

# Housing Needs Assessment Snapshot

## TOWN OF BLACK DIAMOND

The Housing Needs Assessment is a comprehensive analysis of the need for affordable housing for a five and ten year time horizon for low and moderate income households in the rental and sale markets in Black Diamond.

### PROCESS

The project took place from August 2021 to July 2022.



**INTERVIEWS**  
with key actors



#### 3 WORKSHOPS

1. Non-profit housing providers + municipal staff
2. Municipal Councillors + CAOs
3. Developers and builders



#### 162 SURVEYS COMPLETED

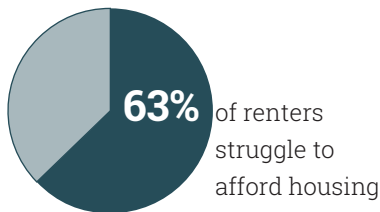
- 79 from Westwinds residents
- 80 from the public
- 3 from developers



**5 SOURCES OF QUANTITATIVE DATA**

### HOUSING INDICATORS

#### Renters are struggling



60% increase in shelter costs for renters 2006-2016



#### There is need for more small units

Just **1%** of units are one-bedroom or smaller...

...but **26%** of households are one-person, and this household type is growing rapidly



24% of owner households wouldn't be able to afford to buy today

**Many owners would struggle to buy today**

### HOUSING NEEDS

Lack of access to adequate, suitable, and affordable housing is impacting mental health, separating families, and holding people back. By 2031, Black Diamond needs an additional...

**+269**

#### Small Units

0-1 bedroom units

**+56**

#### Rental

Rental units

**+56**

#### Non-Market

Diverse non-market housing units



#### More support is needed.

From medication reminders to education on renter and landlord responsibilities.



#### Inter-agency work is effective, where it happens

- but people get lost and need better support for moving through the process.



#### Affordability isn't just about housing.

Food, transportation, utility costs, and childcare are all key.



#### We need innovation, creativity, and risk takers.

Developers need to demonstrate social responsibility. Municipalities have a leadership role to play.

### PRIORITY GROUPS



Lone-parent households



Single seniors



Low-income households

### EMERGING NEEDS



Youth



Indigenous People