

City of White Rock

Housing Needs Assessment Consultation

Housing Advisory Committee

March 24, 3:00 PM



Let's Introduce Ourselves

- Name
- How long have you lived / worked in White Rock?
- What interests you in being on the Housing Advisory Committee and being part of this process?



Our Role in the Housing Needs Assessment

- Leading focus groups with stakeholders in the non-profit, development, and institutional sectors
- Leading public open houses and forums
- Seeking out the voices of vulnerable populations
- Generating insights to help inform future actions to address housing needs



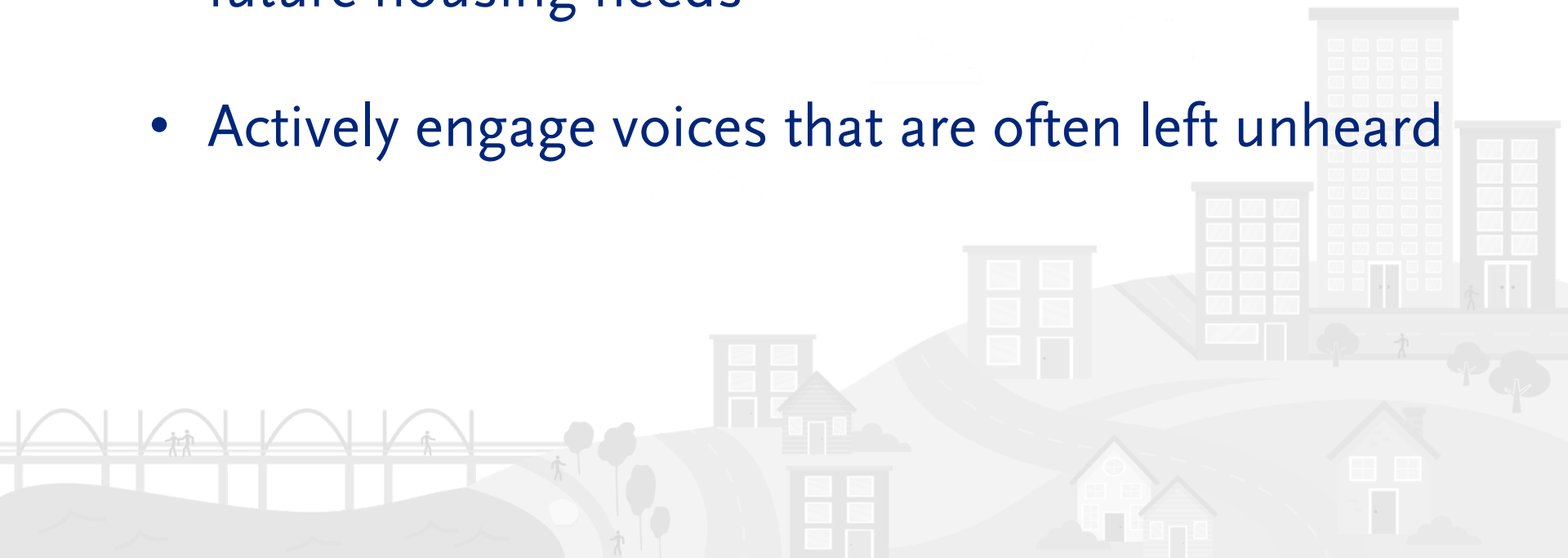
Our Approach to Public Consultation

To seek out, listen to and understand the full range of voices and experiences of White Rock residents seeking stable, suitable and adequate housing for their current and future needs.



Our Approach to Public Consultation

- To provide context, nuance and depth to the facts and figures
- To tell the stories behind the city's current and future housing needs
- Actively engage voices that are often left unheard



Our understanding of the study findings so far...

The big takeaway

- Two major demographic shifts will shape demand for housing: seniors and growing families

What we've reviewed

- Housing Needs Report Part 1: Community and Housing Profile (Metro Vancouver)
- Talk White Rock Housing Needs Report Survey



The demographic trends...

A stable cohort of seniors, but with changing needs...

