



DISTRICT OF KENT

# INTERIM HOUSING NEEDS REPORT

NOVEMBER, 2024

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## EXECUTIVE SUMMARY

In the fall of 2023, the British Columbia (BC) Legislature passed Bill 44, Housing Statutes (Residential Development) Amendment Act, 2023 as part of the Province's Homes for People Action Plan. This legislation requires that all municipalities and regional districts prepare an interim housing needs report to establish five- and twenty-year housing needs within their jurisdictions. This report provides an update to the District of Kent's 2020 Housing Needs Report in accordance with the stated provincial legislation.

This report provides the five and twenty-year housing needs for the District of Kent, with the required dwelling unit numbers established from analysis of the following six housing components and by using the province's preferred methodology and housing needs calculator:

- a. Supply of units to reduce extreme core housing need (those paying more than 50% of income for housing).
- b. Supply of units to reduce homelessness.
- c. Supply of units to address suppressed household formation.
- d. Supply of units needed to meet household growth over the next Five or Twenty years.
- e. Supply of units needed to meet at least a 3% vacancy rate.
- f. Supply of units needed to meet local demand.

This report provides an interim assessment of housing needs in the District of Kent. It does not explore the actions and initiatives required to deliver the five- and twenty-year housing needs. This report will be an appendix to the District's existing housing needs report approved in 2020 and will focus on the following three areas as required by the Province:

- > The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the HNR Method provided in the Regulation.
- > A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.
- > A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

The report confirms that the District of Kent's five- and twenty-year housing needs are as follows:

- > The estimated five-year housing need in the District of Kent is 495 units between 2021 and 2026.
- > The estimated twenty-year housing need in the District of Kent is 1,695 units between 2021 and 2041.

The required statements are provided in [Section 3.3](#) (housing and transportation infrastructure) and [Section 4.1](#) (actions the District of Kent have taken since the approved Housing Needs Report to reduce housing need).

## ACRONYMS / ABBREVIATIONS

**AHG** - Anticipated household growth

**BC** - British Columbia

**BC MOTI** - BC Ministry of Transport and Infrastructure

**ECHN** - Extreme Core Housing Need

**HART** - Housing Assessment Resource Tools

**HNR** - Interim Housing Needs Reports

**PEH** - People experiencing homelessness

**RVRA** - Rental Vacancy Rate Adjustment

**SHF** - Suppressed Household Formation

**UBC** - University of British Columbia

# GLOSSARY

<b>Anticipated Household Growth</b>	<p>Anticipated household growth (AHG) quantifies the additional households required to accommodate an increasing population over twenty years.</p>
<b>Extreme Core Housing Need</b>	<p>Extreme core housing need (ECHN), as defined by Statistics Canada, refers to private households falling below set thresholds for housing adequacy, affordability or suitability that would have to spend 50% (as compared to 30% for core housing need) or more of total pre-tax income to pay the median rent for alternative acceptable local housing.</p>
<b>People experiencing homelessness</b>	<p>People experiencing homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing need quantifies the supply of permanent housing units required for those currently experiencing homelessness.</p>
<b>Suppressed Household Formation</b>	<p>Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to lack of available and affordable housing supply.</p>
<b>Rental Vacancy Rate Adjustment</b>	<p>A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates. These calculations use the more conservative rate of 3%.</p>
<b>The Demand Buffer</b>	<p>The "demand buffer" is the calculated number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. It is designed to better account for the number of units required to meet "healthy" market demand in different communities. Accounting for additional local demand helps address the needs of households who require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.</p>

# 1. INTRODUCTION

Municipalities and regional districts in British Columbia (BC) are required to complete Interim Housing Needs Reports (HNR) by January 1, 2025, in compliance with new BC provincial legislation announced in 2023. These reports are required to use the BC government's new standardized HNR Method to capture both five- and twenty-year housing needs. Following publication of the HNR, municipalities are required to update their Official Community Plans (OCP) to accommodate the identified twenty-year housing needs within their land use framework. All municipalities are then required to produce a "regular" Housing Needs Report by December 31, 2028, and every five years thereafter. The five- and twenty-year housing needs help municipalities better understand and respond to housing needs and challenges within their communities (Government of BC 2024a).

This document for the District of Kent is an interim update only and will be added as an appendix to the District's 2020 full Housing Needs Report. The District of Kent will produce a full Housing Needs Report prior to December 31, 2028, in line with BC provincial legislation.

## 1.1 An Overview of Housing Needs Reports

The first legislative requirements for Housing Needs Reports were established in 2019, and required local governments to collect data, analyze trends, and present reports that describe current and anticipated housing needs in BC communities (Government of BC 2024a).

Housing Needs Reports help communities better understand their current and future housing needs. These reports help identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, household incomes, housing stock, and other factors. A Housing Needs Report is critical to developing a housing strategy or action plan and informing land use planning (Government of BC 2024a).

