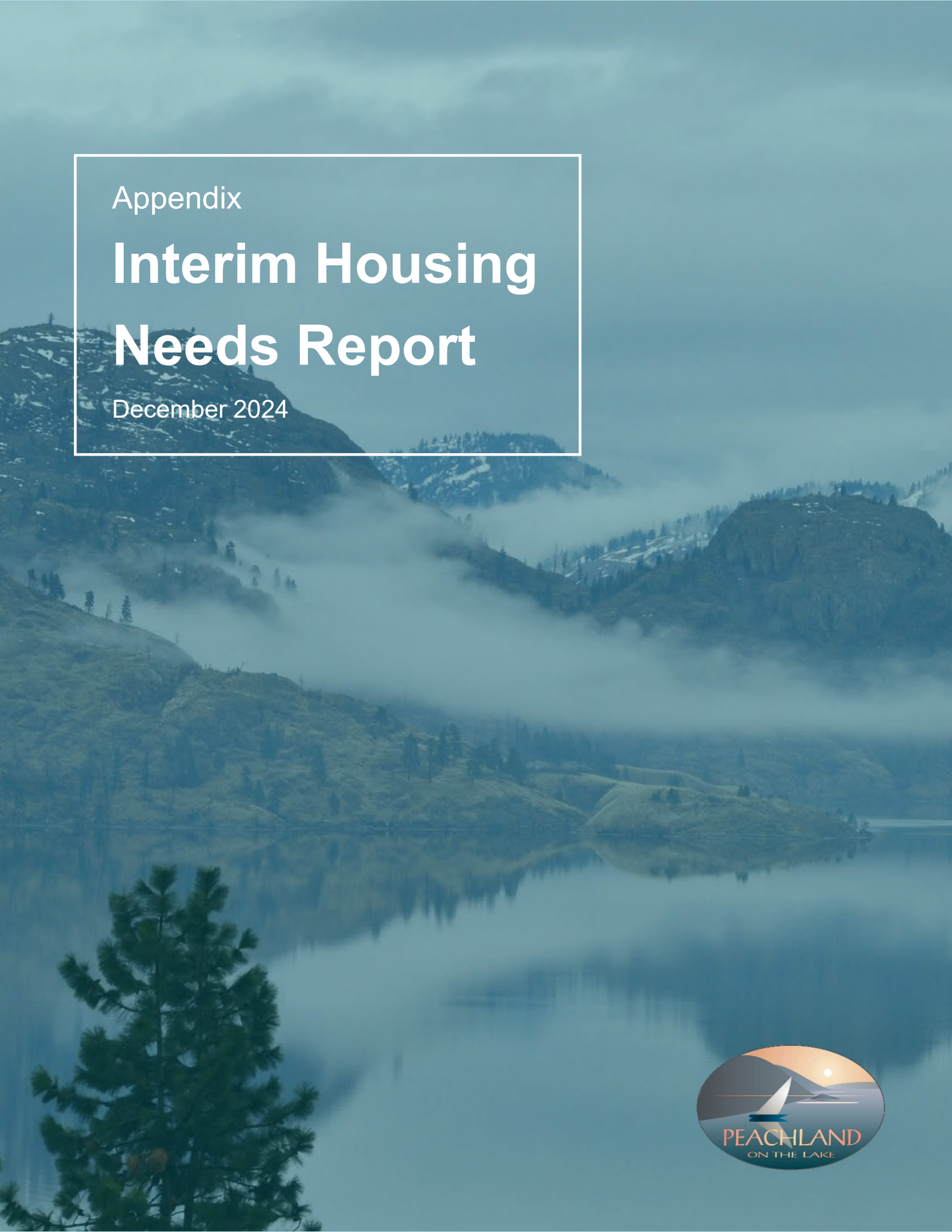

Appendix

Interim Housing Needs Report

December 2024

PEACHLAND
ON THE LAKE

Prepared for the District of Peachland

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EXECUTIVE SUMMARY

This Interim Housing Needs Report (IHNR) is prepared pursuant to the *Local Government Act* (LGA), *Housing Needs Report Regulation* (HNRR) and utilizes data provided by the B.C. HNR Calculator. This IHNR updates and supplements the current 2023 Housing Needs Assessment "2023 HNA". The Province requires that an IHNR be received by January 1, 2025.

Pursuant to Section 790 of the *Local Government Act (LGA)*, the Interim Housing Needs Report is required to include three components:

- The number of housing units required to meet the current and anticipated need for the next 5 and 20 years;
- A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms; and
- A description of the actions taken by the District of Peachland since receiving the previous HNR.

Table 1 below shows the District's 5-year and 20-year housing needs which have been generated using the B.C. HNR Calculator[1] and in accordance with the Technical Guidelines provided by the Province (and which are prescribed by the *Housing Needs Report Regulation*). Raw data tables produced by the HNR Calculator that inform the need are provided in Appendix A: HNR Calculator Data Tables.

Information and housing needs identified in this report shall amend the 2023 District of Peachland Housing Needs Assessment Report, with which this report shall be read in conjunction. This Interim Housing Needs Report includes the above-required items as well as additional context and discussion of discrepancies between the calculations completed for the 2023 HNA and those completed using the new provincial HNR Method.

5-YEAR AND 20-YEAR HOUSING NEED

- The anticipated number of new housing units needed within the next **5 years** is **494**
- The anticipated number of new housing units needed within the next **20 years** is **1,650**

Table 1. IHNR Summary of Estimated New Units Needed; 5 and 20-Year Need (Table 13)

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	19	76
B. Persons Experiencing Homelessness	16	33
C. Suppressed Household Formation	25	102
D. Anticipated Growth	377	1217
E. Rental Vacancy Rate Adjustment	2	8
F. Additional Local Demand	54	215
Total New Units – 5 years	**494**	
Total New Units – 20 years		**1,650**[2]

[1] The *BC HNR Calculator* is hosted by Housing Assessment Resource Tools (HART), which is a non-governmental research group with a team of researchers from numerous Canadian universities. HART is government and grant funded. The B.C. HNR Calculator follows the Provincial Guidelines exactly.

[2] Estimated unit needs have been rounded to the nearest whole number.

Within the body of this report is the list of actions taken since receipt of the 2023 HNA, as well as a statement on the importance of alternative transportation options near housing.

Section 481.7 of the *LGA* requires that Zoning Bylaws be amended by December 31, 2025, to accommodate, at minimum, the 20-year number of estimated housing units identified in the IHNR. Section 585.3 of the *LGA* further requires that municipalities again update the HNR by December 31, 2028, and every five years thereafter, with corresponding zoning updates (and Official Community Plan, if necessary) to follow.

The new standardized approach enables consistent comparisons across municipalities and incorporates new methods to quantify estimated need that may result from unmet housing need due to previously unmeasured latent demand in the market. As a result, the IHNR identifies higher housing needs than those outlined in Peachland's 2023 HNA.

The differences between the IHNR and the 2023 HNA can be attributed to variations in methodology, the incorporation of updated and alternative data sources required by the HNR Method, and the introduction of new components that were not considered by the 2023 HNA. Further discussion on these differences is contained within this report.

