



Regional District of Bulkley-Nechako

Report Introduction and Regional Summary ELECTORAL AREAS HOUSING NEEDS REPORT

DECEMBER 2021



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Table of Contents

Acknowledgments	3	4 Regional District of Bulkley–Nechako Housing Needs Summary	48
1 Executive Summary	5	4.1 DEMOGRAPHY	48
1.1 WHAT IS A HOUSING NEEDS REPORT?	5	4.1.1 Age Distribution & Growth	48
1.2 WHY DO WE NEED THIS STUDY?	5	4.1.2 Household Type	49
1.3 KEY FINDINGS.....	5	4.2 ECONOMY.....	50
1.4 KEY RECOMMENDATIONS	13	4.2.1 Labour Force	50
2 Introduction	26	4.2.2 Median Household Incomes.....	51
2.1 APPROACH.....	27	4.2.3 Low Income Measure (LIM)	52
2.1.1 Study Area	27	4.3 HOUSING.....	52
2.1.2 Report Organization.....	29	4.3.1 Building Stock	52
2.1.3 Data.....	30	4.3.2 Agricultural Housing.....	54
2.1.4 Community Survey	31	4.3.3 Purchase Price	55
2.1.5 Other Consultations.....	34	4.3.4 Rental Market Prices.....	56
2.2 BENEFITS OF AFFORDABLE HOUSING.....	34	4.3.5 Non-Market Housing & Programs ...	57
2.2.1 The Housing Continuum / Wheelhouse	34	4.4 AFFORDABILITY	58
2.2.1 Defining what is “Affordable”	36	4.5 CORE HOUSING NEED	59
2.2.2 Social Benefits.....	37	5 Glossary	61
2.2.3 Health Benefits	38	Appendix A: Regional Engagement Summary Report	
2.2.4 Economic Benefits.....	39	Appendix B: Community Housing Profiles	
2.2.5 Benefits to Other Service Provisions...	40	Appendix C: Housing Planning Tools for Local Governments	
2.3 GOVERNMENT ROLES FOR THE PROVISION OF HOUSING.....	41	Appendix D: Housing Indicators and Monitoring Guide	
2.3.1 Federal Government	41	Appendix E: Community Data Tables	
2.3.2 Provincial Government	42	Appendix F: Provincial Summary Forms	
2.3.3 Local Government.....	45		
2.3.4 Indigenous Government.....	46		
2.3.5 Non-Profit Organizations	46		
2.3.6 Private Sector	46		
3 Health & Housing	47		

1 Executive Summary

Safe, affordable, and inclusive housing is vital to societal, economic, and individual health and well-being of residents of the Regional District of Bulkley-Nechako (RDBN). To help understand evolving housing challenges across the rural areas of the regional district and meet new Provincial requirements, the RDBN commissioned the production of Housing Needs Reports for Electoral Areas A, B, C, D, E, F, and G.

These reports are descriptive analyses of the current housing needs and possible issues across each community and aims to strengthen local understanding of what kinds of housing are needed, and inform local plans, policies, and development decisions.

1.1 WHAT IS A HOUSING NEEDS REPORT?

The purpose of this work is to develop an understanding of the current and anticipated housing conditions across the communities that make up the RDBN Rural. Generally, the work strengthens the ability of local stakeholders and governments to:

- identify current and future housing needs;
- identify existing and projected gaps in housing; and
- identify housing priorities to better understand what dwellings may be most needed in their community.

This Housing Needs Report fulfills the requirements for Housing Needs Reports as outlined in the Local Government Act. The report can be used by community members, the broader public, service and housing providers, and by local and regional governments to understand current housing needs, projected community growth, and future housing need over the next five years from 2021 to 2026.

1.2 WHY DO WE NEED THIS STUDY?

A thorough assessment of housing needs is a useful resource to support many future initiatives. An assessment of housing need is often a precursor to the development of an Affordable Housing Strategy, which are action-oriented plans to identify and implement solutions. The insights and data generated by a needs assessment can help inform ongoing land use and social planning initiatives at the local level, as well as provide hard evidence in support of advocacy to more senior levels of government. Finally, they are a useful resource for those engaged in, or entering the housing sector. Information contained in a needs assessment can inform the design and configuration of housing projects, as well as assist in the preparation of applications to various funding programs that support affordable housing development.

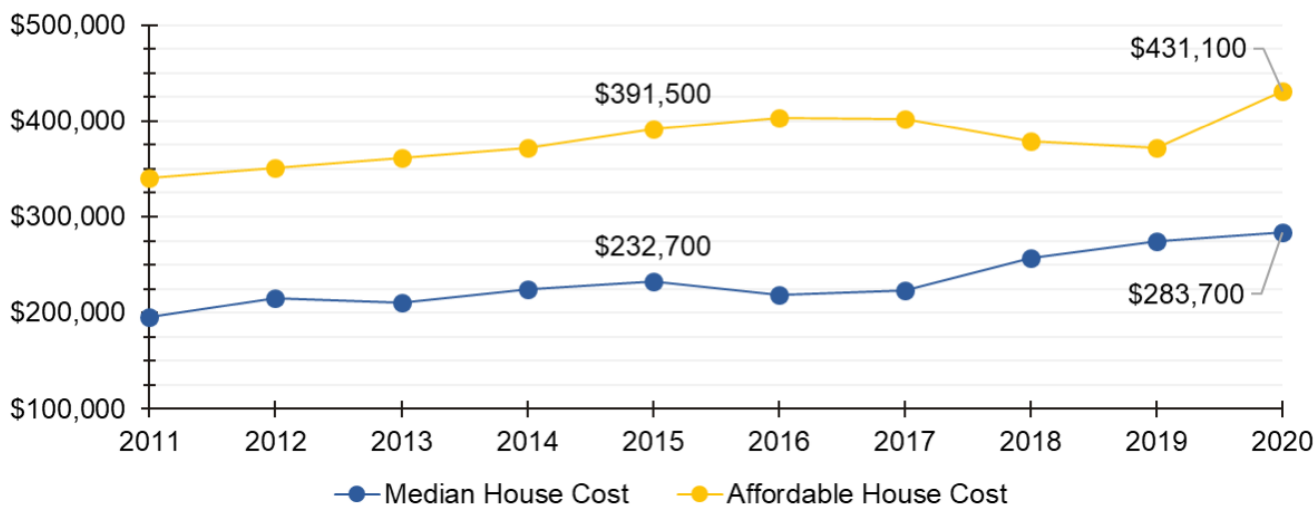
1.3 KEY FINDINGS

The following key themes were found throughout the data and community engagement portions of this project.

The RDBN Rural is still reasonably affordable for most residents.

While this study catalogues many of the housing challenges across the RDBN Rural, home ownership in most electoral areas is still relatively affordable for nearly all households earning the median income. Driven by strong socio-economic conditions, income growth for both owners and renters, and a home ownership market that has been insulated from major fluctuations in southern markets, the median home cost in the RDBN Rural in 2020 was just under \$300,000, far less than the \$430,000 mortgage a household earning the median income should be able to qualify for and continue to pay monthly.

Figure 1.3a: RDBN Rural Median Home Cost vs Estimated Affordable Home Cost



Source: derived from BC Assessment, & Statistics Canada

While generally more affordable than comparable regions in British Columbia, need still exists in the RDBN and routinely varies by Electoral Area. Some need categories, like Core Housing Need for non-couple households and renters, have not improved appreciably across census periods and anecdotal data indicates that affordability conditions are expected to worsen as housing costs rise, competition for limited supply of homes increases, demand for social and health services rise, and existing stock continues to age.

“The biggest need is in lower income, rental opportunities. There are enough opportunities for people who can afford a 300K mortgage. It’s the other folks who need the most help.”

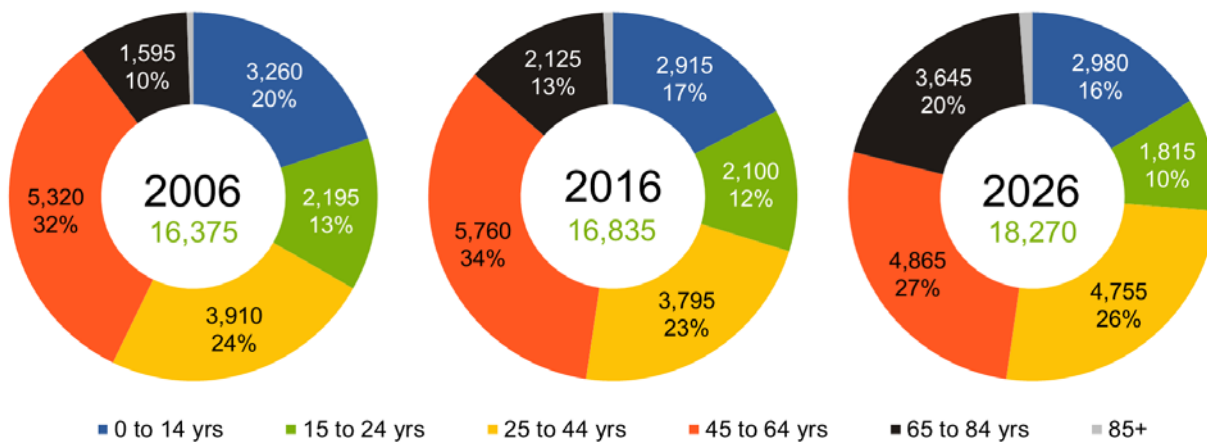
The RDBN Rural’s population is growing and aging.

The population of the RDBN Rural grew by just shy of 3% between 2006 and 2016, but projections anticipate growth of up to 9% by 2026 to 18,270 people. However, growth is not even across all Electoral Areas. The Electoral Areas closest to Smithers and Vanderhoof (A and F) can expect their population totals increase more dramatically while Electoral Areas C and E are likely to experience only modest growth. Much of the expected growth will be driven by positive net migration, which has trended upwards since 2014. Electoral Areas B, D, and G may actually experience a population decline by 2026.

Though historic census trends indicate marginal growth or even population decline, anecdotal information from key informants and community members suggests that the RDBN has experienced significant demographic changes since 2016. Pipeline and gold development, intensified migration patterns, and Covid-19 have all increased migration to the rural areas and many rural communities are expecting population growth rather than decline as people move from more urban areas to take advantage of rural living opportunities.

Just as growth is occurring unevenly across communities, it is also occurring unevenly across age cohorts. Projections anticipate that most youth cohorts are likely to decrease or remain proportionately stable, reflecting the modest population growth across the RDBN. Older age cohorts are expected to increase dramatically, with seniors growing from 10% of the population in 2006 to as high as 26% in 2026. Lastly, young working age people (25 to 44 years old) may experience a boom to their totals as a result of recent positive in-migration trends.

Figure 1.3b: RDBN Rural Population Age Distribution (Historical & Anticipated)



Source: derived from BC Statistics and Statistics Canada

These findings indicate a need for housing across the RDBN that supports the needs of older residents. Specifically, there is a need for more housing that is affordable and accessible for those on a fixed income, particularly within the rental market. An aging population presents a greater need for at home care options and smaller housing units that allow for downsizing. Seniors are also more likely to be living with a disability or activity limitation than other age groups and may have to pay for all household expenses on a fixed income. In many parts of the study area, older residents may live in an affordable situation, but are increasingly worried about their ability to maintain the house and property.

“There has been a lot of work with seniors lately to support housing. There is a big gap in seniors housing now in the end-of-life care and housing services. Long term care has growing demand, over capacity in the current services available”

“Seniors’ housing is a big one - lots of seniors live in larger homes and could potentially downscale to open up stock, but there are no good options for them to move to!”

“We are seniors living in a 4 bedroom house. We would like to downsize but there is limited choice in BL, although it is improving due to the construction of some seniors units. There will still need to be more!!”

“Long term care housing, seniors specific housing, end of life housing for seniors. We need it all!”

In addition to expressing a desire for small, maintainable units (though not necessarily fewer bedrooms), many seniors responded that they would prefer to be located closer to amenities and services or have some services extended to rural areas, especially as they choose to drive less or are unable to operate a personal vehicle. Working with municipal partners to expand the availability of smaller, multi-unit housing, connected to services or transit options is vital for meeting the needs of an older population. Though not necessarily appropriate in all rural areas, the Regional District can continue to encourage zoning and land-use decisions that prioritize modest multi-unit housing, including duplexes, tri-plexes, and small apartment complexes with public and active transportation infrastructure in municipalities. The RDBN can also continue to explore solutions for older residents in rural areas while monitoring rural sprawl.

Addressing seniors' housing not only benefits that demographic, but younger ones as well. If seniors move out of their existing accommodations, their homes become available for upcoming generations who may not be able to afford a new dwelling but are willing to invest over time in an older, more affordable home.

Rental housing is increasingly difficult to find, more expensive, and more likely to be in poor condition.

Only about 12% of all residents in the RDBN Rural are renters, down from about 13% in 2006. However, the cost, availability, and condition of rental units was one of the most common concerns identified in the engagement process for this study. Though most people own their home, most residents have friends or family who are struggling to find a stable and affordable rental situation. Continued demand for housing for temporary workers in the natural resource sector, especially in Electoral Areas and communities along the Coastal GasLink pipeline project, has worsened both cost and availability of rentals. One-third (32%) of renter respondents who responded to the community survey indicated that their current housing costs were unaffordable to them.

Renter households earn significantly less income than owner households. The median owner household earned an estimated \$84,550 and the median renter household earned \$54,700, representing about 13% and 9% growth from 2005 to 2015, respectively. Renters also make up critical portions of the labour force in key industries in the RDBN including resource extraction and agriculture.

Across the study area, about 21% of all renter households were either unaffordable, in need of major repair, or overcrowded. Households in any of these circumstances are described by Statistics Canada as being in Core Housing Need. For comparison, only 7% of owner households were in Core Housing Need. Housing hardship was most prevalent among lone parent households as they tend to have lower incomes overall and have increased housing costs related to children. Twenty-six percent (26%) of all lone parents in the RDBN are in Core Housing Need. Indigenous households demonstrated elevated rates of Core Housing Need (18%), followed by single person households (17%). Many single parent households, single person households, low-income, and very-low-income households could not reasonably afford the cost of a median rental without extending themselves financially. These numbers vary by Electoral Area, but the consensus, confirmed through stakeholder engagement, is that renters face elevated levels of housing hardship.

"We do not have enough housing. A lot of families who are having to relocate due to no housing. No subsidized housing or rental housing, the housing that is around is not affordable. Sometimes we need to put people up in hotels due to the fact that we don't have any housing for them."

“The rental market is a very real and challenging problem. A Lot of young families want to move into the area but inventory is incredibly limited. When we put up our unit we didn’t even advertise and I received message after message.”

“Serious shortage of rentals for high school graduates just starting out. No rentals at affordable prices for seniors. People moving to other towns simply because there is no place to live here.”

“Availability of rentals has gone down significantly in the past five years.”

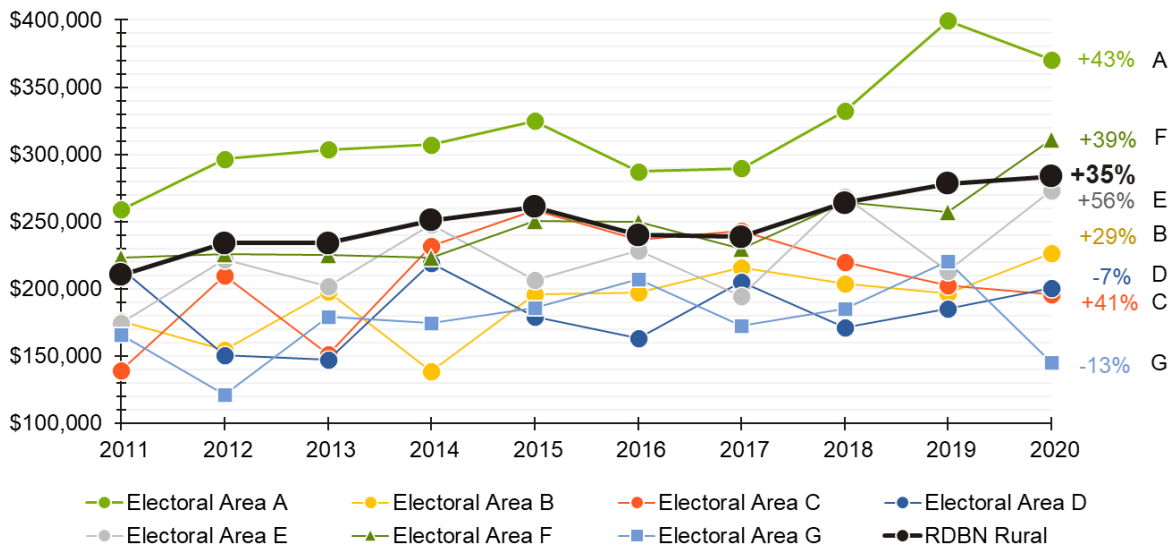
Many key informants made it clear that people with the least ability to weather unstable housing conditions are the most likely to be affected by the current housing deficit. Younger families, especially low-income families, single-income households, and those of Indigenous identity were all at a higher risk of housing instability. Informants overwhelmingly pointed to deficits in supportive housing, seniors’ supportive housing, and units available at a below market rate. Several key informants highlighted the need for supportive housing for lone-parent families, youth, and community members with physical or developmental and cognitive disabilities.

Homeownership costs are rising, and finding housing is becoming more difficult for a larger proportion of the population.

While affordable rentals remain the most pressing concern for many, residential real estate prices have also risen dramatically in the last ten years. Adjusted for inflation, median dwelling prices in rural areas are up 35% since 2011. There are many people in the RDBN who, five years ago, may have been able to afford market ownership housing but are now finding it difficult or overextending their resources because of accelerated cost.

Electoral Area A (Smithers Rural) is the most expensive area in the region with a median housing purchase price of more than \$350,000 in 2020. Electoral Area F (Vanderhoof Rural) and Electoral Area E (Francois/Ootsa Lake Rural) follow closely behind, while Electoral Area G (Houston Rural) was the least expensive housing market in 2020. The Smithers and Vanderhoof rural areas are the most expensive and fastest growing regions of the RDBN.

Figure 1.3c: Historical Median Dwelling Prices (2020 dollars) by Community



Source: BC Assessment

Key informants routinely pointed out that accessing housing is becoming more difficult for everyone, not just those looking for rental units. Anecdotal evidence collected through engagement indicates that some of the increased costs can be attributed to migrants from larger centres moving to the RBDN to take advantage of rural lifestyle options. Interviewees suggested that many who have been priced out of the markets in the Smithers and Vanderhoof areas are moving into cheaper markets like Houston to look for housing options.

“Economy is the biggest driver, housing prices for rentals have continued to increase, the availability of housing has gone down. More people moving into the region for employment reasons, a lot of migration from the lower mainland.”

“The pandemic has led to people wanting more space and migrating from other areas in BC.”

“Housing prices are rising and the available houses are older and often in poor repair.”

“Prices prices and prices... I am just not sure what other options young couples and families have to own a home in the valley.”

The agricultural sector has specific housing challenges driven by new community members, aging property owners, and new techniques.

Across the RBDN, stakeholders report that there are many community members that want to enter farming and start their own farms but who are unable to acquire property or take on seasonal work because they cannot find housing. Conversely, many existing farmers are getting close to the age of retirement and would like to find a creative solution that lets them remain on their land while helping the next generation of farmers get started.

Partnerships for succession planning between new farmers and farmers ready to leave the sector could be an important component for bridging this gap. Land leasing or sharing arrangements can allow an older farmer to stay on their property while a young family or individual works all or part of the property. This allows the existing farmer to share knowledge, remain in their home, and continue to engage in agriculture on a smaller scale. The ability to add a second dwelling unit is critically important for farmers who might like to lease or share a portion of their land as a part of their succession planning process.

“My main experience is that farmers in general definitely face housing challenges. Through my position we often see people looking for land and try to help match them, with people who own land.”

“A second residence can make leasing a property more feasible. This allows an older farmer to let a younger farmer or family come and farm the land for them.”

“Increased ability to subdivide or add a secondary residence can enable a non-family farm transition. That way an older person can stay on while having someone else take over. They can also land share or split a property and each farm half. This helps older farmers share their knowledge, live in an environment that keeps them healthy, and keep the land healthy.”

Agricultural stakeholders commented that the size of farm parcels throughout the RDBN makes it challenging to provide additional housing to accommodate new potential farmers. Smaller parcels and careful subdivision could improve the ability of rural communities to respond to new demand for smaller parcels driven by new farming techniques and the increasing popularity of small farming and hobby farms. New technology and techniques make farming crops on smaller parcels of land more feasible, and many of the newer residents do not want to farm large herds or grow substantial commercial crops.

“We do see smaller parcel sized (homesteader, hobby farm size). But then we jump to 80 acres, 100, and a quarter section. It would be great to see more smaller parcels. More in the 10–15 acre area. It would make it more affordable for more people, and there are less people fully farming these days. To fence and maintain 160 acres is a lot.”

“Smaller parcels would allow more people to buy and allow people to maximize the potential of the land better. If subdividing was easier that would help enable that. Hay and grain producers need bigger land, but lots of people want to have green house and garden production, bees, other regenerative agriculture practices. Easier to manage the land well on a smaller parcel.”

However, despite popularity with some stakeholders, sub-dividing larger properties makes it more likely that the land will be used primarily for residential rather than agricultural use. Subdivisions should be carefully considered, and the Regional District should continue to follow the lead of the Agricultural Land Commission.

There was also a broad desire to relax restrictions on second dwellings on agricultural land. According to data collected from BC Assessment, about one-third of all agriculturally assessed properties in 2020 already had a second dwelling, and currently approximately 13% of all residential units across RDBN Rural are located on agricultural parcels. Though a secondary suite is already permitted on nearly every parcel in the rural area¹, second dwellings were seen by stakeholders as more appropriate to the rural context and more effective at meeting their needs. Both secondary suites and second dwellings would allow agricultural land holders to hire seasonal positions, but a full second dwelling would help facilitate land leasing or land sharing, allow farmers to house long-term help (often young families), and enable succession planning.

“When I posted job for summer work, I offered room and board. I had to do that because it is so hard to find rentals in Vanderhoof. Forces farmers to offer room and board to be competitive to find workers”

“It was so challenging to find farm help for those seasonal positions because we didn’t have housing. Unless someone lived close by it was incredibly hard to hire because the days and the nights are late. It makes commuting very difficult.”

“It would make a lot of farmers lives easy and more opportunities for people living rurally if it was possible to build secondary residences. Though it is important to protect farm land as well.”

“Within the regional district people would really like to have a secondary residence on non-ALR land. Tiny homes would also be a potential solution, especially for those temporary workers.”

¹ Regional District of Bulkley–Nechako. (2021). Housing in the RDBN: A Discussion Paper. Retrieved from: https://www.rdbn.bc.ca/application/files/1916/1290/7632/RDBN_Housing_Discussion_Paper_Updated_Jan_2021.pdf

Stakeholders want to ensure agricultural land is protected, and there is a consensus that the best way to protect the land is to make sure it is utilized for agriculture. Allowing second dwellings would make it easier for many stakeholders to maintain an agricultural use on their property in the short and long term.

Developing new housing, especially new affordable options, is very difficult.

Though not the only solution to identified housing issues, newly built housing is likely to form a critical part of meeting the future housing needs of rural residents. More than two-thirds of all homes in the RDBN Rural were built before 1990, and many homes are reaching the end of their lifespan or require significant repair or upkeep. Most importantly, the predominant single-detached stock is not able to evolve to meet the needs of older residents who may be looking for smaller more manageable options.

Throughout the engagement process, residents repeatedly identified challenges with building new dwellings. These challenges included construction costs and labour shortages, unaffordable septic and utility fees, and difficulty navigating policy around second dwellings and agricultural uses. Many rural owners would like to have a small rental dwelling on their property to help provide housing to workers but are unable to pay for site upgrades and construction. Others were unfamiliar with the process of gaining approval for a second dwelling or suite and the rights and restrictions imposed by the Residential Tenancy Act.

“The ALR should be revisited. Huge acreage with single family homes can easily be divided into more manageable acreage, developed with smart organizing and offer new families homes with a lifestyle and ability to grow their own food.”

“Very difficult to find skilled tradespeople to repair my house, so by the time I’ve got someone to fix my roof the damage is worse and more expensive, or I’ve had to heat with expensive electricity instead of wood for six months”

Most new development is likely to be done through the private market, but unless substantial new stock arrives in a short period of time, any new market units are likely to remain at prices that exacerbate concerns around affordability. Strategic non-market and supportive housing options, that are maintained at affordable rates in perpetuity and can include vital health and other services, were identified as critical. These often are difficult to develop, not only because of community perceptions about non-market housing, but also because of limited funding and appropriately serviced and sited land. Rural areas are often not well-suited to directly support non-market housing, but the RDBN can still support key partnerships, funding applications, education and advocacy that will make developing vital units easier.

“Would love to see some sort of a recommendation on the low income and supportive housing piece. How are we going to support these high risk families and people in the community?”

“It’s an important issue. It’s a social determinant of health. People need safe and supportive housing. Covid and the opioid crisis have together exacerbated some of the worst elements of poverty in our communities. There is more homelessness, more substance abuse, and we’re seeing it more than ever before. I think sometimes people think these are “urban problems” but they’re not. They are problems that are here, now, and are getting worse.”

1.4 KEY RECOMMENDATIONS

The following key recommendations emerged through the Housing Needs Report process. They respond directly to the findings identified in the Report and attempt to recognize the ability and limitations of regional government scope and policy approaches. The RDBN is already supporting some of these recommendations and should continue to monitor progress moving forward. Key recommendations from this study are:

1. Deepen Housing Partnerships and Educate Residents
2. Promote and Protect Housing Affordability in the Market
3. Work with Partners to Expand Non-Market and Supportive Housing Options
4. Address Growth in Population Aged 65 Years and Over
5. Manage Growth

Deepen Housing Partnerships and Educate Residents

Advocacy and education within the RDBN and to other levels of government is an ongoing, and often unsung aspect of addressing affordable housing. Regional policy tools are limited, and the Province and Federal government are primarily responsible for the provision of affordable housing. However, local and regional governments are routinely the best positioned to address housing need and the most aware of specific needs and service gaps. The Regional District and its municipal partners play a key role in building awareness of need and acceptance of new housing among residents and can continue to coordinate and collectively build on incentives, regulations, advocacy, and education initiatives.

Priority Action	Appropriate Local Government Tools or Policy Levers
Continue to expand regional housing involvement	<ul style="list-style-type: none"> • Explore establishing or sitting on a regional housing working group with representation from municipalities and First Nations governments • Continue to encourage regional partnerships for housing studies • Work with municipalities to identify opportunities for resource sharing, site identification, and other land use planning activities
Advocate for increased support from senior levels of government	<ul style="list-style-type: none"> • With municipal partners, continue to advocate for increased housing funding and tools for non-profit developers and local and regional governments through Union of BC Municipalities and Federation of Canadian Municipalities • Explore opportunities to collaborate with senior government to make pockets of developable land available for disposal • Maintain awareness of Canada Mortgage and Housing Corporation research funding that could potentially encourage local innovation
Advocate for ongoing and increased partnership with First Nation Governments	<ul style="list-style-type: none"> • Partner with First Nation Governments to build awareness of need and acceptance of new housing among residents • Continue to coordinate and collectively build on incentives, regulations, advocacy, and education initiatives
Continue to engage with agricultural sector for input on new housing policy	<ul style="list-style-type: none"> • Continue to seek input from Cattlemen's Association and other growers and producers organizations when developing new policies or making land use and growth decisions • Consider inviting representatives to sit on any Regional or sub-Regional Housing working groups, or host annual "Agricultural Housing Sessions" to monitor housing conditions

Priority Action	Appropriate Local Government Tools or Policy Levers
Support non-profits who are bearing much of the cost of housing service delivery	<ul style="list-style-type: none"> • Continue to advocate on behalf of these organizations • Identify and consider participating in Regional Housing tables or networks that include service providers and non-profit housing agencies • Consult with non-profit housing agencies when developing new housing policy
Educate residents on the value of affordable housing	<ul style="list-style-type: none"> • Work with community partners to address stigma around non-profit and supported housing • Consider supporting the development of education materials and guides <p>Example: Comox Valley Coalition to End Homelessness, Affordable Housing Benefits Everyone Project - https://www.cvhousing.ca/affordable-housing-benefits-everyone-project/</p>

Promote and Protect Housing Affordability in the Market

Despite quantitative data showing generally affordable conditions for households with moderate incomes across the RDBN, many residents with lower incomes or additional challenges are struggling to find adequate housing, especially in the rental market. When appropriately sized units are available, many exceed a price that is considered affordable or are reported to be substandard condition, putting a prospective tenant into Core Housing Need.

Additional rental options will not, on their own, solve housing affordability concerns across the Regional District. However, by expanding available stock, the market can alleviate immediate issues for many priority populations including seniors hoping to downsize, single-income households, and families unable to find appropriately sized units. Additional stock could slow down increases in the cost of renting, but market rentals are not capable of providing the services, subsidies, or rent-geared-to-income approaches that many across the RDBN need now or may need in the future.

Priority Action	Appropriate Local Government Tools or Policy Levers
Encourage development of more rental options and second dwellings	<ul style="list-style-type: none"> • Where appropriate and subject to servicing, continue to review restrictions on second dwelling units, especially moderately-sized accessory dwellings that are encouraged to be used as permanent rentals <ul style="list-style-type: none"> o Review minimum parcel size restrictions across RDBN and consider permitting second dwellings on parcels as small as 2 ha in the HI zone o Prepare information package on second dwellings to reduce potential for illegal dwellings
If relaxing restrictions on second dwellings, consider implementing a program to help homeowners turn existing illegal or informal second dwellings into legal second dwellings	<ul style="list-style-type: none"> • Develop materials that outline the steps to second dwelling legalization • Provide no cost assistance to homeowners who want to legalize second dwellings • Offer an amnesty period to participating homeowners so they are not penalized for seeking assistance

Priority Action	Appropriate Local Government Tools or Policy Levers
Evaluate opportunities for greater housing diversity and flexibility as agricultural sector evolves	<ul style="list-style-type: none"> • Stakeholders routinely indicated that demand for agricultural properties is changing, and new farmers, growers, and producers would prefer smaller properties • Continue to evaluate benefits of supporting smaller parcels and look to the Agricultural Land Reserve and agricultural sector for guidance • Continue to monitor changes to land use regulation in the Agricultural Land Reserve • Consider engaging with Ministry of Agriculture, Food, and Fisheries and the Agricultural Land Commission to create opportunities for more flexible housing options, while continuing to prioritize agriculture uses
Improve availability of affordable rentals	<ul style="list-style-type: none"> • Collaborate with municipal or senior governments to identify land that could be used to facilitate rental housing or more affordable ownership options if provided to non-profit or private entities • Consider collaborating with real estate specialists to advertise available land to external partners or private developers • Continue to encourage row house, townhouse, duplexes and other denser, multi-family options in municipalities • Explore utility of existing tools like bare land strata and rural residential designation to support affordability • Continue to support education around Canada Mortgage and Housing Corporation (CMHC) and BC Housing programs
Monitor expansion of short-term rentals (STRs)	<ul style="list-style-type: none"> • Though not a pressing concern, consider monitoring spread of STRs in rural areas to identify trends and potential impacts, especially if reducing restrictions on 2nd dwellings in electoral areas • If STRs begin to impact affordability, or if most 2nd dwellings are used for vacation rentals, not permanent accommodation, consider evaluation of existing land use bylaws for opportunities to strengthen regulations

Work with Partners to Expand Non-Market and Supportive Housing Options

Though difficult to build and support in many rural areas, non-market and supportive housing options will be critical to providing stable and appropriate options to many residents of the RDBN. Many key informants indicated a need for more supported housing options for those who need or will need housing with integrated health services and especially below-market rental or rent-geared-to-income options for families and seniors who are unable to find housing that meets their needs.

Not all non-market housing options contain supportive elements. Often called secured affordable housing, new units can be secured at affordable rates through covenants or agreements with senior government. These units are typically facilitated by non-profit or senior government providers, but local and regional governments are key facilitators of development. Non-market stock is key to providing safe, affordable, appropriate housing to the residents of the RDBN. Most non-market units will continue to be sited in Municipalities, but the Regional District can support applications, coordinate on land acquisition, and even provide support through capacity and expertise.

Priority Action	Appropriate Local Government Tools or Policy Levers
Expand non-market housing options (including units available at the shelter rate and rent geared to income units)	<ul style="list-style-type: none"> • Continue to support applications to BC Housing and CMHC funding programs • Consider taking on a more active role in non-profit development by supporting pre-development phases • Consider including supportive language in Official Community Plans and explore allowing non-profit and supported uses in all residential zones
Facilitate non-market development on underutilized and vacant land	<ul style="list-style-type: none"> • Consider collaborating with municipal or senior government to identify land that could be used to support these goals
Work with Municipalities and First Nations Governments to expand support for unhoused residents	<ul style="list-style-type: none"> • Continue to support the efforts of local and regional partners to count and provide shelter for unhoused residents • Support emergency housing projects where appropriate

Address Growth in Population Aged 65 Years and Over

Consistent with national trends, the population of the RDBN is aging. The median age rose from 40.6 in 2006 to 44.9 in 2016. These findings indicate a need for housing across the Region that supports the needs of older residents. Specifically, there is a need for more housing that is affordable and accessible for those on a fixed income, particularly within the rental market. An aging population presents a greater need for at home care options and smaller housing units that allow for downsizing. Seniors are also more likely to be living with a disability or activity limitation than other age groups and may have to pay for all household expenses on a fixed income. Many seniors that participated in the study indicated that if smaller, ground-oriented units became available in their community, they would be able to downsize and open up more single-detached stock for younger families.

Priority Action	Appropriate Local Government Tools or Policy Levers
Enhance support services aimed at seniors and Elders	<ul style="list-style-type: none"> • Consider ongoing communication with Northern Health to discuss existing and desired services for Rural RDBN residents • Advocate for housing that includes supportive or semi-supportive elements (e.g. meal service, integrated health services, cleaning services, etc.) • Support senior clusters or co-housing/co-op initiatives where appropriate
Support non-profit societies that directly address seniors' housing needs	<ul style="list-style-type: none"> • Provide information on non-profit development and ongoing or upcoming projects • Direct seniors' organizations to available resources and organizations like the BC Non-Profit Housing Association • Consider providing small bursaries or other financial supports to seniors' organizations interested in non-profit development courses <p>Example: Ready, Set, Build! course offered through BC Non-profit Housing Association: https://bcnpha.ca/education/housingu/ready-set-build/</p>

Priority Action	Appropriate Local Government Tools or Policy Levers
Encourage development of smaller, multi-family, accessible units	<ul style="list-style-type: none"> • Where appropriate and subject to servicing, continue to review restrictions on second dwelling units, especially moderately-sized accessory dwellings that are encouraged to be used as permanent rentals • Collaborate with municipal or senior governments to identify land that could be used to facilitate rental housing or more affordable ownership options if provided to non-profit or private entities • Consider collaborating with real estate specialists to advertise available land to external partners or private developers • Continue to encourage row house, townhouse, duplexes and other denser, multi-family options in municipalities • Explore utility of existing tools like bare land strata and rural residential designation to support affordability • Continue to support education around Canada Mortgage and Housing Corporation and BC Housing programs

Manage Regional Growth

Though the RDBN is expected to grow in population, growth will be uneven across Electoral Areas. The area surrounding Smithers and Vanderhoof will take on additional population, while the other Electoral Areas are only projected to grow modestly or may remain stable. Anecdotal evidence collected from key informants indicates that migration from the higher-value southern markets is occurring at an increased pace, driving up prices and demand for services across the region. As working from home becomes normalized, the RDBN may also experience growth in “amenity migrants” who are attracted to the area because of the relatively low cost of housing, access to outdoor amenities, and other quality of life factors. Managing new growth while enhancing affordability is key to meeting the needs of community residents.

Priority Action	Appropriate Local Government Tools or Policy Levers
Align land-use, transportation, and service planning goals to promote affordability and growth in designated areas that are suitable for development and/or located close to services	<ul style="list-style-type: none"> • Especially important when considering development of land for affordable housing projects. Land is an important asset but be wary of properties that do not align with long-term transportation and service planning goals as this will increase long-term costs • Align land use decisions with Official Community Plans
When possible, keep settlement compact, protect the integrity of rural and resource areas, protect the environment, and increase servicing efficiency	<ul style="list-style-type: none"> • Continue to encourage siting of denser housing types in municipalities • Encourage siting of new housing along transit or active transportation routes or as close as possible to existing services
Identify land assets that are most appropriate for growth from expanding municipalities	<ul style="list-style-type: none"> • Especially around Smithers and Vanderhoof, continue to evaluate demand for properties on municipal peripheries and manage growth • Monitor impact of any relaxations to second dwelling restrictions, especially around Smithers which has the most affected properties • Should be done in combination with policies that promote non-market or rental units outlined above

1.5 HOUSING NEED PROFILES

The purpose of the following profiles is to provide a sense of what different residents in the RDBN may be experiencing in terms of housing affordability, and the implications of factors such as income and household size. This section is not an exact representation of real individuals, but rather sample circumstances developed using information gathered through this project.

Profile #1: Single Teacher

Teachers and educators are a vital employment sector in the RDBN Rural, accounting for nearly 7% of all jobs and providing a critical service to all residents. A teacher with an advanced degree and some experience earned an annual salary of about \$65,000 in 2021 in the Bulkley Valley School District.² This profile assumes a single teacher, making an average salary and working full time is looking for a place to live near one of the rural schools in the RDBN like Francois Lake Elementary, Mapes Elementary, Decker Lake Elementary, or Grassy Plains School.



A teacher earning an annual income of \$65,000 can afford to pay up to \$1,625 per month towards rent and utilities. Under this scenario, a teacher is well within their means to afford a one-, two- or three-bedroom rental unit in the rural areas based on average prices. The key concern for this renter is likely availability. Across the region, rental vacancies were low and many renters were concerned with the quality and condition of available units. In rural areas, there are typically very few smaller units available and most people must rent a full home, which can come with substantially higher utility costs.

Affordable Monthly Shelter Rent	Average Monthly Rents in RDBN Market ²			
	Studio	1-Bed	2-Bed	3-Bed
\$1,625	\$740	\$850	\$1,195	\$1,505

While renting most available units should be affordable, ownership may be more challenging. If this individual were able to save enough to put together a 10% down payment they could afford up to \$269,800 (assuming one third of shelter budget goes to utilities and other expenses). This equates to a monthly mortgage payment of approximately \$1,085. Unfortunately, this puts the median single-detached home in the rural RDBN out of reach. The most expensive ownership markets are in the Smithers and Vanderhoof Rural areas. If this teacher was employed in the other Electoral Areas, housing costs would be cheaper, but affordability would still be a challenge and they may be further from work.

² Based on based on review of SD54 Teachers' Salary Grid. Available at: <https://bcpssea.bc.ca/wp-content/uploads/2020/05/54-SL-Salary-Grid-2019-2022-revised-as-of-Mar-30-2020.pdf>
³ Collected as part of this study. See section 4.3.3 for further detail.

Affordable Purchase Price	Median Housing Sale Price in RDBN Electoral Areas 2020 ³		
	Overall Sale Price	Single-Detached Home	Manufactured Home
\$269,800	\$283,707	\$332,322	\$138,518

Given the limited rental stock and very limited primary rental market options, the most likely living situation for this individual would be renting a full single-detached dwelling or potentially finding a rental option in one of the Municipalities. If this individual had family ties to the RDBN they may be one of many adults who move in with their family to help save money for a down payment.

“[We need] affordable rentals for our children and new workers.”

“Housing prices are rising and the available houses are older and often in poor repair. There is very little rental housing in town.”

“Adult children having to move back home because of lack of available rentals and entry level homes.”



⁴ Collected as part of this study. See section 4.32 for further detail.

Profile #2: Single Senior on a Fixed-Income

Seniors are the fastest growing population cohort across the RDBN. Many seniors have retired and rely on fixed monthly amounts from Canada Pension Plan (CPP) and Old Age Security (OAS) to pay for all expenses, including housing. This analysis assumes that a senior with minor mobility limitations would like to downsize from a large rural home to a smaller, accessible option. They are not willing to leave their rural community and would like to remain close to their friends and family.

In this scenario, this individual has sold their single-detached home and property for \$330,000, just under the 2020 median sale price for the rural RDBN of \$332,322. They hope to use the equity to supplement their retirement savings, help a family member pay for university, and invest in a smaller, accessible home. The single-seniors hopes to allocate the profits from the sale as follows:

- Retained for retirement savings: -\$100,000;
- Assist family with cost of university: -\$50,000;
- Available to allocate towards cost of renting or purchasing: \$180,000

Assuming this senior wants to rent over the next 15 years, they have approximately \$1000 to spend on monthly rent and utilities. Assuming no rent increases, it would still be difficult to find a two-bedroom rental at that rate, especially in the rural areas. Likely they will need to save more for housing and contribute less than they'd hoped to their savings or family.



Affordable Monthly Shelter Rent	Average Monthly Rents in RDBN Market ⁴			
	Studio	1-Bed	2-Bed	3-Bed
\$1,000	\$740	\$850	\$1,195	\$1,505

An ownership option would be more readily available, and a manufactured home may be an appropriate option for this senior if they want to stay in the rural areas. However, there are very few smaller, easy-to-maintain units on the current rural housing market and though they are cheaper, manufactured homes typically require the owner to pay monthly pad fees.

Affordable Purchase Price	Median Housing Sale Price in RDBN Electoral Areas 2020 ⁵		
	Overall Sale Price	Single-Detached Home	Manufactured Home
\$120,000	\$283,707	\$332,322	\$138,518

⁵ Collected as part of this study. See section 4.3.3 for further detail.

⁶ Collected as part of this study. See section 4.3.2 for further detail.

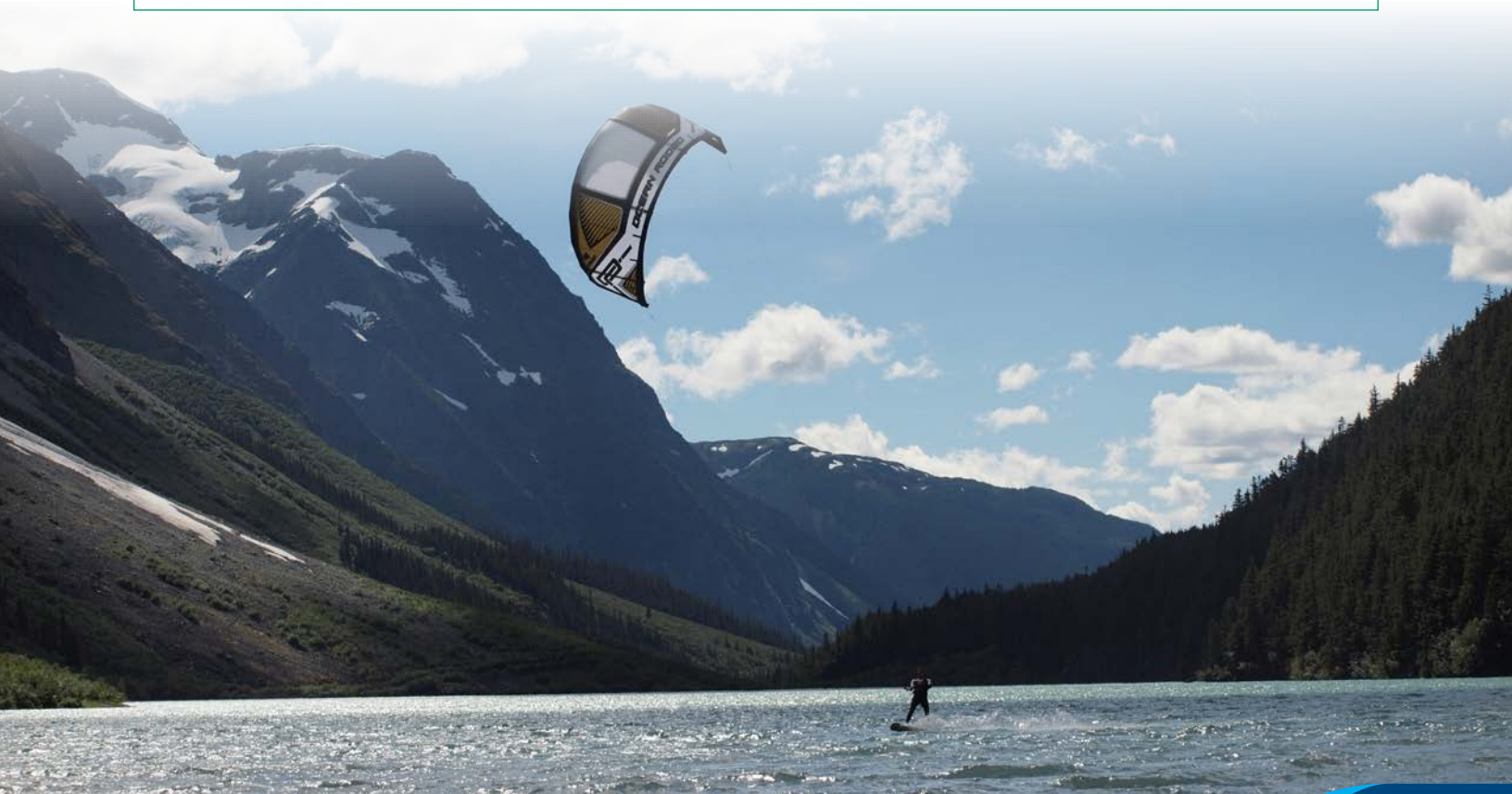
If the senior does find a rental unit and chooses to extend their financial resources to procure it, they may be eligible for the Shelter Aid for Elderly Renters (SAFER) subsidy which provides monthly cash payments to subsidize rents for eligible BC residents who are age 60 or over. However, many seniors do not qualify for the subsidy and when they do, SAFER is typically a relatively modest amount each month. The most likely housing solution for this senior in the rural areas is to hope they get lucky and find an affordable rental unit or potential stay with a family member. More likely, they will need to consider allocating less of the proceeds from the sale of their home to retirement savings and family or potentially leaving their rural lifestyle leaving their rural lifestyle and move to a municipality where publicly subsidized seniors housing is more readily available.

In many cases, seniors in the RDBN decide not to leave their home at all. Those with resources often invest in upgrades that make their home more appropriate for them as they age. Others do not have the financial ability to make the required interventions or need additional supportive services that they cannot provide. For many, moving to a subsidized option, away from their community, is the only choice.

"[We need] senior housing especially intermediate care. No one wants to leave their community and friends."

"We are seniors living in a 4 bedroom house. We would like to downsize but there is limited choice in BL, although it is improving due to the construction of some seniors units. There will still need to be more!!"

"Concerned about what is next for us. The cost of everything is going up all the time yet our income never goes up. We do not know how much longer we will be able to stay in our home of 45 years either physically without help we can afford or financially as we are in our late seventies."



Profile #3: Young Couple with Children Starting in the Agricultural Sector

Though significant growth in younger age cohorts has not necessarily been reflected in demographic data, many key informants indicated that new residents, often young families, are moving to the RDBN with greater frequency, often to pursue work in the agricultural sector. In this scenario, a young couple with two school-aged children has decided to relocate to the RDBN to take advantage of the rural lifestyle and lower property costs. One partner works in agriculture and the other stays home to care for their children, but picks up shifts in health care and social assistance and helps with agricultural work when they can. Couples with children tend to have higher median incomes, but as this couple is relatively young and has less than two incomes, this analysis assumes they earn around the median household income for the RDBN Rural, or about \$80,233 per year.



A household earning the median income in the RDBN can afford to pay around \$2,000 per month towards housing costs. Extending themselves financially is an option but not ideal.

Under this scenario, this couple should be able to afford most rental units in the rural areas based on average prices. The key concern for this renter is likely availability. Across the region, key informants reported limited rental vacancies and challenges finding units appropriate for families with young children. Agricultural sector employees often had to live in town and commute long distances to work, further increasing their cost of living.

Affordable Monthly Shelter Rent	Average Monthly Rents in RDBN Market ⁶			
	Studio	1-Bed	2-Bed	3-Bed
\$2,000	\$740	\$850	\$1,195	\$1,505

Most ownership options should also be affordable for this couple. In 2020, between 55% and 60% of all homes sold in the Rural RDBN should have been reasonably affordable to a household earning the median area income and only the median home in the Smithers Rural area would have been out of reach. However, larger agricultural properties are likely more expensive, and the couple may not be interested in taking responsibility for a whole parcel this early in their careers.

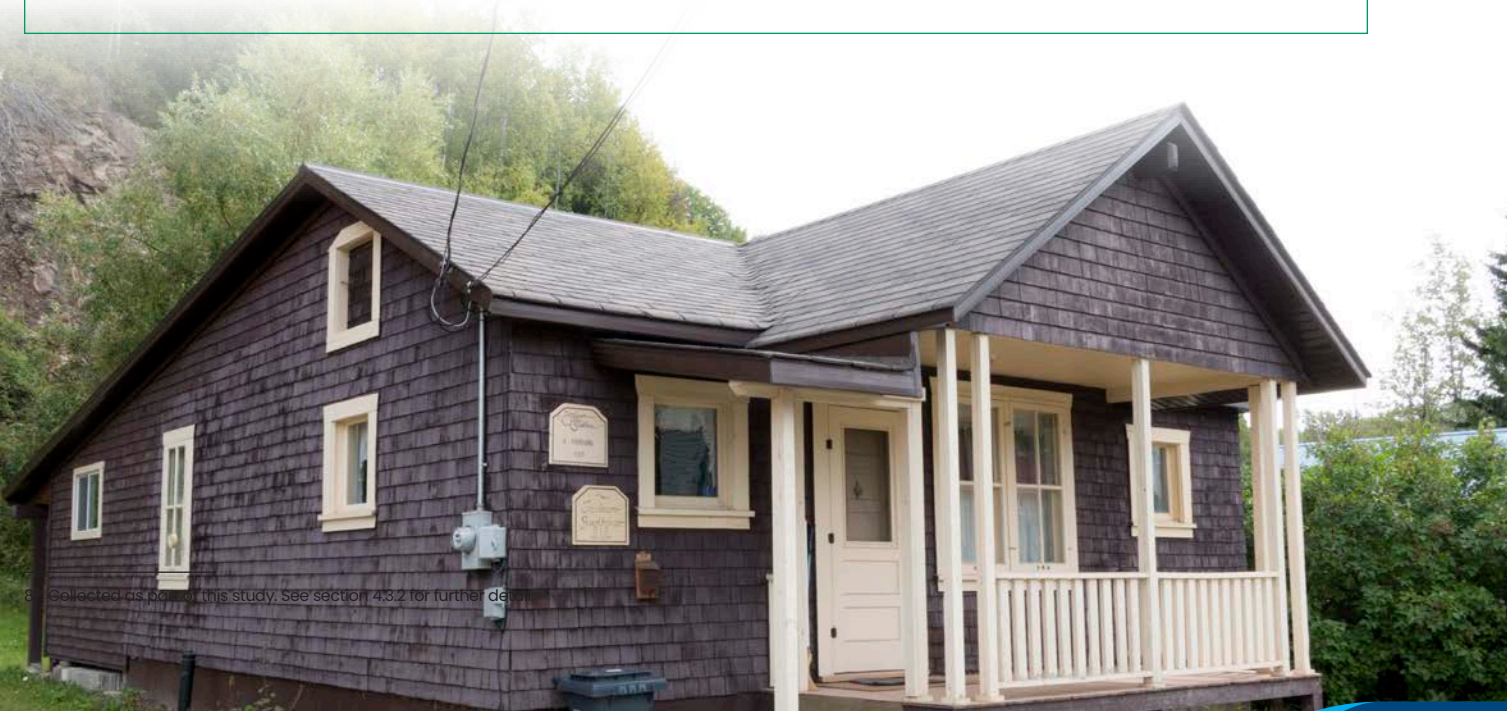
⁷ Collected as part of this study. See section 4.3.3 for further detail.

Location	Affordable Purchase Price	Median Housing Sale Price in RDBN Electoral Areas 2020 ⁷		
		Overall Sale Price	Single-Detached Home	Manufactured Home
RDBN Rural	\$332,925	\$283,707	\$332,322	\$138,518
Smithers Rural	\$332,925	\$370,364	\$467,575	\$163,792
Vanderhoof Rural	\$332,925	\$310,823	\$370,089	\$135,229

Though this couple could likely purchase a home, limited sales volumes and supply likely means they will be looking for a home for an extended period before their offer is accepted. They may need to extend themselves financially to make a successful offer in an increasingly competitive market. Rather than purchase, this couple may benefit immensely from a land leasing arrangement or other non-family farm transition that can be facilitated by a second dwelling. This would allow both an older farmer and the young family to stay on the land, pass on necessary skills, and gradually transition ownership and responsibility.

“It was so challenging to find farm help for those seasonal positions because we didn’t have housing. Unless someone lived close by it was incredibly hard to hire because the days are the nights are late. It makes commuting very difficult.”

“A second residence can make leasing a property more feasible. This allows an older farmer to let a younger farmer or family come and farm the land for them.”



Profile #4: Lone-Parent Working in Retail

Proportionately, retail trade is one of the largest employers in the RDBN Rural employing nearly 9% of the working population, nearly as much as Manufacturing. It employs a large share of female workers. Wages in retail tend to be lower than average and many part-time workers make the Provincially regulated minimum wage. This profile assumes that a single retail worker has advanced in their career to a point where they make slightly more than \$19/hour, the median full-time hour wage for a retail worker in British Columbia.⁹

A full-time retail worker making \$22/hour and working 40 hours a week should earn around \$45,760 annually and can afford to pay up to \$1,144 per month towards rent and utilities. In this scenario, a retail worker should be able to comfortably afford most one-bedroom units, but would need to stretch themselves to afford two bedrooms. In addition to needing additional bedrooms for children, most lone-parents have the added cost of paying for childcare while they are working.



Affordable Monthly Shelter Rent	Average Monthly Rents in RDBN Market ⁹			
	Studio	1-Bed	2-Bed	3-Bed
\$1,144	\$740	\$850	\$1,195	\$1,505

If this individual were to purchase a home, they could afford up to \$189,950, and expect a monthly payment of \$765. This puts nearly all ownership options out of reach, save a manufactured home. Though more affordable, a manufactured home would also require this family to pay monthly pad fees in addition to a mortgage.

Affordable Purchase Price	Median Housing Sale Price in RDBN Electoral Areas 2020 ¹⁰		
	Overall Sale Price	Single-Detached Home	Manufactured Home
\$189,950	\$283,707	\$332,322	\$138,518

Without significant external support, the most likely living situation for this individual is a one-bedroom or two-bedroom rental unit if they can find it. In many cases, lone-parents are living with family to help them save money.

⁹ Statistics Canada. Table 14-10-0054-01. Employee wages by industry, annual. <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1410006401>
¹⁰ Collected as part of this study. See section 4.3.3 for further detail.
¹¹ Collected as part of this study. See section 4.3.2 for further detail.

This family would benefit from a non-market housing option that is secured at an affordable rate. Given the competitive rental market and limited non-market options, this family would likely need to put themselves into Core Housing Need to obtain appropriate housing.

“People can’t find affordable housing & even if we were to build a 2nd dwelling to rent out, we couldn’t build it at a cost that would make it make sense to rent it out at an affordable rate.”

“Just general affordable housing for single people and couples. The wait list is continuing to grow for low income families needing housing.”

“Many families just need a bit of extra help but there is not a place like that in the RDBN. Same goes for low-income housing. We refer people to the waitlist, but it can be up to a year for people to receive low-income housing.”

2 Introduction

In Spring 2021, M'akola Development Services and Turner Drake & Partners Ltd. were engaged by the Regional District of Bulkley Nechako to complete Housing Needs Reports for Electoral Areas A, B, C, D, E, F, and G.

The reports are meant to provide local and regional staff and elected officials and community partners with a better understanding of local housing needs and can be used to guide policy development, inform land use planning decisions, and to direct local and regional housing action.

