



Interim Housing Needs Report

District of Hope

November 2024



Introduction

The Interim Housing Needs Report has been prepared according to the requirements of the *Housing Needs Report Regulation* and the *Local Government Act*. This interim report is an addendum to the 2021 District of Hope Housing Needs Assessment.

The Interim Report includes the following:

1. The **number of housing units** needed currently and over the next 5 and 20 years, calculated using the method outlined in the Housing Needs Report Method Regulation;
2. A **statement about the need** for housing near transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
3. A **description of the actions** taken by the local government, since receiving the most recent housing needs report, to reduce housing needs.

The Interim report was produced to meet new provincial requirements and does not represent a comprehensive update to 2021 District of Hope Housing Needs Assessment. A full update to the Housing Needs Report will be completed and received by the District of Hope Council by December 31, 2028.

Number of Housing Units – 5 & 20 years

The following table summarizes the 5-year and 20-year housing needs in the District of Hope according to the provincial Housing Needs Report Method. Data was generated using the Housing Needs Report Calculator¹ which was created by the Housing Assessment Resource Tools (HART) project. See Attachment A for all produced tables.

Detailed descriptions of the methodology can be found in the Province’s **Guidelines for Housing Needs Reports - HNR Method Technical Guidance** document

The 5-year demand represents need from 2024 – 2029, while, the 20-year demand represents need from 2024 – 2044.

Hope DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	23.84	95.35
B. Persons Experiencing Homelessness	22.55	45.11
C. Suppressed Household Formation	59.07	236.27
D. Anticipated Growth	446.11	1208.99
E. Rental Vacancy Rate Adjustment	2.53	10.12
F. Additional Local Demand	131.87	527.49
Total New Units – 5 years	686	
Total New Units – 20 years		2,123

- **Extreme Core Housing Need:** Households spending at least 50% of pre-tax income on housing.
- **Homelessness:** Data is available at the regional level and is distributed to the municipality or electoral area based on its share of the regional population.
- **Suppressed Household formation:** Addresses households that were unable to form due to the lack of available & affordable housing supply.
- **Anticipated Growth:** Units needed to accommodate a growing population. The average of the projections for municipal and regional household growth is used to account for growth through population movement within the regional district.

¹ <https://hart.ubc.ca/bc-hnr-calculator/>

The majority of the demand in District of Hope comes from the ‘Anticipated Growth’ category. This category has the greatest potential to fluctuate based on actual growth over time.

- **Rental Vacancy Adjustment:** The number of units needed to restore local vacancy rates to 3%. Rental vacancy rates in Hope in 2021 were 1.4%, meaning additional units will be needed to meet the target rate.
- **Additional Local Demand:** This is a multiplier to calculate unspecified local demand (the demand buffer).

The Additional Local Demand, or demand buffer, helps to accommodate fluctuations in market conditions and considers that some demand is driven by preference. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.

Comparison between the 2021 Housing Needs Report and the Interim Housing Needs Report projections is difficult. The 5-year projections in each report cover a different time period (i.e. 2021-2026 and 2024-2029) and use different methods of calculation. Additionally, the 2021 Housing Needs Report relied on data projections from the 2016 census as the 2021 census was not yet available.

Despite these challenges, the Interim report data indicates a higher anticipated housing need than was projected in the existing housing needs report. Much of the increase comes from the inclusion of the Additional Local Demand buffer.

Statement: Housing and Transportation Need

The District of Hope Official Community Plan aims to ensure land use and development contribute to livability and completeness, as well as to compact, connected, and walkable, built environments (Goal 1). Many objectives, support this goal, including:

- Objective 1.1 To prioritize development in the District’s urban areas
- Objective 1.2 To encourage the densification of the Downtown core to facilitate potential transit service.
- Objective 1.5 To ensure that Hope has a suitable land base to meet its future residential, commercial, industrial, and open space needs.
 - Policy 1.5.1 Focus the development of residential land uses in locations within a close walk to community services and facilities in the downtown core (designated as Downtown Hope in Schedule B: Future Land Use Map).
- Objective 3.2 To encourage pedestrian activity by strengthening the live- work relationship and the attractiveness of Downtown Hope to new and expanding businesses.
- Objective 7.3 To use green corridors effectively to provide opportunities for walking and cycling and promote healthy and active living.
- Objective 8.2 Encourage local trips by foot and bicycle.
- Objective 8.3 To support an accessible transportation system within Hope.