1.0 INTRODUCTION AND BACKGROUND

In 2019, in response to growing housing challenges across the province, the Provincial government introduced changes to the *Local Government Act (LGA)* requiring local governments to complete Housing Needs Reports (HNRs). This new requirement involved collecting housing data, analyzing trends and presenting reports that described current and anticipated housing needs throughout B.C. communities. The intent of HNRs is to provide an evidence-based approach to understanding growth in the context of planning for various types and tenures (and costs) of future housing needs. New legislation required local governments to prepare HNRs initially in 2019 and every five years thereafter. HNRs inform local plans and policies and provide publicly available information on housing.

In November 2023, through the passage of Bill 44 *The Housing Statutes Amendment Act,* the Provincial government adopted a suite of new legislation intended to streamline the delivery of housing and implement proactive planning tools to remove regulatory barriers to housing development. As of June 2024, the Province has updated legislative requirements for HNRs. This includes requiring all local governments to complete an HNR, or Interim Housing Needs Report (IHNR) with specific content (see below) by January 1, 2025.

HNRs must now include a 5 and 20-year housing need that is calculated using a standardized method as prescribed by the *Housing Needs Report Regulation* (HNRR)(LGA S.585.3). All local governments must then complete “regular” HNRs by December 31, 2028, and every 5 years thereafter (LGA S. 585.31). Some of the content of HNRs/IHNRs can be applied by using the HNR Calculator, an online tool developed by UBC’s Housing Assessment Resource Tools (HART) which exactly follows the methodology prescribed by the HNRR.

The District only recently completed a HNR in September 2023. The Province has accounted for such situations and implemented requirements for IHNRs which are to contain more limited content and must amend or be appended to an existing HNR (LGA S.790). Three (3) items are required to be incorporated into an IHNR:

- The number of housing units needed currently and over the next 5 and 20 years, calculated using the standard HNR Method;
- 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; and,
- A description of the actions taken by the local government to reduce housing needs since receiving the most recent housing needs report.

This report provides an IHNR that is to be appended to the District’s September 2023 HNA. It includes the above-required items as well as additional context and discussion of discrepancies between the calculations completed for the September 2023 HNA and those completed using the provincial HNR Method.

1.1 IMPLICATIONS FOR OCP AND ZONING

The new provincial legislation requires local governments to review and update their Official Community Plans (OCPs) and Zoning Bylaws (ZBL) by December 31, 2025, following completion of the IHNR, to incorporate land use regulation permissions enabling the 20-year housing need identified by the HNR Method (LGA S.481.7). A subsequent HNR is due by December 31, 2028, and a corresponding OCP and Zoning Bylaw update by December 31, 2030 (LGA S.585.3).

The intent of this change is to ensure that statements, maps, and associated land use designations in both ZBLs and OCPs anticipate and accommodate the identified number of estimated housing units needed over the next 20 years. The requirement to update ZBLs is further intended to provide a “zoning buffer” for the anticipated housing growth, which can theoretically avoid the need for land use regulation changes (i.e. rezoning) to meet minimum housing growth demand.

1.2 IMPLICATIONS FOR THE EXISTING 2023 HOUSING NEEDS REPORT

The IHNR supplements but does not replace the existing 2023 HNA. The existing 2023 HNA is still a valid document with important statements of local housing need alongside reliable data sources. The two documents use different methods and accordingly arrive at different results. Ways to interpret the differences between those results are discussed throughout this report, as appropriate. The HNR Method will reflect higher numbers, as it represents a 20-year need, while the District's 2023 HNA will reflect lower numbers as it projects needs until 2031. Amongst the components of estimated need (described in subsequent sections), of most importance is the total estimated housing units needed for 20 years, the number to be required by zoning. The remainder of the components of estimated need should be used to inform policy and decision-making, alongside the existing HNR, in the context of types, tenures, size and associated target demographics for new housing within the District. Of note, the “Key Areas of Local Need” in the 2023 HNA remain critically important as they should still be used to inform the makeup (type/tenure/target demographic) of new housing.

2.0 IHNR REQUIRED COMPONENTS

2.1 COMPONENTS OF 5 AND 20-YEAR HOUSING CAPACITY

As described in Section 1, local governments are now required to follow a standardized approach to identifying housing need which informs 5 and 20-year housing needs that must be accommodated in ZBLs. HNRs must follow the methodology identified in the *Housing Needs Report Regulation,* which has been colloquially referred to as the "HNR Method".

The HNR Method is a multi-component assessment of housing needs and is applied to municipalities of all sizes. By using a consistent method, the Province intends that municipalities can create assessments of housing needs that are comparable across locations. Technical guidance for the HNR Method is available on the Province's website.[3]

The HNR Method consists of six components, which are added together to provide the total number of housing units needed in a municipality or regional district electoral area (methods for Regional Districts vary slightly). The components are as follows:

- Component A: The number of housing units for households in extreme core housing need
- Component B: The number of housing units for individuals experiencing homelessness
- Component C: The number of housing units for suppressed households
- Component D: The number of housing units for anticipated household growth
- Component E: The number of units required to increase the rental vacancy rate to 3%
- Component F: The number of housing units that reflect additional local demand

For the purposes of calculating 20-year housing need using the HNR Method, the total number of new housing units for the applicable municipality or regional district electoral area is the sum of the six components rounded to the nearest whole number. For calculating the 5-year housing need, components A, C, E, and F are straightforward; the total number of housing units for each is distributed over 20 years, so the 20-year total is divided by 4 to get the 5-year figure. However, for components B and D, the calculation is not as simple as dividing by 4 as these components may require a higher number of units in the first 5 years to address more urgent needs. Please see the following sections for more information on each component.

B.C. HNR Calculator and Data Outputs

Inputs used for HNR calculations utilize publicly available datasets. They include census data, CMHC data, and other sources that are compiled and made available by the Province. In some cases, while publicly available, the required datasets necessitate custom orders from Statistics Canada. To facilitate a more streamlined process, a research group based out of the University of British Columbia has produced a calculator that automates data collection including the required custom datasets and produces raw data for each municipality and regional district

[3] *hnr_method_technical_guidelines.pdf (gov.bc.ca)*

census division (The B.C. HNR Calculator[4]). This calculator has been used to generate the figures contained in the District of Peachland IHNR.

Comparisons Between 2023 HNA Data and 2024 IHNR Data

For many communities, including the District of Peachland, the HNR Method may calculate a different number of housing units needed than the housing needs identified in existing HNRs. This is due to the introduction of new components of estimated housing need, such as additional household demand and an estimation of households that have not formed due to unaffordability "suppressed household formation". These are discussed further in the following sections.

Differences between methods should not be interpreted as correct or incorrect. The HNR Method is an estimate, following a standardized approach intended to be applicable across many different geographics. The intention of identifying components of need across different types and tenures of housing for different target demographics is critical to informing housing policy. Policies and practices should support the intention of the calculator and method, which is to inform the effort and focus of action towards specific housing need.

Table 2 below shows the results of the HNR Method for each component and the most comparable data point from the 2023 HNA for reference. The following sections include a (1) description of each IHNR required component, (2) the estimated number of new units calculated using the HNR Method, and (3) a discussion of any discrepancies between the 2023 HNA and 2024 IHNR.