As a result of the 2023 amendments to the *Local Government Act and Vancouver Charter*, changes were made to the timing and requirements for Housing Needs Reports. Municipalities and regional districts must now prepare Interim Housing Needs Reports by January 1, 2025, using the HNR Method to identify the 5-year and 20-year housing need in their communities. Municipalities (but not regional districts) must then update their OCP and zoning bylaws by December 31, 2025, to accommodate the number of units identified. The first regular Housing Needs Reports are required to be completed by December 31, 2028, and every five years thereafter (Government of BC 2024a).

Detailed data collection, report content and public reporting requirements are summarized in the Guide to Requirements for Housing Needs Reports issued by the Government of BC in June 2024 (Government of BC 2024b).

## 1.2 Interim Housing Needs Reports

The HNR must only include three new additional items (Government of BC 2024a):

- > The number of housing units required to meet current and anticipated need for the next five and twenty years, as calculated using the HNR Method provided in the Regulation.
- > A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.
- > A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

Local governments may fulfill these requirements by updating their most recent Housing Needs Report to include these three items, or by completing an entirely new Housing Needs Report (Government of BC 2024a). This report will be added as an appendix to the District of Kent's most recent Housing Needs Report from 2020.



## 2. FIVE-YEAR AND TWENTY-YEAR HOUSING NEED

### 2.1 The HNR Method

The HNR Method is the methodology that local governments will use to calculate the total number of housing units their communities will need for over five and twenty years (Government of BC 2024a). The HNR Method consists of six components that are added together to provide the total number of housing units needed in a municipality or regional district electoral area. The six components include:

- a. Supply of units to reduce extreme core housing need (those paying more than 50% of income for housing).
- b. Supply of units to reduce homelessness.
- c. Supply of units to address suppressed household formation.
- d. Supply of units needed to meet household growth over the next five and twenty years.
- e. Supply of units needed to meet at least a 3% vacancy rate.
- f. Supply of units needed to meet local demand. This component is only included for municipalities.

HNR Method Technical Guidance was issued by the Government of BC in June 2024 (Government of BC 2024c) to support municipalities and regional district's complete their HNR. The HNR Method is applied using the HNR Calculator, an online tool developed by the University of British Columbia's (UBC) Housing Assessment Resource Tools (HART) (HART 2024). The HNR Calculator has been used to calculate the five- and twenty-year housing needs shown in this report.

#### 2.1.1 Data Sources

The HNR Method relies on publicly available data sources. Data sources for each component include:

Component	Data Source
<b>A: Housing units and extreme core housing need</b>	<ul style="list-style-type: none"> <li>&gt; Government of BC (2024d) Custom Census Reports for 2021, 2016, 2011, 2006</li> <li>&gt; Statistics Canada (2022) Core Housing Need by Tenure</li> </ul>
<b>B: Housing units and homelessness</b>	<ul style="list-style-type: none"> <li>&gt; Government of BC (2024d) Custom Census Reports for 2021, 2016, 2011, 2006</li> <li>&gt; Government of BC (2024e) Preventing and Reducing Homelessness: An Integrated Data Project</li> </ul>
<b>C: Housing units and suppressed household formation</b>	<ul style="list-style-type: none"> <li>&gt; Government of BC (2024d) Custom Census Reports for 2021, 2016, 2011, 2006</li> </ul>
<b>D: Housing units and anticipated household growth</b>	<ul style="list-style-type: none"> <li>&gt; Government of BC (2024d) Custom Census Reports for 2021, 2016, 2011, 2006</li> <li>&gt; Government of British Columbia (2024f) Household Projections</li> </ul>
<b>E: Housing units and rental vacancy rate</b>	<ul style="list-style-type: none"> <li>&gt; Government of BC (2024d) Custom Census Reports for 2021, 2016, 2011, 2006</li> <li>&gt; Canadian Mortgage and Housing Corporation (n.d.) Housing Market Information Portal</li> </ul>
<b>F: Housing units and demand (the "demand buffer")</b>	<ul style="list-style-type: none"> <li>&gt; Government of BC (n.d.) Demand Factor Data</li> </ul>

Table 2.1 HNR Method Data Sources

## 2.2 Existing Housing Stock

### 2.2.1 Population

In 2021, the population of the District of Kent was 6,300 people, which represented a 3.8% increase on the 2016 population of 6,067 people ([Table 2.2](#)). Over the same period, the provincial population growth rate was 7.6%.

