

Housing Needs Assessments

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light to dark, creating a modern and professional aesthetic.

Housing Needs Assessments- 3 main goals

1

Assess current
and future
housing demand

2

Determine
funding needed
to meet current
housing need

3

Assess your
community's
capacity to grow

What will the Assessment show?

How much new housing is needed

What sizes/types houses are needed

How much rent your future tenants can pay

How much it will cost to build/repair housing

When you should be building new houses

Where new houses can be built

Capacity of existing Infrastructure

Capacity of community to support housing growth

Getting ready

1 Determine your GOAL.

- How will the report be used?
- Who will pay for it?
- Who will do it?
- What do you need to learn?

2 Establish expectations

- How will the results be shared?
- How will data be collected?
- Who will be involved?

3 Plan your consultation strategy

- Forums
- Focus groups
- band mtgs
- Surveys, questionnaires, online polls
- Phone interviews

4 Determine scope

- Time- establish a realistic timeline
- Funding- Create a budget for the study
- Determine the study area(s)
- Will the study include recommendations?

5 Assemble your tools

Create templates, surveys, newsletters, questionnaires, data collection spreadsheets, collect source materials

Community Consultation

Use surveys, worksheets, reports and work plans from other departments.

- Carefully plan the questions you will ask
- Target surveys to the audience
- Use existing plans to create questions

Data collection templates are available through the BCFN Housing Mentorship program

www.bcfnhousingmentorship.ca

Target questions to your audience

***Sample : Questions for Elders Questionnaire

What is your age group?

60 - 64 years

65 - 69 years

70 - 74 years

75 - 79 years

80 years and over

If you are part of a couple, please also indicate the age group of your partner or spouse.

Do you live alone? Yes No

If you live with someone else, do you live with (select all that apply):

- my spouse or partner
- a child (young or adult) or grandchild
- another relation
- a friend
- other

Do you rent or own? Own Rent

Overall, how do you feel about your current housing situation? very satisfied dissatisfied satisfied very dissatisfied neither satisfied nor dissatisfied

HOUSING PREFERENCES Do you need or want to live in seniors' housing at this time? **By this we mean housing with supportive services available such as meals, housekeeping, and social activities. Yes. No

If you answered no: if seniors' housing (housing with supportive services available such as meals, housekeeping, and social activities) were available, do you think you might want to move to it in the future?

** Sample: Questions to assess income levels and level of future housing need

Off reserve questionnaire.

If you are thinking about moving to housing on reserve ,
would you rather: rent own

If you prefer to own, what kind and what size of home would you look for? (select all that apply)

- condominium
- 1,000 square feet or less
- bungalow 1,001 to 2,000 square feet
- multi-storey or split level
- more than 2,000 square feet

If you prefer to rent, which would you prefer?

- bungalow multi-storey or split-level house
- apartment in a multi-unit building

If you prefer to rent, how many bedrooms do you need? 1 bdrm 2 bdrms 3 or more bedrms

If you prefer to rent, about how much can you pay per month (not including utilities): \$750 or less

- \$1,351 - \$1,500 \$751 - \$1,000 \$1,501 - \$2,000 \$1,001 - \$1,350 over \$2,000

Community Profile

What info to collect

Information about the people in your community, including:

- Age
- Gender
- Education levels
- Employment levels
- Family composition
- Where they live

Sources for Community Profile information

Census data- age, occupation, income levels, education

Statistics Canada- same as census data, health information, births, deaths,

Band management- number of band members, deaths, income level, family composition

Social Development department- income levels, overcrowding, family composition, births,

Community Plans- returning members, employment growth, infrastructure growth

Surveys- all information

Questionnaires- all information

Facebook poll- all information, returning members, youth finishing school

Telephone polls- all information

Current Housing Stock

Inventory Housing stock, Include

- number of houses
- ages of homes
- sizes (sq footage and # of bedrooms)
- type
- condition
- estimated lifespan left in the house
- amounts of rents collected for each house
- Occupancy- # of bdrms and # of occupants
- Vacancy rate
- Overcrowding
- Overhousing- singles in large family homes
- Condition of houses
- Type of housing available/not available
- Recent renovations/improvements
- Energy audit

Identify Gaps in Housing stock

- ▶ What needs aren't being met currently?

