



SUNSHINE COAST SOCIAL & HOUSING NEEDS ASSESSMENT 2023

COVER THE
COAST

A project of the
SUNSHINE COAST
AFFORDABLE HOUSING SOCIETY

Research Methodology



**FOCUS GROUPS AND
INTERVIEWS**



**DATA COLLECTION AND
STATISTICAL ANALYSIS**



**SOCIAL SYSTEMS
RESEARCH**



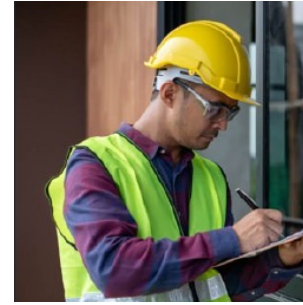
DEMAND MODELING

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

Priority Areas:



**HOUSING
FOR SENIORS**



**WORKFORCE
HOUSING**



**HOUSING FOR
LONE PARENT
FAMILIES**



**PREVENTION AND
PATHWAYS OUT OF
HOMELESSNESS**



**PEOPLE WITH
DIVERSE ABILITIES**

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

SECTION 1

RESEARCH FINDINGS

HOUSING FOR SENIORS



A Snapshot – Seniors

33%
of population

AGING POPULATION

77%
live in single
detached houses

LOW INVENTORY OF SMALLER HOUSING OPTIONS

12.6%
low income

1,375 EARNING LESS THAN 50% OF MEDIAN
HOUSEHOLD INCOME

90%
of all projected new
population growth

19% INCREASE BY 2026

87%
own their own home

MOST ARE MORTGAGE FREE

24%
of the homeless population

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	0	14	0
	153	137	27
ASSISTED LIVING			
Christenson Village	60	0	0
	60	0	0
LONG TERM CARE			
Christenson Village	80	0	0
Silverstone/Trellis	124	0	0
VCH 2 South	10	0	0
	214	0	0
TOTAL UNITS	427	137	27

Gaps in Seniors Housing and Supports



FEW OPTIONS FOR DOWNSIZING

Most seniors own single-family detached 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.

