



# SUNSHINE COAST REGIONAL DISTRICT



REGULAR BOARD MEETING TO BE HELD  
IN THE BOARDROOM OF THE SUNSHINE COAST  
REGIONAL DISTRICT OFFICES AT 1975 FIELD ROAD, SECHELT, B.C.

THURSDAY, NOVEMBER 23, 2023

## AMENDED AGENDA

CALL TO ORDER 1:30 p.m.

### AGENDA

1. Adoption of agenda

### MINUTES

2. Regular Board meeting minutes of November 9, 2023

Annex A  
Pages 3 - 7

### BUSINESS ARISING FROM MINUTES AND UNFINISHED BUSINESS

### PRESENTATIONS AND DELEGATIONS

- 2.a. **⇒ADD** Kelly Foley, Sunshine Coast Housing Coordinator, Sunshine Coast Affordable Housing Society and Colin Stansfield, Executive Director, Sunshine Coast Regional Economic Development Organization  
Regarding: Social and Housing Needs Assessment Report

pp 7a – 7xx

### REPORTS

1. Committee of the Whole meeting recommendation Nos. 1 - 5 of November 9, 2023
2. Special Committee of the Whole meeting recommendation Nos. 1 - 15 of November 10, 2023
3. Electoral Area Services Committee recommendation Nos. 1-8 of November 16, 2023
4. Request for Proposal (RFP) 2337009 Exposed Watermain Rehabilitation Chapman Creek Crossing – Contract Award - Assistant Manager, Capital Projects  
**(Voting – All Directors – weighted vote: A-2, B-2, D-2, E-2, F-2, Sechelt-6, Gibsons-3, sNGD-1)**

Annex B  
pp 8 - 9

Annex C  
pp 10 - 14

Annex D  
pp 15 - 17

Annex E  
pp 18 - 20

- |    |   |                       |
|----|---|-----------------------|
| 5. | Invitation to Tender (ITT) 2337012 Watermain Replacement Sans Souci Road – Contract Award - Assistant Manager, Capital Projects<br><b>(Voting – All Directors – weighted vote: A-2, B-2, D-2, E-2, F-2, Sechelt-6, Gibsons-3, sNGD-1)</b>   | Annex F<br>pp 21 - 23 |
| 6. | 2361306 HVAC Unit Replacement at Gibsons and Area Community Centre (GACC) - Contract Value Amendment - Manager, Facility Services<br><b>(Voting – All Directors – weighted vote: A-2, B-2, D-2, E-2, F-2, Sechelt-6, Gibsons-3, sNGD-1)</b> | Annex G<br>pp 24 - 26 |
| 7. | Placement of Notice on Title - Chief Building Official<br><b>(Voting – All Directors – 1 vote each)</b>   | Annex H<br>pp 27 - 30 |
| 8. | Strategic Plan Update - SCRD Board Chair<br><b>(Voting – All Directors – 1 vote each)</b>   | Annex I<br>pp 31 - 32 |

## COMMUNICATIONS

- |    |   |                  |
|----|---|------------------|
| 9. | <u>Mary Caros, Interim Executive Director / Seniors Planning Manager, Sunshine Coast Resource Centre, dated November 8, 2023</u><br>Regarding request for Letter of Support for Seniors Transportation Assessment and Action Plan Grant Application | Annex J<br>pp 33 |
|----|---|------------------|

## MOTIONS

## BYLAWS

## DIRECTORS' REPORTS

## NEW BUSINESS

## IN CAMERA

THAT the public be excluded from attendance at the meeting in accordance with Section 90 (1) (a) and (c) of the *Community Charter* – “personal information about an identifiable individual who holds or is being considered for a position as an officer, [...] or another position...; labour relations or other employee relations...”

## ADJOURNMENT



# SUNSHINE COAST SOCIAL & HOUSING NEEDS ASSESSMENT 2023

COVER THE  
**COAST**

A project of the  
**SUNSHINE COAST**  
AFFORDABLE HOUSING SOCIETY



# Land Acknowledgement

The Lower Sunshine Coast region is home to the traditional, unceded, and ancestral territories of the skwxwú7mesh and shíshálh Nations.

We honour the Indigenous Peoples in British Columbia and the Sunshine Coast as the knowledge keepers of this beautiful land and its inhabitants.





# Agenda

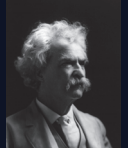
**1. RESEARCH METHODOLOGY**

**2. THE SUNSHINE COAST**

**3. PRIORITY AREAS**

**4. WORK UNDERWAY**

**5. HOUSING MODELS**



"The secret to  
getting ahead is  
getting started."