Based on Demographics

- ▶ Elders
 - ▶ Youth
 - ▶ Single parent families,
 - ▶ People with disabilities
 - ▶ Multi-generational family groups
-
- ▶ How can we meet those needs
 - ▶ What will we need in 5 years?
 - ▶ What will we need in 10 years?
 - ▶ What funding do we have
 - ▶ What funding will we need

Inventory of Land and Infrastructure

Use maps of your territory to identify:

- Land that has been CP'd
- Land that is protected-
 - Archaeological interest
 - hunting & gathering sites,
 - endangered species
 - Burial sites/graveyards
 - Traditional medicines
 - watershed
- Areas earmarked for commercial or industrial development
- Areas suitable for residential development
- Areas not appropriate for residential development
- Which areas are serviced by existing infrastructure
- What areas will need upgrades- blasting, tree clearing, water lines, road access
- Inventory resources available-
- Determine additional resources needed to develop lots- machinery, labour, funding
- Identify opportunities- timber sales, top soil sales, employment

Assess the community's capacity to grow

COMMITMENT- the community's willingness to act based on problems, opportunities and possible solutions. In a FN community this also involves leadership's and staff's willingness to act.

READINESS- Studies are done, leadership is on board, people are waiting, lots are identified, infrastructure is in place, funding is planned

RESOURCES refers to assets and the ability to deploy them, such as builders, architects, materials, blueprints. It also includes having the information or guidelines that will ensure the best use of these resources. Housing Policies, plans, budgets, housing waiting list, funding opportunities.

SKILLS -talents and expertise of staff, partners and leadership that can be marshaled to address problems and seize opportunities- ability to access funding, ability to manage projects

Identify Gaps in Capacity

- ▶ Is further training required ?
- ▶ Is further planning required?
- ▶ Does the community need partners?
- ▶ Does the community need to hire additional key players/staff?
- ▶ Does the community need better communication strategies?
- ▶ Does the community need increased awareness or outreach?
- ▶ Does the community need more time to prepare for change/growth?

Write the Housing Needs Assessment- **A Summary**

Plan

Goals, expectations, strategy, scope, tools

Consult

Questionnaires, interviews, mtgs,

Collect

Statistics, numbers, community info, maps,

Analyze

Demand, Affordability, Identify gaps,
Capacity (land, housing and community)

Summarize

Recommendations, if required

Share

funding proposals, planning, community awareness

Sample DATA Collection Tools

Total number of band members;										
Number of members on reserve;										
Number of members off reserve;										
Total number of housing units on reserve										
1 bdrm		2 bdrm		3 bdrm		4 bdrm		5bdrm		
Total # of households on housing waiting list										
1 bdrm		2 bdrm		3 bdrm		4 bdrm		5bdrm		
Total number of vacancies										

Number of new units required to meet housing need;	
Serviced lots required to meet housing need;	
Serviced lots available;	
Un-serviced lots available;	
Estimated costs to service required lots	\$
Budget available for new construction and lot servicing	\$

Number of units in need of minor repair;	
Estimated costs of minor repairs-	\$
Number of units in need of major repair;	
Estimated costs of major repairs-	\$
Number of units in need of replacement;	
Estimated costs of demolition-	\$
Number of units contaminated by mold;	
Estimated costs of mold remediation-	\$
Budget available for renovations/mould remediation	\$

Types of water supply available;			
Means of wastewater disposal			
Are infrastructure improvements required to build new homes?	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> </table>	YES	NO
YES	NO		
Total budget for infrastructure improvements <ul style="list-style-type: none"> • Roads • Water • Power • Septic/Sewer 	\$		
\$ required for service upgrades			
\$ available			
NOTES:			

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More info:

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