



# 2018 Priorities



## STRATHCONA COMMUNITY HEALTH NETWORK

### FIRST NATIONS AND CULTURAL SAFETY

Implement Truth and Reconciliation Commission Calls to Action

### TRANSPORT

Increase access to affordable, reliable transport

### AGEING AND CAREGIVER SUPPORT

Improve supports to enable ageing-in-place

### CONNECTIVITY

Improve access to high-speed internet



### NETWORK DEVELOPMENT

Build relationships, understanding and trust

### HEALTHY CHILDREN

Improve the resilience and mental health of children and youth

### FOOD SECURITY

Improve access to affordable, healthy food

### HOUSING

Improve access to appropriate, affordable housing



# Health Networks

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## What are health networks?

- Funded primarily by Island Health (in Strathcona the regional district also contributes)
- Take action on social determinants of health (distinct from service delivery)
- Encouraging cross-sectoral collaboration and action
- A way for Island Health to engage with multiple community partners to understand and address community health issues





# What and Who?

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- Housing Needs Assessment
- Collaborative Action



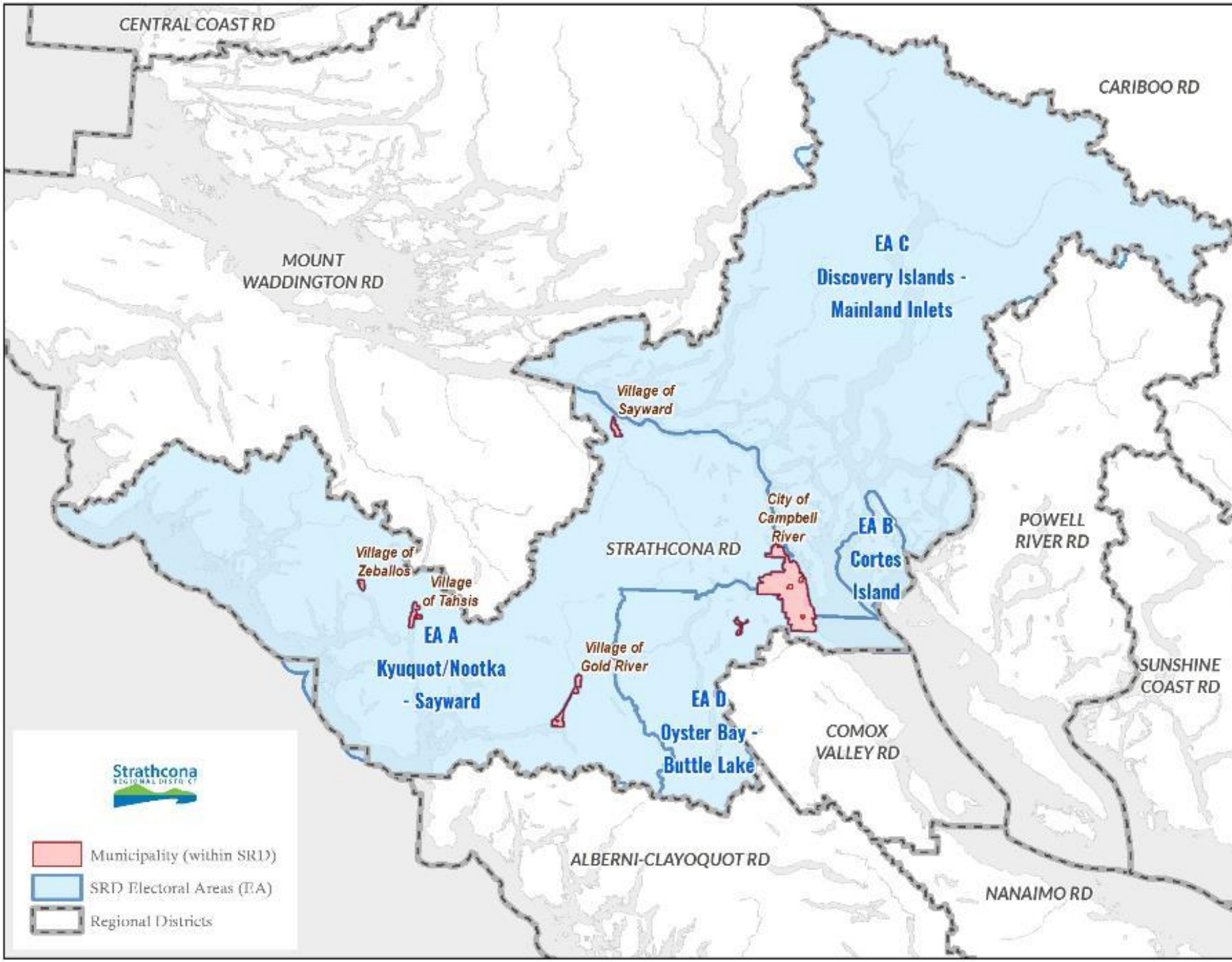
# Housing Needs Assessment

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- To identify housing needs in region and provide evidence-based recommendations
- To position communities and housing stakeholders to implement collaborative projects and leverage funding
- A region wide lens is useful because of temporary and permanent migration between communities

