

GOLDEN & AREA A'S

**VitalSigns**<sup>®</sup>



## Issue Area: Housing

### Digging a little deeper

On our website and in the summary report for Vital Signs, we have provided a number of statistics for each of our areas. Following is much more detailed data and sources for each statistic.

### Overview

In the Official Community Plan, Golden residents identified affordable housing as primary obstacle to community health and vitality.

While diversity of housing in the Town of Golden has increased and secondary suites have been legalized; the switch to a tourism economy, the economic downturn, and aging structures are some of the major challenges for enhancing affordable housing for the community.

### Trends

Governments in Golden and Area A are committed to improving the housing situation.

In 2010 the Golden Housing Needs Assessment identified priorities for housing and has initiated a plan that includes creating partnerships with developers and employers to diversify housing stocks, however dwelling types in Area A are still primarily single detached units or mobile homes.

### Challenges

In the official community plan, Golden residents identified affordable housing as primary obstacle to community health and vitality. The economic downturn, the switch to a tourism economy, and aging structures are some of the major challenges for enhancing affordable housing for the community.

### Economic Downturn

- 31% of families used more than 30% of their income for basic needs, including shelter, in 2006 compared to 15% of the same group in Area A.

- There was a 33% increase in multiple family households between 2001 & 2006 compared to 18% in British Columbia.
- Only one residential building permit was issued by the Town of Golden between January and August of 2011.

## Switch to a Tourism Economy

Tourism is primarily a service economy which means lower wages, seasonal work and increased need for low cost rental properties. It also means that people using the Golden area as an outdoor recreation destination live and work somewhere else.

- In 2008, 32% of property titles were owned from outside the area and 317 dwelling units were considered unoccupied in 2006.

## Aging Structures

- 65% of existing dwellings were built before 1980 and 12% (15.1% in Area A) of dwellings are in need of major repairs, compared to 7.4% for BC and 7.5% for Canada.

## Progress

### Increased number of low income and temporary rental units

- In 2008, the College of the Rockies developed COTR House for student housing.
- Since 2009, 185 secondary suites have been legalized.
- To date, 90 senior and low income units exist in Golden and more are being built in 2011.

## Additional Information

*A Kicking Horse Country Housing Needs Assessment* was submitted by Butler Associates Consulting and Bazink Solutions Inc. in May 2010.

The Town of Golden has commissioned *The Old Town Works Yard Diverse Housing Feasibility Study*, which was completed by Innovative Housing Consultants Inc. in October 2011. The report is available through [www.golden.ca](http://www.golden.ca).

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