

# Welcome!

The County of St. Paul, the Town of St. Paul, the Town of Elk Point, and the Summer Village of Horseshoe Bay are developing Regional Housing Strategy to improve the availability of safe, suitable, and affordable housing for current and future residents.

This past spring, we heard from residents and interested parties about local challenges and opportunities, and ideas to improve housing. Now, we are seeking feedback to confirm what we heard in the spring and gather input on the draft strategies and actions that will direct future housing decisions in the region.

Following this round of engagement, your feedback will be used to help us finalize the Regional Housing Strategy and Implementation Plan, which will include timelines, priorities, and community leads and partners required to successfully guide housing action.

## Project Timeline

### PHASE 1

#### IDENTIFYING HOUSING NEEDS WINTER/SPRING 2025

- Review background documents
- Engage community members and interested parties
- Complete housing supply and needs analysis
- Prepare a Housing Needs Assessment for each community in the region

### PHASE 2

#### DEVELOPING HOUSING ACTIONS SPRING/SUMMER 2025

- Develop a draft Regional Housing Strategy based on insights from Phase 1
- Engage community members and interested parties
- Finalize Regional Housing Strategy
- Present the final Strategy to Council

.....WE ARE HERE.....

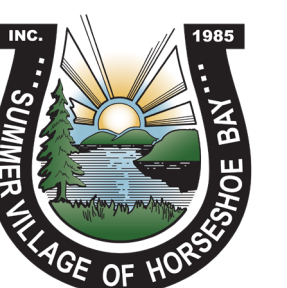
## Round 2 Engagement

### We Want to Hear From You!

- Provide your feedback on the following display boards
- Complete the online survey between July 30 – August 27, 2025



Visit the project website to learn more and complete the survey:  
<https://www.surveymonkey.ca/r/RegionalHousingStrategy>  
Or scan this QR code