Soon to be mandated by the Local Government Act

# Regional Context



# The Region

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City of Campbell River

Village of Sayward

Village of Gold River

Village of Tahsis

Village of Zeballos

Four Electoral Areas

We Wai Kai First Nation

We Wai Kum First Nation

Homalco First Nation

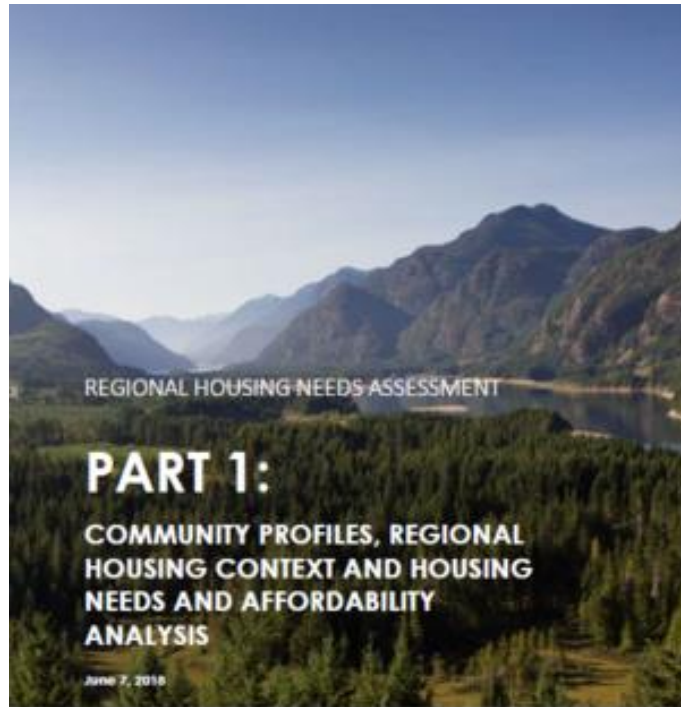
Klahoose First Nation

Mowachaht/Muchalaht First Nations

Ehattesaht First Nation

Nuchatlaht First Nation

Ka:'yu:'k't'h'/Che:k'tles7et'h' First Nations



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COMMUNITY  
HEALTH NETWORK

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BC Healthy Communities  
People. Place. Potential.

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# Qualitative



## Community Engagement

### Housing Survey

- More than 550 responses via online survey

### Informal Engagement

- Informal visits to indigenous government offices, businesses, service organizations, government offices, banks, libraries, etc.

### Key Informant Interviews

- Conducted in-depth 14 key informant interviews with key stakeholders

### Lived Experience Interviews

- 45 questionnaires returned

## Regional Profile

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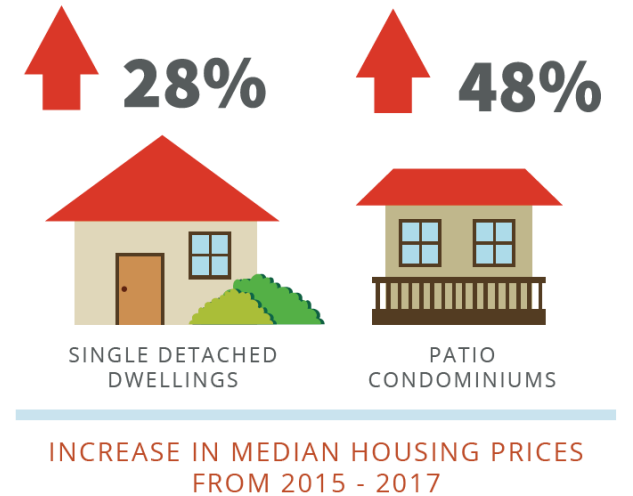
- 6% population growth between 2006 and 2016, reaching 44,671. Most in Campbell River.
- Projected to continue growing at a moderate but steady rate, reaching 50,000 by 2031. Most of this growth will likely be concentrated in and around Campbell River.
- Indigenous peoples are a comparatively large part of the region's population (13%).
- Higher proportion of seniors than figures for BC and Canada (22%).
- Higher unemployment rate than BC and Canada (10%).
- Ehattesaht, Tsa'Xana, and Kyuquot have the highest proportion of children and youth compared to other communities in the region.
- Lower median incomes than BC and Canada, with lots of variation between communities (the median income of Area D is more than twice that of the three lowest median household income communities: Tahsis, Cortes, and Zeballos).