TWAIN

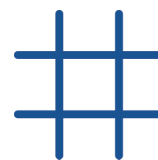
# Research Methodology



**FOCUS GROUPS AND  
INTERVIEWS**



**DATA COLLECTION AND  
STATISTICAL ANALYSIS**



**SOCIAL SYSTEMS  
RESEARCH**



**DEMAND MODELING**

**THE RESEARCH INVOLVED BOTH QUALITATIVE AND QUANTITATIVE METHODS  
TO THOROUGHLY UNDERSTAND HOUSING AND SOCIAL NEEDS.**

## SECTION 1

RESEARCH FINDINGS

# THE SUNSHINE COAST





# A Snapshot

33%  
over 65

AN AGING POPULATION

80%  
Single Detached  
Houses

A LOW INVENTORY OF SMALLER  
HOUSING OPTIONS

79%  
Home Ownership

A LOW INVENTORY OF RENTALS

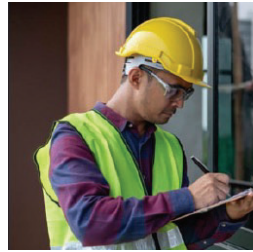
41.6%  
Renters spend more  
than 30% on housing

RENTAL HOUSING IS NOT AFFORDABLE

# Priority Areas:



**SENIORS  
HOUSING**



**WORKFORCE  
HOUSING**



**PREVENTION AND  
PATHWAYS OUT OF  
HOMELESSNESS**



**HOUSING FOR  
LONE PARENT  
FAMILIES**

**THE REGION FACES SIGNIFICANT GAPS IN HOUSING AND  
SUPPORTS THAT ARE AFFORDABLE AND SUITABLE.**

## SECTION 2

RESEARCH FINDINGS

# SENIORS HOUSING

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# Seniors Housing

A seamless integration of housing and programs that support individual's comfort, dignity, and quality of life as they age:



# Research Highlights



## **SENIORS ARE THE LARGEST DEMOGRAPHIC**

Seniors (65+) represent 33% of the population and people over 55 represent 51% of the population.



## **FASTEST GROWING POPULATION**

Seniors are the fastest growing demographic, representing 90% of all projected new growth to 2026.



## **SIGNIFICANT GROWTH FOR SENIORS 80+**

In 2021, there were 2,464 seniors over 80. This is projected to increase by 38% to 3,414 by 2026.



## **MOST SENIORS LIVE IN SINGLE -DETACHED HOUSES**

77% of seniors live in single detached houses and 75% of households have 1 or 2 people.



## **87% OF SENIORS ARE HOMEOWNERS**

Most of these seniors are mortgage free.