The overall objectives of the Housing Needs Report process were to:

- Comprehensively collect and analyze data for each Electoral Area regarding housing supply, cost, and demand.
- Confirm the acknowledged demographic and resident population groups that have been identified as facing significant housing challenges.
- Consult with First Nations, municipalities, service providers, the agricultural community, and the development community.
- Engage with the communities of each Electoral Area (subject to Public Health Orders and in close consultation with RDBN staff).
- Discuss the role of rural areas in providing housing sustainably, what housing is required in the rural area to support regional economic development, and what housing is required to support the needs of the agricultural community.
- Estimate the demand for non-market and seniors housing that originates (and could originate) from RDBN's rural population.
- Identify any gaps in the existing knowledge base in regards to resident individuals and groups that may be facing a housing crisis and recommend additions to the existing housing stock which would assist in alleviating the critical shortages.
- Recommend avenues of cooperation among local and regional government bodies to tackle housing issues.
- Review best practices and unique solutions to address current and predicted areas of housing need.
- Research and provide recommendations to address growing challenges around market housing affordability.

2.1 APPROACH

2.1.1 Study Area

The overall project’s scope encompasses all electoral areas within RDBN’s jurisdictional boundaries. Statistics Canada classifies an electoral area as a Census Subdivision (CSD). A CSD is the geographic area from which Statistics Canada reports its data.

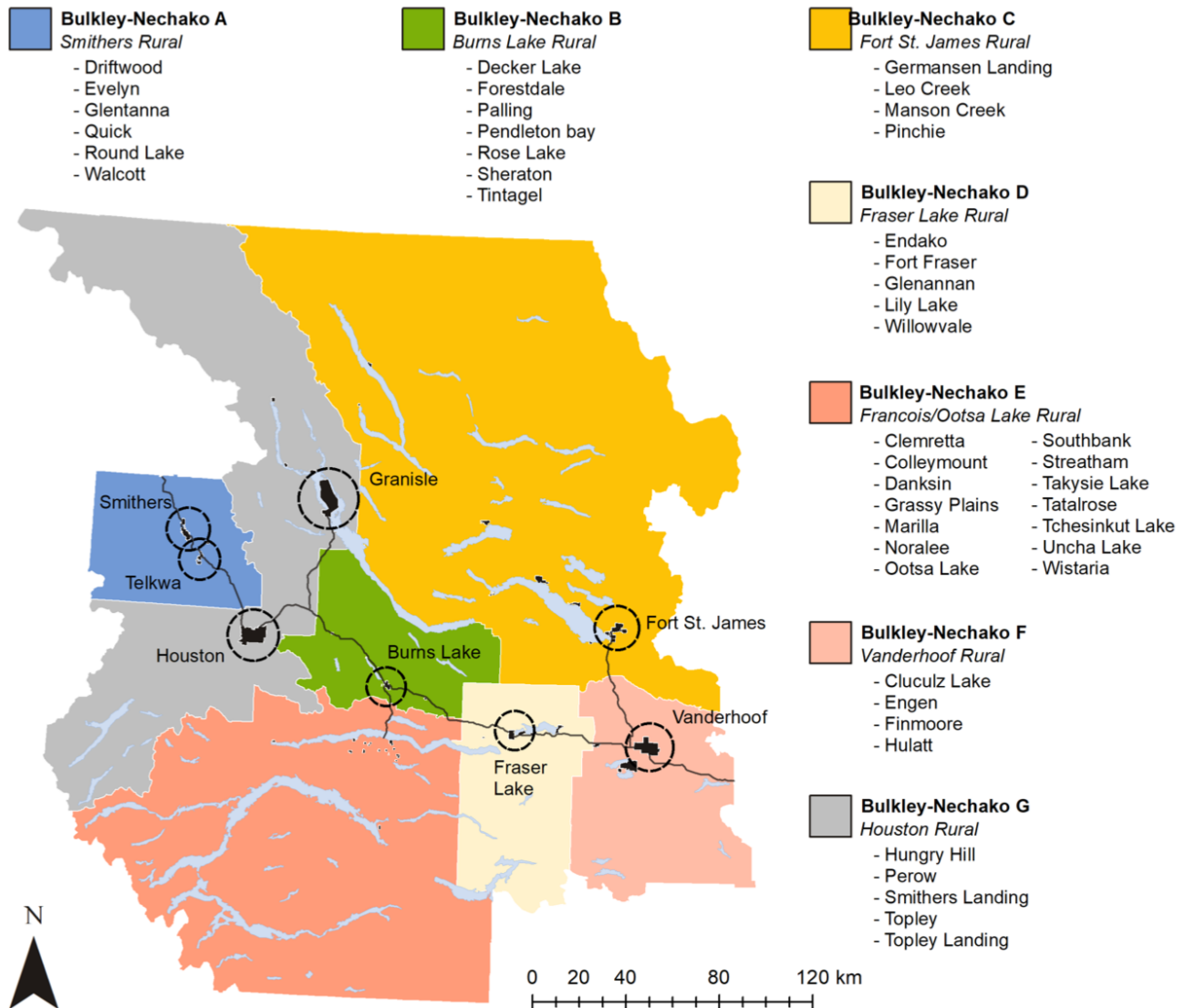
This report, and subsequent reports for individual communities, will often not refer to electoral areas by their letter (i.e. Electoral Area A); rather, it will use their local titles. These are:

Electoral Area A	Smithers Rural
Electoral Area B	Burns Lake Rural
Electoral Area C	Fort St. James Rural
Electoral Area D	Fraser Lake Rural
Electoral Area E	Francois/Ootsa Lake Rural
Electoral Area F	Vanderhoof Rural
Electoral Area G	Houston Rural

The above geographies constitute what this and subsequent reports refer to as the “RDBN Rural.” The aggregate of their boundaries are not an official boundary reported by Statistics Canada, meaning that RDBN Rural results rely on calculations that use individual CSDs as inputs. Given that each community is subject to Statistics Canada’s random rounding process, it is possible that the aggregate results shown in this report may not be as accurate as its parts. As such, please consider any RDBN Rural level data (specifically, Census related) as a reasonable estimate of overall conditions.

A map of the RDBN (including its electoral areas, the small communities within each electoral area, and municipalities) is illustrated below.

Figure 2.1a: RDBN & Communities Map



2.1.2 Report Organization

This report is organized into four key sections:

1. Executive Summary

A brief overview of the key regional findings and recommendations.

2. Housing Needs Report Introduction

Includes background information on housing policy, local and regional government abilities, and community engagement undertaken as part of this study.

3. RDBN Rural Housing Needs Report

A brief Housing Needs Report for the aggregate of the RDBN's electoral areas. It contains discussions surrounding housing data and community engagement feedback collected from community members or regional stakeholders with operations in the RDBN.

4. Bulkley-Nechako Individual Community Housing Needs Reports

Each of the participating community reports contain in-depth information on housing needs. Reports contain both housing data and community engagement feedback.

5. Appendices

Community Housing Profiles

Individual Electoral Area housing profiles that highlight some of the most compelling housing data collected in this study. Profiles lack much of the in-depth analysis included in the full report and are intended to be used for public communication and quick reference.

Community Engagement Summary

A complete summary of Regional District engagement undertaken as part of this study including process, methods, and broad discussion of findings.

Housing Planning Tools for Local Governments

Discussion and examples of various housing policy interventions available to regional and local governments, their applicability, and recommended next steps to address housing.

Housing Indicators and Monitoring Guide

Key indicators and monitoring recommendations are also included to help local staff and stakeholders track housing conditions moving forward.

Community Data Tables

Data tables for each Electoral Area include additional information that meets specific Provincial requirements. They can be used as reference by local staff or stakeholders.

Provincial Summary Forms

Provincial Summary Forms for each Electoral Area as required to complete obligations of the funding program.

2.1.3 Data

This report refers to several pieces of data that together contribute to contextualizing the housing conditions experienced by RDBN Rural residents. The following is a comprehensive list of secondary quantitative data sources (information collected by other organizations but used for this report):

- BC Assessment¹²
- BC Data Catalogue¹³
- Canada Mortgage & Housing Corporation (CMHC)¹⁴
- Environics Analytics¹⁵
- Statistics Canada^{16 17}

The report uses primary research to challenge/confirm the trends analyzed within the sources above (for instance, high-level Statistics Canada data may not be nuanced enough to truly represent housing hardship for specific household types). Primary research is predominantly from the community survey and stakeholder consultation work, described throughout the report.

2.1.3.1 Data Limitations

BC Assessment

Grouped Information

BC Assessment provides assessment roll spreadsheets for communities across British Columbia for the years 2005/2006 through 2020/2021. Assessment roll information is not on an individual property level; rather, similar types of properties are grouped together in “folios” based on several factors, such as property type and dwelling type. These folio groups also mean that assessment and sale price values reflect averages, making it more difficult to express community level average and median values.

Unit Counts

For purpose-built rental properties, unit totals within folios are sometimes represented by the value “20+.” This limits a user’s ability to correctly sum values and determine how many rental dwellings exist within a community. The 20+ category is not an issue for owned (non-purpose built rental) properties. That said, 20+ rental units are rare, if non-existent, within RDBN Rural.

BC Data Catalogue

Urban focus

BC Statistics helpfully consolidates most data related to complete Housing Needs Reports, but most sources are not available or do not apply to a rural setting, like the new homes registry, non-market housing, post-secondary student housing, and homeless count sources.

12 British Columbia Data Catalogue. (2020, April 22). Housing Values (2006-2020). Retrieved from <https://catalogue.data.gov.bc.ca/dataset/housing-values-2006-2020->
13 British Columbia Data Catalogue. (2021). Housing Needs Reports. Retrieved from <https://catalogue.data.gov.bc.ca/group/housing-needs-reports>.
14 Canada Mortgage & Housing Corporation. (2021). Housing Market Information Portal. Retrieved from <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada>.
15 Environics Analytics. (2021). DemoStats. Retrieved from <https://environicsanalytics.com/en-ca/data/demographic/demostats>.
16 British Columbia Data Catalogue. (2020, June 30). Custom Census Reports (2016, 2011, 2006). Retrieved from <https://catalogue.data.gov.bc.ca/dataset/custom-census-reports-2016-2011-2006->
17 Statistics Canada. (2021). Census Program. Retrieved from <https://www12.statcan.gc.ca/census-recensement/index-eng.cfm?MM=1>.

Canada Mortgage & Housing Corporation (CMHC)

Reporting landscape

CMHC conducts its Rental Market Survey (RMS) every year in October to estimate the relative strengths in the rental market. The survey collects samples of market rent levels, turnover and vacancy unit data for all sampled structures. The survey only applies to primary rental markets, which are those urban areas with populations of 10,000 and more. The survey targets only privately initiated rental structures with at least three rental units, which have been on the market for at least three months. CMHC does not collect rental data for any RBDN community. CMHC data will mostly be used for discussions about how urban trends may impact small urban centres and rural areas. The urban trends come from the aggregate of several small urban communities across BC, being: Dawson Creek, Fort St. John, Prince Rupert, Quesnel, Terrace, and Williams Lake

EnviroNics Analytics

Proprietary process

This industry trusted software is a useful tool in generating demographic, economic, and social data for customized geographies, especially for those that may not be defined or are suppressed by Statistics Canada. Although useful, how they generate the data is not public. In other words, explaining or replicating the entire methodology is not possible, and said methodology must be assumed to be appropriate and usable.

Statistics Canada

Area & data suppression

There are instances where geographic areas are too small to report on, resulting in the deletion of all information for said area. Suppression of data can be due to poor data quality or to other technical reasons. This was not a particular concern for this study, but limited the ability to use more granular Census geographies (specifically, Census dissemination areas – see Glossary).

Random rounding

Numbers are randomly rounded either up or down to a multiple of “5” or “10.” When this data is summed or grouped, the total value may not match the individual values since totals and sub totals are independently rounded. Similarly, percentages (which use rounded data) may not reflect the true percentage, but instead a ballpark. Furthermore, the sums of percentages may not equal 100%.

2.1.4 Community Survey

The RBDN Community Housing Survey was designed to fill quantitative data gaps and capture housing experiences from as many residents as possible throughout the study area. The survey opened in August 2021 and was available through the RBDN’s housing website for approximately three months, closing in October 2021. The consulting team, with significant support from Regional District planning staff, utilized existing local distribution channels, such as social media pages to promote the study. Promotional material was made available to focus group and interview participants who were asked to share broadly with their networks.

As the survey distribution was not controlled for a representative sample of the population, selection bias creates a limitation for extrapolating the data to draw conclusions about the community overall. Survey results may overrepresent certain cohorts of the population when considering the mandate of the service providers and community partners who helped distribute the survey itself, as well as the fact that as a voluntary open-access survey, respondents in general are likely to self-select for those who are experiencing housing

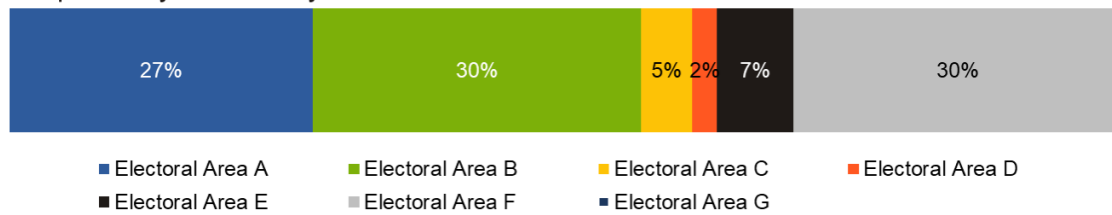
challenges and are therefore motivated to engage with the issue. The survey, therefore, is predominantly a tool for understanding the human experience behind other data analysed in this report and collecting other insights that existing data sources do not address.

Community Survey Response Profile

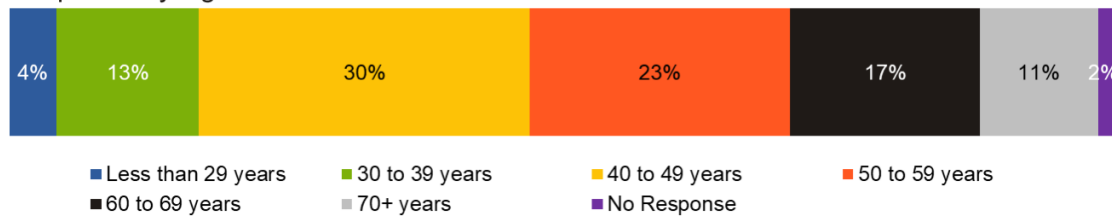
In total, the survey collectively received 306 responses from individual community members throughout the rural RDBN. The following graphs break down responses by key topics collected as part of the survey.

- Greatest response representation was from Electoral Area A, B, and F.
- Slightly under half of respondents (53%) were over the age of 50. Only 4% were under 30.
- The median income of respondent households was around \$75,000 per year.
- The majority of respondents (38%) were couples without children. Twenty-three percent (23%) were single people.
- Most respondents (77%) lived in a single-detached home. Nine percent (9%) lived in a mobile home.
- The median reported housing cost was slightly more than \$1,250 per month.
- The majority of respondents (72%) indicated their housing met their needs. Twenty-three percent (23%) indicated it did not.

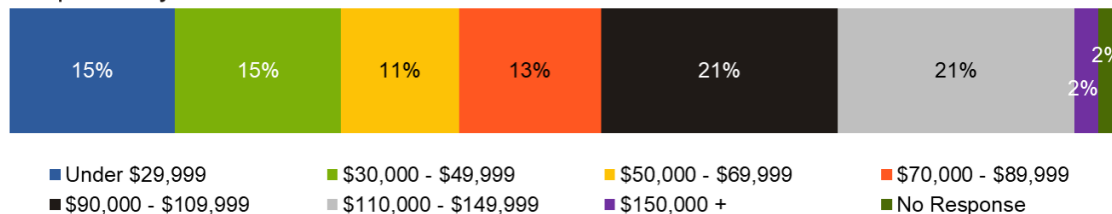
Response by Community



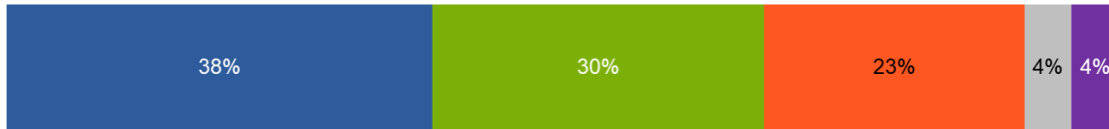
Response by Age



Response by Income



Response by Household Type



- Couple w/o Child(ren)
- Couple w/ Child(ren)
- Lone Parent
- Single Person
- Extended Family
- Roommates
- Other / No Response

Response by Dwelling Type



- Single-detached
- Semi / Duplex / Row
- Apartment / Condo
- Mobile home
- Private Bedroom
- Accessory Unit
- No Response

Response by Housing Cost



- < \$250
- \$250 - \$749
- \$750 - \$1,249
- \$1,250 - \$1,749
- \$1,750 - \$2,249
- \$2,250 - \$2,749
- \$2,750 +
- No Response

Response by Housing Meets Need



- Meets housing needs
- Does not meet housing needs
- I'm not sure

2.1.5 Other Consultations

In addition to the general community survey, a number of key stakeholders were identified and consulted as part of this study. Formats and methods varied, but in general, semi-structured interviews and focus groups were conducted with individuals across a broad range of housing-related groups, such as:

- Non-profits and other social service providers involved in providing emergency shelter and housing navigation support, as well as support services to provisionally housed or other at-risk populations
- Environmental Health agencies
- Elected regional officials
- Agricultural stakeholders
- Indigenous government representatives
- Housing advocates
- Non-profit housing organizations, and non-market housing developers
- Private sector real estate agents and property developers
- Economic development agencies, business improvement associations, and tourism development and promotions agencies.

Public information sessions and focus groups were also held online in early November 2021, with dedicated events for each Electoral Area. The insights and feedback gained through these efforts were used to collect qualitative data on housing need, help inform our interpretation and analysis of secondary data, design and execute other engagement and research efforts, and identify potential solutions. Regardless of stakeholder preference, to encourage frank and honest feedback all discussions were carried out with the understanding that information collected would not be presented in this report such that the stakeholder could be identifiable.

2.2 BENEFITS OF AFFORDABLE HOUSING

2.2.1 The Housing Continuum / Wheelhouse¹⁸

As per CMHC, the housing continuum model is a linear progression from homelessness or housing need to homeownership. It is the most common approach for visually depicting different housing segments. It assumes that people will start somewhere along the horizontal axis and move from left to right, with market homeownership being the ultimate goal.

Figure 2.2a: The Housing Continuum



Source: CMHC

¹⁸ Elver, D., Tang, E., & Baynes, S. (2019, August 7). The Wheelhouse: A New Way of Looking at Housing Needs. Canada Mortgage & Housing Corporation. Retrieved from <https://www.cmhc-schl.gc.ca/en/housing-observer-online/2019-housing-observer/wheelhouse-new-way-looking-housing-needs>

In reality, many people and/or households do not move linearly from one state of housing to the next, but rather jump from type to type based on rapid changes to their professional and/or personal lives. For example, an individual in market rental housing may suddenly find themselves evicted from their unit in a low vacancy rental market. The struggle to find housing may lead to homelessness. Instead of gradually working through each element along the housing continuum, they can jump from homelessness to rental housing as quickly as finding a new available unit.

In effort to better represent the relationship of different forms of housing need, some communities are exploring an alternative to the continuum. One of these communities is the City of Kelowna. Instead of the linear view, the City applies a circular model known as the “Wheelhouse,” reflecting that people’s housing needs are fluid based on lifestyle preferences and financial circumstances.

The Wheelhouse model allows the user to understand and address resident needs as they move around or across the circle between different types of housing. As such, a healthy housing stock must include diverse housing forms and tenure types to meet needs of different socio-economic backgrounds and life stages. The Wheelhouse breaks down housing supply into six key areas:

Figure 2.2b: Wheelhouse Key Housing Areas

Key Area	Description
Emergency Shelters	Temporary shelter, food and other support services, generally operated by non-profit housing providers.
Short-term Supportive Housing	Stable housing along with support services offered by non-profit providers as a step between shelters and long-term housing (with typical stays of two to three years).
Long-term Supportive Housing	Long-term housing offered by non-profit providers, along with support services ranging from supportive care to assisted living and residential care.
Subsidized Rental Housing	Subsidized rental homes operated by non-profit housing providers, government, and housing co-operatives through either monthly government subsidies or one-time capital grants.
Ownership Housing	Includes fee simple homeownership, condominium ownership, multi-unit and single-family homes, and shared equity (such as mobile homes or housing co-operatives).
Rental Housing	Includes purpose-built long-term rental apartments, private rental townhomes, secondary suites, garden suites, and single-family rental homes.

Figure 2.2c: The Housing Wheelhouse



Source: adapted from CMHC & City of Kelowna

2.2.1 Defining what is “Affordable”

The topic of housing, and affordable housing in particular, is plagued by fluid and easily misinterpreted terminology which makes communication difficult.

In general, this report uses the long-standing and easily understood metric that housing is affordable when the combination of applicable costs (rent + utilities, or mortgage + insurance + property tax + utilities) are no greater than 30% of a household’s median before-tax income. This measure is a housing indicator tracked by Statistics Canada via the Census.

In quantifying the number of households experiencing affordability, overcrowding, and precarious housing quality challenges, this report also makes use of the Core Housing Need metric established by Statistics Canada and CMHC which modifies the 30% rule to include consideration of affordable alternatives. In other words, data is adjusted to remove households that spend more than 30% of their gross income, but also have a less expensive option available to them. In practice, this tends to reduce the reported rates of housing unaffordability among homeowners as many effectively choose to “stretch” their budgets in order to gain access to the financial benefits of property ownership.

While many owner-occupied households experience affordability challenges, many do have the opportunity to downsize to a less expensive home, or ultimately a rental-tenured home (often in urban areas) if the situation required. In contrast, renter households typically have fewer reasonable alternatives and are more likely to be at risk of homelessness as a result. The use of the 30% indicator, and Core Housing Need helps shed light on both the magnitude of housing affordability challenges, and their severity in terms of alternatives.

There are instances where we amend the 30% indicator to 35%; specifically, when performing our affordability gap analysis. The reason for the change is that the latter is grounded in practical use by CMHC and financial

institutions when considering a household's debt load. This is known as the Gross Debt Servicing (GDS) ratio. Note that CMHC amended the GDS ratio to 39% as of July 1, 2020. The 35% is used in calculations to reflect the effective date of available data.

2.2.2 Social Benefits

The stability of an affordable mortgage or rent can have profound social benefits. Through reducing the shelter cost burden of a household, there is an increased stability which can have an impact on a household's overall wellbeing and life satisfaction. Housing policy in affordable housing developments also has a role to play in facilitating community cohesion, particularly related to social mix and social networks. Habitat for Humanity Canada (Habitat) documented a variety of positive social impacts, including increased employment quality, a reduction in the use of food banks, and increased levels of voluntarism and civic engagement for those living in housing that was affordable.¹⁹

Affordable housing allows households to access their preferred living arrangements across all stages of their life. This is particularly important for seniors who may lack purchasing power with retirement incomes. Bulkley Nechako has a stable population, but faces an aging population, a problem that will become larger in the future.

While the senior population is diverse, a commonality that exists is the desire to age within their homes and local communities. Alongside this desire is the need for accessibility and availability of home support services. Issues in housing can create barriers, and continue to contribute to premature placement into residential care, caregiver burnout, and overuse of acute care services. Research based out of Simon Fraser University (SFU) Gerontology Research Centre finds the value in "aging in community" and explores the needs of seniors and their built environments.²⁰

The social benefits of affordable housing extend beyond those paying the rent or mortgage for the home, it also affects their families.²¹ A stable and affordable home allows for children to establish healthy habits and relationships at school (both with friends and with teachers), promotes engaging in extracurricular activities, and helps children focus on their goals and education. These immediate outcomes lead to generational impacts on economic output, educational achievement, and creating opportunities for residents to give back to their communities.

19 Berz, Kilian. (2015). Transforming Lives: The Social Return on Habitat's Work in Canada. Retrieved from <https://www.hfh.org/wp-content/uploads/2016/11/BCG-Transforming-Lives-May-2015.pdf>.

20 Wister, A., O'Dea, E., Fyffe, I., & Wagner, K. R. (2019). Fact Book on Aging in British Columbia and Canada. Retrieved from <https://www.sfu.ca/grc/research/publications/2019.html>.

21 Habitat for Humanity: Halton-Mississauga-Dufferin. (2019). 6 Benefits of Affordable Housing: Impact on the Family. <https://habitatmh.ca/6-benefits-affordable-housing-family/>

2.2.3 Health Benefits

A move to affordable or social housing is often correlated with improved health outcomes.²² Although improving housing affordability is no guarantee of improved physical health as underlying factors may exist, the method or policy through which affordability is administered can have a key determining effect.

If affordable housing policies result in access to improved housing quality, such as newer or renovated lodgings that meet minimum standards for safety and condition, then benefits attributed to those policies can include those related to indoor environment quality, air quality, climate conditions, and reduced overcrowding. Improved health has secondary benefits of reduced absenteeism at school and work, thus contributing to an improved performance overall. Additionally, Habitat found that living in affordable housing had positive effects on resident's physical and mental health. Residents were less stressed about making rent or mortgage payments every month, which made it possible to allocate resources towards purchasing essential medicines, covering services such as dental and vision care, or buying healthier food.²³

This carries on in the realms of mental and public health. Unaffordable housing can be a significant source of stress as individuals or families struggle constantly and live with the constant spectre of losing their access to a basic human necessity. Unaffordable housing therefore has a direct link to incidences of mental health issues, suicide, as well as addictions and substance abuse issues. This can become a negative, reinforcing cycle as the issues precipitated by precarious housing can in turn make it even harder for find and maintain stable housing.

Housing unaffordability, as a significant determinant of poverty, can also limit access to proper nutrition as household budgets reallocate spending on groceries to maintain their shelter. According to Food Banks Canada, around one-third of food bank users are children, while seniors make up 6% of food bank users nationally and 10% in British Columbia.²⁴ Rural households tend to spend a larger share of their budget on food than urban households do.²⁵ In 2020, 39,968 participants visited United Way Northern BC to access healthy meals or food support.²⁶

22 Thomas, Matthew A. (2017). On the Benefits of Affordable Housing. <https://tqsoi.org/wp-content/uploads/2018/03/On-the-benefits-of-affordable-housing.pdf>

23 Habitat for Humanity: Halton-Mississauga-Dufferin. (2019). 6 Benefits of Affordable Housing: Impact on the Family. <https://habitatnm.ca/6-benefits-affordable-housing-family/>.

24 Food Banks Canada. (2019). British Columbia: Food Bank User Statistics. Retrieved from <https://hungercount.foodbankscanada.ca/BC-data-insights.php>.

25 Marshall, J. and R. Bollman, (1999) Rural and urban household expenditure patterns for 1996. Retrieved from <https://www150.statcan.gc.ca/n1/en/pub/21-006-x/21-006-x1998004-eng.pdf?st=wsNux-98>.

26 United Way Northern BC. (2021). Annual Report 2020 – 2021. Retrieved from <https://www.unitedwaynbc.ca/wp-content/uploads/2021/10/2020-2021-Annual-Report-v2-wfinancials.pdf>

2.2.4 Economic Benefits

The economic benefits of affordable housing can be experienced both by residents and the greater community. At the household level, the primary economic benefit is the improved fiscal health of the household. Housing unaffordability disproportionately affects lower income households, and an increase in financial capacity here is more likely to result in additional spending activity than savings in contrast to higher income households where spending is not constrained.

At the community level, unaffordable housing can be a headwind on population growth, and put pressure on employers as hiring becomes more difficult at any given wage level. In smaller communities especially, these tend to be the goods and services that are disproportionately local and would result in further circulation of wealth within the economy. In contrast, spending on groceries, utilities, transportation, and other major necessities tends to flow out of smaller communities to larger centres where the production and corporate management functions are concentrated.

Creation of affordable housing can be a powerful economic development activity in and of itself. Economic stimulus programs often target construction projects as these investments tend to generate more jobs and spin-off effects due to their local labour and material intensity. Housing construction overall is a significant economic sector, and the degree to which this activity can be expanded through investment in affordable housing projects via provincial or federal funding programs represents a net increase of investment driving local economic activity.



Affordable housing also works to enhance local tax revenues – instead of low or no payment of taxes by distressed properties, affordable homeowners and renters contribute to the community.

In British Columbia, the total cost of poverty is estimated to be \$2.2 to 2.3 billion annually, or close to 6% of the provincial budget. The cost to society overall is considerably higher – \$8.1 to \$9.2 billion, or between 4.1 to 4.7% of BC's GDP. This equates to a cost of \$2,100 per person or \$8,400 for a family of four, every year. The amount of income tax that would be generated if those living in poverty were raised to the second lowest income bracket is \$1.7 billion. These resources could be reallocated to better support better meeting a range of unmet health care demands from primary care, to mental health care, and the full spectrum of universal public care services needed – including affordable housing.²⁷

2.2.5 Benefits to Other Service Provisions

A common misconception regarding affordable housing and service programs is that subsidized housing and services lead to a continuous cycle of dependency, or represents a direct fiscal transfer from higher income households to those in need. When affordable housing is accessible there is a reduction in spending required in other social services that is typically far greater than the cost of housing action itself, resulting in direct net savings to taxpayer-funded services.

The people experiencing housing challenges do not simply disappear if their need for below-market housing is not supported by society. Those costs instead show up in the healthcare system, the criminal justice system, the social services system, etc. Housing First approaches to homelessness have demonstrated repeatedly that the cheapest way to address the issue is through the direct provision of housing, the significant cost of which is dwarfed by the direct savings accruing to other government and community services.²⁸

Boston Consulting Group's assessment on Habitat for Humanity's home-ownership program found that for every \$1 spent, about \$4 of benefits accrue to society.²⁹ This \$4 is represented in taxes and money freed up from shelter costs and other services, as well as additional local government revenue from tolls, city fees, etc. Increased revenue may mean improved infrastructure, more green space, and other elements of healthy communities that can keep residents healthy and safe.

The Canadian Centre for Policy Alternatives developed methodology to establish the cost of poverty in British Columbia. One of these costs, intergenerational, is calculated by estimating the number of children that would escape poverty if the intergenerational transfer of poverty were to be eliminated. Children who grow up in poverty are more liable to be less productive and contribute less in taxes, while also being more likely to contribute to cumulative and enduring remedial costs. Overall, 30% of children who grow up in poverty are expected to remain in poverty in their adulthood. The intergenerational costs of BC show that there would be a substantial benefit to the economy should children be able to climb to the second lowest income bracket. Their combined income would rise by \$440 to \$550 million per year.³⁰

27 Ivanova, Igljka. (2011). The Cost of Poverty in BC. https://www.policyalternatives.ca/sites/default/files/uploads/publications/BC%20Office/2011/07/CCPA_BC_cost_of_poverty_full_report.pdf

28 Jadidzadeh, Ali et al. (2020). Cost Savings of Housing First in a Non-Experimental Setting. Retrieved from <https://www.homelesshub.ca/resource/cost-savings-housing-first-non-experimental-setting>

29 Boston Consulting Group. (2015). Transforming Lives: The Social Return on Habitat's Work in Canada. Retrieved from <https://www.hfh.org/wp-content/uploads/2016/11/BCG-Transforming-Lives-May-2015.pdf>

30 Ivanova, Igljka. (2011). The Cost of Poverty in BC. https://www.policyalternatives.ca/sites/default/files/uploads/publications/BC%20Office/2011/07/CCPA_BC_cost_of_poverty_full_report.pdf

Ending poverty in British Columbia, and Canada would have considerable benefits and a significant return on investment. Current government inaction on poverty is costing the province \$2 billion per year in economic loss, \$1.2 billion in excess on the provincial healthcare system, and \$6.2 to \$7.3 billion in foregone revenue. As a major household expense for any family, housing costs are a significant driver of poverty, and childhood poverty in particular.³¹

2.3 GOVERNMENT ROLES FOR THE PROVISION OF HOUSING

2.3.1 Federal Government

2.3.1.1 Canada's National Housing Strategy (NHS): A Place to Call Home³²

In November 2017, the Liberal government introduced the NHS, a policy document aimed at supporting the provision of housing supply and affordability. The following year, the government passed the National Housing Strategy Act, which commits the government to long-term visions for housing policy. Included among these visions is the priority to focus on those in greatest housing need and the use of public participation as a means of generating and implementing policy.

Section 4 of the NHS Act acknowledges that the right to adequate housing is a fundamental human right, central to inherent dignity and well-being of the person and to building sustainable and inclusive communities. As a response to this claim, the Act has put in place institutions focused on reporting, oversight, and participation in decision-making (i.e. a National Housing Council and a Federal Housing Advocate).

As for funding, the NHS touts a \$70+ billion housing program to build stronger communities and help Canadians across the country access a safe affordable home. In doing so it aims to cut chronic homelessness by half, remove 530,000 families from housing need, modernize 300,000 homes, and invest in up to 125,000 new affordable homes.

2.3.1.2 Reaching Home: Canada's Homelessness Strategy³³

Reaching Home: Canada's Homelessness Strategy is a community-based program aimed at preventing and reducing homelessness across Canada. This program provides funding to urban, Indigenous, rural and remote communities to help them address their local homelessness needs. The federal government committed \$2.2 billion to tackle homelessness across Canada.

Homelessness has an impact on every community in Canada. It affects individuals, families, women fleeing violence, youth, seniors, veterans and people with disabilities. In 2016, an estimated 129,000 people experienced homelessness at an emergency shelter.

Reaching Home supports the goals of the National Housing Strategy, in particular, to support the most vulnerable Canadians in maintaining safe, stable and affordable housing and to reduce chronic homelessness nationally by 50% by fiscal year 2027 to 2028.

³¹ Ibid.

³² Canada Mortgage & Housing Corporation. (2021). About the Initiatives. Retrieved from <https://www.cmhc-schl.gc.ca/en/nhs/guidepage-strategy/about-the-initiatives>

³³ Government of Canada. (2020, June 9). About Reaching Home: Canada's Homelessness Strategy. Retrieved from <https://www.canada.ca/en/employment-social-development/programs/homelessness.html>

2.3.2 Provincial Government

In contrast to the federal government's role in social housing, the Province of British Columbia's part in housing expanded in the 1990s. BC Housing, first established in 1967, became the appointed agency to fulfill the Province's continuing commitment to developing and managing subsidized housing. BC also acts as a liaison to engage local governments in meeting their needs, beginning with an amendment to the Local Government Act, which makes it mandatory to include policies for affordable, rental, and special needs housing in Official Community Plans. The Province's guiding documents for affordable housing are outlined below.

2.3.2.1 Local Government Act

The Local Government Act forms the foundation under which all municipalities and regional districts operate in British Columbia. This document sets out the framework for structure and operations, as well as the main powers and responsibilities of local governments as mandated by the province. The Local Government Act also covers important authorities for both municipalities and regional districts, such as planning and land use powers and statutory requirements for administering elections. Through the Act, a local governments involvement in the provision of social housing has taken a variety of forms, including such policy and regulatory measures as:

- the inclusion of affordable housing provisions in regional growth strategies and official community plans (required by the Local Government Act);
- the amendment of zoning bylaws to permit such things as increased densities in new or existing residential neighbourhoods, housing above shops, secondary suites, small lot developments, manufactured home parks, comprehensive development zones, density bonusing, housing agreements and the required inclusion of some affordable housing in new developments;
- the adoption of regulatory controls over the conversion of rental housing;
- the adoption of health, safety, and comfort standards for rental housing;
- the provision of social or special-needs housing in some new developments through "housing agreements";
- the "fast-tracking" of approvals for affordable housing proposals; and
- the adoption of policies for special-needs housing.

While not all of the above policies and regulatory measures are required by the Local Government Act, providing the legal jurisdiction to create policies and regulations on the above measures. In summary, the Act gives power to local governments to operate within their boundaries, and implement the above regulations and controls.

2.3.2.2 BC Housing Action Plan 2019/20 to 2021/22

In June 2018, the Governments of Canada and British Columbia signed the CMHC-British Columbia Bilateral Agreement (the Agreement) under the 2017 National Housing Strategy to protect, renew, and expand social and community housing. The Agreement supports the priorities in "Homes for BC" the provincial government's 30-point plan for housing affordability in British Columbia.

Under this Agreement, more than \$990 million will be invested over 10 years. From April 1, 2019 to March 31, 2022 a total of \$217.2 million is forecasted to be invested, made up of matching contributions of \$108.6 million from both the Government of Canada and the Province of B.C.

The contributions will be invested into two initiatives, and 5 unique funding programs:

Initiative 1: B.C. Priorities Housing Initiative

- Home Adaptations for Independence: financial assistance for home modifications for low-income people with diminished physical abilities. Intended to improve physical accessibility of 1,700 homes for low-income seniors and persons with disabilities.
- Capital Renewal Funding Program: used to prevent the deterioration of existing affordable housing stock and to carry out energy performance upgrades. Work includes building repairs, maintenance, critical life safety, seismic and fire safety upgrades.
- Provincial Rental Supply Program: funding to support the development of new Community Housing under the Provincial Rental Supply Program.

Initiative 2: Canada Community Housing Initiative

- Building BC: Community Housing Fund: Funding under the Canada Community Housing Initiative will be applied to support the development of new mixed-income housing under the Community Housing Fund program.
- Retention of Social and Community Housing: A subsidy to extend funding agreements to preserve the affordability of units for low-income households as original agreements expire. These subsidy extensions will include greater operating flexibility for providers to move towards more sustainable operating models, for example, to allow developments to transition towards a mixed-rent or mixed-use model.
- Capital Renewal Funding Program: used to prevent the deterioration of existing affordable housing stock and to carry out energy performance upgrades. Work includes building repairs, maintenance, critical life safety, seismic and fire safety upgrades.

Through the programs described within initiative 1 and 2, BC housing aims to support nearly 40,000 households by maintaining and expanding social and community housing across the province, as well as by supporting needed repairs and adaptations.

Table 2.3a: Number of Households Addressed by BC Housing and Canada Initiatives

Initiative	Target (Households)				
	2019/20 Year 1	2020/21 Year 2	2021/22 Year 3	3 Year Cumulative Total	2019/20 – 2027/28 Target
BC Priorities Housing Initiative	1,245	952	870	3,067	7,084
Canada Communities Housing Initiative	2,475	3,166	2,903	8,544	39,740
Canada Housing Benefit	TBD	TBD	TBD	TBD	TBD
Total	3,720	4,118	3,773	11,611	46,824

Source: BC Housing Action Plan 2019/20 to 2021/22

2.3.2.3 Homes for BC: A 30-Point Plan for Housing Affordability in British Columbia

Released in conjunction with the BC Housing Action Plan, the 30-point Homes for BC Plan aims to make affordable housing more accessible and allocates funding to address homelessness across the province.

This plan proposes measures to stabilize housing prices, crack down on tax fraud, build affordable housing, improve security for renters, and build partnerships to preserve affordable housing. As a whole, the plan addresses many of the recommendations identified in UBCM’s report (section 3.3.2.4) and is supported by the funding opportunities in the BC Housing Action Plan (section 3.3.2.2).

2.3.2.4 UBCM A Home for Everyone

The Union of B.C. Municipalities (UBCM) has released a new housing strategy that calls upon all levels of government to diversify supply, manage demand, and prevent homelessness. UBCM considered potential federal and provincial actions and supports, in addition to opportunities for voluntary local government action, recognizing that local governments cannot tackle the housing crisis alone. The strategy entails 32 recommendations structured around four policy shifts:

1. A Rental Housing Strategy to help address a deficit in rental housing built up through decades of policy priority on homeownership.
2. A Demand Management Strategy with taxation measures to stabilize prices and restore affordability.
3. A Comprehensive Homeless Strategy to substantially reduce the number of people who are homeless.

An All-Government Approach towards Housing Affordability, through which all orders of government collaborate at a community level to bring about community appropriate change.

2.3.3 Local Government

Changes to Federal and Provincial government roles are placing considerable pressure on municipalities and regional governments to become more active in providing and facilitating affordable housing. Additionally, housing issues are often felt most acutely at the local level. Where the provincial government plays a large role in providing services to support those in need of housing (e.g. rent supplements, public housing, and emergency shelters), municipalities and regional districts have the power to regulate, prohibit, or impose requirements on certain activities that affect people and property.

The role of local governments to support and encourage affordable and appropriate housing has become increasingly important, especially so with recent jumps in the costs to both own or rent shelter that often go unmatched by dollar increases to wages. Overall, its role includes creating affordable housing policies, protecting the affordable housing stock, encouraging a greater mix of residential uses, and encouraging affordable housing development.

Modern urban and rural planning approaches to affordable housing require that local governments have the capacity to push for and support initiatives. Municipalities and regional districts need funding, staff, and/or land to meaningfully contribute to the cause. Many regional districts and smaller municipalities do not have this capacity, especially in comparison to large urban centres.

Local governments have an increasingly important role to play in facilitating the creation of affordable market and non-market housing through policy, zoning, partnerships, financial incentives, and staff capacity and resources. Their authority comes from Provincial legislation – the Community Charter, the Local Government Act, the Strata Property Act, and the Local Government Statutes (Housing Needs Reports) Amendment Act.

2.3.3.1 Regional Districts

Regional Districts were formed in BC during the 1960s when there was no efficient way to manage community issues that took place outside of existing municipalities. Since a significant percentage of BC's population lived outside of municipalities in unincorporated areas of the province, regional districts provided residents with necessities like fire protection, water supply, and shared community resources like recreational facilities and museums. Today, regional districts have three main roles:

- Functioning as a local government to unincorporated electoral areas responsible for providing basic local services such as community planning, water supply and fire protection.
- Serving as an inter-jurisdictional service body providing a framework for sub-regional services to different combinations of electoral areas, municipalities and First Nations.
- Providing regional governance and services and undertaking activities on behalf of the entire region.

While regional districts have more limited regulatory authority compared to municipalities, they can still decide where and how housing can be built. Community Planning and land use controls directly effect the housing supply and permitted housing types. It is these controls that make up the basket of tools with which a regional government and its electoral areas can support shelter affordability.

2.3.4 Indigenous Government

The roles and responsibility of Indigenous Governments to provide housing vary from Nation to Nation. In general, Nation governments have the authority to impact almost all aspects of housing delivery for their Members or Citizens, but autonomy and direct control over housing depends on internal policies, treaty agreements, and relationships with Provincial, and Federal governments. Nations can develop land use policy for Nation lands or Reserve lands, can develop housing strategies and priorities, and decide how to prioritize, build, and maintain vital infrastructure including new housing development. Nations can fund infrastructure and housing themselves or through other Nation revenue sources, but infrastructure is typically funded through grant agreements with Indigenous Services Canada (ISC) and on-lands or on-reserve non-profit or rental housing is usually funded in partnership with the Canada Mortgage and Housing Corporation and/or ISC. BC Housing has recently become an option for funding on-reserve rental housing.

Many Nations choose to manage their housing stock internally or through a non-profit or property management partner. Internal management and operations are usually vested in a housing department within the government structure, which makes the Nation responsible for operations, maintenance, management, and rent collection. Some Nations choose to partner with a non-profit operator, property management company or create a separate, independent housing authority who then takes on those responsibilities.

Nations can also facilitate homeownership for Members or Citizens. Some Treaty Nations are able to transfer ownership of lots directly to Nation Members or Citizens through a fee simple process. Ownership can be derived through certificates of possession, but most Nations work with the Federal government to facilitate mortgages on a specific properties to allow members to build their own homes through a Ministerial Loan Guarantee process, leasehold interest, letter of credit or other form of security acceptable to funders.

2.3.5 Non-Profit Organizations

The non-profit housing sector builds and manages housing units that are typically priced at the low-end of market or below market rates and may include support services. Non-profit organizations typically receive some form of financial assistance from senior levels of government to enable them to offer affordable rents, reduced-rate mortgages, capital grants, and ongoing operating subsidies. Sometimes an organization will manage a portfolio that includes market units as a means of subsidizing rents for other units or properties. As senior government responsibilities have changed, and as other levels of government have stepped back from providing affordable housing directly, non-profits have become the most active provider of affordable housing across British Columbia.

2.3.6 Private Sector

Including developers, builders, investors, landowners, speculators, and landlords, the private sector is the most common provider of housing in British Columbia. Responsible for development, construction, and ongoing management of a range of housing forms and tenures the private sector is an important partner in addressing housing goals. However, the private sector has limitations as investors expect their developments to earn profits. Although important, private sector development is only one housing tool in an increasingly diverse toolbox.

3 Health & Housing

Discovered in 2019, COVID-19 is a coronavirus and infectious disease that causes respiratory illness. Among those who develop symptoms, most recover from the disease without needing hospital treatment. About 15% become seriously ill and require oxygen and 5% become critically ill and need intensive care.³⁴ Because COVID-19 can be easily transmitted, governments have taken measures to reduce physical interactions, encourage physical distancing, and reduce the spread of the virus. In British Columbia, this has included travel restrictions and closed borders, social lockdowns and business closures, and encouraging working-from-home whenever possible. As a result of safety measures, many communities and economies have been dramatically impacted.

In BC, economic impacts have been most felt in tourism, accommodation, food services, recreation, transportation, retail, and similar industries. Nearly 90% of all job losses were in the service sector which commonly employs young people and renters.³⁵ It has also impacted older populations who weren't considering retirement but may be unwilling or unable to work under new circumstances or who now have to work longer because their economic situation has changed.

Effects of the pandemic on employment, income, and savings are already significant and are expected to persist for months to years. In addition to the Canadian Emergency Response Benefit (CERB) program, a number of programs have been put in place for students, Indigenous communities, low to moderate income households, and seniors. Various agencies in BC have implemented measures to help protect housing security, such as deferring payments for mortgages and utilities, banning evictions, freezing rental rates, and offering rental supplements for workers with reduced incomes.

Considerations for Housing in the Regional District of Bulkley-Nechako

Though many programs have been established to support Canadians effected by Covid-19, including the Canadian Emergency Response Benefit (CERB) and measures to help protect housing security, such as deferring payments for mortgages and utilities, eviction bans, and rental freezes, it is expected to have a dramatic impact on housing in many communities, including those in the RDBN.

According to CMHC, housing starts are likely to slow down in metro Vancouver and other major urban centres as a result of decreased employment, market uncertainty, and limited mobility and international migration.³⁶ Real estate agents are reporting that demand for rural properties has skyrocketed amongst urban residents who want access to recreation activities and outdoor amenities.³⁷ With increased unemployment and reduced incomes, urban residents may also be searching for more affordable options in smaller, rural areas.

Anecdotally, many residents of the RDBN were concerned increased "amenity migration" is driving up already high housing prices. Migration from larger urban areas with higher purchasing power may be an unexpected consequence of the COVID-19 pandemic. Rising ownership costs and increased reports of competitive real estate markets seem to be a direct impact of increased migration from urban centres.

³⁴ World Health Organization. 2020. Available at: <https://www.who.int/news-room/q-a-detail/coronavirus-disease-covid-19>

³⁵ CTV News. 2020. Available at: <https://bc.ctvnews.ca/these-groups-were-the-hardest-hit-by-the-coronavirus-pandemic-b-c-s-finance-minister-says-1.4988852>

³⁶ CMHC. 2020. Available at: <https://assets.cmhc-schl.gc.ca/sites/cmhc/data-research/publications-reports/housing-market-outlook/2020/housing-market-outlook-canda-summer-61500-2020-en.pdf?rev=ee98fa7e-3704-4e5f-9c43-95f04113558f%0D>

³⁷ Carlito, P. 2020. Available at: <https://www.straight.com/news/bugging-out-covid-19-concerns-in-urban-centres-fuel-interest-in-rural-and-recreation-properties>

4 Regional District of Bulkley-Nechako Housing Needs Summary

The following section summarizes key data points and trends observed for the RDBN Rural study area. As mentioned, the study area refers to the whole of RDBN electoral areas, being Areas A, B, C, D, E, F, and G.

Given that RDBN Rural trends refer to the aggregate of said communities, readers should view results as best estimates and not absolute fact. This is because 1) the RDBN Rural is not a defined Statistics Canada geography and is thus subject to the accuracy of its individual components, and 2) Statistics Canada’s random rounding practices at the individual community level may cause further discrepancy when all subject communities are combined.

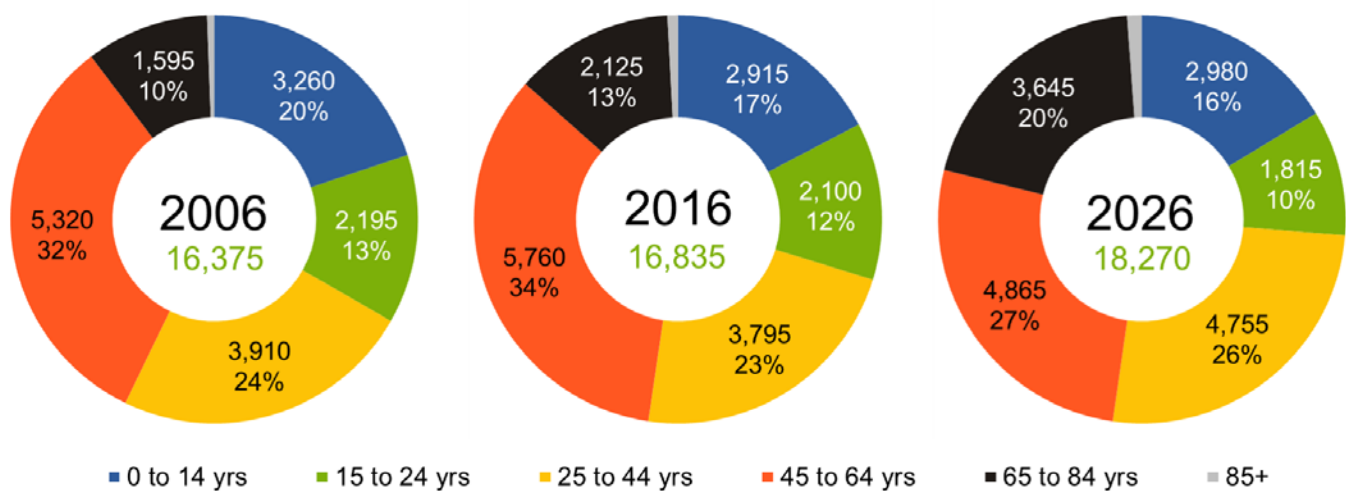
4.1 DEMOGRAPHY

4.1.1 Age Distribution & Growth

Statistics Canada, adjusted for Census undercounting (see individual community reports for greater detail), reports that the RDBN Rural study area combined for about 16,835 residents in 2016, an increase from 2006 (16,375 people). Total seniors aged 65 to 84 grew from a 10% to 13% share while older teens/young adults (15 to 24 years old) fell from 13% to 12%. Overall, the rural population historically become older on average.

Population projections (aligned with provincially produced projections for the entirety of the RDBN) anticipate that the total rural population may experience growth between 2016 and 2026 to about 18,270 (a decade growth rate of 9%). Although senior cohort distributions may expand greatly over that time, growth may occur among young children (0 to 14) and young working age adults (25 to 44 years old), potentially reducing the median age from 44.9 to 44.4 between 2016 and 2026.

Figure 4.1a: Population Age Distribution (Historical & Anticipated)

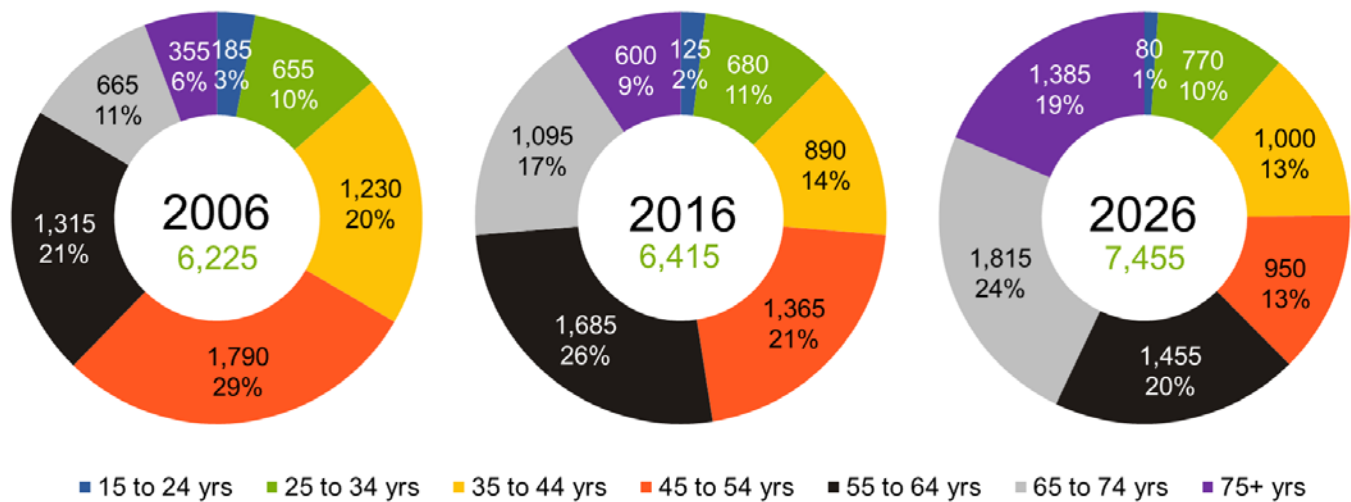


Source: BC Statistics and Statistics Canada

Total permanent households (HHs) occupied by a usual resident grew just over 3% between 2006 and 2016 (6,225 to 6,415). The share of senior led households expanded from 17% to 26% over the decade.

Household projections suggest that the magnitude of household growth could reach 16% between 2016 and 2026, noticeably faster than anticipated population growth during the same period. This discrepancy is primarily related to a potentially massive expansion of senior led households, leading to smaller household sizes or more households per capita.

Figure 4.1b: Household Maintainer Age Cohort Distribution & Change (Historical & Anticipated)



Source: derived from BC Statistics and Statistics Canada

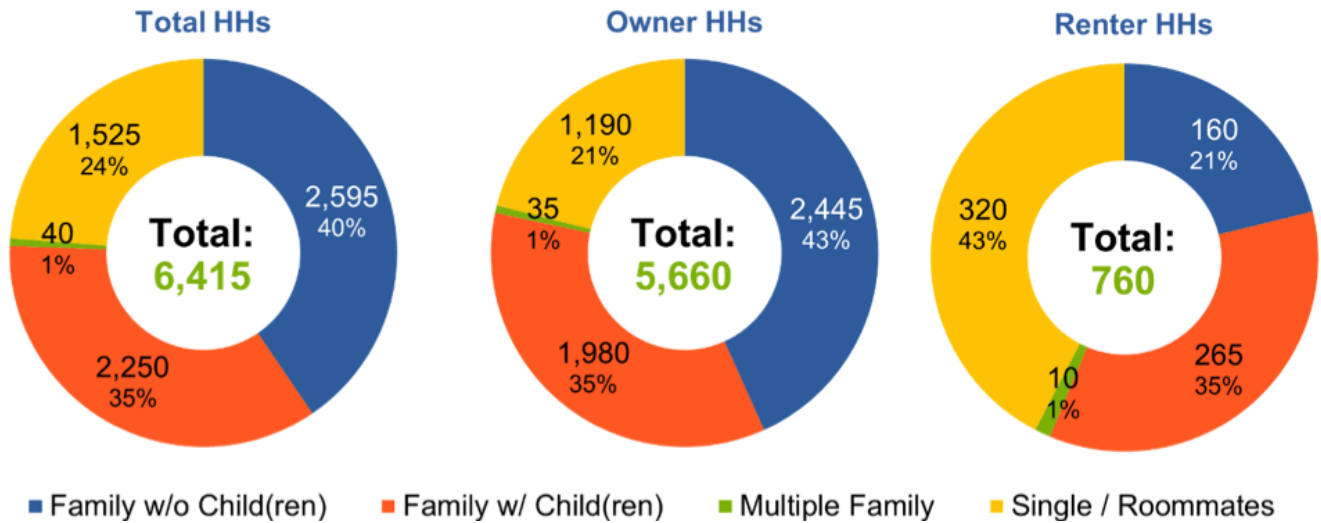
4.1.2 Household Type

Between 2006 and 2016, total permanent households expanded about 3%. During the same period, total owner households grew about 5% and total renter households shrank about 8%.

In 2016, households were predominantly made up of families without children (40%), followed by families with children (35%), and single persons/roommates (24%). Note that families with children includes both couples with children and single parents. References to couples and lone parents as separate households can be found in individual Electoral Area reports.

Renter households demonstrated significantly higher prevalence of singles / roommates (43%) compared to owner households (21%). Both had the same share of families with children (35%).

