



Village of Slocan Housing Needs Report Update

REGIONAL DISTRICT OF CENTRAL KOOTENAY
COMMUNITY PROFILES

DECEMBER 2024



Acknowledgments

The authors of this report acknowledge that this study takes place on the traditional land and territory of the Sinixt, the Syilx, the Ktunaxa and the Secwépemc. We hope to continue their legacy of learning from, caring for, protecting, and enjoying the blessings of tradition and territory.

The development of this Housing Needs Report Update Community Profile was led by the Regional District of Central Kootenay (RDCK) and supported by staff from the Land Use and Planning department as well as staff from the Village of Slocan.

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Table of Contents

- Acknowledgments 2**
- Executive Summary 4**
 - Key Findings 4
- Interim Report Requirements 6**
 - Number of Housing Units Required to Meet Current and Anticipated Housing Need 6
 - Key Areas of Local Need 7
 - Looking Back 9
- 1. Introduction 11**
 - 1.1 Data Sources 12
 - 1.2 Engagement 13
- 2. Community Profile 14**
 - 2.1 Population 14
 - 2.2 Households 16
 - 2.3 Income 20
- 3. Housing Profile 24**
 - 3.1 Recent Dwelling Permit Activity 25
 - 3.2 Property Ownership 25
 - 3.3 Rental Universe 27
 - 3.4 Market Housing Activity 28
 - 3.5 Non-Market Housing Inventory 31
- 4. Housing Need 32**
 - 4.1 Housing Criteria 32
 - 4.2 Housing Need by Tenure 32
 - 4.3 Energy Poverty 33
- 5. Anticipated Housing Demand 35**
 - 5.1 Demand by Component 35
 - 5.2 Distribution of Anticipated Demand 37
- 6. Bill 44 Analysis and Recommendations 40**
- 7. Conclusion 43**

Appendix A: Definitions

Executive Summary

In 2020, the Regional District of Central Kootenay (RDCK), in partnership with participating member municipalities, including the Village of Slocan, released its first iteration of Housing Needs Reports (HNRs) in response to new legislation and the changing housing landscape. Like many other Canadian communities, the Village of Slocan is facing escalating housing pressures and rising housing costs.

Recognizing the dynamic nature of the housing market, the availability of new data, and the necessity for updated housing reports, the RDCK commissioned HNR updates for its rural Electoral Areas (A, B, C, D, E, F, G, H, I, J, and K) and partnering municipalities (the Villages of Kaslo, Nakusp, Salmo, Silverton, and Slocan). This Community Profile aims to provide an overview of Slocan's current and anticipated local housing conditions and needs and meet new provincial legislative requirements.

KEY FINDINGS

The Population of Slocan is Growing and Changing

- Slocan's total population grew by 31% between 2016 to 2021. During this same period, households grew by 24%. It is anticipated that the community will continue to experience significant growth over the next two decades.
- The province estimates that Slocan's population was 385 in 2021. Projections expect there to be about 520 residents in the Village of Slocan by 2041.
- Growth has historically been, and is expected to continue to be, greatest among seniors and older residents. Projections also anticipate considerable growth among 45- to 64-year-olds over the next 20 years.

Sale Prices are Rising, and Home Ownership is Increasingly Out of Reach for Many

- Between 2012 and 2016 home ownership was reasonably affordable to most households in Slocan. Since 2019, the median price of a home has become increasingly out of reach for all median household types, rising 86% between 2019 and 2022.
- In 2022, the median home sale price (just under \$400,000) surpassed what the median couple income could afford for the first time. Without external support or existing equity, homeownership is out of reach for most residents in the community.

Residents in Slocan are Facing Housing Affordability Challenges

- In 2021, 40% of households in Slocan lived in an unaffordable home, a large percentage relative to other neighboring communities in the RDCK across BC.
- Renter households are more severely affected by affordability challenges. Sixty-seven percent of Slocan renters were in an unaffordable home and 56% were in Core Housing Need. This is largely related to a high number of single income earners living in rental households.
- About 26% of households in Slocan (40 households) earn a "very low income" or "low income." These households can afford at most a monthly mortgage or rent of \$450. Many of these households may already own their home or are eligible for shelter assistance, so they may be able to afford more than

is otherwise identified. However, this income group has higher susceptibility to sudden changes in costs (whether it is a repair or increase in rent).

- Housing affordability was identified by Slocan residents as a priority during the 2022 Official Community Plan engagement process. Housing data confirms that many households in Slocan find it difficult to find and afford an appropriate home.

Demand is Expected to Increase over the Next 20 Years

- Over the next two decades, provincial projections suggest Slocan may need to add 105 new homes across the housing spectrum to mitigate increased market imbalances, account for anticipated new demand, and address existing housing deficits. Rental demand projections suggest 50% of new rental units would need to be affordable or offered at a below-market price to best meet the needs of Slocan residents.
- Much of the demand will be influenced by population growth. Growth is largely driven by factors outside of local government control including economic opportunities, available services, infrastructure, transportation, natural disasters, federal and provincial policy, and education opportunities.
- Migration to Slocan is largely from other areas of British Columbia, including adjacent communities. Preparing for growth and addressing demand is not just about accommodating new people – it is about preserving and deepening affordability so current residents across all age demographics in Slocan can stay and thrive in their community.

Interim Report Requirements

The first legislative requirements for housing needs reports were established in 2019, and required local governments to collect data, analyze trends and present reports that describe current and anticipated housing needs. The RDCK and its partner communities, including the Village of Slocan, completed a Housing Needs Assessment in September 2020.

In 2023, amendments to the *Local Government Act* introduced new requirements for housing needs reports. Local and regional governments must now use an established methodology to identify the 5- and 20-year housing need in their communities and local governments must update their official community plans and zoning bylaws to accommodate expected demand.

Communities must complete an interim housing needs report that is required to include three new additional items:

1. The number of housing units needed currently and over the next 5 and 20 years;
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 local government, since receiving the most recent housing needs report, to reduce housing needs.

The RDCK and partnering communities have elected to complete the interim report requirements and a comprehensive data update using 2021 census data. For reference, required report content fulfilling the interim report requirements is included in this section. The body of this Community Profile contains all information required by legislation for the Interim Housing Needs Reports and should remain relevant until the next release of Census data, projected for 2027 or 2028.

NUMBER OF HOUSING UNITS REQUIRED TO MEET CURRENT AND ANTICIPATED HOUSING NEED

Table 0-1: HNR Method base year versus current year estimates

Description	5-year	20-year
Total demand from 2021 base year	41	105
Estimated total demand from current year (2024)*	48	106

*Note: This calculation is not a requirement. The HNR method calculation uses 2021 as the base year. The 2024 projection is an additional projection to further support and inform future planning initiatives.

Further discussion and analysis of anticipated need is included in Section 5 of this report.

KEY AREAS OF LOCAL NEED

Based on analysis of data and feedback from elected officials and community organizations, the following summary statements describe the current and anticipated housing needs across the following seven key areas: affordable housing, rental housing, special needs housing, housing for seniors, housing for families, shelters for individuals experiencing or at risk of homelessness and housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, and alternative forms of transportation.

Table 0-2: Key areas of local need

Need	Description
Affordable housing	<p>Affordability remains the greatest contributor to Core Housing Need in the Village of Slokan, with approximately 40% of local households spending more than 30% of their total income on shelter in 2021. Since then, the gap between income purchasing power and actual house prices has widened, indicating that homeownership is further out of reach for most residents in Slokan than it was three years ago.</p> <p>Individuals or families with one income are struggling the most to find affordable housing options in the community, whether to rent or own. Approximately 26% of households in Slokan earned a “very low” or “low” income (see Section 3.3.2 for income categorization information). While many in these categories may already be shelter-secure (e.g., retired households with fully paid-off mortgages), this percentage represents a significant portion of the population that may be especially vulnerable to affordability challenges.</p> <p>The Village and its community partners are working to build new non-market affordable rental options in the community, but projections anticipate at least 37 subsidized affordable units and 67 additional market units will be needed by 2041 to meet demand and begin to balance prices.</p>
Rental housing	<p>Homeownership is becoming increasingly unaffordable for the typical household in Slokan, forcing many who would prefer to own a home to rent instead. Although the cost of renting is also increasing, it often remains the more cost-effective option between the two tenures.</p> <p>Local data reflects this trend, with the share of renter-occupied dwellings increasing from 22% to 28% between 2016 and 2021. Broader vacancy trends in the RDCK’s municipalities and across BC suggest that this trend will continue. As rental vacancy rates continue to decrease, there is a clear rise in demand for rental housing relative to available supply. Although vacancy rates typically reflect purpose-built rentals in urban areas, a declining vacancy rate in these markets forces households to seek alternatives in lower-density markets where there is better availability and prices. This leads to increased demand overall.</p> <p>Although there is limited data available on the rental market in smaller communities within the RDCK, engagement with elected officials and community organizations/groups confirmed that vacancy rates remain well below the 3-5% healthy vacancy rate. Residents have reported having an extremely difficult time finding affordable, suitable rental options to meet their needs.</p> <p>Projection calculations support the data trends, anticipating a continued increase in rental housing demand, with approximately 39% of all dwellings expected to be rental units by 2041.</p>

Need	Description
Special needs housing	<p>Although data on waitlists and core housing need is not specific to community members with special needs, national disability statistics show that overall rates of disability increased from 22.3% to 27.0%¹ between 2017 and 2022 surveys. Much of this increase is attributed to the growth of the senior population. As the population in Slocan ages, projections expect the need for more accessible and specialized housing to increase.</p> <p>Increases were also observed among youth and working-age adults, with significant rises in mental health, learning, and developmental challenges. This indicates a broad need for improved access to supportive housing options that cater to various specific support needs and age demographics.</p>
Housing for seniors	<p>According to BC projections, Slocan can expect that senior-led households will continue to grow over the next two decades. By 2041, senior-led households may increase by 69% and could comprise 39% of total households.</p> <p>In 2022, the Canadian disability rate among the senior population was 40%, an increase of three percentage points since the last survey in 2017. A significant portion of this rate is related to mobility issues, and the likelihood of disability that increases with age.</p> <p>Given the anticipated growth in senior households and the elevated disability rate within this group, increased senior housing interventions are necessary. These could include ensuring senior housing and facilities are widely permitted locally, further modifying building standards to support aging in place, and/or developing and improving existing senior services and programs.</p> <p>While many solutions fall outside the direct influence of local government, there may be opportunities to partner with other levels of government and local or regional organizations to encourage appropriate seniors housing.</p>
Housing for families	<p>Projections anticipate growth among young family households (led by a 25- to 44-year olds) to continue. Affordable options with multiple bedrooms are key to meeting the needs of families, especially lone parent households who often need non-market options to ensure appropriate affordability. Families may also be served by interventions in other areas of the housing spectrum, for example by additional seniors housing that helps reintegrate larger homes back into the market.</p>
Shelters to address homelessness	<p>While shelters are often located in larger urban communities, homelessness is not confined to these areas. National and provincial trends show that overall homelessness is on the rise, with hidden homelessness likely increasing, particularly in small urban and rural areas.</p> <p>About 2% of regional households were identified as earning "very low" incomes. These individuals are the most vulnerable to changes in their housing circumstances and are the most likely to require emergency housing interventions.</p> <p>Addressing homelessness locally is ideal, as it allows residents to remain within their community. However, doing so can be challenging without provincial or federal support. Slocan should stay engaged in regional homelessness strategies to help coordinate and determine the allocation of emergency housing services and programs.</p>

¹ Statistics Canada. (2023, December 1). Canadian Survey on Disability, 2017 to 2022. <https://www150.statcan.gc.ca/n1/daily-quotidien/231201/dq231201b-eng.htm>

Need	Description
Proximity to transportation	Slocan acknowledges the importance of situating future housing developments near transportation infrastructure to encourage more sustainable living choices for residents. Offering housing options close to facilities that support walking, cycling, and public transit not only improves quality of life by providing convenient and affordable mobility for individuals of all ages and abilities, but it also plays a crucial role in reducing the Village’s carbon footprint. By cultivating neighbourhoods where residents can easily commute and run errands without relying on personal vehicles, the Village can foster a more inclusive, vibrant, healthy, and interconnected community.

