



Town of Ladysmith

Housing Needs Assessment

February 16, 2021





MALAHAT



STZ'UMINUS FIRST NATION



PAUQUACHIN FIRST NATION

ACKNOWLEDGEMENTS

We respectfully acknowledge that this work takes place on the traditional and unceded territories of Cowichan Tribes, Ditidaht First Nation, Halalt First Nation, Lyackson First Nation, Malahat First Nation, Penelakut Tribe, Stz'uminus First Nation, Ts'uubaa-asatx First Nation and Pauquachin First Nation, among others. We express our gratitude to the housing staff from these First Nations who shared their knowledge during this project.


Thank you to the 251 community members who shared their ideas and lived experience and to the stakeholders who participated in interviews or attended one of our Housing Community Cafés including:

- Abbeyfield Houses Society of Canada (Abbeyfield Duncan)
- Brentwood College School
- Broadstreet Developments
- Chemainus and District Chamber of Commerce
- Clements Centre Society
- Community Futures Cowichan
- Cowichan Bay Seniors Centre Association
- Cowichan Division of Family Practice
- Cowichan Housing Association
- Cowichan Intercultural Society
- Cowichan Lake Elder Care Society
- Cowichan Valley Independent Living Resource Centre

- Cowichan Women Against Violence Society
- Cowichan Youth Services
- Discovery Youth and Family Substance Use Services
- Downtown Duncan Business Improvement Association Society
- Duncan Christian School
- Duncan Cowichan Chamber of Commerce
- Duncan Housing Society (Duncan Manor)
- Duncan United Church
- Habitat for Humanity Mid-Vancouver Island
- The Hamlets at Duncan
- Ladysmith Chamber of Commerce
- Ladysmith Resource Centre Association
- M'akola Housing Society
- Merridale Cidery
- Our Cowichan Communities Health Network
- Pemberton Homes
- Randall North Properties
- Rowan Property Management
- Royal LePage
- St. John's Academy Shawnigan Lake
- Tourism Cowichan Society
- Valley Integration to Active Living Society

Attachment 6E
JANUARY 2021

Cowichan Valley Regional District Town of Ladysmith Housing Needs Assessment Data Report



CVRD **MODUS**
from insight to impact

REGIONAL HOUSING NEEDS ASSESSMENT COWICHAN VALLEY REGIONAL DISTRICT JANUARY 2021



CVRD



 Qualitative Findings – Community Engagement

 Quantitative Findings – Data, Methodology & Projections

Community Engagement

- PlaceSpeak Questionnaire
- Virtual Community Cafés
- Stakeholder Interviews
- First Nation Housing Manager Interviews



Engagement Key Themes

1. One-bedroom apartments are most in need
2. Town of Ladysmith has aging housing stock
3. Ladysmith continues to attract an aging population
4. Younger generations have housing challenges
5. Lack of purpose-built rental buildings



Engagement Key Themes

- 6. Housing costs are misaligned with regional wages
- 7. Housing options are not culturally appropriate for First Nations
- 8. Affordable housing for families is hard to find
- 9. There is a need for more non-market housing options, supportive and emergency housing options



Key Findings by Population

1. People experiencing homelessness: Town of Ladysmith is the northern collection point in the CVRD
2. Youth at risk of homelessness
3. Housing for newcomers
4. People with special needs
5. Workforce housing