Figure 4.1c: Household (HH) Type by Household Tenure, 2016



Source: Statistics Canada

Since 2006, total families without children grew 23%, families with children shrank 6%, and single person / roommate households grew 5%. Note that there were 4% more families with children who rented in 2016 than 2006, suggesting a small shift in tenure preference (whether based on choice or market realities).

4.2 ECONOMY

4.2.1 Labour Force

In 2016, the RDBN Rural labour force totalled about 8,865 people (those working or actively seeking work), equating to a 67.4% participation rate. Most British Columbia communities demonstrate declining labour forces alongside increasing non-labour forces due to widespread demographic trends like an aging boomer generation. This is no different for RDBN Rural, resulting in a 4.7 point drop to its participation over the decade.

Total unemployed persons rose 35% from 2006 to 2016 while the total labour force decreased 5%, leading to a higher unemployment rate in 2016 (12.1%) versus 2006 (8.5%). No local data existed at the time of this report to demonstrate the local impacts of COVID-19.

The female labour force experienced a slower decrease in size over the decade (1% versus 10% for males). Women also reported a lower unemployment rate (7.4%) than men (15.9%). Between 2006 and 2016, greater rates of men became part of the non-labour force. Nevertheless, men still reported higher participation than women (72.3% versus 62.2%, respectively).

Figure 4.2a: Labour Force Statistics by Tenure & Age, 2016

	2016			% Change '06-'16		
	Total	Male	Female	Total	Male	Female
Total Pop (15+ yrs old)	13,145	6,775	6,370	1.5%	-1.2%	2.7%
In Labour Force	8,865	4,895	3,965	-5.1%	-9.5%	-1.2%
Employed	7,800	4,120	3,680	-8.7%	-15.1%	-2.4%
Unemployed	1,070	780	295	34.6%	39.3%	31.1%
Not in Labour Force	4,280	1,885	2,410	18.7%	31.8%	10.0%
Participation Rate (%)	67.4	72.3	62.2	-4.7	-6.7	-2.5
Employment Rate (%)	59.3	60.8	57.8	-6.6	-10.0	-3.0
Unemployment Rate (%)	12.1	15.9	7.4	+3.6	+5.6	+1.8

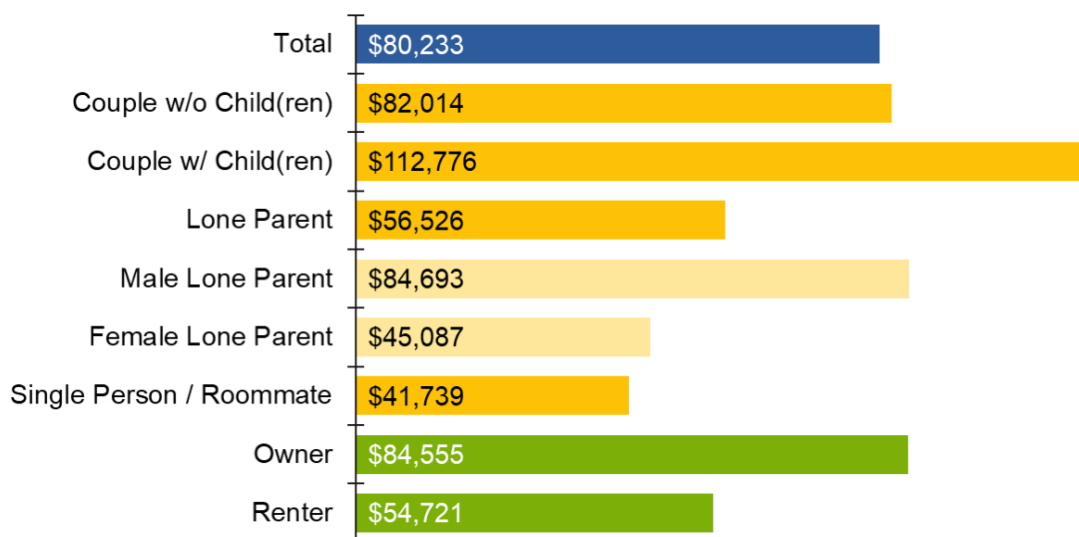
Source: Statistics Canada

4.2.2 Median Household Incomes

Overall, the RDBN Rural's estimated median before-tax household income grew 13% from 2005 to 2015 (in 2015 dollars), to approximately \$80,250. The median owner household earned about \$84,550 and the median renter household earned \$54,700, representing 13% and 9% growth since 2005, respectively.

The median couples with children earn the greatest income (estimated at \$112,750) among household types, due to the increased likelihood of having dual non-retirement incomes in the same home. The median lone parent earned about \$56,550 in 2015, with median male and female lone parents earning \$84,700 and \$45,100, respectively.

Figure 4.2b: Median Before-Tax Household Income by Household Type & Tenure, 2015



Source: Statistics Canada

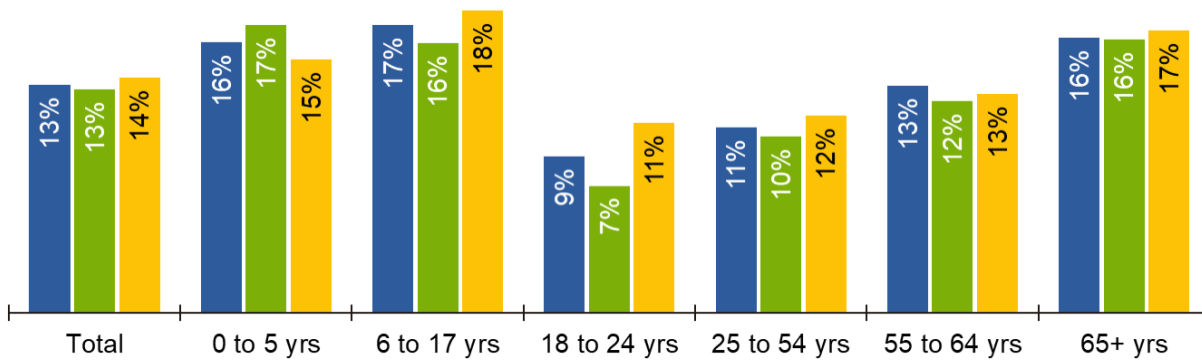
Income data for Indigenous households is sparse among individual communities. For the RDBN overall, an Indigenous household earned about \$67,600. Indigenous owner households earned about \$91,600 versus \$45,950 for those that rented. Indigenous lone parents earned close to \$35,500.

4.2.3 Low Income Measure (LIM)

The Low-Income Measures (LIM) is a set of thresholds calculated by Statistics Canada that identifies Canadians belonging to a household whose overall incomes are below 50% of median adjusted household income. “Adjusted” refers to the idea that household needs increase as the number of household members increase. Statistics Canada emphasizes that the LIM is not a measure of poverty, but that it identifies those who are substantially worse off than the average.

About 13% of RDBN Rural residents fall below the after-tax LIM. Overall, children between 6 and 17 years old demonstrated the greatest likelihood (17%) to belong to a household below the measure. Young children (0 to 5) and seniors (65+) were not far behind at 16%.

Figure 4.2c: Low Income Measure After-Tax (LIM-AT) Prevalence by Age Cohort, 2015



Source: Statistics Canada

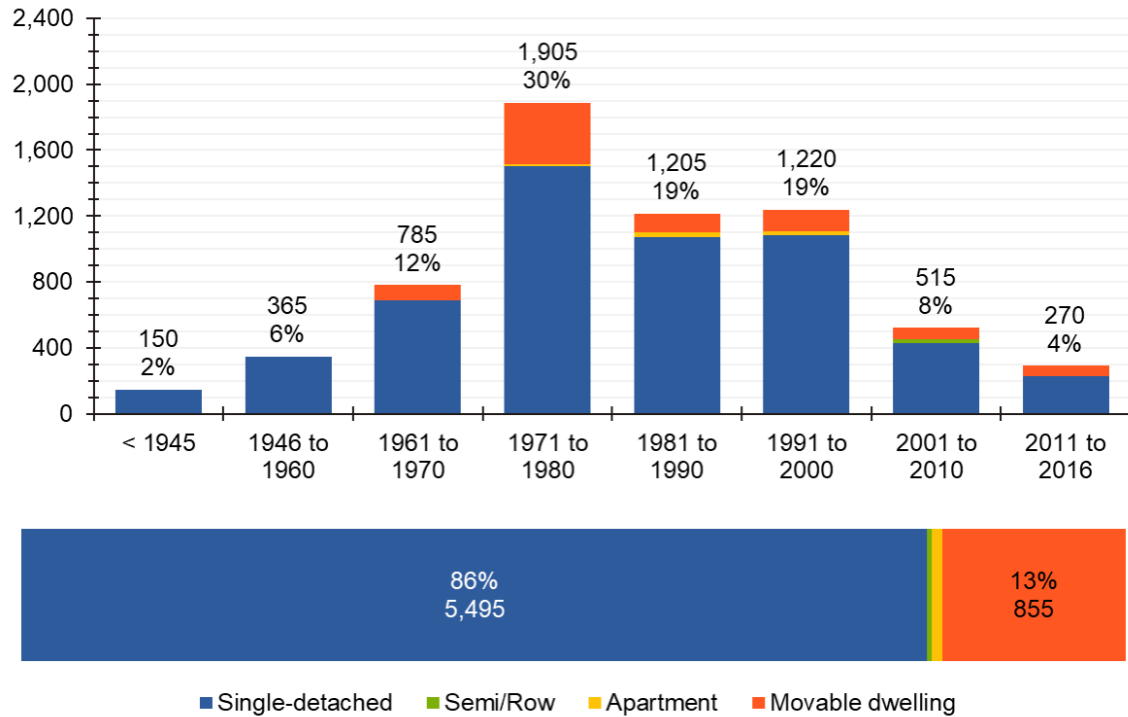
4.3 HOUSING

4.3.1 Building Stock

According to the 2016 Census, about 86% of RDBN Rural’s dwelling stock (occupied by a usual resident) is made up of single-detached dwellings. Mobile/manufactured homes made up the next greatest share (13%), followed by apartments and semi-detached/rowhouses (< 1%). Note that apartments in rural areas often refer to dwellings that have an accessory dwelling unit. Figure 4.3a illustrates the distribution of construction activity over the last century, as well as the total dwelling units by type constructed in each period.

The greatest volume of construction occurred in the 1970s, reaching about 1,905 units (30% of the dwelling stock). Construction activity was highest from the ‘70s to the ‘90s, and has considerably declined since (e.g. 785, or 11%, between 2001 and 2016).

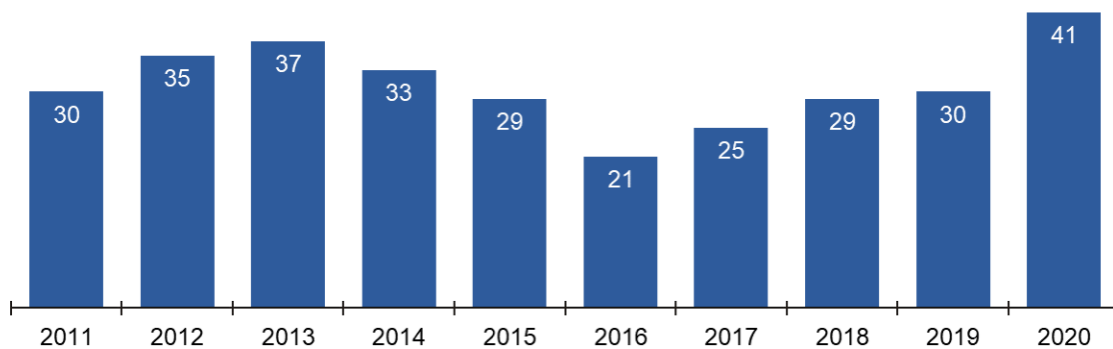
Figure 4.3a: Total Dwellings by Year of Construction & Type, 2016



Source: Statistics Canada

Over the last decade, the RDBN Rural increased its housing stock by about 31 dwelling units annually. Figure 4.3b illustrates construction totals by year. Note that totals reflect single family dwellings, inclusive of single-detached homes and double wide/large manufactured homes. It does not include single wide manufactured homes.

Figure 4.3b: Historical Construction Starts by Dwelling Type



Source: Regional District of Bulkley-Nechako

4.3.2 Agricultural Housing

According to BC Assessment, RDBN Rural had 931 agriculturally assessed properties in 2020. Note that this total reflects individual parcels, some of which may belong to collections of properties farmed by the same individual or company.

Since 2015, total agricultural properties dropped 7% from 1,003 to 931, with decreases across each farm type categorised in Figure 4.3c during that period, except for dairy.

Figure 4.3c: Total Agricultural Properties by Type & Year

	2005	2010	2015	2020	%Δ '10-'20	%Δ '15-'20
Grain & Forage	116	160	214	205	28%	-4%
Beef	399	424	457	414	-2%	-9%
Dairy	32	18	21	23	28%	10%
Mixed	378	320	280	250	-22%	-11%
Other	45	32	31	39	22%	26%
Total	970	954	1003	931	-2%	-7%

Source: BC Assessment

Although the primary purpose of agricultural properties is to produce agricultural products, most properties include a dwelling unit that may be occupied by the owner, a farm worker, or rented out. According to BC Assessment, farms contributed 1,183 dwellings to the local market (including both primary residences and accessory units), representing about 13% of the total dwellings.

Figure 4.3d: Number of Dwelling Units by Agricultural Type & Year

	2005	2010	2015	2020	2020 % of Dwellings
Grain & Forage	175	224	276	254	3%
Beef	512	559	579	522	6%
Dairy	43	22	26	45	0%
Mixed	476	399	358	315	3%
Other	56	39	37	47	1%
Total	1,262	1,243	1,276	1,183	13%

Source: derived from BC Assessment

In many cases, more than one unit exists on each parcel. Based on BC Assessment data, the average agricultural parcel provided 1.27 units of housing to the local market in 2020. Notably, dairy farms had about 1.96 dwellings units per parcel.

Figure 4.3e: Average Number of Dwelling Units per Agricultural Property by Type & Year

	2005	2010	2015	2020
Grain & Forage	1.51	1.40	1.29	1.24
Beef	1.28	1.32	1.27	1.26
Dairy	1.34	1.22	1.24	1.96
Mixed	1.26	1.25	1.28	1.26
Other	1.24	1.22	1.19	1.21
Total	1.30	1.30	1.27	1.27

Source: derived from BC Assessment

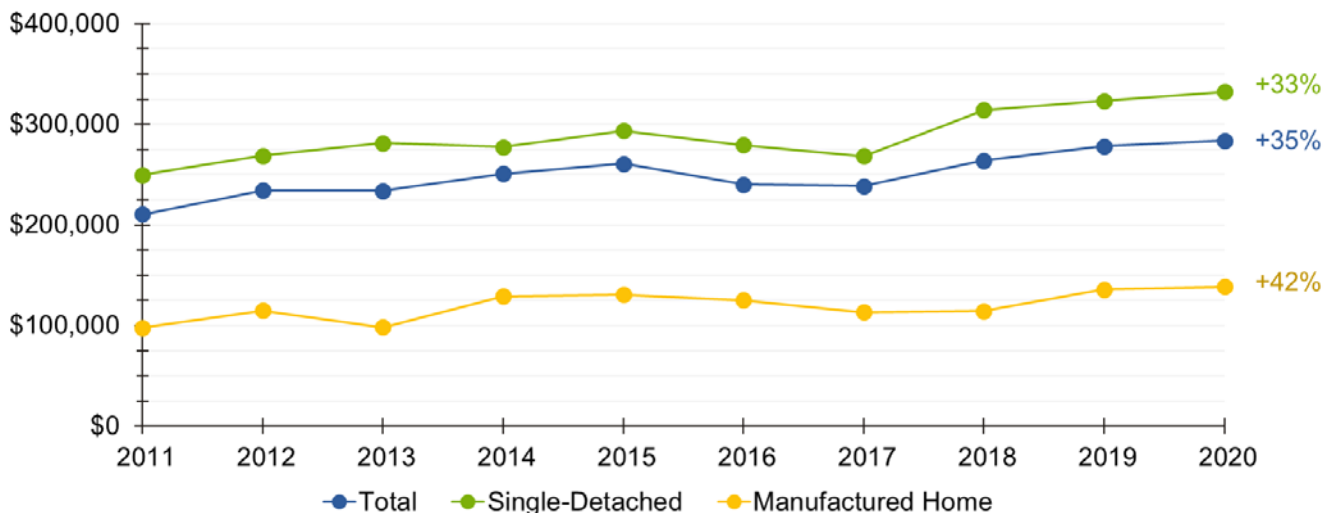
Readers will notice that BC Assessment data demonstrates higher unit totals than those reported by Statistics Canada. Given the majority of this document’s data comes from the latter, results in this section are not compatible with the rest of the document and should not be compared.

4.3.3 Purchase Price

BC Assessment reports sale prices for multiple dwellings types. Figure 4.3f shows what the average price is per dwelling type, and the percent change (in 2020 dollars) from 2011 to 2020.

Overall, RDBN Rural home prices appreciated 35% since 2011 (about \$210,400 to \$283,700). Price increases seem to be similar across both single-detached and manufactured homes, suggesting that demand for both (relative to availability) has expanded.

Figure 4.3f: Dwelling Prices by Type (2020 dollars) & Percent Change '11-'20



Source: BC Assessment

Adjusting prices for inflation (e.g. 2020 dollars) allows the reader to understand the actual overall appreciation or depreciation in housing in real terms (or values that are comparable without the consideration of increases or decreases in the value of money in the larger economy). For instance, prices increased 45% when unadjusted, meaning inflation made up about 22% of the increase in price over the decade.

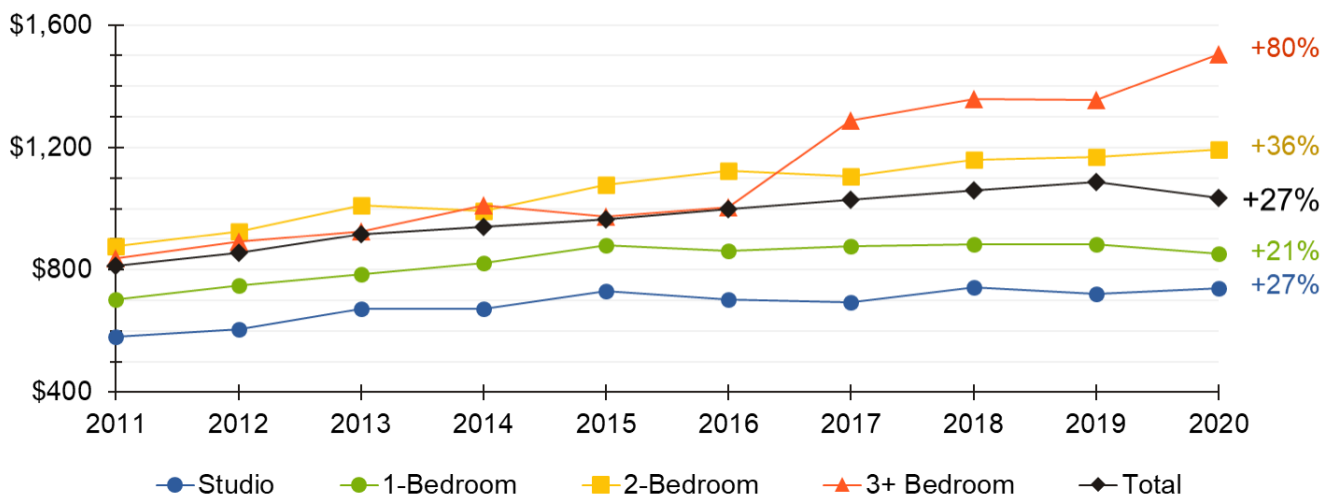
4.3.4 Rental Market Prices

CMHC conducts an annual Rental Market Survey to estimate rental market strength (the most readily available rental market data). A brief explanation of this survey can be found in the Glossary. Unfortunately, primary market data is not obtainable for any RDBN community. As such, Figure 4.3g illustrates the aggregate trends of several smaller urban communities that have readily available data, being:

- City of Dawson Creek;
- City of Fort St. John;
- City of Prince Rupert;
- City of Quesnel;
- City of Terrace; and
- City of Williams Lake.

While the aggregate price levels likely do not represent the exact conditions for RDBN renters, the trends can be instructive of how rental affordability might be changing within local municipalities and electoral areas. In other words, the rate of change is more impactful locally than the actual cost of the median aggregate rental.

Figure 4.3g: Aggregate Geography, Historical Median Rents (2020 dollars) & % Change



Source: CMHC

In 2020, the median vacant unit rented for 27% more than a decade prior (adjusted for inflation). Estimated studio rents grew 27%, 1 bedroom unit rents grew 21%, 2-bedroom units by 36%, and 3+ bedroom by 80%.

4.3.5 Non-Market Housing & Programs

As of March 31, 2021, the RDBN provides emergency shelter or homeless housing for 100 people, 196 units exist for those needing transitional housing and assisted living, and 150 units exist as independent social housing. In March, 118 individuals or households received rental assistance for private market dwellings, 75% of whom were seniors. The RDBN Rural provides very little in terms of facilities or units related to non-market housing. Based on BC Housing data, Smithers Rural, Burns Lake Rural, and Fraser Lake Rural have a combined total of 5 residents or households receiving private market rental assistance.

Figure 4.3h shows how many people/households benefited from non-market housing across the RDBN and RDBN Rural. Units for the all service allocation subgroups are marked with an 'XX' notation if one of the subgroups has 5 or fewer units.

Figure 4.3h: Non-Market Housing Facilities & Programs, March 31 2021

Regional District of Bulkley-Nechako																
Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living					Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal		
72	22	6	100	96	38	62	196	114	36	150	24	88	6	118	564	
RDBN Rural																
Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living					Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal		
0	0	0	0	0	0	0	0	0	0	0	XX	XX	XX	5	5	

Source: BC Housing

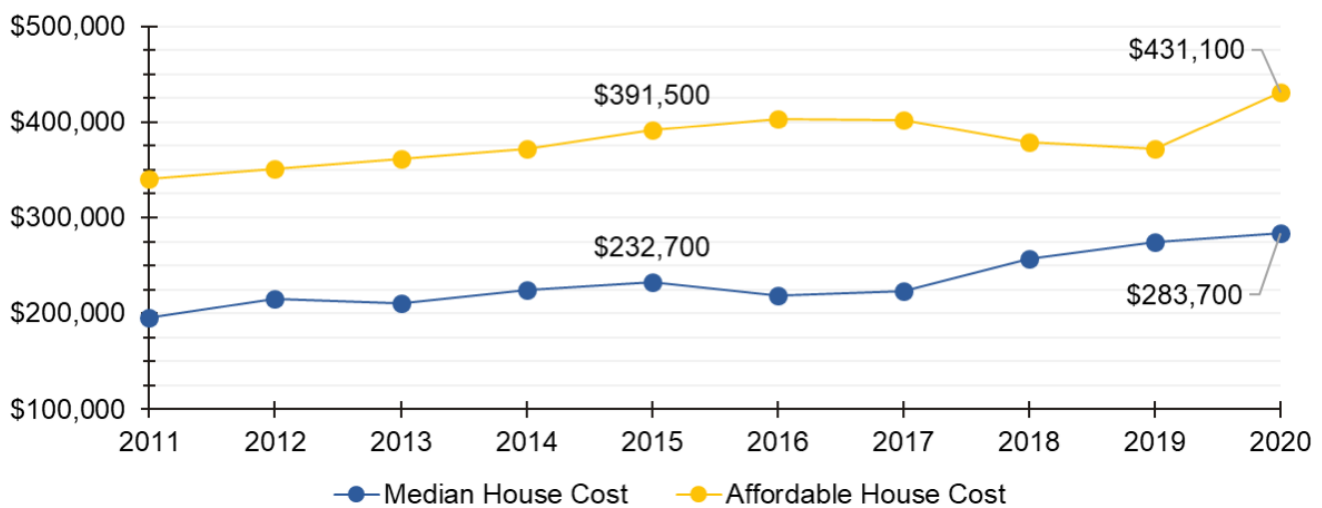
As of June 2021, the BC Housing wait list had 49 total applications from RDBN residents that had not yet been fulfilled, including: 27 families, 6 residents with disabilities, and 14 seniors. Like for services, the greatest visible demand comes from municipal areas. Of the 49, only one family remained unserved in the rural areas.

The totals provided only reflect active applications with BC Housing and do not represent the true total of people who can or should be accessing services but are not, either due to stigmatization of accessing services or feeling disheartened by long wait list numbers or times. The unavailability of options in rural communities also serves as a deterrent to applying to urban services, especially when social (family and friends) supports may not be in these urban centres or if residents simply wish to remain in their community (like seniors aging in place).

4.4 AFFORDABILITY

Figure 4.4a offers a perspective on the cost of local housing by comparing the cost of the median home in RDBN Rural versus the cost of that the median income in a given year could possibly afford (based on a set of assumptions detailed within the individual community reports). The purpose is to highlight the impact of changing incomes on affordability, particularly for first-time home buyers; households who have built up significant equity via real estate are generally more capable of affording local housing.

Figure 4.4a: RDBN Rural Median Home Cost vs Estimated Affordable Home Cost



Source: derived from BC Assessment, & Statistics Canada

Generally, the RDBN Rural has been an affordable place to live (specific to housing costs) due to combination of lower housing prices and higher household incomes (RDBN Rural’s 2015 median household income – including owners and renters – was higher than British Columbia’s).

Estimates propose that the affordable cost of a home has exceeded that of the actual cost of a home since the beginning of the decade. From 2017 onwards, the gap between the two began to shrink until 2020 when all-time low interest rates increased affordability. With interest rates anticipated to increase (post COVID-19), budgets may tighten back towards 2019 levels.

It is important to note that the gap between the affordable purchase price and actual price reflects the median. There are individuals or households who may face significantly greater financial challenges related to their shelter. As of 2016, 7% of owner households in RDBN Rural reported not reasonably affording where they live.

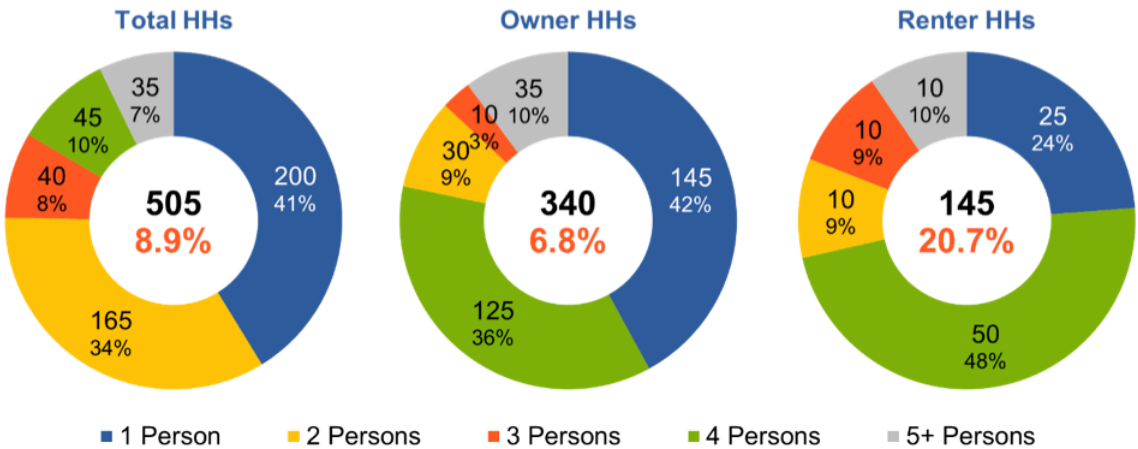
4.5 CORE HOUSING NEED

A dwelling’s housing condition is normally described using Statistics Canada’s three criteria of “Core Housing Need:” suitability, adequacy, and affordability. A quick guide is that inadequate means a need for major repair, unsuitable means overcrowded, and unaffordable is when shelter costs exceed 30% of before tax household earnings. If a household is in Core Housing Need, it means that they experience at least one of the aforementioned hardships with one major difference: affordability is not only whether expenses surpass the 30% threshold, but also whether an affordable, alternative dwelling exists in the market (given a household’s needs).

From 2006 to 2016, the rate of Core Housing Need decreased from about 11% to 9%, mirrored by a 20% decrease in total households that experienced core need (630 to 505). Mostly 1 and 2 person households experienced core need in both periods, generally tied to available income.

Renter households demonstrated the greatest prevalence of Core Housing Need compared to owner households; 21% versus 7%, respectively.

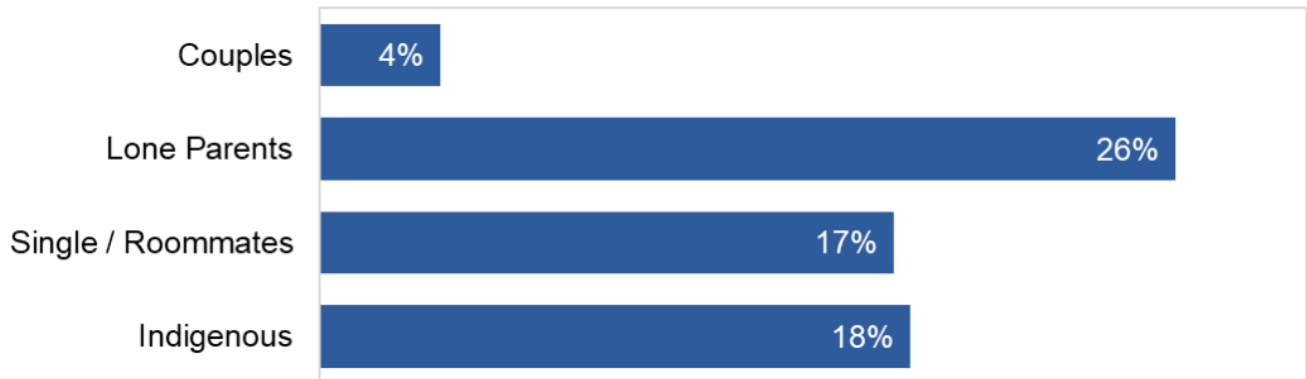
Figure 4.5a: Core Housing Need (CHN) by Type & Total Households (HHs) in CHN by Size, 2016



Source: Statistics Canada

Across the RDBN (as a whole), lone parents demonstrated greatest prevalence of Core Housing Need among household types at 26%, meaning about 1 of every 4 lone parents faced financial, spatial, or quality hardship as they relate to housing. About 18% of Indigenous households were in core need. Couples, who often benefit from being dual income earning, experience the lowest prevalence of hardship.

Figure 4.5b: Core Housing Need by Household Type & Indigenous Identity, 2016



Source: Statistics Canada



5 Glossary

“activity limitation” refers to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems;

“bedrooms” refer to rooms in a private dwelling that are designed mainly for sleeping purposes even if they are now used for other purposes, such as guest rooms and television rooms. Also included are rooms used as bedrooms now, even if they were not originally built as bedrooms, such as bedrooms in a finished basement. Bedrooms exclude rooms designed for another use during the day such as dining rooms and living rooms even if they may be used for sleeping purposes at night. By definition, one-room private dwellings such as bachelor or studio apartments have zero bedrooms;

“census” means a census of population undertaken under the Statistics Act (Canada);

“census agglomeration (CA)” Area consisting of one or more neighbouring municipalities situated around a core. A census agglomeration must have a core population of at least 10,000;

“census dissemination area (CA)” is a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks. It is the smallest standard geographic area for which all census data are disseminated. DAs cover all the territory of Canada;

“census dissemination block (DB)” is an area bounded on all sides by roads and/or boundaries of standard geographic areas. The dissemination block is the smallest geographic area for which population and dwelling counts are disseminated. DBs cover all the territory of Canada;

“census division (CD)” means the grouping of neighbouring municipalities, joined together for the purposes of regional planning and managing common services (e.g. Regional District of Bulkley-Nechako);

“census family” is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children. All members of a particular census family live in the same dwelling;

“census subdivision (CSD)” is the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes;

“child” refers to any unmarried (never married or divorced) individual, regardless of age, who lives with his or her parent(s) and has no children in the same household;

“commuting destination” refers to whether or not a person commutes to another municipality (i.e., census subdivision), another census division or another province or territory. Commuting refers to the travel of a person between his or her place of residence and his or her usual place of work;

“components of demographic growth” refers to any of the classes of events generating population movement variations. Births, deaths, migration, marriages, divorces, and new widowhoods are the components responsible for the variations since they alter either the total population or the age, sex, and marital status distribution of the population.:

“emigrant” refers to a Canadian citizen or immigrant who has left Canada to establish a permanent residence in another country.

“immigrant” refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities;

“interprovincial migration” refers to movement from one province or territory to another involving a permanent change in residence. A person who takes up residence in another province or territory is an out-migrant with reference to the province or territory of origin and an in-migrant with reference to the province or territory of destination;

“intraprovincial migration” refers to movement from one region to another within the same province or territory involving a permanent change of residence. A person who takes up residence in another region is an out-migrant with reference to the region of origin and an in-migrant with reference to the region of destination;

“non-permanent residents” refers to persons who are lawfully in Canada on a temporary basis under the authority of a temporary resident permit, along with members of their family living with them. Non-permanent residents include foreign workers, foreign students, the humanitarian population and other temporary residents;

“core housing need” is when housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that meets all three housing standards;

“adequate housing” means that, according to the residents within the dwelling, no major repairs are required for proper use and enjoyment of said dwelling;

“affordable housing” means that household shelter costs equate to less than 30% of total before-tax household income;

“suitable housing” means that a dwelling has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements;

“dissemination area (DA)” refers to a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks with an average population of 400 to 700 persons based on data from the previous Census of Population Program. It is the smallest standard geographic area for which all census data are disseminated. DAs cover all the territory of Canada;

“dwelling” is defined as a set of living quarters;

“dwelling type” means the structural characteristics or dwelling configuration of a housing unit, such as, but not limited to, the housing unit being a single-detached house, a semi-detached house, a row house, an apartment in a duplex or in a building that has a certain number of storeys, or a mobile home;

“single-detached house” means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house;

“semi-detached house” means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides;

“row house” means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any

other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses;

“duplex” (also known as apartment or flat in a duplex) means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings;

“apartment in a building that has five or more storeys” means a dwelling unit in a high-rise apartment building which has five or more storeys;

“apartment in a building that has fewer than five storeys” means a dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys;

“manufactured home” means a single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt. Also referred to as a mobile home;

“economic family” refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. A couple may be of opposite or same sex. By definition, all persons who are members of a census family are also members of an economic family;

“employment rate” means, for a particular group (age, sex, marital status, geographic area, etc.), the number of employed persons in that group, expressed as a percentage of the total population in that group;

“equity seeking groups” are communities that face significant collective challenges in participating in society. This marginalization could be created by attitudinal, historic, social and environmental barriers based on age, ethnicity, disability, economic status, gender, nationality, race, sexual orientation and transgender status, etc. Equity-seeking groups

are those that identify barriers to equal access, opportunities and resources due to disadvantage and discrimination and actively seek social justice and reparation;

“extreme core housing need” has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

“family size” refers to the number of persons in the family;

“full-time equivalent (FTE) student” represents all full-time and part-time enrolments, converted to represent the number of students carrying a full-time course load. One student whose course load is equal to the normal full-time number of credits or hours required in an academic year would generate 1.0 Student FTE. A student taking one-half of a normal course load in one year would be a 0.5 Student FTE;

“household” refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad;

“owner household” refers to a private household where some member of the household owns the dwelling, even if it is still being paid for;

“renter household” refers to private households where no member of the household owns their dwelling. The dwelling is considered to be rented even if no cash rent is paid;

“household maintainer” refers to whether or not a person residing in the household is responsible for paying the rent, or the mortgage, or the taxes, or the electricity or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer;

“household size” refers to the number of persons in a private household;

“household type” refers to the differentiation of households on the basis of whether they are census family households or non-census-family households. Census family households are those that contain at least one census family;

“Indigenous identity” refers to whether the person identified with the Aboriginal peoples of Canada. This includes those who are First Nations, Métis or Inuit (Inuit) and/or those who are Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band;

“labour force” refers to persons who, during the week of Sunday, May 1 to Saturday, May 7, 2016, were either employed or unemployed;

“living wage” means the hourly amount that each of two working parents with two young children must earn to meet their basic expenses (including rent, childcare, food, and transportation) once government taxes, credits, deductions, and subsidies have been taken into account;

“low-income measure, after tax,” refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household’s needs increase, but at a decreasing rate, as the number of members increases;

“migrant” refers to a person who has moved from their place of residence, of which the origin is different than the destination community they reported in. Conversely, a non-migrant is a person who has moved within the same community;

“mobility status, one year” refers to the status of a person with regard to the place of residence on the reference day in relation to the place of residence on the same date one year earlier;

“NAICS” means the North American Industry Classification System (NAICS) Canada 2012, published by Statistics Canada;

“NAICS industry” means an industry established by the NAICS;

“participation rate” means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

“primary rental market” means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

“precarious housing” means housing that is not affordable, is overcrowded, is unfit for habitation, or is occupied through unstable tenancy;

“Rental Market Survey” refers the collection of data samples from all urban areas with populations greater than 10,000 and targets only private apartments with at least three rental units. Among the information provided are median rental prices for units within the primary rental market;

“secondary rental market” means a market for rental housing units that were not purpose-built as rental housing;

“shelter cost” refers to the average or median monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services;

“short-term rental (STR)” means the rental of a housing unit, or any part of it, for a period of less than 30 days;

“STR – commercial market” refers to all short-term rental units that were active within a given time period, but are available and/or reserved more than 50% of the days that they have been active. The 50% cut off is meant to separate residents using the service to generate supplemental income from non-resident STR operators operating income/investment properties. The commercial market only considers entire homes or apartments, not listings that are hotels, private rooms, or other;

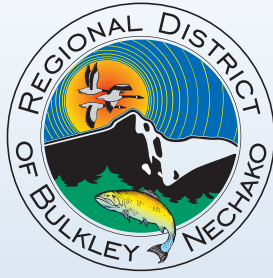
“STR – total market” refers to all short-term rental units that were active (meaning, reserved or available at least one day in a month) within a given time period. The total market only considers entire homes or apartments, not listings that are hotels, private rooms, or other;

“subsidized housing” refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances;

“tenure” refers to whether the household owns or rents their private dwelling. The private dwelling may be situated on rented or leased land or be part of a condominium. A household is considered to own their dwelling if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it. A household is considered to rent their dwelling if no member of the household owns the dwelling;

“unemployment rate” means, for a particular group (age, sex, marital status, geographic area, etc.), the unemployed in that group, expressed as a percentage of the labour force in that group;

“vacancy” means a unit that, at the time of the CMHC Rental Market Survey, it is physically unoccupied and available for immediate rental.



Consulting support from:



Funding support from:





Regional District of Bulkley-Nechako

ELECTORAL AREAS HOUSING NEEDS REPORT

APPENDIX A: REGIONAL ENGAGEMENT SUMMARY REPORT



CONTENTS

About This Report	3
Engagement Objectives	4
RDBN Housing Needs Report Engagement Objectives	4
Level of Engagement.....	5
Engagement Limitations	6
Engagement Opportunities.....	7
Board Presentations.....	7
Elected Officials and Staff Questionnaire	7
Housing Survey.....	7
Key Informant Interviews.....	8
Focus Groups and Community Round Tables.....	8
What We Heard	10
Elected Officials Survey.....	10
Open Answer Questions	10
Housing Survey.....	12
Response Number and Locations	12
Respondent Demography	13
Respondent Households.....	14
Household Information.....	15
Agriculture.....	18
Energy Costs and Challenges	22
Open Answer Questions	25
Key Informant Interviews.....	29
Interview Process.....	29
Key Findings	29
Focus Groups.....	36
Key Regional Themes	36
Appendix A: Community Survey	39
Appendix B: Key Informant Interview Script and Questions	46

ABOUT THIS REPORT

The Regional District of Bulkley-Nechako Engagement Summary Report summarizes what we heard from June to November 2021 as part of the Regional Housing Needs Report planning process. The following is a summary of the engagement opportunities and key findings that were gathered through multiple engagement activities including: key informant interviews, focus groups, council presentations, and a community survey. The findings are presented for each engagement type and are broken down into local and regional themes where applicable.

ENGAGEMENT OBJECTIVES

Community engagement was a key component of the Regional District of Bulkley-Nechako (RDBN) Electoral Area Housing Needs Report process. Beginning in July 2021 and ending with the last focus group in November 2021, M'akola Development Services and staff from the RDBN hosted and conducted a variety of engagement events including preliminary findings presentations at Board meetings, focus groups, key informant interviews, and an online survey. Objectives for the engagement process included:

RDBN HOUSING NEEDS REPORT ENGAGEMENT OBJECTIVES

1. Acquire information that will help in meeting the requirements of the Local Government Act for a housing needs assessment.

In smaller communities, Census Canada data can be unreliable and may not paint an accurate picture of housing need. Additionally, the most recent available data is from 2016 and may be out of date in communities that have experienced market fluctuations or substantial shifts in employment or population. Engagement captures up-to-date data that informs findings and helps researchers determine the accuracy of external data sources.

2. Help confirm the acknowledged demographic and resident population groups that have been identified as facing significant housing challenges and identify any gaps in the existing knowledge base.

Quantitative data can be very effective at showing housing need, but often qualitative data like quotes or stories can have a greater impact with community members and decision makers. Additional data captured through the engagement process will supplement quantitative findings and give the Regional District information about the people affected by housing, rather than just numbers.

3. Promote Equity Through the Engagement Process

Planning processes that incorporate equity and inclusion have been shown to promote health, well-being, and community connectedness, regardless of the outcome or findings of the study. When people are asked to participate in a planning process, they are more likely to feel a sense of ownership over decisions that are made and are more likely to support recommendations or priorities set by decision makers.

4. Gather ideas around best practices and unique solutions to address current and predicted areas of housing need.

Community engagement helps the project team meet members of the community and observe different housing processes at work. This informs recommendations that leverage community assets rather than focus on deficits.

Each engagement event and process were designed to contribute to these objectives and capture meaningful data from community members across the housing spectrum.

LEVEL OF ENGAGEMENT

Through the RDBN Housing Needs Report project, the project team engaged with stakeholders, First Nations, the public, and Regional District staff and Board members. The table below provides an overview of each stakeholder group, the level of engagement available to them. The level of engagement is adapted from the International Association for Public Participation’s (IAP2) spectrum of engagement.

	Inform	Consult	Involve	Collaborate	Empower
Engagement Goal	Providing balanced and objective information to assist individuals and organizations in understanding the problem, alternatives, opportunities and/or solutions.	Obtaining feedback on analysis, alternatives and/or decisions.	Working directly with individuals and organizations throughout the process to ensure that concerns and aspirations are understood and considered.	Partnering with individuals and organizations in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the organizations and individuals external to the RDBN.
RDBN Stakeholders		<ul style="list-style-type: none"> • Rural Residents • Housing Providers • Health/Social Services Providers • Housing advocates • Development & Real Estate • Community and non-profit developers • Key Employers • School District Staff • First Nations Governments and Indigenous Communities 	<ul style="list-style-type: none"> • RDBN Elected Officials • Agricultural Stakeholders 	<ul style="list-style-type: none"> • RDBN Staff 	

ENGAGEMENT LIMITATIONS

Despite the best efforts of the project team and staff at the Regional District of Bulkley-Nechako (RDBN), COVID-19 changed the engagement process for this study dramatically. Many in the non-profit and service sector had limited ability to contribute time and energy to responding directly to invitations to participate or helping researchers contact community members with lived experience in the supported housing system. In-community focus groups scheduled for September and October 2021 were directly impacted by increased requirements, including mask and vaccination requirements which may have impacted attendance. The project team pivoted by conducting additional one-on-one interviews and hosting online open houses for different project subregions which could be conducted more safely and easily under Provincial Health Orders.

ENGAGEMENT OPPORTUNITIES

BOARD PRESENTATIONS

In June of 2021, staff from M'akola Development Services and the Regional District of Bulkley-Nechako (RDBN) presented as a delegation at a Regional District Board meeting. The presentation included a description of the study, the engagement process, and the requirements of the Ministry of Municipal Affairs and Housing and Union of BC Municipalities. Directors were given the opportunity to ask the project lead questions and were encouraged to ask any additional questions or share resources and suggestions for key informants after the meeting.

ELECTED OFFICIALS AND STAFF QUESTIONNAIRE

The project team distributed an elected officials and staff questionnaire at the beginning of the engagement process to determine important community actors, any relevant community events or initiatives, and past successful engagement techniques. The Elected Officials questionnaire was largely informal and designed to gauge the general sense of housing in the RDBN and how elected representatives would like to be involved in the study, rather than determine specific needs or demands. Answers to the questionnaire informed engagement design and gave the project team an idea of what important issues might come up in interviews and focus groups with community members.

HOUSING SURVEY

The RDBN Housing Survey was designed to fill quantitative data gaps and capture housing experiences from as many as possible throughout the region. The survey opened on July of 2021 and was available through the RDBN website for approximately ten weeks, closing in September. Promotional material was made available to focus group and interview participants who were asked to share broadly with their networks. The RDBN also advertised the survey through the Regional District's housing website, www.rdbn.bc.ca/housing.

In addition to the web posts, the survey was advertised on the RDBNs Facebook Page multiple times. This posts were shared and reposted by community members to other Facebook Pages and several individuals also shared the post to their own Facebook profile.

**HOUSING NEEDS SURVEY
AVAILABLE NOW!**

The Regional District of Bulkley-Nechako is completing a Housing Needs Report to better understand the housing challenges in its rural areas.

If you are a rural resident of the RDBN we need your help!

Please complete the online survey to help us understand how your housing needs are changing. Completed surveys will be entered into a draw for gift cards to local grocery stores.

**SURVEY AVAILABLE UNTIL AUGUST 20 AT:
www.rdbn.bc.ca/housing**

Survey advertisement that appeared on the RDBN Facebook page. The timeline for the survey was later extended into September.

KEY INFORMANT INTERVIEWS

Key informant interviews targeted the agricultural sector, service providers, non-profit organizations, key employers, and community leaders who work primarily with community members who are struggling to find affordable, supportive and stable housing. Though time and resource intensive, key informant interviews provide different information and context than community surveys, demographics, and housing data. They capture information about harder-to-reach populations and provide an opportunity for informants to give descriptive answers to questions, often sharing stories or personal experiences. Interviews lasted between 30 and 45 minutes depending on the interview subject. In consultation with planning staff from the Regional District, the consulting team selected key informants based on following criteria:

- 1) Informants had to be geographically relevant and diverse. Interviewees had to live or work within the study area. Some collectively represented all areas and communities within the Regional District, others represented only one area. Because minimal services and industry are in the electoral areas, most interviewees provided information from the perspective of not an electoral area specifically—but from the Regional District as a whole or a municipality. However, due to the size and interconnected nature of the Regional District, much of the information was able to be extrapolated for the electoral areas.
- 2) Informants should have knowledge of the housing sector or knowledge of the experiences of specific demographic groups navigating the housing sector.
- 3) Informants should be service providers, employers, or community leaders who primarily work within the community development, social services, education, health, tourism, or economic development, or agriculture.
- 4) Informants should understand or work with market housing and local government bylaws that government development.

See the next section for a list of participants and Appendix B for interview questions.

FOCUS GROUPS AND COMMUNITY ROUND TABLES

Focus groups or roundtable discussions typically were held with larger groups, usually between four and ten participants each. These engagement events provided an opportunity for deeper discussion amongst different organizations and individuals about the challenges and opportunities of the current housing environment. The aim was to identify Regional District and community nuances and collect relevant materials or data to inform the Report's broader data collection activities. These discussions helped to establish the foundation for data collection, particularly in those communities that had minimal database data available. Sessions consisted of a presentation of preliminary data followed by a facilitated discussion around housing in the region.

The project team hosted eight focus groups/community round tables in November 2021. The sessions were advertised collectively through the RDBN's facebook page and each session was advertised individually. Each presentation was recorded and posted to the RDBN's housing website for community members who could not make the live session. Individuals were invited to submit feedback through a short exit survey.

Focus group themes, questions, and responses are included in the following section.



RDBN Planning

Yesterday at 08:28 · 🌐



Do you have something to say about housing needs in your rural area? During the first week of November the RDBN and M'akola Development Services will be hosting 8 virtual focus group sessions to share information on findings from the Housing Needs Assessment and discuss critical housing issues.

Visit www.rdbn.bc.ca/housing to learn more.

**JOIN US TO DISCUSS
HOUSING IN YOUR
RURAL AREA!**

The Regional District of Bulkley-Nechako is completing a Housing Needs Report to better understand the housing challenges in its rural areas.

Attend a focus group to learn about project findings and discuss critical housing issues!

**REGISTER NOW AT:
www.rdbn.bc.ca/housing**

👍 7

13 shares

Focus Group advertisement that appeared on the RDBN Facebook page. Each of the eight sessions were also advertised individually.

WHAT WE HEARD

ELECTED OFFICIALS SURVEY

Date	Location	# of Engagements (approx.)
June 2021	Online via <i>Alchemer</i> platform and Direct Link sent to Directors	5

The Electoral Area Directors survey received **five responses** from elected officials representing electoral areas. The survey was administered online through the *Alchemer* platform, and data from residents was stored and stored on Canadian servers, in compliance with Provincial and Federal privacy legislation. Available online beginning in June, responses were collected over a 2-week period. The survey was distributed through direct emails to elected officials and was advertised at a project presentation to the Regional Board.

Elected officials were asked if and how they would like to be involved in the project and if they knew of any key community members we should contact as part of the engagement process. Directors were also invited to respond to open-answer questions about key housing issues in their communities. Responses are summarized below. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

OPEN ANSWER QUESTIONS

What are some of the key housing issues being faced by members of your community?

All five directors responded to this question, often with generous and thorough answers. Key themes of responses have been broken out here:

- **Limited Housing Supply, Especially for Young People, Seniors, and Low-Income Families**

“The Bulkley Valley is full of young people, who attract more young people... this is the key to our community long term health and sustainability. People looking for housing are discouraged when not found and therefore sometimes do not move here or stay.”

“Housing for seniors and low income families.”

“Very few properties available. And the ones that are, are very high priced or have no services.”

- **Need for Second Dwellings on Agricultural Land**

“Small scale, intensive agriculture is popular in the Bulkley Valley. It relies more on labour than capital however and farmers continually express the need for 2nd dwellings to house workers, woofers/volunteers, or even renters to help with the overall financial plan of the farm. ... and they don't want trailers... Property owners should have the right to build proper quality, and aesthetically pleasing (and matching) dwellings.”

“Second dwellings on ag land.”

Do you think there are specific resources or strategies that would help members of your community meet their housing needs?

Only three directors responded to this question. Suggestions are included below:

- Improve access to second dwellings on agricultural properties
- More flexibility with taxation.

“Local governments should have authority to change class rates for local priorities such as agriculture, not just the provincial ratio.”

HOUSING SURVEY

Date	Location	# of Engagements (approx.)
June to September 2021	Online via RDBN Website	305

The community survey received **306 responses** from individuals throughout the Regional District of Bulkley Nechako. The survey was administered online through the Alchemer platform, and data from residents was collected anonymously was stored and stored on Canadian servers, in complete compliance with Provincial and Federal privacy legislation. Available online beginning in June, with responses received throughout July and August of 2021 when the survey was made available via the Regional District’s housing website. RDBN Staff and the project team promoted through the survey though social media, local newspapers and newsletters, and community partners networks.

It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

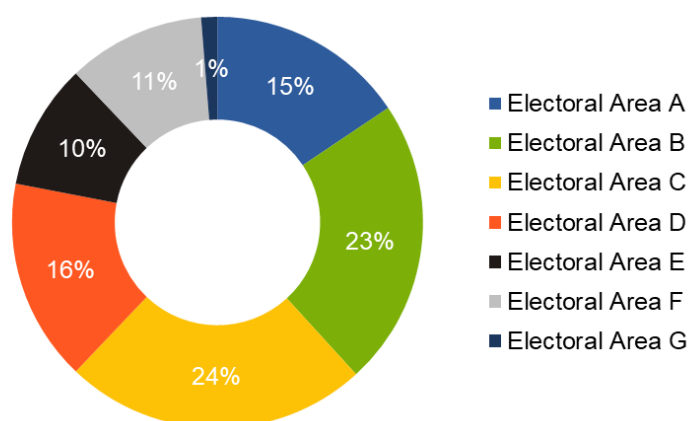
RESPONSE NUMBER AND LOCATIONS

Table 1: Location of Survey Respondents

Location	Percent	Number
Electoral Area A	16%	49
Electoral Area B	23%	71
Electoral Area C	24%	75
Electoral Area D	16%	50
Electoral Area E	10%	31
Electoral Area F	11%	34
Electoral Area G	1%	4

The largest proportion of survey responses were received from residents of the Electoral Areas C and B, followed by Electoral Areas A and D. Responses were received from every participating Electoral Area.

Figure 1: Location of Survey Respondents



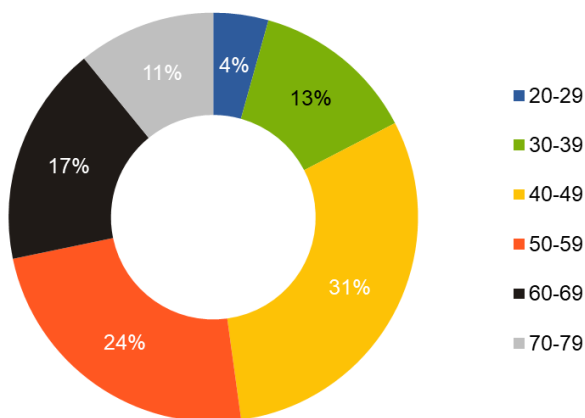
RESPONDENT DEMOGRAPHY

Do you identify as First Nations, Inuit or Metis? Nine respondents indicated that they identified as First Nations, Inuit or Métis. Of those who responded “Yes” most indicated they were Métis, Cree, Lake Babine Nation, or Cheslatta Band.

To what age group do you belong? About 48% of respondents were between 20 and 49 years of age. About 17% were younger than 40 and 28% were older than 60. The largest respondent category was 40-49, representing 30% of respondents. The median age of respondents was slightly older than 50 years of age which very closely matches the 2016 median age of the Regional District of Bulkley-Nechako, which was about 45 years.

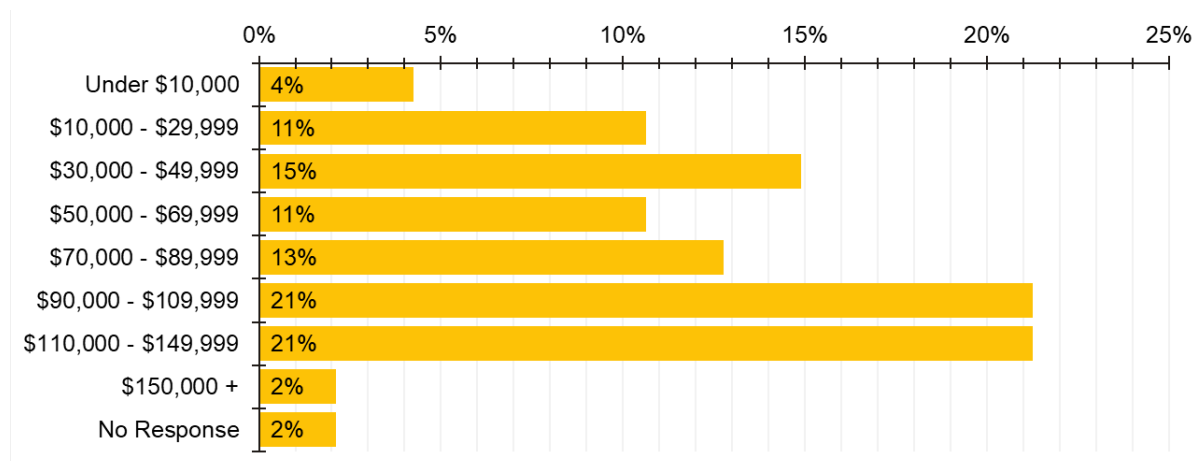
The median age of owner respondents was over 50, while the median renter respondent was closer to 40.

Figure 2: Age Distribution of Respondents



What is your approximate annual income (before tax)? Approximately 46% of survey respondents had an approximate annual income (before tax) of \$90,000 or more while 30% of respondents reported an annual income of less than \$50,000. The median annual income of respondents was about \$85,000, slightly more than Statistics Canada’s reported rural RDBN 2015 median income of \$80,250.