**CAMPBELL RIVER AND AREA D  
(OYSTER RIVER AND BUTTLE LAKE)**

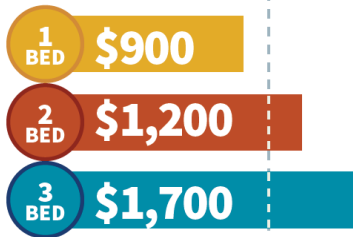
**AREA B (CORTES ISLAND), AREA C  
(QUADRA ISLAND, DISCOVERY  
ISLANDS, AND MAINLAND)**

**GOLD RIVER, TAHSIS, ZEBALLOS,  
SAYWARD, AND AREA A**

# Campbell River



LONE PARENT AFFORDABLE RENT = \$1,100



ESTIMATED AVERAGE MONTHLY RENT (ROUNDED)



LONE PARENTS AND INDIVIDUALS FACE THE MOST SIGNIFICANT AFFORDABILITY CHALLENGES



7%  
↓  
1.3%

VERY LOW VACANCY RATES PUT THE MOST PRESSURE ON THE LOWEST INCOME HOUSEHOLDS, AND CREATE OPPORTUNITIES FOR DISCRIMINATION



RENTS HAVE BEEN RISING SIGNIFICANTLY IN CAMPBELL RIVER BETWEEN 2007 AND 2017

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- 14% of survey respondents reported they were refused housing based on their race, ethnicity, physical or mental abilities, or family type



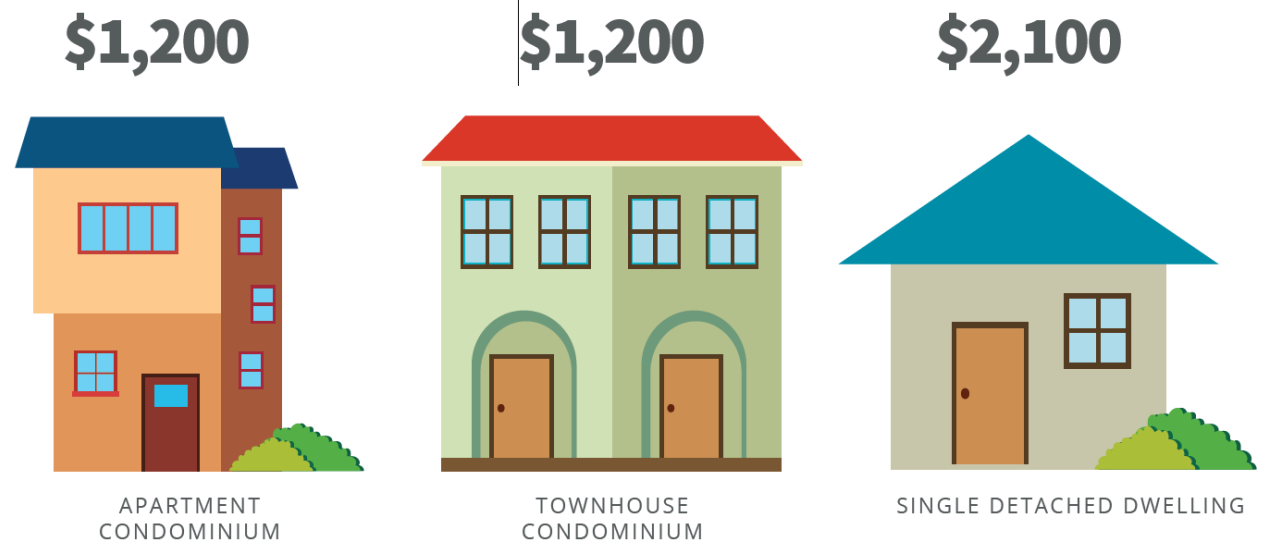
82% OF SURVEY RESPONDENTS WHO WANTED TO OWN THEIR OWN HOME ONE DAY FELT THAT THEY FACED BARRIERS TO ACHIEVING THEIR GOALS

“Our family illegally rents out our basement suite, as the City makes it next to impossible to make a suite legal. This income helps to supplement our mortgage. This also gives a young couple an affordable place to live, close to amenities.”