	Population (2016)	Population (2021)	Growth Rate (2016-2021)
<b>District of Kent</b>	6,067	6,300	3.8%
<b>British Columbia</b>	4,648,055	5,000,879	7.6%

Table 2.2 District of Kent Population, 2016 and 2021 (Source: Statistics Canada, 2021)

### 2.2.2 Housing Stock and Housing Type

In 2021, there were 2,350 occupied private dwellings in the District of Kent with a total of 5,585 persons in private households ([Table 2.3](#)). The most common dwelling types in the District were single-detached houses (70.6%), row houses (10.9%) and apartments in buildings with fewer than five storeys (8.7%).

Structural type	District of Kent		British Columbia	
	Count	Proportion	Count	Proportion
<b>Single-detached house</b>	1,660	70.6%	866,340	42.4%
<b>Semi-detached house</b>	70	3.0%	62,340	3.1%
<b>Row house</b>	255	10.9%	168,590	8.3%
<b>Apartment or flat in a duplex</b>	30	1.3%	249,835	12.2%
<b>Apartment in building (less than five storeys)</b>	205	8.7%	417,475	20.4%
<b>Apartment in building (five or more storeys)</b>	0	0.0%	221,845	10.9%
<b>Other single-attached house</b>	0	0.0%	3,760	0.2%
<b>Movable dwelling</b>	125	5.3%	51,100	2.5%
<b>Total occupied private dwellings</b>	<b>2,350</b>	<b>100%</b>	<b>2,041,835</b>	<b>100%</b>
<b>Persons in private households</b>	<b>5,585</b>	<b>100%</b>	<b>4,915,945</b>	<b>100%</b>

Table 2.3 Occupied private dwellings by structural type of dwelling, District of Kent, 2021 (Statistics Canada, 2021).

### 2.2.3 Household Size

In 2021, the average household size in the District of Kent was 2.4 persons, which was the same as the provincial average ([Table 2.4](#)). The most common household size in the District was two persons (42.1%), with the least common, being households with five or more persons.

Household size	District of Kent		British Columbia	
	Count	Proportion	Count	Proportion
1 person	615	26.2%	600,705	29.4%
2 persons	990	42.1%	719,865	35.3%
3 persons	335	14.3%	296,200	14.5%
4 persons	210	8.9%	256,700	12.6%
5 or more persons	200	8.5%	168,355	8.2%
<b>Total</b>	<b>2350</b>	<b>100%</b>	<b>2,041,835</b>	<b>100%</b>
<b>Average household size</b>	<b>2.4</b>	<b>n/a</b>	<b>2.4</b>	<b>n/a</b>

Table 2.4 Private households by household size, District of Kent, 2021 (Source: Statistics Canada, 2021)

### 2.3 Estimated Housing Need

Both five and twenty-year housing need projections are presented in [Table 2.5](#). Further detail on the housing need projections is provided in Appendix A.

The estimated five-year housing need in the District of Kent is 495 units between 2021 and 2026. The estimated five-year housing need would represent growth of approximately 21.1% on the existing stock of occupied private dwellings in the District of Kent (2,351 occupied private dwellings). The largest drivers of five-year housing need are the following components:

- > D. Anticipated Growth – accounts for 67.3% (333.2 units) of total new units
- > F. Additional Local Demand – accounts for 17.5% (86.2 units) of total new units
- > C. Supressed Household Formation – accounts for 7.1% (35.3 units) of total new units

Five-year housing need estimate between 2021 and 2026, represents an increase from the District of Kent’s 2020 Housing Needs Report, which estimated that between 2020 and 2025, there would be need for an additional 281 units in the municipality. The housing needs estimates in the 2020 report

were based on population projections which assessed historical fertility, mortality, and migration rates for the Fraser Valley Regional District (District of Kent 2020). The difference in methodology, and timelines for the two projections should be taken into account when comparing housing needs estimates.

The estimated twenty-year housing need in the District of Kent is 1,695 units between 2021 and 2041. The estimated twenty-year housing need would represent growth of 72.1% on the existing stock of occupied private dwellings in the District of Kent. The largest drivers of 20-year housing need are components:

- > D. Anticipated Growth – accounts for 64.1% (1,086.8 units) of total new units
- > F. Additional Local Demand – accounts for 20.4% (346.3 units) of total new units
- > C. Supressed Household Formation – accounts for 8.3% (141.4 units) of total new units

Component	Five-Year Need (in units)	Twenty-Year Need (in units)
A. Extreme Core Housing Need	18.5	74.0
B. Persons Experiencing Homelessness	19.9	39.8
C. Suppressed Household Formation	35.3	141.4
D. Anticipated Growth	333.2	1,086.8
E. Rental Vacancy Rate Adjustment	1.6	6.4
F. Additional Local Demand	86.6	346.3
<b>Total New Units – Five years</b>	<b>495</b>	
<b>Total New Units – Twenty years</b>		<b>1,695</b>

Table 2.5 Total Five-Year and Twenty-Year Housing Need (Source: HART 2024)

### 3. TRANSPORTATION INFRASTRUCTURE

This section presents findings from a desktop review of existing transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation ([Section 3.1](#)) and current transportation infrastructure initiatives ([Section 3.2](#)).