LOOKING BACK

Table 0-3: Actions taken by the village of Slocan reduce housing need since the last HNR was received

General Housing Actions	
Date	Description of Action or Policy
2023	The Village of Slocan approved the Disposition of Municipal Land by way of a long-term lease to the Slocan Valley Housing Society for the purposes of developing 10 affordable rental units including a mix of one, two and three-bedroom units. This community owned and operated development will provide affordable housing that is targeted for families and seniors in the community. This project will help to address key housing affordability challenges, the lack of rental housing available in the Village of Slocan and will provide energy efficient homes, close to services and amenities for Slocan residents.
2024	In October 2024, Council wrote a letter of support for the Laneway House Foundation, which aims to collaborate with property owners in Slocan to secure government funding for the development of rental units, addressing the growing need for affordable housing in the community.

Zoning Amendments

Date	Description of Action or Policy
2022	<p>The Official Community Plan (OCP) Bylaw, 2022 was adopted in October 2022 to implement the vision of the OCP: a flourishing Village where people are connected to nature and each other.</p> <p>The update included conducting an inventory of vacant or underutilized village lands to create the Village’s Vacant Land Inventory. The purpose of this inventory is to make efficient use of Village lands and provide a benefit to the community.</p> <p>Recognizing that housing affordability is a key topic for residents of Slocan, Housing Diversity and Affordability: Matching Housing to Demographics was identified as one of the “Big Moves” in the 2022 OCP. To address the need for housing diversity and affordability the OCP has policies that:</p> <ul style="list-style-type: none"> • Promote accessory dwelling units (ADUs), so that existing homeowners can benefit economically while maintaining the Slocan character; • Support home-based businesses, so that existing residents can build their incomes without large investments in commercial real estate and stay in their existing homes; • Support mixed-used developments in the Village Core and on the former mill site to provide smaller format housing options that assist with a vibrant core; and • Promote and allow more attached forms of housing in specific locations within the Village where they are appropriate.

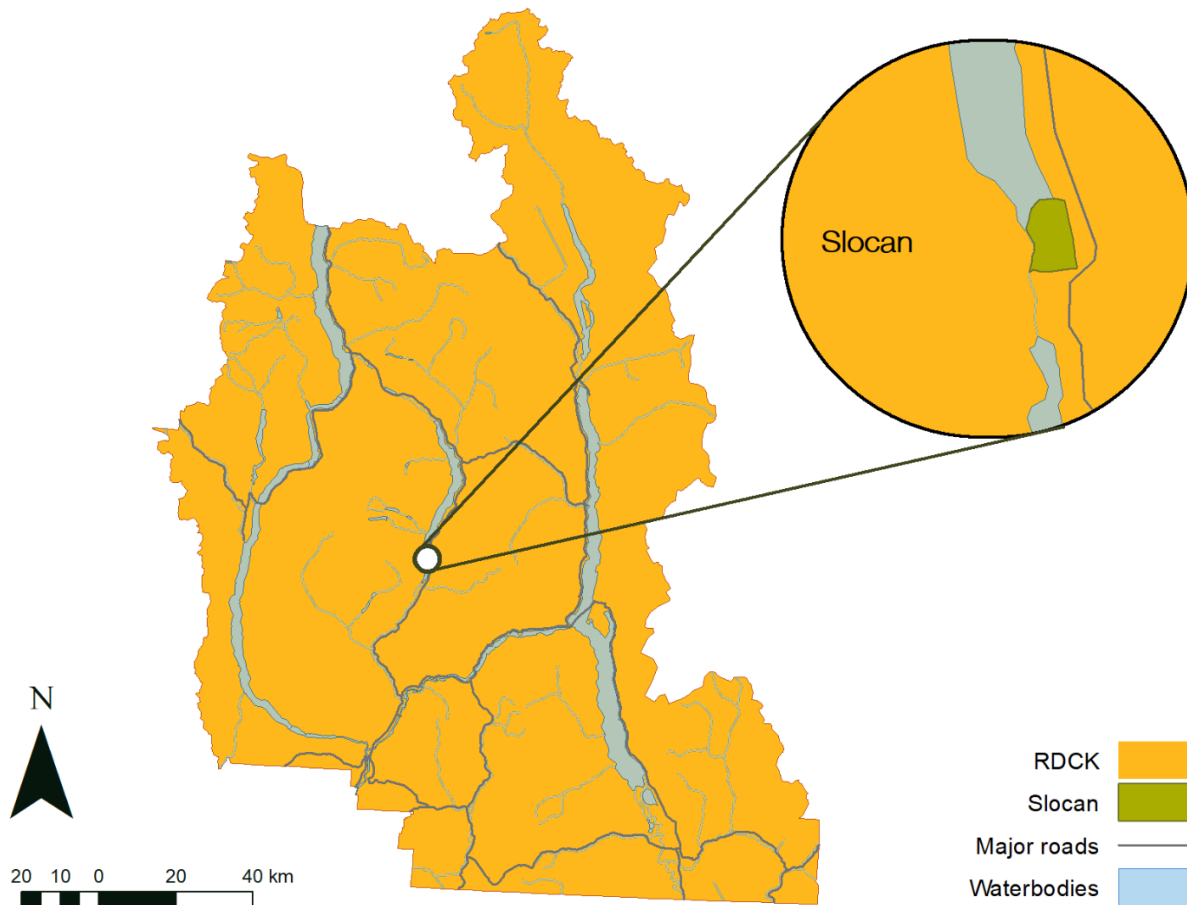
Parking

Date	Description of Action or Policy
2023	<p>A downtown revitalization project has been funded and approved. This project is anticipated to begin in the spring of 2025 and will include a plan for parking in the downtown core. Parking strategies to enable multi-residential housing development will be explored as part of this revitalization project.</p>

1. Introduction

Using a wide range of quantitative data and qualitative input from elected officials and community organizations, this document analyzes existing and anticipated housing needs and gaps in the Village of Slocan. All data presented in the report refers to Slocan unless otherwise identified in the text. Figure 1-1 illustrates Slocan's location in relation to adjacent communities and the RDCK.

Figure 1-1: Location Map



Source: BC Geo Warehouse, Statistics Canada

The purpose of this report is to catalogue current and anticipated housing challenges so that decision makers, regulators, funders, and community members can better understand and react to housing issues in the Village of Slocan. The data gathered and insights generated by a needs report can inform land use and social planning initiatives at local levels, as well as provide evidence to further advocacy to senior levels of government. They are also a useful resource for those engaged in or entering the housing sector.

1.1 DATA SOURCES

This report refers to several pieces of data that work together to contextualize housing conditions experienced by residents of the Village of Slocan. The following is a list of secondary quantitative data sources (i.e., information collected by other organizations and used for this report):

- BC Assessment
- British Columbia Statistics
- Canada Mortgage and Housing Corporation (CMHC)
- Local government data
- Statistics Canada
- UBC Housing Assessment Resource Tools (HART)

Limitations for each source are detailed in the next subsection. At a high level, no analysis can be exact without individualized person or household datasets. Many datasets in this report rely on population samples which, though statistically sound, may not feel representative or reflect lived experience in Slocan. Any analysis in this report should be considered informed estimates rather than precise descriptions.

This is especially applicable to projection work from any source. Estimating variable changes without knowledge of future conditions is inherently flawed. The projections included in this report are subject to economic, social, and environmental conditions that may not persist in the future. Projections should serve as guideposts, regularly recalculated and adjusted to incorporate new information as needed.

1.1.1 Data Limitations

BC Assessment

[Grouped Information](#)

BC Assessment provides assessment roll spreadsheets for communities across British Columbia for the years 2005/2006 through 2022/2023. Assessment roll information is not on an individual property level; rather, similar types of properties are grouped together in “folios” based on several factors, such as property type and dwelling type. These folio groups also mean that assessment and sale price values reflect averages, making it more difficult to express community level average and median values.

British Columbia Statistics

[Urban Focus](#)

BC Statistics helpfully consolidates most data related to complete Housing Needs Reports, like the new homes registry, non-market housing, post-secondary student housing, and homeless count sources. The database primarily offers data for urban areas, potentially excluding unincorporated or rural data, or suppressing data for confidentiality. This is often due to urban communities having greater data quality and quantity.

Canada Mortgage & Housing Corporation (CMHC)

[Reporting Landscape](#)

CMHC conducts its Rental Market Survey (RMS) every year in October to estimate the relative strengths in the rental market. The survey collects samples of market rent levels, turnover, and vacancy unit data for all sampled structures. The survey only applies to **primary rental markets**, which are those urban areas with

populations of 10,000 and more. The survey targets only privately initiated rental structures with at least three rental units, which have been on the market for at least three months. In the RDCK, CMHC only collects rental data for the City of Nelson.

Statistics Canada

[Area and Data Suppression](#)

Some geographic areas are too small to report, resulting in the deletion of information. Suppression can occur due to data quality or for technical reasons, limiting the use of granular Census geographies. This was not a particular concern for this study but limited the ability to use granular Census geographies (specifically, Dissemination Areas – see **Definitions**).

[Random Rounding](#)

Numbers are randomly rounded to multiples of “5” or “10,” leading to potential discrepancies when summed or grouped. Percentages derived from rounded data may not accurately reflect true percentages, introducing a level of approximation. Additionally, the sums of percentages may not equal 100%.

UBC Housing Assessment Resource Tools (HART)

[Sourced from Statistics Canada](#)

While HART offers detailed methodologies for their analysis, they do rely on Statistics Canada datasets. Consequently, the same limitations as stated above apply for HART analysis results.

1.2 ENGAGEMENT

The RDCK Housing Needs Report Updates Engagement Summary Report summarizes engagement activities conducted by the M’akola Development Services (MDS) and Turner Drake & Partners (TD) in collaboration with RDCK staff for the HNR updates. Engagement opportunities included targeted surveys, presentations, and facilitated discussions.

The Engagement Summary Report captures key themes and feedback shared by engagement groups, including RDCK elected officials, municipal staff, and community organizations/groups. The feedback gathered through these engagement activities informed and contextualized sections of the HNR updates. These findings are incorporated throughout the RDCK Regional Summary Report, Electoral Area Summary Report, and Village Profiles.

2. Community Profile

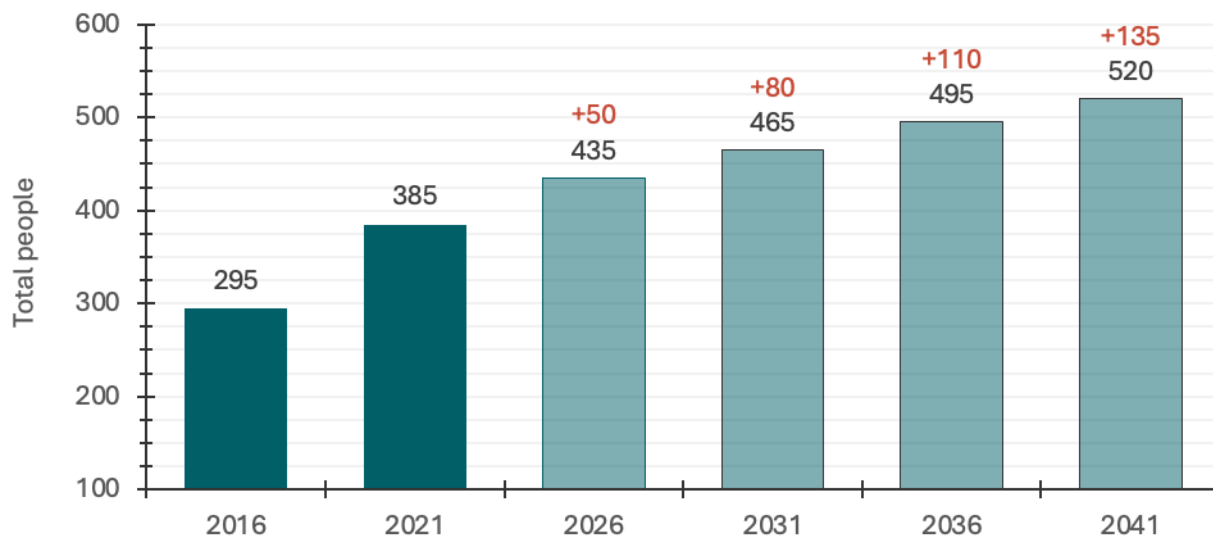
2.1 POPULATION

2.1.1 Historical & Anticipated Population

British Columbia’s population grew by nearly 8% between 2016 and 2021 (according to BC Government estimates), driven by economic opportunities, immigration, and the quality of life. This growth has heightened the demand for housing, infrastructure, and services, presenting both opportunities and challenges for the province as it adapts to a changing demographic landscape.