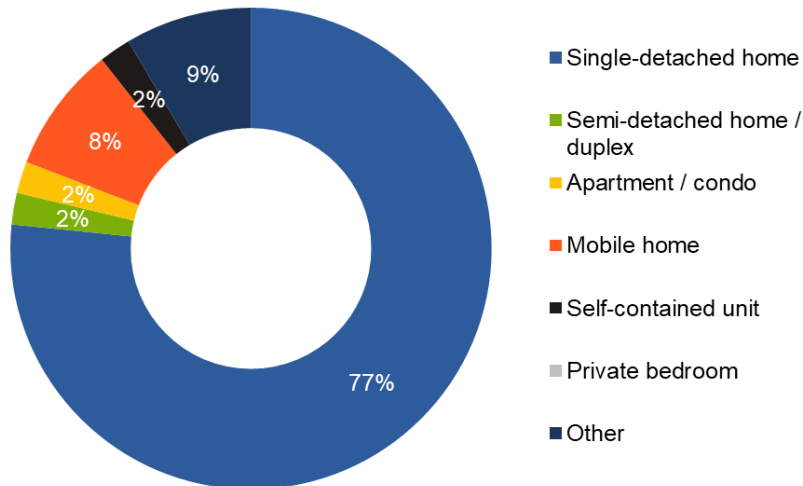
Figure 3: Approximate annual household income (before tax)



RESPONDENT HOUSEHOLDS

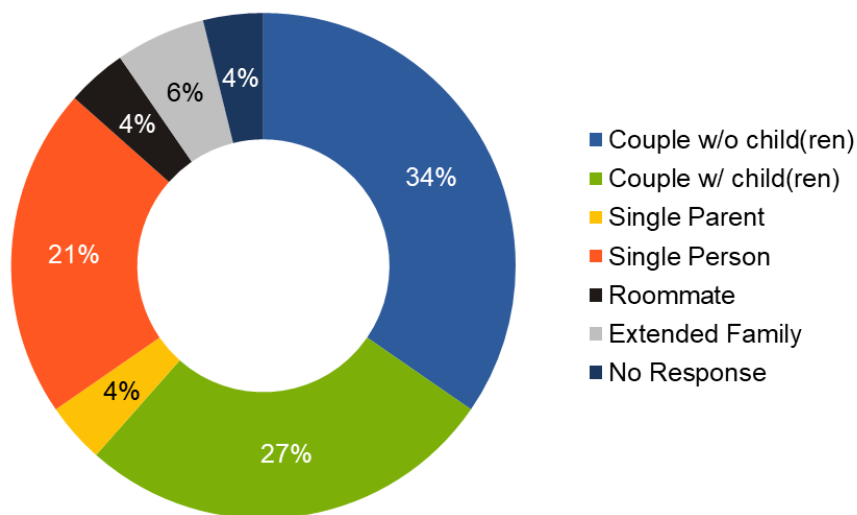
What type of housing do you live in? Most respondents (77%) indicated that they lived in a single-detached home. Eight percent (8%) indicated that they lived in mobile homes, 2% lived in a self-contained suite that is part of a single-detached house/property (basement suite, carriage house, secondary suite, etc.), 2% lived in apartment buildings or condos, 2% lived in row, townhouses, or semi-detached homes. Of those who responded other, most indicated they were currently living with friends or family or staying in an RV.

Figure 4: Respondent Housing Types



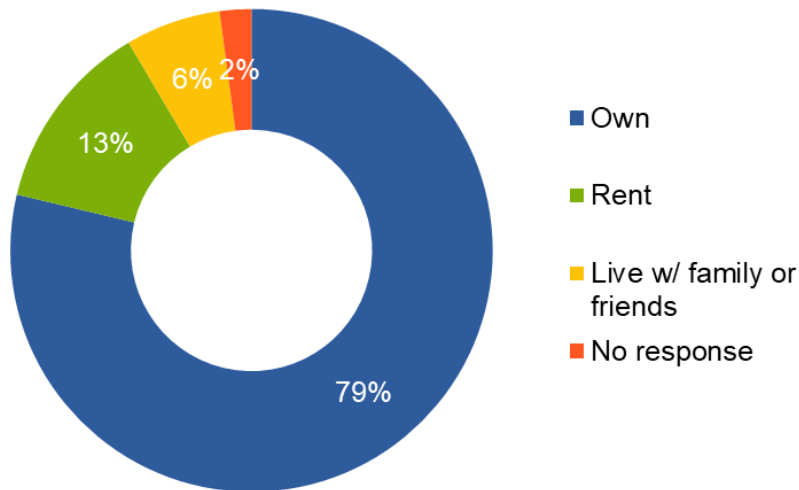
How would you describe your household? Most respondents (61%) indicated that they lived in a couple household. About thirty-eight percent (34%) of respondents were couples without children and 27% were couples with children. About 21% of respondents said they lived on their own, 4% were single parents with children, 4% lived with roommates, and 6% lived with extended family.

Figure 5: Respondent Household Types



Do you rent or own your housing? Most respondents (79%) indicated that they owned, while 13% indicated they rented, and 6% lived with extended family or friends. This differs from the proportions of renters (88%), and owners (12%) across the District in the 2106 Census.

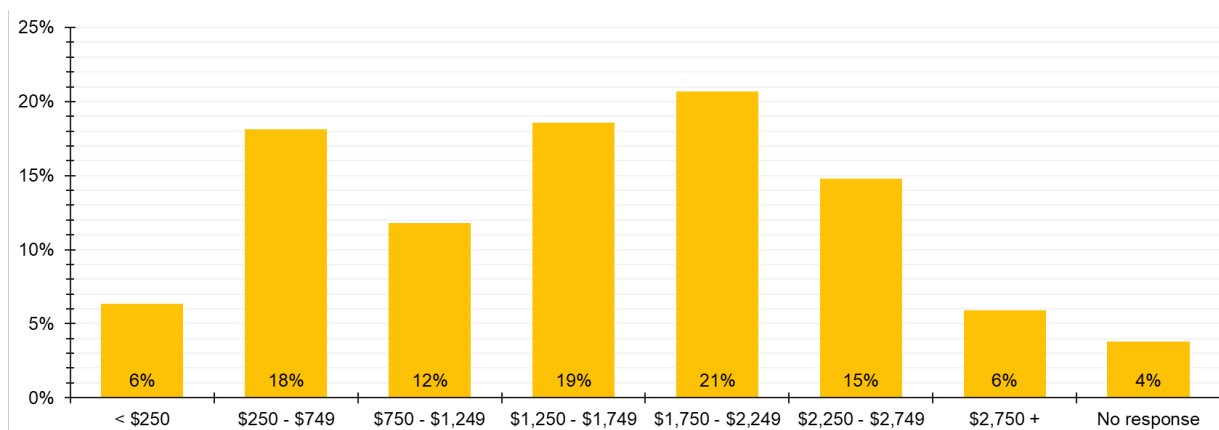
Figure 6: Renter and Owner Respondents



HOUSEHOLD INFORMATION

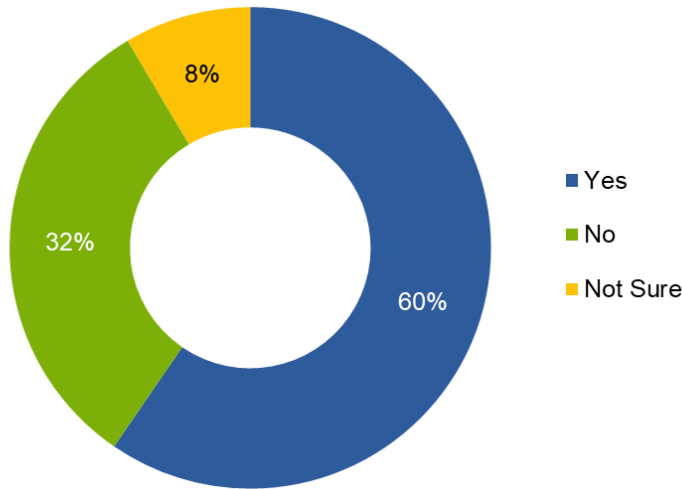
Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)? About 6% of respondents indicated that their housing costs cost was less than \$250 per month, and 18% indicated that their monthly expenditures were between \$250 and \$749. Another 31% indicated that they spent between \$750 and \$1749 on housing costs. An additional 42% of respondents spent between \$1750 and \$2,749 on housing costs. Most respondents spend between \$1,250 and \$2,250 per month on rent.

Figure 7: Reported Housing Costs per Month



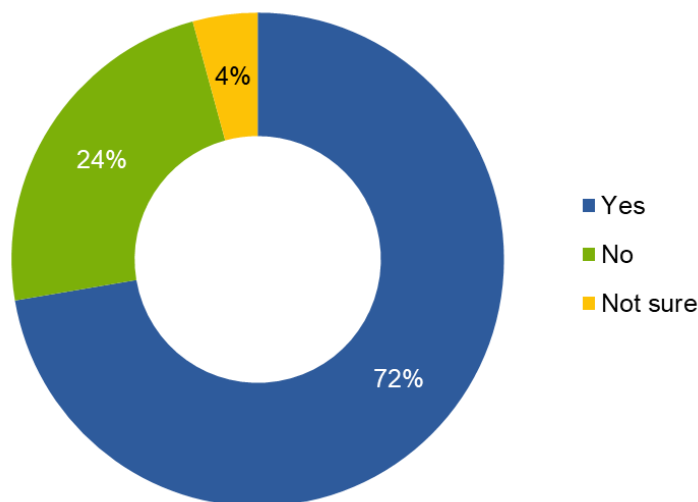
Do you believe your housing costs are affordable for you? Sixty percent (60%) of all respondents indicated that their housing costs were affordable to them, compared to 32% who believed it was not. An additional 8% were unsure. Statistics Canada affordability data for the rural RDBN indicates that only 9% of households are in Core Housing Need. This illustrates the limitations of available data and indicates that affordability statistics likely underestimate perceived affordability of housing.

Figure 8: All Respondents, Do you believe your housing costs are affordable to you?



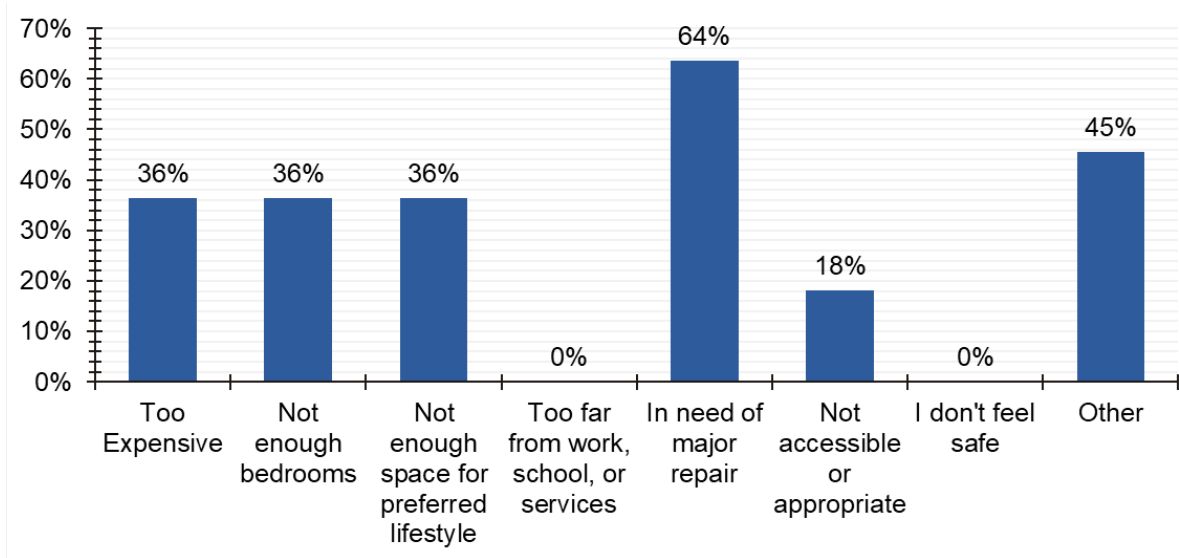
Does your current housing meet your needs? Twenty-four percent (24%) of respondents indicated that their current housing did not meet their needs, compared to 72% who believed it did. An additional 4% were unsure.

Figure 9: Respondents, Does your current housing meet your needs?



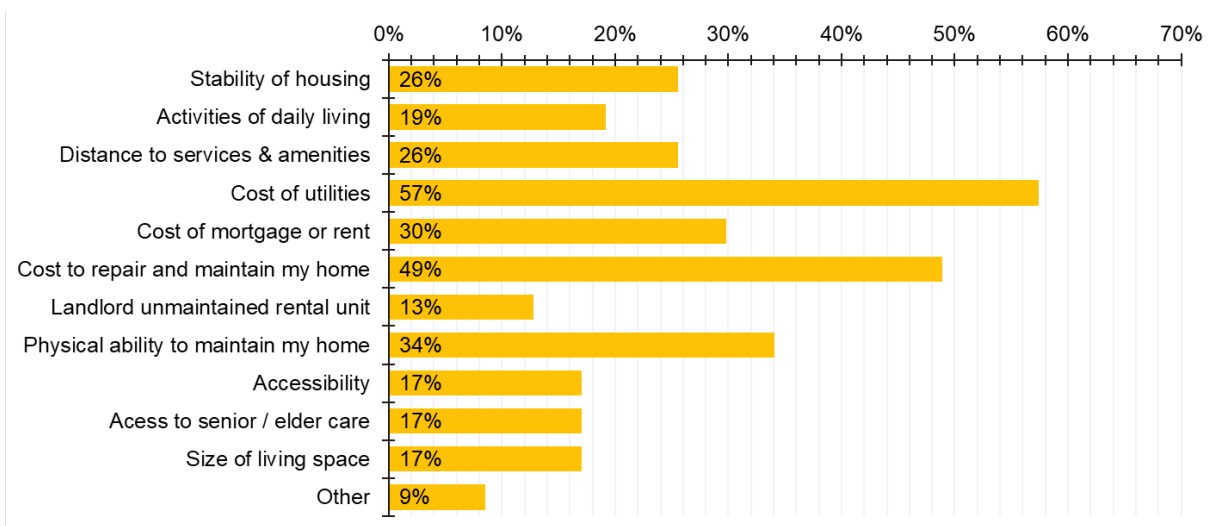
Why does your current housing not meet your needs? Of those who responded “no” to the above question, most indicated that their current home was some combination of too expensive, in need of major repair, or too small. Condition was the most common concern. Of the respondents that answered, “other”, most indicated their home was too expensive to maintain, they were living in an RV because housing was unaffordable, or their current unit was not accessible.

Figure 10: Reported Housing Issues



In the next five years do you think any of these will be a problem for you? When asked which issues they expected to face in the next five years, respondents indicated the cost of utilities and repairs and the ability to maintain their home were the most pressing concerns. Other concerns were the cost of mortgage and rent, the distance to services and amenities, and the stability of their housing situation. Renters were much more likely to be concerned about stability of housing than owners.

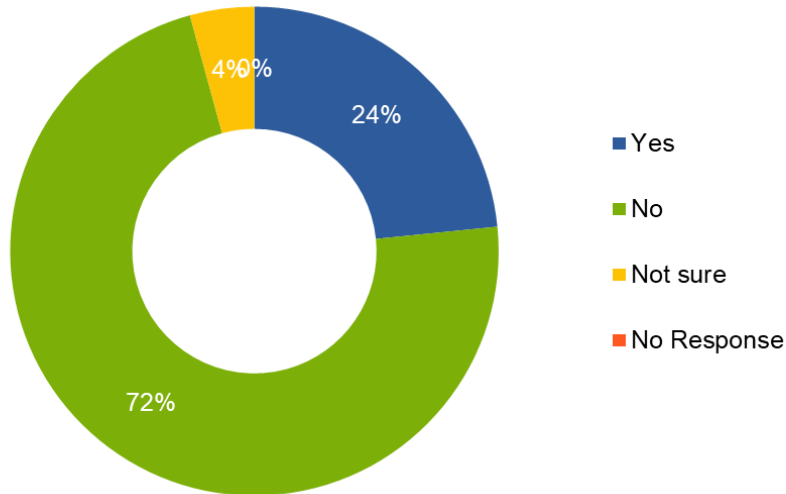
Figure 11: Potential Problems for Renter Respondents in Next Five Years



AGRICULTURE

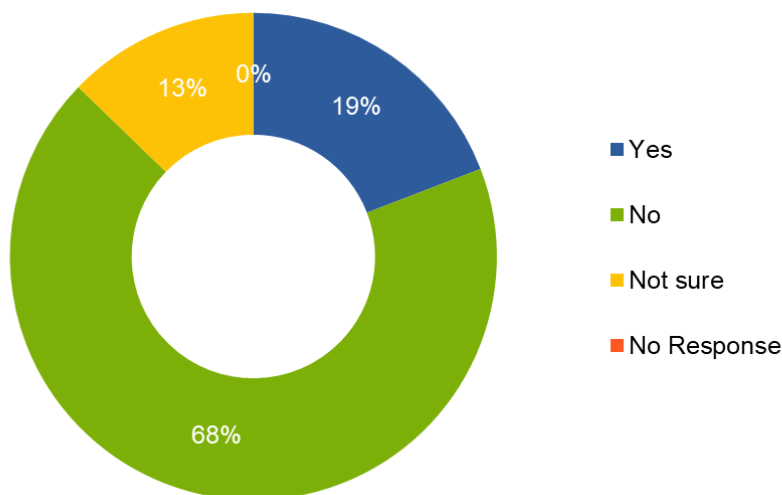
Do you have an agricultural property? Seventy two percent (72%) of respondents indicated that they do not own or rent an agricultural property, compared to 24% who answered that they did own or rent an agricultural property. An additional 4% indicated they were not sure.

Figure 12: Respondents, do you own an agricultural property?



Is agriculture your primary source of income? Sixty-eight percent (68%) of respondents indicated that agriculture is not their primary source of income, compared to 19% who answered it was their primary source of income. An additional 13% indicated they were not sure.

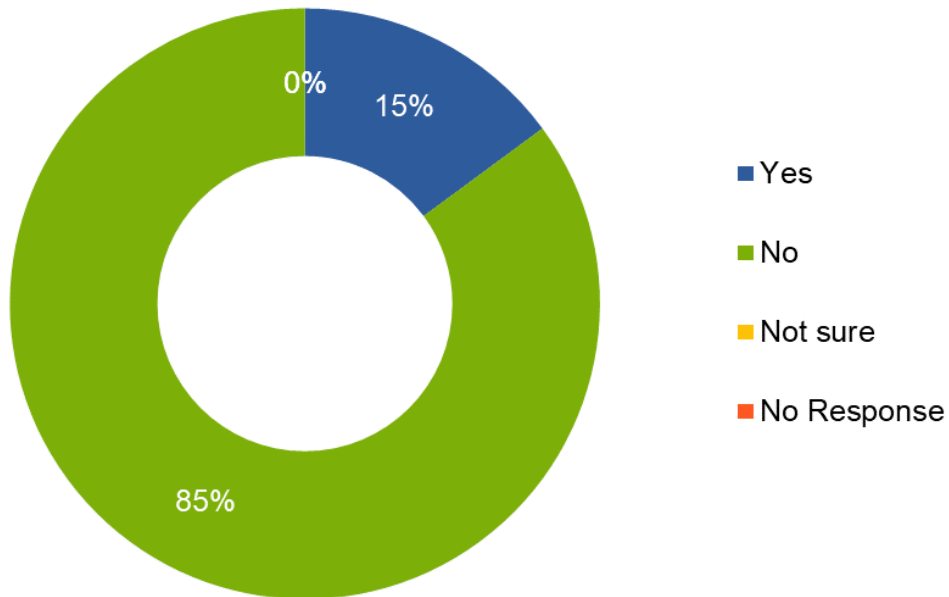
Figure 13: Respondents, is agriculture your primary source of income?



Do you hire temporary workers? Only 2% of survey respondents indicated they regularly hired temporary workers to help with their agricultural property. All of those who responded yes also indicated that it is very difficult to hire temporary workers in the RDBN, in part because housing options are limited.

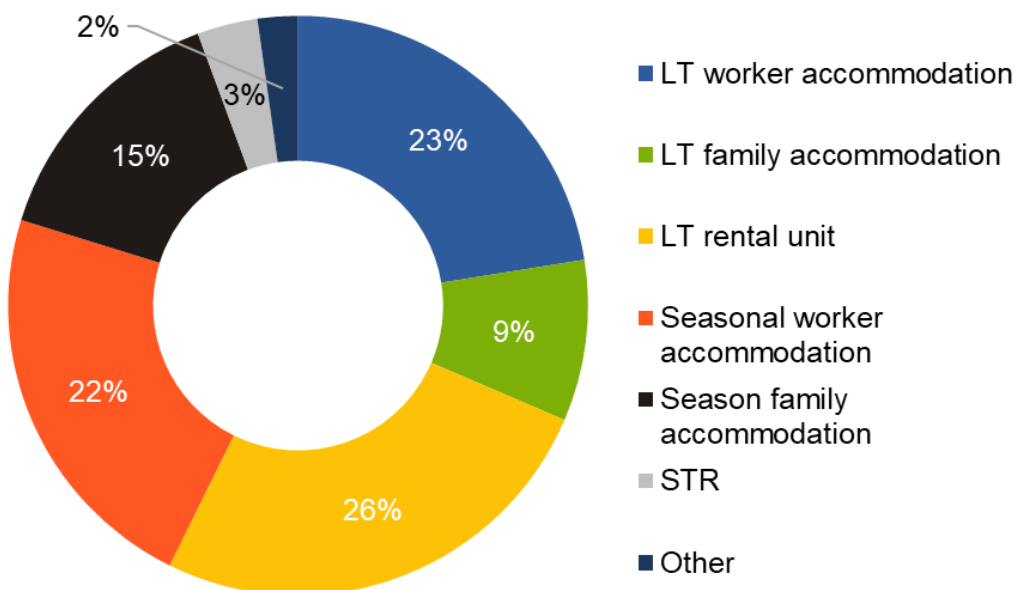
Does your property have a secondary dwelling unit? Eighty-five percent (85%) of respondents indicated that they did not have a secondary dwelling unit, compared to 15% who answered that they did have a secondary dwelling unit on their property.

Figure 14: Respondents, do you have a secondary dwelling unit?



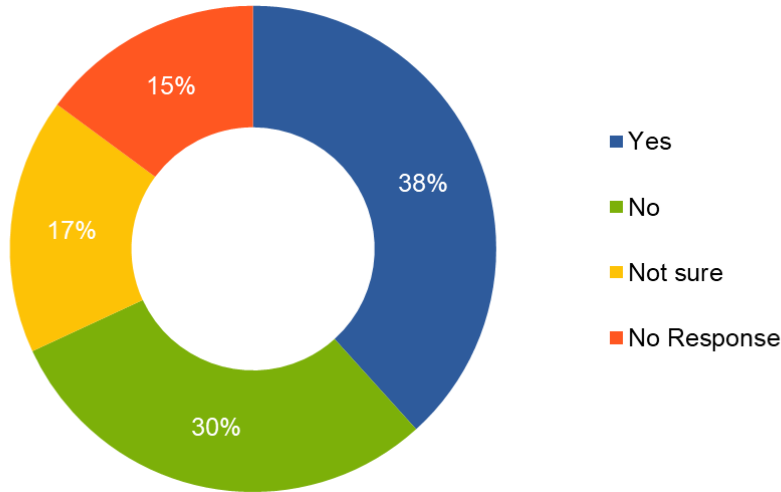
If yes, what is the purpose of your secondary dwelling unit? Of those who responded “yes” to the above questions, most (58%) indicated their secondary dwelling is being used for either long-term worker, family, or rental accommodation. Only 3% indicated their secondary dwelling was being used as a short term rental or guest house.

Figure 18: Respondents, purpose of secondary dwelling unit?



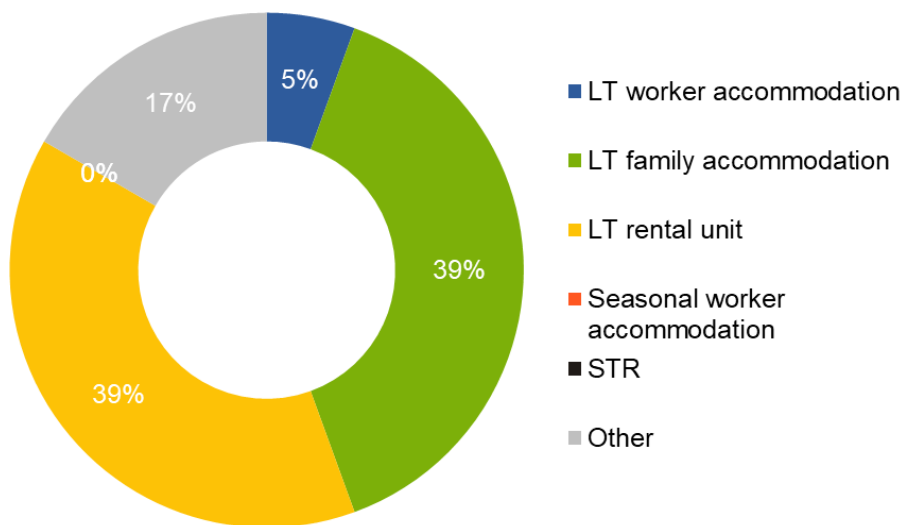
Do you have interest in a secondary dwelling unit? Of those who did not currently have a secondary dwelling unit on their property, 38% of respondents indicated that they are interested in adding one, compared to 30% who answered that they were not interested in a secondary dwelling unit on their property. An additional 17% were unsure and 15% provided no response.

Figure 19: Interest in a secondary dwelling unit?



If yes to interest in a secondary dwelling unit, what is the purpose? Forty four (44%) of respondents indicated that their secondary dwelling unit would be used for either long-term worker or family accommodation. An additional 39% answered they would use their secondary dwelling unit for a long-term rental unit. None indicated they would use it as a vacation rental, and 17% stated other uses for their secondary dwelling unit.

Figure 20: If interested in a secondary dwelling unit, what is the purpose?



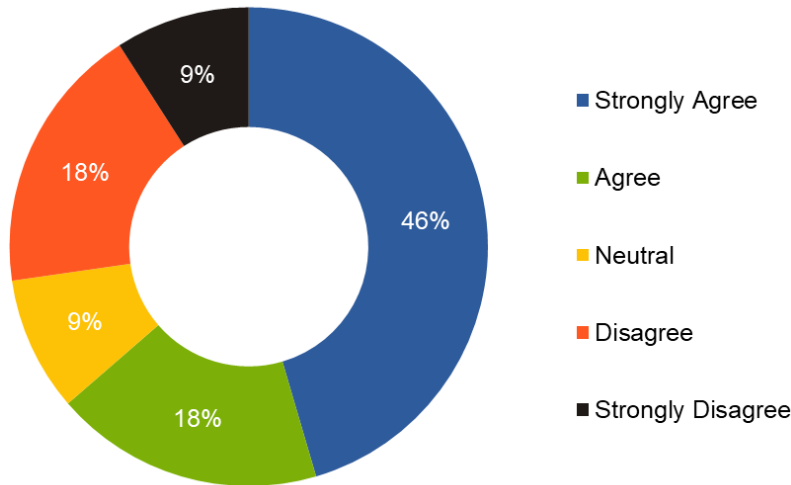
Of the 17% that indicated “other” most indicated they would pursue a combination of listed uses. Key quotes have been included here:

“A combo of seasonal/temp for workers (if we get to that level), OR, I would like rental/AirB&B opportunity.”

“Rental to earn income to help the farm until aging parents or our children need a separate space near us. Though it would be nice to have both. Plus, having all of the above as options would be great.”

Would a secondary dwelling unit help agricultural productivity? Sixty-four (64%) of respondents indicated that they agreed or strongly agreed secondary dwelling unit would increase agricultural productivity, compared to 27% who disagreed or strongly disagreed. An additional 9% responded neutral.

Figure 21: Would a secondary dwelling unit help agricultural productivity?



Has being located in the Agricultural Land Reserve (ALR) posed any housing or related challenges for you? The following quotes and responses have been highlighted as indicative of the trends seen across all responses.

“Not really, or not yet. We are still early in our tenure here, so succession or the need for employees to live on the farm isn't a necessity for us.”

“Extremely. We might not be able to build a home this September as the current rules do not allow us to live in the mobile home while we build. Even though, we already have a buyer for the mobile home for next spring. We are not trying to bend the rules or have 2 dwellings in any way. We are having a mortgage, dealing with notary public for all the paperwork and paying high price for the fact we want to simply build a home here. It is making it very hard for young families to go through this process in order to have an actual home.”

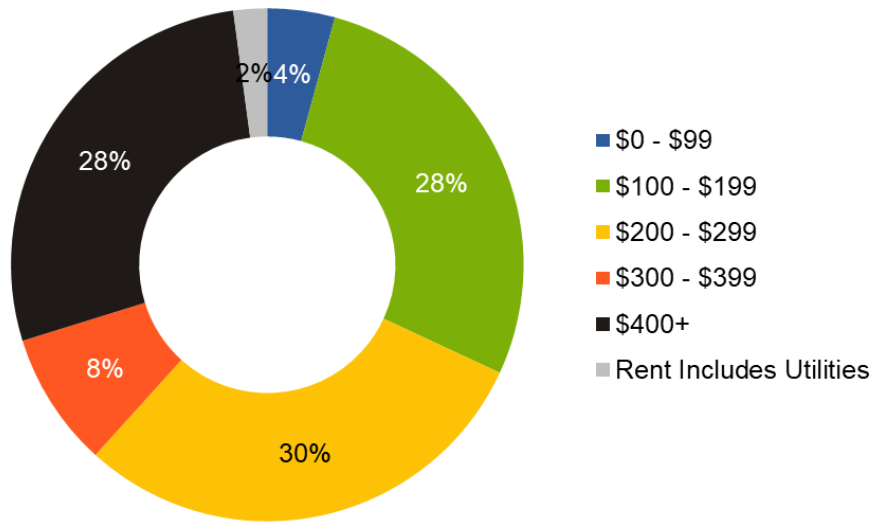
“Yes, I restricts having two dwellings on the property.”

“Yes, restrictions on the number of homes allowed on the property.”

ENERGY COSTS AND CHALLENGES

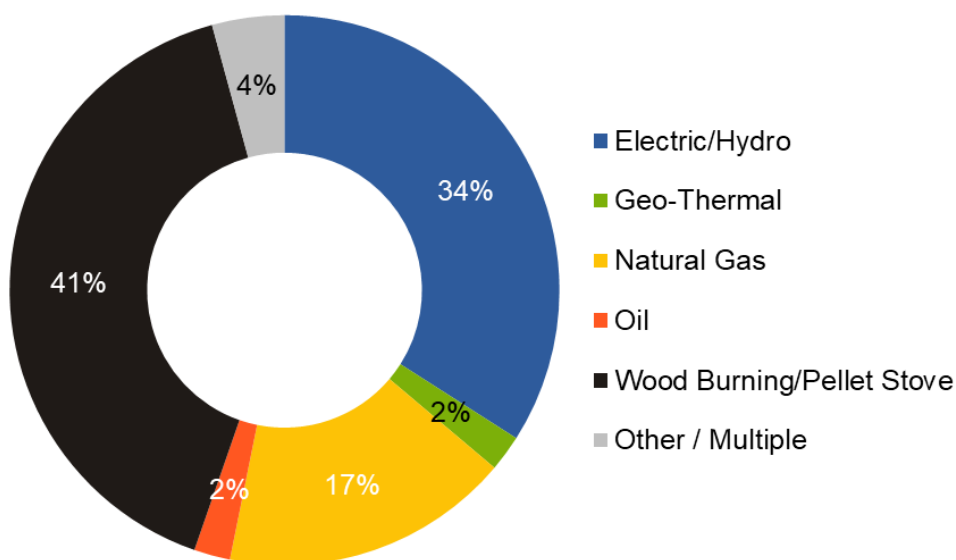
How much per month does your household spend on heat/utilities? About one-third of survey respondents (30%) indicated they spend between \$200 and \$299 on heat and utilities. An additional 28% spend between \$100 and \$199 and 8% spend between \$300 and \$399 per month. The median expenditure on heat and utilities was around \$275 per month.

Figure 22: Reported Month Household Utility Cost



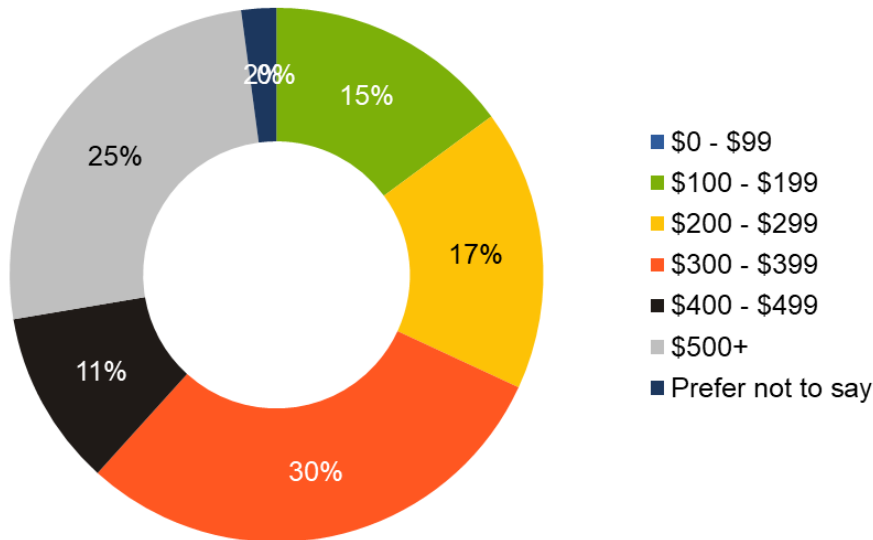
What is your household's heating method? Nearly half of all respondents (41%) heat their home with natural gas, followed by wood (25.9%), and electric (34%). Of those who responded "other", most heated with propane or used a combination of multiple heating methods.

Figure 23: Respondents Home Heating Method



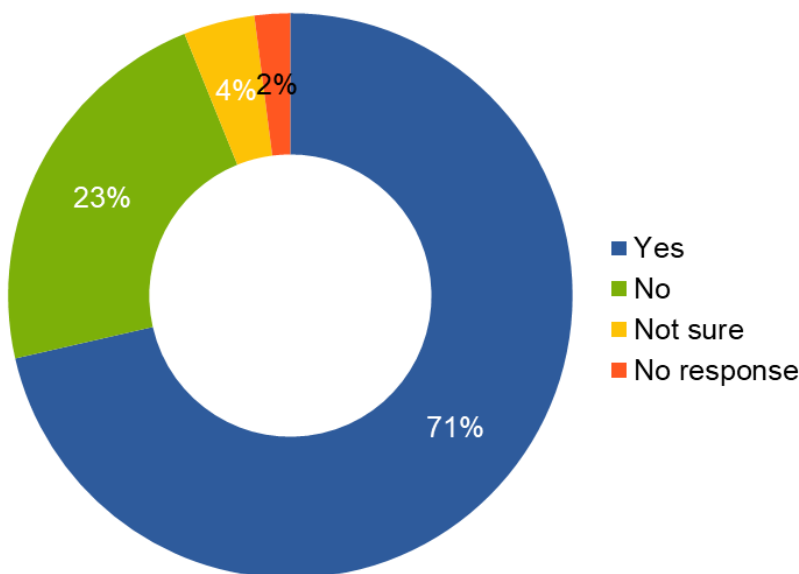
Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc. About two-thirds of survey respondents (67%) indicated they spend more than \$300 a month on transportation. Higher than average transportation costs are to be expected in rural areas as many rural residents drive up to hour to access basic services.

Figure 24: Reported Monthly Household Transportation Cost



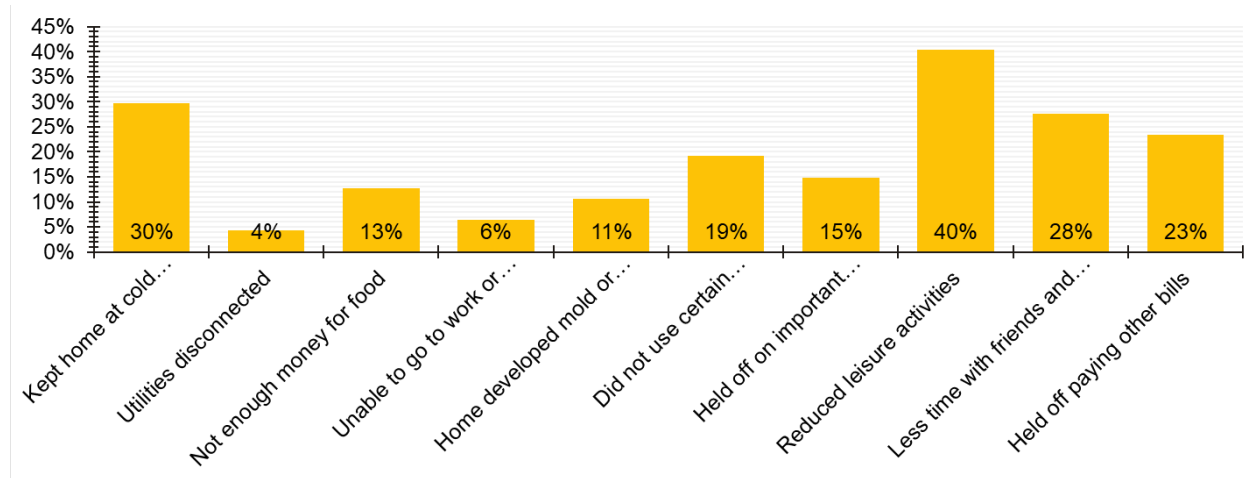
In general, are your home's energy bills (including transportation, heating, and electricity costs) affordable? Roughly a quarter of respondents (23%) of all respondents indicated that their energy bills were not affordable to them, compared to 71% who reported they were affordable. Overall, many respondents find maintaining utilities for their home a challenge that impacts the affordability of their dwelling.

Figure 25: Affordability of Reported Energy Expenses – All Respondents



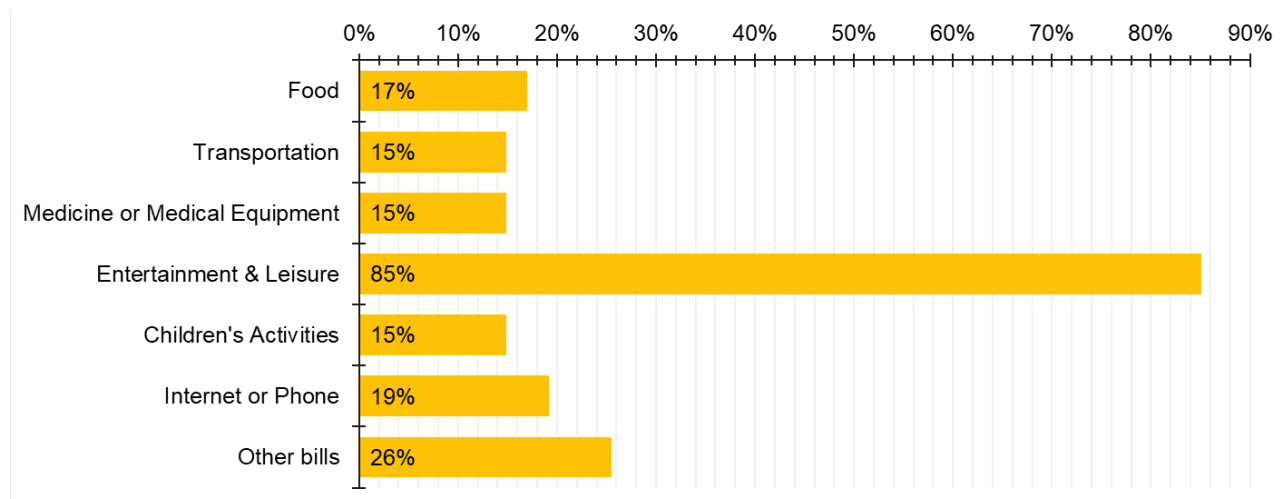
When you or your family had difficulty paying energy bills in the past, did any of the following happen? Forty percent (40%) reported holding off on leisure activities and an additional 30% kept the home at a temperature too cold to be comfortable. Twenty-three percent (23%) said they did not pay other bills, and 28% indicated that they spent less time with family and friends to save money. Respondents were able to select multiple options.

Figure 26: When Energy Bills Were Too Expensive, Which of the Following Happened?



What are the first things that your household goes without when money is tight? For most respondents (85%), the first thing they go without is entertainment and leisure activities. As things get tighter, households are more likely to stop paying other bills (26%), cut back children's activities (15%), or internet and phone (19%).

Figure 27: Expenses that are not Paid When Money is Tight



OPEN ANSWER QUESTIONS

Are you aware of any housing issues that do not directly affect you, but may affect members of your community? The following themes and responses have been highlighted as indicative of the trends seen across all responses.

1. Housing, especially rental housing, is unavailable or unattainable for many community members.

- Lack of available and affordable rental housing, making it especially difficult to find housing if you have disabilities, pets, etc.
- Cost of houses is increasing, making it difficult to purchase housing.
- Lack of supportive housing options

“I feel we should be allowed to provide a home or shelter to those in need if we are able. Allowing small additional permanent homes or temporary mobile, camper, or tiny house type would help so many people as long as it doesn't effect neighbours or damage to the land and water resources.”

“I worry for the homeless in my community, that we are not doing enough to support them. The encampment across from the Smithers Town offices are not shaded, for instance. Every week, a new tent or small van pitches in the parking area at the Fairgrounds, where they are unwelcome. I wish we as a community had a better strategic plan to help the vulnerable find a path to being permanently homed.”

“Hidden homelessness, couch surfing, seniors not having anywhere to live that they can afford or can meet their needs, families not having homes, new people coming in have no where to live, several families living in one unit because there is no choice and living in substandard rentals as there is nothing else out there.”

“Not enough affordable housing”

2. Seniors' housing, with and without integrated care, and downsizing options for older residents were a key concern across the Region.

- Many respondents indicated a need for more seniors' housing, especially one-level, accessible options.

“Serious shortage of rentals for high school graduates just starting out. No rentals at affordable prices for seniors. People moving to other towns simply because there is no place to live here.”

“Senior housing especially intermediate care. No one wants to leave their community and friends.”

“Affordable rentals for our children and [required] new workers. Enough senior living spaces.”

3. Condition of homes is a key concern

- Available housing is in poor condition, and does not get necessary repairs

“Many First Nations have to live in mold houses. It's not nice . Sometimes I go to bed crying wondering why we live in a moldy home. The rent has skyrocketed because of the pipeline so I think that's not very nice either.”

“Availability, condition of, and affordability of rural housing”

“Housing prices are rising and the available houses are older and often in poor repair. There is very little rental housing in town.”

Do you have any ideas for how housing could be improved for you or members of your community?

Respondents had many ideas for improving the housing system in their communities, though many did not provide specific implementation solutions. In general, ideas fell into three categories:

1. Increase the stock of affordable housing through a variety of mechanisms

- More senior housing
- Build affordable housing
- Allow secondary dwellings, carriage houses, or detached suites
- Encourage one-level, accessible development
- Grant funding for home repairs
- Allow for the subdivision of larger lots

2. More non-market options to support those with the least resources

- More support for those navigating the supportive housing system
- More affordable homes for those on income assistance
- More senior government support and subsidies
- More supportive housing options

3. Improved services to rural areas

- Improvements to cell phone and internet service infrastructure
- Improvements to public transportation services
- Increased services for seniors (in-home care, grocery delivery, etc.)
- Rebates for homeowners in Northern communities for power, heating, etc.

Finally, survey respondents were asked; is there anything else you would like to tell us about your housing experience or are there any other housing concerns you would like to share with us?

Responses to this question, largely aligned with the themes presented in the two questions above. Responses are organized by theme and by Electoral Area.

ELECTORAL AREA A

- **Housing is too expensive, especially for the younger generations**
“Adult children having to move back home because of lack of available rentals and entry level homes.”
- **Supportive housing**
“There is a great need for true low barrier housing in Smithers and a true homeless shelter”

“Whenever I have rented in past, landlords always had too much power and charged outrageous amounts. Tenants should be treated as equal partners in a relationship, not subjected to unreasonable demands for poor compensation. No one should feel vulnerable in their housing situation.”
- **Need for simpler, more promising permitting process and changes to zoning restrictions**
“We wish there was less byrocracy involved with ALR. Our land is very small (7 acres) with a solid bedrock everywhere. When we tell someone we are in ALR they do not understand why. If we could change the zoning on Hislop we would. Thank you for an opportunity to express our opinion.”

“We lost a mobile home on our property to fire and were not able to rebuild even though it had been there since the early 70s providing a home to someone for all those years. A man lost his home and even though the space and services were there we could not offer him a place to live. I'm happy to see the ALR rules are changing but the timing is off and we have taken a massive loss.”

ELECTORAL AREA B

- **Utility bills**
“Hydro is by far the biggest bill other than insurance. We are simply working to pay the bills. No one should have to live like this.”
- **Lack of affordable housing options**
“No housing. Rising costs increased tax to many rules to live a sustainable lifestyle. No longer free”

“We are seniors living in a 4 bedroom house. We would like to downsize but there is limited choice in BL, although it is improving due to the construction of some seniors units. There will still need to be more!!”

ELECTORAL AREA C

- **Lack of Affordable Housing, to rent or own**
“There is very little summer temporary housing.”
- **Issues with repair of existing housing stock**
“Very difficult to find skilled tradespeople to repair my house, so by the time I've got someone to fix my roof the damage is worse and more expensive, or I've had to heat with expensive electricity instead of wood for six months”

ELECTORAL AREA D:

- **Cost of living increases for seniors**
“Concerned about what is next for us. The cost of everything is going up all the time yet our income never goes up. We do not know how much longer we will be able to stay in our home of 45 years either physically without help we can afford or financially as we are in our late seventies.”

ELECTORAL AREA E:

- **Lack of safe living conditions**
“The mould is a major issue and has been an issue for years . It's affecting our health . And when we have visits with our child in care it's embarrassing because of the mould.”

ELECTORAL AREA F:

- **Needing to move outside of town to afford housing**
“Housing is to high in Vanderhoof have to live out of town just to afford life.”
- **Issues with ALR and land use**
“My land is not farmable, nor can it sustain livestock, I feel that the limits of the ALR constrain my ability to subdivide or even build a rental home to increase income and help with the housing shortage”

KEY INFORMANT INTERVIEWS

INTERVIEW PROCESS

Fourteen key informants were interviewed from June to August 2021, including key representatives from regional organizations, local housing services, economic development agencies, First Nations governments, the agricultural sector, and related fields. Though all participants were comfortable sharing quotes with the project team, some were not comfortable sharing their name or organization. Informants are categorized below by location and category instead.

Date	Location	# of Engagements
June to August 2021	Via Videoconference/Telephone	15

Location	Position or Organization
Regional Agency	Northern Health (Eastern Bulkley-Nechako)
Regional Agency	Northern Health (Western and Northern Bulkley-Nechako)
Electoral Area F	Economic Development Agency
Electoral Area F	Agricultural Sector (Sector Coordinator)
Electoral Area F and D	Agricultural Sector (Vegetable Farming)
Electoral Areas B and E	Non-Profit Community Service Provider
Electoral Areas C and D	Non-Profit Housing Service Provider
Electoral Area B	Non-Profit Housing Service Provider
Electoral Area C	Economic Development Agency
Electoral Areas A and G	Real Estate and Property Development
Electoral Areas A, B, E and G	Real Estate Sales and Service
Electoral Areas F and D	Agricultural Sector (Beef and Dairy Farming)
Entire Regional District	Agricultural Sector (Land Acquisition for New Farmers)
Entire Regional District	Economic Development Agency
First Nation Government	Housing Operations and Leadership

In each interview, informants were invited to respond to a series of “conversation starter” questions then elaborate with greater detail. Key quotes and themes are summarized here.

KEY FINDINGS

1. **Housing Costs are Increasing**

The cost of both renting and owning are increasing in most areas of the RDBN, including the electoral areas. New residents, often from larger centres like Kamloops and Vancouver, have discovered the benefits of living in the RDBN and are moving into the area to access recreation opportunities and in some cases, pursue agricultural activities. These new residents can often afford to spend more on housing due to equity made from selling their previous homes in higher value markets. Key informants indicated that these new residents are raising the baseline cost of homes in the RDBN. This trend has become more common with COVID-19 as increased ability to work remotely has allowed people to move North.

Informants also identified increasing tourism, proliferating short-term rentals, the natural resource sector and critically, a lack of housing supply, as reasons for increased cost.

"Our friend down the street has been renting for a year and now the landlord is selling because they can get a great price. I don't blame the landlord, but there are three people living in that house! What are they going to do?"

"Houses don't stay on the market anymore. Bidding wars are common and people are buying houses site unseen."

"The biggest need is in lower income, rental opportunities. There are enough opportunities for people who can afford a 300K mortgage. It's the other folks who need the most help."

2. Housing Supply Pressured by Natural Resource Sector

An additional reason for rising housing costs is a continued demand for housing for temporary workers in the natural resource sector, especially in electoral areas and communities along Coastal GasLink pipeline project. Often these workers earn higher household incomes compared to the surrounding community. This means that housing that would be suitable for a couple or family is sometimes used by a single temporary worker in the pipeline construction, mining, or forestry sectors. This reduces supply of rental housing, increases prices, and impacts the ability other employment sectors to attract and retain workers due to a lack of housing.

"The need has increased over the last 5 years and that is due to a price increase. Since the pipeline came in, the cost to rent has doubled for families. It is not affordable for people anymore. There also is not enough low-income housing."

"The natural resource sector is not going anywhere; these communities will always be reliant on extractive industries. Shorter cycles than they used to be. Industry builds camps now, not towns."

"Industry is renting out housing more than it has ever used to. In small communities with limited housing that is having an impact."

3. Lack of Suitable Family Housing

Younger families, and especially low-income families, are being impacted by limited housing availability and the increasing cost of rent and home ownership. Families tend to need larger homes with more bedrooms and often have the additional financial burden of childcare. These added pressures, along with rental shortages, have priced many families out of the market. In many of the electoral areas, there are only a few landlords, so it is easy to develop a reputation if you had issues during a previous tenancy. This can impact someone's ability to find rental housing moving forward.

"We do not have enough housing. A lot of families who are having to relocate due to no housing. No subsidized housing or rental housing, the housing that is around is not affordable. Sometimes we need to put people up in hotels due to the fact that we don't have any housing for them."

"The rental market is a very real and challenging problem. A Lot of young families want to move into the area but inventory is incredibly limited. When we put up our unit we didn't even advertise and I received message after message."

*“We were able to buy earlier in the year, before the snow melted, and we got lucky.
But the market now is still so crazy.”*

*“Just general affordable housing for single people and couples. The wait list is
continuing to grow for low income families needing housing.”*

“Availability of rentals has gone down significantly in the past five years.”

4. Lack of Suitable Housing for Seniors

Though many seniors continue to live in the rural RDBN there are few homes that are well suited to “ageing-in-place”. The informants who work regularly with seniors suggested that smaller homes with accessible layouts closer to services would appeal to seniors, especially as they choose to drive less or are unable to operate a personal vehicle. Many of the current rural properties are difficult to maintain and heat, especially in winter when shoveling and chopping wood are critical.

In addition to more accessible and maintainable units, supportive seniors’ housing, including end-of-life and long-term care options emerged as a prominent need for older community members.

Key informants indicated that some seniors living in larger properties that may not be suitable or may be too large to maintain would potentially move if appropriate alternatives were available in their community. This could open up stock and improve affordability for younger community members.

*“There has been a lot of work with seniors lately to support housing. There is a big
gap in seniors housing now in the end-of-life care and housing services. Long term
care has growing demand, over capacity in the current services available”*

*“Seniors’ housing is a big one - lots of seniors live in larger homes and could
potentially downscale to open up stock, but there are no good options for them to
move to!”*

*“Long term care housing, seniors specific housing, end of life housing for seniors.
We need it all!”*

5. Insufficient Social and Supportive Housing Options

In response to the lack of affordable market rental options, interviewees identified stable, secured affordable housing as a key component for meeting the most pressing needs in RDBN. Non-market housing, typically funded by BC Housing or the Canada Mortgage and Revenue Corporation (CMHC) was commonly suggested as an important way to improve housing options as it is secured at an affordable rate while the market fluctuates. Families, seniors, and elders were identified as priority populations for non-market intervention.

Additionally, many interview respondents identified a lack of social and supportive housing options for those dealing with mental illness, addictions, or persons fleeing domestic violence. Routinely, low-income individuals or people requiring supportive housing must leave the rural areas and migrate to municipalities or even larger centres like Prince George. This adds an additional challenge of obtaining transportation to make this transition. Informants understood that the rural areas are not always well suited to providing non-market or supportive housing but

encouraged increased collaboration between the RDBN and member municipalities to address these challenges.

Many informants also spoke a shift in mindset that is needed. Homelessness and poverty is more visible than ever in many communities. Some interviewees noted that simply “housing” community members in critical need is not enough. There needs to be a comprehensive supports program in place. It was not lost on informants that supportive housing is a multi-faceted issue and the ability of municipalities and the RDBN to address specific support elements is limited. However, it was pointed out many times that the costs to the health care and police services systems far outweigh the cost of wrap around supported housing options.

“Having a supportive housing structure in place. Many families just need a bit of extra help but there is not a place like that in the RDBN. Same goes for low-income housing. We refer people to the waitlist, but it can be up to a year for people to receive low-income housing.”

“Would love to see some sort of a recommendation on the low income and supportive housing piece. How are we going to support these high-risk families and people in the community?”

“It's an important issue. It's a social determinant of health. People need safe and supportive housing. Covid and the opioid crisis have together exacerbated some of the worst elements of poverty in our communities. There is more homelessness, more substance abuse, and we're seeing it more than ever before. I think sometimes people think these are “urban problems” but they're not. They are problems that are here, now, and are getting worse.”

6. **Lack of Funding to Build Additional Housing**

The business case for affordable housing is increasingly hard to make. Cost of lumber, availability of tradespeople, and new quality control mechanisms for affordable housing mean that affordable units are more expensive to build, more challenging to construct, and rely on larger subsidies and increased funding. Senior funders rarely place affordable units in rural communities, and when they do, it is even more rare to see new units outside of rural municipalities. New non-market units will be incredibly important to the RDBN moving forward, but the Regional District should focus on finding ways to support increased affordable private development in rural areas and work with municipalities to attract non-market housing to appropriate settings.

“Funding is a major barrier. There is not a lot of funding pots and BC housing is not very receptive. There is not very much funding to build a homeless shelter as an example”

“Funding is a major issue. Availability of money impedes the work that we are trying to do. We need more money to continue to build housing that meet the growing demands and a more robust variety of housing that helps meet the community needs as a whole.”

“It would be nice to see more mid-range apartments, one to two bedrooms. Something that appeals to young working professionals, especially closer to employment hubs.”

7. Inter- and Intra-provincial Migration to the RDBN

Due to the pandemic and other emerging conditions, key informants have noticed a substantial population migration to Northern BC from other parts of the Province and country. This has partly contributed to the rising cost of renting and owning in the surrounding area. It is understandable that many young families who can afford housing in the North but not necessarily the Lower Mainland would choose to move to the RDBN where ownership may be a viable option. This is not necessarily a bad thing, and many informants were excited that new people were moving to their communities even if it meant more challenging housing conditions in the short term. Agricultural stakeholders were similarly excited that some of the new residents are young couples and individuals who are looking to break into the agricultural sector and start farming. However, some stakeholders also suggested some of the new residents are holding land as an investment property rather than actively contributing to the community.

Data on migration is anecdotal at best, but the Regional District should continue to monitor population, housing prices, and valuations in the rural areas. Trends observed by stakeholders now may or may not bear out in 2021 census data when it is released.

“Economy is the biggest driver, housing prices for rentals have continued to increase, the availability of housing has gone down. More people moving into the region for employment reasons, a lot of migration from the lower mainland.”

“The continued sale of housing to folks who want to be homesteaders, but are just holding the property and are not living there.”

“The pandemic has led to people wanting more space and migrating from other areas in BC.”