#### 3.1 Existing Transportation Infrastructure

A summary is provided in [Table 3.1](#) of existing transportation infrastructure in the District of Kent that supports walking, bicycling, public transit or other alternative forms of transportation.

Transportation Infrastructure	Description
<b>Pavements</b>	> The existing street network includes arterial, collector, and local street connections throughout the community which are under the district’s jurisdiction. The district contains 18.7 km of sidewalks
<b>Cycle Paths</b>	> The district contains 59.8 km of shoulders for cyclists
<b>Public Transport</b>	> There are two transit routes in Kent: Route 71: Agassiz-Harrison and Route 72: Hope. The routes have relatively infrequent service on weekdays (approximately once per hour during peak times from 6 - 10am and 3 - 6pm and every two hours from 10am - 3pm and 6 - 10pm) and Saturdays (approximately every two hours). There are 24 bus stops throughout the district. Many of the bus stops in the district do not have a shelter, bench, garbage cans, schedule, wayfinding, or lighting in the vicinity of the bus stop. Additionally, a lack of sidewalks, curb ramps, and landings at bus stops means that bus stops can be challenging to access, especially for those with mobility challenges.
<b>Major Roads &amp; Highways</b>	> Lougheed Highway, Haig Highway and Agassiz-Rosedale Highway, including the Agassiz-Rosedale Bridge, are under Ministry of Transportation and Infrastructure (MoTI) jurisdiction. Streets under MoTI jurisdiction typically have higher traffic volumes, speeds, and accommodate large vehicles and commercial trucks.

Table 3.1 District of Kent Transportation Infrastructure (Source: District of Kent 2023)

## 3.2 Transportation Infrastructure Initiatives

The primary initiative that the District has undertaken to plan for new transportation infrastructure has been the Active Transportation Network Plan which is detailed in the following section.

### 3.2.1 Active Transportation Network Plan

The District of Kent's Active Transportation Network Plan (ANTP) (2023) is an update to the District's 2009 Active Transportation Plan and is intended to facilitate connections between the district's neighbourhoods, local and regional trail systems, and community destinations.

The ATNP outlines the following key issues and opportunities identified through community engagement:

- > The top barriers for active transportation in Kent are a lack of designated active transportation infrastructure (trails, sidewalks, bicycle lanes, and bicycle routes) and motor vehicle traffic (motor vehicle speeds, vehicles failing to yield or stop at crossings).
- > Based on responses from the community survey, there is an overall sense that by providing safe facilities for active transportation, more people will choose to walk and bicycle more. In addition to slowing vehicles and providing quality infrastructure, residents also want to see the quality of District streets improved such as potholes, cracks, missing pavement markings, and narrow shoulders.
- > Community Survey respondents use walking and biking as exercise and recreation. The trail network is well used and loved by residents and visitors and has an opportunity to be expanded. In addition, the Trans Canada Trail runs through the district which is an opportunity to establish a high-quality tourism generator and recreational facility.

- > There is an opportunity to fill in sidewalks strategically around key community destinations that are active transportation generators. The district has an opportunity to establish sidewalk coverage standards by street classification such as ensuring all arterial and collector streets have sidewalks on both sides.
- > A review of historical Census data illustrates that many of the Journey to Work trips taken in Kent are short and could be replaced by active transportation.
- > Based on the technical review, active transportation connections between Agassiz, Mount Woodside, and neighbouring communities such as Harrison Hot Springs, Mission, Chilliwack, and First Nations such as Seabird Island First Nation need improvements to make walking and cycling safer. Respondents from the community survey noted that the stretch of Highway 7 between Seabird Island First Nation and Agassiz is used regularly by pedestrians and cyclists, and they would like to see improvements such as a bicycle lane and crosswalk. The district can look to work with MOTI to improve some of these connections or look to establish alternative connections.

The ATNP identifies priorities for the active transportation network based on several factors, including:

- > Building on the existing network of sidewalks and paths to fill in gaps in the network and provide continuous facilities.
- > Connecting key destinations, including schools, parks, community facilities, and the commercial areas.
- > Applying input received through community engagement and district staff.
- > Looking for opportunities to implement lower cost 'quick wins' for rapid implementation.

### 3.3 Statement Regarding the Locating of Housing in Proximity to Transportation Infrastructure

Section 790(3)(b)(iii) of the Local Government Act requires the Interim Housing Needs Report to include a statement regarding the locating of housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation.

The District of Kent will continue to link existing and planned transportation networks with residential land uses and areas of housing growth. The District of Kent’s recently adopted Active Transportation Network Plan supports the creation of an accessible, walkable, and

cyclable community. Sustainable housing development that is compact and co-located with complementary land uses requires well-maintained and accessible pedestrian and cycling infrastructure.