Figure 2-1 illustrates the changing total population in Slocan from 2016 to 2021 (BC estimates for Census years) and five-year intervals of 2026 to 2041 (BC Government projections). Government of British Columbia estimates show that the Village of Slocan grew by 31% between 2016 and 2021.²

Figure 2-1: Historical and anticipated population, net anticipated change of population since 2021



Source: BC P.E.O.P.L.E estimates, BC P.E.O.P.L.E projections

Table 2-1 provides a summary of the historical population changes across different age cohorts and includes anticipated population figures over the next two decades.

² Note that Statistics Canada’s 2021 Census also reports a 31% increase to the Village of Slocan’s population. The totals from which the increases are calculated differ between sources. BC estimates are adjusted to account for possible undercounting during the Census’ enumeration.

Table 2-1: Historical (BC Gov't estimates) and anticipated population by age group (BC Gov't projections)

	Total	0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+
Historical population							
2016 population	295	35	30	75	110	50	0
2021 population	385	65	25	85	100	95	15
% change ('16-'21)	+31%	+86%	-17%	+13%	-9%	+90%	-
Anticipated population							
2026 population	435	60	35	100	120	115	15
% change ('21-'26)	+13%	-8%	+40%	+18%	+20%	+21%	+0%
2041 population	520	40	20	110	190	105	50
% change ('26-'41)	+20%	-33%	-43%	+10%	+58%	-9%	+233%
% change ('21-'41)	+35%	-38%	-20%	+29%	+90%	+11%	+233%

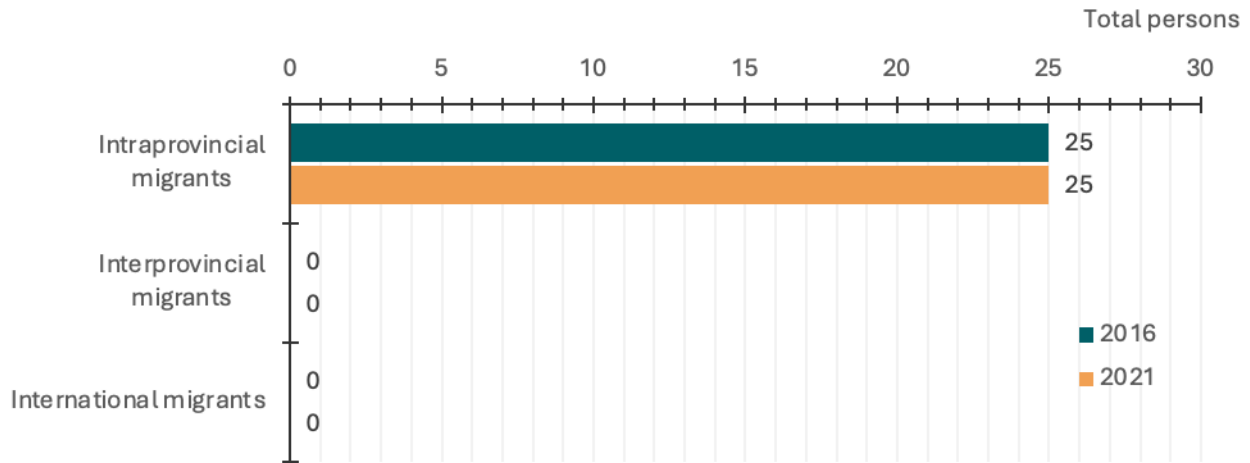
Source: BC P.E.O.P.L.E estimates, BC P.E.O.P.L.E projections

- The province estimates that Slocan's total population was 385 in 2021, up from 295 in 2016.
- Historically, the highest rates of growth have been largely among senior (65+) populations with increases also occurring among youth and adults aged 25 to 44. Across this same time period, young adults (15 to 24) and older working age adults (45 to 64) decreased.
- The total population may grow 35% over the next two decades, potentially reaching 520 people in 2041 according to BC government calculations. Most age groups will likely contribute to growth, with a considerable rise among 45- to 64-year-olds.
- About 135 additional people may call Slocan home by 2041.

2.1.2 Recent Mobility Trends

Figure 2-2 illustrates the number of people who moved to Slocan from another area, whether from within British Columbia (intraprovincial), another province (interprovincial), or another country (international). The data reflects mobility trends for the years prior to 2016 and 2021.

Figure 2-2 One-year mobility of population trends



Source: BC Government purchased Custom Statistics Canada Census Tabulations

- People moving from other areas of British Columbia (including adjacent communities) are the largest source of incoming migrants, a trend consistent across both the 2016 and 2021 Censuses.
- Out-of-province and international in-migrants make up a negligible portion of incoming populations. While the Census reports 0 for each category for suppression purposes, it is probable that a small number of individuals may have moved to the community from these locations.

2.2 HOUSEHOLDS

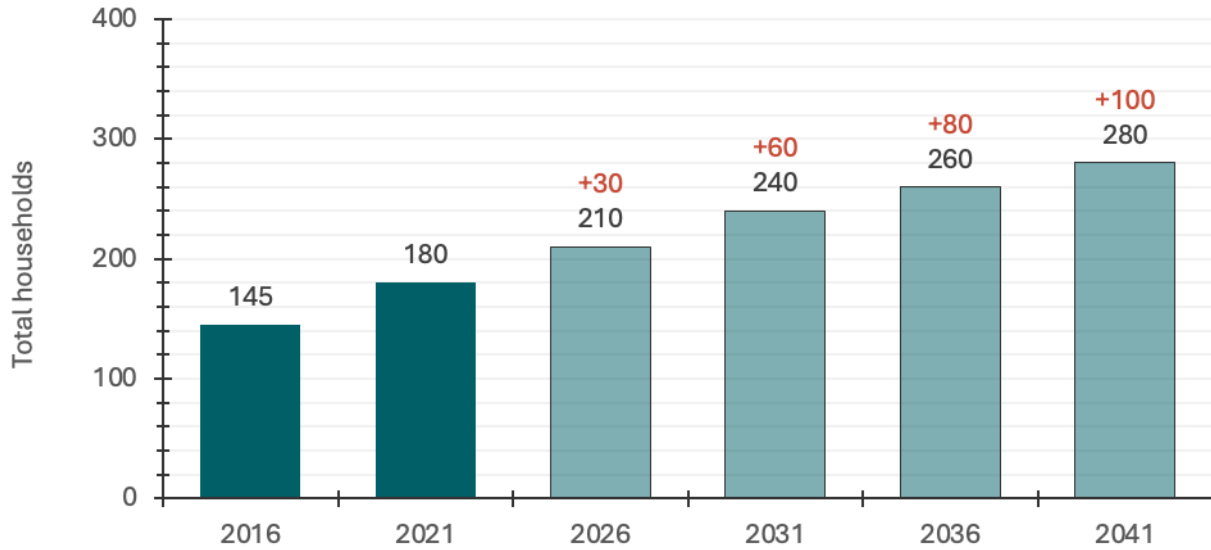
Statistics Canada defines a household as a person or group of persons sharing the same dwelling without another usual residence. A household is the highest-level descriptor of many unique living situations. Households are often categorized in this report by the primary household maintainer’s age, which is the age of the person responsible for major expenses like rent, mortgage, taxes, and utilities. When multiple people share this responsibility, the first listed individual becomes the primary household maintainer.

2.2.1 Historical & Anticipated Households

Total households and the age distribution of maintainers are influenced by population changes, and driven by factors like relocations, preferences, and financial situations. Changes in household patterns typically align with broader population trends. Household growth is a key driver of housing demand. Since households need dwellings, projections are closely tied to the needed increase in housing stock to accommodate expected population changes. Economic and financial drivers, while influential, are excluded since they are difficult to predict, both in the near- and long-term.

Figure 2-3 illustrates Slocan’s 2021 estimated total households and the anticipated 20-year net growth in households.

Figure 2-3: Historical and anticipated households, net anticipated change of households since 2021



Source: Statistics Canada, BC P.E.O.P.L.E estimates, BC P.E.O.P.L.E projections

Table 2-2 summarizes historical shifts in total Slocan households, providing insights into expected figures over the next two decades.

Table 2-2: Historical and anticipated households by primary maintainer age (BC Gov't projections)

	Total	15 to 24	25 to 44	45 to 64	65 to 84	85+
Historical households by primary maintainer age						
2016 households	145	10	35	60	45	0
2021 households	180	0	15	90	55	10
% change ('16-'21)	+24%	-100%	-57%	+50%	+22%	-
Anticipated households by primary maintainer age						
2026 households	210	5	30	85	80	10
% change ('21-'26)	+17%	-	+100%	-6%	+45%	+0%
2041 households	280	5	35	135	75	35
% change ('26-'41)	+33%	+0%	+17%	+59%	-6%	+250%
% change ('21-'41)	+56%	-	+133%	+50%	+36%	+250%

Source: Statistics Canada, BC P.E.O.P.L.E estimates, BC P.E.O.P.L.E projections, Turner Drake & Partners

- The province estimates that Slocan had 180 households in 2021, up 24% from 145 in 2016.
- Total households may grow 56% between 2021 and 2041, reaching approximately 280. It is not uncommon for communities to have a higher rate of household growth than population growth. As a community ages, more people tend to live in smaller households (e.g. 1- or 2-person households rather than 3- or 4-person households.) This drives the average household size down and increases the number of households needed per capita.
- About 100 additional households may call Slocan home by 2041.

2.2.2 Additional Household Characteristics

Table 2-3 summarizes the totals and distributions of households by their size per the 2016 and 2021 Censuses, as well as their respective tenure splits.

Household totals for 2016 and 2021 may differ between this and previous sections, as each section draws from different data sources with distinct purposes. This section relies on a custom Census dataset, purchased by the province from Statistics Canada, which provides more detailed information about households based on a 25% sample of the population. In contrast, the previous section's household data is from a separate provincial dataset, included here as it is an input for the province's prescribed unit demand calculations described later in the report.

Table 2-3: Historical households by household size and tenure share

2016 Census	Total	1 person	2 persons	3 persons	4 persons	5+ persons	Average HH size
Total households	135	60	60	10	10	0	1.8
Share of total	96%	43%	43%	7%	7%	0%	
Owner households	78%	85%	67%	-	0%	-	1.6
Renter households	22%	15%	33%	-	100%	-	2.3
2021 Census	Total	1 person	2 persons	3 persons	4 persons	5+ persons	Average HH size
Total households	160	85	40	15	20	0	1.9
Share of total	100%	53%	25%	9%	13%	0%	
Owner households	72%	63%	78%	-	100%	-	2.0
Renter households	28%	38%	22%	-	0%	-	1.7
% change ('16-'21)	+19%	+42%	-33%	+50%	+100%	-	

Source: BC Government purchased Custom Statistics Canada Census Tabulations

- Note that the province reports an estimated 24% change between 2016 and 2021, while the Census identifies a 19% during the same period, which relates to the impacts of using two different datasets that also differ in their methodologies.
- Growth occurred among most household types, with the largest growth amongst 1-person households. Only 2-person households decreased.
- Continued growth from 2021 to 2023 (based on provincial numbers), particularly among 25- to 44-year and 65- to 84-year-old led households, suggests that there may be concurrent increases in the number of younger adult couples and senior households. This could mean more 2-person households during that period (or even 3 or more if they are families with children or extended family).
- In 2021, renter households accounted for 28% of all households in Slocan, up from 22% in 2016. Between 2016 and 2021, total renter households increased by about 15, while owners rose by 5.
- Rates of rentership were highest among 1-person households in 2021, a result largely attributed to single person households generally earning less income and having less financial capacity to secure homeownership.