Background Research



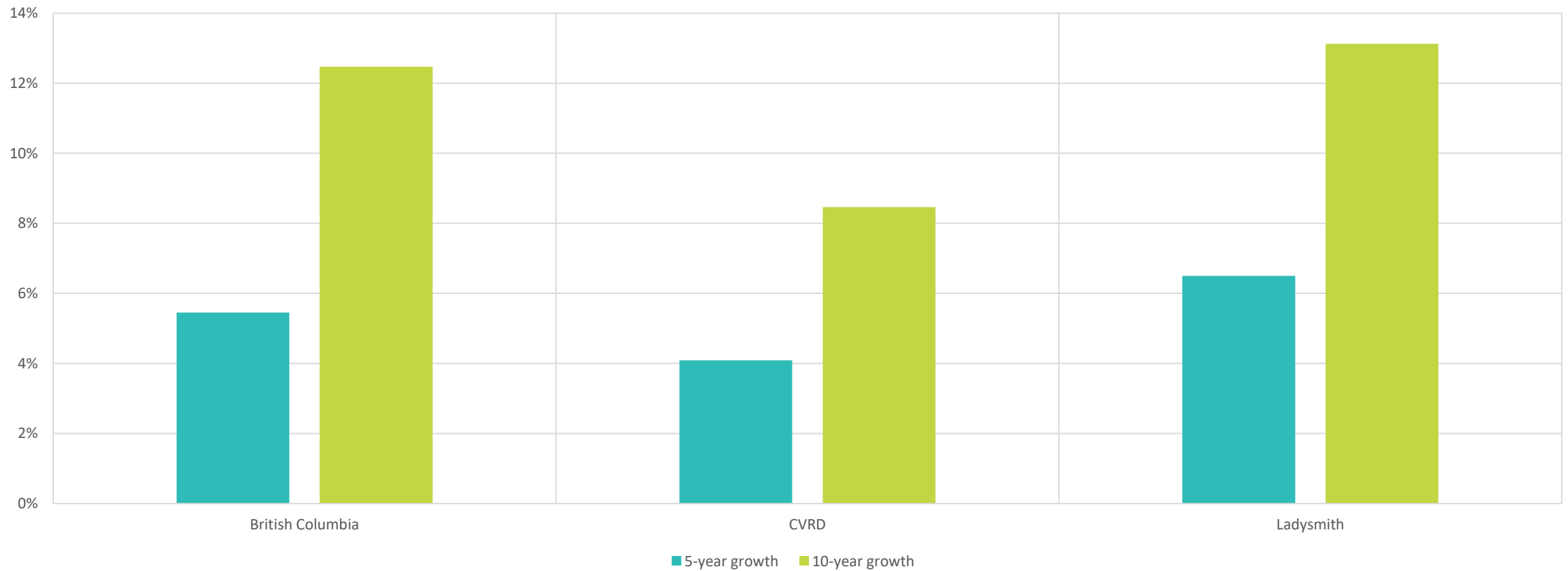
Statistics
Canada

Statistique
Canada

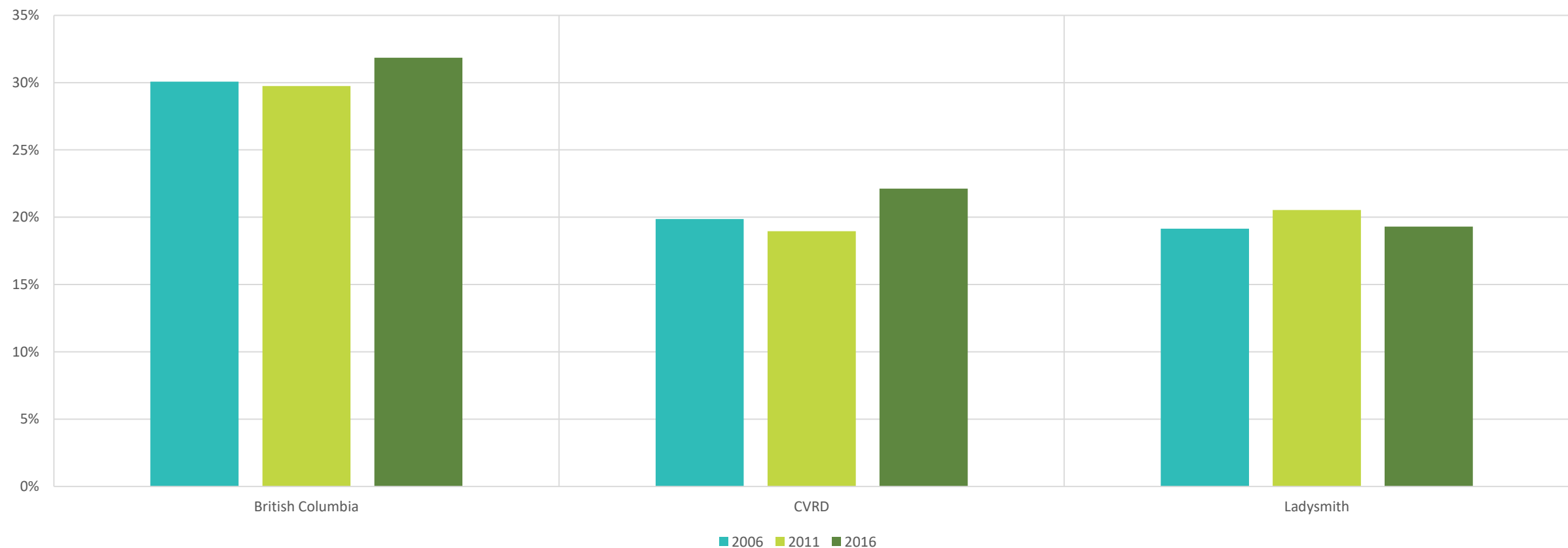


BRITISH
COLUMBIA

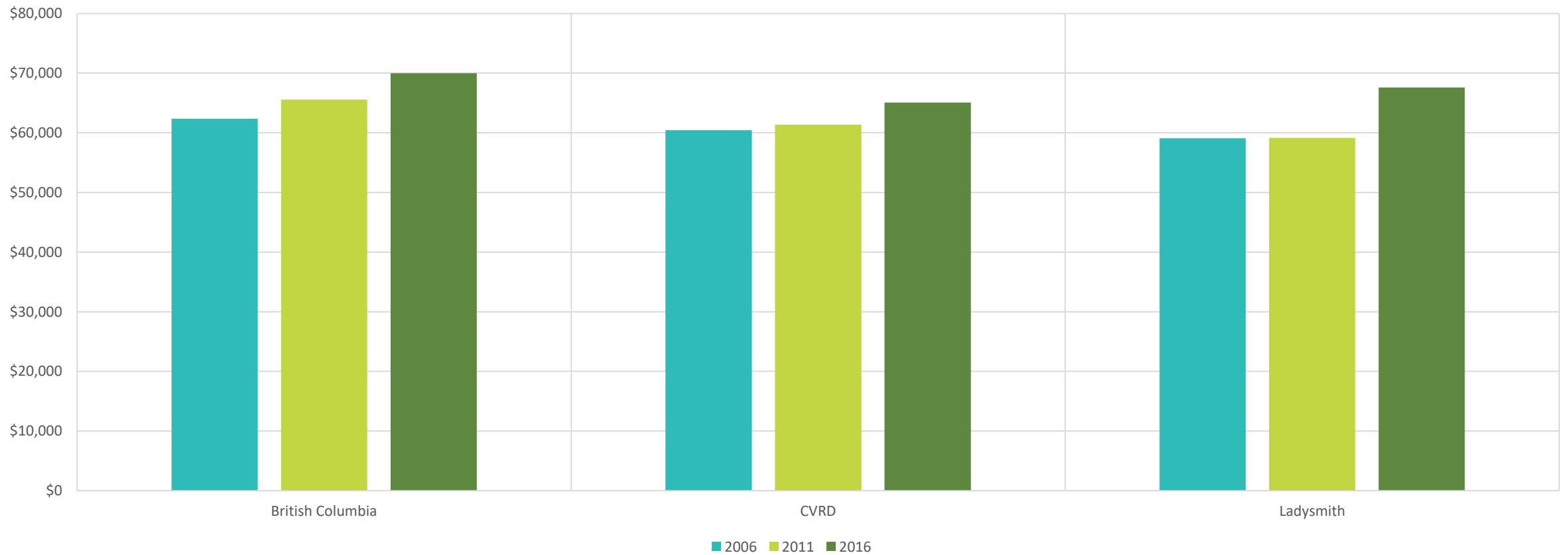
Population