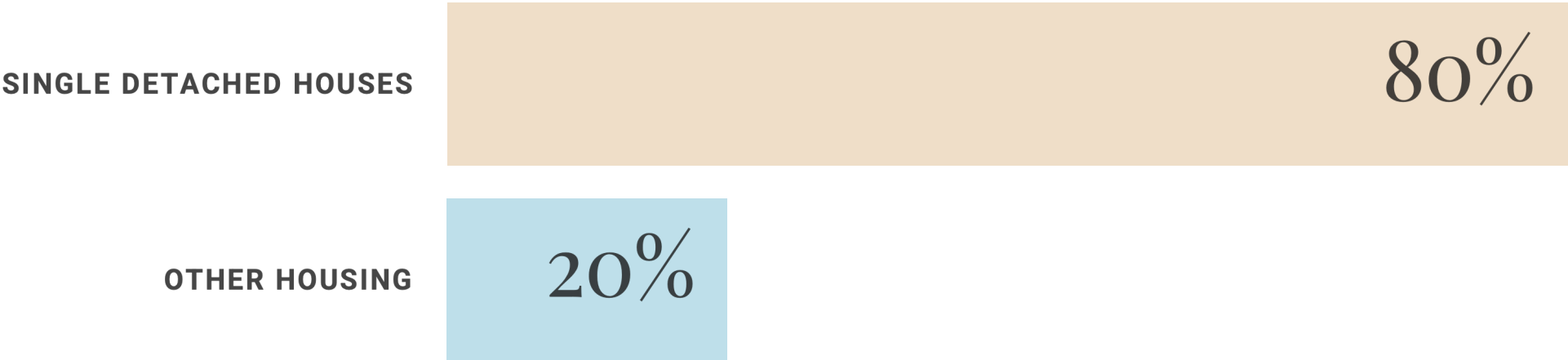


LOW INCOME SENIORS FACE RISK OF HOMELESSNESS

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.**

Suitability Gap - Option to Downsize

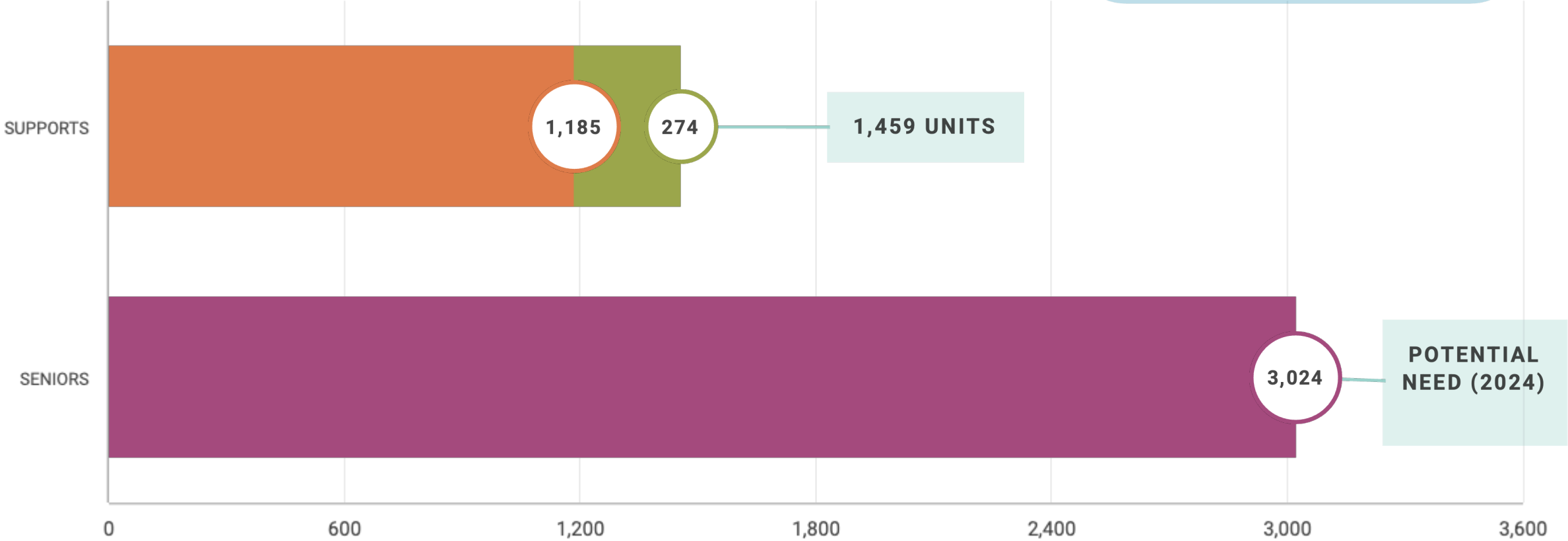


77% OF SENIORS LIVE IN SINGLE DETACHED HOUSES.

SENIORS

Support Services Gap

The average age for seniors requiring support is 84.



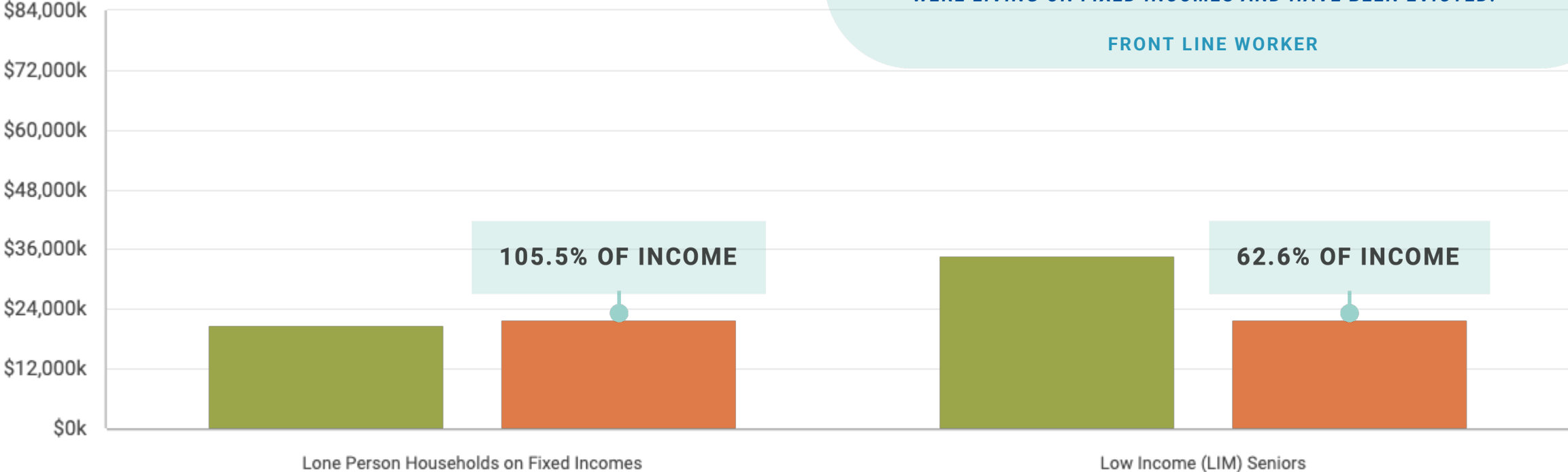
● Assisted Living/Long-Term Care ● Home Support Clients ● Seniors 80+