Opportunities for future housing growth around transportation nodes and infrastructure will be identified in the forthcoming Official Community Plan update. This process will explore increased density allocations in these locations, including a diverse range of building typologies and tenures. Growth will be informed by complete community principles, where housing is located close to active transportation infrastructure and within walking distance to daily needs and services.

## 4. ACTIONS TAKEN TO ADDRESS HOUSING NEEDS

The District of Kent’s existing Housing Needs Report was completed in 2020 and outlines opportunities and strategies to support the delivery of new housing in the district to meet the identified need. [Table 4.1](#) below, summarizes the opportunities and strategies highlighted:

Opportunity/Strategy	Summary
<b>Develop quality, affordable housing and entry-level homes</b>	> Interviewees suggested that incentives to develop more affordable housing could help support local seniors, families, and individuals living alone. There is an acute need to provide more subsidized units for seniors and rental units more generally. Affordable, entry-level homes are also needed to support young adults and families, with less emphasis on expensive homes seen as favouring developers, speculators, and Metro Vancouver residents moving out to the district as they retire. This was a point discussed by focus group participants.
<b>Collaborate with neighbouring First Nations</b>	> Multiple stakeholders commented that partnering with neighbouring First Nations is important. Interviewees recognized that conversations have been ongoing and emphasized the importance of continuing discussions. Neighbouring First Nations also have limited housing options for their community members, which creates an opportunity to address housing supply for all parties. One interviewee reported that Chilliwack has been successfully partnering with their First Nations to develop housing projects.
<b>Policies and regulations</b>	> Stakeholders suggested the district should continue to densify through infill and rezoning and could proactively rezone lots to support higher densities. Stacked developments with smaller dwellings and loosening height restrictions could be cost-effective for developers and could help meet the needs of families, seniors, and/or renters. Interviewees suggested that Kent should continue to support more diverse, denser housing types. Focus group participants suggested that comprehensive guidelines in the OCP are needed to create more certainty for developers around policies and regulations.

Table 4.1 2020 HNR Housing Opportunities and Strategies (Source: District of Kent 2020) (continues on next page)

<b>Redevelopment of seniors' housing</b>	> Subsidized housing stock for seniors in the district is getting old, presenting increasing costs and challenges associated with maintenance and utilities. Interviewees suggested there is an opportunity for the district to work with service providers, developers, and BC Housing to build additional units.
<b>Pay attention to Lower Mainland growth trends</b>	> Stakeholders from focus groups and interviews recognized the significant population growth seen throughout the Metro Vancouver and Fraser Valley regions in recent years and suggested that there may be additional population pressures put on Kent's housing market in coming years.
<b>Partnerships</b>	> Interviewees suggested that partnerships with the private sector, local governments, non-profits, and First Nations play an important role in meeting housing needs. They suggested that the district has the opportunity to play an active role in pulling these sectors together to get projects funded and designing projects to meet local needs. It was identified that partnerships can help leverage the assets and expertise of participants.
<b>Additional Opportunities and Strategies</b>	> Interviewees also identified several other strategies for consideration: <ul style="list-style-type: none"> <li>&gt; Build rentals and subsidized seniors' units within walking distance of service centres</li> <li>&gt; Consider supporting affordable housing models run by non-profits that allow for investments into the property by users</li> <li>&gt; Create a housing corporation to coordinate efforts</li> <li>&gt; Reconsider the use of cooperative housing models</li> <li>&gt; Establish a long-term vision to develop more hobby / small farms</li> <li>&gt; Continue to support the Teacup Properties</li> <li>&gt; Incentivize product mix in the missing middle to attract more families and established couples</li> <li>&gt; Research and consider development fees of similar communities</li> <li>&gt; Stay consistent with the Regional Growth Strategy</li> <li>&gt; Create a centralized database for people looking for rental units</li> <li>&gt; Clearly define the downtown core and encourage multi-family dwellings</li> <li>&gt; Legalize secondary suites and coach houses to attract younger demographics</li> </ul>

Table 4.1 2020 HNR Housing Opportunities and Strategies (Source: District of Kent 2020) (cont.)

## 4.1 Statement of Actions Taken Since the 2020 Housing Needs Report

Section 790(3)(b)(ii) of the Local Government Act requires the HNR to include a statement describing the actions taken by the district since the acceptance of the most recent Housing Needs Report from 2020.