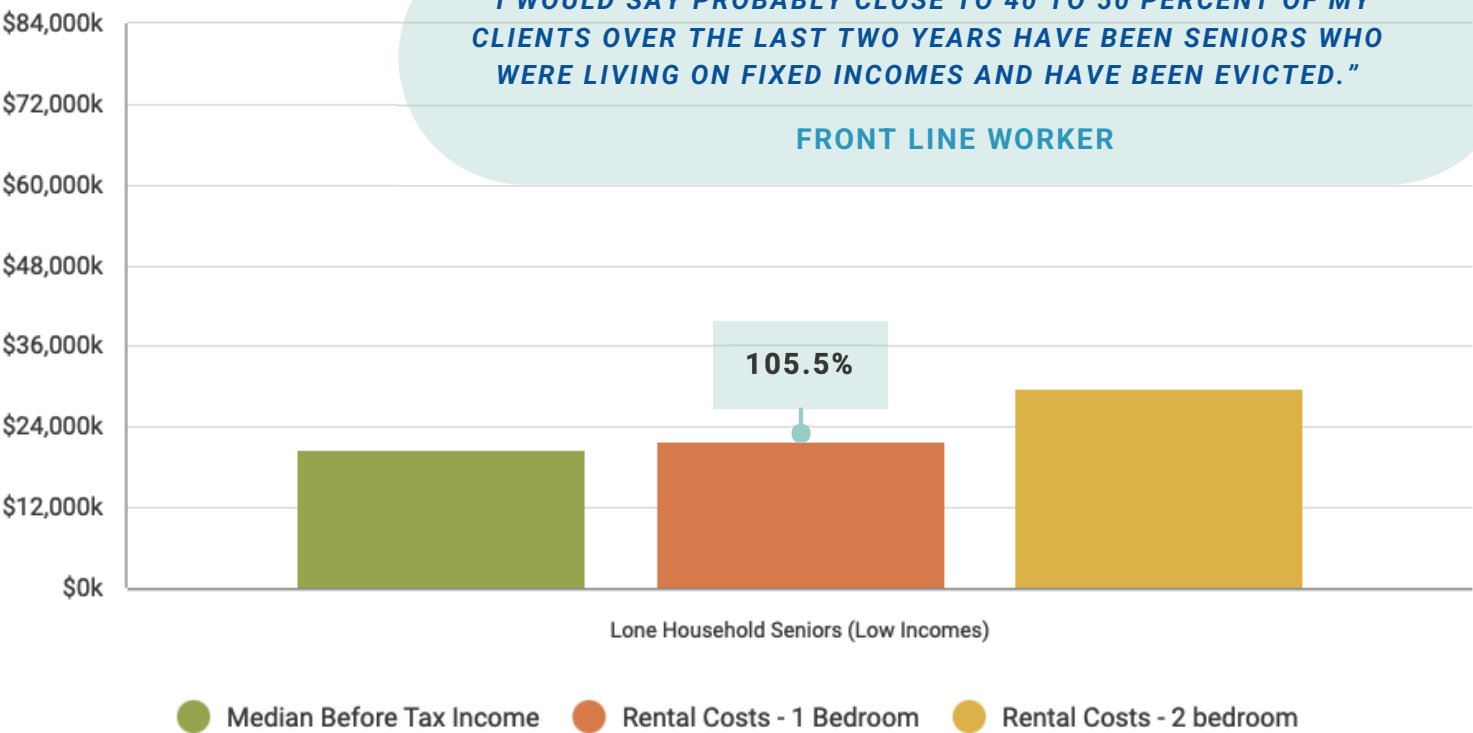


## **12.6% OF SENIORS LIVE ON LOW INCOMES**

Seniors on Old Age Security and GIS earn just over \$1,700 per month.

# The Affordability Gap – Rentals for Seniors

## ANNUAL INCOME



There are 1,375  
Low Income  
Seniors on the  
Sunshine Coast



# Gaps in Seniors Housing and Supports



## **FEW OPTIONS FOR DOWNSIZING**

Most seniors own single-family homes but have few options to downsize to suitable housing as they age.



## **HOME SUPPORT CARE**

Seniors who require medical and non-medical supports face huge challenges with long waiting lists for home care or assisted living/long term care.



## **LACK OF CONTINUUM OF CARE MODELS**

There are few housing options that are adaptable, attainable, and offer continuum of care as seniors require more support.



## **LOW INCOME SENIORS FACE RISK OF HOMELESSNESS**

Seniors who are renters and are living on fixed incomes are vulnerable to homelessness.

**MORE ADAPTABLE, AFFORDABLE AND SUPPORTIVE HOUSING OPTIONS ARE NEEDED  
FOR THE GROWING SENIOR POPULATION ON THE SUNSHINE COAST.**

# Current Housing Inventory

## SENIORS HOUSING

	Current Units	Units Underway	Units Planned
BELOW MARKET/INDEPENDENT LIVING			
Greenecourt / Lions Housing Society	111	94	0
Kiwanis Seniors Housing	42	29	27
Campbell House at Lilly Lake	14	0	0
City State Consulting	0	0	6
Our House of Clans	0	24	0
	167	147	33
ASSISTED LIVING			
Christenson Village	60	0	0
LONG TERM CARE			
Shorncliffe	59	0	0
Totem Lodge	49	0	0
Christenson Village	80	0	0
Silverstone	0	20*	0
VCH 2 South	10	0	0
	198	20	0
TOTAL UNITS	425	167	33

\* Net new units as Totem and Shorncliffe and being decommissioned.

## SECTION 3

RESEARCH FINDINGS

# WORKFORCE HOUSING

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# Workforce Housing

Often referred to as missing middle housing, workforce housing is both suitable and affordable for people earning median incomes. Affordability is defined as shelter costs that are less than 30% of a household's income.

MARKET RATE  
RENTALS

BELOW MARKET  
RENTALS

ATTAINABLE HOME  
OWNERSHIP



# Research Highlights



## **LOW LABOUR PARTICIPATION**

The Sunshine Coast has a 54.1% Labour Participation Rate (9% lower than BC).



## **LOW INVENTORY OF SMALL HOUSING UNITS**

There are only 1,715 studio or 1-bedroom units on the Sunshine Coast (11.5% of total inventory).



## **LOW INVENTORY OF RENTAL UNITS**

Less than 20% of housing units are rentals (12% less than BC or Canada). 84% of these units are private home rentals.



## **LOW INVENTORY OF MISSING MIDDLE HOUSING**

Almost 80% of housing is single detached homes which are not affordable or suitable for median-income households.



## **RENTALS ARE NOT AFFORDABLE**

Median-income single person households are paying over 50% of their income on rent and utilities.