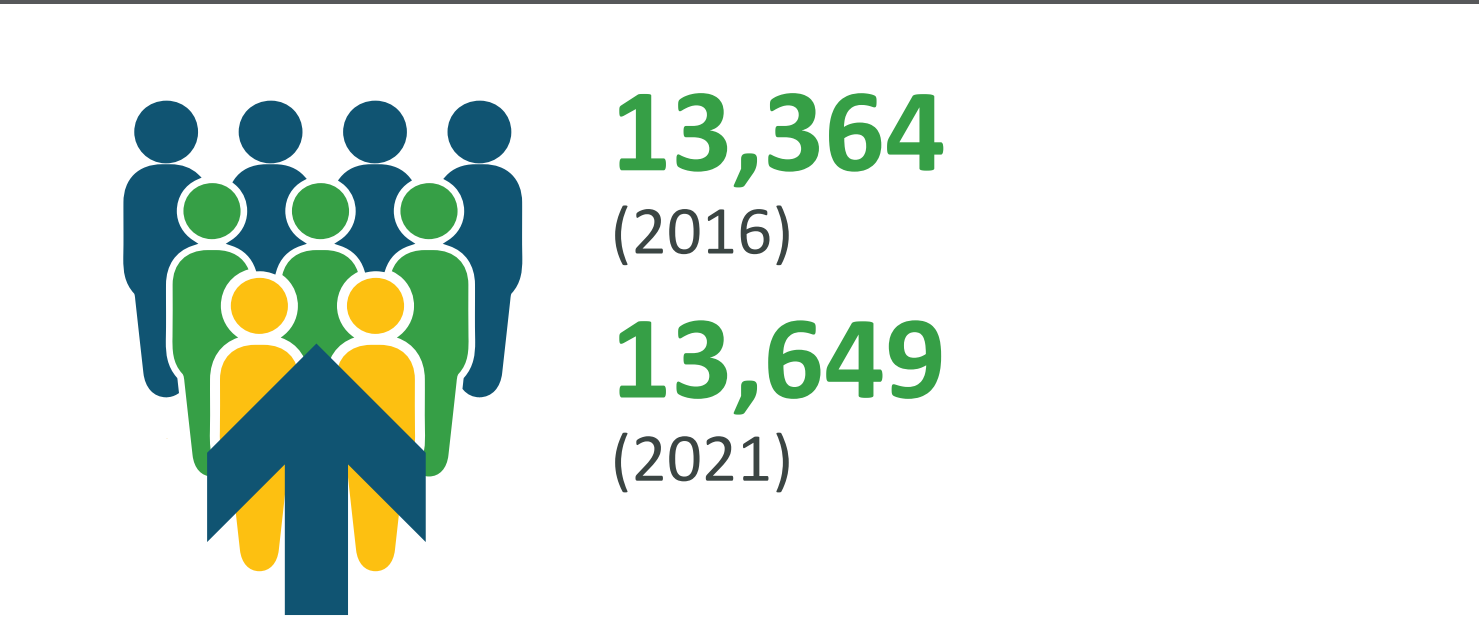