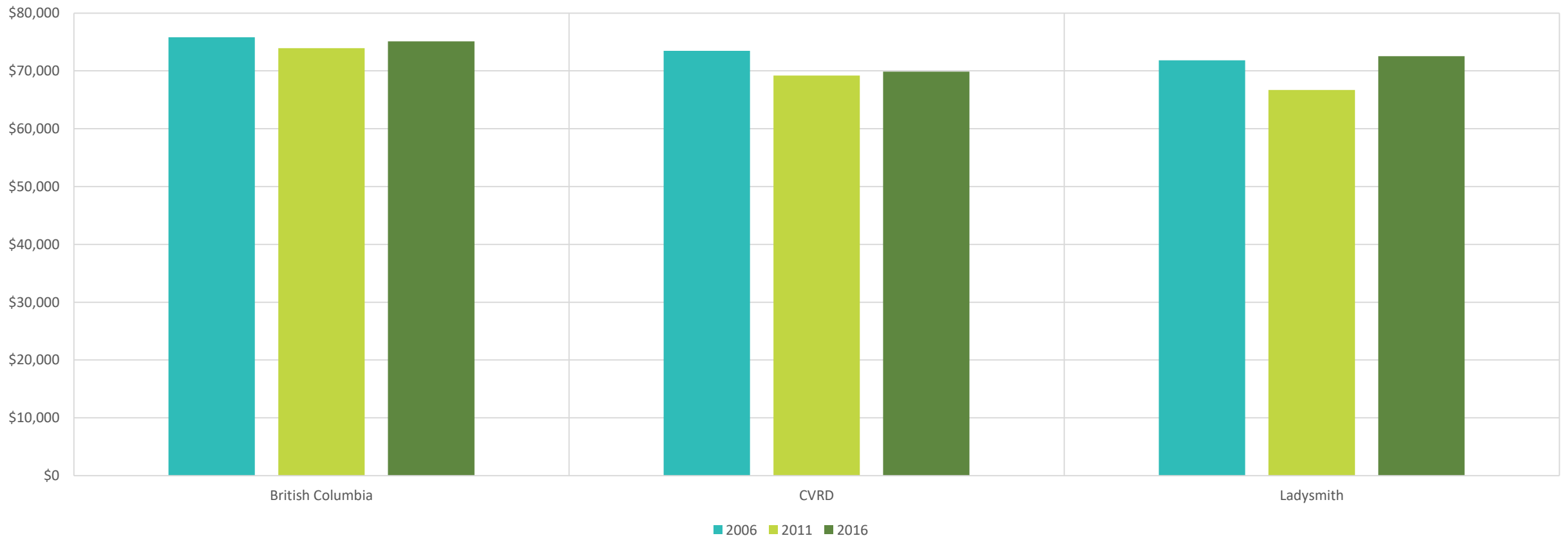
Housing Tenure



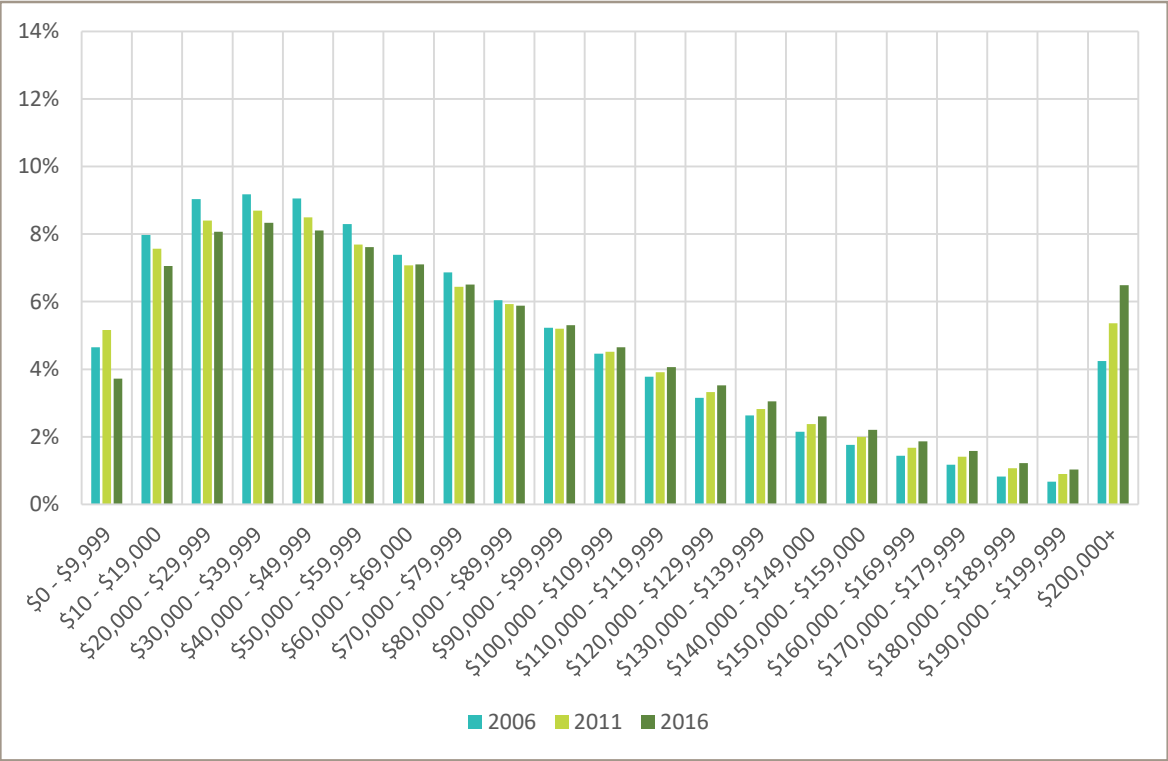
Median Household Income



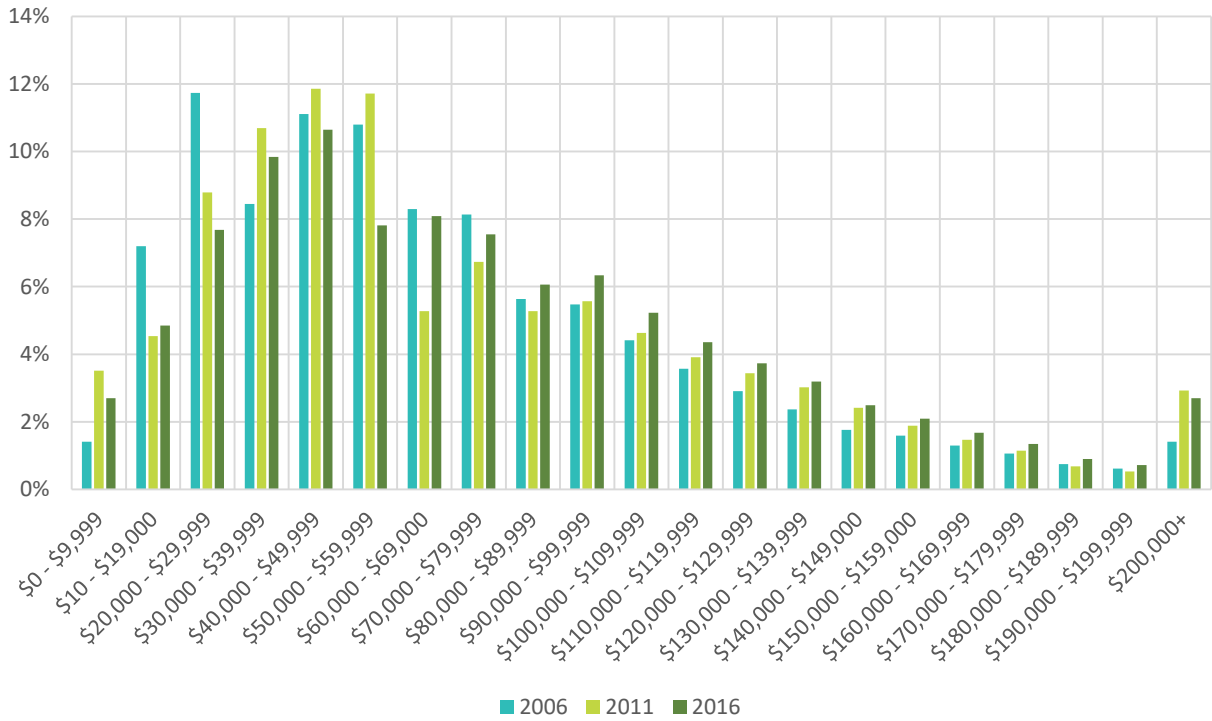
Median Real Household Income



Income Distribution