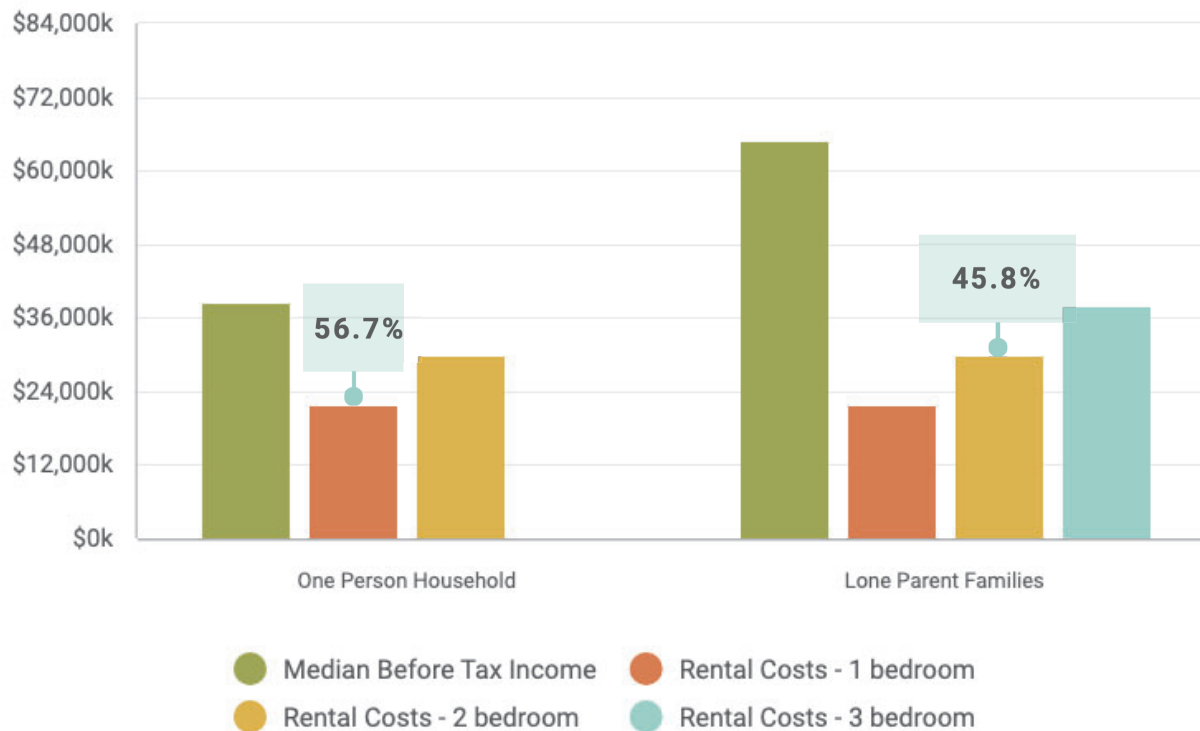


## **LACK OF BELOW-MARKET HOUSING**

There are very few below-market housing options for families and single working adults.

# The Affordability Gap – Rentals for Workforce

## ANNUAL INCOME



*High rental costs combined with a low inventory of smaller rental units is having the greatest impact on one person households and lone parent families.*

# Gaps in Workforce Housing



## **LACK OF SUITABLE RENTAL HOUSING**

64% of workforce housing needs are for small units, but only 11% of the inventory is studios or 1-bedroom suites.



## **LACK OF ATTAINABLE HOME OWNERSHIP OPTIONS**

There are very few missing middle housing options. Median-income households cannot afford to purchase single detached houses.



## **LACK OF AFFORDABLE HOUSING OPTIONS**

Single person households and lone parent families cannot afford housing at current market rates.

**THERE ARE GAPS IN HOUSING INVENTORY AND AFFORDABILITY FOR  
BOTH SINGLES/COUPLES AND FAMILIES IN THE COMMUNITY.**



# Current Housing Inventory

## WORKFORCE HOUSING

	Current Units	Units Underway	Units Planned
BELOW MARKET APARTMENTS			
Coast Housing Mountainview	21	0	0
Our House of Clans	0	10	0
SCACL - Rentals	4	0	0
Private Dev - Gibsons	0	0	59
Private Dev - Sechelt	0	0	17
SC Affordable Housing Society	3	40	36
	28	50	112
BELOW MARKET HOME OWNERSHIP			
Habitat for Humanity	18	0	0
Selma Park Development	0	56	0
	18	56	0
MARKET RATE APARTMENT RENTALS (PURPOSE BUILT)			
Private Dev - Gibsons	155	0	141
Private Dev - Sechelt	55	59	166
Private Dev - shishalh Nation Land	46	0	0
	256	59	307
TOTAL UNITS	302	165	419