SENIORS

The Affordability Gap

Market Rentals for Low Income Seniors

ANNUAL INCOME



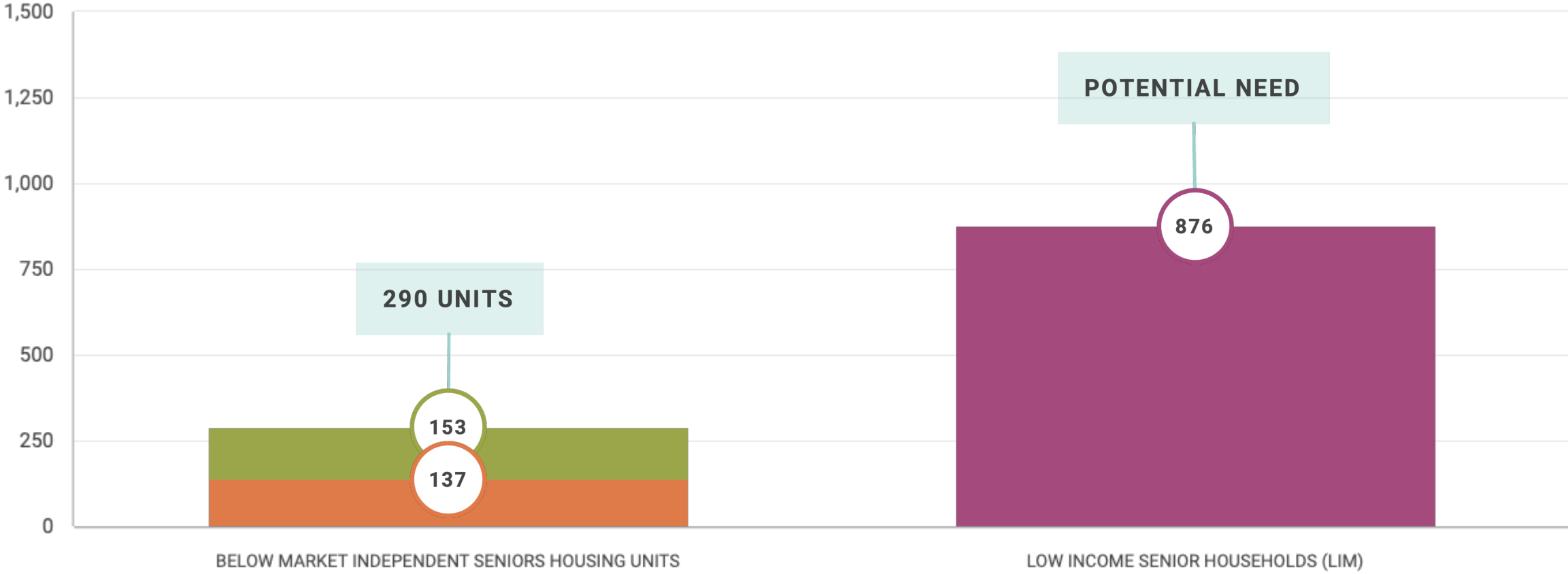
"I WOULD SAY PROBABLY CLOSE TO 40 TO 50 PERCENT OF MY CLIENTS OVER THE LAST TWO YEARS HAVE BEEN SENIORS WHO WERE LIVING ON FIXED INCOMES AND HAVE BEEN EVICTED."

FRONT LINE WORKER

● Annual Income ● Rental Costs - 1 Bedroom

SENIORS

Inventory Gap - Below Market Housing



● Units Complete ● Units Underway ● Low Income Households - Seniors

SENIORS



Pathways to Housing

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



CONTINUUM OF CARE

SENIORS

Pathways to Housing



AGING IN PLACE

- Design changes to make a home safer and more suitable
- Adding a secondary suite for a caregiver, family member or long-term rental
- Increased home support services



CONTINUUM OF CARE MODELS: ASSISTED LIVING & LONGTERM CARE

- Innovative continuum of care models that allow seniors to stay in the same housing community as they age
- Employing different ownership, operating and funding models



SUITABLE BELOW-MARKET & MARKET HOUSING

- Purpose-built adaptable or accessible independent housing
- Onsite navigators or social supports to connect residents to resources and services



INTERGENERATIONAL HOUSING

- Employing different models that support inclusion such as Home Share and multigenerational housing communities

SECTION 2

RESEARCH FINDINGS

WORKFORCE HOUSING



A Snapshot – Housing for the Workforce

20%

Rental Units

LOW INVENTORY OF
RENTALS

80%

Single Detached Houses

A LOW INVENTORY OF SMALLER
HOUSING OPTIONS

33.2%

Are One-Person Households

NEED FOR SMALLER UNITS

41.6%

Renters spend more
than 30% on housing

RENTAL HOUSING IS NOT
AFFORDABLE

54.1%

Labour Participation Rate

9% LOWER THAN BC

WHAT DOES WORKFORCE TYPICALLY MEAN?



Gaps in Workforce Housing



LACK OF SUITABLE 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 such as townhomes or apartments. Median-income households cannot afford to purchase single detached houses.