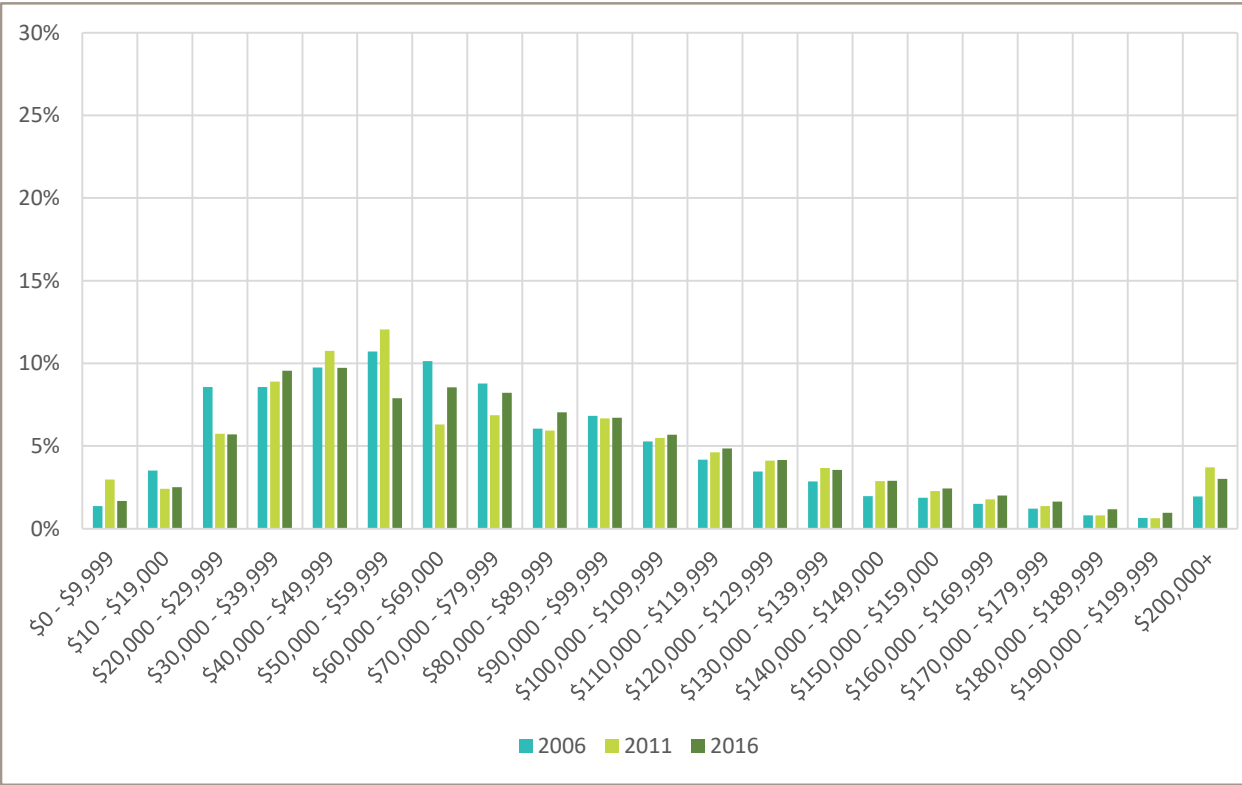


British Columbia

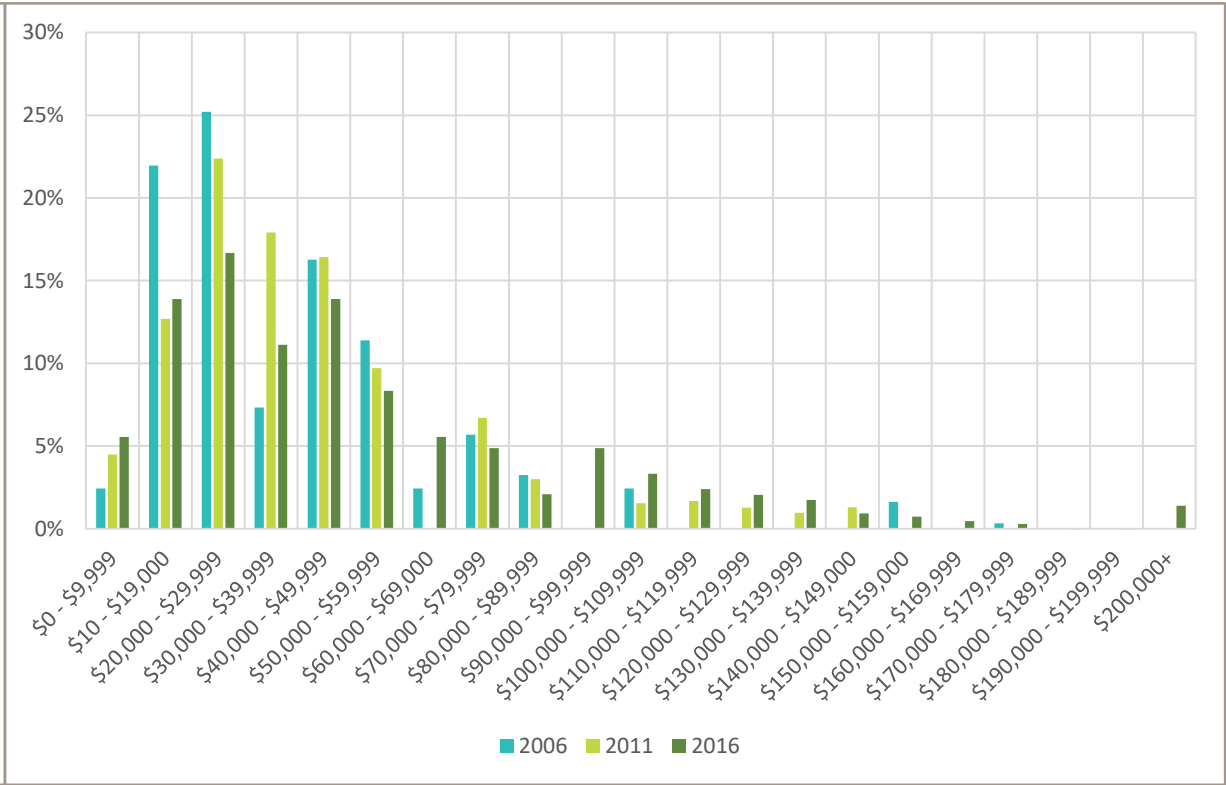


Ladysmith

Income Distribution

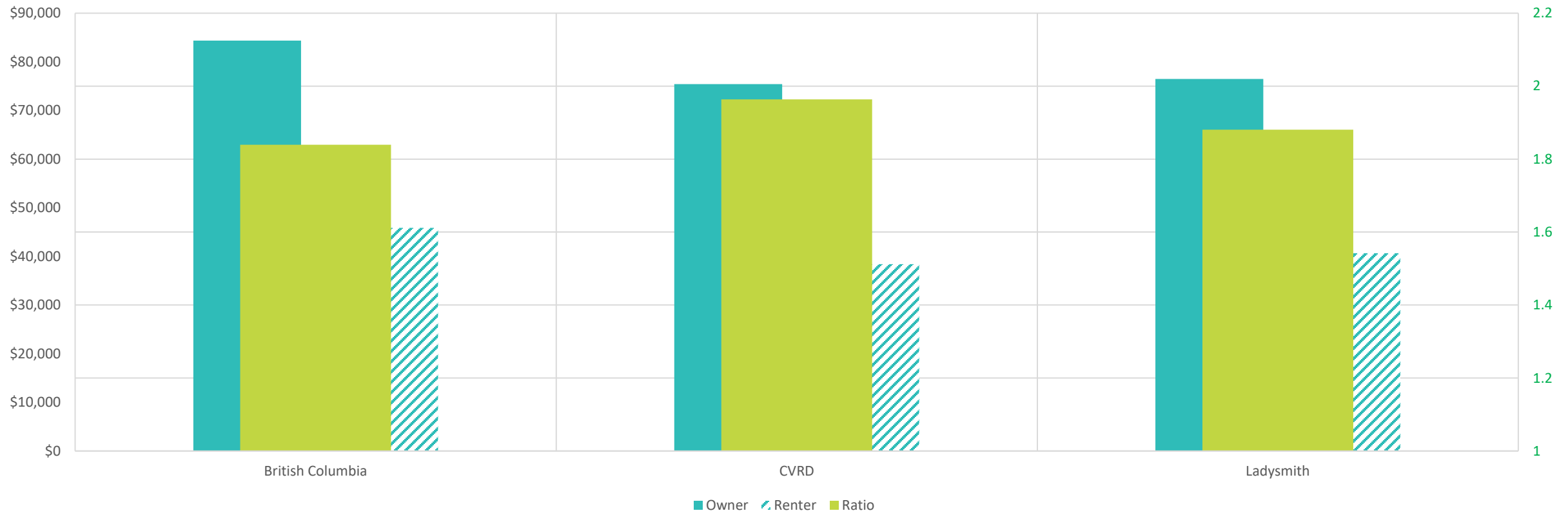


Owner Households