The District of Kent's current Housing Need Report was finalised in November 2020. The following list outlines actions taken by the District since acceptance of the Housing Need Report to reduce identified housing need in the District:

- > Approval of 143 new dwelling units. Of those, 76 were single-family dwellings and 67 included townhouses, apartments, secondary suites, and accessory dwelling units;
- > A reduction in the minimum lot size for residential properties from 550 square metres to 440 square metres;
- > An amendment to the District of Kent's Zoning Bylaw to allow the creation of secondary suites in single-family homes, and to allow taller apartment and mixed-use buildings;
- > A reduction of parking requirements for affordable housing by 20%; and
- > Adoption of Small-Scale Multi-Unit Housing amendments to the Zoning Bylaw to allow up to 3 to 4 dwelling units on lots previously restricted to single-family and duplex uses.

The District will continue to explore further implementation of the housing actions identified in the Housing Needs Report as part of the Official Community Plan update process. New housing actions will also be identified in line with growth goals and objectives.

## 5. NEXT STEPS

Data from the Interim Housing Needs Report will be used to inform the District of Kent's forthcoming OCP review process in 2025. The OCP update process will consider potential revisions to the District's land use designations and associated density allocations to accommodate the identified 20-year housing need. The OCP update process will include extensive public consultation, where greater awareness can be provided to the public about the five- and twenty-year housing needs. This process will identify the policy actions required to reduce housing need in the District of Kent, including design guidelines and zoning regulations.

The District of Kent will continue to monitor housing delivery and will produce a full Housing Needs Report prior to December 31, 2028, to comply with BC provincial legislation. This will assess ongoing housing need in the district and ensure housing policy and actions are appropriately tailored to respond to emerging housing trends.



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# APPENDIX A. FIVE-YEAR AND TWENTY-YEAR HOUSING NEED DETAILED BREAKDOWN

The following sections provide definitions and calculations for each of the six components required to calculate both five-year and twenty-year housing needs according to provincial guidelines.

## A.1 Component A: Extreme Core Housing Need

Extreme core housing need (ECHN), as defined by Statistics Canada, refers to private households falling below set thresholds for housing adequacy, affordability or suitability, that would have to spend 50% (as compared to 30% for core housing need) or more of total pre-tax income to pay the median rent for alternative acceptable local housing (Government of BC 2024c).

To calculate required new units for ECHN, average ECHN rates (% of households) by tenure, taken from the past four census reports, are multiplied by the total number of households by tenure in the most recent census report. Using the average rate over multiple census years minimizes variations from short term effects, such as the impact of CERB payments during Covid (Government of BC 2024c).

[Table 6.1](#), [Table 6.2](#) and [Table 6.3](#) calculate the new homes required to meet existing ECHN according to provincial guidelines.

Total Households	2006	2011	2016	2021
Owners	1,545	1,695	1,710	1,970
Renters	390	365	480	380

Table 6.1 Total Owner and Renter Households in The Four Previous Census Years (Component A – Step 1) (Source: HART 2024)

Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	n/a		n/a		n/a		40	2.03%	2.03%
Renters	30	7.69%	30	8.22%	45	9.38%	40	10.53%	8.95%

Note: data for owners with a mortgage is only available for 2021 (2021 value = 0). 2006, 2011, and 2016 values were not available for owners with a mortgage ('n/a').

Table 6.2 Total Number and Proportion of Owners with A Mortgage And Renter Households In ECHN In The Four Previous Census Years, To Arrive At An Average ECHN Rate (Component A – Step 2) (Source: HART 2024)

Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners with a mortgage	1,970	2.03%	40.00
Renters	380	8.95%	34.02
<b>Total New Units to Meet ECHN - 20 years</b>			<b>74.02</b>

Table 6.3 Estimated Total of Owners with A Mortgage and Renter Households in ECHN In 2021 (Component A – Steps 3 And 4) (Source: HART 2024)

## A.2 Component B: Housing Units and Homelessness

People experiencing homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing need quantifies the supply of permanent housing units required for those currently experiencing homelessness (Government of BC 2024c).

In [Table 6.4](#), regional homelessness data is applied to the applicable municipality or electoral area based on its share of the regional population. A population-based distribution mitigates some of the impacts of historically varied local government investment in supports and housing serving the PEH population. The calculation assumes that one permanent housing unit is required per PEH (Government of BC 2024c).

Regional Population	Local Population		Regional PEH	Proportional PEH
	#	% of region		
317,670	5,585	1.76%	2,262	39.77
<b>Total New Units to Homelessness Needs - 20 Years</b>				<b>39.77</b>

Table 6.4 Estimated Number of Homes Required to Meet the Need of Existing PEH Households as A Proportion of The Regional Need (Component B – Steps 1-3) (Source: HART 2024)

## A.3 Component C: Housing Units and Suppressed Household Formation

Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents’ homes to form households of their own, while others may choose to merge households with roommates due to lack of available and affordable housing supply (Government of BC 2024c).