Table 2. 2023 HNA and 2024 IHNR Data Compared

Component	HNR (2023)	IHNR (2024) Estimated Need[5]	
		5-Year	20-Year
A. Extreme Core Housing Need	Not included (245 households/9.3% in Core Housing Need)	19	76
B. Persons Experiencing Homelessness	Not included	16	33
C. Suppressed Household Formation	Not included	25	102
D. Anticipated Growth	294 (by 2026)	377	1,217
E. Rental Vacancy Rate Adjustment	Not included	2	8
F. Additional Local Demand	Not included	54	215
Total New Units – 5 years	**294**	**494**	
Total New Units – 20 years	**n/a**		**1,650**

For more information on alternative estimates, please refer to

[4] *BC HNR Calculator | Housing Assessment Resource Project (HART)*
[5] The estimates are rounded to the nearest whole number.

APPENDIX B: POPULATION AND DWELLING UNIT and Dwelling Unit Summary Figures, which summarizes alternative population and dwelling unit estimates based on data from the 2023 HNA, 2024 IHNR, and recent regional estimates developed by the Rennie Group, a consulting firm specializing in real estate and market data.

2.1.1 COMPONENT A: EXTREME CORE HOUSING NEED (ECHN)

Indicator Description

The Canadian Mortgage and Housing Corporation (CMHC) defines *core housing need (CHN)* as “a household whose housing does not meet one or more of the minimum requirements of at least one of adequacy (in good repair), affordability (less than 30% of gross income on housing costs), or suitability (having an appropriate number of bedroom) indicators”. The *extreme core housing need* (ECHN) indicator highlights households experiencing any of the CHN criteria while also paying 50% or more of their gross household income toward housing costs. Households in ECHN lack sufficient income to afford an alternative or more suitable housing in the market. These households are extremely vulnerable and likely require some form of subsidized housing option or financial support to alleviate their ECHN.

IHNR Estimated ECHN

To calculate the number of new units needed for ECHN, the HNR Method averages the ECHN rates (the percentage of households in ECHN) for renters and owners from the past four census reports. These average rates are then multiplied by the total number of households in the community, by tenure, from the most recent census and added together.

Table 3 below shows that the District will need an estimated 76 new housing units over the next 20 years, specifically targeting households in ECHN. It should be noted that this could represent an underestimate, as CHN across all communities in Canada decreased for the 2021 Census as a result of temporary Canada Emergency Response Benefit (CERB) payments provided during the COVID-19 pandemic.

Table 3. IHNR Estimated Units Needed to Meet ECHN (Table 2)

Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	2,200	n/a	n/a
Owners with a mortgage	2,200	1.36%	30
Renters	485	9.50%	46
Total New Units to Meet ECHN - 20 years			**76**
Total New Units to Meet ECHN - 5 years[6]			**19**

Discrepancy between 2023 HNA and 2024 IHNR

[6] The total number of housing units for this component is distributed over 20 years, therefore the 20-year result is divided by 4 to calculate the 5-year number. Some components are relatively higher in the first 5 years, reflecting the urgency of addressing them, and so calculating the 5-year total is not as straightforward as simply dividing the 20-year number by 4.

The 2023 HNA did not report specifically on *extreme* core housing need; instead, it focused on the number of households in CHN. It found that 245 households (9.3%) were identified as being in CHN.

The HNR Method uses ECHN as a subset within CHN, recognizing that not all households in CHN require newly built housing to address their housing issues. Some households may find that other solutions such as repairs to existing units are sufficient.

Using the HNR Method, the IHNR identified a total of 76 households in ECHN in Peachland, which includes 46 renter households and 30 owner households with a mortgage. The overall number of households in CHN is higher than those in extreme core housing need due to differing definitions and calculation methods. The ECHN metric has a narrower focus, targeting households facing the most severe affordability challenges to estimate the number of new units required. For Peachland, this equates to an estimated 76 new units needed over a 20-year period to address ECHN.

2.1.2 COMPONENT B: PEOPLE EXPERIENCING HOMELESSNESS (PEH)

Indicator Description

People experiencing homelessness (PEH) is a population not typically well 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. Under the HNR Method, the new provincial 5- and 20-year housing need estimates are based on 2021 data from the provincial Integrated Data Program (IDP), which estimates homelessness at a regional level by combining B.C. Housing shelter data with administrative data from income assistance and disability assistance programs. This is data on the number of people who have accessed services typically associated with those experiencing homelessness.

The IDP provides data on people experiencing homelessness at any point during the year, as a complement to the annual, one-day point-in-time (PiT) counts conducted by many local and regional governments. To be included in IDP counts, individuals must have received income assistance (i.e., B.C. Employment Assistance) and had no fixed address for three consecutive months or stayed in a B.C. Housing-affiliated shelter for at least one night, or both.

IHNR Estimated New Units Needed for PEH

To calculate the number of new homes needed for the current population of people experiencing homelessness (PEH), the Provincial HNR Method uses the regional estimate from the IDP. This estimate is then allocated to each municipality within the region based on its share of the total regional population. For example, if a municipality makes up 10% of the regional population, it is assigned 10% of the regional homeless population through this method. The calculation assumes that each person experiencing homelessness requires one permanent housing unit.

Table 4 below shows that the District will need an estimated 33 new housing units over the next 20 years, specifically targeting PEH.

Table 4. IHNR Estimated Units Needed to Meet Needs of PEH (Table 3)

Regional Population	Local Population	Local Population % of region	Regional PEH	Proportional Local PEH
218,525	5770	2.64%	1,244	33
Total New Units to Homelessness Needs - 20 years				**33**
Total New Units to Homelessness Needs - 5 years[7]				**16**

Discrepancy between 2023 HNA and 2024 IHNR

The 2023 HNA does not include specific homeless data for Peachland, as there is no PiT homeless count undertaken or available that is specific to Peachland, and data on people experiencing homelessness in the District is limited. As noted in the 2023 HNA, the District has identified few individuals who move through the community, but do not reside within it. Currently, the District does not have any shelter bed and housing units for people experiencing or at risk of homelessness.

To address gaps in local data, the Provincial HNR Method uses regional estimates. By distributing these estimates based on population size, it helps balance differences in local government investment in services and housing for people experiencing homelessness. The regional approach to estimating homelessness also accounts for persons who may typically call the District of Peachland home but have relocated to Kelowna or other surrounding municipalities to access services (or live in designated outdoor overnight shelter locations).

2.1.3 COMPONENT C: SUPPRESSED HOUSEHOLD FORMATION

Indicator Description

Suppressed household formation (SHF) refers to households that have not formed due to housing market pressures, including affordability and availability. Some examples of suppressed households include young adults living with their parents for longer periods into adulthood, renters unable to move into ownership due to cost, combined households (such as roommates or multiple couples sharing costs) or households that do not come to the region because of a lack of available or attainable housing. This calculation uses household formation rates from 2006—a time with fewer market pressures and lower prices—to estimate the number of potential households in 2021 if housing conditions had remained the same or become more favourable for forming new households.

IHNR Estimated New Units for Suppressed Household Formation

To estimate SHF, data from the 2006 census—the earliest data available from a time when housing supply was less restricted—is used to determine headship rates by tenure and age group. A headship rate represents the percentage of people in each age and tenure group who

[7] Based on the Guidelines for Housing Needs Reports, the total number of housing units for this component is spread out over 10 years to address the urgent needs of this population. As a result, the 20-year figure is divided by 2 to determine the 5-year target.

are the primary heads of households, calculated by dividing the number of 2006 households by the population within each age and tenure category.