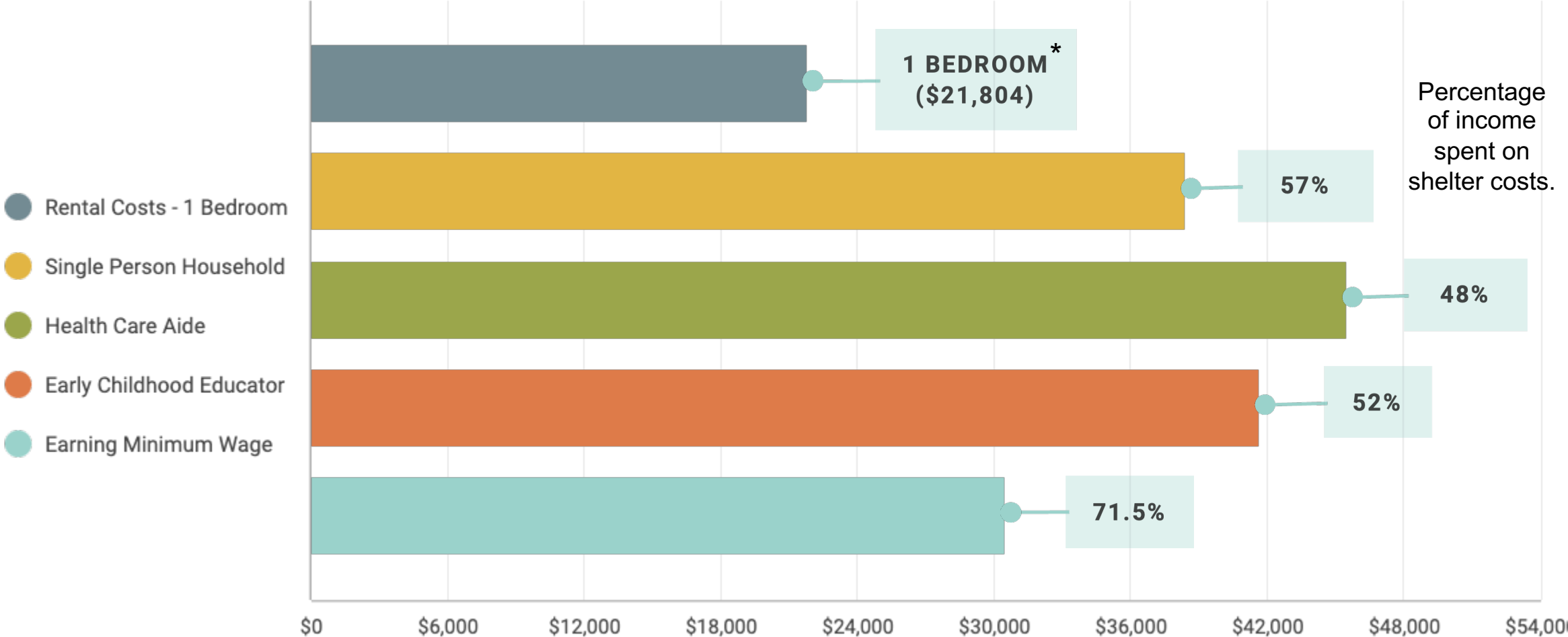
LACK OF AFFORDABLE RENTAL HOUSING OPTIONS

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.