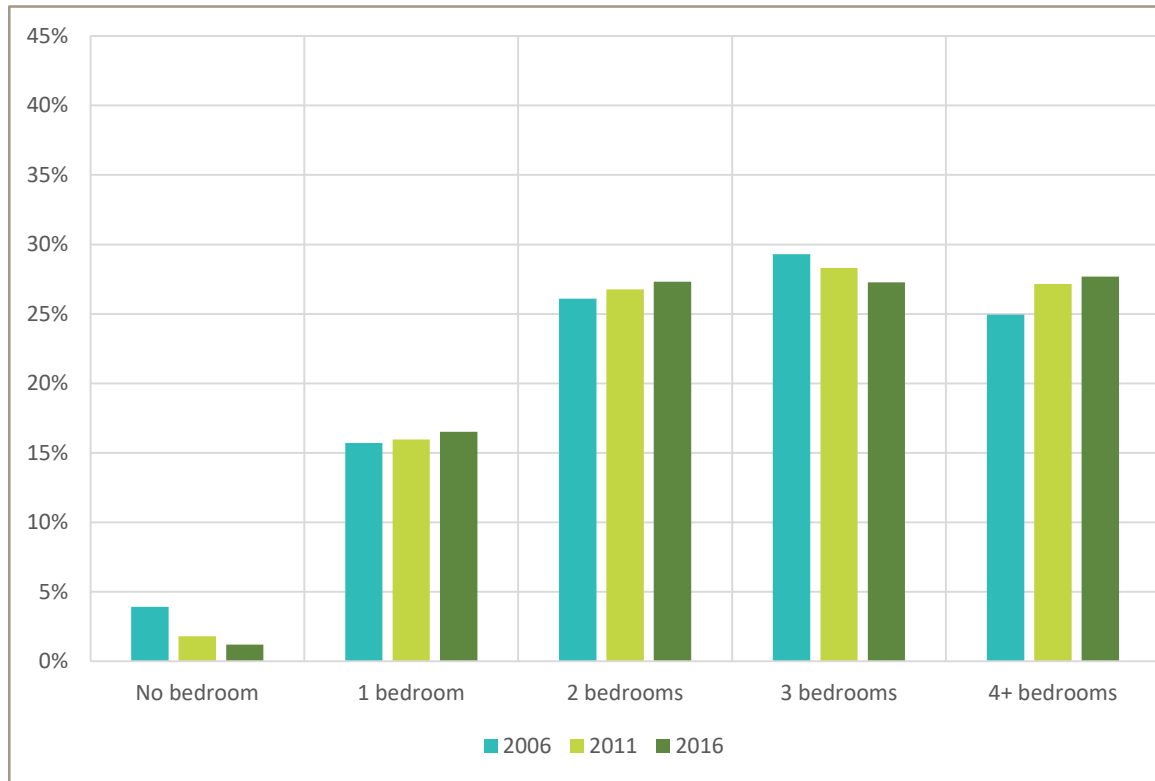


Renter Households

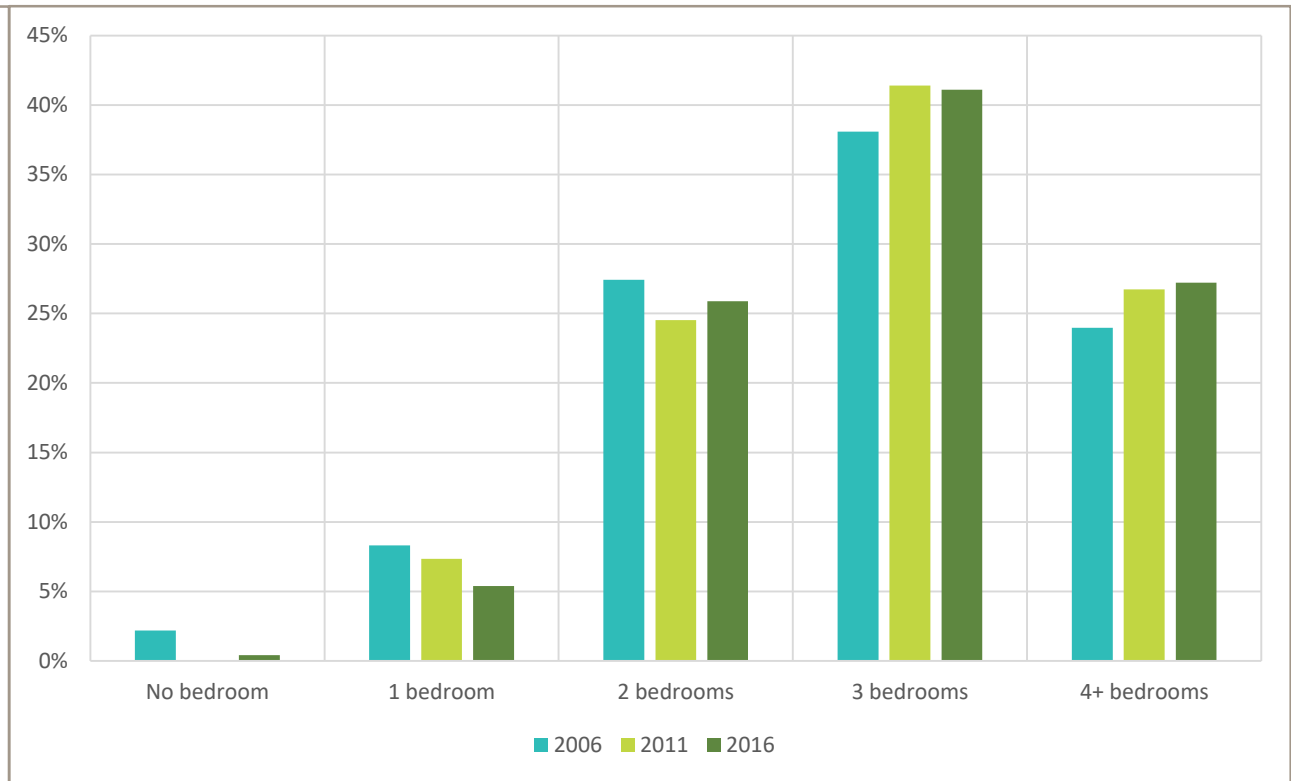
Income vs. Tenure



Bedroom Counts



British Columbia



Ladysmith

Housing Standards

Suitability



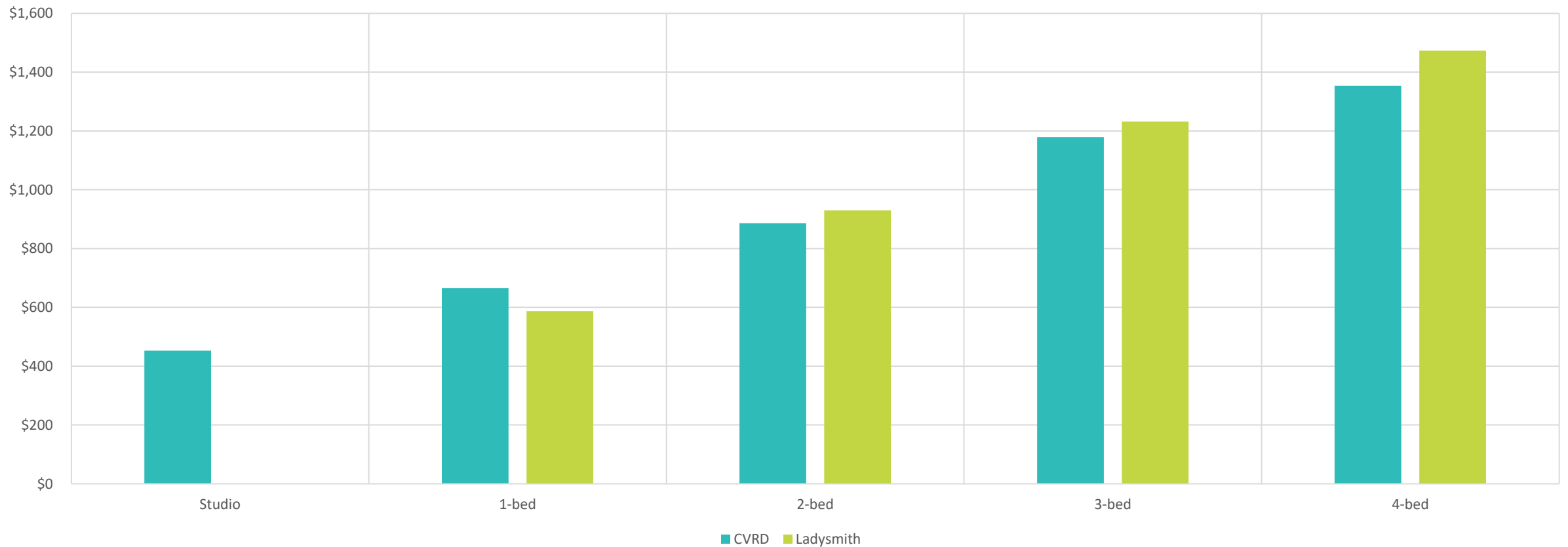