Table 2-4 summarizes the totals and distributions of households by their household family type per the 2016 and 2021 Censuses, as well as their respective tenure splits. Note that a “census-family with a child” includes both couples and lone parents. A “non-census family” refers to a household made up of a single person or unrelated individuals (i.e., roommates).

Table 2-4: Historical households by census-family type and tenure share

2016 Census	Total	Census-family w/o children	Census-family w/ children	Non-census family*
Total households	135	40	30	70
Share of total	96%	30%	22%	52%
Owner households	78%	75%	67%	85%
Renter households	22%	25%	33%	15%
2021 Census	Total	Census-family w/o children	Census-family w/ children	Non-census family*
Total households	160	30	40	90
Share of total	100%	19%	25%	56%
Owner households	72%	100%	78%	56%
Renter households	28%	0%	22%	44%
% change ('16-'21)	+19%	-25%	+33%	+29%

* refers to a household made up of a single person or unrelated individuals (i.e., roommates).
Source: BC Government purchased Custom Statistics Canada Census Tabulations

- The fastest growing household type between 2016 and 2021 was census-families with children, which grew by 33% over the five years.
- Despite a slight decrease in the number of households led by a 25-to 44-year-old between 2016 and 2021, Slocan experienced an increase in its census-families with children (i.e., couples with children or lone parents).
- Non-census families (i.e., single persons or unrelated roommates) demonstrated the greatest growth. This corresponds to the more prominent increase among 1-person households during the same period.

2.3 INCOME

Income statistics are critically important for determining affordability. How much a household earns is the most important factor in determining what type and size of home the household can afford. A household's earnings are largely contingent on the characteristics and composition of the people making up the household (e.g., how old is the household, how many people are in the household, does a household own or rent their dwelling?) Most affordability calculations use median before-tax household, or the total income earned by a household before income taxes and other elements are deducted, as the primary input.

Key Definition

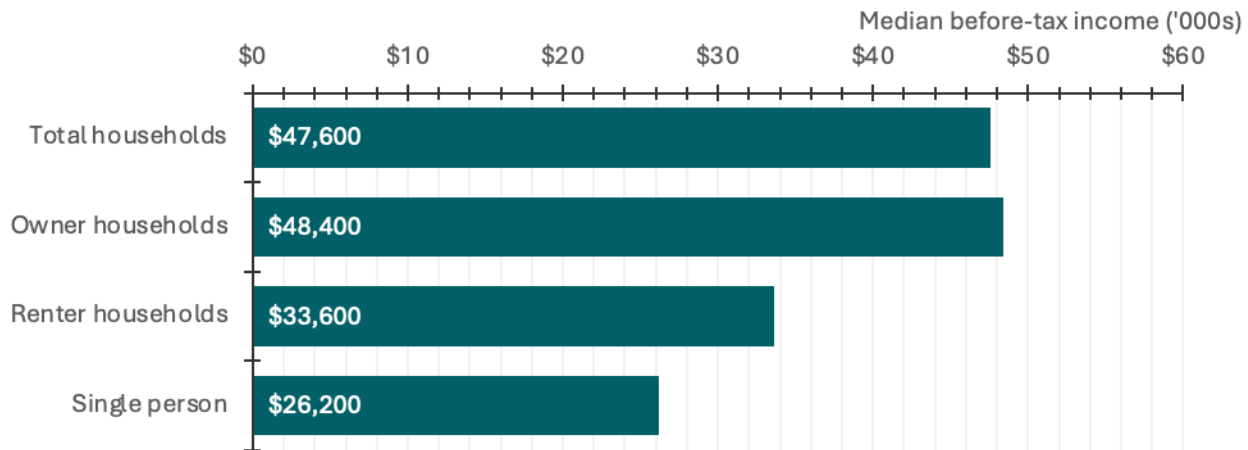
Median before-tax household income: the total income earned by a household before income taxes and other elements are deducted. Commonly used to determine housing affordability.

Note: Canadian Emergency Response Benefit (CERB) relief payments may have artificially boosted income data in the 2021 Census, obscuring some housing need. Though a necessary stimulus during the height of the COVID-19 pandemic, CERB temporarily raised the annual income for many residents of the RDCK, mostly in the lowest income brackets. Most households briefly pulled out of housing need by CERB likely returned to pre-COVID income levels after support programs ended.

2.3.1 Median before-tax household incomes

Figure 2-4 summarizes the median before-tax household incomes by tenure and household family type. Not all categories are displayed due to suppression, which is used by Statistics Canada to ensure confidentiality for small datasets.

Figure 2-4: Median before-tax household income by tenure and household family type, 2021



Source: BC Government purchased + Turner Drake purchased Custom Statistics Canada Census Tabulations

- In 2021, the median household earned \$47,600 before-tax. No corresponding data is available from 2016. Since 2006, the median income has decreased almost 9%. This decline is in large part attributed to the aging population in the community, with higher proportions of seniors and/or retired residents earning fixed incomes that are typically lower than earnings when otherwise employed.
- Owner households, which report a higher average household size, reported a higher median income than renter households.

2.3.2 Income categories

This report adopts methods used by UBC’s Housing Assessment Resource Tools (HART), which uses custom Statistics Canada Census tabulations to establish five household income categories that can help inform the share of the population most at risk of financial pressures related to housing. The categories are as follows:

- **Very low income:** 20% or less of area median household income (AMHI), generally equivalent to shelter allowance for income support recipients.
- **Low income:** 21–50% AMHI, generally equivalent to one full-time minimum wage job.
- **Moderate income:** 51–80% AMHI, generally equivalent to a starting salary, depending on the job and sector.
- **Median income:** 81–120% AMHI, representing the ‘middle class.’
- **High income:** More than 120% AMHI, the group with the greatest housing wealth

Table 2-5 summarizes the share of households that belong to each income category, and the approximate range of shelter costs that a household can afford. Note that the affordable shelter costs use Statistics Canada’s 30% shelter-cost-to-income ratio (i.e., affordability threshold), further adjusted to account for an assumed 25% of shelter costs being allocated to ancillary costs like insurance or utilities. In other words, the affordable shelter cost provided in the table represents only a rent or mortgage payment.

Table 2-5: Income category summary, 2021

Income category	Annual household income	Affordable shelter cost	Estimated share of total households
Very low income	≤ \$9,600	< \$180	0%
Low income	\$9,601 to \$24,000	\$180 to \$450	26%
Moderate income	\$24,001 to \$38,400	\$450 to \$720	13%
Median income	\$38,401 to \$57,600	\$720 to \$1,080	29%
High income	\$57,601 +	\$1,080 +	32%

Source: UBC Housing Assessment Resource Tools (HART)

- In 2021, about 32% of households earned a “high income,” and could afford monthly mortgage payments or rent at a minimum of \$1,080.
- About 26% of households earn a “very low income” or “low income,” totalling about 40 households. These households can afford at most a monthly mortgage or rent of \$450. Many of these households may already own their home or are eligible for shelter assistance, so they may be able to afford more than is otherwise identified. However, this income group has higher susceptibility to sudden changes in costs (whether it is a repair or increase in rent).

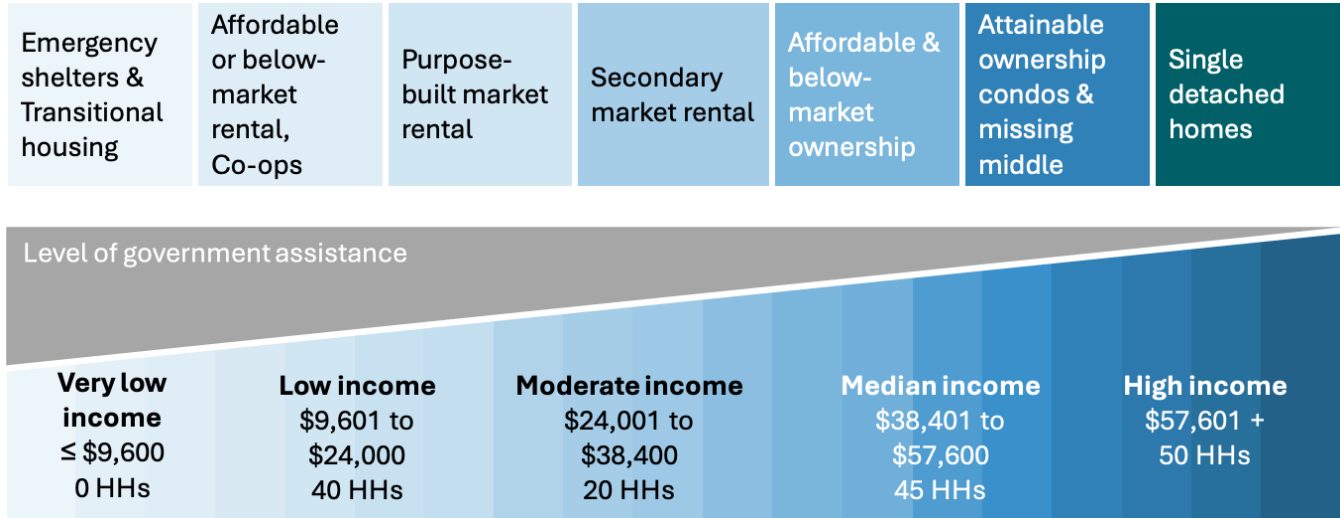
2.3.3 Income vs. Housing Continuum

Figure 2-5 illustrates a varied version of the housing continuum, originally created by the Canadian Mortgage and Housing Corporation (CMHC) and demonstrates how income categories and households within each category may align along this continuum.

It is difficult to determine the exact number of households that should occupy each type of housing given the specific circumstances of individual households are not known. However, this figure provides an estimate of the number of units needed to potentially accommodate the maximum number of households’ needs.

Around 40 local households earn at most a low income (earning less than or equal to \$24,000), often single individuals, are at higher risk of needing emergency housing services due to sudden personal, physical, or financial changes.

Figure 2-5: Rough distribution of households (hh) on the housing continuum



3. Housing Profile

The 2021 Census recorded 212 total dwellings in Slocan, of which 160 were occupied by usual residents. A usual resident is an owner or renter that lives in their dwelling more than half of the year, which qualifies the dwelling as their primary place of residence. Conversely, a non-usual resident occupied dwelling could include a recreational property, short-term rental, or unoccupied dwelling.

Given these numbers, it is estimated that 25% of local dwellings may have been used for purposes other than permanent occupation. In 2016, this number was about 26%, indicating a marginal change and suggesting that the notable growth reported over the five years was less an outlier caused by the pandemic, but rather the pandemic accelerating existing in-migration trends for Slocan (i.e., moving to the community for retirement).

Table 3-1 summarises the totals and distribution by structure type for Slocan.