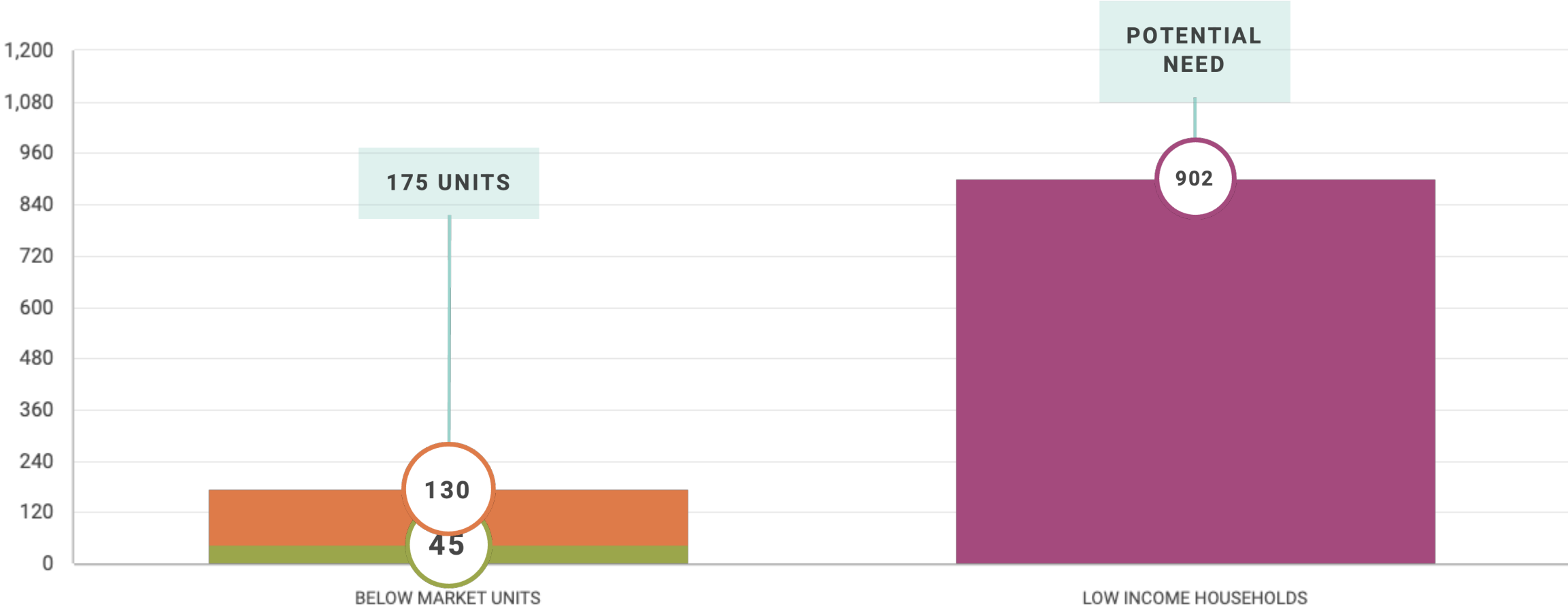
The Affordability Gap - Market Rentals

SINGLE PERSON HOUSEHOLDS



* Rental cost is based on data collected on new rental listings on the Sunshine Coast from July 2022 to June 2023.

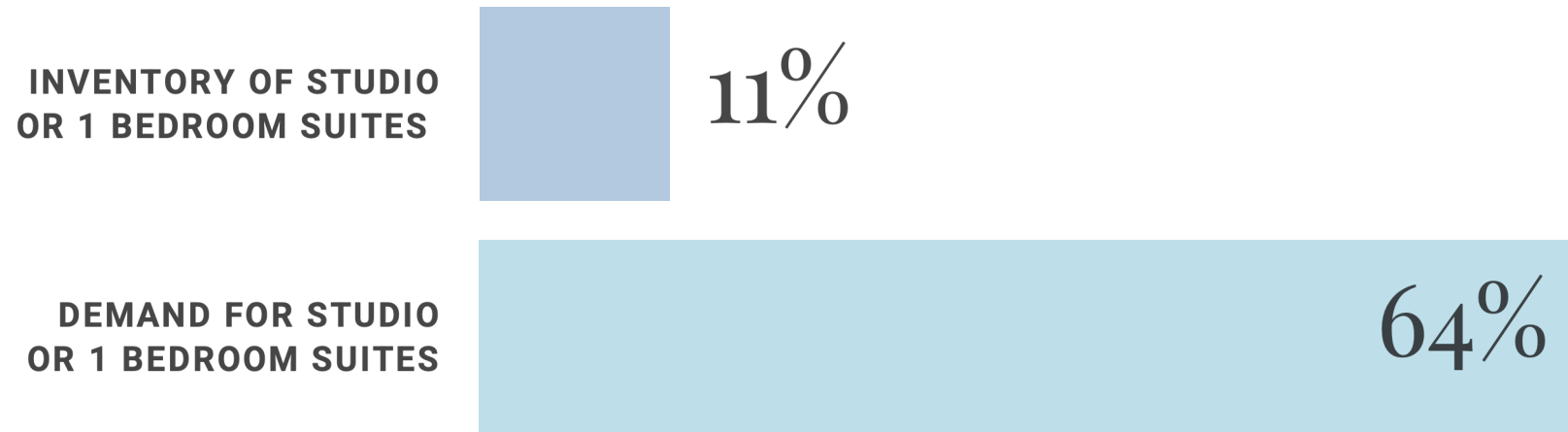
Inventory Gap - Below Market Rental Housing



● Units Underway ● Units Complete ● Low Income Households (Under 65)

WORKFORCE HOUSING

Suitability Gap: Demand Vs. Supply



HOUSING INVENTORY DOES NOT MEET THE NEEDS.



Pathways to 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.