Adequacy



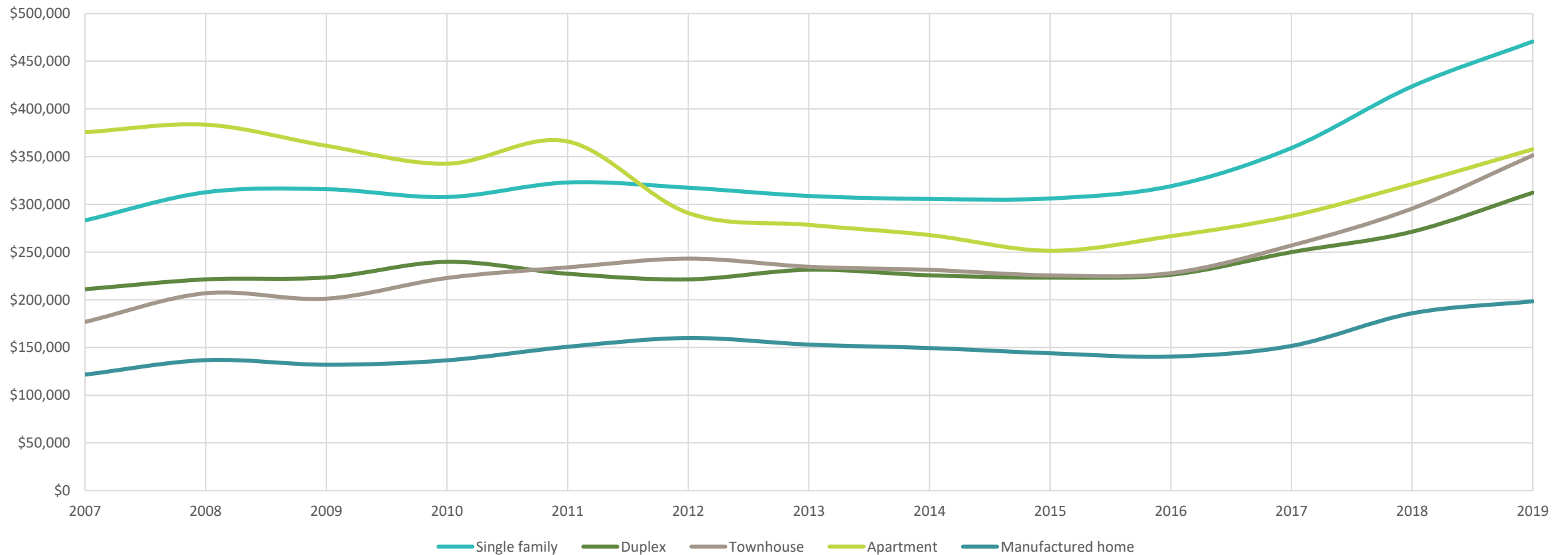
Affordability



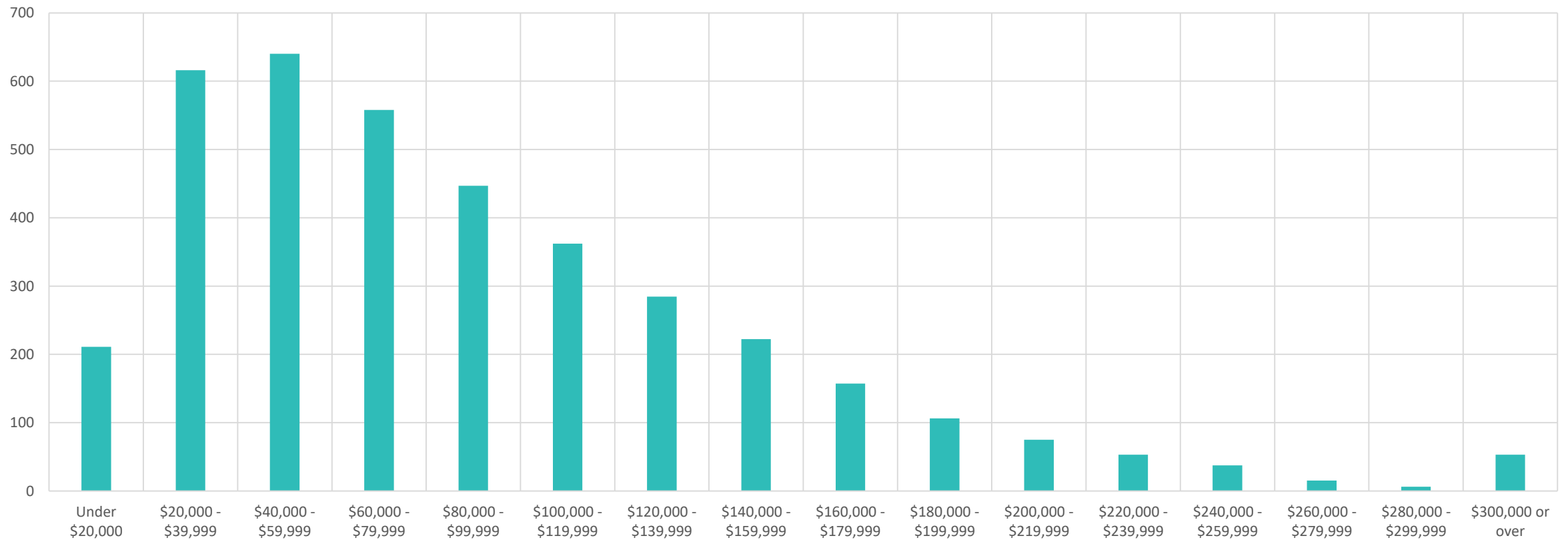
Rental Market



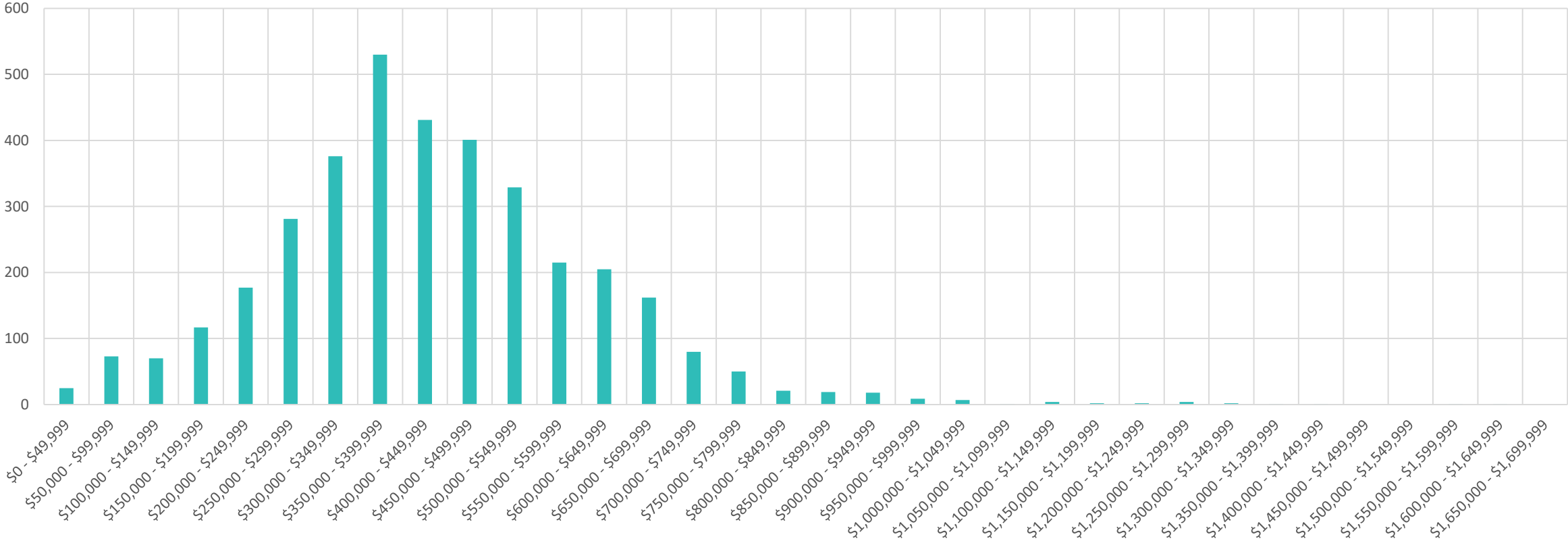
Housing Price Trends