- Survey respondents indicated Interest in secondary suites and tiny homes but feel limited by legislation

- There is an identified need for affordable, safe, and quality housing for families, individuals, seniors, those with mental health issues, those experiencing homelessness, women fleeing violence, young adults, and those with low incomes.

“You basically have to take what is available. Lots of money and yet you get a poor house.”



ESTIMATED MONTHLY OWNERSHIP COSTS (ROUNDED)

# Regional Context – Cortes and Quadra

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ALL FAMILY TYPES ARE FACING SIGNIFICANT AFFORDABILITY GAPS BETWEEN MEDIAN INCOMES AND OWNERSHIP COSTS, INCLUDING COUPLES WITH AND WITHOUT CHILDREN AND INDIVIDUALS.

“Seasonal eviction is a big problem on Cortes. People who live, work and rent here are homeless while property owners make bank on tourist rental or come to enjoy their vacation property.”

90% of housing on Cortes and Quadra is single-detached dwellings, typical among similar rural and island communities.



100% ON CORTES AND 85% ON QUADRA FELT THEY FACED BARRIERS TO OWNING A HOME

# Regional Context - Aging

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Lack of housing diversity outside of Campbell River

“We are concerned that in 10 years time, as we approach our 80s, we will not be able to find the kind of housing we need on Quadra: something small, easy to maintain, and close to amenities.”

In regional areas, senior households are more likely to be spending 30% or more of their income on housing.

“We desperately need seniors housing as it is an aging population here. We also need affordable housing to attract young families so that we can get a business based economy here to make the town viable.”



ONLY 2% OF HOUSING IN GOLD RIVER WAS BUILT 2001 OR LATER

A HIGH PROPORTION OF HOUSING REQUIRES MAJOR REPAIRS (31%)

Area A



# Transport and Food Costs

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Transportation related concerns were common across communities; 75% of Gold River renters indicated transportation was a concern

“We moved here because it was the cheapest rent for a house that we could find at the time the house we were in was sold in Chilliwack. For what services are available in the town, the cost is way too high. We can afford our rent, but often sacrifice bills and/or food or special things for our kids, including lessons that are available in Campbell River, but not here.”

“There is a lot of low income families up here who struggle because there are no grocery stores or pharmacy.”



GOLD RIVER \$341; TAHSIS \$385.

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AVERAGE MONTHLY TRANSPORTATION COSTS

## Data in Small Communities - Area A

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There is little reliable data on rental housing in these areas.

A high proportion of owner respondents indicated that the cost of and ability to maintain their home would be a challenge in the next 5 years (54% in Gold River, 76% in Tahsis, 73% in Sayward).

Non-market housing is concentrated in Campbell River, with few options in smaller communities.



A HIGH PROPORTION OF  
HOUSING STOCK IS MOVABLE  
DWELLINGS (25%)

