospatial Consulting

Section 790 *Local Government Act (LGA):*

Section 790 of the LGA:

In late 2023, amendments to the Local Government Act (*LGA*) changed the timing and requirements for Housing Needs Reports. Section 790 of the *LGA,* requires all local governments to complete an Interim Housing Needs Report (IHNR) by January 1, 2025, that includes the following new items:

Section 790 (3) (b):

The local government's most recent housing needs report amended to the extent necessary to do the following:

   (i)   Reflect the total number of housing units, calculated in accordance with an applicable method set out in the regulations, required to meet the anticipated housing needs of the local government for the next 5 years and for the next 20 years;

   (ii) Include a description of the actions taken by the local government, since receiving the most recent housing needs report, to reduce housing needs in the applicable area of the local government;

   (iii) Include 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.

Actions taken on needs for housing and connections through active transportation infrastructure:

While the requirements in Section 790 (3) (b) (i) of the *LGA* are met by the report generated via the Housing Needs Report Calculator developed by the University of British Columbia's (UBC) Housing Assessment Resource Tool (HART) team; the requirements in Sections 790 (3) (b) (ii) & (iii) are fulfilled by the descriptive statement provided below.

Located on the southern tip of Vancouver Island, the Capital Regional District (CRD) is composed of 13 municipalities and three electoral areas including the Juan de Fuca Electoral Area (the "JdF"). The JdF encompasses a collection of distinct rural communities immersed in the natural environment. The individual character of each community is established by the surrounding natural elements, built form, and socio-economic activities. Guided by 7 Official Community Plans (OCPs) consistent with the CRD's Regional Growth Strategy (RGS), development in the JdF is regulated through 5 Land Use Bylaws.

In 2019 the CRD and 10 member municipalities worked with consultants from Urban Matters and prepared the 2020 Housing Needs Report for each municipality and the Juan de Fuca Electoral Area. Since the 2020 Housing Needs Report was received, the JdF Services Department has overseen bylaw amendments, processed bylaw amendment applications, and engaged in various projects. Currently, bylaws in the JdF allow for housing development in a rural context by permitting secondary suites, detached accessory suites, duplexes, and cottages in zones with a principal residential use. In particular, the definition of a dwelling unit in Land Use Bylaw No. 2040, was thoughtfully drafted to provide flexibility for a variety of housing types beyond conventional home construction by including mobile homes, modular homes, and prefabricated dwellings. As a result, land use regulations in the JdF permit a housing capacity that exceeds current development levels without contributing to urban sprawl. However, servicing for rural housing still has the potential to irreversibly impact natural systems such as groundwater availability. To better understand this, JdF Local Area Services intends to begin a groundwater study that examines the capabilities and limitations of local aquifers.

JdF Local Area Services is also embarking on two major projects: an Active Transportation Network Plan (ATNP) focusing on non-vehicular travel and updating the Port Renfrew OCP. While transportation systems in the JdF are largely under the jurisdiction of the Ministry of Transportation and Infrastructure, a key goal of the new ATNP is to link communities and people with services, recreation, and linear park spaces through self-propelled and assisted movement. The ATNP will also provide guidance on the provision of park infrastructure and development applications. The Port Renfrew OCP update will be informed by this IHNR and address housing issues identified through public engagement. Similarly, JdF Local Area Services could also be directed to consolidate all the OCPs and Land Use Bylaws to harmonize development regulations and investigate solutions to the housing needs of rural communities. Following the completion of this IHNR, adoption of the ATNP and the updated Port Renfrew OCP will help set the stage for future improvement to housing policies and identify options for rural appropriate higher density residential land use patterns in proximity to trails, roadside pathways, and bus stops.