## SECTION 3

RESEARCH FINDINGS

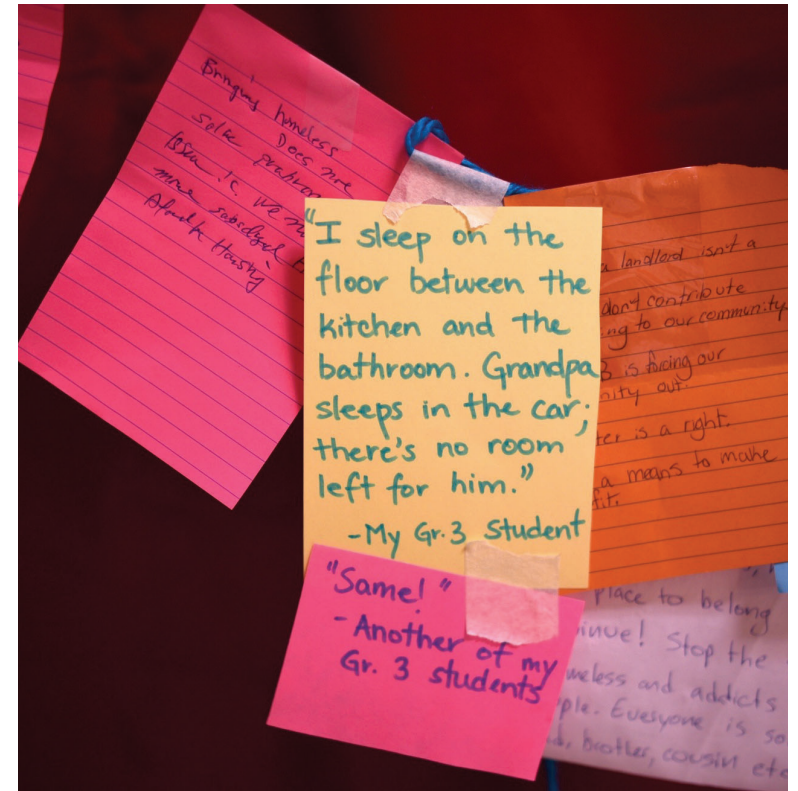
# HOMELESSNESS

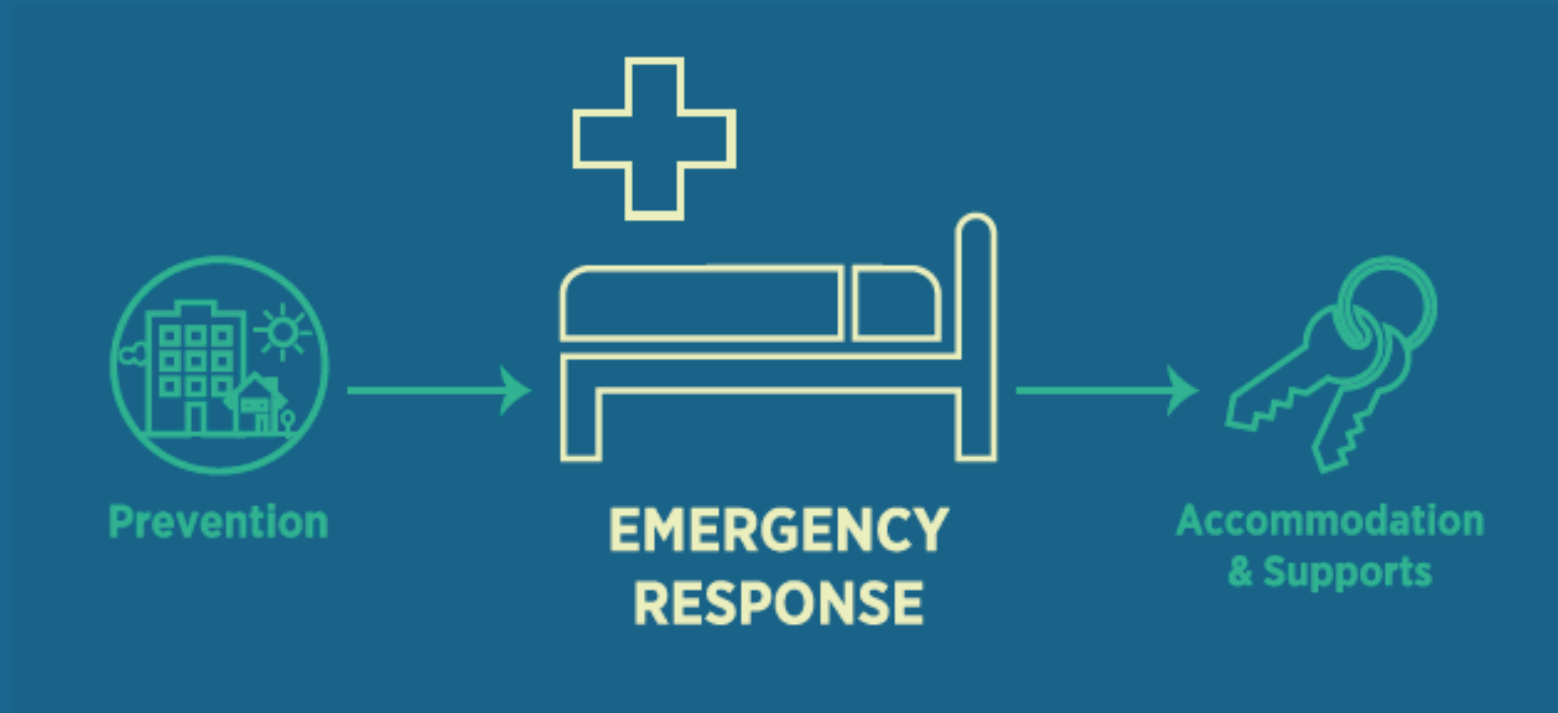
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# Pathways out of Homelessness

In addressing homelessness, the community needs to shift from prioritizing an investment in crisis response (emergency services) to one that emphasizes both prevention and successful exits from homelessness.