Next, the numbers of *Potential Households* and *Suppressed Households* are calculated to understand how housing needs might have evolved under more favourable conditions. *Potential Households* represent the households that could have theoretically formed if the 2006 headship rates had remained stable. This figure is calculated by applying the 2006 headship rates to the 2021 census data for each age category and tenure type, giving an estimate of how many households might have formed if housing conditions (i.e. costs and availability) were similar to those in 2006.

Suppressed Households, on the other hand, measure the gap between the households that could have formed under 2006 headship rates and the actual number of households formed by 2021. To calculate this, the 2006 headship rates are applied to the latest census population data, estimating how many additional households might have formed if housing conditions had been more accommodating.

The HNR Method estimates the total number of new housing units needed over 20 years to address SHF by calculating the gap between 2021 potential households (based on 2006 rates) and actual households in 2021.

Table 5 below shows that the District will need an estimated 102 new housing units by 2041 to fulfill the suppressed housing demand.

Table 5. IHNR Estimated Units Needed to Address Suppressed Household Formation (Table 8)

Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0	8.82	0	10	0	-1.18	0
25 to 34 years	139.8	55.92	95	85	44.8	-29.08	15.72
35 to 44 years	195.4	38.23	160	60	35.4	-21.77	13.63
45 to 54 years	268.18	67.94	230	75	38.18	-7.06	31.12
55 to 64 years	564.09	52.47	580	95	-15.91	-42.53	0
65 to 74 years	745.16	79.84	735	80	10.16	-0.16	10
75 years and over	461.76	64.65	400	95	61.76	-30.35	31.41
Total New Units to Meet Suppressed Housing Need - 20 years							**101.88**
Total New Units to Meet Suppressed Housing Need - 5 years[8]							**25.47**

[8] The 5-year estimate is calculated in the same way as Component A. Since the total number of housing units for this component is spread over 20 years, the 20-year total is divided by 4 to determine the 5-year number.

Discrepancy between 2023 HNA and 2024 IHNR

No comparable data points are included in the 2023 HNA as this measure has not been tracked or estimated locally. However, **Table 5,** using the HNR Method, estimates that the total need to address suppressed household formation in the District of Peachland is approximately 102 housing units. The two cohorts with the highest number of suppressed households were those aged between 45 to 54 years (31%) or aged 75 years and over (31%).

Several factors may explain why certain age groups have a high concentration of suppressed households—individuals or families who cannot form independent households due to housing constraints. This concentration may be linked to demographic changes; between 2006 and 2021, the population aged 45-54 decreased from 825 to 590, while those aged 75 and older increased from 425 to 785. Using the 2006 headship rate (household formation rate) for these age groups on today's different population sizes can distort estimates, potentially overestimating the housing units needed.

This number as a whole is more important than the individual age categories and suggests that housing limitations (cost or availability) are preventing people from being able to establish their own households. In Peachland, the growing senior population may need more accessible or age-friendly housing or may prefer to downsize. The 2023 HNA identifies this as a significant local issue, highlighting a demand for senior housing options like independent living, assisted living, and long-term care facilities.

2.1.4 COMPONENT D: ANTICIPATED HOUSEHOLD GROWTH

Indicator Description

Anticipated household growth (AHG) quantifies the additional households required to accommodate an increasing population in Peachland over the next 20 years.

IHNR Estimated New Units Needed to Address Anticipated Household Growth

This growth projection is based on taking the average of two scenarios:

- A local growth scenario that is based on B.C. Stats population projections; these projections are based on births, deaths, in-migration and out-migration for a municipality. B.C. Stats population projections are calibrated for each municipality to account for migration and growth rates based on both historical trends and current federal immigration policy.
- A regional growth scenario that calculates the total number of anticipated households if a municipality follows regional growth rates.

Table 6 below shows that the District will need an estimated 1,217 total new housing units to meet anticipated household growth by 2041.

Table 6. IHNR Estimated Units Needed to Meet Anticipated Growth (Table 10)

Growth Scenarios	Regional Growth Rate	Households 2021	Households 2041	New Units
Local Household Growth	n/a	2,690	3,552	862
Regionally Based Household Growth	58.40%	2,690	4,261.08	1,571.08
Scenario Average				1,216.54
Total New Units to Meet Household Growth Needs - 20 years				**1,216.54**
Total New Units to Meet Household Growth Needs - 5 years[9]				**376.99**

Discrepancy between 2023 HNA and 2024 IHNR

Differences in the population projections reported in the 2023 HNA and the IHNR can be explained by several factors, including differences in methodology, updated data, and alternative data sources. In contrast to the HNR Method outlined above, the 2023 HNA estimates household growth based on population projections provided by B.C. Stats for the 2021–2041 period for School District 23 Trustee Electoral Area 2 (SD 23 TEA 2), which includes Peachland, Central Okanagan West Electoral Area, Tsinstikeptum Indian Reserve 9 and 10. The growth rates for each age group are applied to Peachland's 2021 population, based on the assumption that Peachland's population will grow at the same rate as the rural areas of Central Okanagan, as defined within SD 23 TEA 2.

The 2023 HNA projected the number of households in the District of Peachland to increase by 294 over the five years from 2021 to 2026, reaching a total of 2,959 households, equating to a demand for 294 additional housing units. Comparatively, using the HNR Method, the IHNR estimates a higher five-year need for 377 new housing units to adequately meet household growth.

For more detailed information and alternative projections on population changes and the expected number of dwelling units required to meet household growth, please refer to Appendix B: Population and Dwelling Unit Summary Figures.

2.1.5 COMPONENT E: RENTAL VACANCY RATE OF 3%

Indicator Description

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. Including a RVRA in calculations of housing need has been recommended by multiple sources, including the Expert Panel on Housing Supply and Affordability (B.C./Canada) and CMHC. Typically, rates between 3% and 5% are considered healthy rates.

An RVRA is an estimate of the number of additional rental units needed to achieve a "healthy" vacancy rate in a given area. A rental vacancy rate—the number of rental units that are vacant

[9] See the Guidelines for Housing Needs Reports – HNR Method Technical Guidance document for more information on how this is broken down to estimate the 5-year need.

between tenants–between 3% and 5% is generally considered healthy. The IHNR calculations uses a rental vacancy rate of 3%.

IHNR Estimated New Units Needed for a 3% Vacancy Rate

The HNR Method relies on Primary Rental Market Vacancy Rate data from the Canada Mortgage and Housing Corporation (CMHC) to estimate the number of new units needed for a "healthy and well-functioning rental housing market".

In 2021, there were an estimated 485 renter households. The HNR Method calculates the additional number of new units needed as the difference between the units required for a healthy 3% vacancy rate (the Target Vacancy Rate) and the current estimated number of rental units (the Local Vacancy Rate). Local vacancy data for Peachland is not available, so following the technical guidance provided by the province, the provincial vacancy rate of 1.4% was used to estimate the local estimated number of units.

Table 7 below shows that the District will need an estimated 8 new housing units by 2041 to achieve a healthy rental vacancy rate of 3%. It is important to note that this projection assumes that adequate rental housing will also be provided to meet the current and future demands outlined in Components A, B, C, and D.