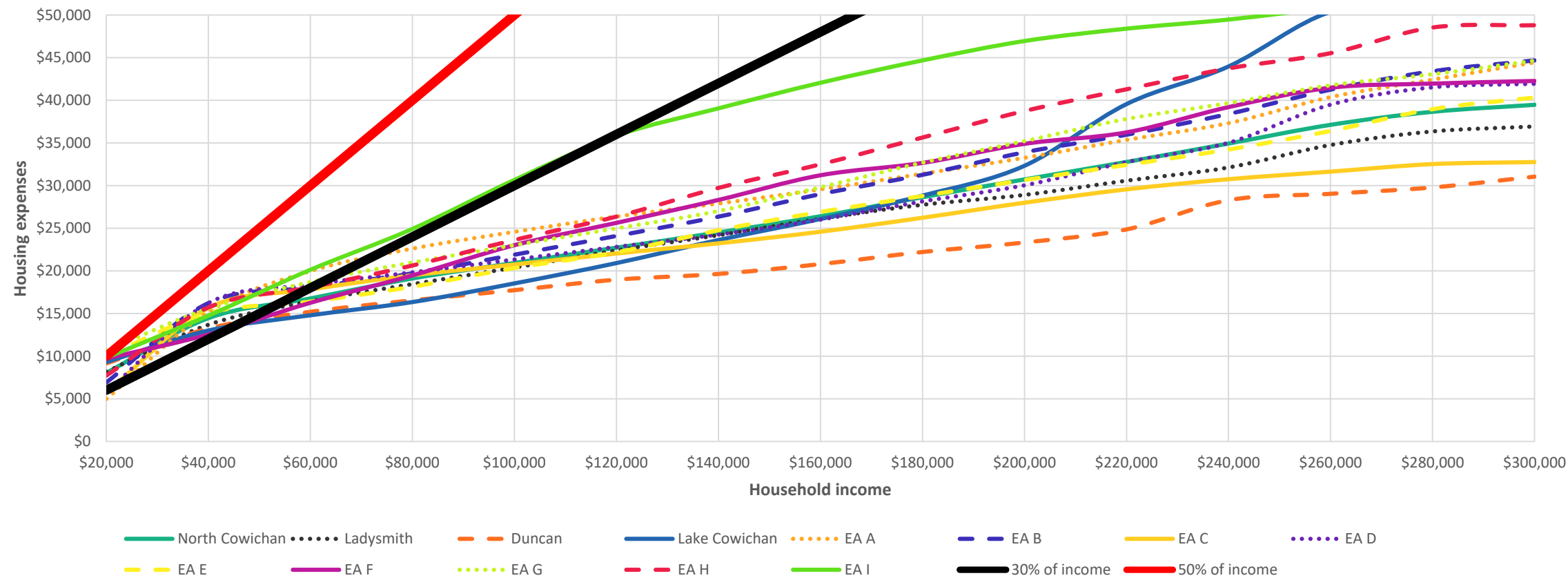
Affordability Today



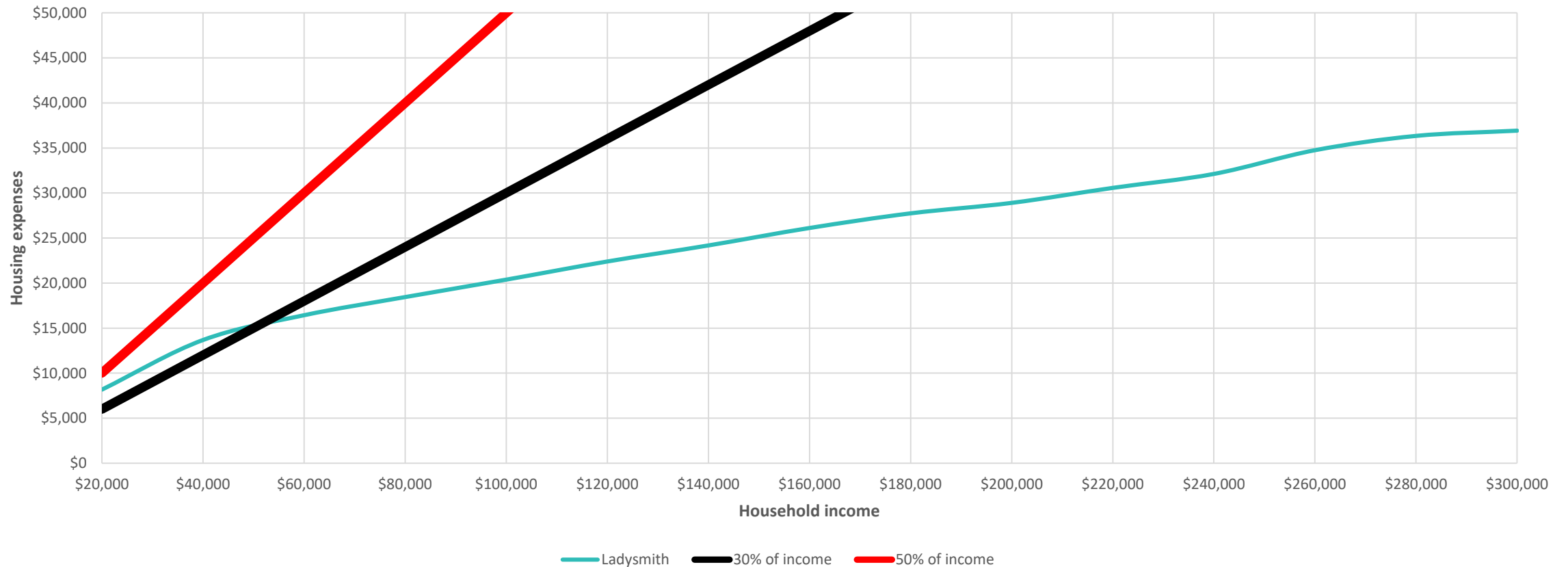
Affordability Today



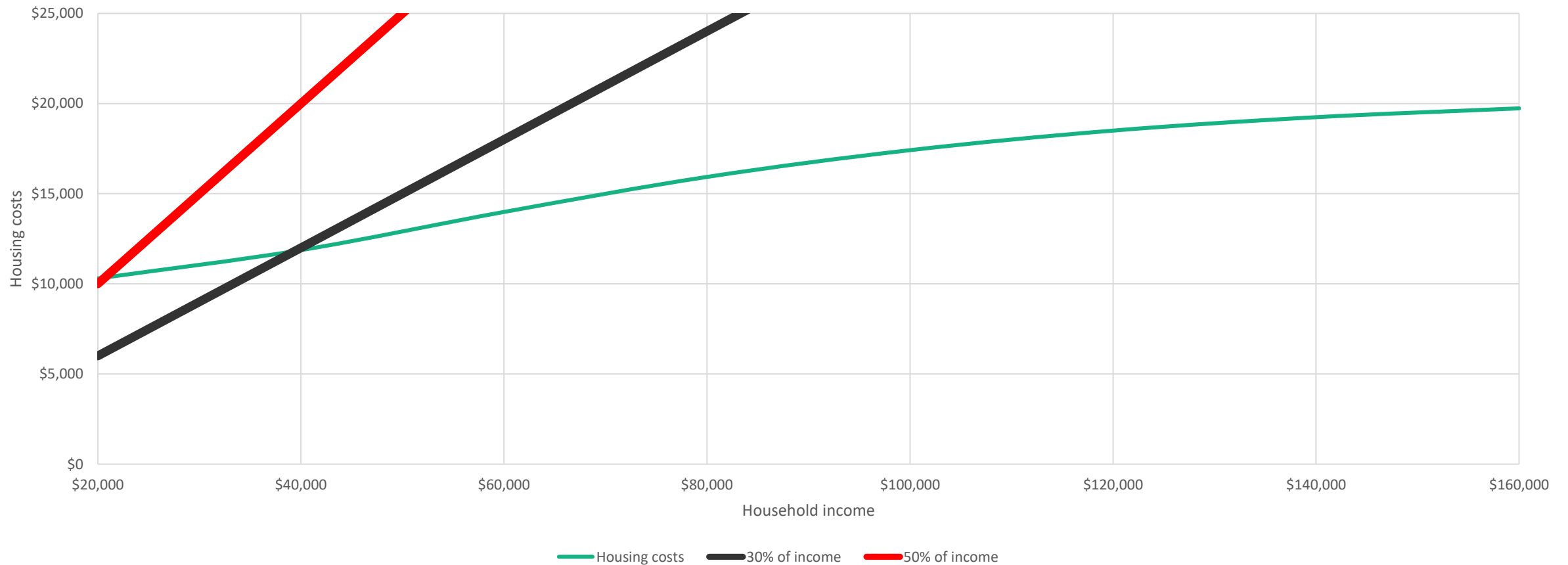
Affordability Today



Affordability Today