**PREVENTION**



**Emergency  
Response**

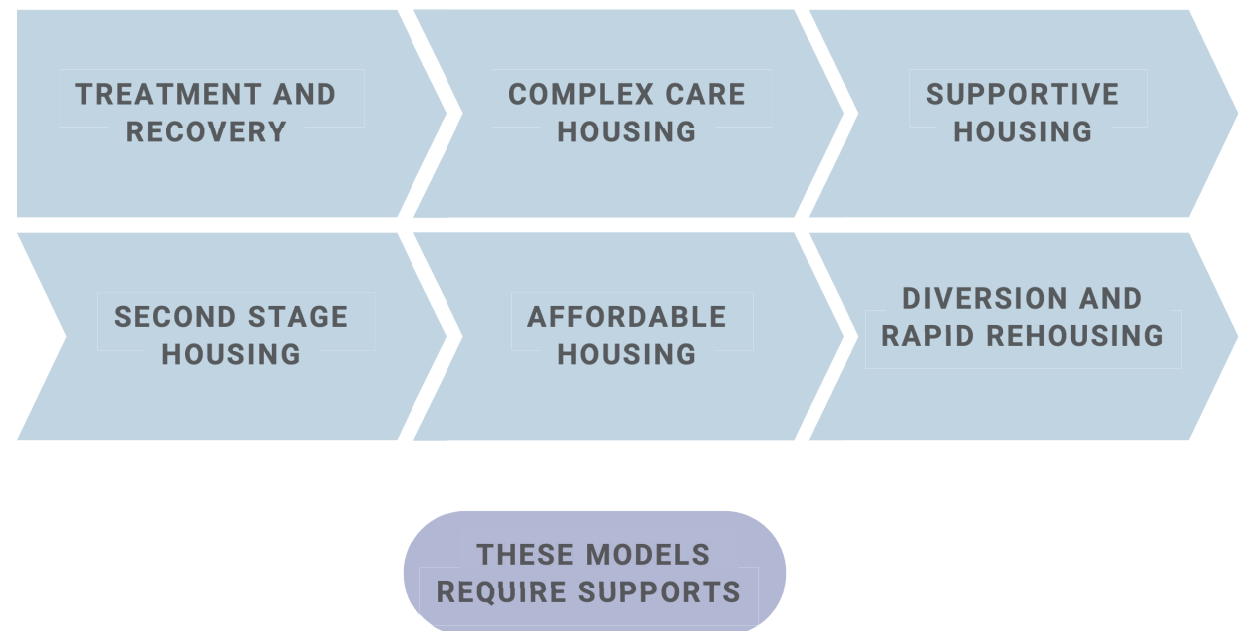


**ACCOMMODATION  
& SUPPORTS**

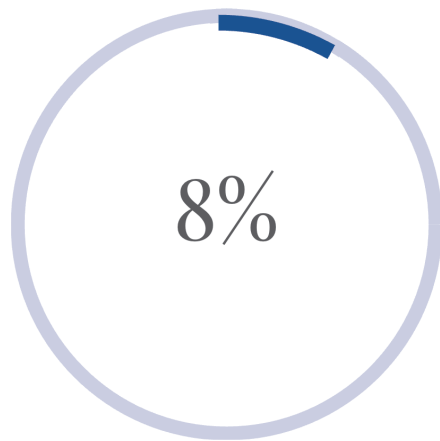


# Pathways out of Homelessness

An array of transitional housing, affordable housing and social service supports that give people agency to move into stable housing.

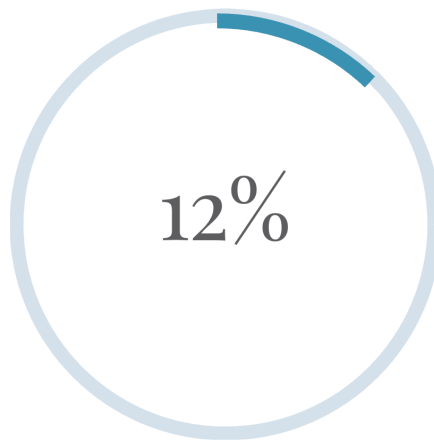


# Visible Homelessness



## **CHRONICALLY HOMELESS**

Homeless for at least 6 months in the past year.



## **EPISODICALLY HOMELESS**

Moving in and out of homelessness / Less than 4 episodes per year.



## **TRANSITIONALLY HOMELESS**

Homeless because of a major life event (e.g. illness, job loss, family death)

# Hidden Homelessness

This represents people who are temporarily living with others without guarantee of continued residency or immediate prospects to permanent housing, often referred to as "couch surfing".



ADVOCATES ESTIMATE THAT HIDDEN HOMELESSNESS IS 3.5 TIMES THE NUMBER OF PEOPLE IDENTIFIED IN THE HOMELESSNESS POINT IN TIME COUNT.