Table 7. IHNR Estimated Units Needed to Achieve a 3% Rental Vacancy Rate (Table 11)

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3%	97%	485	500
Local Vacancy Rate	1.40%	98.60%	485	491.89
Total New Units to Achieve 3% Vacancy Rate - 20 years				**8.11**
Total New Units to Achieve 3% Vacancy Rate - 5 years[10]				**2.03**

Discrepancy between 2023 HNA and 2024 IHNR

The IHNR's projection of a need for two new units by 2026 or eight new rental units by 2044 relies on assumptions about the existing number of rental units and substitutes provincial data for local information due to the lack of available local data. Specifically, the IHNR used a provincial vacancy rate of 1.4% to project the units needed to reach a 3% vacancy rate.

The 2023 Housing Needs Report (HNR) projects that Peachland will need an additional 133 rental units by 2026, a significantly higher estimate than provided by the IHNR. This difference can be explained by several factors, including differences in data sources, methodologies, and assumptions about market needs.

The IHNR offers a general estimate of the units required to maintain a "healthy market" with a 3% vacancy rate. A direct comparison is also challenging because the 2023 HNA does not include Peachland's primary rental market vacancy rate. For small communities like Peachland, CMHC does not always publish data on rental housing stock. This is done to protect

[10] Similar to components A, C, and F, the total number of housing units for this component is distributed over 20 years. Therefore, the 20-year result is divided by 4 to calculate the 5-year number.

confidentiality in smaller markets, and because the small sample size may result in data that is not statistically reliable (p. 4-32).

However, some assumptions can be made based on the available data to contextualize the IHNR and 2023 estimates. In Peachland, as reported in the 2023 HNA, approximately 82% of residents own their homes, while only 18% rent (p. 3-25). If future growth maintains the current ratio of the owner-to-renter households, Peachland will likely need more new rental units than the IHNR projects.

Further, the 2023 Housing Needs Report (HNR) uses slightly different data, incorporating both renter households in market-rate units and those in subsidized housing,[11] which made up about 22.7% of tenant households in 2021 (p. 3-25). The 2023 HNA also highlights that a significant portion of Peachland's renter households (31.9%) are in CHN, compared to just 4.4% of owner households (p. 5-37). As Peachland is in close proximity to several other housing markets, residents may choose to relocate to access more available and affordable rental options, which could distort the numbers further.

In summary, the IHNR's estimate should be considered a conservative baseline, with actual rental needs likely being higher.

2.1.6 COMPONENT F: DEMAND BUFFER

Indicator Description

The final component of the HNR Method is the "demand buffer"—the additional number of housing units calculated to address demand beyond the minimum needed for current and future residents. The demand buffer is designed to ensure that the HNR Method, in calculating the total number of units needed over 5 and 20 years, accounts for units required to meet "healthy" market demand in municipalities. The demand buffer essentially builds in the extra capacity that is needed to meet healthy market demand—which is needed to provide more housing choices. This helps accommodate fluctuations in market conditions and supports a diverse range of housing options for residents. Examples of the kind of demand for extra capacity include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.

IHNR Estimated New Units Needed to Address the Demand Buffer

To determine the number of new units needed to address the "demand buffer," a demand factor is calculated for the municipality. This factor is based on the ratio between housing prices and housing density. 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 figure used for the demand factor for Peachland (0.98 in **Table 8**

[11] Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements, and housing allowances.

below) is provided by the Province. The exact methodology for determining the demand factor is not provided by the Province, but a higher demand factor represents lower density and lower cost relative to higher density and/or higher cost communities (for comparison, Kelowna has a demand factor of 0.39).

Table 8 below shows that the District will need an estimated 215 new housing units to address local demand over the next 20 years (2021-2041).

Table 8. IHNR Estimated Units Needed to Address the "Demand Buffer" (Table 12)

Component	Result
A. Extreme Core Housing Need	76.06
B. Persons Experiencing Homelessness	32.85
C. Suppressed Household Formation	101.88
E. Rental Vacancy Rate Adjustment	8.11
Total	**218.9**
Demand Factor	0.98
Total New Units to Address Demand Buffer - 20 years	**215.03**
Total New Units to Address Demand Buffer - 5 years[12]	**53.76**

Discrepancy between 2023 HNA and 2024 IHNR

This component is a new requirement of HNRs and was not included in the 2023 HNA, contributing to differences in the number of units estimated to meet housing needs by 2041.

2.2 SUMMARY OF TOTAL 5-YEAR AND 20-YEAR HOUSING NEED

Table 9 below summarizes the total 5-year and 20-year housing need for the District of Peachland. The calculation of 5-year housing need is based on the 20-year calculation for each of the six components of current and anticipated need described in Section 2.1 above, rounded to the nearest whole number.

Table 9. IHNR Summary of Estimated New Units Needed; 5 and 20-Year Need (Table 13)

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	19	76
B. Persons Experiencing Homelessness	16	33
C. Suppressed Household Formation	25	102
D. Anticipated Growth	377	1217
E. Rental Vacancy Rate Adjustment	2	8
F. Additional Local Demand	54	215
Total New Units – 5 years	**494**	
Total New Units – 20 years		**1,650**

[12] Similar to components A, C, and E, the total number of housing units for this component is distributed over 20 years. Therefore, the 20-year result is divided by 4 to calculate the 5-year number.

Implications of IHNR Housing Estimates

The headline figures from the method above result in a need for 1,650 housing units over the next 20 years. The *Local Government Act* requires the OCP and Zoning Bylaw to be amended by December 31, 2025, to accommodate this number of units, at a minimum.

2.3 LIST OF ACTIONS TAKEN SINCE 2023 HNA

Interim Housing Needs Reports (IHNRs) must include a list of actions each municipality has taken to address housing needs since their latest Housing Needs Report (HNR), as specified in Section 790(3)(b)(ii) of the *Local Government Act*.

The following section presents a chronological summary of actions taken by the District of Peachland which support housing development since receiving the 2023 HNA in September 2023.

- **December 2023:** Council established the Downtown Revitalization Task Force to help guide the development of the Peachland Downtown Revitalization Implementation Strategy (DRIS). Currently underway, the DRIS is expected to provide actionable recommendations to incentivize new investments in housing and services in Downtown Peachland.
- **December 2023:** The District of Peachland received a consultant-led report analyzing land economics and viability conditions under which future development or redevelopment of downtown sites may occur, and some of the key regulatory and policy considerations that may be required to incentivize development activity.
- **June 2024:** Council adopted Bylaw 2422, 2024 which amends Zoning Bylaw 2400, 2023 to accommodate the Province's new Small-Scale Multi-Unit Housing (SSMUH) legislation (Bill 44).
- **July 2024:** Council approved the Comprehensive Form and Character Development Permit for a residential multi-family development at 5481 Clements Crescent. The permit allows for the construction of a 98-unit rental building and the approval included significant variances to decrease on-site parking and increase building height.
- **August 2024:** Council announced a significant property acquisition and provincial grant award to facilitate the construction of a 104-space childcare facility adjacent to Peachland Elementary School and the recently approved 98-unit rental building on Clements Crescent.
- **August 2024:** Council approved the Rezoning and Comprehensive Form and Character Development Permit for Phase 2 of a residential multi-unit development at 4444 5th Street, constructed municipally owned land leased to a non-profit housing provider. The permit allows for the construction of a 73-unit apartment building and the approval included significant variances to decrease on-site parking requirements.