**NON-LUXURY MARKET RENTALS, BELOW-MARKET RENTALS
AND ATTAINABLE HOME OWNERSHIP**

**WORKFORCE
HOUSING**

SECTION 3

RESEARCH FINDINGS

LONE PARENT FAMILIES



A Snapshot - Lone Parent Families

13%

of all family households

75%

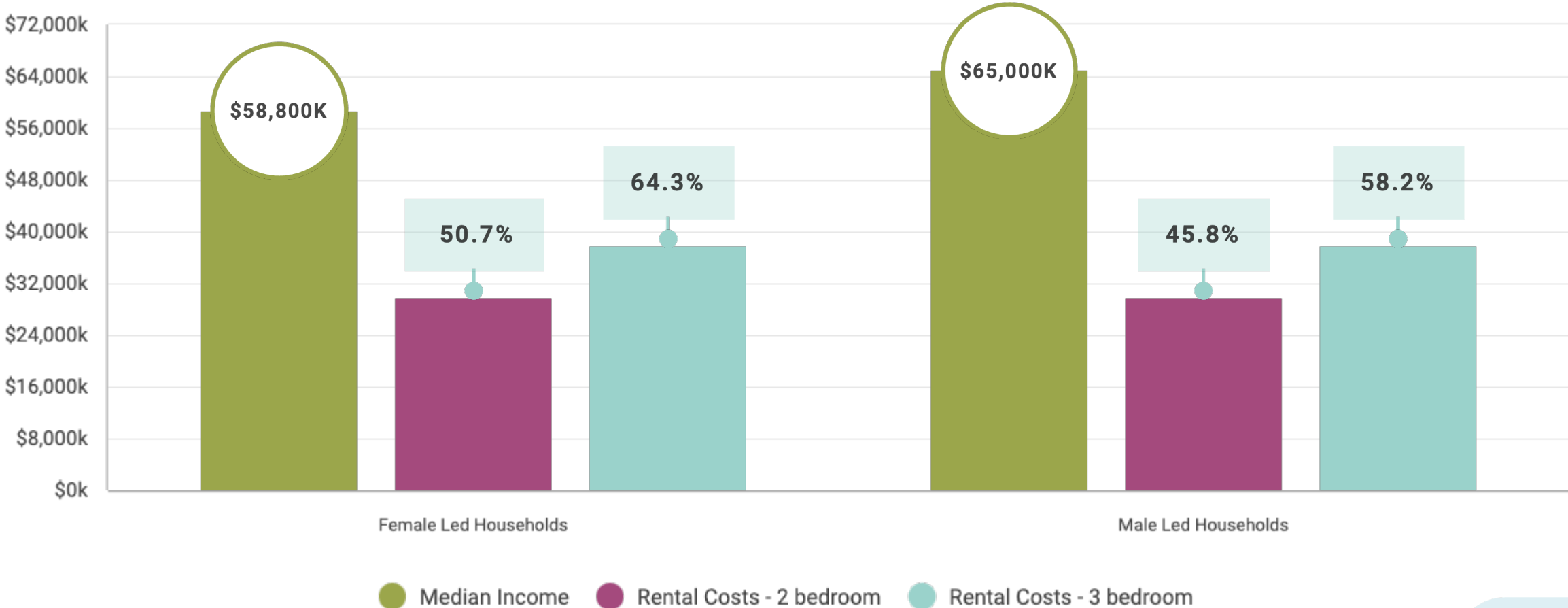
are led by women

44%

less income than 2-parent families

The Affordability Gap - Market Rentals

ANNUAL INCOME



LONE PARENT FAMILIES

SECTION 4

RESEARCH FINDINGS

PEOPLE WITH DIVERSE ABILITIES



Housing Needs - SCACL



**CLOSE TO AMENITIES,
SERVICES, SHOPPING
AND BUS ROUTES**



**SUPPORT FOR
CAREGIVERS**



**ONE-BEDROOM UNITS /
WITH ACCESS TO
ADJOINING SUITE**



ACCESS TO SUPPORTS



**SECURITY OF
HOUSING TENURE**



**CONGREGATE
MEAL AREA**



**SOCIAL CONNECTION
"BAKED IN" TO HOUSING**



**MOBILITY AND ACCESS
REQUIREMENTS**



AFFORDABLE HOUSING