# Research Highlights



## **NUMBER OF PEOPLE WHO ARE HOMELESS IS INCREASING.**

97 people were identified as homeless in the 2023 Homelessness Point in Time Count, up 15% from 2020.



## **PROJECTIONS OF HOMELESSNESS ARE HIGHER THAN THE POINT IN TIME COUNT**

It is estimated that over 700 people experienced homelessness on the Sunshine Coast in 2023 (8 times the homeless count).



## **MOST OF THE HOMELESS POPULATION ARE FROM THE COMMUNITY**

95% of people identified in the homeless count have lived in the community longer than a year.



## **MANY PEOPLE WHO ARE HOMELESS HAVE OVERLAPPING HEALTH CONCERNS**

73% of people who identified as homeless reported two or more health concerns.



## **MANY PEOPLE WHO ARE HOMELESS ARE LIVING IN ROUGH CONDITIONS**

39% of people in the homeless count reported living a vehicle or in a tent over the past year.



## **HOMELESSNESS AFFECTS ALL AGES IN THE COMMUNITY**

12% Youth  
65% Adult (25 to 64)  
24% Seniors

# Gaps in Prevention and Pathways out of Homelessness



## **ADDICTION TREATMENT AND RECOVERY**

No treatment and recovery housing for people wanting to end their addiction.



## **TRANSITIONAL HOUSING**

Minimal transitional housing and supports that move people out of emergency shelters, encampments, and unsafe living conditions.



## **AFFORDABLE HOUSING**

Very few options for deeply affordable housing for people on fixed incomes or earning less than a living wage.



## **DIVERSION AND RE-HOUSING**

No options for temporary accommodations to quickly rehouse people who are abruptly unhoused.

**NUMEROUS CRITICAL GAPS EXIST IN HOUSING AND SUPPORTS NEEDED TO ADDRESS HOMELESSNESS.**

# Current Housing Inventory

## PREVENTION AND PATHWAYS OUT OF HOMELESSNESS

	Current Units	Units Underway	Units Planned
EMERGENCY HOUSING			
Salvation Army Seasonal Winter Shelter	10	0	0
RainCity Emergency Shelter	45	0	0
	55	0	0
SUPPORTIVE HOUSING			
Gibsons Supportive Housing	40	0	0
Hightide Supportive Housing	40	0	0
Legacy Housing (mental illness)	8	0	0
shishalh Supportive (families)	6	0	0
	94	0	0
TREATMENT SERVICES			
Substance Use Treatment & Recovery	0	0	20*
Sumac Place (Tertiary Mental Illness)	28	0	0
	28	0	20
TOTAL UNITS	177	0	20

\* shishalh nation project

## SECTION 3

RESEARCH FINDINGS

# LONE PARENT FAMILIES

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# Research Highlights



## **13% OF ALL FAMILY HOUSEHOLDS ARE LED BY ONE PARENT**

There are 925 one-parent family households in the community.



## **LONE PARENT HOUSEHOLDS HAVE LOW INCOMES**

Their median after-tax income is \$59,600, 44% less than two parent households.



## **THE MAJORITY OF HOUSEHOLDS ARE FEMALE LED**

75.5% of lone-parent family households are led by women.



## **FEMALE LED HOUSEHOLDS HAVE LOWER INCOMES THAN MALE LED HOUSEHOLDS**

Female led lone parent families have a median after-tax income of \$58,800 compared to male led households who earn \$65,000.



## **RENTALS ARE NOT AFFORDABLE**

Female led median-income lone parent households are paying over 50% of their income on shelter costs.



## **LACK OF BELOW-MARKET HOUSING**

There are very few below-market housing options for lone parent families.

# Gaps in Housing for Lone Parent Families



## **LACK OF OPTIONS FOR AFFORDABLE CHILDCARE**

Many lone parent families do not have access to affordable childcare that allows them to sustain employment.



## **NOT ENOUGH TRANSITIONAL HOUSING AND SUPPORTS FOR WOMEN & CHILDREN FLEEING VIOLENCE**

There are few options for women who want to leave an abusive relationship and move to safe affordable housing.



## **LACK OF AFFORDABLE RENTAL HOUSING OPTIONS**

Lone parent families cannot afford rental housing at current market rates.

**THERE ARE GAPS IN HOUSING INVENTORY AND AFFORDABILITY FOR LONE PARENT FAMILIES IN THE COMMUNITY.**

# Current Housing Inventory

## HOUSING FOR WOMEN & CHILDREN

	Current Units	Units Underway	Units Planned
BELOW MARKET HOUSING (also included in Workforce Housing)			
Coast Housing Mountainview	21	0	0
Our House of Clans	0	10	0
SCACL	4	0	0
Private Dev - Gibsons	0	0	59
Private Dev - Sechelt	0	0	17
SC Affordable Housing Society	3	40	36
	28	50	112
AFFORDABLE HOUSING WITH SUPPORTS			
Sunshine Coast Community Services	0	34	0
TRANSITIONAL HOUSING			
Yew Transition Housing	7	0	0
Thyme Second Stage	4	0	0
	11	0	0
TOTAL UNITS	39	84	112

# Work Underway

- **REGIONAL HOUSING ACTION TABLE**

A regional team of local gov't, housing providers, social service organizations, healthcare providers and community groups working together. This includes expert working groups that are dedicated to each of the priority areas.