To estimate SHF, 2006 census data – the earliest available data for a time when housing supply was less constrained – is used to determine headship rates by tenure and age cohort. Headship rate is calculated by dividing the number of households by population for a given cohort. 2006 headship rates are then applied to population data from the most recent census report to estimate how many additional households might have formed under more favourable housing conditions (Government of BC 2024c).

[Table 6.5](#), [Table 6.6](#), [Table 6.7](#), [Table 6.8](#), [Table 6.9](#) and [Table 6.10](#) calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Age - Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	15	15
25 to 34 years	145	90
35 to 44 years	225	115
45 to 54 years	355	55
55 to 64 years	320	30
65 to 74 years	255	55
75 years and over	225	30

Table 6.5 Owner and Renter Households In 2006 By Age ofThe Primary Household Maintainer (Component C – Step 1) (Source: HART 2024)

Age - Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	50	15
25 to 34 years	180	55
35 to 44 years	245	50
45 to 54 years	265	80
55 to 64 years	460	75
65 to 74 years	470	65
75 to 84 years	205	35
85 years and older	95	0

Table 6.6 Owner and Renter Households In 2021 By Age ofThe Primary Household Maintainer (Component C – Step 1, Continued) (Source: HART 2024)

Age Categories - Household Maintainers	Age Categories - Population	2006		2021	
		All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	340	570	250	520
	20 to 24 years	230		270	
25 to 34 years	25 to 29 years	195	420	285	565
	30 to 34 years	225		280	
35 to 44 years	35 to 39 years	260	600	325	565
	40 to 44 years	340		240	
45 to 54 years	45 to 49 years	370	730	315	595
	50 to 54 years	360		280	
55 to 64 years	55 to 59 years	360	655	445	970
	60 to 64 years	295		525	
65 to 74 years	65 to 69 years	270	505	455	915
	70 to 74 years	235		460	
75 and over	75 to 79 years	205	375	255	505
	80 to 84 years	100		130	
	85 years and over	70		120	

Table 6.7 Population by Age Category In 2006 and 2021 (Component C – Step 2) (Source: HART 2024)

Age - Primary Household Maintainer 2021 Categories	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	15	15	570	2.63%	2.63%
25 to 34 years	145	90	420	34.52%	21.43%
35 to 44 years	225	115	600	37.50%	19.17%
45 to 54 years	355	55	730	48.63%	7.53%
55 to 64 years	320	30	655	48.85%	4.58%
65 to 74 years	255	55	505	50.50%	10.89%
75 years and older	225	30	375	60.00%	8.00%

Table 6.8 2006 Headship Rate of Each Age Category for Both Renters and Owners (Component C – Step 3) (Source: HART 2024)

Age Categories - Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	2.63%	2.63%	520	13.68	13.68
25 to 34 years	34.52%	21.43%	565	195.06	121.07
35 to 44 years	37.50%	19.17%	565	211.88	108.29
45 to 54 years	48.63%	7.53%	595	289.35	44.83
55 to 64 years	48.85%	4.58%	970	473.89	44.43
65 to 74 years	50.50%	10.89%	915	462.03	99.65
75 years and older	60.00%	8.00%	505	303.00	40.40

Table 6.9 Potential 2021 Headship Rate of Each Age Category for Both Renters and Owners If the Headship Rate From 2006 Remained Constant (Component C – Step 4) (Source: HART 2024)

Age Categories - Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	13.68	13.68	50	15	-36.32	-1.32	0.00
25 to 34 years	195.06	121.07	180	55	15.06	66.07	81.13
35 to 44 years	211.88	.29	245	50	-33.12	58.29	25.17
45 to 54 years	289.35	44.83	265	80	24.35	-35.17	0.00
55 to 64 years	473.89	44.43	460	75	13.89	-30.57	0.00
65 to 74 years	462.03	99.65	470	65	-7.97	34.65	26.68
75 years and older	303.00	40.40	300	35	3.00	5.40	8.40
<b>Total New Units to Meet Suppressed Housing Need - 20 years</b>							<b>141.38</b>

Table 6.10 Number of Suppressed Households (Component C – Steps 5 And 6) (Source: HART 2024)

## A.4 Component D: Housing Units and Anticipated Household Growth

Anticipated household growth (AHG) quantifies the additional households required to accommodate an increasing population over twenty years. To estimate AHG, data is drawn from the recently updated BC Stats household projections. Two twenty-year growth scenarios are developed:

- > The Local Household Growth scenario uses household growth projections for the applicable municipality to determine the number of housing units needed.
- > The Regionally Based Household Growth scenario takes the applicable municipalities or EA's number of households from the most recent census report and applies the projected 20-year regional household growth rate (%), to determine the number of housing units needed.

The average of the two scenarios is taken as the new units required for AHG for housing needs calculations. Regional district EAs will only calculate a Regionally Based Household Growth scenario, due to data availability, and no average will be taken (Government of BC 2024c). The calculations are shown in [Table 6.11](#) and [Table 6.12](#).

Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 6.11 20-Year Population Projection and Growth Rate for Your Regional District (Component D – Step 1) (Source: HART 2024)



Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	2,350	3,343.00	993.00
Regionally Based Household Growth	50.24%	2,350	3,530.59	1,180.59
<b>Scenario Average</b>				<b>1,086.79</b>
<b>Total New Units to Meet Household Growth Needs</b>				<b>1,086.79</b>

Table 6.12 New Homes Needed in The Next 20 Years (Component D – Steps 2-5) (Source: HART 2024)

## A.5 Component E: Housing Units and Rental Vacancy Rate

A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates. These calculations use the more conservative rate of 3% (Government of BC 2024c).

The RVRA calculation uses Primary Rental Market Vacancy Rate data from CMHC for each applicable municipality or EA. The difference between the units required to reach a healthy vacancy rate of 3% and the estimated existing number of rental units is taken as the additional number of new units required (Government of BC 2024c). The calculations are shown in [Table 6.13](#).

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	380	391.75
Local Vacancy Rate	1.40%	98.60%		385.40
<b>Total New Units to Achieve 3% Vacancy Rate - 20 years</b>				<b>6.36</b>

Table 6.13 Difference Between the Existing Total Number of Rental Homes and The Total Number of Rental Homes Required for A 3% Vacancy Rate (Component E – Steps 1-4) (Source: HART 2024)

## A.6 Component F: Housing Units and Demand (the “Demand Buffer”)

The “demand buffer” is the calculated number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. It is designed to better account for the number of units required to meet “healthy” market demand in different communities. Accounting for additional local demand helps address the needs of households who require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.

For the purposes of HNRs, a demand factor based on a ratio of housing price to housing density is calculated for each applicable municipality. This factor is then multiplied by the sum of the housing units calculated for Components A (housing units to address extreme core housing need), B (housing units for persons experiencing homelessness), C (housing units to

address suppressed household formation), and E (housing units to increase the rental vacancy rate) to determine the additional local housing demand. The calculations are shown in [Table 6.14](#).

Component	Result
<b>A. Extreme Core Housing Need</b>	74.02
<b>B. Persons Experiencing Homelessness</b>	39.77
<b>C. Suppressed Household Formation</b>	141.38
<b>E. Rental Vacancy Rate Adjustment</b>	6.36
<b>Total</b>	<b>261.53</b>
<b>Demand Factor</b>	1.32
<b>Total New Units to Address Demand Buffer – 20 years</b>	<b>346.31</b>

Table 6.14 Additional Demand for New Housing (Component F – Steps 1 And 2) (Source: HART 2024)

## A.7 Total Five-year and Twenty-year Housing Need

To determine the total twenty-year housing need, the total new units calculated for each of the six components (i.e., Components A-F) are summed and rounded to the nearest whole number for the applicable municipality or regional district electoral area (Government of BC 2024c).

The five-year total number of new housing units for the applicable municipality or regional district electoral area is the sum of the six components below, rounded to the nearest whole number.

Component	Calculation
<b>A Extreme Core Housing Need</b>	The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.
<b>B Persons Experiencing Homelessness</b>	The total number of housing units for this component is distributed over 10 years, recognizing the urgent needs of this population, therefore the twenty-year result is divided by 2 to calculate the five-year number.
<b>C Suppressed Household Formation</b>	The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.
<b>D Anticipated Growth</b>	The total number of housing units for this component is calculated using the same method as the one described for Component D for the 20-year calculation above, except the references to 20 years will be changed to 5 years. In other words, it uses BC Stats household projection data for the applicable municipality and regional district, for the 5 years after the most recent census report (e.g., 2026 for the 2021 census).
<b>E Rental Vacancy Rate Adjustment</b>	The total number of housing units for this component is considered over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.
<b>F Additional Local Demand</b>	The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.

Table 6.15 Housing Needs Calculator Calculations (Source: HART 2024)

The sum of the six components is calculated in [Table 6.16](#)

<b>Component</b>	<b>Five-Year Need</b>	<b>Twenty-Year Need</b>
<b>A. Extreme Core Housing Need</b>	18.51	74.02
<b>B. Persons Experiencing Homelessness</b>	19.88	39.77
<b>C. Suppressed Household Formation</b>	35.34	141.38
<b>D. Anticipated Growth</b>	333.23	1,086.79
<b>E. Rental Vacancy Rate Adjustment</b>	1.59	6.36
<b>F. Additional Local Demand</b>	86.58	346.31
<b>Total New Units – 5 years</b>	<b>495</b>	<b>n/a</b>
<b>Total New Units – 20 years</b>	<b>n/a</b>	<b>1,695</b>

**Table 6.16 Five-Year And Twenty-Year Housing Need Sum (Source: HART 2024)**