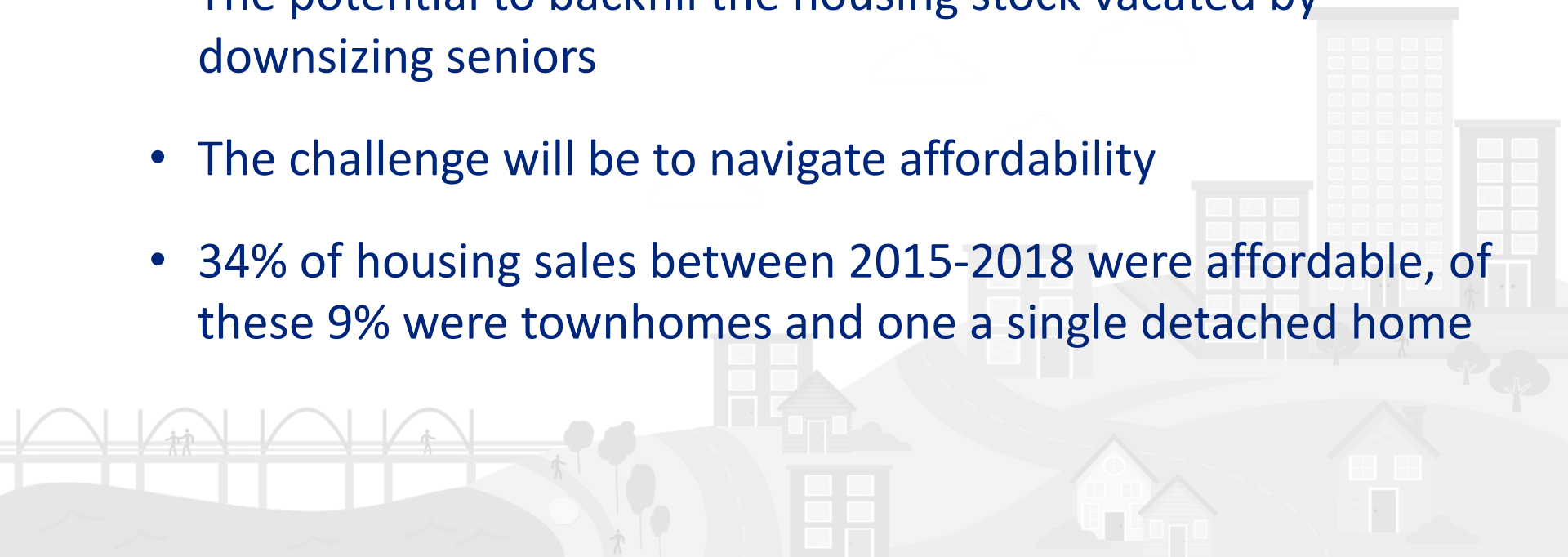
- People 65+ will make up 52% of the population by 2024
- 79% of respondents were one person households or childless couples
- 61% have no mortgage and 48% reported having no housing issues
- We can anticipate households downsizing or seeking supportive housing



The demographic trends...

...and an up-and-coming cohort of younger people.

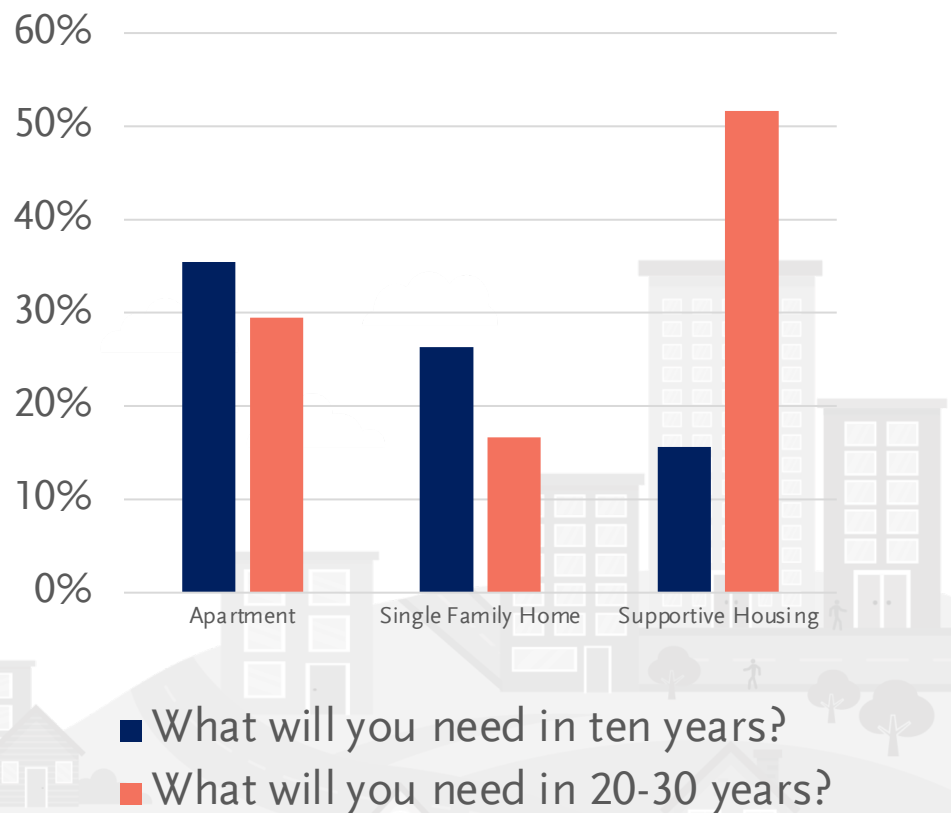
- The 20-24 age group was the second largest population growth between 2019-2024
- The potential to backfill the housing stock vacated by downsizing seniors
- The challenge will be to navigate affordability
- 34% of housing sales between 2015-2018 were affordable, of these 9% were townhomes and one a single detached home