8. Parcel Sizes for New Residents and Modern Agriculture

Agricultural stakeholders commented that the size of farm parcels throughout the RDBN makes it challenging to provide additional housing and accommodate new potential farmers. Careful subdivisioning could improve the ability of rural communities to respond to new demand for smaller parcels driven by new farming techniques and the increasing popularity of small farming and hobby farms. New technology and techniques make farming crops on smaller parcels of land more feasible, and many of the newer residents do not want to farm large herds or grow substantial commercial crops. Smaller parcels in the 10-15 acre range would still encourage farming while being much easier to manage and maintain.

“We do see smaller parcel sized (homesteader, hobby farm size). But then we jump to 80 acres, 100, and a quarter section. It would be great to see more smaller parcels. More in the 10-15 acre area. It would make it more affordable for more people, and there are less people fully farming these days anyways. To fence and maintain 160 acres is a lot.”

“Smaller parcels would allow more people to buy and allow people to maximize the potential of the land better. If subdividing was easier that would help enable that. Hay and grain producers need bigger land, but lots of people want to have green house and garden production, bees, other regenerative agriculture practices. Easier to manage the land well on a smaller parcel.”

9. **Secondary Dwellings on Agricultural Land**

It is clear from speaking with key informants that there is a broad desire to relax restrictions on secondary dwellings on agricultural land, subject to use-restriction, safety, inspections, and appropriate servicing. Second dwellings would allow agricultural land holders to hire seasonal positions, engage in land leasing or land sharing, bring on long-term help, and even help with succession planning (discussed further below). Stakeholders want to ensure agricultural land is protected, and there is a consensus that the best way to protect the land is to make sure it is utilized for agriculture. Allowing secondary dwellings would make it easier for many stakeholders to maintain an agricultural use on their property in the short and long term.

“When I posted job for summer work, I offered room and board. I had to do that because it is so hard to find rentals in Vanderhoof. Forces farmers to offer room and board to be competitive to find workers”

“It was so challenging to find farm help for those seasonal positions because we didn’t have housing. Unless someone lived close by it was incredibly hard to hire because the days are the nights are late. It makes commuting very difficult.”

“It would make a lot of farmers lives easy and more opportunities for people living rurally if it was possible to build secondary residences. Though it is important to protect farm land as well.”

“Within the regional district people would really like to have a secondary residence on non-ALR land. Tiny homes would also be a potential solution, especially for those temporary workers.”

10. **Succession Planning, Subdividing and Secondary Dwellings in the Agricultural Sector**

Across the RDBN, stakeholders report that there are many community members that want to enter farming and start their own farms but who are unable to acquire property or take even take on seasonal work because they cannot find housing. Conversely, many existing farmers are getting close to the age of retirement and would like to find a creative solution that lets them remain on their land while helping the next generation of farmers get started.

Partnerships for succession planning between new farmers and farmers ready to leave the sector could be an important component for bridging this gap. Land leasing or sharing arrangements can allow an older farmer to stay on their property while a young family or individual works all or a portion of the land. This allows the existing farmer to share knowledge, remain in their home, and continue to engage in agriculture on a smaller scale. The ability to add a secondary dwelling to house a younger family or individual is critically important for farmers who might like to lease or share a portion of their land as a part of their succession planning process.

According to stakeholders, land leasing option is only viable for certain types of farmers. Those wishing to practice small scale, or regenerative agricultural are not able to use land leasing as a viable option. In these circumstances, relaxing subdivision restrictions (subject to use and servicing) may be a more valuable tool for enabling succession for older farmers.

“My main experience is the farmers in general definitely face housing challenges. Through my position we often see people looking for land and try to help match the, with people who own land.”

“A second residence can make leasing a property more feasible. This allows an older farmer to let a younger farmer or family come and farm the land for them.”

“Increased ability to subdivide or add a secondary residence can enable a “non-family” farm transition. That way an older person can stay on while having someone else take over. They can also land share or split a property and each farm half. This helps older farmers share their knowledge, live in an environment that keeps them healthy, and keep the land healthy.”

11. Agricultural Land Reserve Restrictions Decreasing

The ALR remains a contentious issue within the RDBN. With the change of zoning and guidelines to allow (in some cases) for second dwellings on ALR designated land, this opens up an opportunity for those working in the agricultural sector to have alternative sources of rental income or to add housing for farm workers and enable alternate succession plans. The recent changes to restrictions within the ALR can present a valuable blueprint if similar changes are being considered in the RDBN.

“The ALC just announced that they are allowing secondary housing on ALR land and it's HUGE. A lot of people are very happy.”

12. COVID-19

COVID-19 was a part of every discussion with key informants. Everyone's job has changed as a result of the pandemic. Some informants have altered the services they offer, some have had their work or incomes decrease, and others are deeply concerned for community members who are in a worse position now than they were a couple of years ago. COVID-19 has also affected the housing market within the RDBN. Anecdotally, the pandemic has caused increases in ownership and rental housing prices (discussed in greater detail above) and this, combined with challenges delivering vital housing services, has made it very difficult for low-income community members and vulnerable populations to access housing.

“In just the 2.5 years we've been here, there was a decent amount of farm inventory and at lower prices. We put a pin in that goal because we got busy, but then COVID hit and the market skyrocketed.”

“A year in lockdown has, in my experience, increased the number of people moving from smaller communities to the next biggest centre, often looking to access services. I have also seen rates of domestic abuse and associated housing issues going up.”

“We really feel like we have lost some time by not being on the ground in communities over the past 18 months.”

FOCUS GROUPS

Eight focus groups were conducted during the first week of November 2021, with representatives from non-profit and seniors' housing, agriculture, economic development, resource development, Regional government, and social services sectors. Participants were asked to identify housing successes, challenges and issues within their communities while also identifying how a housing needs study would be used by their organizations or sectors. Key insights were shared into housing needs, opportunities, and challenges across the region. Many representatives who participated in focus groups brought a regional perspective to the discussion and their representative organizations provided services to all communities within the study area.

Participants were invited to join sessions based on their geographic subregion.

Group Theme	Date and Time of Sessions	Registered Attendees
Electoral Area C - Rural Fort St. James	Monday November 1 2pm and 7pm	4
Electoral Area A – Smithers Rural Electoral Area G – Houston Rural	Tuesday November 2 2pm and 7pm	15
Electoral Area B – Burns Lake Rural Electoral Area E – Francois/Ootsa Lake Rural	Wednesday November 3 2pm and 7pm	14
Electoral Area D – Fraser Lake Rural Electoral Area F – Vanderhoof Rural	Thursday November 4 2pm and 7pm	11

Focus group participants were selected to help address areas of housing need that key informant interviews or the community survey had not already covered. Focus groups provided an opportunity for participants to learn about the initial findings of the study, and respond to data and discussion prompts. The following entities or groups were invited to engage in a focus group.

KEY REGIONAL THEMES

Many of the key themes discussed in focus groups were repeated in the key informant interviews. For clarity, this section highlights new information solicited through the focus group process.

1. Cost of Rural Development and Policy Support with Secondary Dwellings

Participants routinely noted how expensive and difficult it is to develop housing on rural properties, especially for individuals. Many participants noted that rental units are scarce and buyers from other parts of Canada are driving up costs of ownership. One solution was to help local residents develop land themselves. Paying for services, septic, and water is prohibitively expensive making this out of reach for many. Participants suggested that allowing secondary dwellings would help, but many were worried they would not be able to offer an affordable rent because of the cost of construction.

“Housing prices have increased substantially; it is becoming more and more unaffordable for the next generation of community members to be in a position to afford home ownership. Housing stock and the ability to place secondary, or even third homes on properties may need to be looked at to address some of the needs.”

Increasing the density of housing will allow for some of the pent up needs to be relieved.”

“Almost no rental market for rural renters. access to fire protection can make it difficult to get insurance.”

2. Housing for Seniors and Elders

Outside of support for policy changes to allow more secondary dwellings, seniors’ housing was the most prominent concern in focus groups. Many participants indicated they would like to find a supportive or semi-supportive housing option in the rural areas, or see services expanded to help them remain in their homes longer. Home-care supports were specifically mentioned multiple times.

Many participants recognized that while they had been able to make necessary accessibility upgrades to their homes, many in their communities could not and were potentially going to need to move to a smaller or supportive unit, likely in a municipality. In these circumstances, many were worried they would be cut off from their communities. In the absence of new, accessible housing options, participants stressed the importance of at-home care options, facilitated by Northern Health, to help meet their needs.

“Where do seniors move to when they can no longer maintain large rural acreage?”

“The housing stock is aging as well as the residents and unless they have unlimited resources the cost of maintaining these properties will only increase over time as well as the monthly costs to just live in them.”

3. Cost of Housing Increasing as People Move from Larger Communities

There is a perception that new community members are moving to the RDBN as more people recognize rural areas as places that offer a desirable lifestyle and an “affordable” cost of living. The trend is driving local ownership prices up, partly because of the increased demand, and partly because migrants into the area have more equity to spend having sold a property in a higher value market. From a local’s perspective, this is making it even more challenging to find housing in a market that was already challenging before. While this movement from the Lower Mainland has always been a trend, it has increased substantially since COVID-19 as working from home becomes more common and people are looking to escape large city centres.

4. Policy Interventions

Participants emphasized the need for local/regional policy change in addition to federal and provincial policy intervention. Local government has the ability to pressure upper levels of government in different ways. Participants suggested that regular meetings would be beneficial with local volunteer groups, housing societies, and other housing advocates to remain knowledgeable on issues and motivated to prompt and be part of positive changes. Local policy intervention ideas included:

- Identifying potential sites for development and prioritize disposal for affordable housing
- Accommodating secondary dwellings in agricultural areas (it was noted that the Agricultural Land Reserve is already moving in this direction)
- Reducing restrictions around mobile homes and secondary dwellings

- Exploring smaller parcel sized to enable new farming techniques and enable farm succession.

“Permit the conversation of existing non-conforming secondary buildings, to ensure homeowners are ensured for damages or insurance re-builds of rental units. Need for advocacy on home renovations and support for aging homeowners in the rural areas.”

5. Interest in Creative Living Arrangements

Focus groups, and especially older participants, indicated that there was increasing interest in co-living arrangements, sometimes with younger individuals who can help with home maintenance and household chores. Many also said that they are seeing seniors moving in with their children and their families to remain in their community rather than moving to Prince George or another city which would provide more suitable housing options for seniors. Another trend that participants were not sure how long will last, is families becoming more interested in buying acreages and becoming first-generation farmers.

Focus group participants expressed an interest in trailers, mobile homes, and tiny homes to address housing need. For example, some seniors have downsized by moving into a trailer, or young adults have moved back home to live in a trailer on their parents’ property. Some participants believed that tiny home villages could provide a more affordable, tightly-knit community with perhaps a community centre and garden, and rent-to-own program for seniors looking to downsize or individuals looking to enter the housing market.

6. A Northern Problem Requires a Northern Solution

Focus group participants were clear that northern problems require a northern solution. While discussions should be had and the electoral areas should absolutely aim to learn from challenges and successes of other communities, it is not effective to rely on a solution solely because it has worked elsewhere. The location, size, demographics, and capacity of the RDBN is unique. There is a need for provincial and federal governments to recognize this unique angle through the support they provide. Participants expressed that more funding available from supported housing is difficult to develop, mainly because of limited funding and available land.

7. Need to Partner and Hold Regular Meetings

Focus group participants identified a need to focus on building partnerships and communicating effectively with the Regional District and Municipalities to gain greater support for funding, land, and human resources. This was seen as key to moving forward and addressing housing issues. Focus group participants agreed that a key component of effective communication and partnership-building would be for organizations, elected officials, and community partners to meet regularly. Focus groups indicated that municipalities, non-profits, and senior funders need to start the partnership process now to enable quicker funding and building when money becomes available.

APPENDIX A: COMMUNITY SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

1) WHICH COMMUNITY DO YOU LIVE IN?

NOTE: THIS SURVEY IS DESIGNED SPECIFICALLY TO CAPTURE INFORMATION ON HOUSING NEEDS FROM RURAL RESIDENTS OF THE RDBN. INCORPORATED MUNICIPALITIES (TOWN OF SMITHERS, VILLAGE OF TELKWA, VILLAGE OF BURNS LAKE, DISTRICT OF FORT ST. JAMES, VILLAGE OF FRASER LAKE, DISTRICT OF VANDERHOOF, DISTRICT OF HOUSTON, AND VILLAGE OF GRANISLE) HAVE COMPLETED OR ARE COMPLETING SEPARATE HOUSING NEEDS STUDIES. PLEASE REFER TO LOCAL GOVERNMENT WEBSITES FOR MORE DETAIL.

- Electoral Area A (Smithers Rural) – Including: Evelyn, Glentanna, Driftwood, Round Lake, Quick, Walcott
- Electoral Area B (Burns Lake Rural) – Including: Forestdale, Rose Lake, Palling, Decker Lake, Pendleton Bay, Sheraton, Tintagel
- Electoral Area C (Fort St. James Rural) – Including: Pinchie, Germansen Landing, Manson Creek, Leo Creek
- Electoral Area D (Fraser Lake Rural) – Including: Endako, Glenannan, Fort Fraser, Lily Lake, Willowvale
- Electoral Area E (Francois/Ootsa Lake Rural) – Including: Takysie Lake, Tchesinkut Lake, Colleymount, Noralee, Clemretta, Southbank, Uncha Lake, Ootsa Lake, Wistaria, Grassy Plains, Marilla, Streatham, Tatalrose, Danskin
- Electoral Area F (Vanderhoof Rural) – Including: Engen, Hulatt, Cluculz Lake, Finmoore
- Electoral Area G (Houston Rural) – Including: Smithers Landing, Hungry Hill, Perow, Topley, Topley Landing
- Other, please describe:: _____

2) DO YOU IDENTIFY AS FIRST NATIONS, INUIT, OR MÉTIS?

- Yes
- No

3) IF YOU ARE COMFORTABLE SHARING, PLEASE TELL US WHAT NATION OR FAMILY YOU IDENTIFY AS A MEMBER OF:

4) DO YOU LIVE ON A RESERVE OR OTHER FIRST NATION ADMINISTRATED LANDS?

- Yes
- No

5) PLEASE TELL US WHAT COMMUNITY YOU LIVE IN.

6) TO WHICH AGE GROUP DO YOU BELONG?

- 0-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80+

7) WHAT IS YOUR APPROXIMATE ANNUAL HOUSEHOLD INCOME (BEFORE TAX)?

- Under \$10,000
- \$10,000 - \$29,999
- \$30,000 - \$49,999
- \$50,000 - \$69,999
- \$70,000 - \$89,999
- \$90,000 - \$109,999
- \$110,000 - \$149,999
- \$150,000 +

8) HOW WOULD YOU DESCRIBE YOUR HOUSEHOLD?

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with my extended family
- I live with roommates (living in same dwelling, sharing common areas such as living room, kitchen, bathroom, etc.)
- Living with tenants (living in a same dwelling, but little or no shared common space)
- Other - please describe:: _____

9) WHAT TYPE OF HOUSING DO YOU LIVE IN?

- Single-detached house (stand-alone house)
- Mobile home
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home, duplex, row house, or townhouse
- Apartment building or condo
- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, staying with relatives) - please describe:: _____

10) DO YOU RENT OR OWN YOUR HOUSING?

- Rent
- Own
- Live with family or friends and pay reduced or no housing costs
- Other - please describe:: _____

11) DO YOU LIVE ON AN AGRICULTURAL PROPERTY?

AGRICULTURAL USES INCLUDE BUT NOT LIMITED TO: FRUIT AND VEGETABLE PRODUCTION, GRAIN AND OIL SEED PRODUCTION, MEDICINAL PLANT CULTURE, RAISING CROPS FOR FOOD OR HUMAN OR ANIMAL CONSUMPTION, AND RAISING LIVESTOCK.

- Yes
- No
- I don't know

12) IS AGRICULTURAL ACTIVITY YOUR PRIMARY SOURCE OF INCOME?

- Yes
- No
- I don't know

13) IS YOUR PROPERTY LOCATED WITHIN THE AGRICULTURAL LAND RESERVE?

THE AGRICULTURAL LAND RESERVE (ALR) IS A PROVINCIAL ZONE IN WHICH AGRICULTURE IS RECOGNIZED AS THE PRIORITY USE. FARMING IS ENCOURAGED AND NON-AGRICULTURAL USES ARE RESTRICTED. MORE INFORMATION IS AVAILABLE AT WWW.ALC.GOV.BC.CA

- Yes
- No
- I don't know

14) HAS BEING LOCATED IN THE AGRICULTURAL LAND RESERVE (ALR) POSED ANY HOUSING OR RELATED CHALLENGES FOR YOU?

15) DO YOU ROUTINELY HIRE TEMPORARY OR SEASONAL WORKERS (INCLUDING WOOFERS) TO HELP YOUR PROPERTY?

- Yes
- No
- I don't know

16) HAVE YOU HAD ANY DIFFICULTY FINDING HOUSING FOR YOUR TEMPORARY OR SEASONAL WORKERS?

- Yes
- No
- I don't know

17) PLEASE DESCRIBE ANY CHALLENGES YOU HAVE HAD FINDING HOUSING FOR YOUR TEMPORARY OR SEASONAL WORKERS OR ANY HOUSING ISSUES THAT IMPACT YOUR ABILITY TO HIRE AND MAINTAIN AN APPROPRIATE WORKFORCE FOR YOUR PROPERTY.

18) DO YOU HAVE A SECOND DWELLING UNIT ON YOUR PROPERTY?
SECOND DWELLINGS INCLUDE COTTAGES, TRAILERS, BUNKHOUSES, OR OTHER SMALL
RESIDENTIAL UNITS, SEPARATE FROM THE PRIMARY DWELLING.

- Yes
- No
- I don't know

19) IF YOU WERE ABLE, WOULD YOU BE INTERESTED IN ADDING A SECOND DWELLING TO YOUR
PROPERTY?

- Yes
- No
- I don't know

20) WERE YOU ABLE TO ADD ONE, WHAT WOULD BE THE PRIMARY USE OF YOUR SECOND
DWELLING?

- Rental unit to generate additional income to help cover household and other expenses
- Seasonal or temporary accommodations for workers who help work my property
- Permanent or long-term accommodations for workers who help work my property
- Permanent or long-term housing for family members
- Short-term or vacation rental (e.g. AirBNB, VRBO)
- Other - Write In: _____

21) WHAT IS THE PRIMARY USE OF YOUR SECOND DWELLING?

- Rental unit to generate additional income to help cover household and other expense
- Seasonal or temporary accommodations for workers who help work my property
- Permanent or long-term accommodations for workers who help work my property
- Seasonal or temporary housing for family members
- Permanent or long-term housing for family members
- Short-term or vacation rental (e.g. AirBNB, VRBO)
- Other - Write In: _____

22) PLEASE RESPOND TO THE FOLLOWING STATEMENT:

A second dwelling unit on my property would improve my ability to maintain productive agricultural
activities.

- Strongly Agree Agree Neutral Disagree Strongly Disagree
Not applicable

23) APPROXIMATELY HOW MUCH DO YOU SPEND EACH MONTH ON HOUSING COSTS INCLUDING
RENT, MORTGAGE PAYMENTS, PAD RENTAL FEES, CONDOMINIUM FEES, AND UTILITIES (HEAT,
WATER, AND ELECTRICITY)?

- Less than \$250
- \$250 - \$749
- \$750 - \$1,249
- \$1,250 - \$1,749
- \$1,750 - \$2,249
- \$2,250 - \$2,749

\$2,750 or more

24) DO YOU BELIEVE YOUR HOUSING COSTS ARE AFFORDABLE FOR YOU?

Yes

No

I'm not sure

25) APPROXIMATELY HOW MUCH DOES YOUR HOUSEHOLD SPEND ON TRANSPORTATION EACH MONTH? INCLUDE GAS, CAR MAINTENANCE, INSURANCE, PUBLIC TRANSIT, BICYCLE MAINTENANCE, ETC.

\$0 - \$99

\$100 - \$199

\$200 - \$299

\$300 - \$399

\$400 - \$499

\$500+

26) APPROXIMATELY HOW MUCH DOES YOUR HOUSEHOLD SPEND ON HEAT AND UTILITIES EACH MONTH ON AVERAGE?

\$0 - \$99

\$100 - \$199

\$200 - \$299

\$300 - \$399

\$400 - \$499

\$500+

Utilities included in rent

27) HOW DO YOU PRIMARILY HEAT YOUR HOME?

Natural Gas

Electric

Wood Burning/Pellet Stove

Oil

Solar

Diesel

Geo-Thermal

Other - Write In: _____

28) IN GENERAL, ARE YOUR HOME'S ENERGY BILLS (INCLUDING TRANSPORTATION, HEATING, AND ELECTRICITY COSTS) AFFORDABLE?

Yes

No

I don't know

29) IF YOU OR YOUR FAMILY HAD DIFFICULTY PAYING YOUR ENERGY BILLS IN THE PAST, DID ANY OF THE FOLLOWING HAPPEN? CHECK ALL THAT APPLY.

Kept the home at a temperature too cold to be comfortable

- Utilities were disconnected
- Not enough money for food
- Unable to go to work or appointments because there was no money for gas
- Home developed mold or condensation because heat or ventilation was unaffordable
- Did not use certain appliances (eg. washing machine, dryer, oven)
- Held off on important expenses (eg. medications)
- Not enough money to spend on leisure activities
- Less time with friends or family because it is not affordable
- Held off paying other bills (eg. credit cards, mortgage, rent, phone)
- Other - Write In: _____
- Not applicable

30) IF MONEY IS TIGHT, WHAT ARE THE FIRST THINGS YOUR HOUSEHOLD GOES WITHOUT?
CHECK ALL THAT APPLY.

- Food
- Other Bills
- Transportation
- Medicine or medical equipment
- Entertainment and leisure
- Children's activities
- Internet or phone
- Other - Write In: _____
- Not applicable

31) DOES YOUR CURRENT HOUSING MEET YOUR NEEDS?

- Yes
- No
- I'm not sure

32) WHY IS THIS THE CASE? PLEASE SELECT ALL THAT APPLY:

- Too expensive
- Not enough bedrooms
- Not enough space for preferred lifestyle (e.g. need more acreage or larger property)
- Too far from work, school, or services
- In need of major repair
- Not accessible or appropriate for me as I age
- I don't feel safe
- Other - please describe: _____

33) IN THE NEXT FIVE YEARS DO YOU THINK ANY OF THESE WILL BE A PROBLEM FOR YOU?
CHECK ALL THAT APPLY.

- Stability of housing (concerns about renovations, loss of housing to vacation rentals, etc.)
- Activities of daily living (cooking, cleaning, caring for myself, etc.)
- Distance to services and amenities (groceries, bank, medical, school, etc.)
- Cost of utilities (electricity, water, internet, heat, etc.)
- Cost of mortgage or rent
- Cost to repair and maintain my home

- Rental unit not being repaired or maintained by landlord
- Physical ability to maintain my home
- Accessibility (e.g. stairs and counter height)
- Access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents (semi-independent, assisted living, etc)
- Size of living space
- Other - please explain: _____

34) IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

35) ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

36) DO YOU HAVE ANY ADDITIONAL COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

37) IF YOU WOULD LIKE TO BE ENTERED INTO THE DRAW FOR ONE OF TWO \$150 GIFT CARDS TO A LOCAL GROCERY STORE, PLEASE ENTER YOUR NAME AND EITHER YOUR PHONE NUMBER OR EMAIL IN THE BOXES BELOW.

Name: _____

Phone Number or Email: _____

APPENDIX B: KEY INFORMANT INTERVIEW SCRIPT AND QUESTIONS

Thank you for agreeing to participate in the Regional District of Bulkley-Nechako report process. Below is a list of potential questions that may come up during the stakeholder interview process. Stakeholder interviews are semi-structured, so please feel free to elaborate and go into detail with your responses.

Interviews should last between 30 and 45 minutes.

Interview Questions:

1. Can you please tell us:
 - a. About your organization
 - b. How you hear about housing need through your position?
 - c. If you offer any housing or housing related services?
 - d. Do you serve any specific population groups? If yes, please explain.
2. Why do you feel housing is an important issue in the Regional District of Bulkley-Nechako?
3. Are there specific groups you see facing more housing challenges?
 - a. Seniors
 - b. Families
 - c. Renters
 - d. Individuals with disabilities
 - e. Women and children
 - f. People with an Indigenous identity or who are part of a visible minority
4. Have there been any changes in housing needs or demand over recent years (e.g. 5 years)?
5. If yes, are there any specific housing services, housing resources, or housing types that you feel are needed in your community?
6. Could you describe a little more what you or your organization is doing/what is being done to address housing in your community?
7. What are some barriers that make working to address housing in the region a challenge?
8. If you had a magic wand, what is one thing you would change in your community that would improve housing and/or make the work of your organization easier?
9. How can we make this report more useful to you or your organization?

Thank you for your time and sharing your valuable knowledge and experience with us today. We will share all final documents with you once they are prepared.



Regional District of Bulkley-Nechako

ELECTORAL AREAS HOUSING NEEDS REPORT

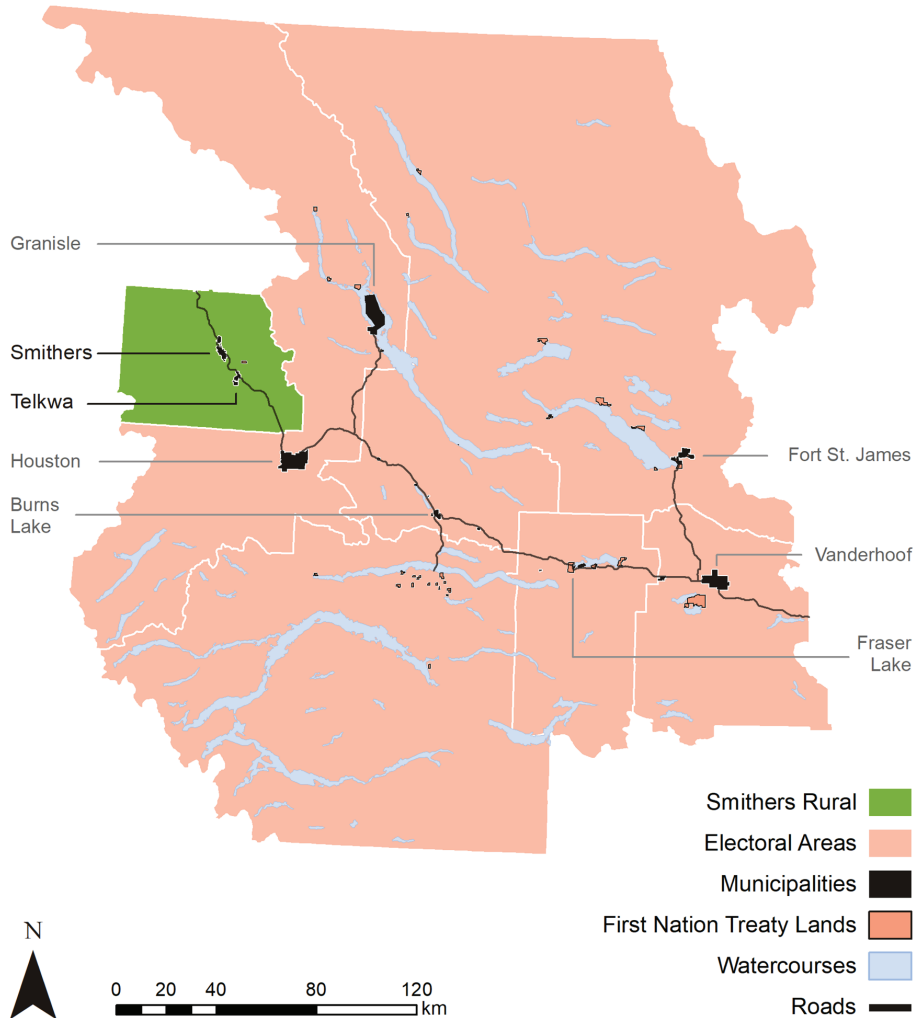
APPENDIX B: COMMUNITY HOUSING PROFILES



COMMUNITY PROFILE

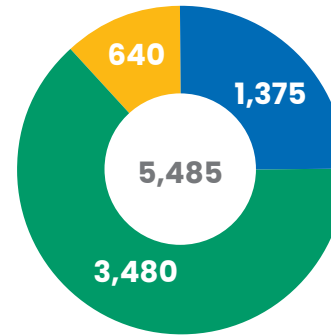
ELECTORAL AREA A

Smithers Rural

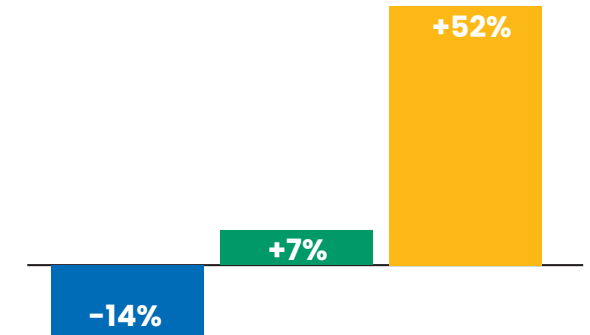


POPULATION

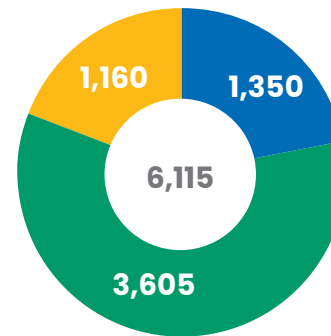
2016



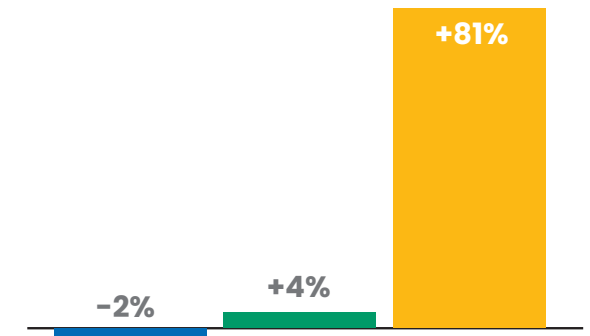
Change: '06-'16



2026



Change: '16-'26

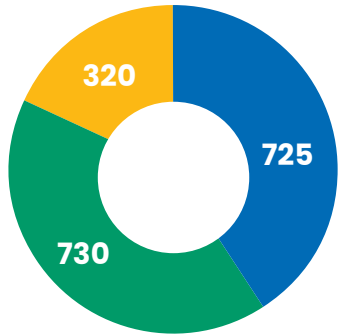


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

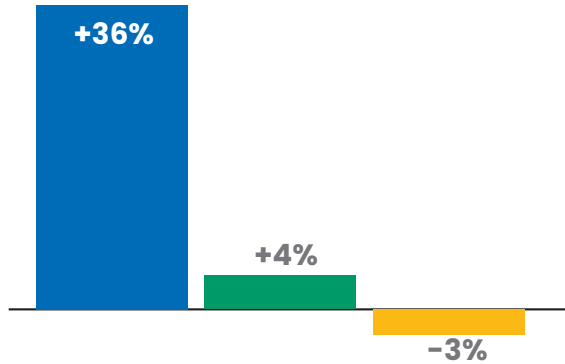
- Electoral Area A's total population grew 4% from 2006 to 2016, to about 5,485 people; only the total youth population (younger than 20) shrank (about 14%).
- Projections anticipate that the total population may expand by an even greater magnitude between 2016 and 2026, possibly 11% to 6,115 people.
- The median age may decrease slightly from 43.3 (2016) to 43.0 (2026).

FAMILIES

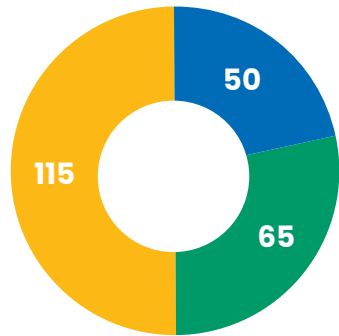
Owners 2016



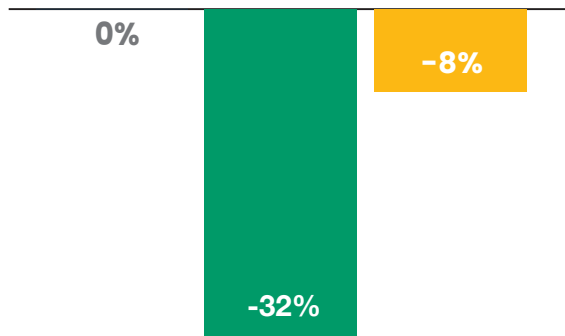
Change: '06-'16



Renters 2016



Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Total renter households shrank 20% between 2006 and 2016, while owner households grew 10%.

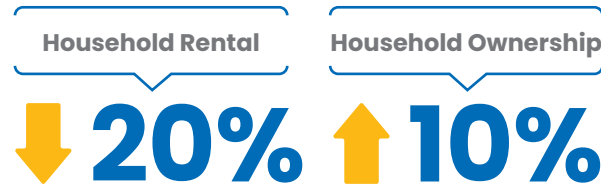
Overall families without children (like senior couples) grew fastest at 31%, with growth mostly among owner families.

During the same period, total families with children decreased 1%. Renter households demonstrated a 32% contraction of families with children.

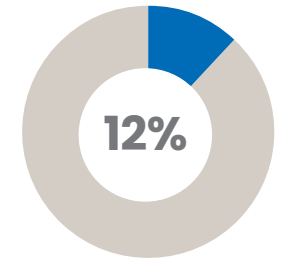
HOUSEHOLDS



Total permanent households grew to 2,020 from 2006 to 2016

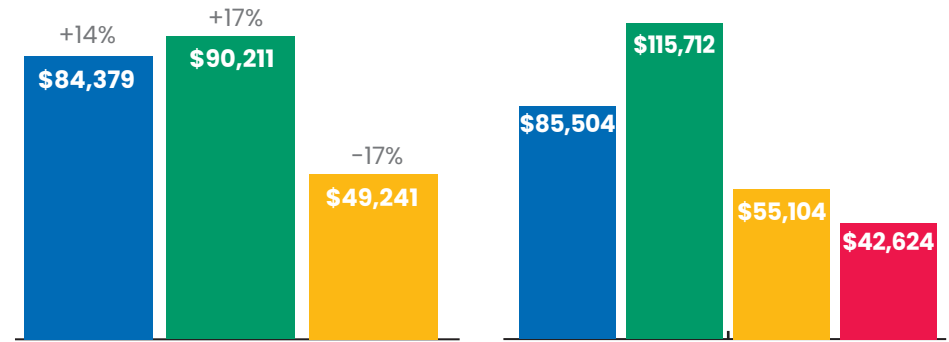


Households that Rent in 2016



INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than \$100,000

↑ 46%

Households Earning less than \$100,000

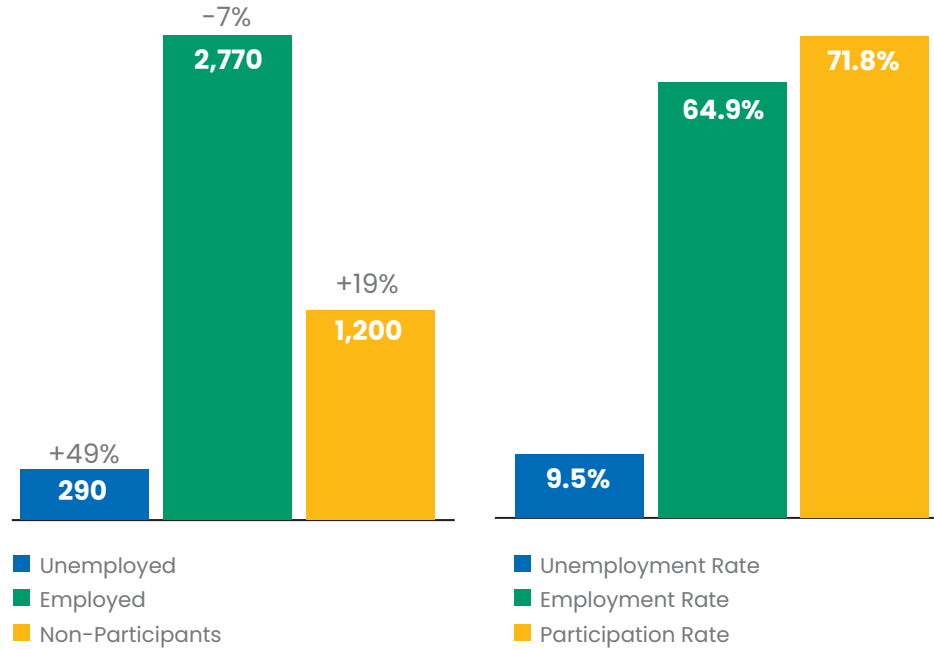
↓ 12%

11%

of Electoral Area A residents are in "Low Income" according to Statistics Canada; 13% of seniors belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16 Labour Rate 2016

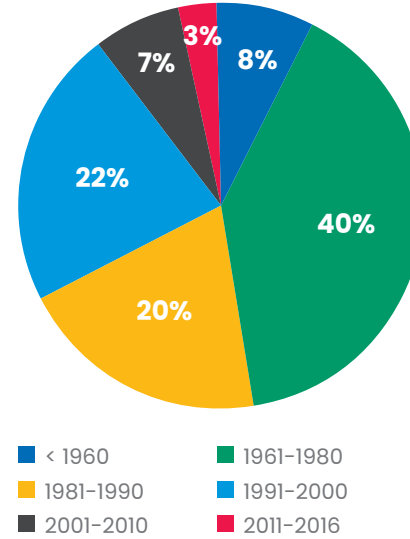


- Electoral Area A's labour force (people working or seeking work) grew 18% from 2006 to 2016, while those not in the labour force (e.g. retirees) decreased 6%.
- The total and rate of unemployed persons increased over the decade.

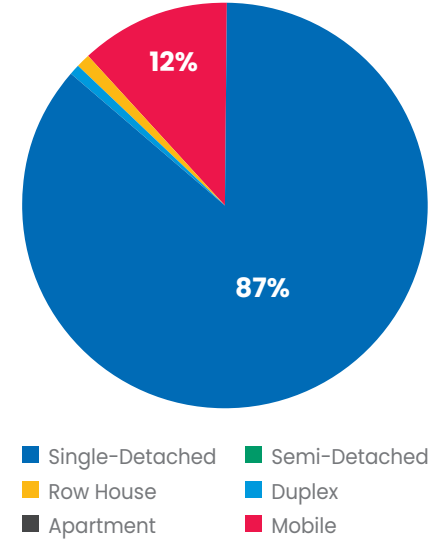
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Agriculture, Forestry & Fishing	435	14.5%	- 15%	16%
Retail Trade	395	13.1%	+ 32%	13%
Construction	85	8.5%	- 2%	16%

HOUSING

Dwelling Age 2016

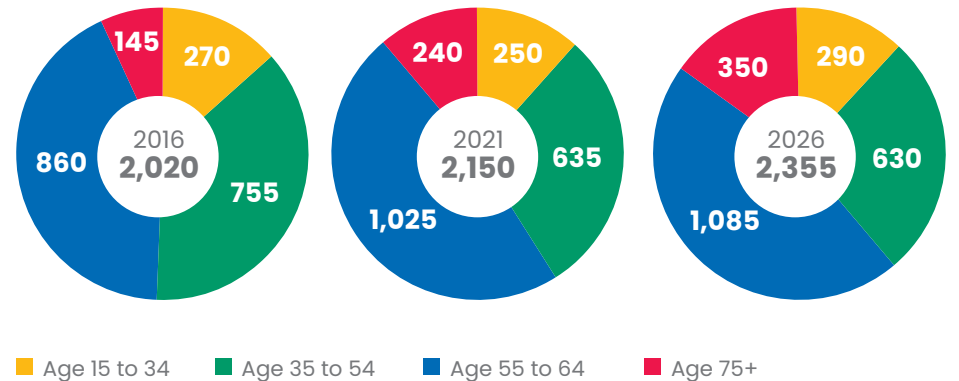


Dwelling Type 2016



- The majority of dwellings are single-detached (87%), followed by manufactured/mobile homes (12%).
- Electoral Area A adds about 16 units annually. Household projections anticipate that the local population could demand 34 additional units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)



HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$370,364	+43%
Single Family Home	\$467,575	+43%
1 Bedroom	\$1,040	+27%
2 Bedroom	\$850	+21%
3+ Bedroom	\$1,505	+80%

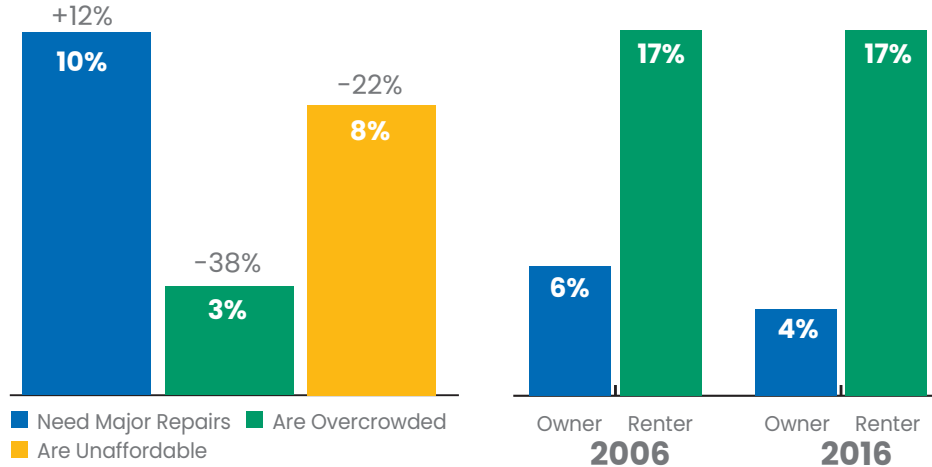
2020 Dollars

100 dwellings sold in 2020; 68% were single-detached homes and 32% were manufactured/mobile homes.

CMHC rental data is unavailable for RDBN communities. Results based on averages from small adjacent urban municipalities outside of the RDBN.

CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16 Core Housing Need: '06-'16



- The number and percentage of homes that were unaffordable decreased since 2006.
- Overall Core Housing Need decreased over the decade from 8% to 5%.
- Renter households demonstrated an improvement of conditions with lower rates of Core Housing Need than a decade prior, while renter households remained about the same.

ENGAGEMENT

Housing Need



300

Over 300 residents responded to a community survey administered in Summer of 2021.

Almost one-quarter (23%) of respondents indicated that their current housing did not meet their needs.

Critical challenges identified through engagement were the rising cost of housing, limited rental availability, and an aging population that will need more manageable housing and supports to remain in their communities.

Agricultural stakeholders indicated a desire to add more housing units but faced challenges navigating rural land use restrictions and the Agricultural Land Reserve.

Community Quotes



"Prices prices and prices. That is why went the way of buying a land and a mobile home first. We could not afford to build. If we knew what issue it might be to build an actual house now when we already build some equity in the land we might not do it this way. I am just not sure what other options young couples and families have to own a home in the valley."

"Create a service that helps seniors retrofit suites into their homes so they can be matched with young folks looking for affordable housing. Help create a culture where we help each other. Young families can help maintain the home and property while seniors can have support to stay in their home for as long as possible."

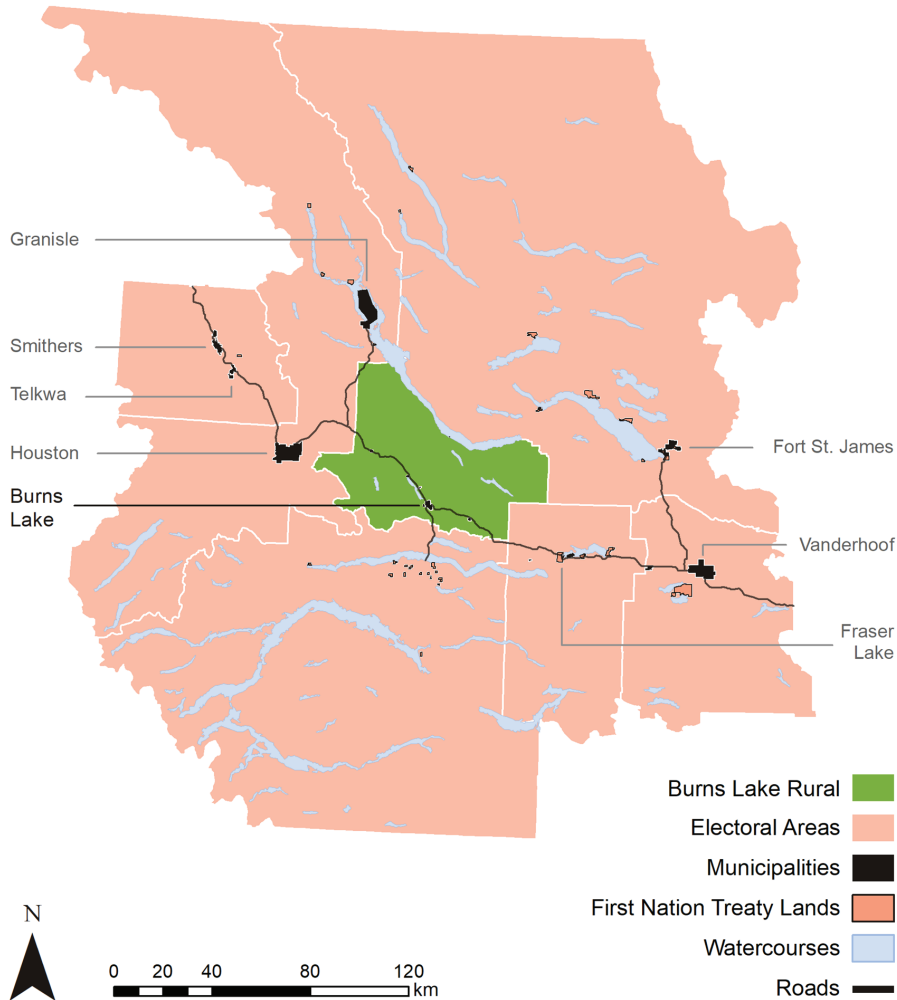
"I would like rural to stay a quiet and peaceful place to live. I don't want to see people using fertile land ideal for farming being wasted BUT farmers and landowners should be allowed to provide accommodation to others if it doesn't impact the land and placed in a way to not effect neighbours."

"People can't find affordable housing & even if we were to build a 2nd dwelling to rent out, we couldn't build it at a cost that would make it make sense to rent it out at an affordable rate."

COMMUNITY PROFILE

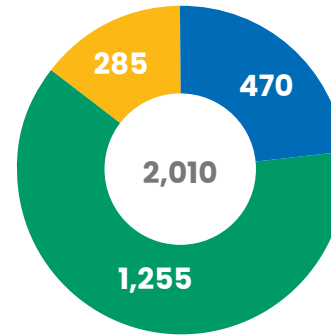
ELECTORAL AREA B

Burns Lake Rural

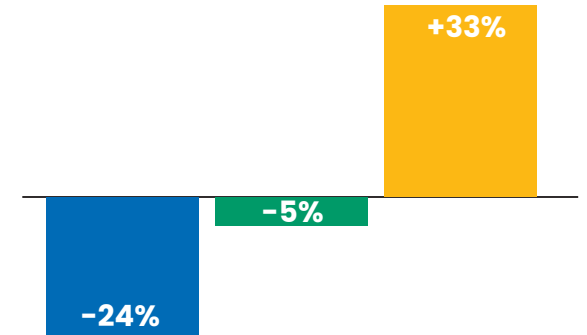


POPULATION

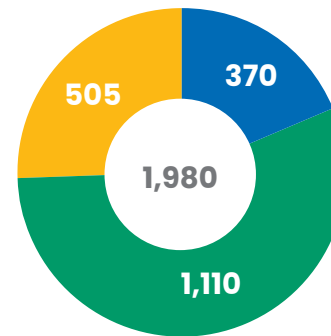
2016



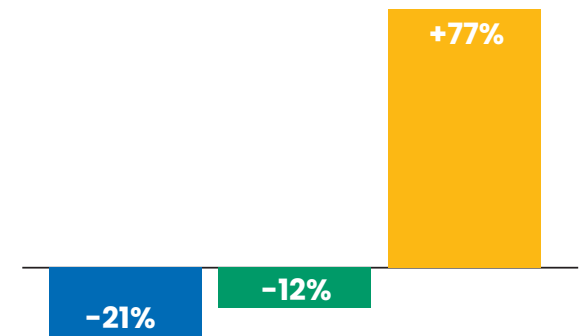
Change: '06-'16



2026



Change: '16-'26

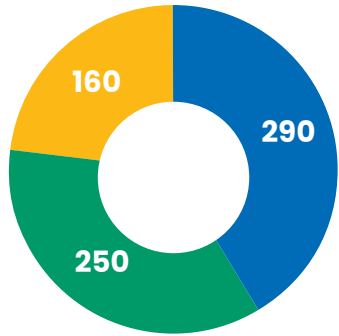


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

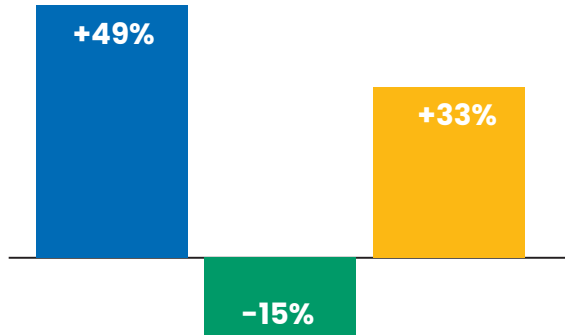
- Electoral Area B's population contracted 6% from 2006 to 2016 to about 2,010 people. Only total senior residents expanded over the decade.
- Projections anticipate that the total population may continue to shrink, but by a lesser magnitude between 2016 and 2026, possibly 1% to 1,980 people.
- With an expected rise in senior residents, the median age may grow from 44.5 (2016) to 49.4 (2026).

FAMILIES

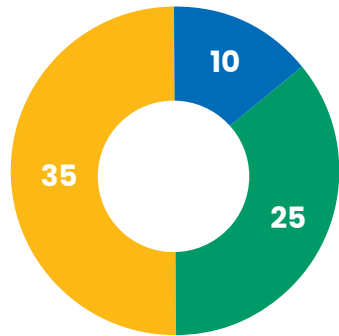
Owners 2016



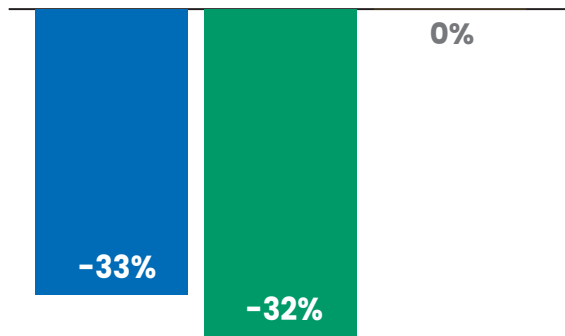
Change: '06-'16



Renters 2016



Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Total renter households shrank 26% between 2006 and 2016, while total owner households rose 6%.

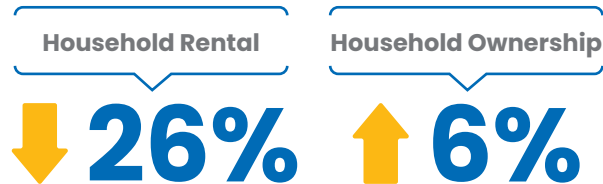
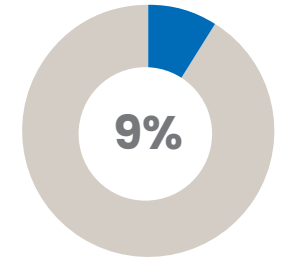
Overall total families without children grew 40%, while total with children decreased 18% (with decreases among both owning and renting households).

HOUSEHOLDS



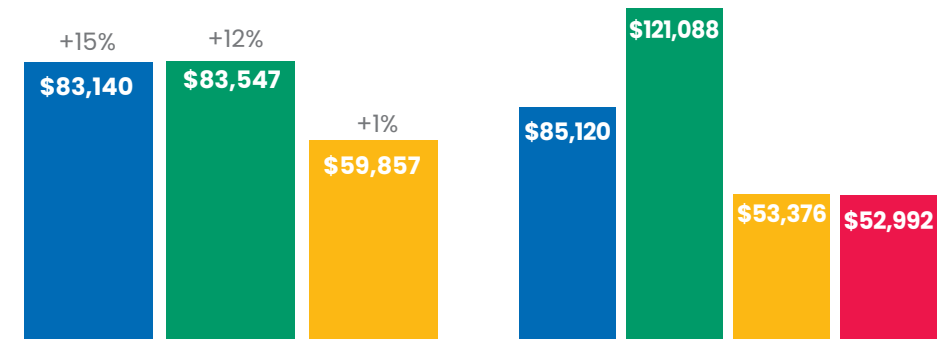
Total permanent households grew to 775 from 2006 to 2016

Households that Rent in 2016



INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than \$100,000

↑ 36%

Households Earning \$40,000 - \$59,999

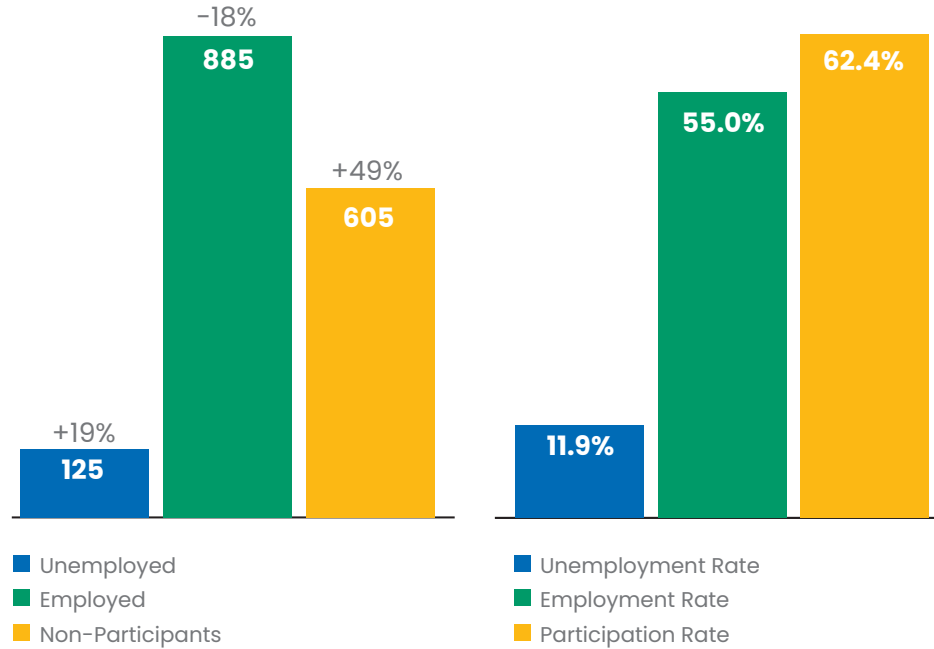
↑ 88%

14%

of Electoral Area B residents are in "Low Income" according to Statistics Canada; 22% of children aged 6 to 17 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16 Labour Rate 2016



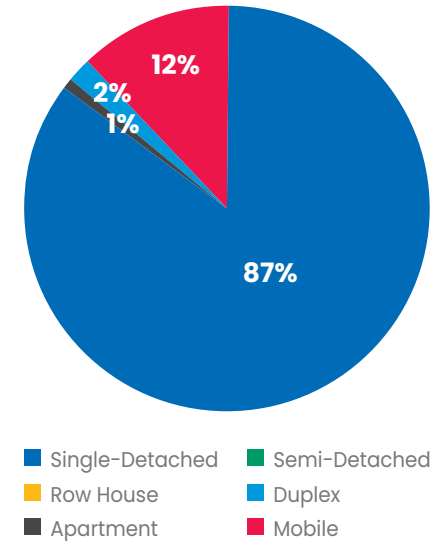
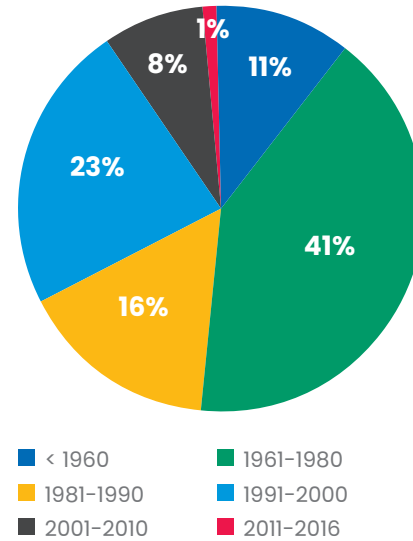
- Electoral Area B's total labour force (people working or seeking work) shrank 15% between 2006 and 2016, while those not in the labour force jumped 49%, largely attributed to the transition of workers into retirement.
- Total and rate of unemployed persons increased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Agriculture, Forestry Fishing, & Hunting	180	17.9%	- 18%	14%
Manufacturing	125	12.4%	- 37%	0%
Health Care	110	10.9%	+ 40%	9%

HOUSING

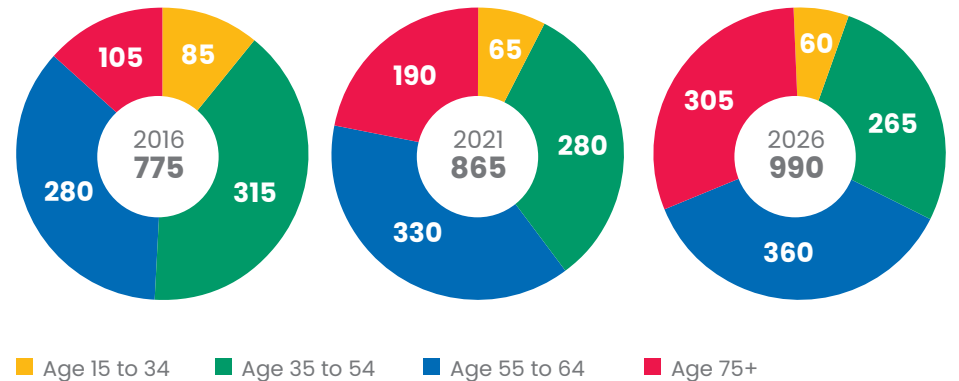
Dwelling Age 2016

Dwelling Type 2016



- The majority of dwellings are single-detached (85%), followed by manufactured/mobile homes (12%).
- Electoral Area B adds about 2 units annually. Household projections anticipate that the local population could demand 22 additional units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)



HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$226,669	+29%
Single Family Home	\$284,660	+44%
1 Bedroom	\$1,040	+27%
2 Bedroom	\$850	+21%
3+ Bedroom	\$1,505	+80%

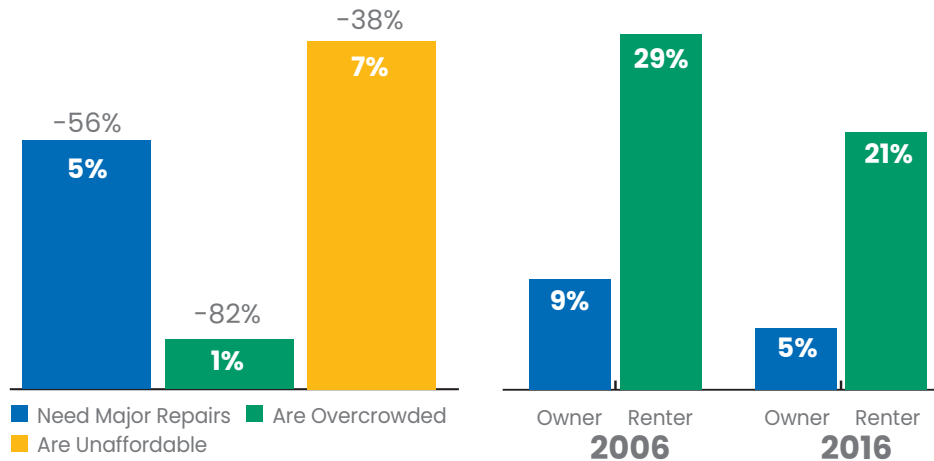
2020 Dollars

33 dwellings sold in 2020; 64% were single-detached homes.