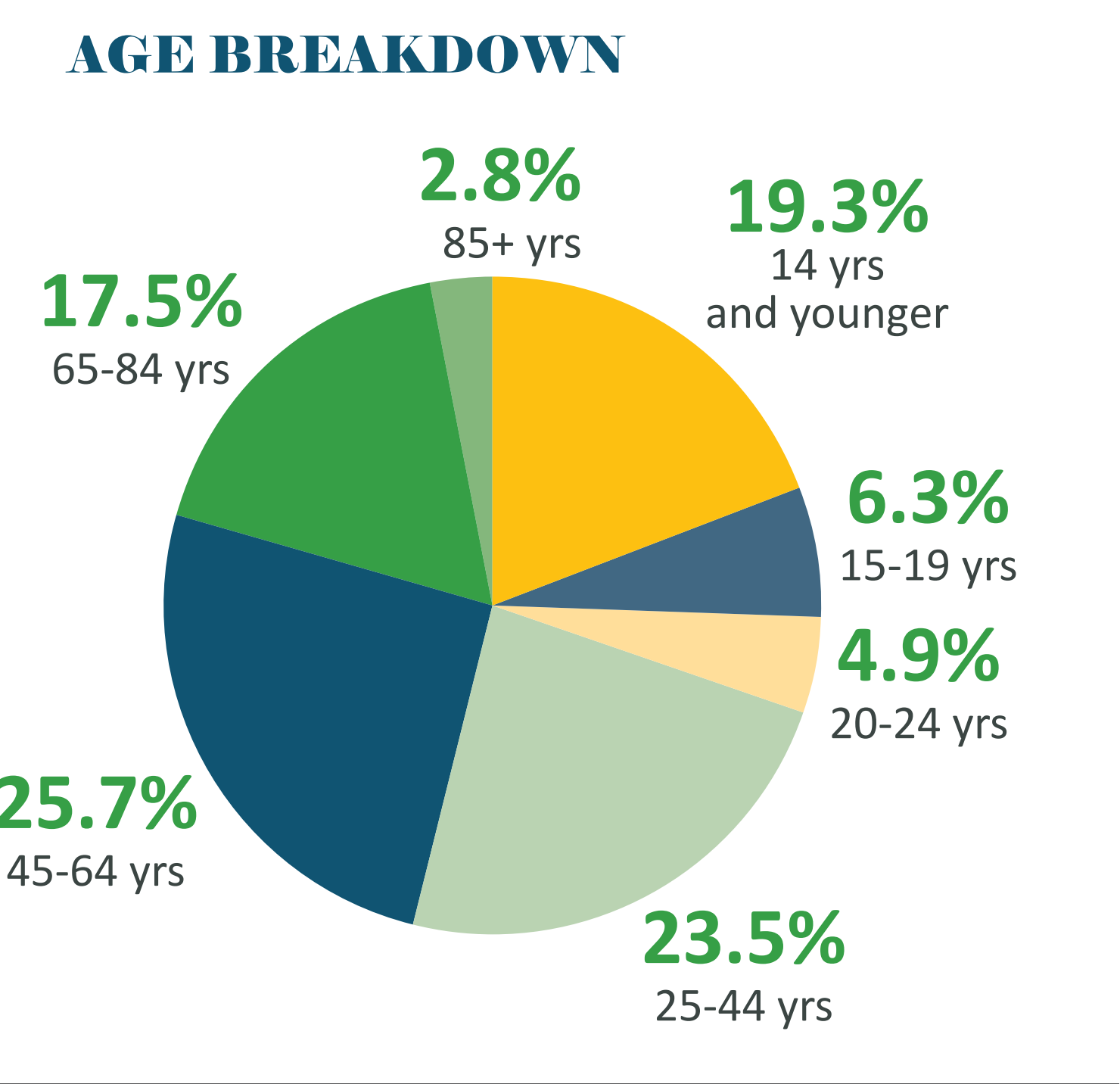