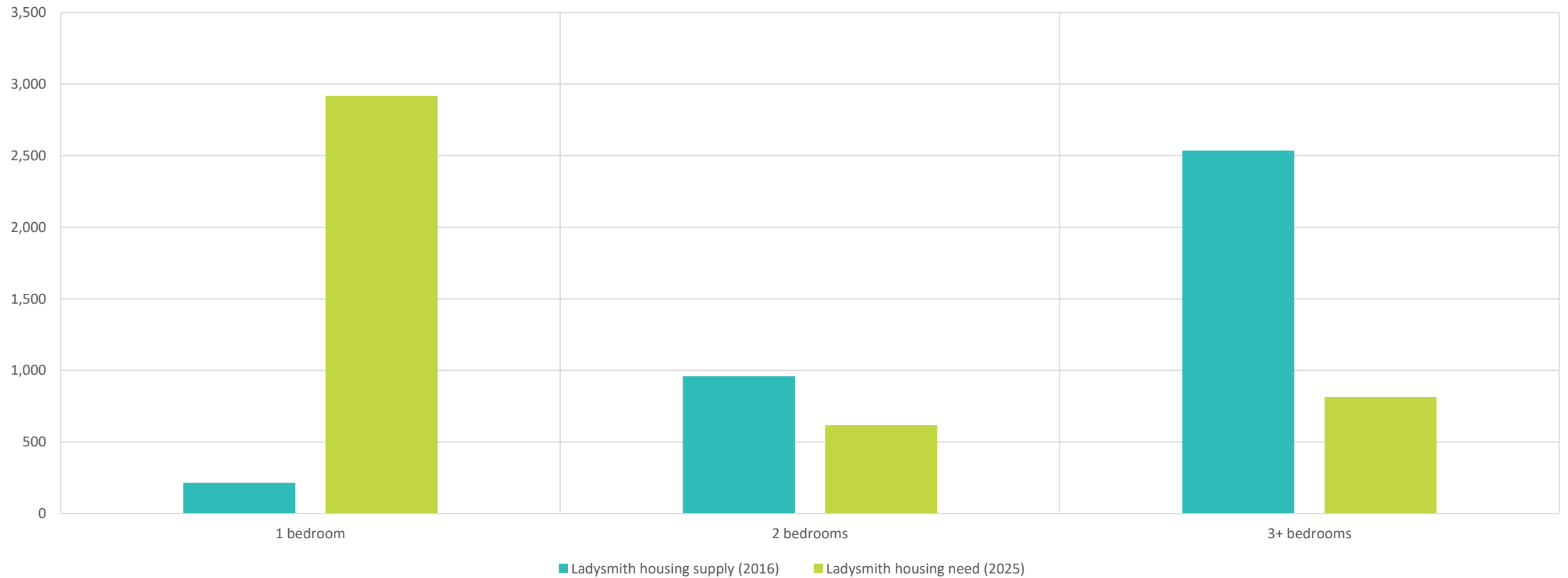
Affordability Today



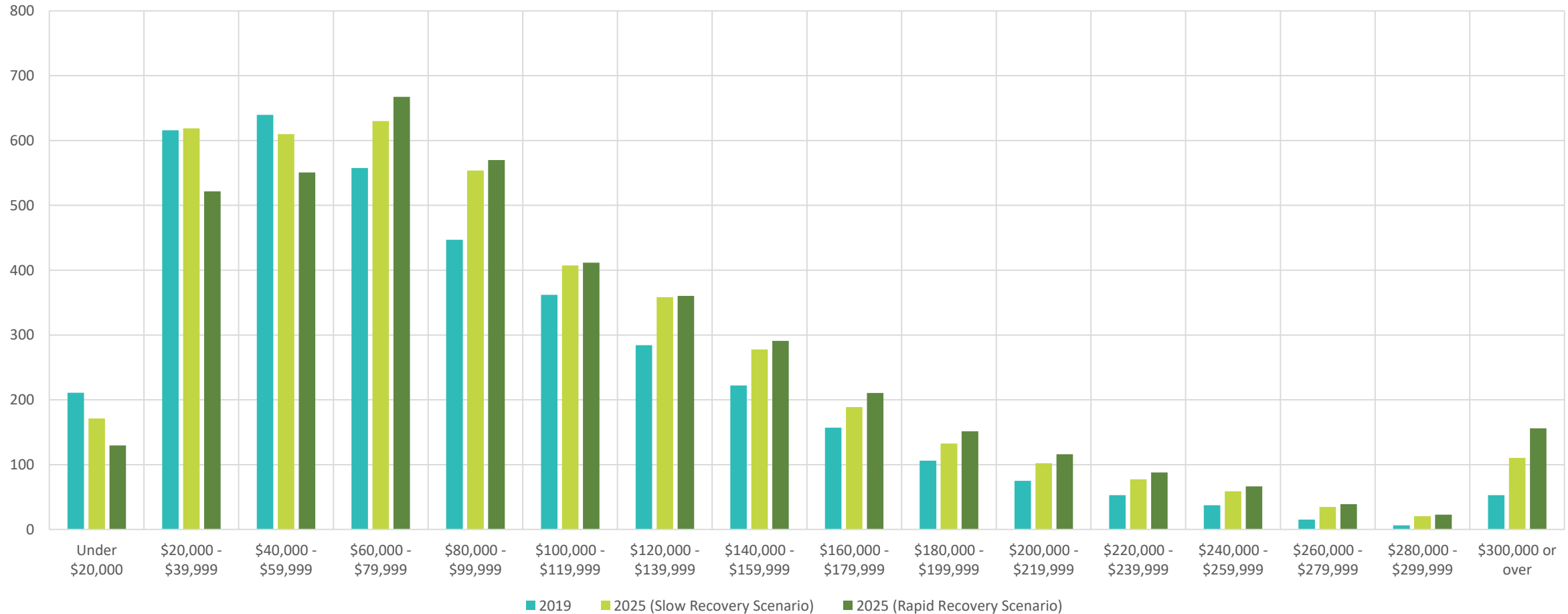
Projections | Population and Housing



Housing Need by Number of Bedrooms



Household Income



DISCUSSION & QUESTIONS



CVRD