CMHC rental data is unavailable for RDBN communities. Results based on averages from small adjacent urban municipalities outside of the RDBN.

CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16 Core Housing Need: '06-'16



- The number and percentage of homes that were unaffordable, in disrepair, and overcrowded decreased since 2006.
- The share of households in Core Housing Need dropped from 11% to 6% from 2006 to 2016. In 2016, about 21% of renter households were in need, more than 4 times more prevalent than owner households.

ENGAGEMENT

Housing Need



300

Over 300 residents responded to a community survey administered in Summer of 2021.

Almost one-quarter (23%) of respondents indicated that their current housing did not meet their needs.

Critical challenges identified through engagement were the rising cost of housing, limited rental availability, and an aging population that will need more manageable housing and supports to remain in their communities.

Agricultural stakeholders indicated a desire to add more housing units but faced challenges navigating rural land use restrictions and the Agricultural Land Reserve.

Community Quotes



"We need small, affordable housing."

"The seniors demographic continues to grow and there is a need for additional long term care beds and assisted living facilities."

"We are seniors living in a 4 bedroom house. We would like to downsize but there is limited choice in BL, although it is improving due to the construction of some seniors units. There will still need to be more!!"

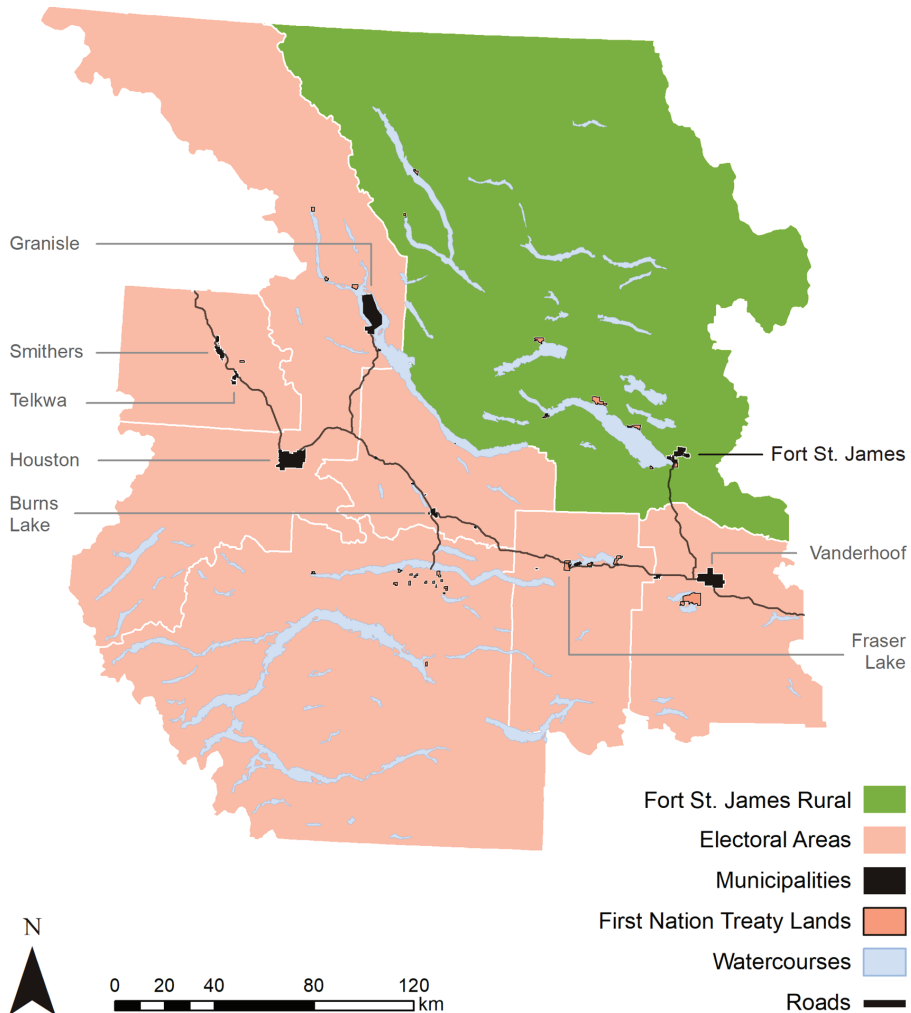
"Serious shortage of rentals for highschool graduates just starting out. No rentals at affordable prices for seniors. People moving to other towns simply because there is no place to live here."

"We need housing for homeless individuals in town who need support. Also for single parent families."

COMMUNITY PROFILE

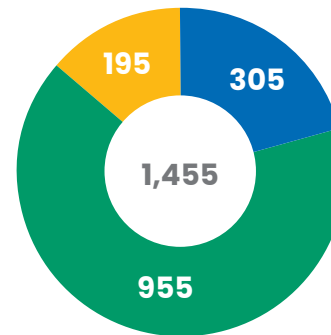
ELECTORAL AREA C

Fort St. James Rural

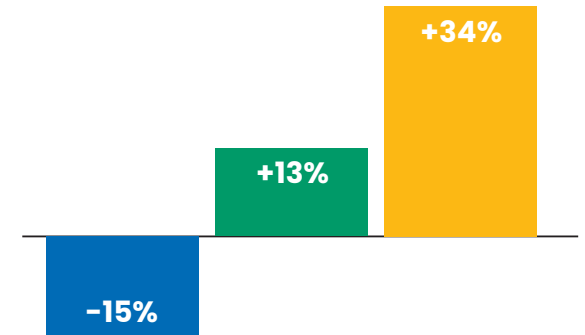


POPULATION

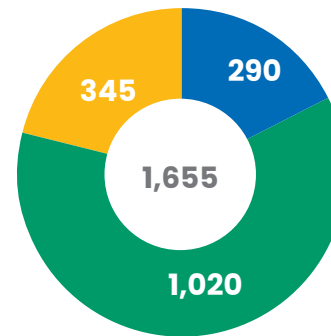
2016



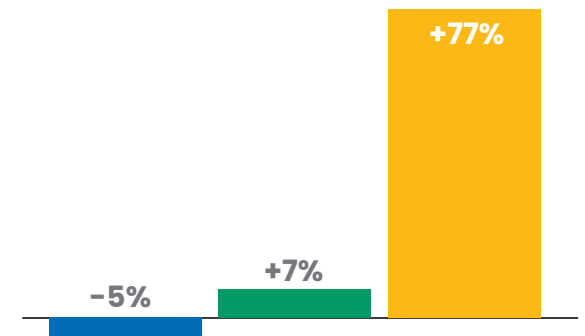
Change: '06-'16



2026



Change: '16-'26

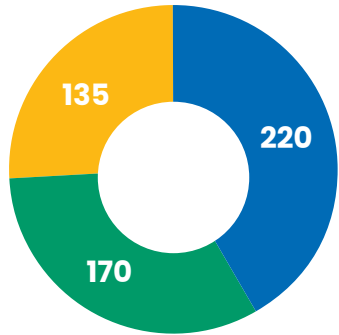


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

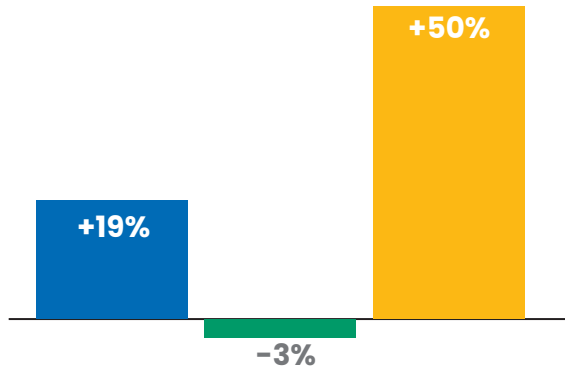
- Electoral Area C's population grew about 8% from 2006 to 2016 to about 1,455 people. Total youth (younger than 20) decreased over the decade.
- Projections anticipate that the total population may continue to rise, but by a greater magnitude between 2016 and 2026, possibly 14% to 1,655 people.
- With an expected rise in senior residents, the median age may grow from 49.3 (2016) to 51.6 (2026).

FAMILIES

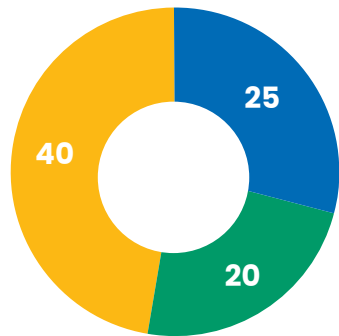
Owners 2016



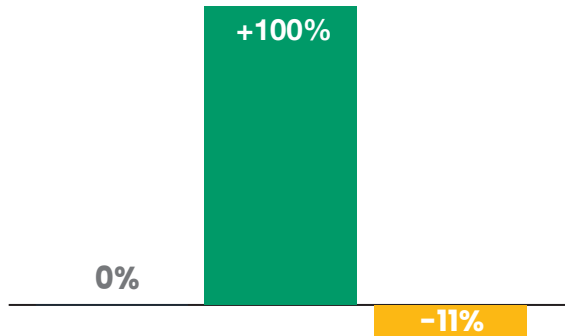
Change: '06-'16



Renters 2016



Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Total renter households rose 31% between 2006 and 2016, while total owner households grew 13%.

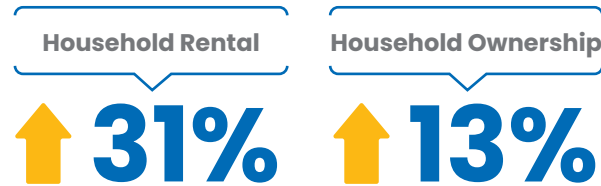
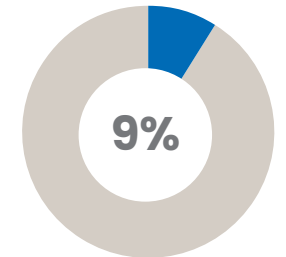
Overall total families without children grew 30%, while total with children increased slightly by 3% (with decreases only among owner households).

HOUSEHOLDS



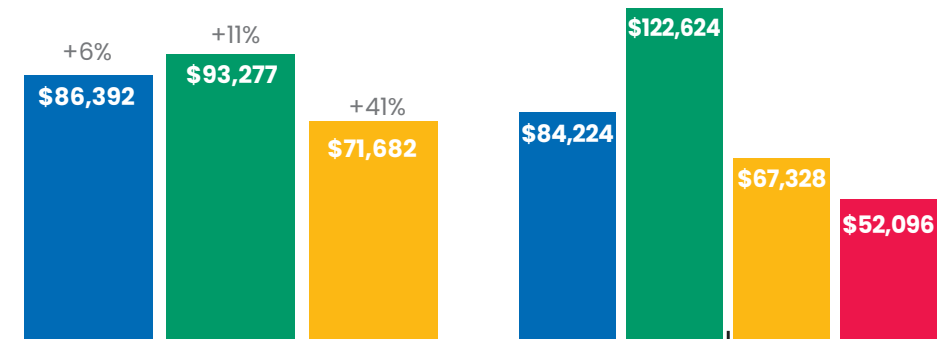
Total permanent households grew to 610 from 2006 to 2016

Households that Rent in 2016



INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households
■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than \$100,000

↑ 39%

Households Earning \$60,000 - \$79,999

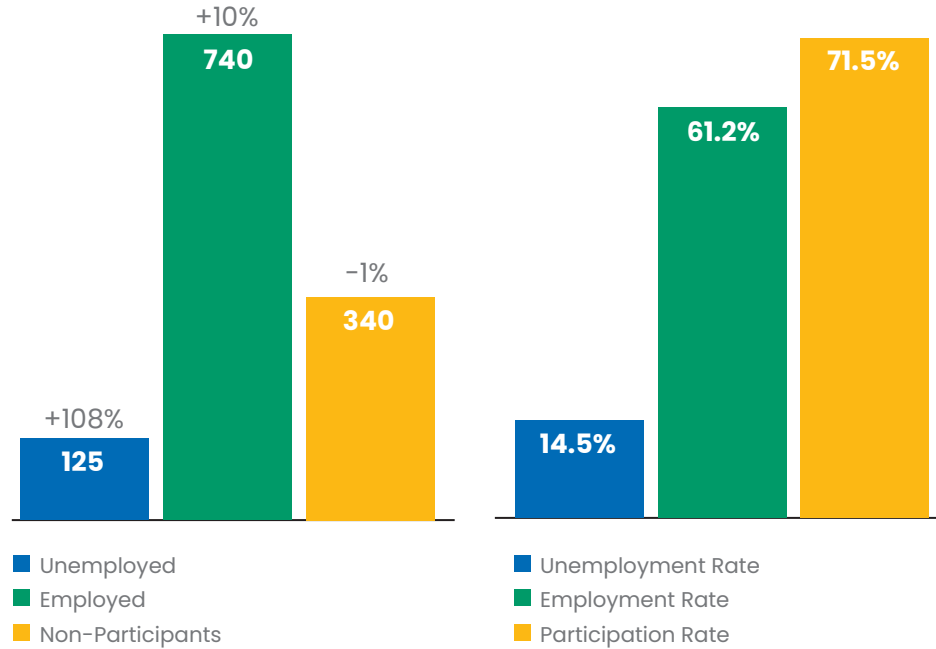
↑ 67%

14%

of Electoral Area C residents are in "Low Income" according to Statistics Canada; 19% of children aged 6 to 17 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16 Labour Rate 2016

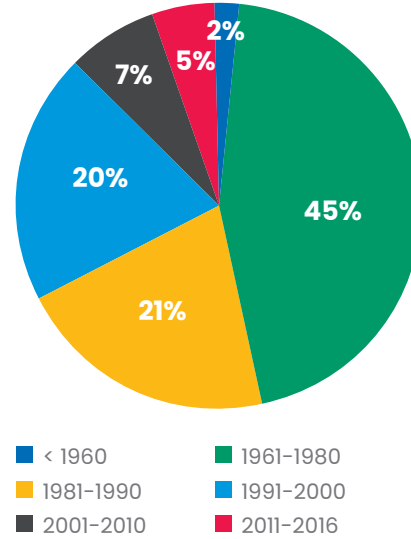


- Electoral Area C's total labour force (people working or seeking work) jumped 18% between 2006 and 2016, while those not in the labour force decreased 1%, the opposite of typical BC labour trends. As such, labour participation increased to 71.5% of total 15+ population.
- Total and rate of unemployed persons increased over the decade.

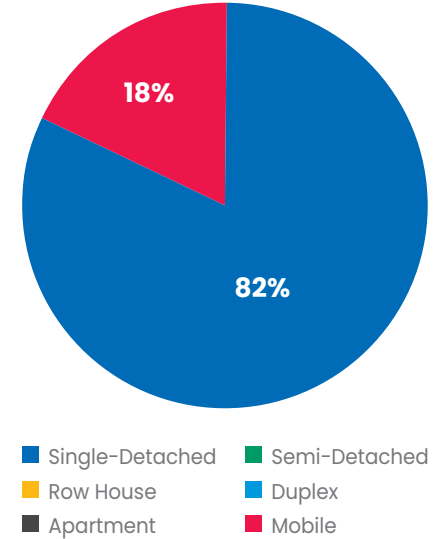
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Agriculture, Forestry, Fishing, & Hunting	185	21.5%	---	14%
Manufacturing	170	19.8%	- 8%	9%
Health Care	75	8.7%	+ 129%	13%

HOUSING

Dwelling Age 2016

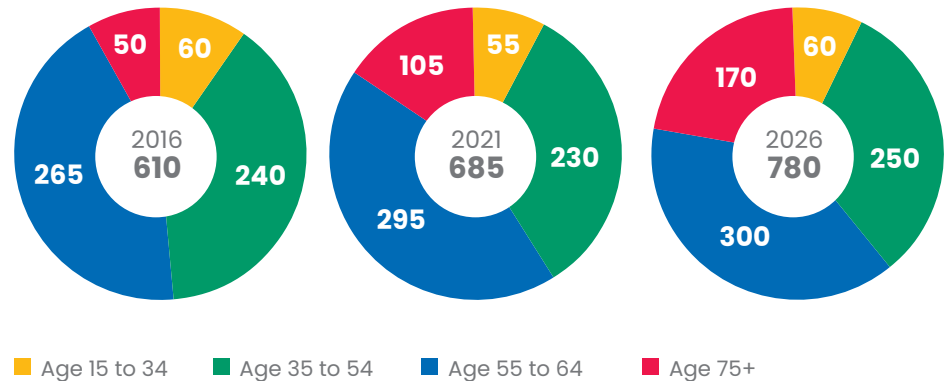


Dwelling Type 2016



- The majority of dwellings are single-detached (82%), followed by manufactured/mobile homes (18%).
- Electoral Area C adds about 3 units annually. Household projections anticipate that the local population could demand 17 additional units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)



HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$195,697	+41%
Single Family Home	\$231,632	+12%
1 Bedroom	\$1,040	+27%
2 Bedroom	\$850	+21%
3+ Bedroom	\$1,505	+80%

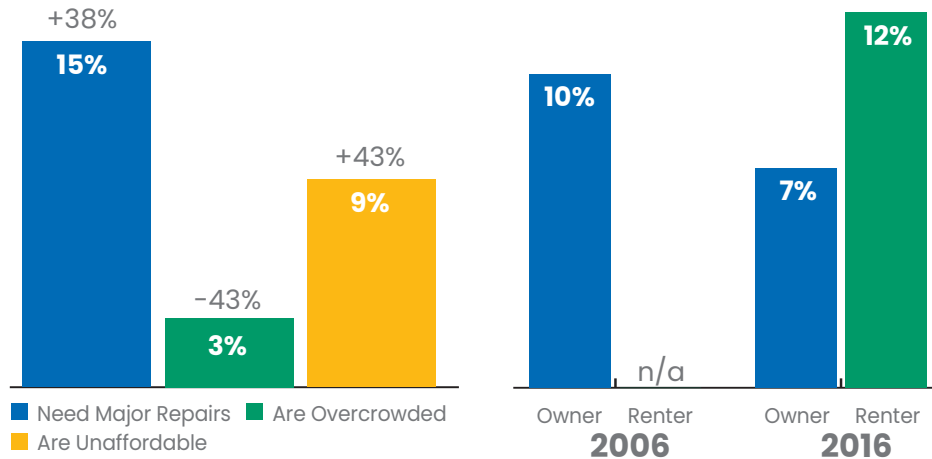
2020 Dollars

26 dwellings sold in 2020; 77% were single-detached homes.

CMHC rental data is unavailable for RDBN communities. Results based on averages from small adjacent urban municipalities outside of the RDBN.

CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16 Core Housing Need: '06-'16



- The number and percentage of homes that were unaffordable and in disrepair increased since 2006.
- The share of households in Core Housing Need remained about the same at 9% overall from 2006 to 2016, while the number of households in need increased 25% (40 to 50). In 2016, about 12% of renter households were in need.

ENGAGEMENT

Housing Need



300

Over 300 residents responded to a community survey administered in Summer of 2021.

Almost one-quarter (23%) of respondents indicated that their current housing did not meet their needs.

Critical challenges identified through engagement were the rising cost of housing, limited rental availability, and an aging population that will need more manageable housing and supports to remain in their communities.

Agricultural stakeholders indicated a desire to add more housing units but faced challenges navigating rural land use restrictions and the Agricultural Land Reserve.

Community Quotes



"Housing prices are rising and the available houses are older and often in poor repair. There is very little rental housing in town."

"A little bus to town would help people who can't drive. Attracting more tradespeople -- plumbers, roofers, carpenters etc -- would go a long way."

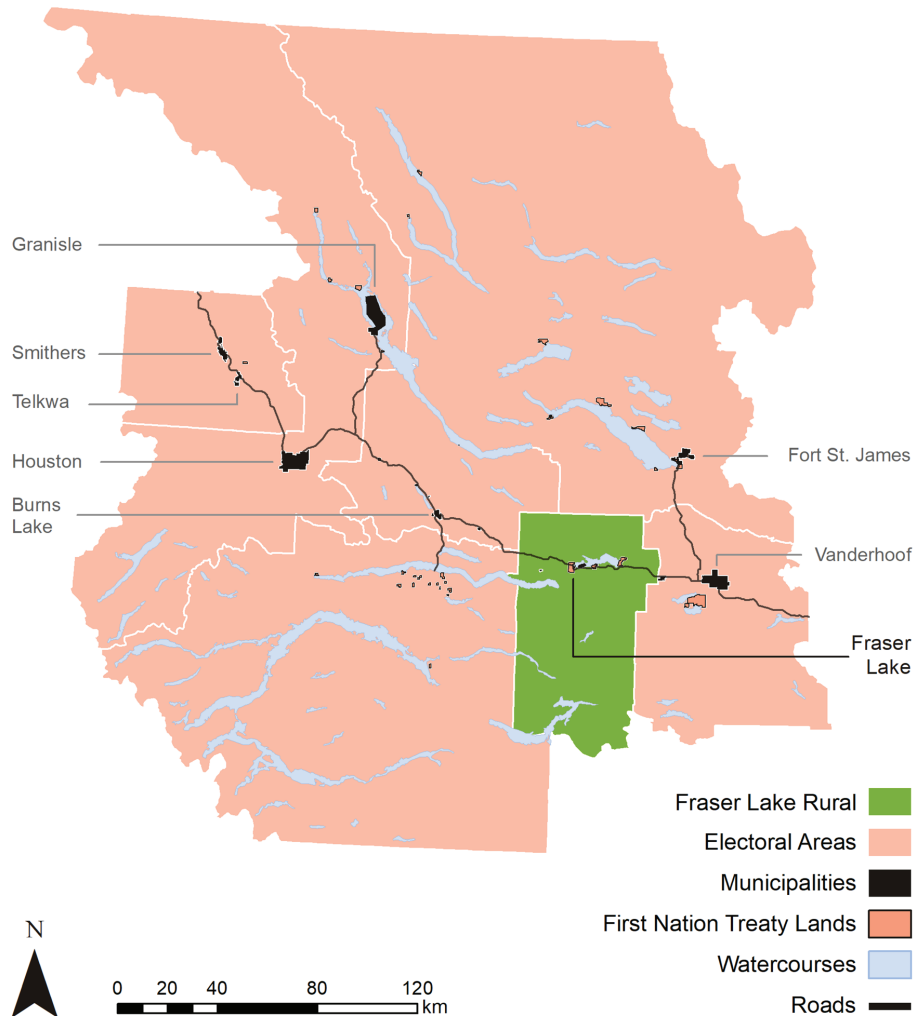
"An incentive to build new homes, or assistance with major items (roof replacement, for example) or at least some quality control on the folks who do those would be welcome."

"My family employs workers that have problems finding seasonal residences."

COMMUNITY PROFILE

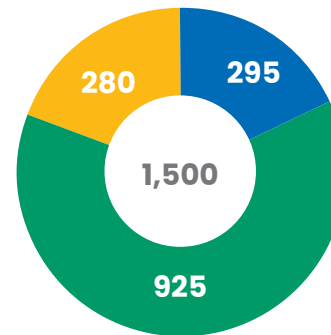
ELECTORAL AREA D

Fraser Lake Rural

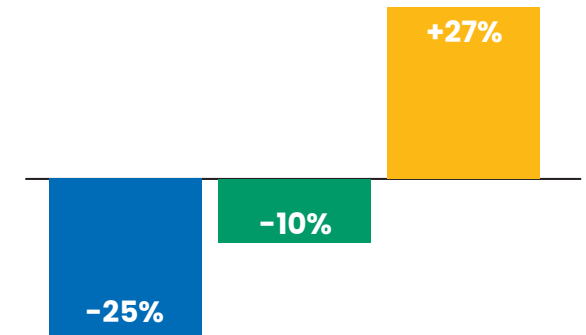


POPULATION

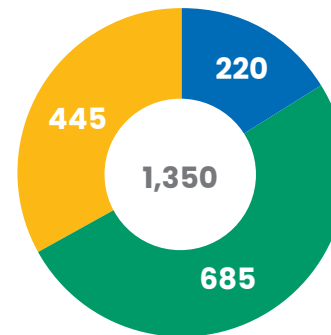
2016



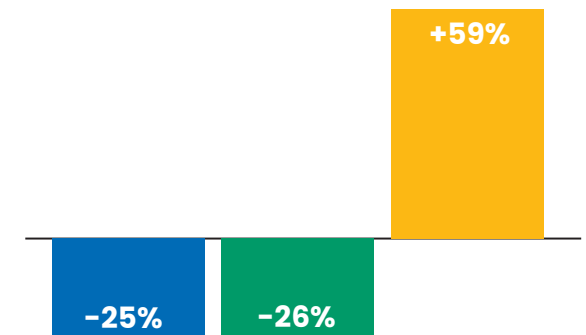
Change: '06-'16



2026



Change: '16-'26

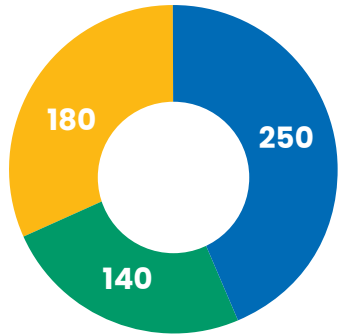


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

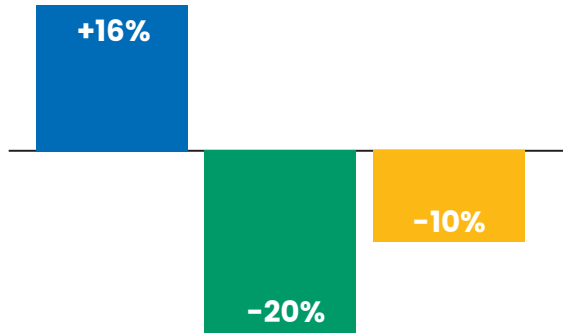
- Electoral Area D's population shrank about 9% from 2006 to 2016 to about 1,500 people. Only total senior residents increased during that time.
- Projections anticipate that the total population may continue to decline, but by a slightly greater magnitude between 2016 and 2026, possibly 10% to 1,350 people.
- With an expected rise in senior residents and loss of youth and working age persons, the median age may grow from 52.9 (2016) to 57.4 (2026).

FAMILIES

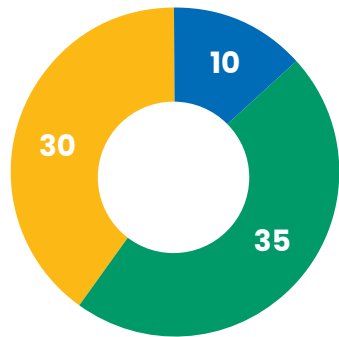
Owners 2016



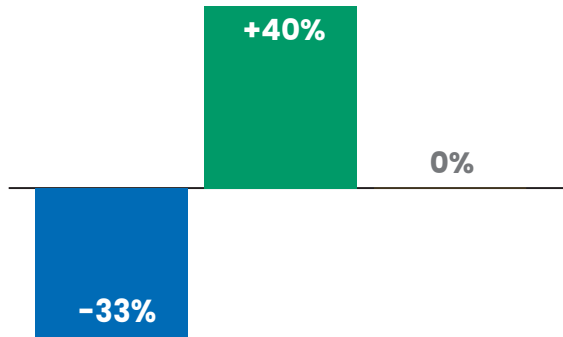
Change: '06-'16



Renters 2016



Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Total renter households rose 23% between 2006 and 2016, while total owner households fell 10%.

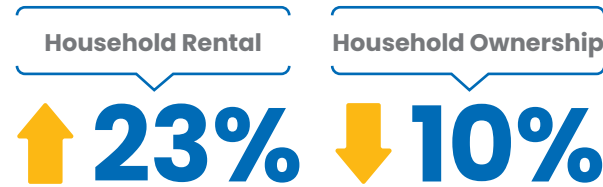
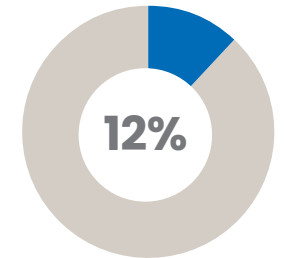
Overall total families without children grew 13%, while total with children shrank by 10% (with decreases only for owner households).

HOUSEHOLDS



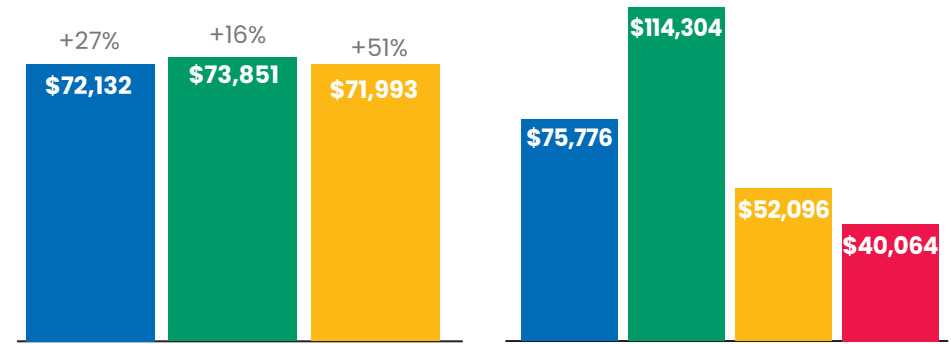
Total permanent households fell to 665 from 2006 to 2016

Households that Rent in 2016

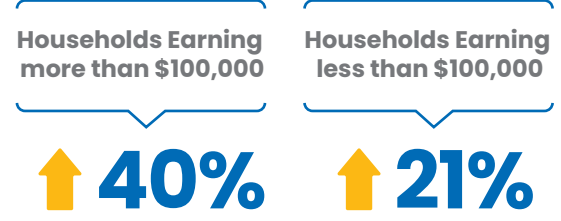


INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

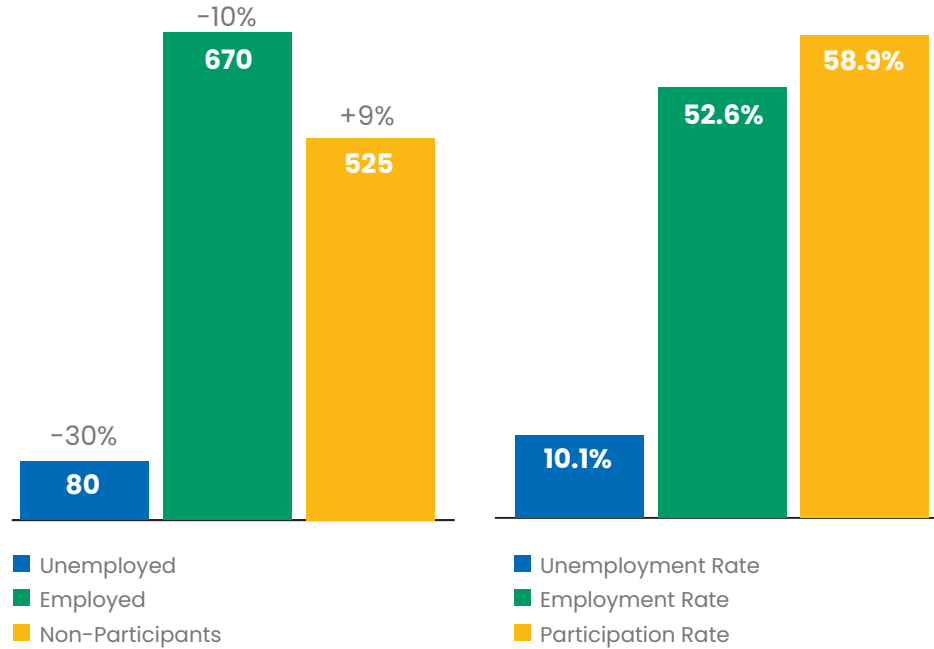


14%

of Electoral Area D residents are in "Low Income" according to Statistics Canada; 20% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16 Labour Rate 2016

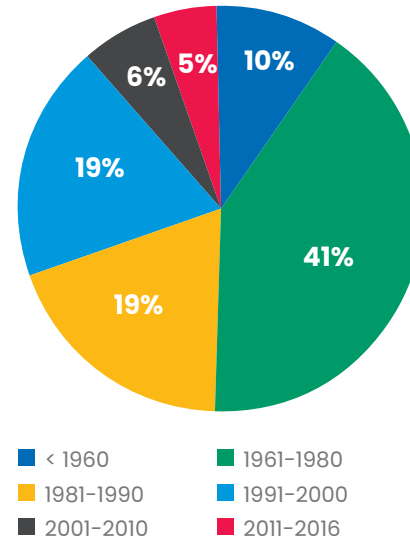


- Electoral Area D's total labour force (people working or seeking work) shrank 14% between 2006 and 2016, while those not in the labour force rose 9%, largely attributed to the transition of workers into retirement.
- The total and rate of unemployed persons decreased over the decade.

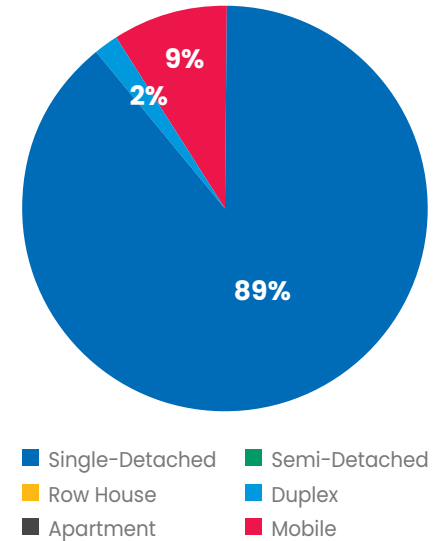
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Agriculture, Forestry, Fishing, & Hunting	170	23.1%	- 12%	0%
Manufacturing	150	20.4%	- 19%	13%
Construction	80	10.9%	+ 100%	0%

HOUSING

Dwelling Age 2016

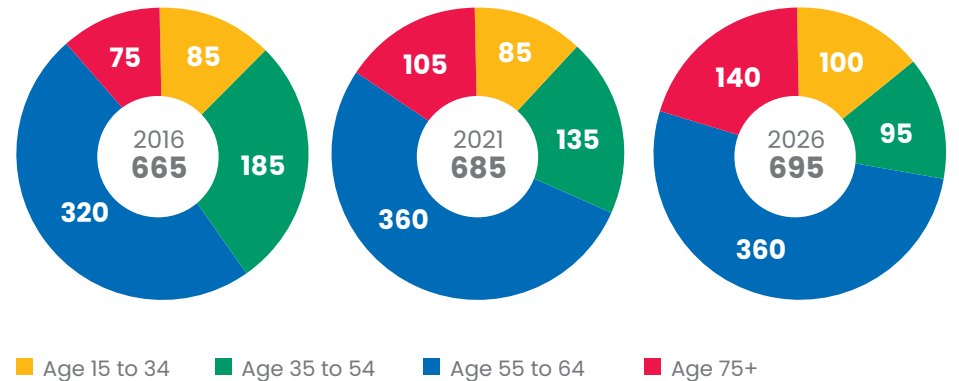


Dwelling Type 2016



- The majority of dwellings are single-detached (89%), followed by manufactured/mobile homes (9%).
- Electoral Area D adds about 2 units annually. Household projections anticipate that the local population could demand 3 additional units annually until at least 2026, even as the population declines.

HOUSING DEMAND (by Maintainer Age)



HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$200,666	-7%
Single Family Home	\$234,360	-3%
1 Bedroom	\$1,040	+27%
2 Bedroom	\$850	+21%
3+ Bedroom	\$1,505	+80%

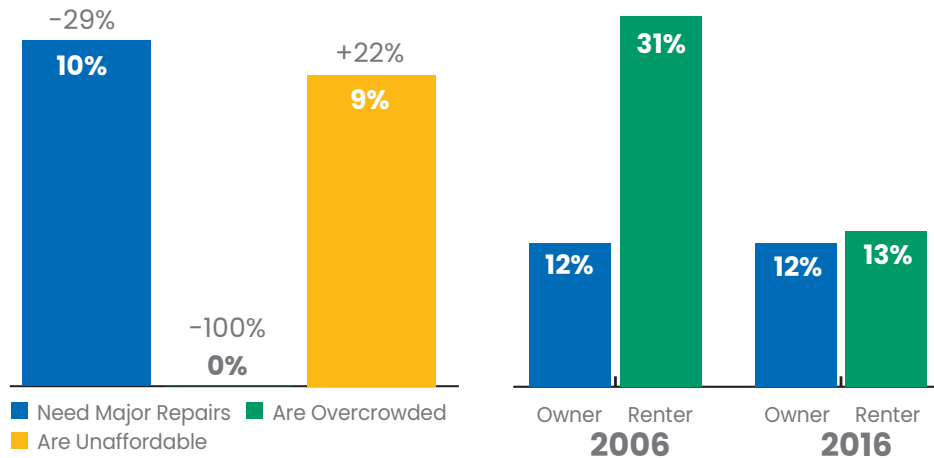
2020 Dollars

43 dwellings sold in 2020; 72% were single-detached homes.

CMHC rental data is unavailable for RDBN communities. Results based on averages from small adjacent urban municipalities outside of the RDBN.

CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16 Core Housing Need: '06-'16



- The number and percentage of homes that were overcrowded and in disrepair decreased since 2006; more homes were reported as unaffordable.
- The share of households in Core Housing Need decreased from 15% to 13% between 2006 and 2016, with a corresponding dip in total households in need (90 to 75). In 2016, about 13% of renter households were in need, a considerable drop from 31% in 2006.

ENGAGEMENT

Housing Need



300

Over 300 residents responded to a community survey administered in Summer of 2021.

Almost one-quarter (23%) of respondents indicated that their current housing did not meet their needs.

Critical challenges identified through engagement were the rising cost of housing, limited rental availability, and an aging population that will need more manageable housing and supports to remain in their communities.

Agricultural stakeholders indicated a desire to add more housing units but faced challenges navigating rural land use restrictions and the Agricultural Land Reserve.

Community Quotes



"Concerned about what is next for us. The cost of everything is going up all the time yet our income never goes up."

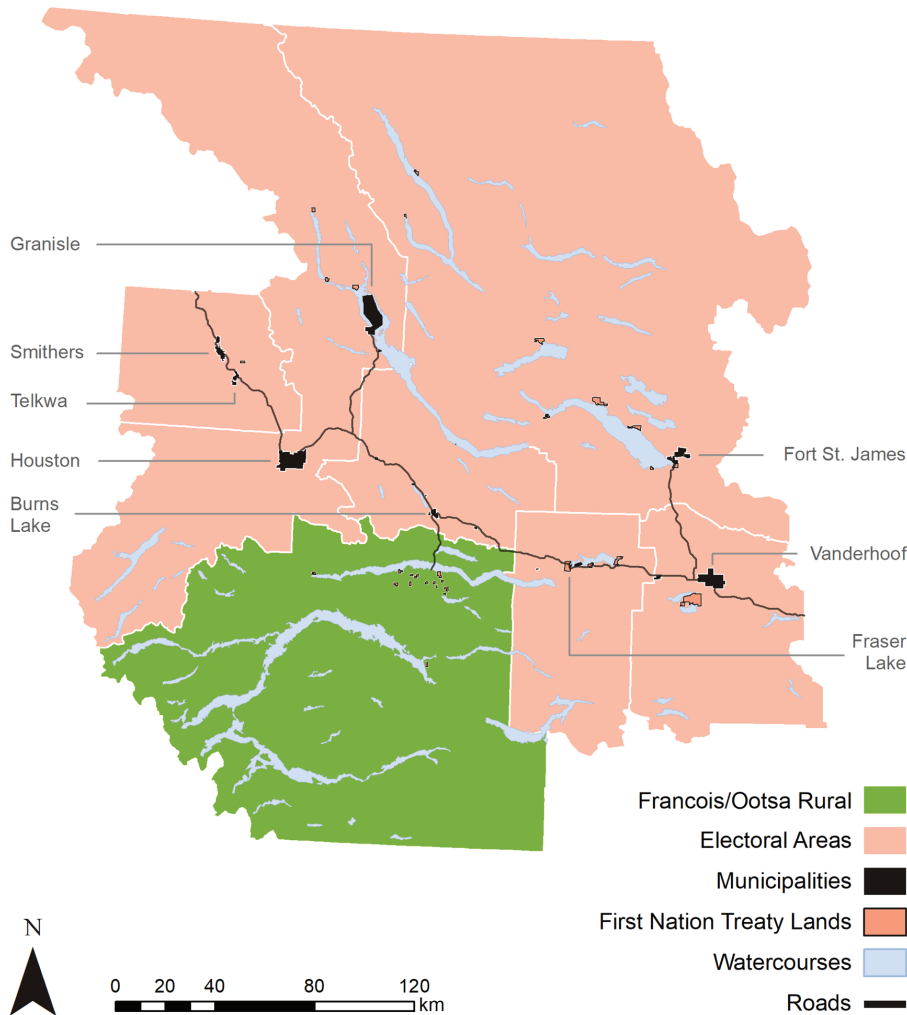
"We do not know how much longer we will be able to stay in our home of 45 years either physically without help we can afford or financially as we are in our late seventies."

"Senior housing especially intermediate care. No one wants to leave their community and friends."

COMMUNITY PROFILE

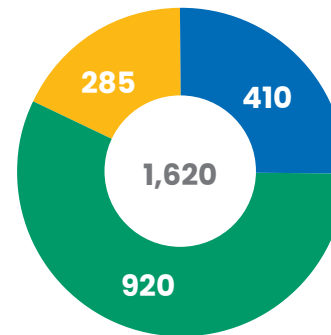
ELECTORAL AREA E

Francois/Ootsa Lake Rural

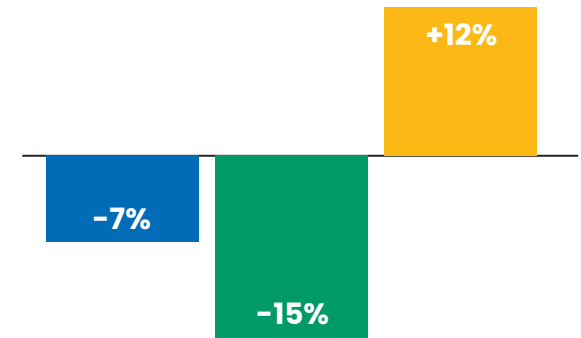


POPULATION

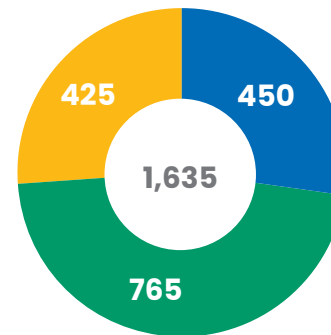
2016



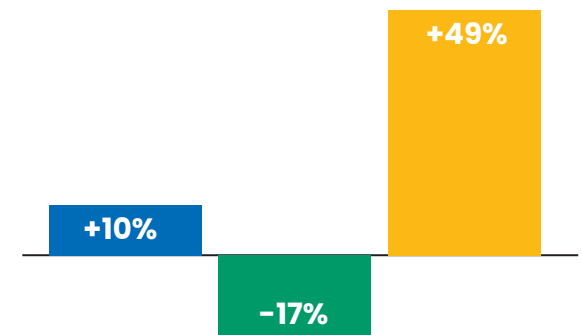
Change: '06-'16



2026



Change: '16-'26

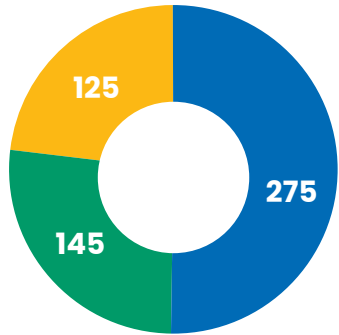


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

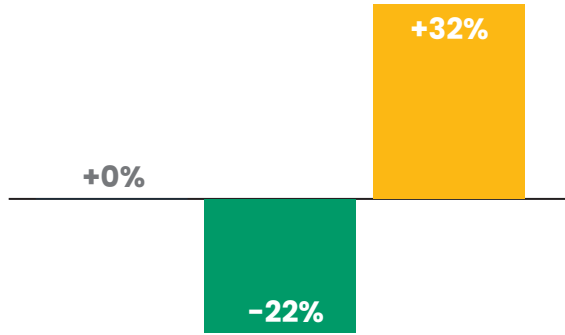
- Electoral Area E's population shrank about 9% from 2006 to 2016 to about 1,620 people. Only total senior residents increased during that time.
- Projections anticipate that the total population may rise slightly between 2016 and 2026, possibly 1% to 1,635 people.
- With an expected rise in youth, the median age may decrease from 44.7 (2016) to 40.3 (2026).

FAMILIES

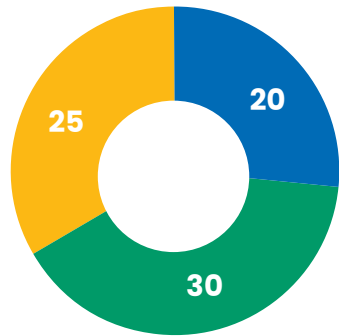
Owners 2016



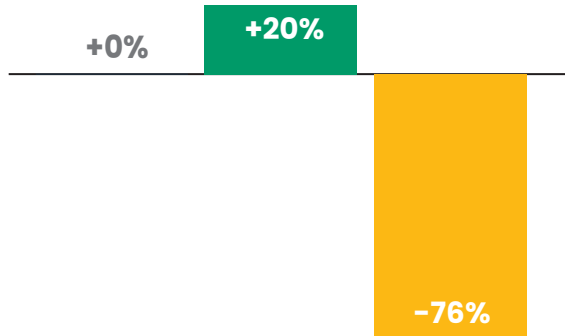
Change: '06-'16



Renters 2016



Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Total renter households fell 48% between 2006 and 2016, while total owner households fell 7%.

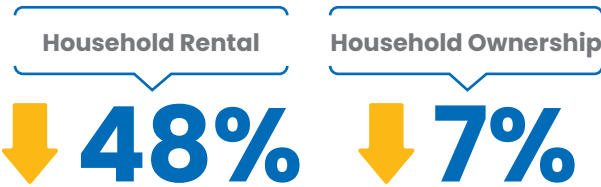
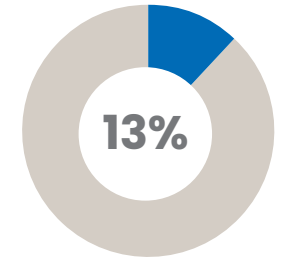
Overall total families without children did not change, while total with children shrank by 17% (with decreases only for owner households).

HOUSEHOLDS



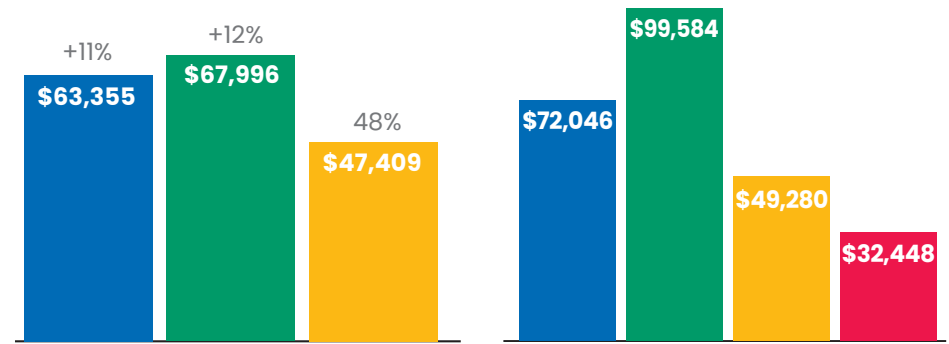
Total permanent households fell to 620 from 2006 to 2016

Households that Rent in 2016

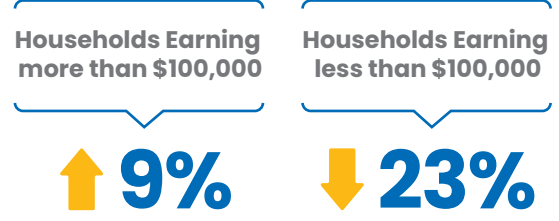


INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

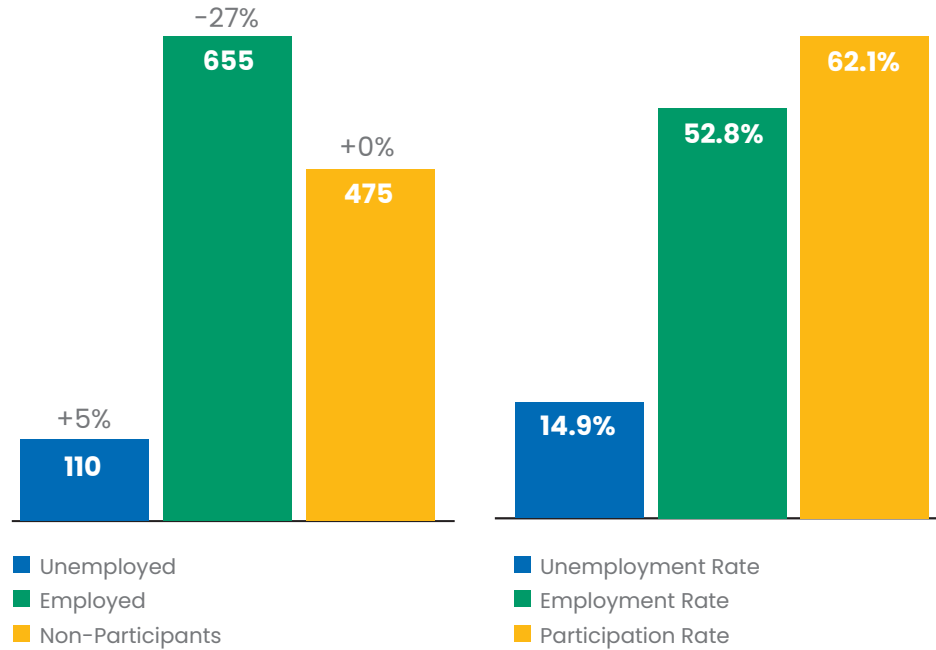


21%

of Electoral Area E residents are in "Low Income" according to Statistics Canada; 32% of children aged 6 to 17 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16 Labour Rate 2016



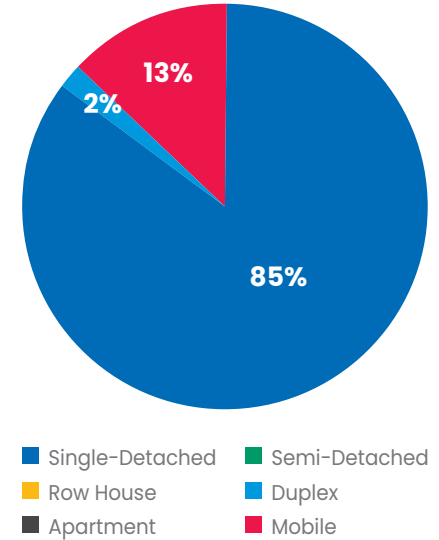
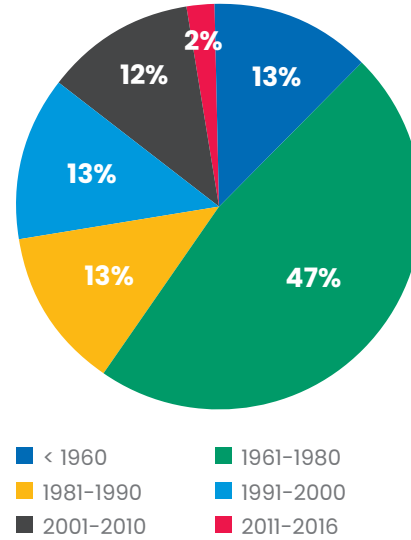
- Electoral Area E's total labour force (people working or seeking work) shrank 23% between 2006 and 2016, while those not in the labour force remained the same, leading to a decrease participation rate.
- The total and rate of unemployed persons decreased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Agriculture, Forestry, Fishing, & Hunting	220	28.9%	- 25%	18%
Health Care	80	10.5%	0%	13%
Educational Services	70	9.2%	- 32%	14%

HOUSING

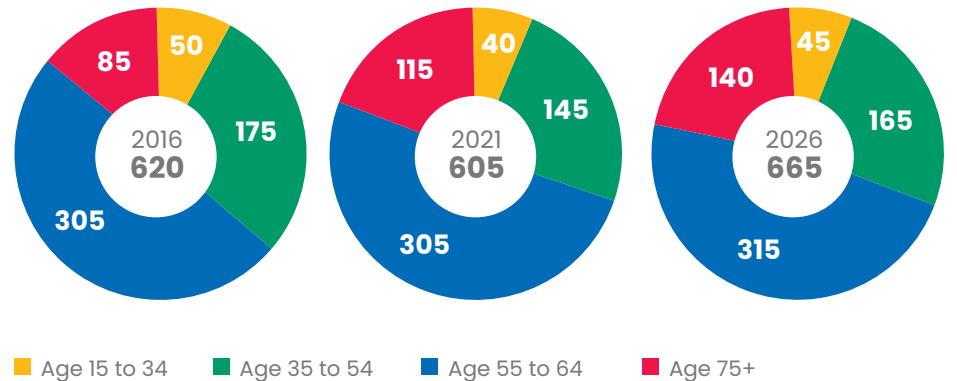
Dwelling Age 2016

Dwelling Type 2016



- The majority of dwellings are single-detached (85%), followed by manufactured/mobile homes (13%).
- Electoral Area E adds less than one unit of new housing each year. Household projections anticipate that the local population could demand 5 additional units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)



HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$272,986	+56%
Single Family Home	\$288,513	+63%
1 Bedroom	\$1,040	+27%
2 Bedroom	\$850	+21%
3+ Bedroom	\$1,505	+80%

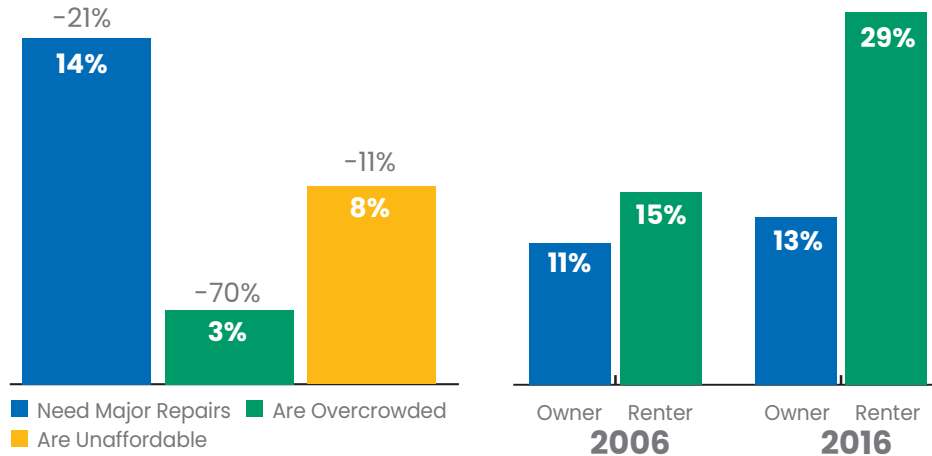
2020 Dollars

21 dwellings sold in 2020; 90% were single-detached homes.