# St. Paul Region Community and Housing Profile

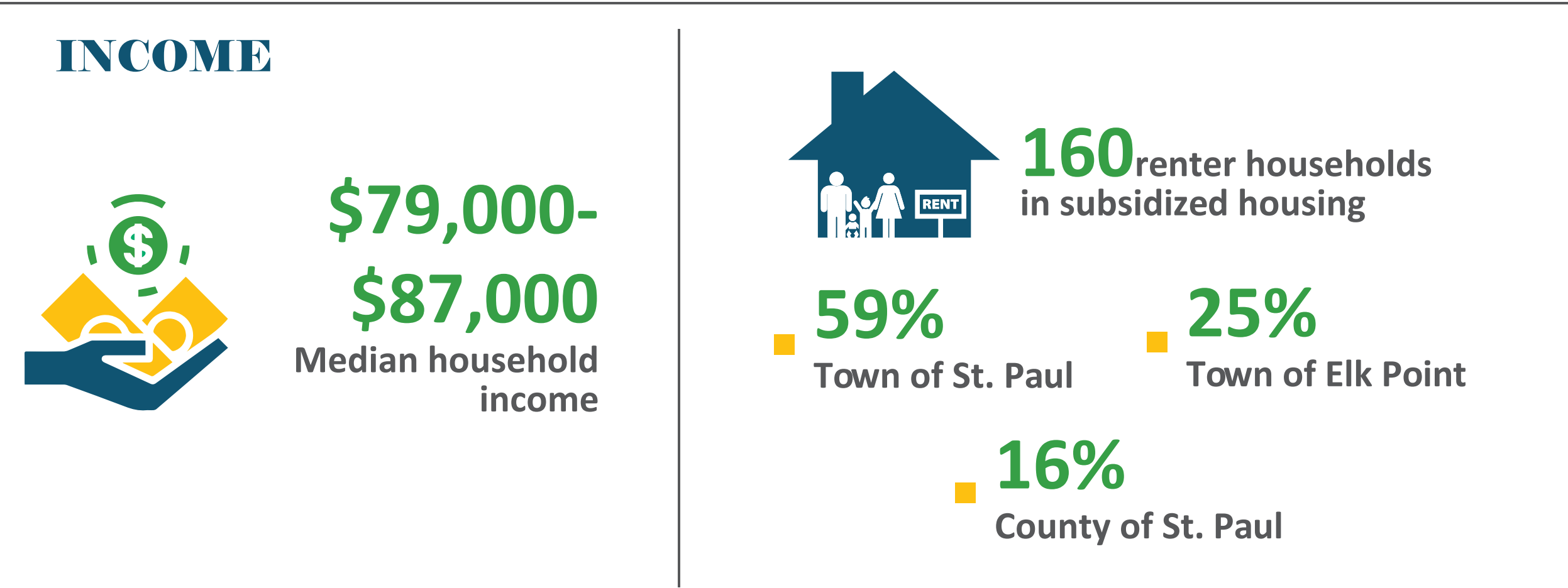
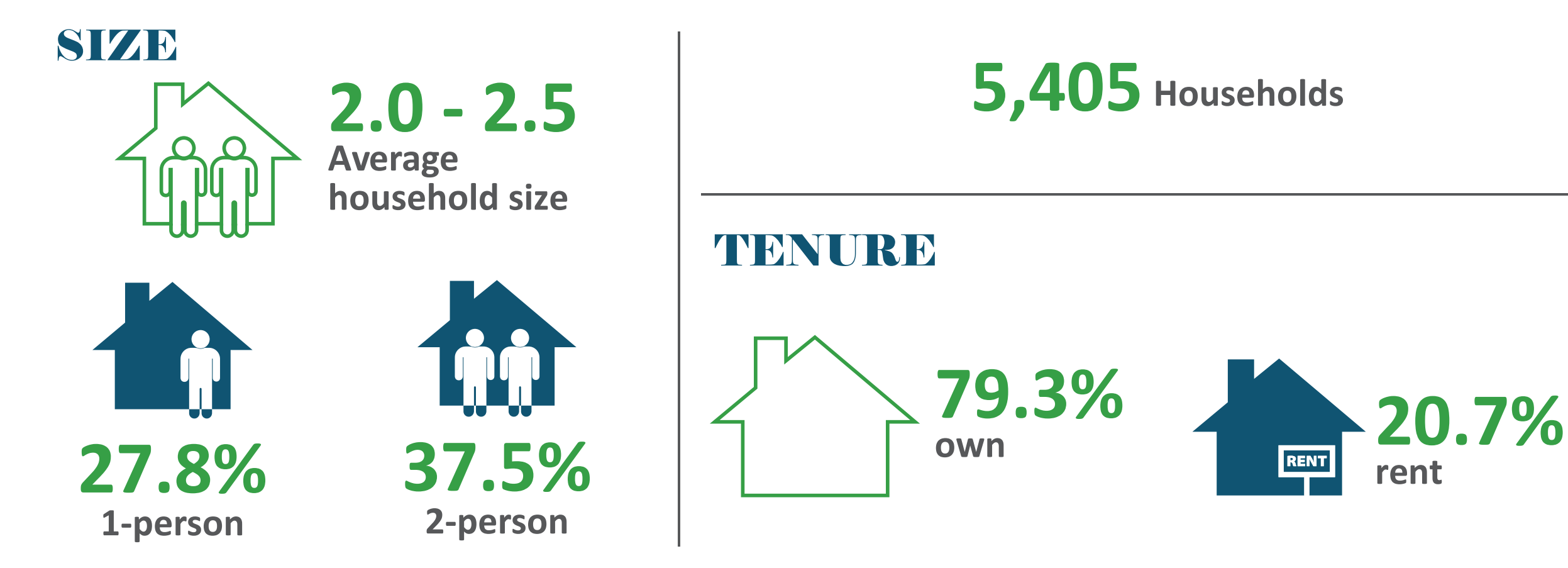
Below is a snapshot of the demographic and housing context in the St. Paul region when we started the project in late 2024.