- **September 2024:** The District's second application to the Housing Accelerator Fund (HAF) requested $4.7 million to deliver 244 housing units over 3 years. The application is currently under review by the Canada Mortgage and Housing Corporation. Council endorsed the following proposed initiatives for the District's application under the second round of the Housing Accelerator Fund (HAF) Program:
    - Downtown Revitalization Implementation Strategy
    - Prioritized Development Approvals Process and E-Permitting Process Efficiencies
    - Municipal Lands for Housing Strategy
    - Missing Middle Strategy
    - Encouraging and Incenting Secondary Suites and Accessory Dwelling Units (ADUs)

2.4 HOUSING NEAR TRANSIT & TRANSPORTATION INFRASTRUCTURE

The District of Peachland IHNR must include a statement regarding the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation, as per *Local Government Act* section 790(3)(b)(iii). The balance of this section is provided to fulfill this need.

Alternative transportation that is a viable and safe alternate to driving in Peachland includes:

- Local Bus service (Route 22) connecting West Kelowna (Westbank Centre) with weekday hourly service to Peachland (and is part of the Kelowna transit network).
- Regional Bus service (Route 70) which connects downtown Kelowna to Penticton with a stop in Peachland (4 times weekdays).
- Westside Trail (Trail of the Okanagan) runs north along Okanagan Lake. Recent funding has enabled connection to West Kelowna. Potential to tie into the Okanagan Rail Trail that extends from Kelowna north to Vernon and Sicamous.
- Highway Underpasses: At Princeton/Beach Avenue, and Trepanier Creek (near Todd Road) providing safe active transportation options to connect to Downtown. Crosswalks are also available at Ponderosa Drive and Clements Crescent
- Active Transportation Network: A network of cycling and walking routes throughout the community, with improvements identified in the 2023 ATNP to expand and address gap sections.

The 2018 District of Peachland Official Community Plan addresses the need for housing near alternative forms of transportation as listed above. Primarily, the OCP supports the provision of "safe and convenient pedestrian and bicycle access to schools, parks and between neighbourhoods" as evidenced by the following policies:

- Policy 5.6.7.10 encourages the development of alternative and multi-modal transportation networks.
- Policy 5.7.6 encourages the development of a street network that efficiently supports the various modes of transportation between neighbourhoods and commercial areas, including cycling, public transit, walking, and private vehicles.
- Policy 5.7.12 encourages increasing access to alternative modes of transportation through neighbourhood design which also reduces travel distance and trip frequency.

2.4.1 STATEMENT OF NEED FOR HOUSING IN CLOSE PROXIMITY TO TRANSPORTATION INFRASTRUCTURE

In Peachland, the proximity of housing to transportation infrastructure is vital for reducing reliance on personal vehicles and enhancing accessibility for all residents. The District's has identified gaps in the active transportation (AT) network to improve connectivity between homes and key amenities and the recent 2023 Active Transportation Network Plan identifies priority projects to improve the network.

The District of Peachland acknowledges that supporting and locating new housing near alternative transportation infrastructure, or planned alternative transportation infrastructure, enhances equity by providing all residents (including those who cannot or do not drive) with improved access to daily needs while potentially reducing household costs. The District of Peachland further acknowledges that supporting and locating new housing near active transportation infrastructure improves justification for funding these projects and improves likelihood of their use.

While public transportation options in Peachland are currently limited, the District acknowledges that continuing to locate additional housing near existing transit routes supports increased service levels into the future.

APPENDIX A: HNA CALCULATOR DATA TABLES

Based on new regulations developed by the Province of B.C., municipalities are now required to develop a multi-component assessment of housing need to determine the 5 and 20-year housing needs to be accommodated through OCPs using the HNR Method.

The *HNR Method* is a provincially established and standardized approach that local governments must use to calculate the number of housing units their communities will need over 5 and 20 years. Technical guidance for the HNR Method is available on the Province's website.[13]

The HNR Method consists of six components (A-F), which are added together to provide the total number of housing units needed in the District of Peachland. The components are as follows:

A. The number of housing units for households in extreme core housing need
B. The number of housing units for individuals experiencing homelessness
C. The number of housing units for suppressed households
D. The number of housing units for anticipated household growth
E. The number of housing units required to increase the rental vacancy rate to 3%
F. The number of housing units that reflects additional local housing demand ("demand buffer").

The following tables are the direct output of the HNR Calculator and reference the steps identified in the HNR Technical Guidance document provided by the Province of B.C.

COMPONENT A: EXTREME CORE HOUSING NEED (ECHN)

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a. Owner and Rental Households

Total number of owner and renter households in the four previous census years (Step 1)

Total Households	2006	2011	2016	2021
Owners	1830	1995	2115	2200
Renters	320	315	345	485

[13] *hnr_method_technical_guidelines.pdf (gov.bc.ca)*

Table 1b. Extreme Core Housing Need

Total number of owner and renter households in ECHN in the four previous census years, with average ECHN rate. Data for owners with a mortgage is only available for 2021 (Step 2).

	2006		2011		2016		2021		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	#	% of total	Average ECHN Rate
Owners with a mortgage	n/a	n/a	n/a	n/a	n/a	n/a	30	1.36%	1.36%
Renters	30	9.38%	40	12.70%	30	8.70%	35	7.22%	9.50%

Table 2. 2021 ECHN Total

Total estimated number of owner and renter households in ECHN in 2021. (Table 1a + Table 1b) (Steps 3 and 4).

Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	2200	n/a	n/a
Owners with a mortgage	2200	1.36%	30
Renters	485	9.50%	46
Total New Units to Meet ECHN - 20 years			**76**

COMPONENT B: INDIVIDUALS EXPERIENCING HOMELESSNESS

Table 3. Homes for People Experiencing Homelessness (PEH)

Estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1 – 3).

Local Population				
Regional Population	#	% of region	Regional PEH	Proportional Local PEH
218,525	5770	2.64%	1,244	32.85
Total New Units to Homelessness Needs - 20 years				**32.85**

COMPONENT C: SUPPRESSED HOUSEHOLD FORMATION

Table 4a. Age of Household Maintainer

Total number of owner and renter households in 2006 by age of primary household maintainer (Step 1).

Age – Primary Household Maintainer 2006 Categories	2006 Households Owner	2006 Households Renter
Under 25 years	0	10
25 to 34 years	125	50
35 to 44 years	230	45
45 to 54 years	375	95
55 to 64 years	430	40
65 to 74 years	420	45
75 years and over	250	35

Table 4b. Owner & Renter Age of Household Maintainer

Total number of owner and renter households in 2021 by age of primary household maintainer (Step 1, cont'd).

	2021 Potential Households		2021 Households		2021 Supressed Households		
Age Categories Household Maintainers	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0	8.82	0	10	0	-1.18	0
25 to 34 years	139.8	55.92	95	85	44.8	-29.08	15.72
35 to 44 years	195.4	38.23	160	60	35.4	-21.77	13.63
45 to 54 years	268.18	67.94	230	75	38.18	-7.06	31.12
55 to 64 years	564.09	52.47	580	95	-15.91	-42.53	0
65 to 74 years	745.16	79.84	735	80	10.16	-0.16	10
75 years and over	461.76	64.65	400	95	61.76	-30.35	31.41
Total New Units to Meet Suppressed Housing Need - 20 years							**101.88**

Table 5. Population by Age Category in 2006 and 2021

Population by age category in 2006 and 2021 (Step 2).

