



Village of Sayward
**Housing Needs
Assessment**

2024



THE PROCESS

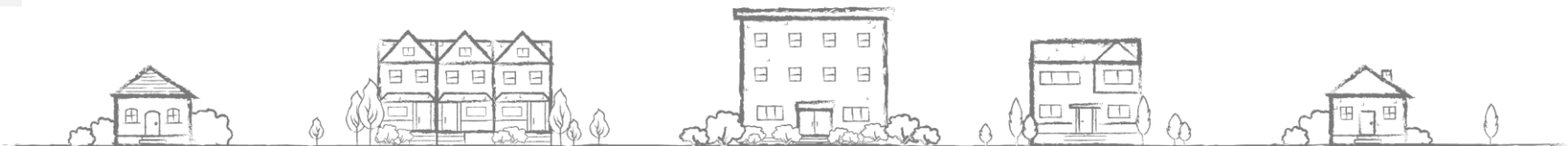
CALCULATIONS

The province has developed an assessment methodology and calculator that provides the projections required to draft the initial housing needs estimates for the HNR.

The province requires a specific **methodology** to calculate the number of housing units that must be integrated into the community's **Official Community Plan**

These calculations include numbers to address:

- Extreme Core Housing Need
- Persons Experiencing Homelessness
- Suppressed Household Formation
- Anticipated Household Growth
- Rental Vacancy Rate Adjustment
- Demand Buffer



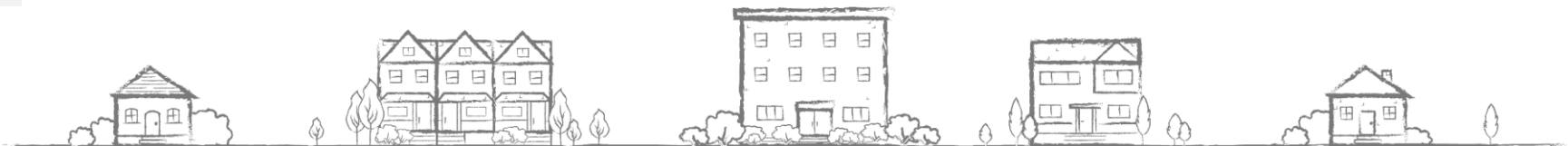
THE RESULTS

CALCULATIONS

The province requires a specific **methodology** to determine a final number of housing units that must be facilitated by the community's **Official Community Plan**

These calculations include numbers to address:

- **Extreme Core Housing Need - 0 Units Required**
- Persons Experiencing Homelessness - 1.15 units in 5 years, 2.31 units in 20 years
- Suppressed Household Formation – 2.88 units in 5 years, 11.54 units in 20 years
- Anticipated Household Growth – 28.09 units in 5 years, 44.39 units in 20 years
- Rental Vacancy Rate Adjustment – 0.12 units in 5 years, 0.50 units in 20 years
- Demand Buffer – 2.32 units in 5 years, 9.28 units in 20 years