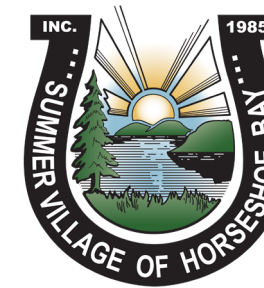
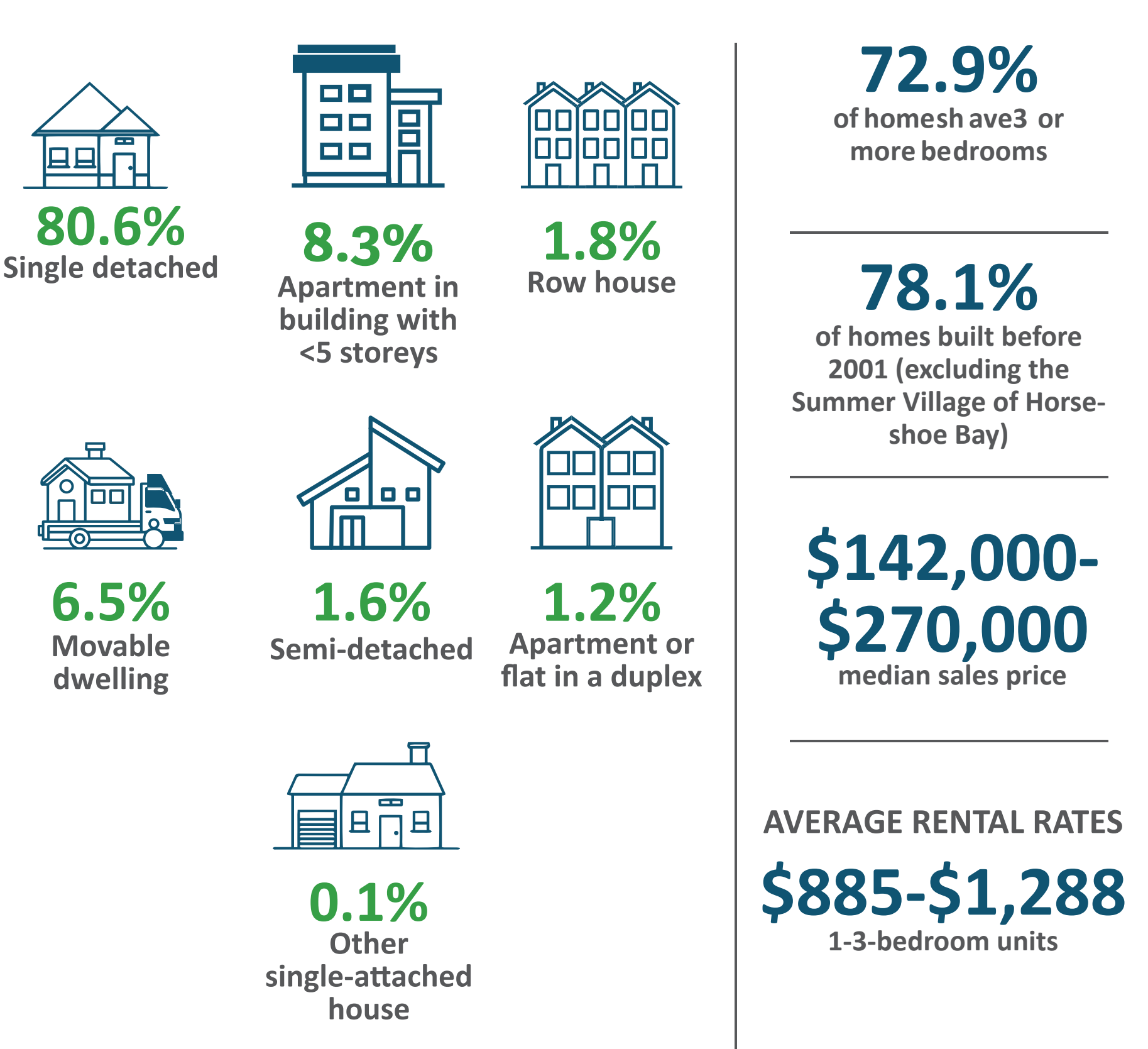
## POPULATION