CMHC rental data is unavailable for RDBN communities. Results based on averages from small adjacent urban municipalities outside of the RDBN.

CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16 Core Housing Need: '06-'16



- The number and percentage of homes that were overcrowded and in disrepair decreased since 2006; a greater share of homes were reported as unaffordable.
- The share of households in Core Housing Need increased from 12% to 15% between 2006 and 2016. In 2016, about 29% of renter households were in need, a considerable increase from 15% in 2006.

ENGAGEMENT

Housing Need



300

Over 300 residents responded to a community survey administered in Summer of 2021.

Almost one-quarter (23%) of respondents indicated that their current housing did not meet their needs.

Critical challenges identified through engagement were the rising cost of housing, limited rental availability, and an aging population that will need more manageable housing and supports to remain in their communities.

Agricultural stakeholders indicated a desire to add more housing units but faced challenges navigating rural land use restrictions and the Agricultural Land Reserve.

Community Quotes



"Lack of affordable rentals for seniors."

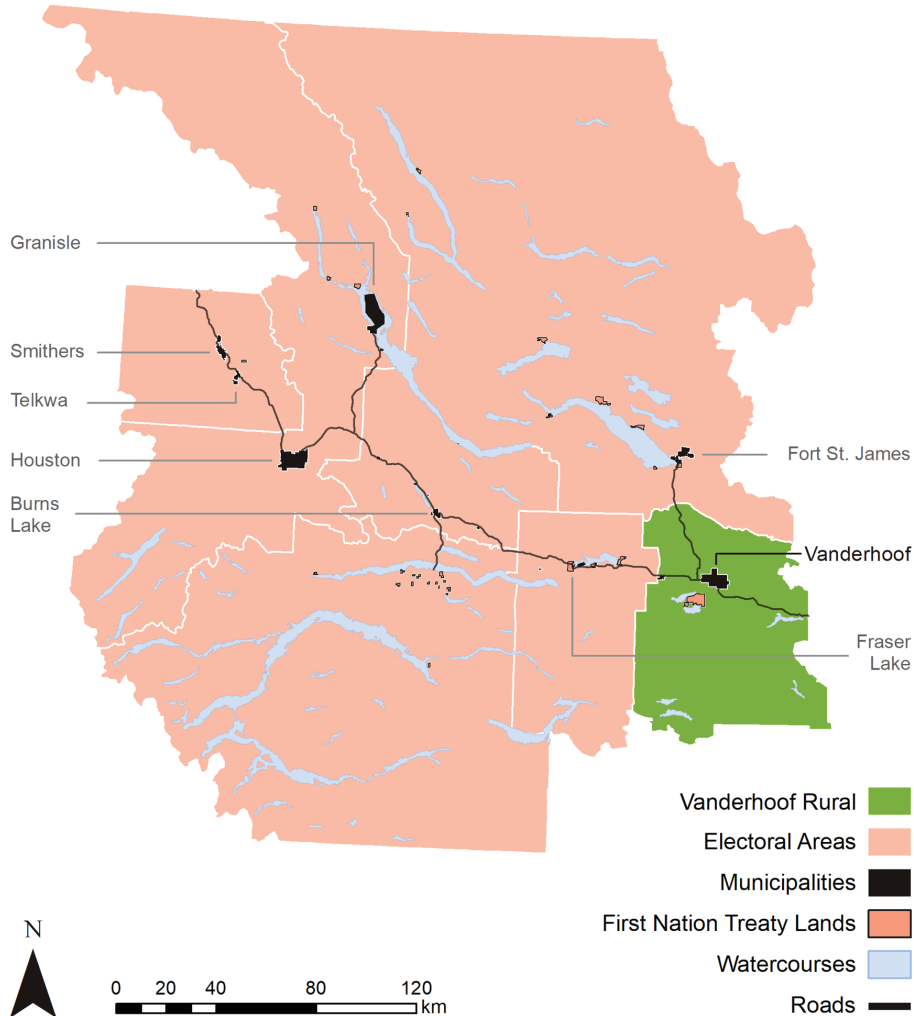
"Hard to find rentals in Burns Lake and area."

"The rent has sky rocketed because of the pipeline."

COMMUNITY PROFILE

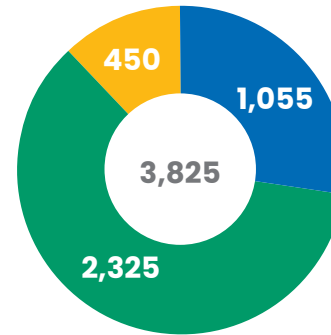
ELECTORAL AREA F

Vanderhoof Rural

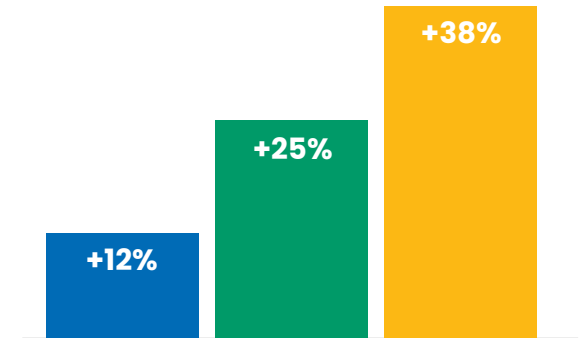


POPULATION

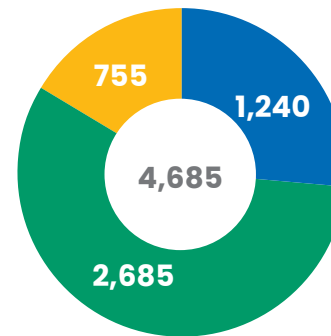
2016



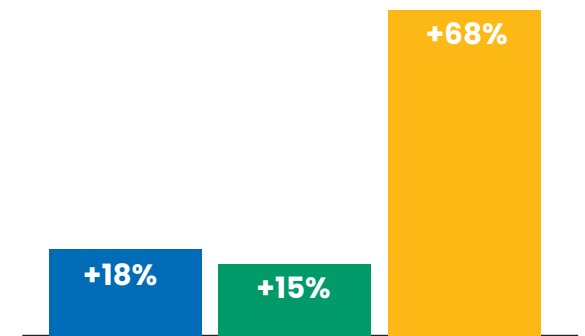
Change: '06-'16



2026



Change: '16-'26

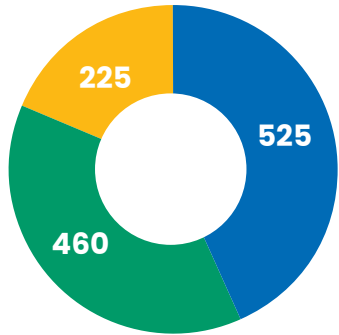


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

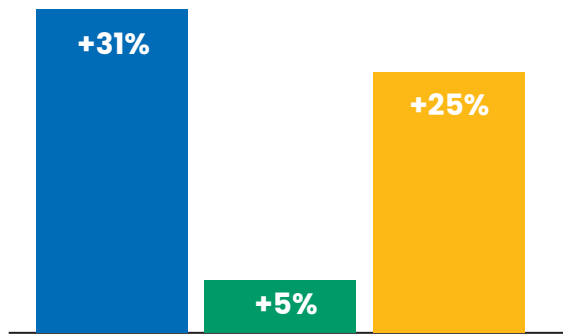
- Electoral Area F's total population rose 22% from 2006 to 2016 to about 3,825 people. Growth occurred among each general age cohort, with greatest increases among total senior residents.
- Projections anticipate that the total population may rise by the same magnitude between 2016 and 2026 to 4,685 people.
- With an expected increase among youth and working age adults, the median age may decrease from 42.0 (2016) to 40.3 (2026).

FAMILIES

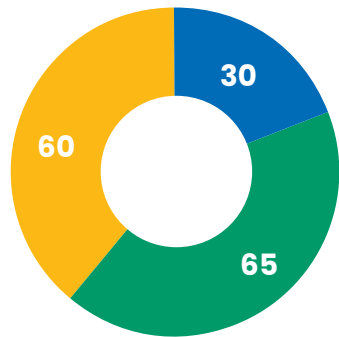
Owners 2016



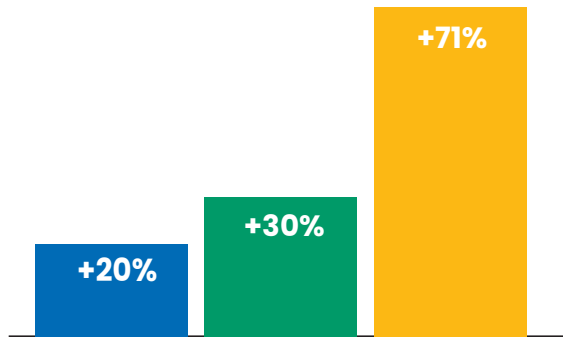
Change: '06-'16



Renters 2016



Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Total renter households grew 52% between 2006 and 2016, while total owner households rose 16%.

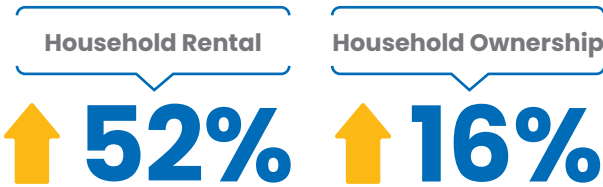
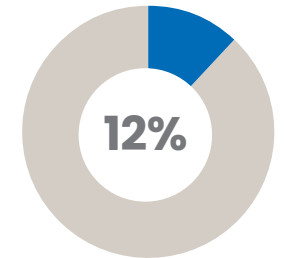
Overall total families without children grew 32%, while total with children rose 8% (with increases among both owner and renter households).

HOUSEHOLDS



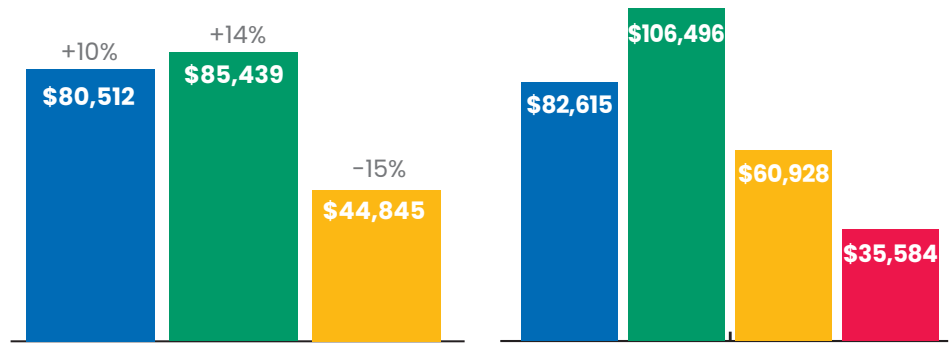
Total permanent households grew to 1,380 from 2006 to 2016

Households that Rent in 2016



INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households
■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than \$100,000

↑ 55%

Households Earning less than \$20,000

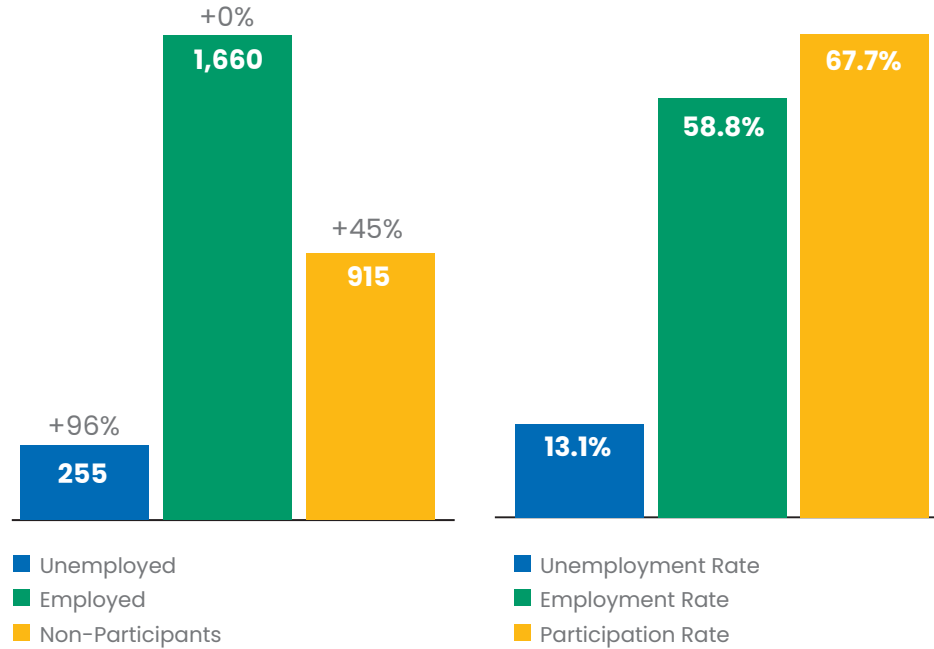
↓ 18%

13%

of Electoral Area F residents are in "Low Income" according to Statistics Canada; 16% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16 Labour Rate 2016



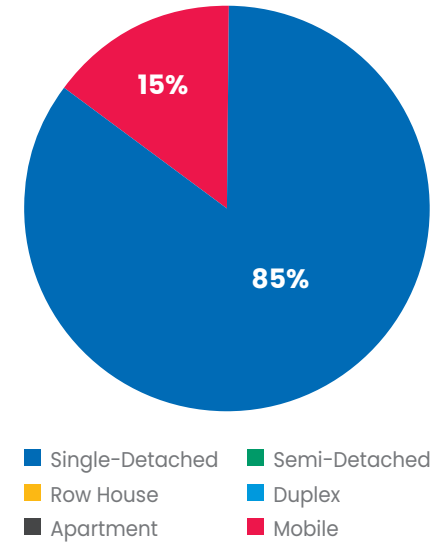
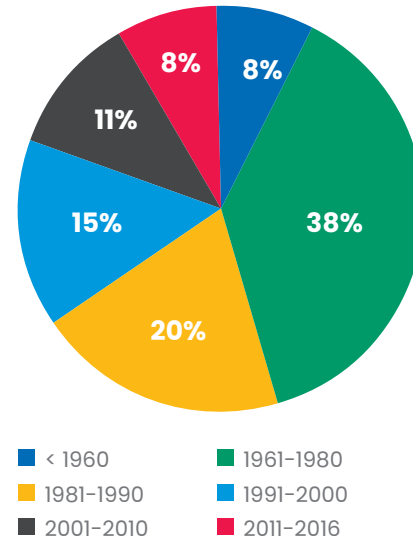
- Electoral Area F's total labour force (people working or seeking work) expanded 7% between 2006 and 2016, while those not in the labour force jumped 45%, leading to a decrease in the participation rate.
- The total and rate of unemployed persons increased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Agriculture, Forestry, Fishing, & Hunting	625	33.0%	+ 27%	10%
Manufacturing	255	13.5%	- 24%	8%
Retail Trade	175	9.2%	+ 33%	17%

HOUSING

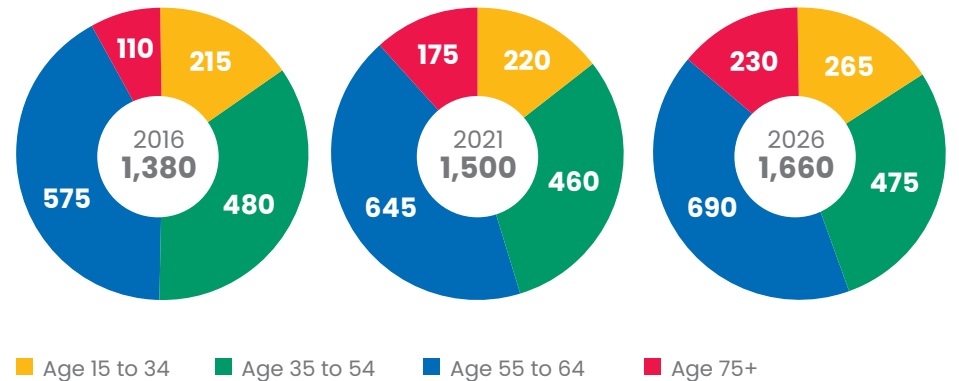
Dwelling Age 2016

Dwelling Type 2016



- The majority of dwellings are single-detached (85%), followed by manufactured/mobile homes (15%).
- Electoral Area F adds about 8 units annually. Household projections anticipate that the local population could demand 28 additional units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)



HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$310,823	+39%
Single Family Home	\$340,089	+33%
1 Bedroom	\$1,040	+27%
2 Bedroom	\$850	+21%
3+ Bedroom	\$1,505	+80%

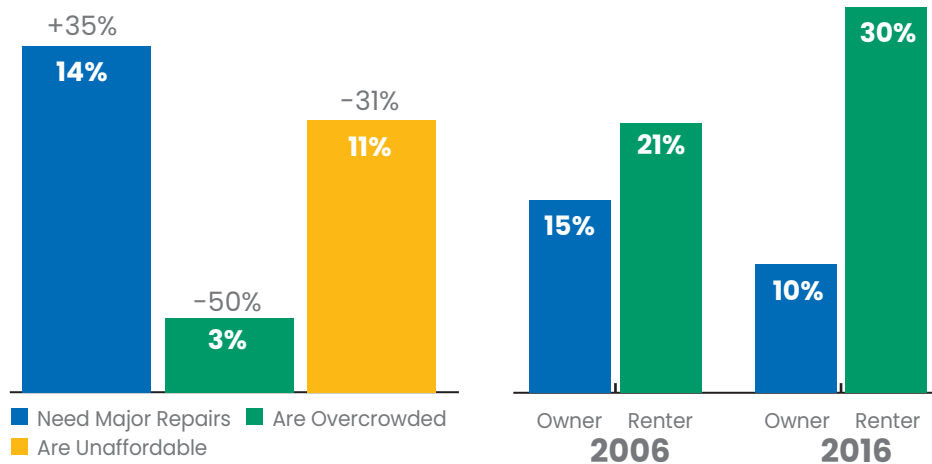
2020 Dollars

56 dwellings sold in 2020; 86% were single-detached homes.

CMHC rental data is unavailable for RDBN communities. Results based on averages from small adjacent urban municipalities outside of the RDBN.

CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16 Core Housing Need: '06-'16



- The number and percentage of homes that were overcrowded and unaffordable decreased since 2006.
- The share of households in Core Housing Need decreased from 16% to 12% between 2006 and 2016. In 2016, about 30% of renter households were in need, about 3 times greater prevalence than owner households.

ENGAGEMENT

Housing Need



300

Over 300 residents responded to a community survey administered in Summer of 2021.

Almost one-quarter (23%) of respondents indicated that their current housing did not meet their needs.

Critical challenges identified through engagement were the rising cost of housing, limited rental availability, and an aging population that will need more manageable housing and supports to remain in their communities.

Agricultural stakeholders indicated a desire to add more housing units but faced challenges navigating rural land use restrictions and the Agricultural Land Reserve.

Community Quotes



"Affordable rentals for our children and required new workers."

"As a care aide I find it difficult working short staffed and we are not able to attract nurses and care aides to our community because of the lack of affordable housing."

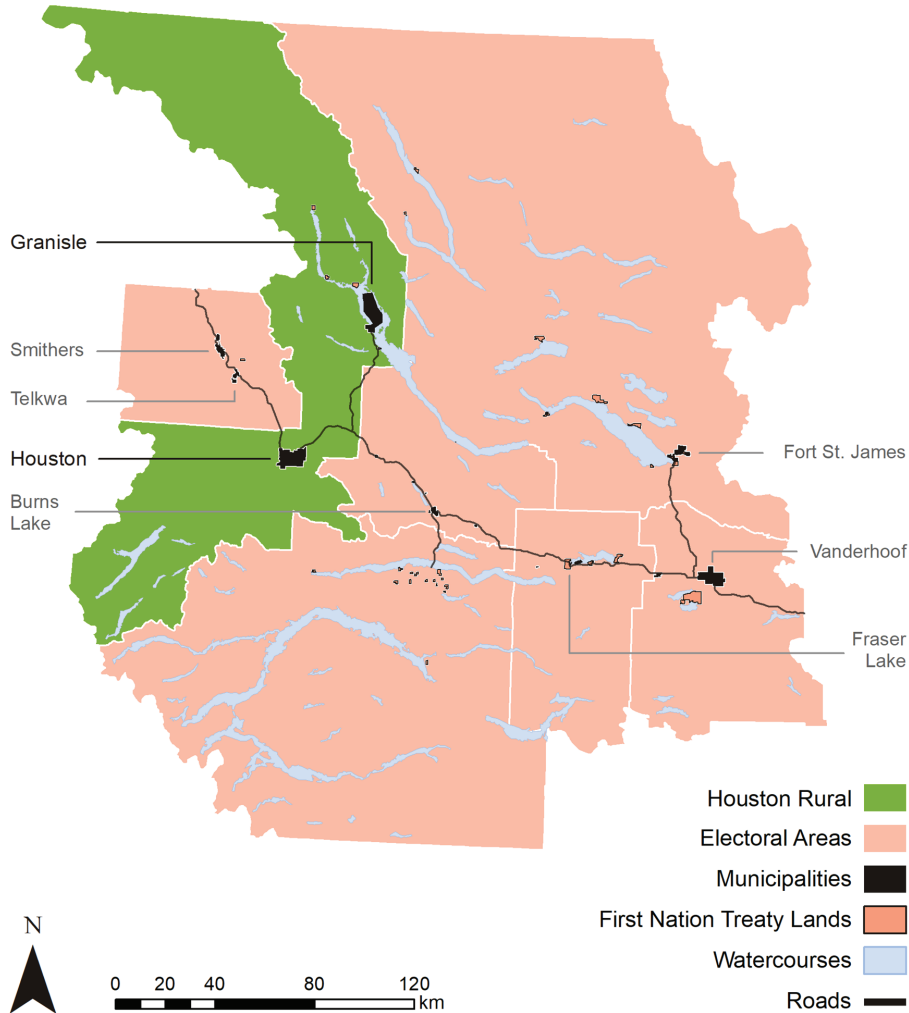
"My land is not farmable, nor can it sustain livestock, I feel that the limits of the ALR constrain my ability to subdivide or even build a rental home to increase income and help with the housing shortage."

"Let people build on the ALR on non-farmable land and create rentals or have family move into them and free up a house or two in town to create housing there."

COMMUNITY PROFILE

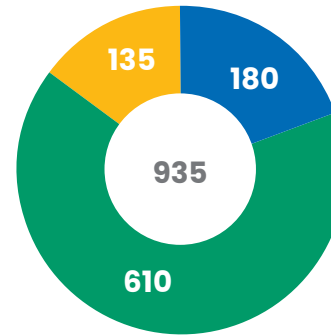
ELECTORAL AREA G

Houston Rural

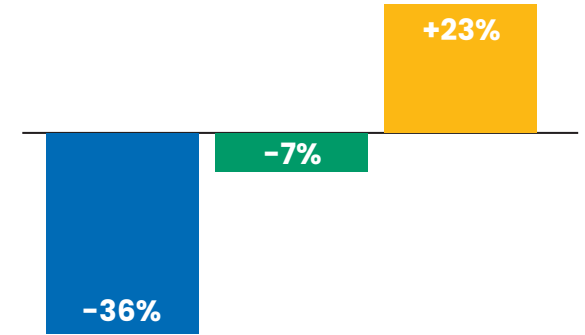


POPULATION

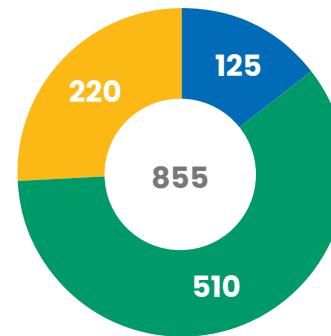
2016



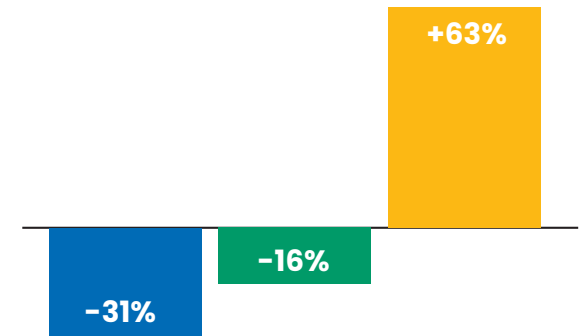
Change: '06-'16



2026



Change: '16-'26

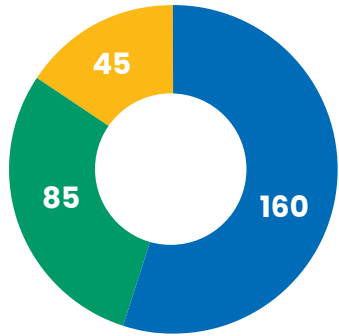


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

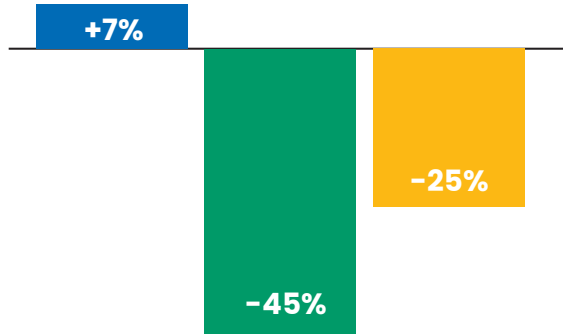
- Electoral Area G's total population declined 11% from 2006 to 2016 to about 935 people. Growth only occurred among total senior residents.
- Projections anticipate that the total population may continue to contract but by a lesser magnitude; 9% to 855 people.
- With an expected increase among only seniors, the median age may increase from 48.1 (2016) to 53.3 (2026).

FAMILIES

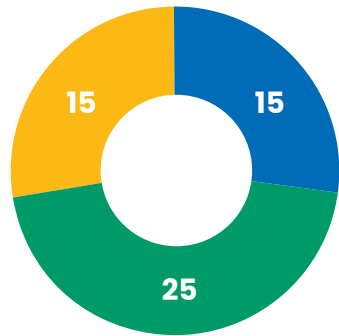
Owners 2016



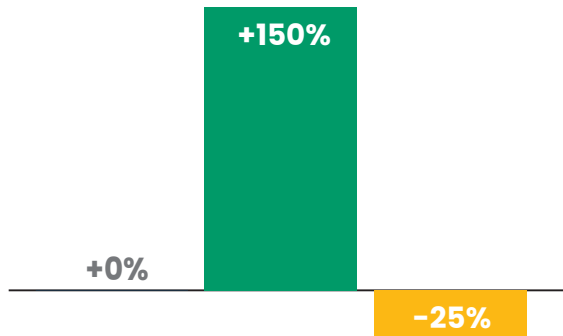
Change: '06-'16



Renters 2016



Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Total renter households grew 10% between 2006 and 2016, while total owner households decreased 22%.

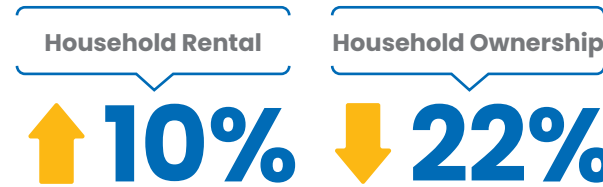
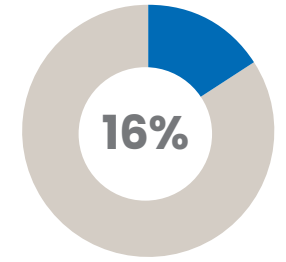
Overall total families without children grew 3%, while total with children contracted 33% (with decreases only among owner households).

HOUSEHOLDS



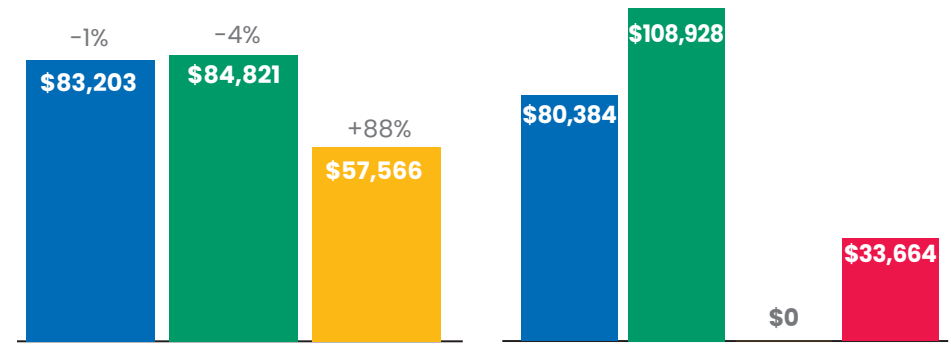
Total permanent households fell to 345 from 2006 to 2016

Households that Rent in 2016



INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than \$100,000



Households Earning \$80,000 - \$99,999

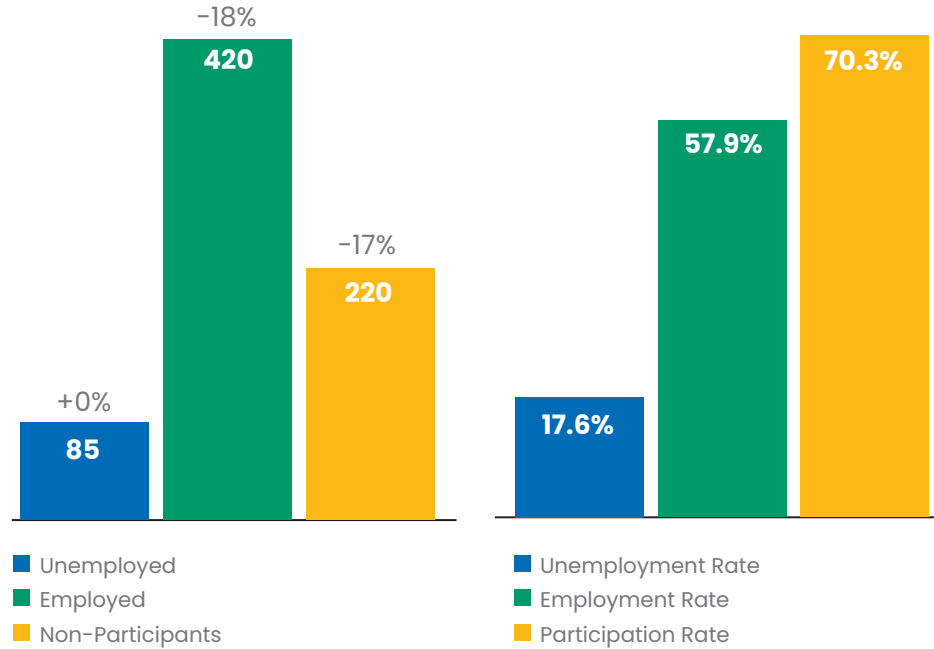


14%

of Electoral Area G residents are in "Low Income" according to Statistics Canada; 20% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16 Labour Rate 2016



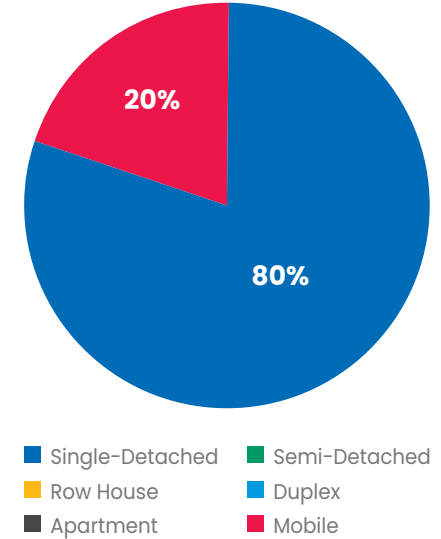
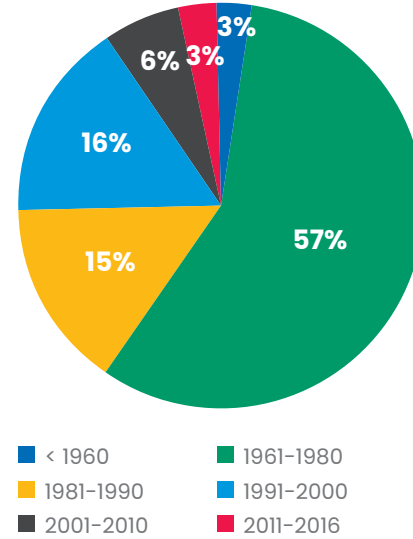
- Electoral Area G's total labour force (people working or seeking work) shrank 15% between 2006 and 2016, while those not in the labour force decreased 17%, leading to an increase in the participation rate.
- The rate of unemployed persons increased over the decade, though the total remained the same.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Agriculture, Forestry, Fishing, & Hunting	70	14.1%	- 46%	0%
Manufacturing	70	14.1%	- 44%	21%
Transportation, & Warehousing	60	12.1%	+ 9%	17%

HOUSING

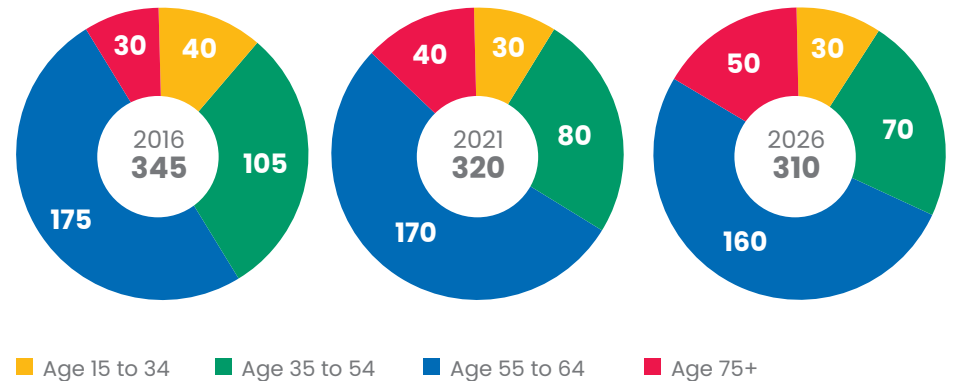
Dwelling Age 2016

Dwelling Type 2016



- The majority of dwellings are single-detached (80%), followed by manufactured/mobile homes (20%).
- Electoral Area G adds about 1 unit annually. Household projections anticipate that the local population could demand 4 fewer units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)



HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$145,088	-13%
Single Family Home	\$140,458	-17%
1 Bedroom	\$1,040	+27%
2 Bedroom	\$850	+21%
3+ Bedroom	\$1,505	+80%

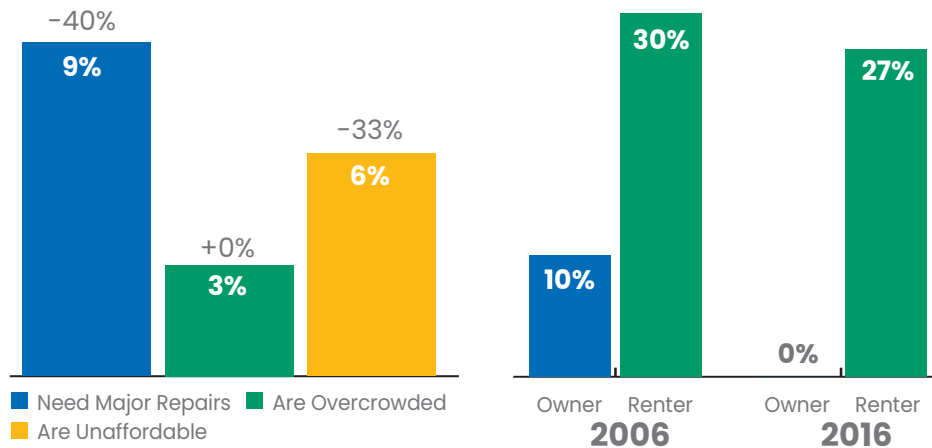
2020 Dollars

16 dwellings sold in 2020; 88% were single-detached homes.

CMHC rental data is unavailable for RDBN communities. Results based on averages from small adjacent urban municipalities outside of the RDBN.

CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16 Core Housing Need: '06-'16



- The number and percentage of homes that were in disrepair and unaffordable decreased since 2006.
- The share of households in Core Housing Need decreased from 11% to 8% between 2006 and 2016, corresponding to a decrease in total households (45 to 25). In 2016, about 27% of renter households were in need.

ENGAGEMENT

Housing Need



300

Over 300 residents responded to a community survey administered in Summer of 2021.

Almost one-quarter (23%) of respondents indicated that their current housing did not meet their needs.

Critical challenges identified through engagement were the rising cost of housing, limited rental availability, and an aging population that will need more manageable housing and supports to remain in their communities.

Agricultural stakeholders indicated a desire to add more housing units but faced challenges navigating rural land use restrictions and the Agricultural Land Reserve.

Community Quotes



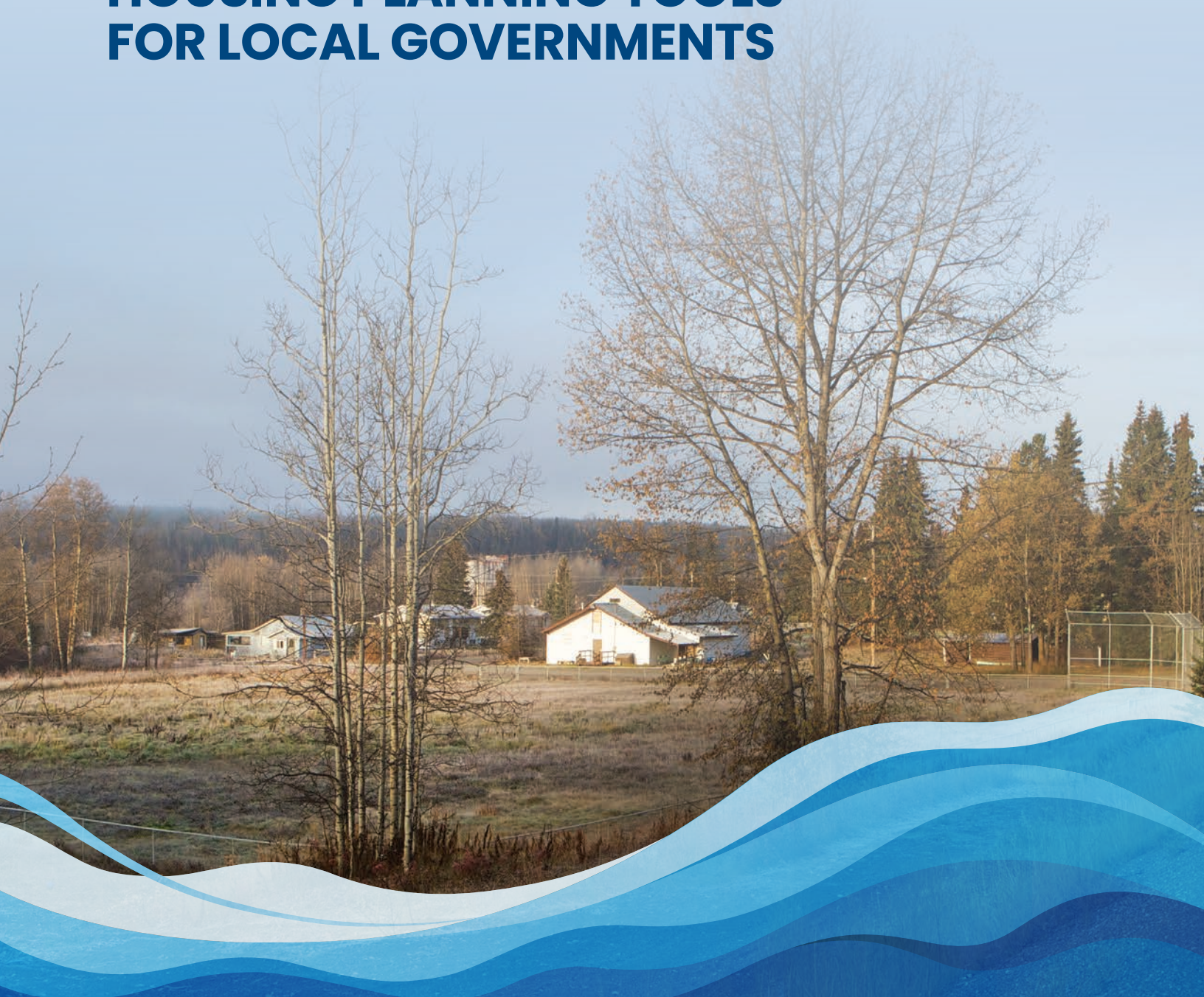
"I hope that the economic depression caused by the epidemic will end soon, because it is too difficult now. I hope that my house will get better and better in the future, and I do not want to lose my house now."



Regional District of Bulkley-Nechako

ELECTORAL AREAS HOUSING NEEDS REPORT

APPENDIX C: HOUSING PLANNING TOOLS FOR LOCAL GOVERNMENTS



HOUSING PLANNING TOOLS FOR LOCAL GOVERNMENTS

Addressing housing needs is a challenge for smaller local and regional governments. Generally, they have fewer tools, financial resources, less development pressure to leverage, and fewer developable areas, all of which makes housing issues more difficult to manage. The recommendations section of this report represents the project teams' suggested path forward over the short term for the Regional District of Bulkley-Nechako, but as needs grow and change, staff and community members may refer to this guide. While many of the tools in this appendix are not necessarily appropriate for the RDBN at the moment, they may become more relevant. Regional District staff can use this document as a toolbox, choosing appropriate options as needs become more or less acute.

Tools have been broadly categorized and include implementation suggestions for communities of different sizes and localities where appropriate. Many of the tools listed here are most relevant to larger municipalities, but were still often mentioned in community engagement feedback.

PLANNING PROCESSES

TOOL	DESCRIPTION
Affordable Housing Strategy	<p>An Affordable Housing Strategy or Action Plan can be used by local and regional governments to set a vision for affordable housing and identify the government tools, partnerships, and actions needed to support that vision. Many strategies articulate major policy initiatives, inform bylaw reviews, and generally guide decision-making and communicate affordability initiatives to community members.</p> <p>Larger municipalities may want to consider producing a more in-depth housing plan, while smaller communities and Electoral Areas may only need to include an affordability component in the housing section of their OCP.</p>
Official Community Plan (OCP) Policies	<p>OCP policies can be used to express commitment to affordable housing goals and provide direction for staff. They can lay the groundwork for activities such as updating zoning bylaws to support housing affordability or initiating the development of an Affordable Housing Strategy. Legislation mandates that findings from the Housing Needs Report be considered when updated the OCP.</p>
Housing Needs Reports	<p>Housing Needs Reports will continue to be mandated by the Province, but a similar funding program may not be available to local governments before the next update. The reports will continue to be a valuable resource for housing information about your community.</p> <ul style="list-style-type: none"> • Schedule next housing need report for some time in 2023 to align with the release of data from the 2021 Census.

	<p>Plan to conduct housing needs reports every five years after.</p> <ul style="list-style-type: none"> • Begin budgeting and saving for the report process now. Larger communities may spend up to \$50,000, while smaller communities may only need to spend \$10,000-\$15,000. Communities with more planning capacity may choose to conduct the study internally. • Consider pooling resources to develop another in-depth regional assessment.
<p>Regional Growth Strategy</p>	<p>A Regional Growth Strategy (RGS) is a strategic plan that defines a regional vision for sustainable growth. It is a commitment made by affected municipalities and regional districts to a course of action involving shared social, economic, affordability, and environmental goals.</p> <p>An RGS can make development decisions easier for local governments and the Regional District by codifying a sustainable pattern of population growth and development in the region, often by encouraging and directing new development to designated nodes or growth containment boundaries. This pattern of development aims to keep urban settlement compact, protect the integrity of rural and resource areas, protect the environment, increase servicing efficiency, and retain mobility within the region.</p>
<p>Develop a Definition of Secured Affordable Housing</p>	<p>A definition of secured affordable housing can articulate the types of units a community is looking to attract through market and non-market buildout. Affordability is typically tied to income and secured refers to the length of time the units will be offered at that rate, often regulated through covenant. For example, some communities allow developers to add density provided a certain proportion of units are secured as affordable.</p> <p>A common definition of affordability is that rents will not exceed 30% of 80% of the median monthly household income for the area. More nuance can be introduced through Housing Income Limits, like in this example from Nanaimo which sets maximum rental prices for a development to qualify as affordable.</p>

HOUSING INCOME LIMITS, NANAIMO (2018)			
Type	Housing Income Limit (2018)	@ 30% of Household Income	Monthly Rent
Studio	\$29,600	\$8,880	\$740
1 Bdrm	\$34,400	\$10,320	\$860
2 Bdrm	\$41,200	\$12,360	\$1,030
3 Bdrm	\$52,300	\$15,690	\$1,308

Source: Nanaimo Affordable Housing Strategy (2018)

This is a useful tool for communities of all sizes. In larger communities where density is more common, the definition can help activate certain density incentives. In smaller communities it provides a benchmark for landlords and can help the municipality determine which projects can accessing City funds or are eligible for equity contributions.

REGULATORY AND ZONING TOOLS

TOOL	DESCRIPTION
Increase Density in Areas Appropriate for Affordable Housing	<p>Allowing increased density in certain areas can incentivize development in the private and non-market sectors. Increased density tends to make a project more financially viable as the developer can spread the cost of development among more units. Decisions on increased density areas should be aligned with other land-use planning elements like active transportation, public transit, and access to amenities.</p> <p>Density can be implemented through a variety of tools that are relevant for different jurisdictions. In areas where apartment buildings are more common, changes to the maximum floor area ratio (FAR) in the zoning bylaw and adjusting height allowances may be appropriate. In other communities, allowing multiple dwellings on a property and encouraging mid-density multi-family options might be a better option.</p>
Mandate Affordable Housing Covenants or Housing Agreements on Title as a Prerequisite for Accessing Other Actions and Incentives	<p>Affordable housing covenants mandate that a certain percentage of units remain affordable for the lifetime of the development. Developers are required to register affordable housing covenants on title to access incentives such as density bonusing and development cost charge waivers or grants. This is the “secured” portion of secured affordable housing.</p> <p>Municipalities and Regional Districts should be prepared to waive local covenant requirements when a project must already meet stringent covenant requirements from Provincial and Federal agencies as a condition for funding approval.</p>
Expand Housing Options in Residential Zones to including Secondary Suites, duplexes and triplexes	<p>Broadening residential zoning to permit row house, townhouse, duplexes and triplexes is an easy way of introducing density and new units without disrupting neighbourhood character. Traditional R1 zoning is slowly disappearing in many municipalities and regions, especially in those with high prices and low vacancy. This intervention is likely more suited to larger centres where land is at a premium or where municipal demand is spilling into rural areas.</p>
Supportive, Shelter, and Transitional Housing Supported in All Residential Zones	<p>Include supportive, shelter, and transitional housing as a permitted use in all residential/institutional zones in Zoning bylaw. These uses are typically not sited in Electoral Areas, but occasionally some uses can be supported. Expanding the areas in which these uses are permitted makes it easier to acquire land for these developments and help meet the most acute need in your community. Must be partnered with rigorous community education campaigns to be effective and should consider connectivity to other resources.</p>

<p>Reduce or Eliminate Parking Requirements for Infill, Affordable, and Rental Developments</p>	<p>Explore alternative solutions to reduce parking requirements including car share promotion, bicycle storage rooms, and nearby transit stops. Parking can be incredibly expensive to include in the non-profit development process and eliminating even a few stalls can help provide more units at less cost to community members. This intervention is best suited to larger centres where on-street parking is limited, and transportation is regular and reliable. In smaller communities, allowing secondary suites or carriage homes without requiring additional parking may be appropriate.</p>
<p>Investigate Implementation of Smaller Lot Sizes</p>	<p>Allow smaller lot sizes in residential zones to increase densification of existing and future lots. For many people, a single-detached home is still their housing goal. Smaller lots still permit single-detached development while increasing density. In many smaller communities where multi-family buildings are not common, this may be a solution to increase density while maintaining character.</p>
<p>Establish Inclusionary Zoning Policy</p>	<p>Inclusionary housing programs are local government programs that use the development regulations and approval process to oblige private developers to provide a portion of affordable housing within their new market projects. For example, an inclusionary zoning bylaw might mandate that 25% of all new units be offered at a secured and affordable rate. This is most suited to larger multi-family buildings and larger centres.</p>
<p>Explore Permitting Micro-Housing or Cluster Housing in Certain Zones</p>	<p>Micro-housing or tiny homes often come up in conversations with rural residents. Dependent on servicing requirements, local governments may consider expanding permissions for this type of use, provided homes comply with building codes. These homes can also be permitted as infill or accessory dwelling options.</p>
<p>Consider implementing a Community Amenity Contribution (CAC) policy</p>	<p>A community amenity contribution policy can enable local and regional governments to capture additional community value from new developments. Typically CACs are described on a per unit or lot basis, but can be negotiated based on additional density.</p> <ul style="list-style-type: none"> <p>Example: Squamish-Lillooet Regional District Community Amenity Contributions Policy – https://www.slrd.bc.ca/sites/default/files/pdfs/administratio n/Policies/12-2018%20Community%20Amenity%20Contributions%20Policy_1.pdf</p>

TOOLS TO INCENTIVIZE NEW AFFORDABLE HOUSING DEVELOPMENT

TOOL	DESCRIPTION
Waive/lower Development Cost Charges (DCC's) for Non-Market Developments	<p>Local governments can reduce or eliminate development cost charges to reduce capital costs of secured affordable housing projects and help keep rental prices lower. Often the development must meet the definition of secured affordable housing to qualify for a waiver/reductions and other fee reductions. Some local government choose to offer grants to offset the cost of DCC's rather than waive the fee.</p> <p>DCC's may seem small compared to the construction budget of a development, but often waiving these fees can impact final rental costs dramatically.</p>
Develop Land Acquisition and Disposal Plan	<p>One of the most valuable contributions that a local government can make to an affordable housing project is to provide land or facilitate land transfer to a non-profit developer. An acquisition and disposal of lands plan can improve availability of land for the purpose of developing affordable housing.</p> <p>A plan should:</p> <ul style="list-style-type: none"> • Prioritize acquisition of land in areas close to services, amenities, and public transportations • Develop key criteria for purchasing land based on lot size, cost, and geographic location • Disposal criteria based on need, non-profit status, and funding availability • Potentially pre-zone municipal owned sites for multi-family secured affordable housing development <p>While this is most effective in a larger centre where land can be very expensive, smaller communities often have more land available, but non-profits lack the capacity, knowledge, or capital to acquire it.</p>
Assign a "Champion" Staff Member for Non-Profit Housing Projects	<p>Local governments should consider establishing a single point of contact for non-profit organizations and developers. This can help ensure prompt delivery and response time to inquiries. The "Champion" can also work with project proponents and other levels of government to help secure funding and coordinate other affordable housing policies as they relate to a particular project.</p>
Prioritize Affordable Housing Applications	<p>There are many ways to fast-track non-profit development applications to make development easier and bring units to market quickly:</p> <ul style="list-style-type: none"> • Bring application to the "top of the pile" and commit to quick decision timelines • waive any requirements that are already met by the project (housing agreement, public information meeting, etc.)