Table 3-1: Dwellings occupied by usual residents by structural type and tenure, 2021

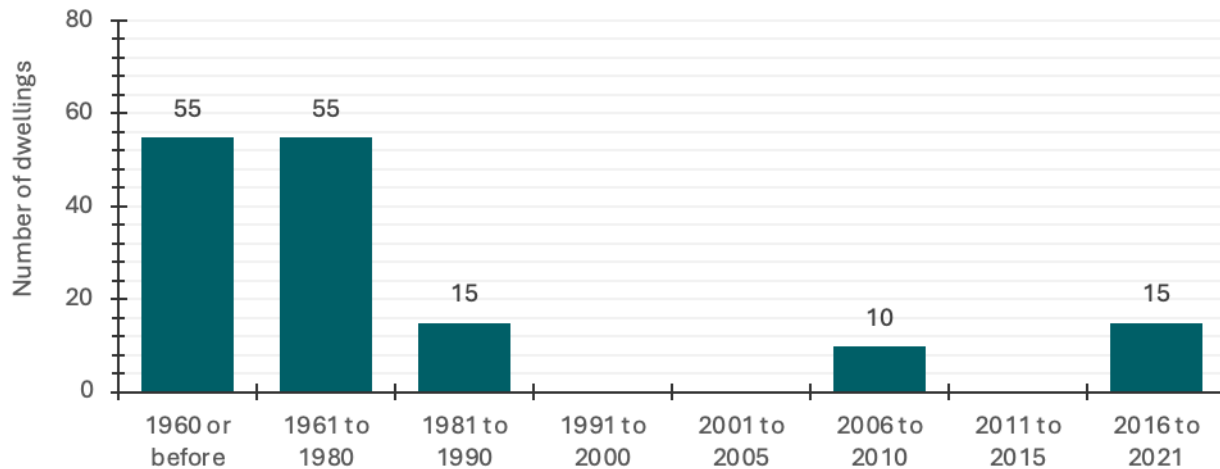
	Total	Single	Row	Semi	Duplex	Apt (<5 floors)	Apt (5+ floors)	Mobile
Total	160	130	15	0	0	0	0	0
Share	100%	81%	9%	0%	0%	0%	0%	0%
Owner	72%	81%	0%	-	-	-	-	-
Renter	28%	19%	100%	-	-	-	-	-

Source: BC Government purchased Custom Statistics Canada Census Tabulations

- Single-detached homes account for over 80% of the housing supply (130 units) followed by row houses at 9% (15 units). The percentages do not sum to 100% due to suppression among other categories. Some other housing typologies may exist but are not provided by Statistics Canada to protect confidentiality.

Figure 3-1 shows the distribution of the current dwelling stock by its age of construction. For the years that display no construction activity, this may not mean that no construction occurred, but instead that the volume of construction was small enough to either be suppressed by Statistics Canada for confidentiality or was rounded to 0. In either case, the lack of a reported value suggests slow construction activity.

Figure 3-1: Dwellings (owner and renter combined) occupied by usual residents by age of construction, 2021



Source: BC Government purchased Custom Statistics Canada Census Tabulations

Note: This chart shows all dwellings (owner and renter combined). When separated out by tenure, much of the data is suppressed.

- About two-thirds of local dwellings were built before the 1980s. Fewer units have been built on a per decade basis since, though there was an addition of approximately 15 units between the last two Census periods. This growth closely resembles the absolute growth in households during the same time.

3.1 RECENT DWELLING PERMIT ACTIVITY

Recent permit data complements the limited construction growth outlined by the previous figure. In 2021 and 2022, three new single-family dwellings were permitted. In 2023, no new dwelling permits were submitted.

Much of the residential local construction activity is related to additions and renovations to dwellings. Related permit activity is often at the usual volume from a year-to-year basis; however, in 2021 (during COVID-19), permits issued were higher than average.

3.2 PROPERTY OWNERSHIP

The Census identified that approximately 25% of dwellings were reported as not being occupied by a usual resident in 2021. While a useful number to quantify the relationship between permanently and non-permanently occupied dwellings, Statistics Canada does not offer much in terms of who owns these non-permanent dwellings. Despite the lack of detailed data, some initiatives from Statistics Canada – particularly the Canadian Housing Statistics Program – provide some insights into local property ownership.

Key Definitions

Investment property: A property owned by someone that is not identified as a primary place of residence by the owner.

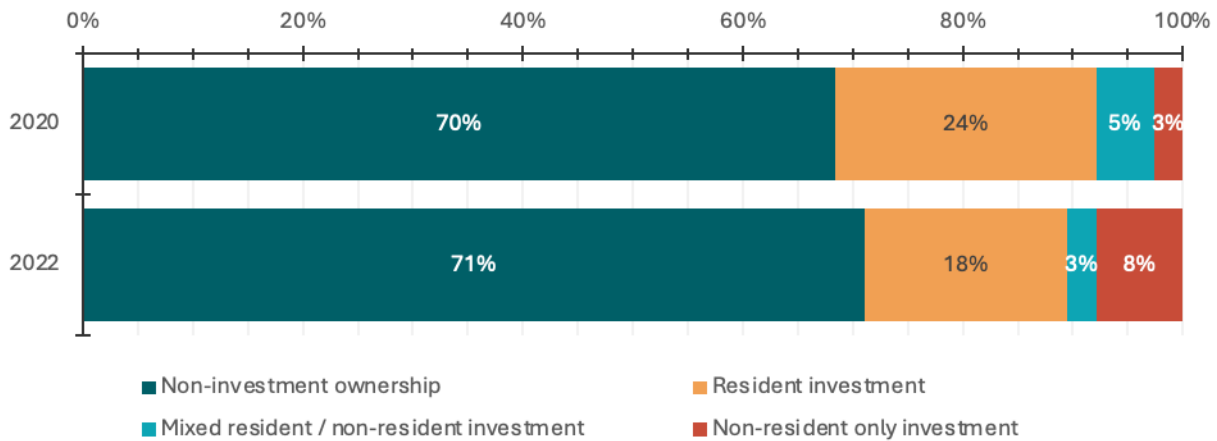
Non-investment property: A property owned and occupied by the owner.

Resident: A person who lives in Canada as their primary country of residence.

Non-resident: A person who does not live in Canada as their primary country of residence.

Figure 3-2 illustrates how the distribution of improved residential property ownership (i.e., a property with a dwelling on it) has changed from 2020 to 2022; specifically, what share of properties are owned locally, by residents of Canada, and by non-residents of Canada.

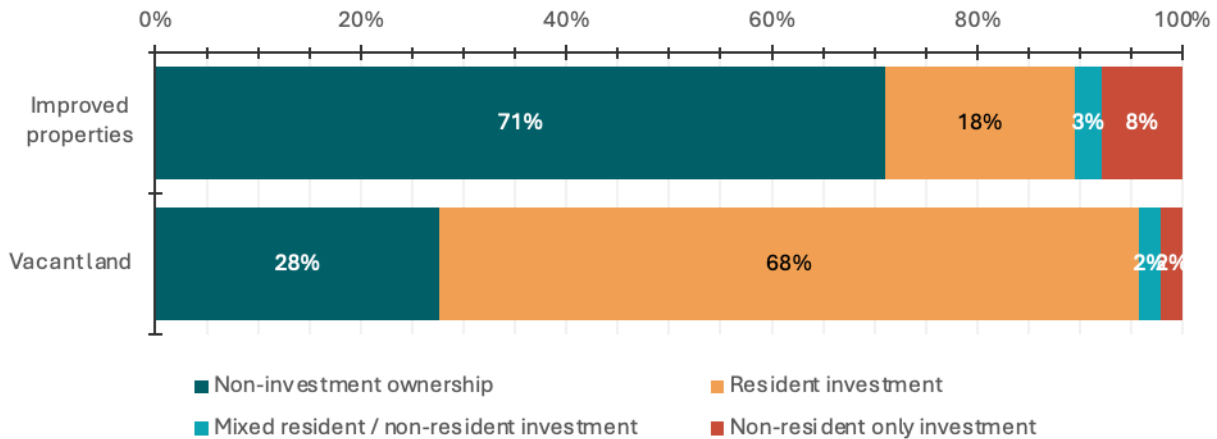
Figure 3-2: Share of local residential improved properties by ownership type



Source: Canadian Housing Statistics Program

Figure 3-3 illustrates how the distribution of ownership differs between an improved residential property and vacant land intended to be residential in 2022 (the most recent year collected).

Figure 3-3: Share of local residential improved properties versus vacant residential properties by ownership type, 2022



Source: Canadian Housing Statistics Program

- About 32% of properties with a dwelling were classified as “investments” by Statistics Canada in 2020. Included in this percentage are permanently occupied rental properties owned by someone who may or may not have lived locally.
- In the same year, about 8% of dwellings were owned, in full or partially, by someone who does not live in Canada full-time. About 3% were owned entirely by someone outside of Canada.
- By 2022, the share of non-resident participants jumped from 3% to 8%, which demonstrates that either previous owners living in Canada moved abroad or more people outside Canada are choosing to own local property.
- Concurrently, the share of resident investor-owned residential property decreased from 24% to 18%.
- Vacant properties intended for residential uses were majority owned by resident investors, which could include locals or people elsewhere in Canada.

3.3 RENTAL UNIVERSE

The rental universe includes a variety of different types of rental housing, most commonly categorized as either primary market, secondary market, or non-market rental housing.

CMHC’s Rental Market Survey provides detailed data on the primary rental market (i.e., purpose-built rentals with 3+ units). Unfortunately, CMHC only surveys communities with a population of larger than 10,000 people. Because the Village of Slocan does not meet the minimum community size requirements, there is limited available data specific to the Village’s primary rental market.

Figure 3-4 summarizes the distribution of the local rental stock based on housing types identified in the Census, including what may be considered secondary rental market apartments (i.e. rental units that are not in a purpose-built rental building.) Non-market rental units are not delineated in the Census but are covered more fully in section 3.5 of this report.

Key Definitions

Primary Market Rental: Purpose-built rental buildings with at least three rental units. These units are privately initiated, usually with the intention of being offered for rent at market rates.

Secondary Market Rental: All privately rented homes not categorized as primary market rentals. Can include: Rented detached homes, duplexes, semi-detached homes or row homes, rented freehold row/town homes, rented accessory apartments or suites, and rented condominiums.

Figure 3-4: Estimated overall rental universe by dwelling type, 2021



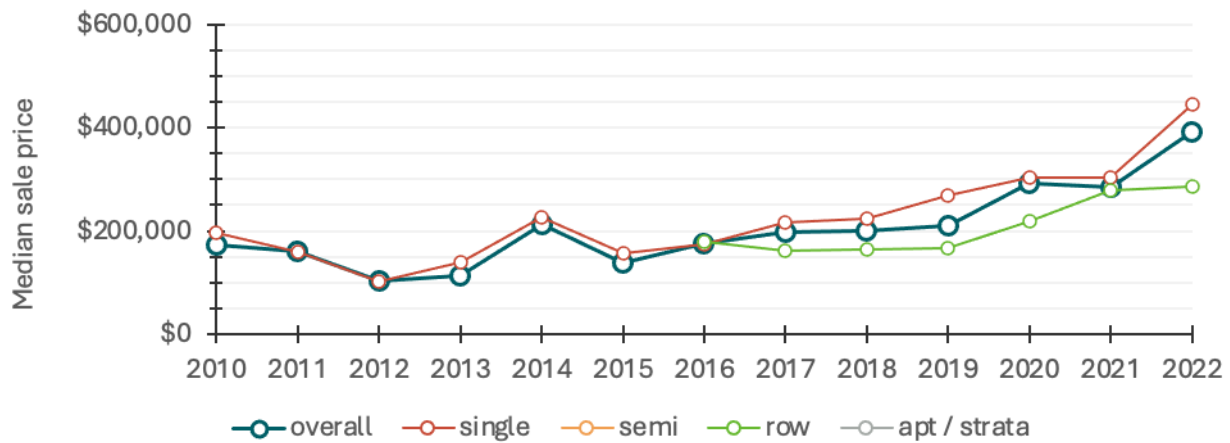
Source: BC Government purchased Custom Statistics Canada Census Tabulations

3.4 MARKET HOUSING ACTIVITY

3.4.1 Home price trends

Figure 3-5 illustrates historical median home prices by dwelling type. The data is sourced from BC Assessment’s historical revised rolls, which include sales information up to and including 2022. The dwelling types provided by BC Assessment have been reclassified to align with the categories used by Statistics Canada in their Census questionnaire.