## HOUSEHOLDS



## HOUSING





# Projected Regional Housing Needs

Below is a summary of future housing needs by population groups that need housing. Although these needs are represented as separate numbers across different categories, it is important to recognize that needs of one group may overlap with the needs of another group (ex. One unit provided for a senior who identifies as Indigenous may address the needs of multiple population groups). Additionally, some of the identified housing needs can be met by renovating or retrofitting existing housing units, or through improved affordability as units age, or additional housing subsidies become available.

### Key Takeaways:

- **Seniors:** there is unmet demand for housing and an increase in projected need by 2045
- **Families:** there is unmet demand for housing and a slight decrease in projected need by 2045
- **Indigenous persons:** there is some unmet demand for housing and an increase in projected need by 2045
- **People with mobility disabilities, serious mental illness or addiction, and intellectual disabilities:** there is some unmet demand and a slight decrease in projected need by 2045
- **Seniors (with supports):** there is some unmet demand and a slight increase in projected need by 2045

Population Groups That Need Housing	Current Demand / Dwelling Units Needed – Total (2025)				Additional Homes Needed (Overall Change 2025-2045)			
	County of St. Paul	Town of St. Paul	Town of Elk Point	Summer Village of Horseshoe Bay	County of St. Paul	Town of St. Paul	Town of Elk Point	Summer Village of Horseshoe Bay
Seniors	914	699	178	15	+99	+108	+24	+16
Families	1,997	1,590	436	No data available	-24	-7	-1	No data available
Indigenous persons	377	509	101	0	+96*	+130*	+26*	No data available
People with mobility disabilities	338	308	75	5	-15	-7	-1	-
People with serious mental illness or addiction	22-55	20-50	5-12	1	-1-2	-1	0	-
People with intellectual disabilities	16-19	15-18	4	0	-1	-1	0	-
Seniors (with supports)	101	91	21	2	+7	+15	+1	-

\* Only until 2035 – no data available to project between 2035-2045  
- No significant change noted

# Emerging Housing Themes – What We Heard in Phase 1

Instructions:

Add a sticker to the column that reflects your level agreement for the major themes we heard during the first phase of engagement:

Key Themes	Description	Agree – important for the region	Neutral – I don’t know if this is important for the region	Disagree – not important for the region
Housing Affordability and Diversity	<ul style="list-style-type: none"><li>• More affordable and accessible housing for young adults, low-income households, people experiencing homelessness, people with pets, people experiencing mental and physical disabilities, and newcomers</li></ul>			
Rental Availability and Quality	<ul style="list-style-type: none"><li>• More rentals and accountability for landlords to provide good, safe housing</li></ul>			
Housing Supports and Resources	<ul style="list-style-type: none"><li>• More services to help people access housing and remain housed (ex. Health and addiction support, addition, culturally sensitive services etc.)</li></ul>			
Government Support	<ul style="list-style-type: none"><li>• Funding for service providers to maintain and expand emergency and supportive housing</li><li>• Financial incentives for developers to build more housing</li><li>• Incentives for homeowners and/or landlords for home maintenance and repairs</li></ul>			
Seniors	<ul style="list-style-type: none"><li>• More affordable and accessible housing for seniors with different levels of independence</li></ul>			
Increased Development and Housing Supply/ Availability	<ul style="list-style-type: none"><li>• Support a variety of housing typologies like smaller or tiny homes</li><li>• More short-term emergency housing/shelters, apartments and row housing/town houses.</li><li>• Improve zoning bylaws and long approval processes</li><li>• Provide more services, amenities and jobs to attract housing investment</li></ul>			
Community Partnerships	<ul style="list-style-type: none"><li>• Increse partnerships between developers, service providers, and government to create affordable and diverse housing</li></ul>			
Other Housing Costs	<ul style="list-style-type: none"><li>• Concern about the high cost of living impacting the ability to afford housing</li></ul>			



# Regional Housing Strategy Framework



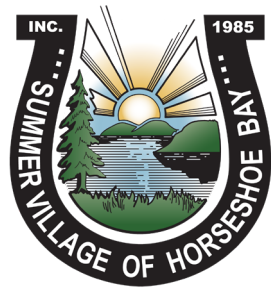
The following 5 policy areas are proposed to guide development of the Housing Strategy actions. These preliminary goals were informed by the data analysis, public engagement, and engagement with Council and Administration.

**Instructions:**  
Please write your thoughts on a post it note and place it in the column that best reflects your level of support for each proposed policy area.