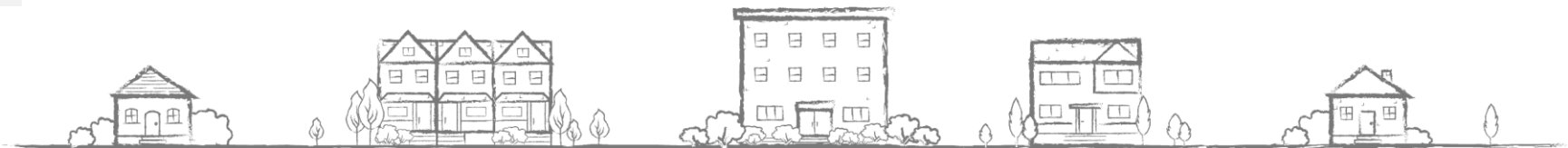
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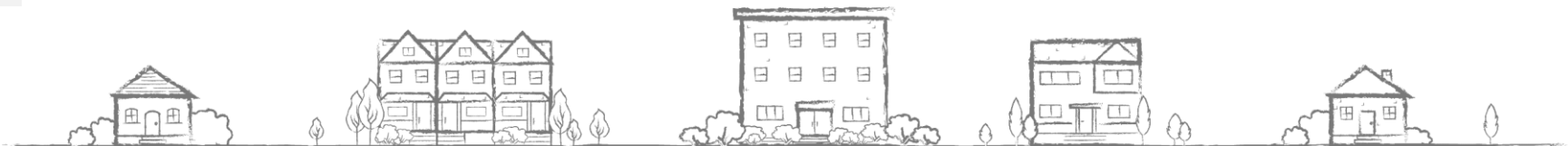
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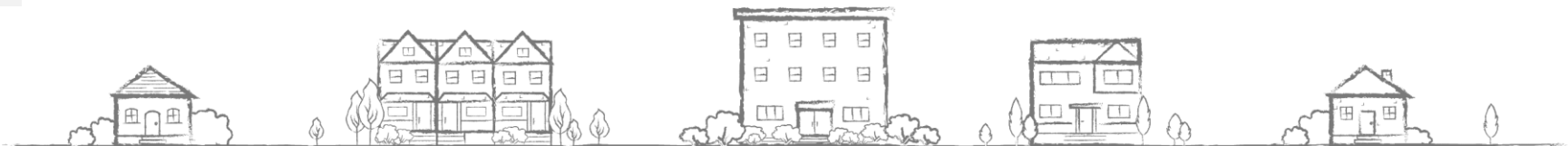
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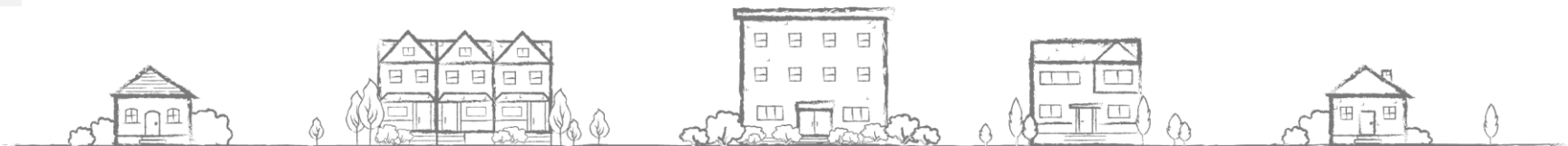
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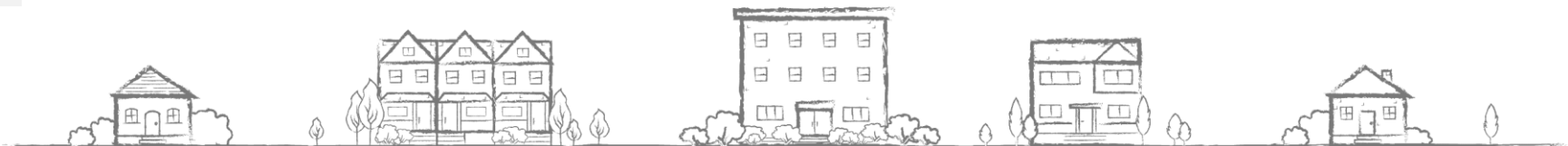
5-year total: 35

20-year total: 68

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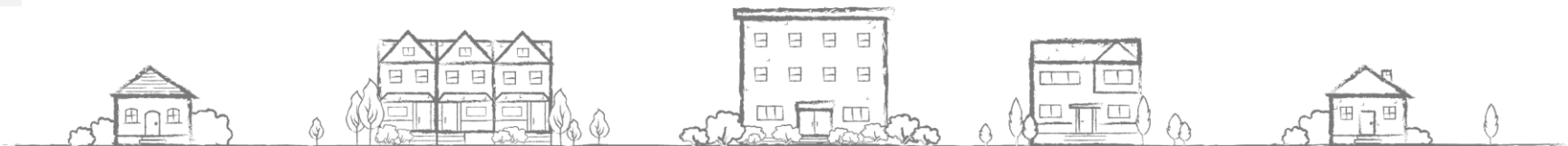
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THE FINDINGS SUMMARIZED

- Need for seniors housing options
- Decrease in household size suggest need for smaller housing types
- Housing is becoming more expensive
- Need for housing renovations and maintenance as housing stock ages. Opportunity to encourage suites/flats to meet housing need
- Majority of homes are designed for larger families. Opportunity for retrofitting.



Next Steps

1. **Community Consultation (open house and survey) – January 2025**
2. **Refine and finalize housing needs report – February 2025**
3. **Approval of final housing needs by Council – February – March 2025**
4. **Review and revise OCP and Zoning as required to meet HNR – March 2025**



Questions