District of Hope supports the creation of additional density in the Downtown and Urban / Suburban areas to serve the needs of current and future residents. Development in these areas must consider connections to active transportation and will generally be located near public transit.

Public transit in Hope consists of bus service which connects the Urban / Suburban areas to Agassiz and runs several times per day. As public transit increases within District of Hope, the Downtown and Urban / Suburban areas will be the principal areas served.

Actions Taken to Reduce Housing Need

District of Hope is working towards the reduction of housing need in the municipality. To achieve this goal, the following actions have been taken since the completion of the last Housing Needs Report in 2021:

1. Adopted Small Scale Multi-Unit Housing Zoning Bylaw amendments (2024)

District of Hope adopted zoning amendments to allow up to 3 dwelling units on parcels less than 280 sqm in size and up to 4 dwelling units on parcels greater than 280 sqm in zones that previously only permitted 1 or 2 dwelling units. This change substantially increases the number of dwelling units permitted within the Urban/ Suburban Residential areas. Additional dwelling units may become available as properties redevelop or as accessory dwelling units are added.

2. Issued Building Permits (between 2021 and Oct. 2024)

District of Hope has issued the following permits for residential dwelling units:

	2021	2022	2023	2024	Total
Single Family Dwelling	37	20	5	8	70
Suite (existing house)				2	2
Suite (new house)	20				20
Multi-family		2*		40**	42
Mobile Home	5	7	3		15
Total	62	29	8	50	149

* Duplex (2 dwelling units); ** 32 condos, 8 townhouses

In addition to the permits issued for residential units, a development permit has been issued and a building permit application permit received for:

- 56 supportive housing units and
- 15 shelter beds for persons experiencing homelessness.

3. Issued Form and Character Development Permits

Between 2022 and 2024 District of Hope issued residential form and character development permits for 60 dwelling units in multi-family buildings on 4 distinct sites. Construction of these units may occur in the future.

4. Plan to Create a Denser Downtown Zone

In 2023, District of Hope completed the *Hope Downtown Action Plan* which supports residential infill in and near the edges of the downtown.

**Attachment A –
Tables Generated via the Housing Needs Report Calculator**

Calculating 20-year housing need

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

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

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

Component A: Extreme core housing need calculation

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

Table 1a

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

EXPORT

Hope DM (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	1,950	2,015	2,165	2,335
Renters	705	615	715	605

Table 1b

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

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

EXPORT

Hope DM (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	20	0.86%	0.86%
Renters	130	18.44%	80	13.01%	90	12.59%	35	5.79%	12.46%

Table 2

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

EXPORT

Hope DM (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	2,335	0.86%	20.00
Renters	605	12.46%	75.35
Total New Units to Meet ECHN - 20 years			95.35

Component B: Housing units and homelessness

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

Table 3

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

EXPORT

Hope DM (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
317,670	6,335	1.99%	2,262	45.11
Total New Units to Homelessness Needs - 20 years				45.11

Component C: Housing units and suppressed household formation

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

Table 4a

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

EXPORT

Hope DM (CSD, BC)		
Age - Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	15	45
25 to 34 years	110	85
35 to 44 years	285	175
45 to 54 years	430	190
55 to 64 years	445	90
65 to 74 years	380	55
75 years and over	285	65

Table 4b

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

EXPORT

Hope DM (CSD, BC)		
Age - Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	15	35
25 to 34 years	155	80
35 to 44 years	185	125
45 to 54 years	325	70
55 to 64 years	575	125
65 to 74 years	560	85
75 to 84 years	380	80
85 years and over	135	10