		2006		2021	
Age Categories – Household Maintainers	**Age Categories – Population**	**All Categories**	**Summed Categories**	**All Categories**	**Summed Categories**
15 to 24 years	15 to 19 years	225	380	170	335
15 to 24 years	20 to 24 years	155	380	165	335
25 to 34 years	25 to 29 years	135	380	160	425
25 to 34 years	30 to 34 years	245	380	265	425
35 to 44 years	35 to 39 years	215	565	215	480
35 to 44 years	40 to 44 years	350	565	265	480
45 to 54 years	45 to 49 years	405	825	245	590
45 to 54 years	50 to 54 years	420	825	345	590
55 to 64 years	55 to 59 years	465	930	525	1220
55 to 64 years	60 to 64 years	465	930	695	1220
65 to 74 years	65 to 69 years	405	775	700	1375
65 to 74 years	70 to 74 years	370	775	675	1375
75 years and over	75 to 79 years	250	425	390	785
75 years and over	80 to 84 years	115	425	240	785
75 years and over	85 years and over	60	425	155	785

Table 6. 2006 Headship Rate

2006 headship rate in each age category for both renters and owners (Step 3).

	2006 Households			2006 Headship Rate	
Age Categories – Household Maintainers	**Owner**	**Renter**	**2006 Population Total**	**Owner**	**Renter**
15 to 24 years	0	10	380	0	0.0263
25 to 34 years	125	50	380	0.3289	0.1316
35 to 44 years	230	45	565	0.4071	0.0796
45 to 54 years	375	95	825	0.4545	0.1152
55 to 64 years	430	40	930	0.4624	0.043
65 to 74 years	420	45	775	0.5419	0.0581
75 years and over	250	35	425	0.5882	0.0824

Table 7. Potential 2021 Headship Rates

Potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

	2006 Headship Rate			2021 Potential Households	
Age Categories – Household Maintainers	Owner	Renter	2021 Population Total	Owner	Renter
15 to 24 years	0	0.0263	335	0	8.82
25 to 34 years	0.3289	0.1316	425	139.8	55.92
35 to 44 years	0.4071	0.0796	480	195.4	38.23
45 to 54 years	0.4545	0.1152	590	268.18	67.94
55 to 64 years	0.4624	0.043	1220	564.09	52.47
65 to 74 years	0.5419	0.0581	1375	745.16	79.84
75 years and over	0.5882	0.0824	785	461.76	64.65

Table 8. Suppressed Households

Number of suppressed households by subtracting actual households in 2021 from potential households in 2021, by age category (Steps 5 and 6).

	2021 Potential Households		2021 Households		2021 Suppressed Households		
Age Categories Household Maintainers	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0	8.82	0	10	0	-1.18	0
25 to 34 years	139.8	55.92	95	85	44.8	-29.08	15.72
35 to 44 years	195.4	38.23	160	60	35.4	-21.77	13.63
45 to 54 years	268.18	67.94	230	75	38.18	-7.06	31.12
55 to 64 years	564.09	52.47	580	95	-15.91	-42.53	0
65 to 74 years	745.16	79.84	735	80	10.16	-0.16	10
75 years and over	461.76	64.65	400	95	61.76	-30.35	31.41
Total New Units to Meet Suppressed Housing Need - 20 years							**101.88**

COMPONENT D: ANTICIPATED HOUSEHOLD GROWTH

Table 9. Regional Population

20-year population projection and growth rate for the RDCO (Step 1).

Regional District Projections	2021	2041	Regional Growth Rate
Households	94335	149431	0.584

Table 10. 20-Year Housing Need

Number of new homes needed in next 20 years, calculated with the average of municipal and regional growth projections (Steps 2 – 5).

Growth Scenarios	Regional Growth Rate	Households 2021	Households 2041	New Units
Local Household Growth	n/a	2,690	3,552	862
Regionally Based Household Growth	58.40%	2,690	4,261.08	1,571.08
Scenario Average				1,216.54
Total New Units to Meet Household Growth Needs - 20 years				**1,216.54**

COMPONENT E: RENTAL VACANCY RATE OF 3%

Table 11. Rental Deficit

Difference between existing rental homes and the total number required for a 3% vacancy rate (Steps 1 – 4).

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3%	97%	485	500
Local Vacancy Rate	1.40%	98.60%	485	491.89
Total New Units to Achieve 3% Vacancy Rate - 20 years				**8.11**

COMPONENT F: DEMAND BUFFER

Table 12. Additional Demand

Additional demand derived from applying the demand factor to Component A, B, C & E totals (Steps 1 and 2).

Component	Result
A. Extreme Core Housing Need	76.06
B. Persons Experiencing Homelessness	32.85
C. Suppressed Household Formation	101.88
E. Rental Vacancy Rate Adjustment	8.11
Total	**218.9**
Demand Factor	0.98
Total New Units to Address Demand Buffer - 20 years	**215.03**

TOTAL 5-YEAR AND 20-YEAR HOUSING NEED

The calculation of 5-year housing need is based on the 20-year calculation for each of the six components of current and anticipated need described above. The 5-year total number of new housing units for the applicable municipality or regional district electoral area (EA) is the sum of the six components, rounded to the nearest whole number.

Table 13: Total New Units, 5 and 20-Year Need

Component	5 Year Need[14]	20 Year Need
A. Extreme Core Housing Need	19.01	76.06
B. Persons Experiencing Homelessness	16.42	32.85
C. Suppressed Household Formation	25.47	101.89
D. Anticipated Growth	376.99	1,216.54
E. Rental Vacancy Rate Adjustment	2.03	8.11
F. Additional Local Demand	53.76	215.03
Total New Units – 5 years	**494**	
Total New Units – 20 years		**1,650**

[14] Note: some components are relatively higher in the first 5 years, reflecting the urgency of addressing them, and so calculating the 5-year total is not as straightforward as simply dividing the 20-year number by 4.

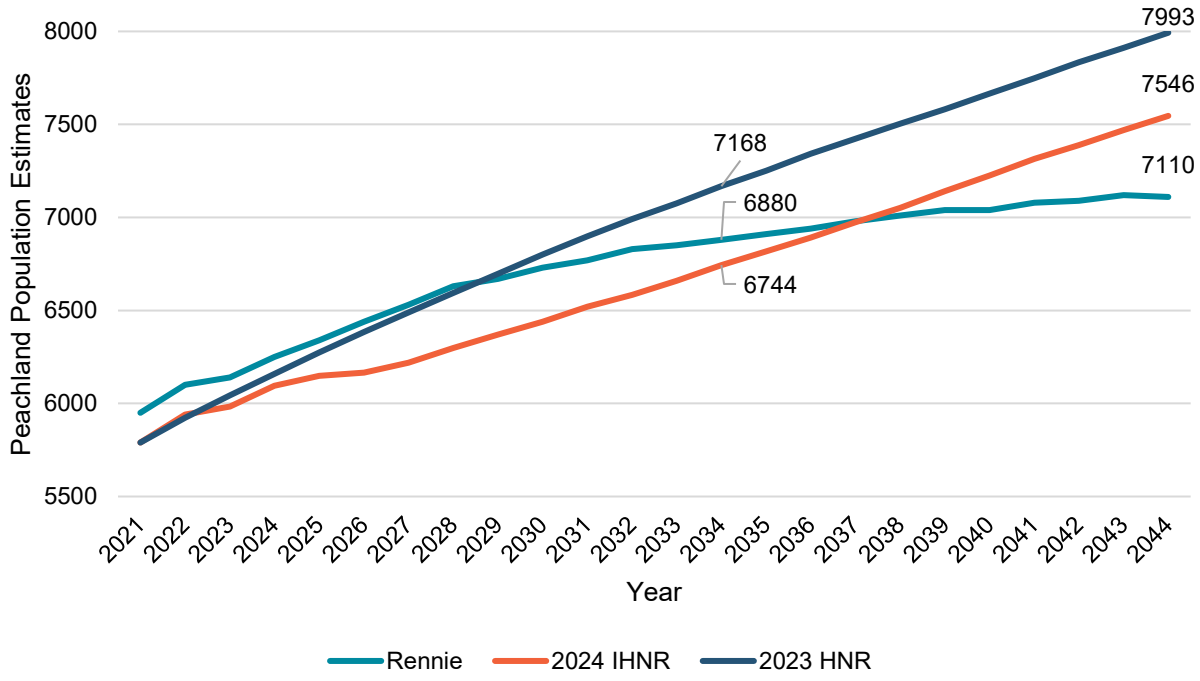
APPENDIX B: POPULATION AND DWELLING UNIT SUMMARY FIGURES