- **LAND USE EVALUATION**

An inventory and assessment of all public, institutional, non-profit, faith-based, and community-owned land in the region that can be used for housing.

- **BUILDING CAPACITY**

Coordinating partnerships, identifying funding sources and providing expertise to support priority housing.

- **NEW UNITS UNDERWAY**

307 new affordable or supportive housing units are underway.



# HOUSING MODELS





# Pocket Neighbourhoods

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Group of smaller residences that are clustered around a shared open space with/without built in supports.





## CoHousing

Collaborative housing that is designed to increase the togetherness of their residents while still maintaining the privacy of living alone.



Stand alone private units situated in a backyard or in an alley.

# Accessory Dwelling Units





## Lock-Off Suites

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Self-contained units, usually in a condo or townhome, that are smaller than the principal dwelling unit.

# Housing Co-Ops

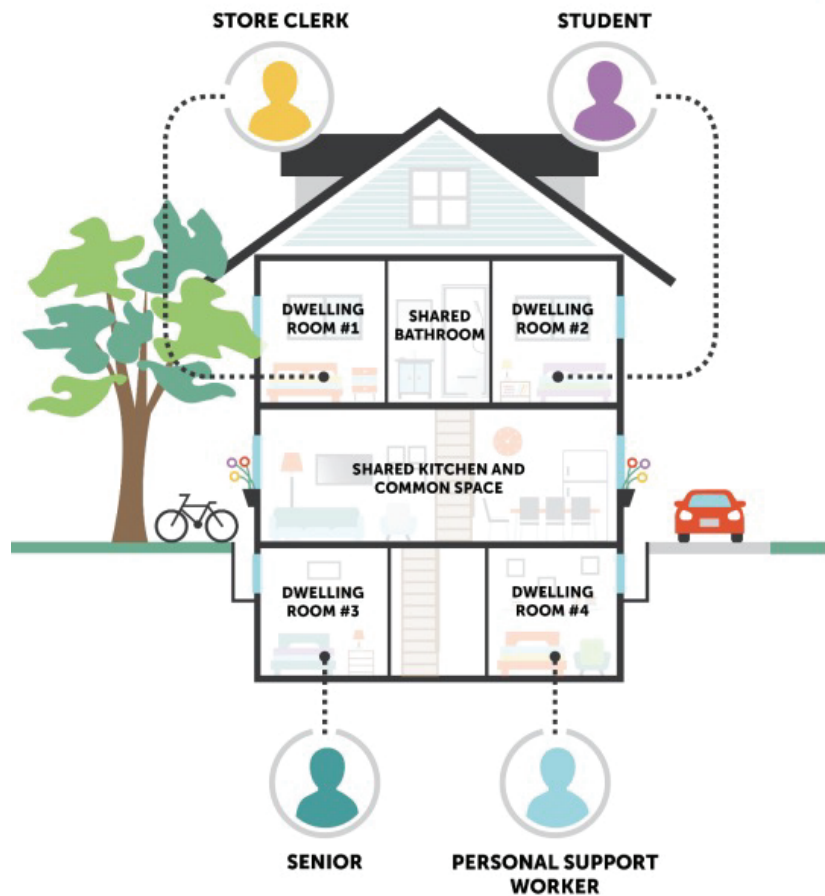
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Housing cooperatives are member-based organizations that collaborate to provide safe, secure, and affordable housing. There are various models available:

- Non-profit
- Community Services
- For Profit







# Rooming Houses

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This is a house designed to accommodate multiple tenants, where four or more people rent rooms and share a kitchen, living room, and other common space.



## Tiny Home Villages

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This is a small community of tiny homes usually located in a rural area. Some models allow for home ownership while others involve long-term rental or transitional supportive housing.

# Mixed Use Below-Market Housing



A combination of rental units, some that are rented at just below market rates and others that are deeply subsidized.



# HomeShare Programs

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Programs that match homeowners with roommates. Models include intergenerational housing such as students living with older adults; or supportive models that match people with disabilities with pre-approved families.



# Market Rental Apartment Buildings

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Rental apartments are an important part of the housing continuum as they provide much needed smaller units for single adults, couples, and single parent families.







## Naturally Occurring Retirement Communities

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Integrated health, social and physical supports directly within the community to make it easier to enable aging in place.



# Supportive Group Living

Supportive housing in a large house that can accommodate between 4 to 6 residents.



# Multiplexes

Low density housing that is ideal for median income households.

Affordable housing for women and children that connects residences to programming and services.

## Affordable Housing with built-in supports



# COVER THE COAST

7xx