

Creston, like many communities in B.C., faces significant housing challenges, including rising home prices and rental rates. The Town of Creston Housing Needs Report outlines current and future housing needs, addressing renters, owners, individuals with special needs, seniors, homeless populations, and other vulnerable groups. The report fulfills the legislative requirements of the *Local Government Act* and the *Housing Needs Reports Regulation*.

Context

Population is growing, large % of seniors, more households.

Creston's population is aging.



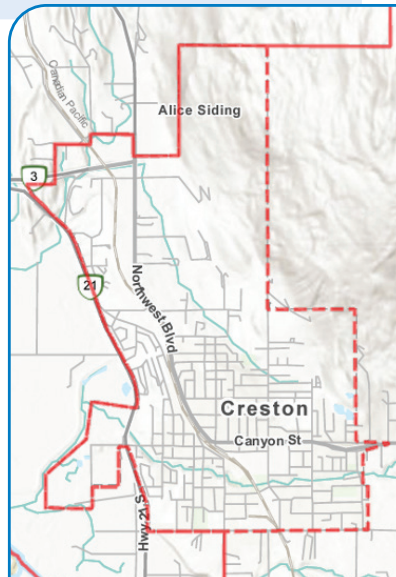
GROWTH OF HOUSEHOLDS



4% Population increase between 2016 - 2021. **5,583** people total.

Combined with neighbouring areas, Creston is a service centre and economic hub for about **14,000** people.

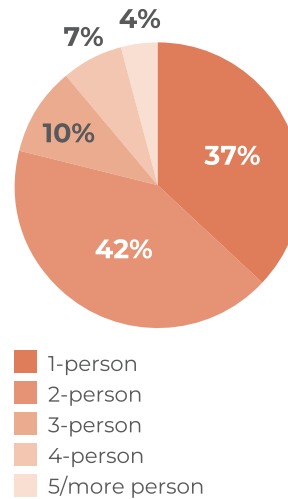
We are limited to infill (building within current boundaries or developed areas) largely due to the ALR (agriculture land reserve) and terrain (rivers/mountains) surrounding us.



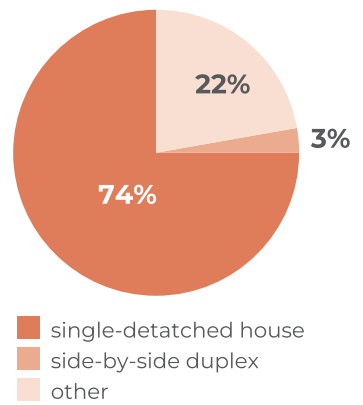
Current Housing Profile

We need more diverse housing options for all ages and stages of life.

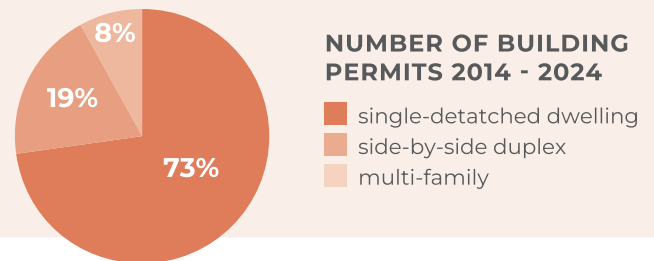
AVERAGE HOUSEHOLD SIZE



DWELLINGS BY STRUCTURE TYPE



Home sales prices skyrocketed from 2019 with the average single family home sales price increasing 69%



BELOW CMHC AFFORDABILITY STANDARD



Affordability gap analysis for renter households, Creston, 2023 – especially one parent households and those individuals without roommates. The availability of rentals is limited.

Anticipated Housing Needs

Based on the provincial standardized method (published in 2024) to calculate housing needs, the “HNR Method”, Creston will need to accommodate continued growth over the next 5 and 20 years.

TOTAL NEW UNITS

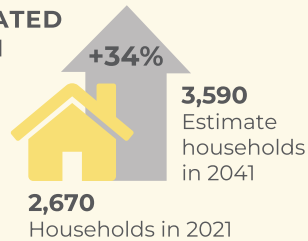
5 years
(2021-2026)

445

20 years
(2021-2041)

1,437

ANTICIPATED GROWTH



More rentals and less expensive rentals, for all family types

- ✓ In the last 5-year census period, average rent rates increased by up to 27%
- ✓ Families with children require larger housing types with a minimum of 2-bedrooms, in addition one-parent families have lower income levels
- ✓ Median income one-parent families who rent could afford a 2-bedroom rental unit but would find a 3+ bedroom unit unaffordable

345 new rental units need to be added by 2041



More non-market housing

- ✓ Non-market housing includes emergency, supportive, and affordable rental housing and rent assistance in the private market. Between 2021 and 2024, there has been little increase in non-market housing units, an exponential increase in demand
- ✓ When asked what type of housing residents will need in five years, 75 survey respondents reported that they will need supportive housing and 73 respondents reported they will need assisted living

More housing options in the form of gentle density or infill

- ✓ Assess land capacity to ensure land use designations and zoning allow for the 20-year demand estimate of 1,436 new units by 2041
- ✓ Identify areas or neighbourhoods for new growth and density
- ✓ Through zoning amendments, allow a greater variety of housing forms, including small-scale multi-unit housing, secondary suites, and carriage houses, that are scaled to fit within traditional single-family neighbourhoods.



See the full report at housing.creston.ca for more details.