The figures in the 2023 HNA and 2024 IHNR should be viewed as estimates, not definitive values, as they are shaped by the specific methodological assumptions and data sources. **Figures 1 and 2** below display population projections (2021 to 2044) and estimates of dwelling units (2022 to 2044), respectively, derived from three sources: (1) the 2023 HNA, (2) the 2024 IHNR, and (3) additional estimates for Peachland developed by the Rennie Group, as part of a broader set of estimates for all local governments in the Regional District of Central Okanagan (RDCO).

Population Estimates for the District of Peachland (2021-2044), Various Data Sources

Figure 1 illustrates population projections for the District of Peachland from 2021 to 2044 across three growth scenarios. The high growth scenario, shown by the dark blue trend line, is based on projections developed for the 2023 HNA. This scenario estimates an increase in population from 5,790 in 2021 to 7,993 by 2044, representing a growth of 2,203 people. The medium growth scenario, depicted by the orange trend line, is based on data sources used for the 2024 IHNR. It projects Peachland's population to grow from 5,790 in 2021 to 7,546 in 2044, an increase of 1,756 people. The low growth scenario, represented by the light blue line and using data from the Rennie Group, shows a population increase from 5,950 in 2021 to 7,110 in 2044, adding 1,160 people over the period.

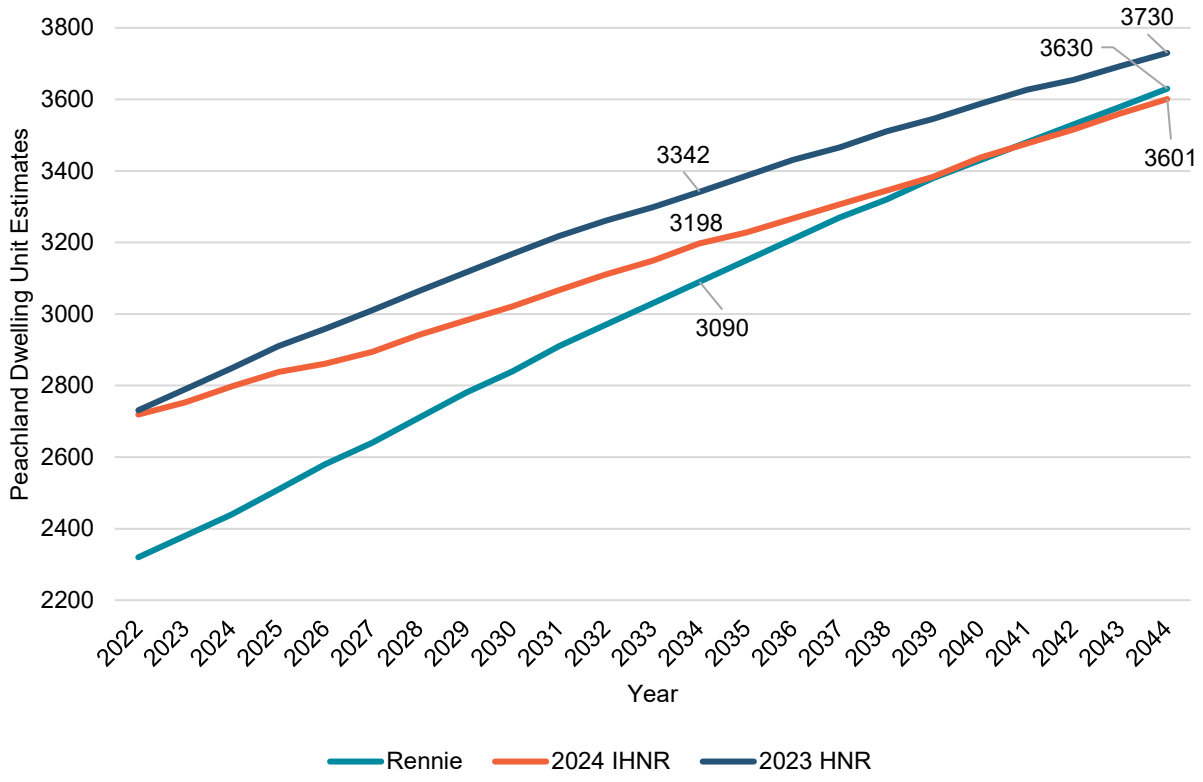
Figure 1. District of Peachland Population Estimates (2021-2044), Various Data Sources



Dwelling Unit Estimates for the District of Peachland (2022-2044), Various Data Sources

Figure 2 presents three estimates for the number of dwelling units in Peachland from 2022 to 2044, using the same data sources as in **Figure 1**. The growth scenario indicated by the orange trend line, based on data from the 2024 IHNR, projects an increase in dwelling units from 2,719 in 2022 to 3,601 in 2044—an addition of 882 units. The dark blue trend line, derived from 2023 HNA data, estimates growth from 2,731 to 3,730 units, totalling an increase of 999 units. The light blue trend line, informed by data from the Rennie Group, projects growth from 2,320 units in 2022 to 3,630 in 2044, adding 1,310 units over this period. Overall, the Rennie data projects the highest increase in dwelling units among the three scenarios.

Figure 2. District of Peachland Dwelling Unit Estimates (2022-2044), Various Data Sources



Each of the three population growth and dwelling unit estimates for the District arrive at similar, but different results. The variation in the estimates may be explained by differences in data sources including the geographic boundaries used for data collection and small discrepancies from total households reported due to rounding. The 2024 IHNR estimate uses data collected from the latest B.C. Statistics population projections for Peachland. The 2023 HNA estimate was developed based on the population projection for the School District 23 Central Okanagan – Trustee Electoral Area 2 that includes a large geographical area (covering Peachland) plus Tsinstikeptum 9 and Tsinstikeptum 10 reserves, as the population projection at municipal level was not available at the time when the 2023 HNA was written.

Differences in the estimates may also be attributed to the use of a high/lower population growth rate, larger/smaller household size, and different methodologies of using headship rates to

predict suppressed household formation. The different projections may assume varying rates of demographic changes, such as aging population trends, household size reduction, or shifts in migration patterns. Additionally, the longer the projection horizon, the greater the uncertainty. Small differences in annual assumptions between the three projections can compound over time, leading to a more significant difference in the population and dwelling unit estimates by 2044.