**THE CURRENT SUPPLY OF AFFORDABLE AND APPROPRIATE
RESIDENTIAL HOUSING OPTIONS DOES NOT MEET DEMAND.**

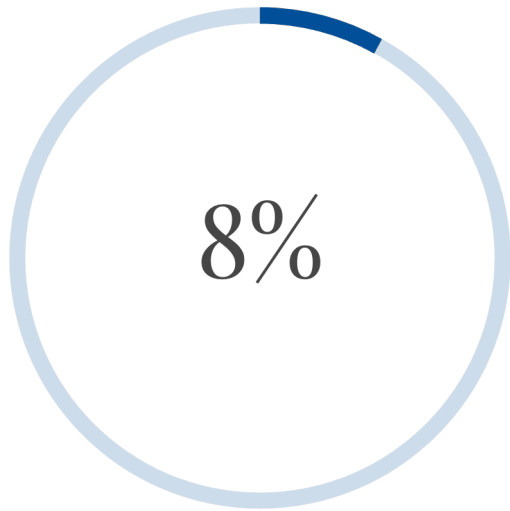
SECTION 5

RESEARCH FINDINGS

HOMELESSNESS

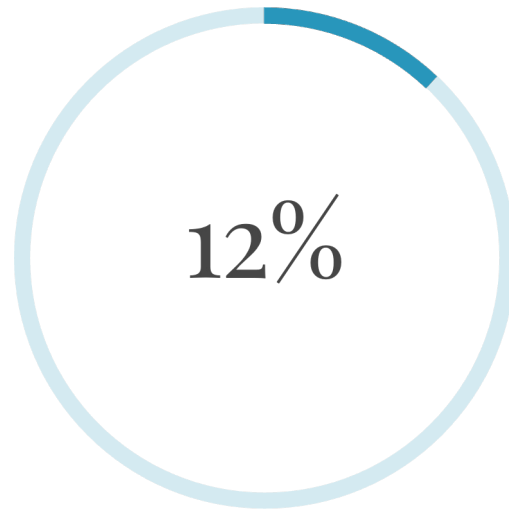


Visible Homelessness



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

People temporarily living with others without guarantee of continued residency or immediate prospects of permanent housing, often referred to as "couch surfing".

3.5 TIMES THE NUMBER OF PEOPLE IN THE
POINT IN TIME HOMELESS COUNT



A Snapshot – Homelessness 2023

700

people
experienced
homelessness

APPROX. EIGHT TIMES THE POINT
IN TIME COUNT

73%

experienced
health
concerns

SUPPORTS ARE NEEDED

12%

are youth

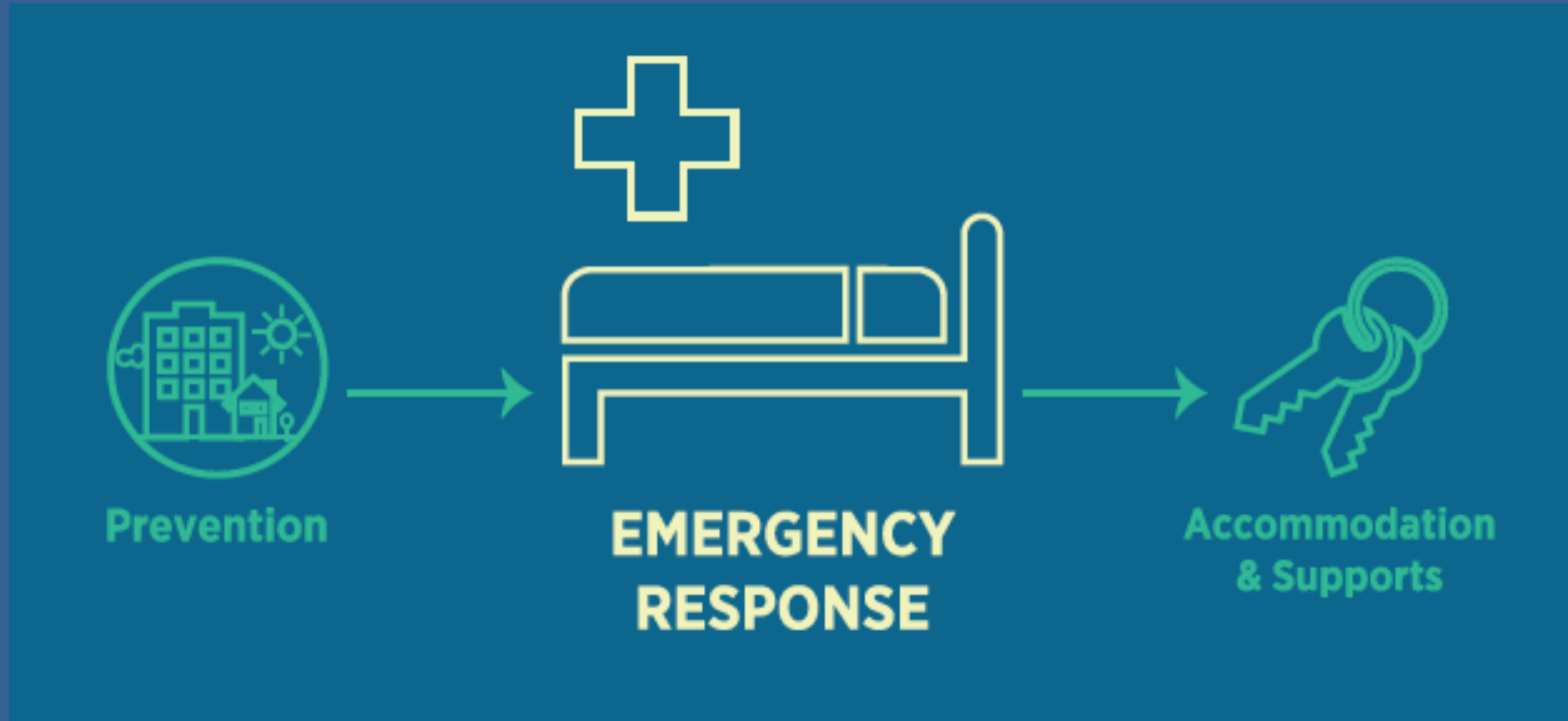
NO SUPPORTIVE HOUSING
FOR YOUTH

44%

identified as
Indigenous

COMPARED WITH 8% OF CENSUS
POPULATION

We need to move from an emergency response:



