

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.



6
INTERVIEWS
with key actors



3 WORKSHOPS

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



162 SURVEYS COMPLETED

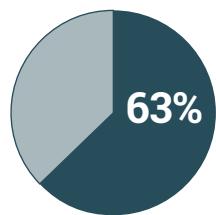
- 79 from Westwinds residents
- 80 from the public
- 3 from developers



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SOURCES OF
QUANTITATIVE
DATA

HOUSING INDICATORS

Renters are struggling



63% of renters struggle to afford housing



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

PRIORITY GROUPS



Lone-parent households



Single seniors



Low-income households

EMERGING NEEDS



Youth



Indigenous People