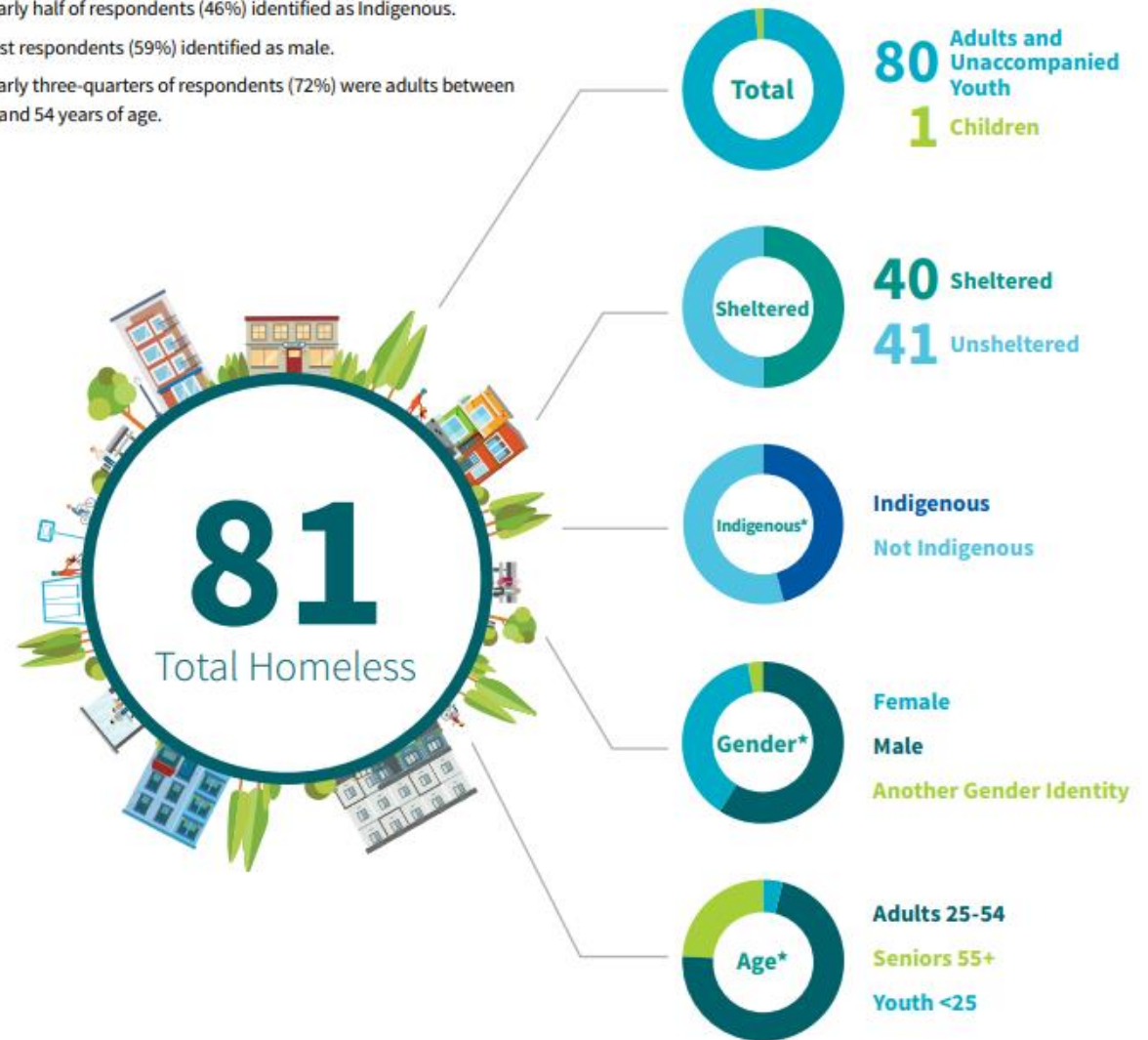


LONE PARENTS AND  
INDIVIDUALS FACE THE MOST  
SIGNIFICANT AFFORDABILITY  
CHALLENGES

# 2018 PIT Count

A total of 81 individuals were identified as experiencing homelessness during the count in Campbell River on April 13, 2018.

- › Roughly an equal number of individuals were sheltered (49%) and unsheltered (51%).
- › Nearly half of respondents (46%) identified as Indigenous.
- › Most respondents (59%) identified as male.
- › Nearly three-quarters of respondents (72%) were adults between 25 and 54 years of age.



# Indigenous Context

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Three family groups with very different housing uses and needs:

- Kwakwaka'waku

- Wei Wai Kai First Nation
- We Wai Kum First Nation
- Mount Waddington Regional District
- Comox Valley Regional District

- Coast Salish

- Homalco First Nation
- Klahoose First Nation

- Nuuchahnulth

- Mowachaht/Muchalaht First Nations
- Ehattesaht First Nation
- Nuchatlaht First Nation
- Ka:yu:k't'h'/Che:k'tles7et'h' First Nations
- Alberni-Clayoquot Regional District

# Campbell River & Area D Summary

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Identified need for:

- supported housing that is paired with mental health and substance use supports
- supported housing that supports the needs of indigenous people (connection, community, culture) and that includes mental health and substance use supports
- better understanding of the needs and aspirations of diverse indigenous communities
- subsidised rental housing for individuals, including seniors
- subsidised rental housing for families led by an individual adult
- increased number of market rentals
- communication, planning and engagement to address discrimination

# Municipalities

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- encourage systems that create positive collaborations
- engage the non-profit housing sector and work with partners
- provide up-to-date maps and proactively amend zoning
- participate in best practice planning that engages the community
- set goals and be ready to act
- learn from communities that are implementing affordable housing projects
- create plans that deeply address the needs of indigenous communities that are led and implemented by indigenous people
- secure sources of long-term, local funding (however small) to promote collaboration and leverage funding



# Thank you

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THANK YOU  
QUESTIONS?