Policy Area	I support this policy area because...	This policy area could be improved by...	I do not support this policy area because...
<b>Support age friendly communities</b> <ul style="list-style-type: none"><li>• The region is home to a steadily aging population, with residents aged 65 and older expected to comprise a growing share of all communities over the next 20 years.</li></ul>			
<b>Increase affordable housing options</b> <ul style="list-style-type: none"><li>• Housing affordability is a region-wide concern, especially for renters and lower-income households.</li><li>• Entry-level market housing is often out of reach for younger residents and newcomers.</li><li>• Renters face limited availability of affordable units and long waitlists for subsidized housing.</li></ul>			

# Regional Housing Strategy Framework

Policy Area	I support this policy area because...	This policy area could be improved by...	I do not support this policy area because...
<b>Address supportive, transitional, and emergency housing gaps and service needs</b> <ul style="list-style-type: none"><li>• Emergency and supportive housing, are heavily centralized in the Town of St. Paul.</li><li>• This creates significant access barriers for residents in smaller or rural communities.</li></ul>			
<b>Diversify the housing supply</b> <ul style="list-style-type: none"><li>• Housing in the region is dominated by single detached dwellings.</li><li>• Having a range of diverse housing options, within a community is key to providing suitable and accessible housing options for a variety of demographic groups.</li></ul>			
<b>Increase education and awareness</b> <ul style="list-style-type: none"><li>• Across the region, there is limited public and stakeholder awareness of available housing supports, development incentives, and regulatory tools that could enable more diverse and affordable housing.</li></ul>			





# Regional Housing Strategy Framework - Proposed Actions

This board presents, examples of proposed actions to address identified regional housing challenges. Proposed actions were identified based on conversations with Council members from each of the four partner municipalities. In some cases, proposed actions were informed by best and promising practices from other communities.

The actions listed below are meant to serve as examples that illustrate potential approaches to address identified housing challenges. They are not final and will be updated based on feedback provided by the community.

Instructions:

Please write your thoughts on a post-it note and place it in the column that best reflects your level of support for each action.

Policy Area	Proposed Actions	I support this action because...	This action could be improved by...	I do not support this action because...
Support age friendly communities	Partner with non-profit organizations to explore and support the development of a shared housing match program			
	Partner with non-profit organizations to explore and support the development of a shared housing match program			
	Support local service providers in establishing mobile and satellite services			
	Advocate to higher levels of government for financial support for accessibility modifications for rental and ownership housing			

Policy Area	Proposed Actions	I support this action because...	This action could be improved by...	I do not support this action because...
Increase affordable housing options	Engage with non-profit organizations and Indigenous housing providers to co-develop housing preservation strategies			
	Advocate to higher levels of government for increased rent subsidies and assistance			
	Identify and promote existing funding opportunities for renovations and repairs to existing units			
	Identify opportunities to use municipally owned land for affordable housing			
	Collaborate with non-profit housing organizations to support below-market ownership models			
Address supportive, transitional, and emergency housing gaps and service needs	Develop a Regional Homelessness and Short-Term Non-Market Housing Study			
	Advocate to higher levels of government for increased investment in supportive, transitional, and emergency housing, and collaborate with regional and sectoral partners in their advocacy efforts			
	Identify opportunities to use municipal land for Indigenous-led or co-developed housing with supports			
	Hire a full-time permanent Regional Housing Coordinator position to coordinate regional housing matters, lead planning, and stakeholder engagement, and clarify roles for participating municipalities			



Policy Area	Proposed Actions	I support this action because...	This action could be improved by...	I do not support this action because...
Diversify the housing supply	Introduce MDP policies that support development of affordable housing, purpose built rental housing, transitional and supportive housing, shared housing models, and modular housing			
	Update LUBs to allow a secondary suite and garden suite on the same lot, where lot size and servicing capacity allow			
	Incorporate policies within MDPs to support housing conversions			
	Conduct a vacant land inventory to identify underused or surplus lots that could accommodate infill development			
	Explore options for establishing a regional development office			
Increase education and awareness	Regularly update municipal Housing Needs Assessments and the Regional Housing Strategy when current data becomes available			
	Develop a community education program and associated materials to increase awareness of different housing types, models, and ownership styles			
	Host an annual networking event to connect and facilitate partnerships between landowners, non-profit housing providers, and mission-aligned developers			

Using post-it notes, please tell us if there is anything we missed.