Table 5

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

EXPORT

Hope DM (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	385	620	265	450
	20 to 24 years	235		185	
25 to 34 years	25 to 29 years	230	485	295	620
	30 to 34 years	255		325	
35 to 44 years	35 to 39 years	345	775	280	595
	40 to 44 years	430		315	
45 to 54 years	45 to 49 years	515	1,025	380	820
	50 to 54 years	510		440	
55 to 64 years	55 to 59 years	510	960	490	1,135
	60 to 64 years	450		645	
65 to 74 years	65 to 69 years	355	705	620	1,170
	70 to 74 years	350		550	
75 years and over	75 to 79 years	250	465	405	805
	80 to 84 years	110		240	
	85 years and over	105		160	

Table 6

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

EXPORT

Hope DM (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	15	45	620	2.42%	7.26%
25 to 34 years	110	85	485	22.68%	17.53%
35 to 44 years	285	175	775	36.77%	22.58%
45 to 54 years	430	190	1,025	41.95%	18.54%
55 to 64 years	445	90	960	46.35%	9.38%
65 to 74 years	380	55	705	53.90%	7.80%
75 years and over	285	65	465	61.29%	13.98%

Table 7

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

EXPORT

Hope DM (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	2.42%	7.26%	450	10.89	32.66
25 to 34 years	22.68%	17.53%	620	140.62	108.66
35 to 44 years	36.77%	22.58%	595	218.81	134.35
45 to 54 years	41.95%	18.54%	820	344.00	152.00
55 to 64 years	46.35%	9.38%	1,135	526.12	106.41
65 to 74 years	53.90%	7.80%	1,170	630.64	91.28
75 years and over	61.29%	13.98%	805	493.39	112.53

Table 8

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

EXPORT

Hope DM (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	10.89	32.66	15	35	-4.11	-2.34	0.00
25 to 34 years	140.62	108.66	155	80	-14.38	28.66	14.28
35 to 44 years	218.81	134.35	185	125	33.81	9.35	43.16
45 to 54 years	344.00	152.00	325	70	19.00	82.00	101.00
55 to 64 years	526.12	106.41	575	125	-48.88	-18.59	0.00
65 to 74 years	630.64	91.28	560	85	70.64	6.28	76.91
75 years and over	493.39	112.53	515	90	-21.61	22.53	0.91
Total New Units to Meet Suppressed Housing Need - 20 years							236.27

Component D: Housing units and anticipated household growth

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

Table 9

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

EXPORT

Hope DM (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 10

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

EXPORT

Hope DM (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	2,940	3,881.00	941.00
Regionally Based Household Growth	50.24%	2,940	4,416.99	1,476.99
Scenario Average				1,208.99
Total New Units to Meet Household Growth Needs - 20 years				1,208.99

Component E: Housing units and rental vacancy rate

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

Table 11

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

EXPORT

Hope DM (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	605	623.71
Local Vacancy Rate	1.40%	98.60%		613.59
Total New Units to Achieve 3% Vacancy Rate - 20 years				10.12

Component F: Housing units and demand (the “demand buffer”)

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

Table 12

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

EXPORT

Hope DM (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	95.35
B. Persons Experiencing Homelessness	45.11
C. Suppressed Household Formation	236.27
E. Rental Vacancy Rate Adjustment	10.12
Total	386.85
Demand Factor	1.36
Total New Units to Address Demand Buffer - 20 years	527.49

Total 5-year and 20-year housing need

Table 13

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

EXPORT

Hope DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	23.84	95.35
B. Persons Experiencing Homelessness	22.55	45.11
C. Suppressed Household Formation	59.07	236.27
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E. Rental Vacancy Rate Adjustment	2.53	10.12
F. Additional Local Demand	131.87	527.49
Total New Units - 5 years	686	
Total New Units - 20 years		2,123

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



Housing Assessment
Resource Tools
(HART)



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