Figure 3-5: Annual median sale price by dwelling type



Source: derived from BC Assessment

Table 3-2 offers the same data but presents the percentage change in median home prices by dwelling type over specific time intervals.

Table 3-2: Sale price and percentage change by dwelling type and select years

	Sale price				Percent change		
	2010	2016	2019	2022	'10-'16	'16-'19	'19-'22
Overall	\$172,700	\$175,600	\$210,100	\$391,600	+2%	+20%	+86%
Single-detached	\$196,600	\$175,000	\$269,300	\$445,000	-11%	+54%	+65%
Rowhouse	-	\$179,000	\$165,800	\$284,800	-	-7%	+72%

Source: derived from BC Assessment

- From 2010 to 2016, home prices remained relatively stable, with some fluctuation (largely related to a smaller sample size).
- Price escalations became more significant after 2016, rising 20% between 2016 and 2019. Escalations ramped up even further post-2019, rising another 86% from 2019 to 2022.
- By 2022, the median home sale price had reached \$391,600.
- The notable recent increase in price may be related to new dwellings being added to the community over the last half decade or so. New builds are generally more expensive than older housing stock.

3.4.2 Homeownership attainability

Figure 3-6 compares the median home price in Slocan to the estimated price different household types earning the median income could afford. An “affordable price” is set using a variety of mortgage assumptions and the median annual income of each household family type. The purpose is to highlight the impact of changing local incomes and prices on affordability.

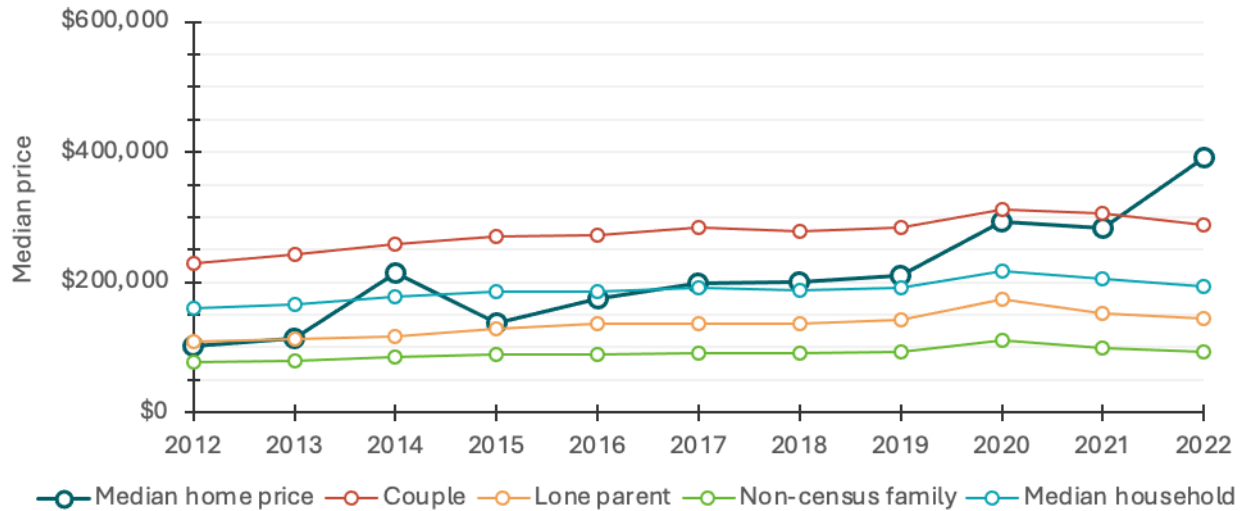
Assumptions

- Amortization period = 25 years
- Payment frequency = monthly
- Interest rate = prevailing (at given year) average weekly rate for 5-year fixed mortgage
- Down payment = 10%
- CMHC insurance = 3.10%
- Income used for shelter expenses = 30%
- Ancillary shelter costs = 25%
- Direct shelter costs (for a mortgage payment or rent) = 1 – ancillary = 75%

Calculations

- Collect 2021 median before-tax household incomes by household type, income bracket ranges, and income category ranges, as well as total households by characteristic.
- Estimate an affordable monthly payment using affordability assumptions above (i.e., $\text{income} \times 30\% \times [1 - 25\%] = \text{monthly payment}$).
- Convert the affordable monthly payment to an affordable purchase price, based on mortgage and down payment assumptions.
- Collect the 2022 median purchase prices by dwelling type.
- Compare median purchase prices to household budgets. If budget is below, a household’s income cannot afford the purchase price.

Figure 3-6: Historical estimated affordable dwelling price by household type vs actual median home price



Source: derived from BC Assessment, custom Statistics Canada dataset3 and mortgage assumptions

- From 2012 to 2016, more than half of households (based on overall RDCK income data) were able to afford the median house price. Couple households were the most capable of accessing housing given the increased likelihood of having a dual income.
- Since 2019, the median price of a home has become increasingly out of reach for all median household types. In 2022, the median home price surpassed what the median couple income could afford for the first time.
- Notably, the gap between the median house price and the affordable threshold for the median household was approximately \$10,800 in 2016. The gap widened to \$193,400 in 2022.
- Homeownership attainability data highlights the notable disparity between growth in prices and growth in estimated incomes, leading to reduced purchasing power for shelter for most households in the community.

Important note: The gap between the affordable purchase price and actual price reflects the median. There are individuals or households who face significantly greater or significantly less financial challenges related to their shelter. As of 2021, 27% of owner households in Slokan reported not reasonably affording where they live (see Section 4.1 for more details).

3 Statistics Canada. Table 11-10-0012-01 Distribution of total income by census family type and age of older partner, parent or individual. DOI: <https://doi.org/10.25318/1110001201-eng>

3.5 NON-MARKET HOUSING INVENTORY

Non-market housing encompasses all forms of housing not subject to market forces. This includes public or social housing, affordable housing offered by non-profit organizations, and transitional and emergency shelters, among others.

Table 3-3 provides an overview of the current housing and program offerings within the Village, as reported by BC Housing in March 2024.

Table 3-3: Summary of local non-market housing and programs, March 2024

Emergency Shelter and Housing for the Homeless	
Homeless housed	0
Homeless rent supplements	0
Homeless shelters	0
Total	0

Transitional Supported and Assisted Living	
Supportive seniors housing	0
Special needs	0
Women & children fleeing violence	0
Total	0

Independent Social Housing	
Low income families	0
Low income seniors	12
Total	12

Rent Assistance in Private Market	
Rent assistance for families	0
Rent assistance for seniors	13
Canada Housing Benefit recipient	0
Total	13

Source: BC Housing

- The Village of Slocan provides non-market housing units, programs, and services in the RDCK.
- There are 12 independent social housing units for low-income seniors and 13 recipients (all seniors) of rent assistance.
- In total, Slocan serves 25 of the 1,323 RDCK residents / households who are receiving housing assistance.

4. Housing Need

4.1 HOUSING CRITERIA

CMHC’s Core Housing Need (CHN) metric measures three critical housing criteria and whether reasonable alternatives exist in the market. A household is in core housing need if its housing does not meet one or more of the following standards:

Adequate

Housing is considered adequate when it isn’t in need of major repairs. Major repairs include defective plumbing or electrical wiring, or structural repairs to walls, floors, or ceilings.

Suitable

Housing is considered suitable when there are enough bedrooms for the size and make-up of resident households. This is according to National Occupancy Standard (NOS) requirements.

Affordable

An affordable home costs less than 30% of the occupying household’s before-tax household income.

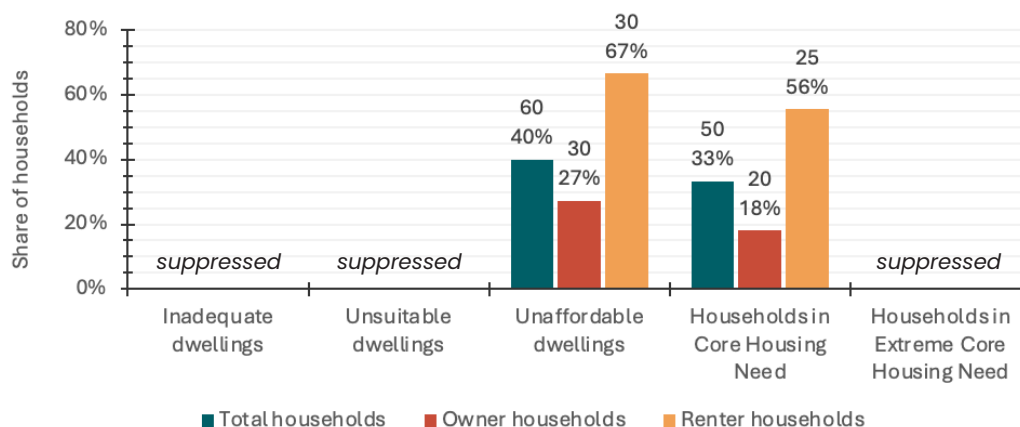
Acceptable housing is adequate in condition, suitable in size, and affordable. An added metric is “Extreme Core Housing Need (ECHN),” which refers to a household paying more than 50% of their income on shelter costs.

Historically, unaffordability has contributed the most to rates of CHN. However, a household in an unaffordable home does not necessarily mean they are experiencing CHN. **CHN also considers whether affordable alternatives exist.** In other words, CHN accounts for and does not include households living in an unaffordable home by choice (e.g., buying a home that is expensive now, but may be affordable later as the household income grows.)

4.2 HOUSING NEED BY TENURE

Figure 4-1 shows rates of inadequacy, unsuitability, unaffordability, CHN, and ECHN for all households as well as households by tenure. Note that blanks exist where the data showed zeros, which are assumed to be cases of suppression resulting from Statistics Canada’s rounding practices to protect confidentiality.

Figure 4-1: Share of households experiencing a specific housing indicator by tenure, 2021



Source: BC Government purchased Custom Statistics Canada Census Tabulations

- While data for inadequate and unsuitable dwellings as well as rates of Extreme Core Housing Need are unavailable or suppressed, it is likely that households are experiencing these challenges. Despite the lack of information due to data suppression, these housing conditions should not be ignored.
- Unaffordability is the housing indicator that is often most prevalent among households. In Slocan, 40% of households lived in unaffordable circumstances, a large percentage relative to other neighboring communities in the RDCK and across BC.
- Renter households are most severely affected by unaffordability (67%) and Core Housing Need (56%). This is largely related to a higher number of single income earners living in rental households.

4.3 ENERGY POVERTY

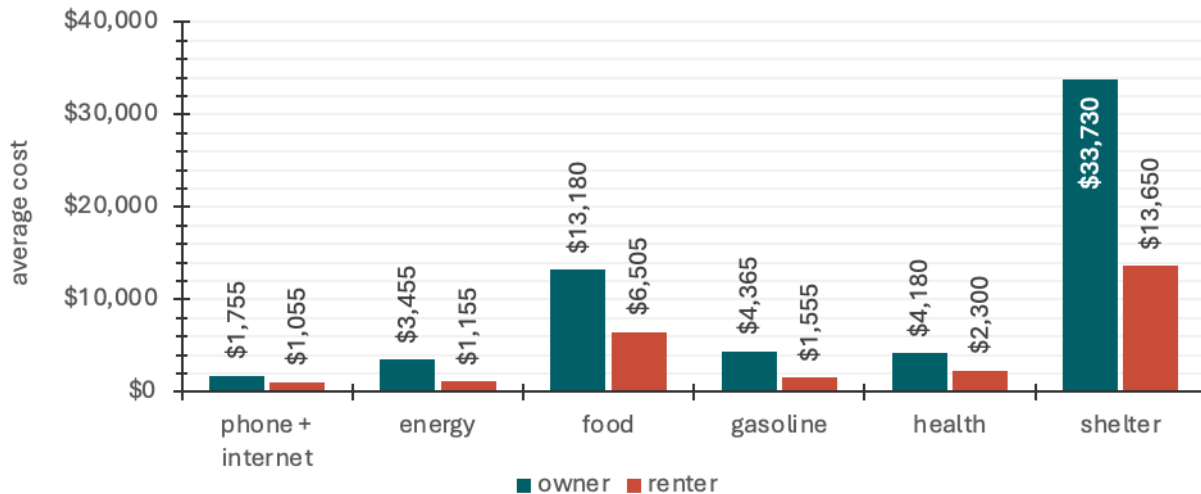
There are several expenses that contribute to the overall cost of housing. While these costs have always been a critical factor in determining a home's affordability, recent years of high inflation have brought household expenses to the forefront – namely, the rising cost of energy. Alongside increasing mortgage and rent payments, concurrently rising energy costs are pushing more households into “energy poverty.”