...and the changes in demand

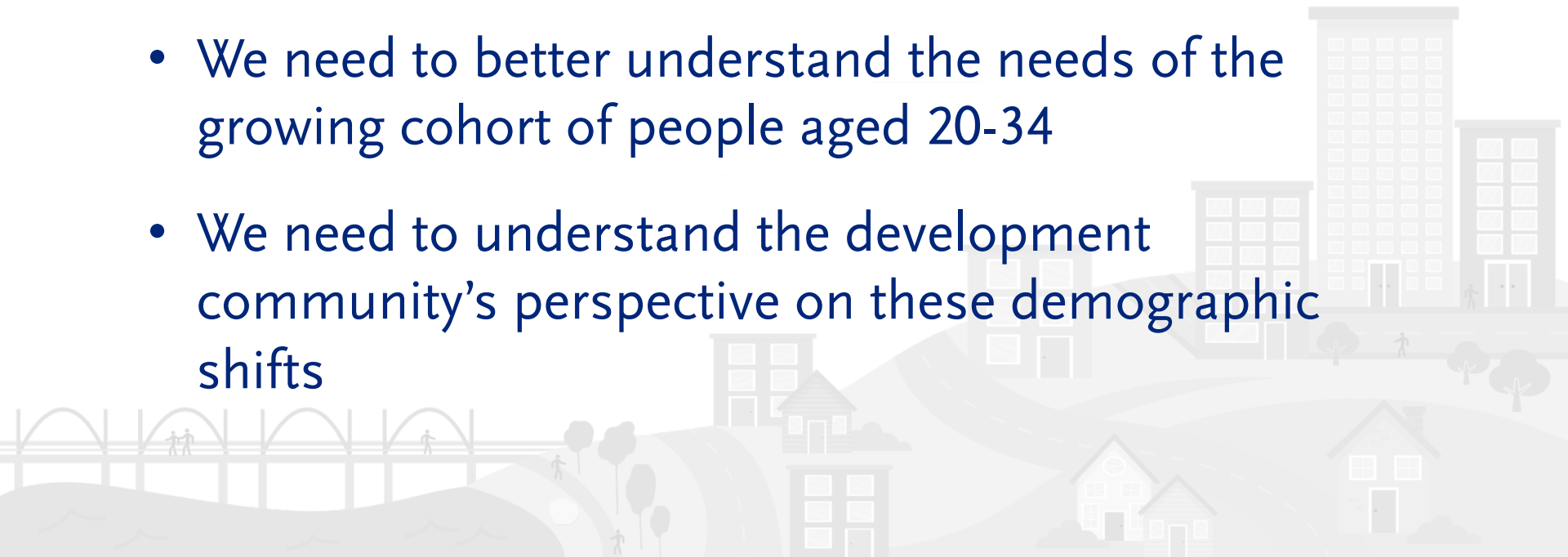
Housing for families, and smaller accessible or supportive housing

- Single family homes are being demolished and replaced with apartments
- Survey respondents anticipate a sharp increase in demand for supportive house
- Proximity to amenities (82%) and the access to the right form of housing (53%) are top concerns
- 61% of people on the social housing waitlist are seniors



What these findings tell us

- We need to talk to seniors and supportive housing providers and their future housing needs
- We need to better understand the vulnerable populations within the aging cohort
- We need to better understand the needs of the growing cohort of people aged 20-34
- We need to understand the development community's perspective on these demographic shifts



Questions:

- What were your takeaways from the Phase 1 Report and the survey?
- What do you want to know that the data has not shown?



Questions:

- What outstanding questions do you have?
- Whose perspectives and experiences do we need to get?
- How would you want to dive deeper into housing needs and issues?



Next Steps:

- Digital Open House: April 13 5:30 pm
- Stakeholder Focus Groups
- Interviews with vulnerable populations
- Presentation of summary report to HAC



Thank you.