To focusing on prevention and support:



Pathways to Housing

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



Meals



Mental Health
and Addiction
Supports



Medical
Services



Financial
Assistance

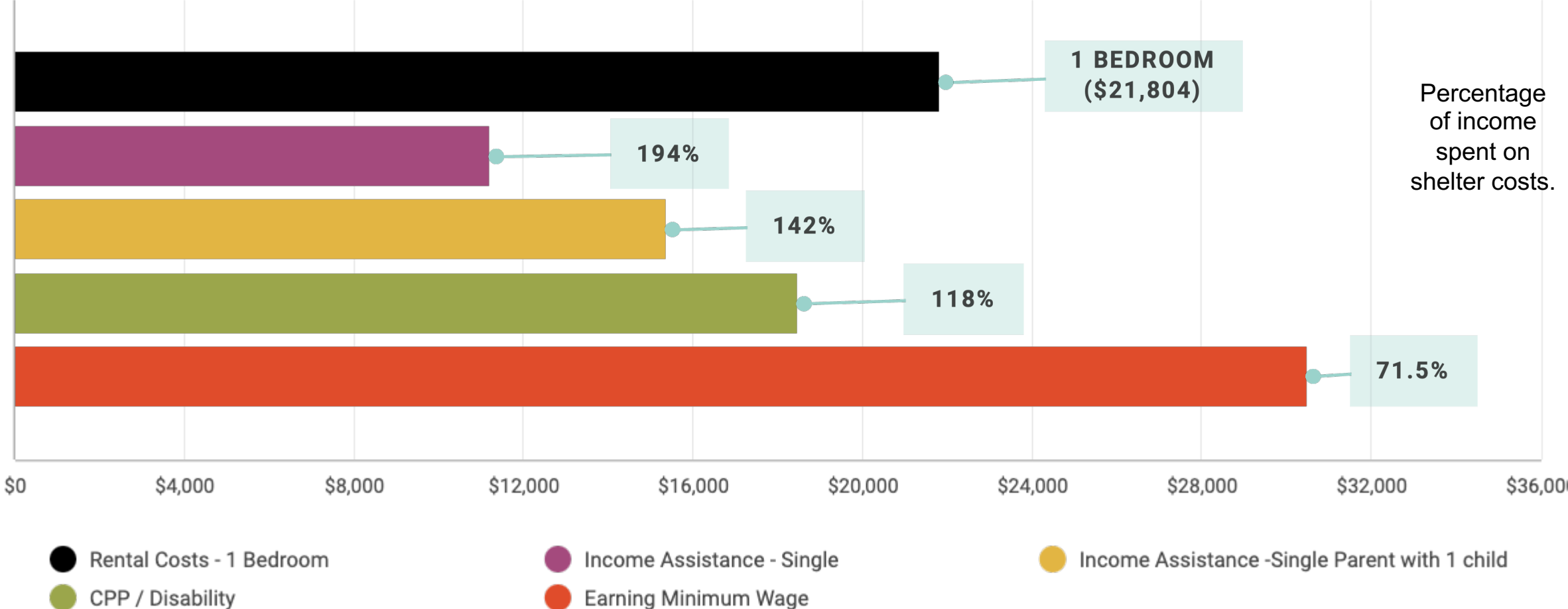


Life Skills/
Counselling



Employment
Services

The Affordability Gap - Market Rentals



Homelessness – Gaps in Housing and Supports



How you can support our work:



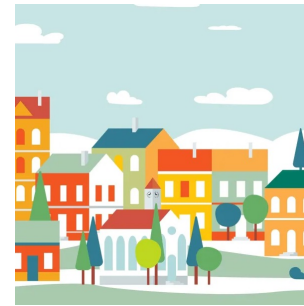
EDUCATE YOURSELF ABOUT HOUSING

Learn about housing needs in our community, the challenges, and the pathways to housing.



SHARE YOUR VOICE - OFFICIAL COMMUNITY PLANS

Help shape the long-term vision of the Sunshine Coast.



PROMOTE DIVERSITY AND INCLUSION

Support diverse neighbourhoods that provide equal access to opportunities and resources.



SUPPORT THE WORK UNDERWAY

Volunteer, donate, and talk with your friends about the work being done in our community.

WORKING TOGETHER TO PROVIDE SAFE, AFFORDABLE AND APPROPRIATE HOUSING FOR EVERYONE.

COVER THE COAST

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

**WE ARE A VIBRANT COMMUNITY
OF DIVERSE PEOPLE WITH
DIFFERENT WANTS AND NEEDS.**

Our housing needs to reflect this.