According to the Canadian Urban Sustainability Practitioners (CUSP), energy poverty refers to the experience of households or communities that struggle to heat and cool their homes and power their lights and appliances. Canadian academics have developed three key thresholds to define a disproportionate energy cost burden relative to a household's average after-tax income. A home is considered in energy poverty if it meets any of the following criteria:

1. Spending more than 6% of after-tax income on utilities,
2. spending more than 4% of after-tax income on fuel used for transportation, and
3. spending more than 10% of after-tax income for the combined of (1) and (2).

Figure 4-2 illustrates selected average annual living cost estimates for owning and renting households in Slocan, inclusive of energy and gasoline costs. These estimates are produced using Statistics Canada's 2019 Household Spending Survey data, adjusted by inflation and estimated locally based on distributions of dwelling structure types.

Figure 4-2: Average living expenses, 2023



Source: Statistics Canada Household Spending Survey, 2019 – adjusted to 2023 dollars using annual CPI

- Shelter cost estimates are the most expensive item for a household. The typical household pays approximately \$13,650 annually on rent or \$33,700 on a mortgage. Both figures include ancillary costs like insurance, condo fees, and taxes (if applicable).
- Food costs are the second-highest expense. With owner households generally having a higher average number of people, their reported average annual food cost is noticeably higher.
- To avoid being considered in “energy poverty,” a renter household requires an after-tax income of at least \$19,300 to afford the average annual energy bill, while an owner household requires an income of at least \$57,600.
- To consider vehicle gasoline costs affordable, a renter household needs an after-tax income of \$38,900, and an owner household needs \$109,100.
- Based on after-tax household incomes reported by Statistics Canada in 2021 (\$54,000 and \$47,000), the most burdensome energy costs for households are vehicle expenses (particularly for owner-occupied dwellings). This is related to the vast geographies that many residents must regularly travel.

It is important to note that results for energy poverty may be underrepresented, as they cannot quantify whether households are living comfortably or just scraping by. The closer a household is to the energy poverty line, the greater the likelihood that they must make concessions in comfort to reduce energy costs.

5. Anticipated Housing Demand

5.1 DEMAND BY COMPONENT

In June 2024, the Province of British Columbia released a standardized HNR demand calculation methodology. The HNR Method estimates the total number of housing units required to address a community’s current and anticipated housing needs over 5- and 20-year timeframes, based on publicly available data sources that can be applied to communities of various scales. It is composed of six components (labeled A through F in Table 5-1). The standardized method for calculating demand ensures that all local governments produce consistent and comparable assessments of their housing need.

It is important to note that the HNR demand calculation methodology does not consider the unique challenges to development in Slocan, such as servicing limitations/constraints, high construction costs, the availability of trades, and planning staff capacity, among other factors. Coordinated growth management planning with the RDCK, funding from senior levels of government, and creative solutions to densification will all be required to support the Village of Slocan to meet anticipated demand.

Table 5-1 provides a summary of the result for each component of the HNR Method for the Village of Slocan over the next 5 and 20 years, as required by legislation.

Table 5-1: Anticipated housing demand (# of units) by anticipated period and component

Component	Housing units for:	Intention	5 year (by 2026)	20 year (by 2041)
A	Households in Extreme Core Housing Need	To estimate the number of new units required for those in vulnerable housing situations. Extreme need refers to those paying more than 50% of household income on shelter costs.	1	4
B	Individuals experiencing homelessness	To quantify the supply of permanent housing units required for those currently experiencing homelessness.	1	2
C	Suppressed households	To address those households that were unable to form between 2006 and the present due to a constrained housing environment.	0	0
D	Anticipated household growth	To quantify the additional households required to accommodate an increasing population over twenty years. Note that anticipated growth for municipalities is based on the average of local and regional projections (thus, population / household growth trends discussed above may not follow the same trajectory as dwelling projections) and electoral areas use solely regional projections.	36	89

Component	Housing units for:	Intention	5 year (by 2026)	20 year (by 2041)
E	Increasing the rental vacancy rate to 3%	To add surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates.	0	1
F	A local demand buffer	To reflect additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the “demand buffer” and is designed to better account for the number of units required to meet “healthy” market demand in different communities. For the purposes of HNRs, a demand factor is based on a ratio of housing price to housing density, and is calculated for each applicable community.	2	8
TOTAL			41	105

Source: HNR demand calculation methodology ([link](#))

HNR Method Considerations

The HNR method prescribed by the BC Government is a standardized demand calculation methodology to ensure that all local governments produce consistent and comparable assessments of their housing need. This methodology works better for some areas than others. For municipalities with a small population base, the methodology is likely to result in an overestimate of demand. No projections are perfect, which is why the provincial legislation requires that municipalities repeat them every five years (as new information and data becomes available) as part of the HNR updates. The purpose of these projections is to serve as a target for municipalities to consider when assessing their zoning capacity to prepare for potential housing demand.

While it is required by legislation to report both the 5- and 20-year demand, the BC government is more interested in the 20-year projection. The short-term projection was a focus of the previous iteration of the HNR legislation which has since been revised to encourage communities to align housing projections with long term planning policies and tools (e.g., official community plans, zoning bylaws).

- The results indicate that Slocan may need to build 41 units by 2026 and 105 units by 2041, with much of the demand coming from future growth.
- Components A, B, C, and E attempt to catalog unmet “current” demand, and thus serve as an estimate of the existing housing shortage (without considering any changes since 2021, which is the reference year).

5.2 DISTRIBUTION OF ANTICIPATED DEMAND

5.2.1 Housing price model and dwelling size

An adaptation of the HNR Method provides a rough idea of current market and non-market housing demand and what Slocan can expect over the 20-year projection period. HNR Method guidelines do not prescribe how to perform this analysis, which could allow for more community level discretion.

Table 5-2 summarizes the results of applying the dwelling size distributions discussed in the **2024 Regional District of Central Kootenay Housing Needs Report** to project demand in the Village of Slocan. The outcome of this analysis is a table outlining anticipated demand, disaggregated by the number of bedrooms and intended market / price model. Note that non-market housing has been further separated into “affordable / below-market” housing (i.e., housing explicitly offered at prices below market, like the 80% of Median Market Rent criteria described by CMHC funding opportunities or rent-geared to income housing) and “deeply affordable” housing (i.e., rents offered at the shelter rate of income assistance, often combined with support services).

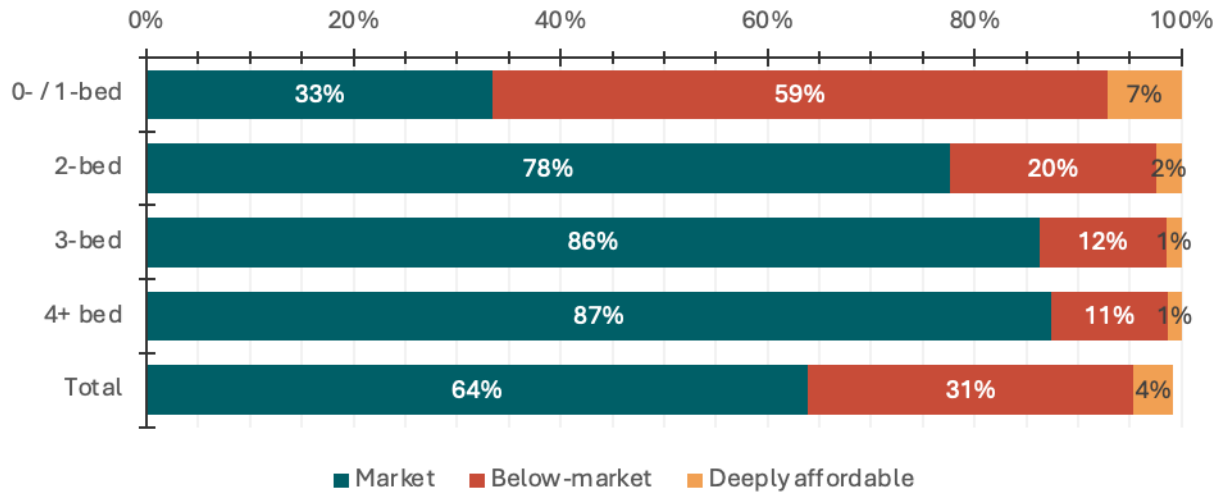
To distinguish what portion of the community might benefit from non-market housing, HART’s income categories and how they overlap across the housing continuum are considered. Briefly, we apply the historical proportions of households earning “very low” and “low” incomes to demand totals. The demand for deeply affordable and below-market units represents these respective income categories.

Table 5-2: Anticipated demand (# of units) disaggregated by anticipated price model and required number of bedrooms

	Market		Affordable / below-market		Deeply affordable		Total	
	5-year	20-year	5-year	20-year	5-year	20-year	5-year	20-year
0- / 1-bed	5	13	10	23	1	3	16	39
2-bed	8	19	2	5	0	1	10	25
3-bed	7	20	1	3	0	0	9	23
4+ bed	5	15	1	2	0	0	6	17
Total	26	67	13	33	2	4	41	105

Figure 5-1 illustrates the distributions of the above price models by the number of bedrooms to show what dwelling sizes are best targeted by market or non-market interventions.

Figure 5-1: Distribution of price model demand by number of bedrooms, 2041



- The 5- and 20-year demand projections suggest a need for 41 and 105 units, respectively.
- Market housing should remain the primary contributor to the local inventory, though there is a clear need for non-market interventions. By 2041, Slocan may need 33 affordable / below-market offerings and 4 additional deeply affordable units.
- Engagement respondents expressed the importance of ensuring all demographics have access to non-market, affordable housing options in the communities they live in.
- As suggested by the previously calculated shares of units by number of bedrooms, market housing demand will likely focus more so on 2- and 3-bedroom units, whereas non-market solutions may distribute more so to 0- and 1-bedroom dwellings.

5.3.1 Housing price model and tenure

For the most part, the market will ultimately decide whether new dwellings are built for rental or ownership based on prices and preferences. However, adapting data to estimate how demand might be distributed between owner and renters is useful for understanding which price models might be most needed over time.

Table 5-3 showcases the results of this analysis (with greater detail in the regional housing report, highlighting how different forms of housing may be distributed by size).

Table 5-3: Anticipated demand disaggregated by anticipated price model and tenure

Price model:	5-year (by 2026)		20-year (by 2041)	
	Owner	Renter	Owner	Renter
Market housing	18	8	50	17
Affordable / below-market	5	8	14	19
Deeply affordable	0	2	0	4
Total	23	18	64	41

- While it is likely that market housing demand will mainly be for owner-occupied housing, there is a notable forecasted interest in expanding the local market rental inventory.
- Non-market solutions typically take the form of rentals, but data suggests there could be demand for below-market ownership options, which could mean considering alternative forms of ownership such as co-operatives or community land trusts if funding and support programs materialize.

6. Bill 44 Analysis and Recommendations

Bill 44 – Housing Statutes (Residential Development) Amendment Act includes a suite of legislative changes to the local government land use planning framework aimed at providing additional housing in British Columbia communities. As previously noted, all local governments are now required to use a standardized projection method to understand housing needs over the next 5 and 20 years. The new legislation mandates that municipalities update Official Community Plans (OCPs) and zoning bylaws to permit the total anticipated housing demand over at least the next 20 years, as identified by the HNR Method. OCPs must also include policies that address a wide range of housing types (e.g. affordable housing, rental housing, seniors housing, family housing, etc.). Local governments must complete their first review and OCP update based on the interim HNR projections by December 31, 2025.

Bill 44 also includes legislative amendments that require local government bylaws to allow for small-scale, multi-unit housing (SSMUH). SSMUH describes a range of housing units that can provide attainable housing for middle-income families, including secondary suites in single family dwellings, detached accessory dwelling units, triplexes, townhomes, and house-plexes. Local and regional governments were required to update their bylaws by June 30, 2024, to accommodate SSMUH.

To support the Village of Slocan to complete the required OCP and corresponding zoning bylaw updates, the consulting team has identified several best practices and considerations for meeting the requirements of Bill 44. The team reviewed the Slocan OCP and identified areas for policy intervention, outlined in Table 6-1. It is important to note that this review is a starting point for staff and should not be considered a complete review. A full OCP update with specific policy recommendations is outside the scope of a typical HNR.

Table 6-1: Bill 44 best practices and considerations for legislated OCP updates

Best Practice:	OCP Alignment/non-alignment:	Recommendations:
<p>Low density language in the OCP (often referred to as “traditional residential or “stable residential) should explicitly support various forms of missing middle and small scale multi-residential. No zones/areas within the Village should exclusively allow single detached dwellings or single-family homes.</p>	<p>The language in Slocan’s OCP aligns with best practices for supporting a variety of housing types within residential neighborhoods. Specifically, the OCP encourages single-detached dwellings, accessory dwellings, and two-, three-, and four-unit residential buildings. The inclusion of these housing typologies aligns with the recommended approach to update the OCP language so it explicitly supports missing middle housing and small-scale multi-unit residential options.</p> <p>For example, Policy 4.2.8 states that “accessory dwelling units of all types, including secondary suites, laneway homes, and garage suites, are encouraged within the Residential Neighbourhood land use area to add to the diversity and choice of housing opportunities, including addressing affordable and rental housing in Slocan.”</p> <p>A variety of housing types are also supported in the Mill Master Plan land use area (see Policy 4.4.5), including mixed use apartments, work-live units, pocket neighborhood cottages, four-unit dwellings, row houses and small apartment residential buildings.</p>	<p>Amend/add policies to mirror Policy 4.4.5 in other residential areas.</p>
<p>Consider allowing purpose built rental apartments in several areas in the Village rather than solely in growth/core/arterials. This could encourage more purpose-built rentals in areas throughout the Village. This type of housing is important for a community as it is often the only form of housing that is accessible to lower-income families, seniors, and young people.</p>	<p>There is some language in the OCP that explicitly supports the development of rental housing in the Village. To illustrate, Policy 4.4.14 states that residential developments within the Mill Master Plan land use area “should address housing affordability, which may be done in a variety of ways such as rental housing, innovative housing options (e.g. co-op housing, work-live), or subsidized housing.”</p> <p>The above policy could also be reflected in the Residential Neighbourhood Land Use and Village Core to explicitly encourage purpose-built rentals in several areas throughout the Village.</p>	<p>Add the noted Mill Master Plan policy line in 4.2 Residential Neighborhood and 4.3 Village Core.</p> <p>Revise Policy 4.2.5 – “residential buildings greater than sixteen (16) units shall not be located in the Residential Neighbourhood land use area” – to allow for purpose built rental apartments up to 6 storeys.</p>

Best Practice:	OCP Alignment/non-alignment:	Recommendations:
<p>Ensure Development Permit Area (DPA) policies and guidelines do not unreasonably prohibit or restrict SSMUH development. According to the provincial policy manual, local governments are discouraged from using DPAs to regulate form and character of SSMUH development in all but exceptional circumstances. It is recommended to amend existing DPAs to remove SSMUH developments from intensive or multi-family residential definitions.</p>	<p>The Village of Slocan does not unreasonably prohibit or restrict SSMUH development. However, stronger language and clear policies regarding the exemption of SSMUH development from form and character regulation could be included to better encourage SSMUH development.</p>	<p>Amend existing DPAs to remove SSMUH developments from intensive or multi-family residential definitions, for buildings up to 6 storeys. This amendment reduces regulatory barriers, allowing for quicker and more flexible development. Revising these policies aligns with the provincial recommendation to support more flexible and diverse housing options, only applying additional regulations in exceptional cases.</p> <p>Adjust language in Policy 6.2.3 to: “A Development Permit is not required for a single detached dwelling, two-unit dwelling or SSMUH development up to 6-storeys in all but exceptional circumstances within the following Development Permit Areas: a) Village Core DPA; b) Mill & Waterfront DPA; and c) Village Gateways DPA”</p> <p>Adjust language in 4.3.13 (Village Core) to: “High-quality and attractive landscaping and building design requirements shall be enforced in the Village Core through the creation of a Village Core Development Permit Area allowable for development excluding SSMUH developments up to 6-stories in all but exceptional circumstances.”</p>
<p>The life-cycle costs of infrastructure and servicing are significantly more cost-efficient when growth occurs in existing neighbourhoods, and within urban containment boundaries, compared to sprawl. Local governments should focus growth in areas that are already serviced.</p>	<p>The OCP policies align with, and take into consideration, this best practice as it notes that new development in the Village should occur within serviced areas that have adjacent or nearby services and infrastructure including water, sewer, and roads. See corresponding policies below.</p> <p>Policy 4.2.9 – “where servicing capacity exists, infill of existing lots is encouraged to provide more efficient use of existing services.”</p> <p>Policy 4.2.19 – “the Village shall prioritize investment in water and sewer infrastructure upgrades where needed to support infill and redevelopment within the Residential Neighborhood.”</p>	<p>No recommendations – existing language in the OCP is aligned with the best practice.</p>

7. Conclusion

The Village of Slocan's housing landscape is evolving, driven by a significant increase in both population and households from 2016 to 2021. This growth trend is expected to continue through the next two decades, leading to a sustained rise in housing demand.

Population expansion has coincided with dramatic price increases. The median home price appreciated 86% between 2019 and 2022. This has exacerbated housing affordability challenges and put further strain on the rental market. Low vacancy rates across the RDCK and limited supply are expected to further challenge current and future residents looking for both rental and ownership housing.

In 2021, approximately 40% of local households in Slocan lived in unaffordable circumstances, a larger percentage relative to other neighboring communities in the RDCK and across BC. Meeting the demand for affordable housing options in the community is crucial. Estimates suggest that about 37 subsidized units could be required over the next 20 years to meet the needs of those most vulnerable. Overall, the Village of Slocan may require an additional 105 housing units by 2041 to mitigate existing and future market imbalances.

The Village of Slocan recognizes that housing affordability is a key topic for residents. In 2022 OCP engagement, residents expressed support for initiatives to increase density and add affordable housing options in their community. Village staff and leadership have shown their commitment to increasing non-market housing units by disposing of municipal land in 2023 for an affordable housing project. The Village should continue to explore options to partner with local housing operators to facilitate non-market construction on Village-owned land.

The data presented here is intended to support and supplement the important work already being undertaken by the Village and its partners. Though it will be challenging, the Village of Slocan, with support from the RDCK, non-profit and private partners, and senior levels of government, is more than capable of addressing the housing needs outlined in this report.

Consulting support from:





Village of Slocan Housing Needs Report Update

REGIONAL DISTRICT OF CENTRAL KOOTENAY
COMMUNITY PROFILES

APPENDIX A: **DEFINITIONS**



Definitions

“bedrooms” refer to rooms in a private dwelling that are designed mainly for sleeping purposes even if they are now used for other purposes, such as guest rooms and television rooms. Also included are rooms used as bedrooms now, even if they were not originally built as bedrooms, such as bedrooms in a finished basement. Bedrooms exclude rooms designed for another use during the day such as dining rooms and living rooms even if they may be used for sleeping purposes at night. By definition, one-room private dwellings such as bachelor or studio apartments have zero bedrooms;

“census” means a census of population undertaken under the Statistics Act (Canada);

“census family” is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children. All members of a particular census family live in the same dwelling. A couple may be of opposite or same sex;

“components of demographic growth” refers to any of the classes of events generating population movement variations. Births, deaths, migration, marriages, divorces, and new widowhoods are the components responsible for the variations since they alter either the total population or the age, sex, and marital status distribution of the population:

“emigrant” refers to a Canadian citizen or immigrant who has left Canada to establish a permanent residence in another country.

“immigrant” refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities;

“interprovincial migration” refers to movement from one province or territory to another involving a permanent change in residence. A person who takes up residence in another province or territory is an out-migrant with reference to the province or territory of origin and an in-migrant with reference to the province or territory of destination;

“intraprovincial migration” refers to movement from one region to another within the same province or territory involving a permanent change of residence. A person who takes up residence in another region is an out-migrant with reference to the region of origin and an in-migrant with reference to the region of destination;

“non-permanent residents” refers to persons who are lawfully in Canada on a temporary basis under the authority of a temporary resident permit, along with members of their family living with them. Non-permanent residents include foreign workers, foreign students, the humanitarian population and other temporary residents;

“core housing need” is when housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that meets all three housing standards;

“adequate housing” means that, according to the residents within the dwelling, no major repairs are required for proper use and enjoyment of said dwelling;

“affordable housing” means that household shelter costs equate to less than 30% of total before-tax household income;

“suitable housing” means that a dwelling has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements;

“dwelling” is defined as a set of living quarters. Two types of dwelling are identified in the Census, collective dwellings and private dwellings. The former pertains to dwellings which are institutional, communal or commercial in nature. The latter, Private dwelling refers to a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons;

“private dwelling occupied by usual residents” refers to a private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents are temporarily absent on May 11, 2021.

“private dwelling not occupied by usual residents” refers to a private dwelling which is not considered the primary place of residence of a household over a calendar year.

“dwelling type” means the structural characteristics or dwelling configuration of a housing unit, such as, but not limited to, the housing unit being a single-detached house, a semi-detached house, a row house, an apartment in a duplex or in a building that has a certain number of storeys, or a mobile home;

“single-detached house” means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house;

“semi-detached house” means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides;

“row house” means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses;

“duplex” (also known as apartment or flat in a duplex) means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings;

“apartment in a building that has five or more storeys” means a dwelling unit in a high-rise apartment building which has five or more storeys;

“apartment in a building that has fewer than five storeys” means a dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys;

“mobile home” means a single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt;

“extreme core housing need” has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

“household” refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad;

“owner household” refers to a private household where some member of the household owns the dwelling, even if it is still being paid for;

“renter household” refers to private households where no member of the household owns their dwelling. The dwelling is considered to be rented even if no cash rent is paid;

“household maintainer” refers to whether or not a person residing in the household is responsible for paying the rent, or the mortgage, or the taxes, or the electricity or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer;

“household size” refers to the number of persons in a private household;

“household type” refers to the differentiation of households on the basis of whether they are census family households or non-census-family households. Census family households are those that contain at least one census family;

“migrant” refers to a person who has moved from their place of residence, of which the origin is different than the destination community they reported in. Conversely, a non-migrant is a person who has moved within the same community;

“mobility status, one year” refers to the status of a person with regard to the place of residence on the reference day in relation to the place of residence on the same date one year earlier;

“primary rental market” means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

“Rental Market Survey” refers the collection of data samples from all urban areas with populations greater than 10,000 and targets only private apartments with at least three rental units. Among the information provided are median rental prices for units within the primary rental market;

“secondary rental market” means a market for rental housing units that were not purpose-built as rental housing;

“shelter cost” refers to the average or median monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services;

“subsidized housing” refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances;

“tenure” refers to whether the household owns or rents their private dwelling. The private dwelling may be situated on rented or leased land or be part of a condominium. A household is considered to own their dwelling if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it. A household is considered to rent their dwelling if no member of the household owns the dwelling;

“vacancy” means a unit that, at the time of the CMHC Rental Market Survey, it is physically unoccupied and available for immediate rental.