	<ul style="list-style-type: none"> • waive fees based on depth of affordability
<p>Investigate a Regional Housing Service to increase local funds for affordable housing and housing supports</p>	<p>A regional housing service or supports bylaw has been used by Regional Districts to raise and distribute funds to one or more non-governmental organizations for the purposes of delivery affordable housing or homelessness supports services.</p> <p>Typically funded by a small additional tax levy, bylaws often require approval by referendum. This necessitates broad multi-sector support, and though it is often led by Regional Districts, requires participation of local governments.</p> <ul style="list-style-type: none"> • Example: Cowichan Valley Regional District, Cowichan Housing Association Annual Financial Contribution Service Bylaw https://www.cvrld.ca/DocumentCenter/View/90698/4201 • Example: Comox Valley Regional District, Comox Valley Homelessness Supports Service Bylaw https://www.comoxvalleyrd.ca/sites/default/files/docs/Services/4bylaw_389_homelessness_supports_service_est.pdf

TOOLS TO PROTECT EXISTING AFFORDABLE HOUSING

TOOL	DESCRIPTION
<p>Restrict Condo/Strata conversions</p>	<p>Preventing conversion of rental units to ownership tenures will help preserve vital housing stock, especially in larger communities.</p> <p>Strata conversions can be restricted through policy by allowing conversion only when vacancy rates are above a certain threshold for a certain period of time.</p>
<p>Develop “No Net Loss” of affordable units policy</p>	<p>As a community develops, and land becomes more valuable, a “no net loss” policy can ensure no affordable units are lost and older, cheaper stock is protected or replaced.</p> <p>A number of policy tools can be implemented to protect older, rental units when they due to be replaced or demolished:</p> <ul style="list-style-type: none"> • Require developers to connect with the local or regional government to explore alternatives to demolition. • Require standardized relocation plans and offer existing residents “right of first return” • Consider “rental only” pre-zoning for existing aging rental stock

EDUCATION AND ADVOCACY

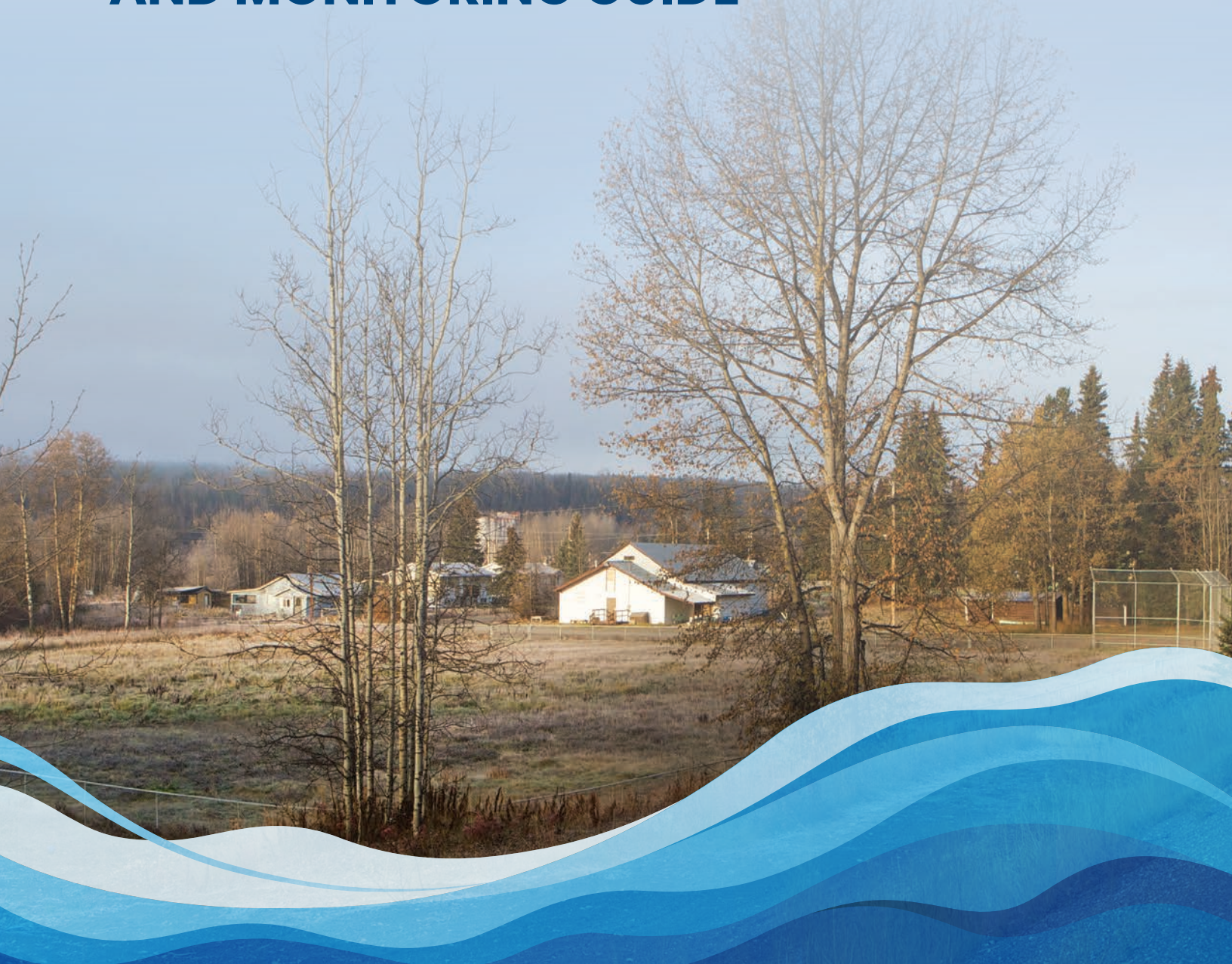
TOOL	DESCRIPTION
Prepare Guides for Developing Affordable Housing	Municipalities can prepare guides to make it easier for housing providers to understand what they need to do to build units. Potential guides include a guide to the development approval process or a guide to the regulations and responsibilities that homeowners must meet to have secondary suites or add accessory dwelling units.
Advocate to Senior Government for Additional Tools and Funding	<p>Local governments should continue to work regionally and with other municipalities at Union of BC Municipalities and Federation of Canadian Municipalities to develop consistent advocacy positions. This includes:</p> <ul style="list-style-type: none"> • further funding for affordable housing • new planning tools and resources supported by Senior Government <p>Rural and smaller communities might consider forming inter-local government working groups to define goals collectively.</p>
Continue to Educate Residents on Value of Affordable and Supportive Housing Options	There are many tools developed by local governments and non-profits to combat NIMBYism and encourage community buy-in for a variety of affordable and support uses in traditional residential and higher-income neighbourhoods. Local governments can reduce negative perceptions of these uses through advocacy campaigns and long-term change management approaches.



Regional District of Bulkley-Nechako

ELECTORAL AREAS HOUSING NEEDS REPORT

APPENDIX D: HOUSING INDICATORS AND MONITORING GUIDE



HOUSING INDICATORS AND MONITORING GUIDE

Collecting and maintaining longitudinal data can help inform long-term and strategic planning for your community. Larger centres likely already keep a record of this and other, more in-depth data, but electoral areas might only just be starting.

Based on the information included in the Housing Needs Report, the following measurables are good indicators of how and why your community might be changing. They are relatively easy to measure (they are provided by the Province), appropriate to communities of all sizes, and will likely continue to be mandated through the Housing Needs Report process. Regularly filling out these tables (when data is made available) will help your community understand its needs and meet its legal requirements. The included questions will inform basic analysis of the data and appropriate policy responses.

DEMOGRAPHY

	Total Current Year	Share (%) Current Year	Total Previous Year	% Change
Total Population				
Youth (below 20)				
Working Age (20 to 64)				
Seniors (65+)				

Key Questions:

1. Is there a balance of Working Age people to total population? Is the ratio of youth + seniors to working age people healthy for the type of community and services provided? For instance, are there more youth and seniors who are economically dependent (typically not working) compared to working age people who are independent (working)?
2. Does the vision for the community account for any disproportionately prevalent population segments?
3. Are there adequate services to meet the relatively higher needs of that population segment?

HOUSEHOLDS

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Total Households						
Families w/ Child(ren)						
Families w/o Child(ren)						
Single / Roommates						

*up or down since previous reporting period?

Key Questions:

1. Are more families with children choosing to live in the community?
2. Is the population transitioning from larger families to families without children or single-person households? The latter is common with an aging population.

EMPLOYMENT

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Labour Force						
# of People						
% of Total People (Participation Rate)						
Unemployed Persons						
# of People						
% of Labour Force (Unemp. Rate)						
Non-Labour Force						
# of People						

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
% of Total People						

*up or down since previous reporting period?

Key Questions:

1. Is the labour force (people working or seeking work) increasing? This could mean the community has more jobs available or is benefitting from growth in employment in nearby communities. A decreasing labour force can have ripple effects on other metrics. For instance, if unemployed persons are unchanged or even decrease, a significant reduction in the labour force will increase the unemployment rate.
2. Is the non-labour force increasing? This often occurs when there is significant senior cohort growth as retirees leave the workforce.
3. Are both the number and percent of people unemployed decreasing, or the latter a result of movement in another metric?

INCOMES & HOUSING

	Current Report Year	Previous Report Year	% Change
Median Before-Tax Household Income			
All Households			
Owner Households			
Renter Households			
Median Rental Price			
Overall Vacancy (%)			
Median Housing Price			

* Income, rents, and housing costs should ideally be in real dollars (inflation adjusted). If unavailable, nominal (current year) dollars should be used for all pieces of data for better comparisons between them.

Key Questions:

1. Are incomes growing faster than rents or housing prices? On the surface, this would mean an improvement in purchasing power. However, it is important to realize gains in earnings may be isolated to certain income ranges or segments of the population. Please note that comparing purchase prices is more complex due to the changing costs of borrowing (i.e. mortgage interest). It is possible that prices increase much more significantly over time than income, but interest rates fall enough to render mortgage payments more affordable.
2. Are rental prices decreasing or staying the same (in real dollars) while vacancy increases? This could indicate that growth in rental stock is sufficient to curb growth in prices generated by low supply.
3. What is the vacancy rate (if available)? Between 3% and 5% is often regarded as the “healthy” vacancy rate where housing demand and supply are adequately balanced.

HOUSING NEED CRITERIA

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Unsuitable Housing						
# of Households						
% of Households						
Inadequate Housing						
# of Households						
% of Households						
Unaffordable Housing						
# of Households						
% of Households						
Core Housing Need						
# of Households						
% of Households						

*up or down since previous reporting period?

Key Questions:

1. Are the # and % of households in all situations listed above decreasing? Sometimes the % will decline while the # remains the same or increases, demonstrating that the growth of households in these circumstances has grown slower than total households.
2. Are housing prices and unaffordability declining while incomes are rising? This is a simplification of how key metrics react for the better of the median household. If either of the variables move in an opposite direction, then reasoning becomes more complex.
3. Are the # and % of households in Core Housing Need increasing or decreasing? Based on its housing criteria (adequacy, suitability, and affordability) results, which of the three seems to contribute the most to Core Housing Need? How might results compare to other collected metrics?



Regional District of Bulkley-Nechako

ELECTORAL AREAS HOUSING NEEDS REPORT

APPENDIX E: COMMUNITY DATA TABLES



Data Tables

Electoral Area A – Smithers Rural	3
Electoral Area B – Burns Lake Rural	13
Electoral Area C – Fort St. James Rural	23
Electoral Area D – Fraser Lake Rural	33
Electoral Area E – Francois/Ootsa Lake Rural	43
Electoral Area F – Vanderhoof Rural	53
Electoral Area G – Houston Rural	63

1. ELECTORAL AREA A – Smithers Rural

Historical & Anticipated Population & Households.....	4
Indigenous Identity.....	4
Mobility	5
Private Household Size.....	5
Household Maintainers	5
Owners w/ Mortgages & Renters in Subsidized Housing.....	5
Household Income	6
Labour Force	6
NAICS Industry Employment.....	7
Commuting	7
Housing – Structural Types.....	7
Housing – Unit Size	8
Housing – Date Built	8
Housing – Subsidized	8
Housing – Rental Vacancy (%)	8
Housing – Primary Rental Universe	8
Housing – Secondary Rental Universe.....	8
Housing – Short-Term Rentals.....	8
Housing – Cooperative Housing.....	8
Housing – Post-secondary Housing	9
Housing – Shelter Beds	9
Housing – Non-Market Housing	9
Housing – Starts & Demolitions.....	9
Housing – Registered New Homes	9
Real Estate - Assessment.....	9
Real Estate – Sales Prices.....	10
Real Estate – Rents	11
Core Housing Need – Affordability	11
Core Housing Need – Adequacy	11
Core Housing Need – Suitability	12
Core Housing Need	12
Extreme Core Housing Need	12
Housing Units Demanded	12

Historical & Anticipated Population & Households

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	5,270	5,455	5,490	5,510	5,530	5,550	5,570	5,590	5,695	5,800	6,325	6,430	6,115	11%
0 to 14 yrs	1,095	1,025	960	955	950	945	940	945	955	965	975	985	1,000	4%
15 to 19 yrs	490	475	410	385	360	335	310	285	300	315	330	345	355	-13%
20 to 24 yrs	280	285	330	325	320	315	310	315	310	305	300	295	285	-14%
25 to 64 yrs	2,985	3,060	3,150	3,145	3,140	3,135	3,130	3,125	3,165	3,205	3,245	3,285	3,315	5%
65 to 84 yrs	385	570	595	650	705	760	815	875	920	965	1,010	1,055	1,110	87%
85+	35	40	40	40	40	40	40	40	40	40	40	40	50	25%

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 to 14 yrs	21%	19%	17%	17%	17%	17%	17%	17%	17%	17%	15%	15%	16%
15 to 19 yrs	9%	9%	7%	7%	7%	6%	6%	5%	5%	5%	5%	5%	6%
20 to 24 yrs	5%	5%	6%	6%	6%	6%	6%	6%	5%	5%	5%	5%	5%
25 to 64 yrs	57%	56%	57%	57%	57%	56%	56%	56%	56%	55%	51%	51%	54%
65 to 84 yrs	7%	10%	11%	12%	13%	14%	15%	16%	16%	17%	16%	16%	18%
85+	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	1,930		2,020	2,045	2,070	2,095	2,120	2,150	2,190	2,230	2,270	2,310	2,355	17%
15 to 24 yrs	55		40	35	30	25	20	25	25	25	25	25	25	-38%
25 to 34 yrs	210		230	230	230	230	230	225	235	245	255	265	265	15%
35 to 44 yrs	425		290	285	280	275	270	270	275	280	285	290	300	3%
45 to 54 yrs	615		465	445	425	405	385	365	360	355	350	345	330	-29%
55 to 64 yrs	370		550	555	560	565	570	575	565	555	545	535	530	-4%
65 to 74 yrs	170		310	340	370	400	430	450	470	490	510	530	555	79%
75+ yrs	80		145	165	185	205	225	240	260	280	300	320	350	141%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
15 to 24 yrs	3%		2%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%
25 to 34 yrs	11%		11%	11%	11%	11%	11%	10%	11%	11%	11%	11%	11%
35 to 44 yrs	22%		14%	14%	14%	13%	13%	13%	13%	13%	13%	13%	13%
45 to 54 yrs	32%		23%	22%	21%	19%	18%	17%	16%	16%	15%	15%	14%
55 to 64 yrs	19%		27%	27%	27%	27%	27%	27%	26%	25%	24%	23%	23%
65 to 74 yrs	9%		15%	17%	18%	19%	20%	21%	21%	22%	22%	23%	24%
75+ yrs	4%		7%	8%	9%	10%	11%	11%	12%	13%	13%	14%	15%

Indigenous Identity

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	5,260	5,310	5,235	4,505	4,800	4,750	755	510	490
Indigenous Identity	465	430	350	400	365	340	65	65	15
Non-Indigenous Identity	4,800	4,875	4,880	4,110	4,435	4,410	690	445	475

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	9%	8%	7%	9%	8%	7%	9%	13%	3%
Non-Indigenous Identity	91%	92%	93%	91%	92%	93%	91%	87%	97%

Mobility

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	5,210	5,240	5,185	4,465	4,755	4,700	745	485	480
Non-Mover	4,250	4,885	4,655	3,860	4,545	4,255	390	345	395
Mover	960	350	530	605	210	445	360	140	85
Non-Migrant	445	100	270	175	60	255	275	40	15
Migrants	510	250	265	425	150	195	85	95	70
Internal Migrants	460	250	240	380	150	175	85	100	70
Intraprovincial Migrant	380	170	225	325	90	150	50	80	70
Interprovincial Migrant	80	80	20	55	60	25	35	0	0
External Migrant	45	0	25	45	0	20	0	0	0

Private Household Size

	Total				Owners			Renters			Renter %		
	2006	2011	2016	'16 of Total	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	1,930	2,015	2,020	100%	1,635	1,790	1,790	295	225	235	15%	11%	12%
1 person	390	380	405	20.0%	295	305	305	95	75	100	24%	20%	25%
2 persons	690	800	845	41.8%	605	725	790	90	75	60	13%	9%	7%
3 persons	305	320	265	13.1%	265	270	230	40	50	30	13%	16%	12%
4 persons	310	340	300	14.9%	260	330	275	45	15	20	15%	4%	7%
5+ persons	235	170	205	10.1%	205	160	190	25	0	15	11%	0%	7%
Average HH Size	2.7	2.6	2.6		2.8	2.7	2.7	2.5	2.3	2.1	-	-	-

Household Maintainers

	Total				Owners			Renters		
	2006	2011	2016	10yr %	2006	2011	2016	2006	2011	2016
Total Household	1,930	2,020	2,020	4.7%	1,630	1,795	1,790	295	225	235
15 - 24 yrs	55	40	40	-27.3%	30	0	20	20	35	15
25 - 34 yrs	210	175	230	9.5%	140	125	160	70	50	65
35 - 44 yrs	425	335	290	-31.8%	355	270	230	70	65	60
45 - 54 yrs	615	590	465	-24.4%	525	530	415	90	60	45
55 - 64 yrs	370	500	550	48.6%	335	490	515	35	0	35
65 - 74 yrs	170	260	310	82.4%	175	255	305	0	0	0
75 - 84 yrs	70	110	125	78.6%	65	110	125	15	0	0
85+ yrs	10	0	20	100.0%	15	0	25	0	0	0

Owners w/ Mortgages & Renters in Subsidized Housing

	2006	2011	2016
Total - Owner & Renter	1,805	1,820	1,855
Average Shelter Cost	\$906	\$890	\$916
Owners	1,510	1,610	1,640
w/ Mortgage	840	810	790
% Owners	83.7%	88.5%	88.4%
% Mortgage	55.6%	50.3%	48.2%
Renters	295	215	210
In Subsidized Housing	0	0	0
% Renters	16.3%	11.8%	11.3%
% Subsidized	0.0%	0.0%	0.0%

Household Income

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
Total Household	1930	2020	2025	100.0%	1630	1790	1790	100.0%	300	225	230	100.0%
< \$5,000	15	10	20	1.0%	15	10	10	0.6%	0	0	10	4.3%
\$5,000 - \$9,999	20	15	10	0.5%	10	15	0	0.0%	10	0	10	4.3%
\$10,000 - \$14,999	45	0	45	2.2%	35	0	25	1.4%	10	0	20	8.7%
\$15,000 - \$19,999	40	40	40	2.0%	30	20	40	2.2%	10	0	0	0.0%
\$20,000 - \$24,999	55	70	80	4.0%	35	70	80	4.5%	25	0	10	4.3%
\$25,000 - \$29,999	115	90	45	2.2%	90	85	25	1.4%	20	0	15	6.5%
\$30,000 - \$34,999	75	145	100	4.9%	55	125	60	3.4%	20	0	35	15.2%
\$35,000 - \$39,999	80	60	75	3.7%	75	55	70	3.9%	0	0	0	0.0%
\$40,000 - \$44,999	55	95	80	4.0%	50	90	55	3.1%	10	0	20	8.7%
\$45,000 - \$49,999	80	90	75	3.7%	65	80	65	3.6%	15	0	15	6.5%
\$50,000 - \$59,999	180	135	140	6.9%	155	100	115	6.4%	30	0	25	10.9%
\$60,000 - \$69,999	170	135	135	6.7%	130	120	125	7.0%	35	0	10	4.3%
\$70,000 - \$79,999	155	170	105	5.2%	135	130	100	5.6%	20	35	0	0.0%
\$80,000 - \$89,999	120	160	145	7.2%	110	155	130	7.3%	10	0	10	4.3%
\$90,000 - \$99,999	170	100	120	5.9%	130	60	105	5.9%	45	35	10	4.3%
\$100,000+	565	705	825	40.7%	525	670	790	44.1%	35	30	40	17.4%
\$100,000 - \$124,999	210	275	245	12.1%	205	260	225	12.6%	0	20	20	8.7%
\$125,000 - \$149,999	180	200	185	9.1%	160	190	175	9.8%	20	0	0	0.0%
\$150,000 - \$199,999	125	155	180	8.9%	115	150	180	10.1%	10	0	0	0.0%
\$200,000+	45	70	215	10.6%	45	70	210	11.7%	0	0	0	0.0%
Median Income	\$74,342	\$78,885	\$84,379		\$77,187	\$79,349	\$90,211		\$59,274	\$65,852	\$49,241	
Average Income	\$81,791	\$98,453	\$100,859		\$84,975	\$102,126	\$106,232		\$64,256	\$69,333	\$59,328	

Labour Force

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	4,185	4,300	4,260	3,625	3,925	3,885	555	370	375
In Labour Force	3,175	3,200	3,055	2,745	2,860	2,730	435	335	325
Employed	2,980	2,960	2,770	2,595	2,685	2,470	390	275	300
Unemployed	195	240	290	150	175	265	50	60	25
Not In Labour Force	1,005	1,105	1,200	885	1,065	1,150	120	35	55
Participation Rate (%)	75.9	74.4	71.8	75.5	72.9	70.4	77.7	90.7	85.5
Employment Rate (%)	71.2	68.9	64.9	71.3	68.4	63.7	68.8	74.7	78.9
Unemployment Rate (%)	6.1	7.5	9.5	5.5	6.3	9.7	10.3	17.6	7.7

NAICS Industry Employment

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Labour Force	3,150	3,165	3,010	100.0%	2,725	2,825	2,690	425	340	320
Agriculture, Forestry, Fishing, & Hunting	515	530	440	14.6%	475	465	365	35	65	70
Mining, Quarrying, and Oil & Gas Extraction	145	145	140	4.7%	125	110	140	25	35	0
Utilities	0	0	10	0.3%	0	0	10	0	0	0
Construction	255	305	250	8.3%	180	260	215	75	45	40
Manufacturing	295	240	185	6.1%	280	200	170	10	0	20
Wholesale trade	50	60	40	1.3%	55	55	35	0	0	0
Retail trade	295	245	390	13.0%	240	225	345	50	20	50
Transportation & Warehousing	150	175	195	6.5%	120	160	175	30	20	15
Information & Cultural Industries	25	25	30	1.0%	25	30	25	0	0	10
Finance & Insurance	50	80	50	1.7%	50	60	50	0	15	0
Real Estate and Rental & Leasing	50	45	40	1.3%	50	45	40	0	0	0
Professional, Scientific, & Technical Services	160	140	155	5.1%	150	120	125	10	20	30
Management of Companies & Enterprises	10	0	0	0.0%	10	0	0	0	0	0
Administrative & Support, Waste Management	40	40	70	2.3%	30	40	50	10	0	20
Educational Services	220	215	185	6.1%	195	215	185	20	0	0
Health Care & Social Assistance	300	225	245	8.1%	240	215	230	65	0	15
Arts, Entertainment, & Recreation	70	50	55	1.8%	60	30	45	10	0	10
Accommodation & Food Services	220	230	180	6.0%	190	215	165	30	15	10
Other Services (excl. Public Administration)	155	120	150	5.0%	120	110	130	35	0	20
Public Administration	145	270	195	6.5%	130	250	185	15	15	10

Commuting

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Usual Workers	2,125	2,045	1,870	100%	1,820	1,875	1,710	300	170	160
Commute within Community	85	0	255	13.6%	70	0	240	10	0	20
Commute within RDBN	1,930	1,925	1,485	79.4%	1,660	1,780	1,350	275	140	140
Commute within Province	80	115	105	5.6%	65	80	100	15	0	0
Commute outside of Province	20	0	20	1.1%	25	0	25	0	0	0

Housing – Structural Types

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	1,930	2,020	2,020	100%	1,635	1,790	1,785	295	225	230
Single-Detached	1,800	1,785	1,765	87.4%	1,560	1,605	1,590	240	175	170
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	50	0	15	0.7%	20	0	0	25	0	10
<i>Semi-Detached</i>	25	0	0	0.0%	10	0	0	10	0	0
<i>Row House</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Duplex</i>	20	0	10	0.5%	10	0	0	10	0	10
<i>Apartment</i>	0	0	10	0.5%	0	0	0	0	0	0
<i>Other single-attached</i>	0	0	0	0.0%	0	0	0	0	0	0
Movable	85	230	245	12.1%	55	180	195	30	50	50

Housing – Unit Size

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Dwellings	1,930	2,015	2,025	100%	1,630	1,790	1,790	300	225	230
No bedroom	20	0	0	0.0%	10	0	0	15	0	10
1 bedroom	125	110	120	5.9%	110	60	80	20	50	40
2 bedroom	435	350	315	15.6%	315	260	260	115	85	55
3+ bedroom	1,345	1,550	1,585	78.3%	1,200	1,465	1,460	145	80	125

Housing – Date Built

	Total			'16 % of Total	Owners			'16 % of Total	Renters			'16 % of Total
	2006	2011	2016		2006	2011	2016		2006	2011	2016	
Total Dwellings	1,930	2,015	2,020	100%	1,630	1,790	1,790	100%	295	225	235	100%
< 1960	235	170	150	7.4%	180	150	95	5.3%	60	20	55	23.4%
1961 to 1980	715	795	805	39.9%	580	710	685	38.3%	130	90	120	51.1%
1981 to 1990	420	470	400	19.8%	380	425	370	20.7%	40	45	30	12.8%
1991 to 2000	460	435	450	22.3%	415	380	435	24.3%	40	55	20	8.5%
2001 to 2010	100	150	150	7.4%	70	135	135	7.5%	25	0	15	6.4%
2011 to 2016	0	0	65	3.2%	0	0	70	3.9%	0	0	0	0.0%

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing

No subsidized unit inventory available in the RDBN electoral areas.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

No primary rental market data available for rural Regional District of Bulkley-Nechako communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii)

Data not collected.

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC

The rural community does not have cooperative housing.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

The rural community does not have cooperative housing.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

The rural community houses or shelters 0 homeless people based on BC Housing data.

Housing – Non-Market Housing

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
0	0	0	0	0	0	0	0	0	0	0	XX	XX	XX	3	3

Housing – Starts & Demolitions

UNIT STARTS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Electoral Area A	12	19	16	16	13	15	13	15	19	21
Electoral Area B	2	0	3	1	0	0	2	1	3	4
Electoral Area C	8	2	2	4	4	0	5	2	1	4
Electoral Area D	1	2	3	3	3	0	1	3	1	1
Electoral Area E	0	0	0	0	0	0	0	0	0	0
Electoral Area F	7	11	13	8	7	5	4	7	5	9
Electoral Area G	0	1	0	1	2	1	0	1	1	2
RDBN Rural	30	35	37	33	29	21	25	29	30	41

Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

No data available specifically for the electoral area.

Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

Regional District of Bulkley-Nechako
Rural Housing Needs Report

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$295,976	\$307,028	\$321,747	\$325,532	\$335,242	\$334,097	\$324,236	\$344,195	\$370,410	\$396,193
Single-Detached	\$338,561	\$349,591	\$365,086	\$366,300	\$376,763	\$374,630	\$361,500	\$385,126	\$415,386	\$442,978
Semi-Detached	\$240,378	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$107,767	\$116,504	\$121,103	\$128,423	\$132,526	\$136,828	\$142,701	\$152,816	\$152,112	\$172,417

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$315,086	\$323,476	\$338,071	\$345,379	\$348,824	\$348,282	\$342,346	\$359,384	\$384,861	\$412,618
Single-Detached	\$360,411	\$368,013	\$382,880	\$388,143	\$392,076	\$390,827	\$382,542	\$402,624	\$432,184	\$461,795
Semi-Detached	\$240,378	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$114,946	\$124,118	\$130,621	\$138,626	\$137,663	\$141,222	\$146,533	\$157,208	\$155,170	\$177,405

Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$258,960	\$296,727	\$303,654	\$307,199	\$324,888	\$287,221	\$289,784	\$332,205	\$399,412	\$370,364
Single-Detached	\$327,771	\$351,037	\$404,435	\$365,317	\$402,114	\$368,006	\$349,394	\$405,766	\$476,367	\$467,575
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$106,380	\$133,795	\$70,026	\$141,563	\$149,132	\$122,660	\$122,877	\$127,872	\$181,373	\$163,792

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$258,960	\$296,727	\$303,654	\$307,199	\$324,888	\$287,221	\$289,784	\$332,205	\$399,412	\$370,364
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$185,253	\$243,216	\$307,564	\$241,363	\$285,931	\$367,645	\$314,518	\$329,244	\$352,890	\$329,071
2 Bedroom	\$163,689	\$192,337	\$203,127	\$223,277	\$201,787	\$194,700	\$182,094	\$207,006	\$263,368	\$243,692
3+ Bedroom	\$337,784	\$364,659	\$397,022	\$383,019	\$418,472	\$355,048	\$350,873	\$403,889	\$461,211	\$455,439

Regional District of Bulkley-Nechako
Rural Housing Needs Report

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$269,793	\$293,254	\$313,434	\$305,779	\$333,210	\$300,625	\$311,194	\$352,583	\$412,742	\$379,520
Single-Detached	\$343,286	\$348,064	\$418,453	\$358,953	\$416,848	\$387,490	\$375,186	\$435,919	\$497,896	\$481,020
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$106,829	\$128,825	\$69,980	\$154,231	\$142,863	\$123,679	\$132,018	\$121,095	\$171,471	\$163,832

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$269,793	\$293,254	\$313,434	\$305,779	\$333,210	\$300,625	\$311,194	\$352,583	\$412,742	\$379,520
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$185,253	\$243,216	\$330,772	\$241,363	\$281,796	\$367,645	\$328,578	\$329,244	\$352,890	\$341,643
2 Bedroom	\$159,822	\$189,778	\$192,952	\$223,682	\$194,403	\$194,253	\$188,849	\$210,941	\$264,224	\$249,888
3+ Bedroom	\$360,725	\$360,412	\$421,885	\$379,950	\$439,425	\$380,973	\$382,340	\$434,633	\$480,950	\$466,044

Real Estate – Rents

HNRR Section 6 (1)(h)(i – ii)* -- Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Core Housing Need – Affordability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,780	1,810	1,820	1,490	1,590	1,615	295	210	205
Above Affordable Threshold	180	215	140	125	190	105	50	25	35
1 person household	60	70	60	40	60	30	20	0	30
2 persons household	30	25	50	30	25	40	0	0	0
3 persons household	50	60	20	35	50	20	10	0	0
4 persons household	20	40	10	15	40	10	10	0	0
5+ persons household	20	20	0	10	20	0	10	0	0
Unaffordable Housing (%)	10.1%	11.9%	7.7%	8.4%	11.9%	6.5%	16.9%	11.9%	17.1%

Core Housing Need – Adequacy

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,780	1,810	1,820	1,490	1,590	1,615	295	210	205
Below Adequacy Standard	165	220	185	130	155	150	35	65	35
1 person household	40	35	50	25	25	35	15	0	15
2 persons household	60	95	85	55	55	80	10	45	0
3 persons household	40	35	30	30	25	25	15	0	10
4 persons household	10	35	15	15	35	10	0	0	10
5+ persons household	15	0	10	10	0	0	0	0	0
Inadequate Housing (%)	9.3%	12.2%	10.2%	8.7%	9.7%	9.3%	11.9%	31.0%	17.1%

Core Housing Need – Suitability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,780	1,810	1,820	1,490	1,590	1,615	295	210	205
Below Suitability Standard	80	40	50	40	30	45	45	0	10
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	10	0	0	0	0	0	10	0	0
3 Persons	15	0	10	10	0	0	10	0	0
4 Persons	20	0	15	10	0	10	15	0	0
5+ Persons	40	20	30	20	0	25	20	0	0
Unsuitable Housing (%)	4.5%	2.2%	2.7%	2.7%	1.9%	2.8%	15.3%	0.0%	4.9%

Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,780	1,805	1,820	1,490	1,595	1,615	295	210	205
Household not in CHN	1,640	1,715	1,730	1,395	1,530	1,560	245	190	170
Household in CHN	140	95	95	90	65	60	50	25	35
1 person household	60	20	45	40	0	30	15	0	15
2 persons household	30	0	25	25	0	20	0	0	0
3 persons household	30	40	10	25	25	0	10	0	0
4 persons household	15	0	15	0	0	10	10	0	10
5+ persons household	10	0	0	10	0	0	0	0	0
Household in CHN (%)	7.9%	5.3%	5.2%	6.0%	4.1%	3.7%	16.9%	11.9%	17.1%

Extreme Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,780	1,805	1,820	1,490	1,595	1,615	295	210	205
Household not in ECHN	1,735	1,775	1,775	1,465	1,595	1,580	275	200	190
Household in ECHN	45	30	45	25	0	35	20	10	15
1 person household	30	0	25	20	0	10	15	0	15
2 persons household	10	0	10	0	0	10	0	0	0
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	0	0	10	10	0	10	0	0	0
5+ persons household	0	0	0	0	0	0	0	0	0
Household in ECHN (%)	2.5%	1.7%	2.5%	1.7%	0.0%	2.2%	6.8%	4.8%	7.3%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

	2016	2021	2026
Total	2,020	2,150	2,355
No Bedroom	0	0	0
1 Bedroom	120	140	160
2 Bedroom	320	360	405
3 Bedroom	790	845	925
4+ Bedroom	790	805	865

2. ELECTORAL AREA B – Burns Lake Rural

Historical & Anticipated Population & Households.....	14
Indigenous Identity.....	14
Mobility	15
Private Household Size.....	15
Household Maintainers	15
Owners w/ Mortgages & Renters in Subsidized Housing.....	15
Household Income	16
Labour Force	16
NAICS Industry Employment.....	17
Commuting	17
Housing – Structural Types.....	17
Housing – Unit Size	18
Housing – Date Built	18
Housing – Subsidized	18
Housing – Rental Vacancy.....	18
Housing – Primary Rental Universe	18
Housing – Secondary Rental Universe.....	18
Housing – Short-Term Rentals.....	18
Housing – Cooperative Housing.....	18
Housing – Post-secondary Housing	19
Housing – Shelter Beds	19
Housing – Non-Market Housing	19
Housing – Starts & Demolitions.....	19
Housing – Registered New Homes	19
Real Estate - Assessment.....	19
Real Estate – Sales Price	20
Real Estate – Rents	21
Core Housing Need – Affordability	21
Core Housing Need – Adequacy	21
Core Housing Need – Suitability	21
Core Housing Need	22
Extreme Core Housing Need	22
Housing Units Demanded	22

Historical & Anticipated Population & Households

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	2,150	2,140	2,010	1,995	1,980	1,965	1,950	1,940	1,950	1,960	2,000	2,010	1,980	-1%
0 to 14 yrs	425	450	325	320	315	310	305	295	285	275	265	255	255	-22%
15 to 19 yrs	190	170	145	135	125	115	105	95	100	105	110	115	115	-21%
20 to 24 yrs	125	100	140	140	140	140	140	130	130	130	130	130	130	-7%
25 to 64 yrs	1,195	1,160	1,115	1,095	1,075	1,055	1,035	1,025	1,015	1,005	995	985	980	-12%
65 to 84 yrs	210	240	270	290	310	330	350	370	390	410	430	450	475	76%
85+	5	15	15	15	15	15	15	20	20	20	20	20	25	67%

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 to 14 yrs	20%	21%	16%	16%	16%	16%	16%	15%	15%	14%	13%	13%	13%
15 to 19 yrs	9%	8%	7%	7%	6%	6%	5%	5%	5%	5%	6%	6%	6%
20 to 24 yrs	6%	5%	7%	7%	7%	7%	7%	7%	7%	7%	7%	6%	7%
25 to 64 yrs	56%	54%	55%	55%	54%	54%	53%	53%	52%	51%	50%	49%	49%
65 to 84 yrs	10%	11%	13%	15%	16%	17%	18%	19%	20%	21%	22%	22%	24%
85+	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%

HHS	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	760		775	795	815	835	855	865	890	915	940	965	990	28%
15 to 24 yrs	30		25	25	25	25	25	20	20	20	20	20	20	-20%
25 to 34 yrs	85		60	55	50	45	40	45	45	45	45	45	40	-33%
35 to 44 yrs	175		125	125	125	125	125	120	120	120	120	120	115	-8%
45 to 54 yrs	230		190	185	180	175	170	160	160	160	160	160	150	-21%
55 to 64 yrs	135		120	115	110	105	100	105	100	95	90	85	90	-25%
65 to 74 yrs	70		160	175	190	205	220	225	235	245	255	265	270	69%
75+ yrs	20		105	120	135	150	165	190	215	240	265	290	305	190%

HHS	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
15 to 24 yrs	4%		3%	3%	3%	3%	3%	2%	2%	2%	2%	2%	2%
25 to 34 yrs	11%		8%	7%	6%	5%	5%	5%	5%	5%	5%	5%	4%
35 to 44 yrs	23%		16%	16%	15%	15%	15%	14%	13%	13%	13%	12%	12%
45 to 54 yrs	30%		25%	23%	22%	21%	20%	18%	18%	17%	17%	17%	15%
55 to 64 yrs	18%		15%	14%	13%	13%	12%	12%	11%	10%	10%	9%	9%
65 to 74 yrs	9%		21%	22%	23%	25%	26%	26%	26%	27%	27%	27%	27%
75+ yrs	3%		14%	15%	17%	18%	19%	22%	24%	26%	28%	30%	31%

Indigenous Identity

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	2,100	2,095	1,935	1,840	1,845	1,770	255	250	165
Indigenous Identity	230	315	240	135	175	165	95	140	80
Non-Indigenous Identity	1,865	1,780	1,695	1,700	1,665	1,605	165	110	85

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	11%	15%	12%	7%	9%	9%	37%	56%	48%
Non-Indigenous Identity	89%	85%	88%	92%	90%	91%	65%	44%	52%

Mobility

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	2,060	2,085	1,925	1,820	1,835	1,770	240	255	165
Non-Mover	1,735	1,825	1,685	1,595	1,695	1,580	145	130	100
Mover	325	265	240	225	140	185	100	125	60
Non-Migrant	195	230	80	135	130	65	60	100	10
Migrants	130	30	165	95	0	115	35	0	50
Internal Migrants	120	35	165	85	0	115	35	0	50
Intraprovincial Migrant	90	0	165	70	0	115	20	0	50
Interprovincial Migrant	35	0	0	20	0	0	20	0	0
External Migrant	0	0	0	10	0	0	0	0	0

Private Household Size

	Total				Owners			Renters			Renter %		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	760	775	775	100%	665	680	705	95	95	70	13%	12%	9%
1 person	150	135	170	21.9%	115	95	150	35	40	20	23%	30%	12%
2 persons	250	285	350	45.2%	235	275	325	15	0	30	6%	0%	8%
3 persons	90	140	90	11.6%	80	125	80	10	10	10	11%	7%	11%
4 persons	180	130	80	10.3%	170	105	70	10	0	0	6%	0%	0%
5+ persons	80	85	85	11.0%	60	75	80	20	0	10	25%	0%	11%
Average HH Size	2.8	2.7	2.5		2.8	2.7	2.5	2.7	2.7	2.4	-	-	-

Household Maintainers

	Total				Owners			Renters		
	2006	2011	2016	10yr %	2006	2011	2016	2006	2011	2016
Total Household	760	775	775	2.0%	665	680	705	95	95	70
15 - 24 yrs	30	0	25	-16.7%	35	0	0	0	0	20
25 - 34 yrs	85	85	60	-29.4%	70	45	40	20	35	20
35 - 44 yrs	175	170	125	-28.6%	145	155	110	35	15	15
45 - 54 yrs	230	190	190	-17.4%	210	155	175	25	30	15
55 - 64 yrs	135	170	120	-11.1%	130	170	120	0	0	0
65 - 74 yrs	70	85	160	128.6%	65	80	155	10	0	10
75 - 84 yrs	20	60	90	350.0%	25	60	85	0	0	0
85+ yrs	0	15	15	n.a.	0	10	15	0	0	0

Owners w/ Mortgages & Renters in Subsidized Housing

	2006	2011	2016
Total - Owner & Renter	745	735	740
Average Shelter Cost	\$922	\$765	\$797
Owners	645	635	670
w/ Mortgage	385	350	340
% Owners	86.6%	86.4%	90.5%
% Mortgage	59.7%	55.1%	50.7%
Renters	95	95	70
In Subsidized Housing	0	30	10
% Renters	12.8%	12.9%	9.5%
% Subsidized	0.0%	31.6%	14.3%

Household Income

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
Total Household	760	770	775	100.0%	665	675	705	100.0%	95	95	70	100.0%
< \$5,000	40	0	0	0.0%	35	0	10	1.4%	10	0	0	0.0%
\$5,000 - \$9,999	15	35	0	0.0%	10	0	0	0.0%	10	0	0	0.0%
\$10,000 - \$14,999	0	0	10	1.3%	10	0	0	0.0%	0	0	10	14.3%
\$15,000 - \$19,999	0	25	55	7.1%	0	25	45	6.4%	10	0	10	14.3%
\$20,000 - \$24,999	35	30	20	2.6%	25	25	20	2.8%	10	0	0	0.0%
\$25,000 - \$29,999	30	20	10	1.3%	25	0	10	1.4%	0	0	0	0.0%
\$30,000 - \$34,999	20	20	25	3.2%	20	20	15	2.1%	0	0	10	14.3%
\$35,000 - \$39,999	45	50	20	2.6%	45	40	25	3.5%	0	0	0	0.0%
\$40,000 - \$44,999	20	50	15	1.9%	20	45	15	2.1%	0	0	0	0.0%
\$45,000 - \$49,999	0	40	45	5.8%	0	35	40	5.7%	0	0	0	0.0%
\$50,000 - \$59,999	60	55	90	11.6%	50	55	75	10.6%	10	0	10	14.3%
\$60,000 - \$69,999	60	65	35	4.5%	55	65	35	5.0%	10	0	0	0.0%
\$70,000 - \$79,999	105	50	35	4.5%	80	55	30	4.3%	25	0	10	14.3%
\$80,000 - \$89,999	35	30	55	7.1%	30	25	50	7.1%	10	0	10	14.3%
\$90,000 - \$99,999	55	30	45	5.8%	45	25	40	5.7%	10	0	0	0.0%
\$100,000+	225	240	305	39.4%	220	215	285	40.4%	0	30	20	28.6%
\$100,000 - \$124,999	75	125	110	14.2%	75	115	110	15.6%	0	0	0	0.0%
\$125,000 - \$149,999	75	25	85	11.0%	75	25	70	9.9%	0	0	15	21.4%
\$150,000 - \$199,999	70	75	100	12.9%	70	60	95	13.5%	0	0	0	0.0%
\$200,000+	10	10	10	1.3%	10	10	10	1.4%	0	0	0	0.0%
Median Income	\$72,386	\$64,858	\$83,140		\$74,763	\$68,650	\$83,547		\$59,427	\$39,022	\$59,857	
Average Income	\$78,917	\$80,387	\$88,967		\$82,764	\$82,322	\$90,304		\$51,825	\$66,601	\$75,710	

Labour Force

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	1,590	1,605	1,610	1,405	1,405	1,495	180	200	110
In Labour Force	1,185	1,125	1,010	1,055	960	920	130	165	90
Employed	1,075	1,030	885	960	895	815	110	140	65
Unemployed	105	90	125	90	65	100	20	30	25
Not In Labour Force	405	480	605	355	450	580	55	30	20
Participation Rate (%)	74.5	70.1	62.4	74.5	68.0	61.2	72.2	85.0	82.6
Employment Rate (%)	67.6	64.2	55.0	68.4	63.7	54.8	63.9	70.0	56.5
Unemployment Rate (%)	8.9	8.0	11.9	8.6	6.8	10.9	11.5	17.6	26.3

NAICS Industry Employment

	Total '16 % of				Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Labour Force	1,165	1,115	1,005	100.0%	1,040	950	910	130	165	90
Agriculture, Forestry, Fishing, & Hunting	220	150	180	17.9%	210	145	155	10	0	25
Mining, Quarrying, and Oil & Gas Extraction	15	25	30	3.0%	10	25	20	0	0	10
Utilities	0	0	10	1.0%	0	0	10	0	0	0
Construction	65	75	85	8.5%	55	70	85	10	0	0
Manufacturing	205	170	130	12.9%	165	125	125	35	50	0
Wholesale trade	10	25	30	3.0%	0	25	25	0	0	0
Retail trade	75	60	70	7.0%	70	50	60	10	0	10
Transportation & Warehousing	80	90	65	6.5%	75	75	65	0	15	0
Information & Cultural Industries	0	0	0	0.0%	0	0	0	0	0	0
Finance & Insurance	10	25	20	2.0%	15	20	15	0	0	0
Real Estate and Rental & Leasing	10	0	10	1.0%	10	0	10	0	0	0
Professional, Scientific, & Technical Services	20	20	25	2.5%	20	10	15	0	0	10
Management of Companies & Enterprises	0	0	0	0.0%	0	0	0	0	0	0
Administrative & Support, Waste Management	20	25	45	4.5%	15	25	40	0	0	0
Educational Services	180	95	55	5.5%	165	95	45	15	0	10
Health Care & Social Assistance	75	110	105	10.4%	70	100	100	0	0	10
Arts, Entertainment, & Recreation	0	0	10	1.0%	0	0	10	0	0	0
Accommodation & Food Services	60	30	40	4.0%	45	30	45	15	0	0
Other Services (excl. Public Administration)	50	50	35	3.5%	45	50	30	10	0	0
Public Administration	65	130	75	7.5%	65	65	60	10	65	10

Commuting

	Total '16 % of				Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Usual Workers	800	755	640	100%	705	620	600	95	130	45
Commute within Community	10	0	85	13.3%	10	0	90	0	0	0
Commute within RDBN	775	735	540	84.4%	685	610	495	90	130	45
Commute within Province	0	15	15	2.3%	0	10	15	10	0	0
Commute outside of Province	10	0	0	0.0%	15	0	0	0	0	0

Housing – Structural Types

	Total '16 % of				Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	760	770	775	100%	665	680	705	95	95	70
Single-Detached	645	630	670	86.5%	565	545	615	80	90	55
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	10	0	15	1.9%	0	0	10	0	0	10
<i>Semi-Detached</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Row House</i>	0	0	10	1.3%	0	0	0	0	0	10
<i>Duplex</i>	0	0	15	1.9%	0	0	10	0	0	10
<i>Apartment</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Other single-attached</i>	0	0	0	0.0%	0	0	0	0	0	0
Movable	110	135	90	11.6%	95	130	85	15	0	0

Housing – Unit Size

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Dwellings	760	770	780	100%	665	680	705	95	95	70
No bedroom	0	0	0	0.0%	0	0	0	0	0	0
1 bedroom	25	15	50	6.4%	10	0	40	15	0	15
2 bedroom	175	150	175	22.4%	130	125	150	50	30	25
3+ bedroom	555	605	555	71.2%	525	550	515	25	35	35

Housing – Date Built

	Total			'16 % of Total	Owners			'16 % of Total	Renters			'16 % of Total
	2006	2011	2016		2006	2011	2016		2006	2011	2016	
Total Dwellings	760	775	775	100%	665	680	705	100%	95	95	70	100%
< 1960	105	115	85	11.0%	55	75	80	11.3%	50	40	0	0.0%
1961 to 1980	265	340	315	40.6%	240	315	290	41.1%	30	25	25	35.7%
1981 to 1990	165	120	125	16.1%	155	120	115	16.3%	0	0	10	14.3%
1991 to 2000	185	145	180	23.2%	180	120	165	23.4%	0	0	15	21.4%
2001 to 2010	35	50	60	7.7%	30	45	55	7.8%	0	0	10	14.3%
2011 to 2016	0	0	10	1.3%	0	0	0	0.0%	0	0	0	0.0%

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing

No subsidized unit inventory available in the RDBN electoral areas.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC *The RDBN does not have a geography within the survey criteria set by CMHC.*

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

No primary rental market data available for rural Regional District of Bulkley-Nechako communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii)

Data not collected.

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC

The rural community does not have cooperative housing.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

The rural community does not have cooperative housing.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

The rural community houses or shelters 0 homeless people based on BC Housing data.

Housing – Non-Market Housing

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
0	0	0	0	0	0	0	0	0	0	0	XX	XX	XX	1	1

Housing – Starts & Demolitions

UNIT STARTS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Electoral Area A	12	19	16	16	13	15	13	15	19	21
Electoral Area B	2	0	3	1	0	0	2	1	3	4
Electoral Area C	8	2	2	4	4	0	5	2	1	4
Electoral Area D	1	2	3	3	3	0	1	3	1	1
Electoral Area E	0	0	0	0	0	0	0	0	0	0
Electoral Area F	7	11	13	8	7	5	4	7	5	9
Electoral Area G	0	1	0	1	2	1	0	1	1	2
RDBN Rural	30	35	37	33	29	21	25	29	30	41

Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

No data available specifically for the electoral area.

Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

Median Assessment (2020 dollars)

Regional District of Bulkley-Nechako
Rural Housing Needs Report

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$146,072	\$150,078	\$169,040	\$164,593	\$170,928	\$164,437	\$166,376	\$176,942	\$163,146	\$183,756
Single-Detached	\$165,841	\$170,644	\$192,544	\$187,885	\$194,491	\$186,755	\$190,202	\$203,392	\$184,912	\$209,508
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$72,611	\$72,898	\$78,811	\$74,941	\$79,985	\$81,956	\$80,704	\$88,553	\$88,007	\$92,194

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$159,530	\$163,609	\$181,704	\$176,483	\$184,637	\$178,936	\$181,585	\$184,860	\$176,090	\$198,533
Single-Detached	\$181,155	\$185,702	\$206,152	\$200,651	\$209,720	\$202,475	\$206,949	\$211,092	\$199,027	\$226,254
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$79,175	\$80,701	\$87,851	\$83,457	\$87,829	\$91,946	\$90,380	\$97,199	\$96,903	\$99,972

Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$176,294	\$154,340	\$197,993	\$138,835	\$195,815	\$197,090	\$216,118	\$203,629	\$196,541	\$226,669
Single-Detached	\$197,743	\$159,082	\$232,050	\$216,417	\$234,261	\$232,421	\$240,094	\$251,451	\$266,278	\$284,660
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$83,350	\$142,009	\$120,148	\$22,462	\$96,952	\$110,724	\$84,246	\$103,637	\$101,446	\$125,185

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$176,294	\$154,340	\$197,993	\$138,835	\$195,815	\$197,090	\$216,118	\$203,629	\$196,541	\$226,669
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	-	\$93,656	-	-	\$292,120	\$107,901	\$176,515	-	\$102,181	\$150,000
2 Bedroom	\$92,851	\$132,317	\$122,501	\$22,462	\$121,801	\$121,723	\$118,880	\$163,079	\$101,338	\$146,971
3+ Bedroom	\$195,551	\$191,533	\$231,020	\$216,417	\$217,471	\$252,289	\$264,206	\$239,674	\$291,680	\$292,915

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$180,812	\$152,252	\$193,162	\$139,672	\$191,150	\$195,252	\$214,122	\$195,951	\$197,573	\$235,963
Single-Detached	\$202,538	\$159,920	\$225,974	\$216,417	\$227,783	\$225,456	\$234,697	\$238,970	\$258,017	\$299,040
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$86,667	\$132,317	\$118,164	\$24,555	\$96,952	\$121,418	\$100,961	\$106,001	\$115,150	\$125,577

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$180,812	\$152,252	\$193,162	\$139,672	\$191,150	\$195,252	\$214,122	\$195,951	\$197,573	\$235,963
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	-	\$93,656	-	-	\$292,120	\$107,901	\$176,515	-	\$102,181	\$150,000
2 Bedroom	\$96,167	\$126,259	\$120,518	\$24,555	\$121,801	\$129,743	\$127,238	\$163,096	\$114,490	\$140,521
3+ Bedroom	\$200,346	\$192,894	\$224,945	\$216,417	\$209,142	\$243,776	\$257,221	\$225,155	\$281,603	\$314,970

Real Estate – Rents

HNRR Section 6 (1)(h)(i – ii)* -- Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Core Housing Need – Affordability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	705	710	735	620	620	660	85	90	70
Above Affordable Threshold	80	75	50	55	45	40	20	0	10
1 person household	35	35	20	25	15	15	10	0	0
2 persons household	20	15	25	20	15	20	0	0	10
3 persons household	0	0	10	0	0	0	0	0	10
4 persons household	10	0	0	0	0	0	10	0	0
5+ persons household	10	0	0	10	0	0	0	0	0
Unaffordable Housing (%)	11.3%	10.6%	6.8%	8.9%	7.3%	6.1%	23.5%	0.0%	14.3%

Core Housing Need – Adequacy

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	705	710	735	620	620	660	85	90	70
Below Adequacy Standard	90	95	40	50	60	35	45	30	0
1 person household	40	40	10	15	20	10	20	0	0
2 persons household	10	25	20	0	25	20	10	0	0
3 persons household	10	20	10	0	0	10	10	0	0
4 persons household	15	10	0	10	10	10	10	0	0
5+ persons household	20	0	0	15	0	0	10	0	0
Inadequate Housing (%)	12.8%	13.4%	5.4%	8.1%	9.7%	5.3%	52.9%	33.3%	0.0%

Core Housing Need – Suitability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	705	710	735	620	620	660	85	90	70
Below Suitability Standard	55	35	10	40	20	10	10	15	0
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	0	0	0	0	0	10	0	0	0
3 Persons	0	0	0	0	0	0	0	0	0
4 Persons	35	0	0	20	0	0	10	0	0
5+ Persons	20	25	0	20	15	10	0	0	0
Unsuitable Housing (%)	7.8%	4.9%	1.4%	6.5%	3.2%	1.5%	11.8%	16.7%	0.0%

Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	705	715	735	620	620	665	85	90	70
Household not in CHN	630	650	700	565	585	635	60	60	60
Household in CHN	80	65	45	55	35	30	25	0	15
1 person household	45	30	25	35	0	15	15	0	0
2 persons household	10	0	10	10	0	10	0	0	10
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	10	0	0	10	0	0	0	0	0
5+ persons household	10	0	0	10	0	0	0	0	0
Household in CHN (%)	11.3%	9.1%	6.1%	8.9%	5.6%	4.5%	29.4%	0.0%	21.4%

Extreme Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	705	715	735	620	620	665	85	90	70
Household not in ECHN	675	675	710	600	620	655	75	90	55
Household in ECHN	30	40	25	20	0	10	10	0	15
1 person household	15	0	15	10	0	10	0	0	0
2 persons household	10	0	0	10	0	10	0	0	10
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	0	0	0	0	0	0	10	0	0
5+ persons household	0	0	0	0	0	0	0	0	0
Household in ECHN (%)	4.3%	5.6%	3.4%	3.2%	0.0%	1.5%	11.8%	0.0%	21.4%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

	2016	2021	2026
Total	775	865	990
No Bedroom	0	0	0
1 Bedroom	50	65	80
2 Bedroom	180	220	270
3 Bedroom	275	305	350
4+ Bedroom	265	270	290

3. ELECTORAL AREA C – Fort St. James Rural

Historical & Anticipated Population & Households.....	24
Indigenous Identity.....	24
Mobility	25
Private Household Size.....	25
Household Maintainers	25
Owners w/ Mortgages & Renters in Subsidized Housing.....	26
Household Income	26
Labour Force	26
NAICS Industry Employment.....	27
Commuting	27
Housing – Structural Types.....	27
Housing – Unit Sizes.....	28
Housing – Date Built	28
Housing – Subsidized	28
Housing – Rental Vacancy (%)	28
Housing – Primary Rental Universe	28
Housing – Secondary Rental Universe.....	28
Housing – Short-Term Rentals.....	28
Housing – Cooperative Housing.....	28
Housing – Post-secondary Housing	29
Housing – Shelter Beds	29
Housing – Non-Market Housing	29
Housing – Starts & Demolitions.....	29
Housing – Registered New Homes	29
Real Estate – Assessment	29
Real Estate – Sales Price	30
Real Estate – Rents	30
Core Housing Need – Affordability	31
Core Housing Need – Adequacy	31
Core Housing Need – Suitability	31
Core Housing Need	32
Extreme Core Housing Need	32
Housing Units Demanded	32

Historical & Anticipated Population & Households

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	1,350	1,455	1,455	1,465	1,475	1,485	1,495	1,510	1,540	1,570	1,715	1,745	1,655	14%
0 to 14 yrs	260	235	210	210	210	210	210	200	200	200	200	200	200	-5%
15 to 19 yrs	100	95	90	85	80	75	70	65	70	75	80	85	90	0%
20 to 24 yrs	50	55	60	60	60	60	60	60	60	60	60	60	50	-17%
25 to 64 yrs	795	880	895	900	905	910	915	920	930	940	950	960	970	8%
65 to 84 yrs	140	185	185	200	215	230	245	260	275	290	305	320	330	78%
85+	5	5	10	10	10	10	10	10	10	10	10	10	20	100%

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 to 14 yrs	19%	16%	14%	14%	14%	14%	14%	13%	13%	13%	12%	11%	12%
15 to 19 yrs	7%	7%	6%	6%	5%	5%	5%	4%	5%	5%	5%	5%	5%
20 to 24 yrs	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	3%	3%	3%
25 to 64 yrs	59%	60%	62%	61%	61%	61%	61%	61%	60%	60%	55%	55%	59%
65 to 84 yrs	10%	13%	13%	14%	15%	15%	16%	17%	18%	18%	18%	18%	20%
85+	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	530		610	625	640	655	670	685	705	725	745	765	780	28%
15 to 24 yrs	35		15	15	15	15	15	5	5	5	5	5	0	-100%
25 to 34 yrs	35		45	45	45	45	45	50	50	50	50	50	60	33%
35 to 44 yrs	85		90	95	100	105	110	110	120	130	140	150	150	67%
45 to 54 yrs	185		150	145	140	135	130	120	115	110	105	100	100	-33%
55 to 64 yrs	105		175	180	185	190	195	190	190	190	190	190	185	6%
65 to 74 yrs	75		90	95	100	105	110	105	105	105	105	105	115	28%
75+ yrs	10		50	60	70	80	90	105	120	135	150	165	170	240%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
15 to 24 yrs	7%		2%	2%	2%	2%	2%	1%	1%	1%	1%	1%	0%
25 to 34 yrs	7%		7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	8%
35 to 44 yrs	16%		15%	15%	16%	16%	16%	16%	17%	18%	19%	20%	19%
45 to 54 yrs	35%		25%	23%	22%	21%	19%	18%	16%	15%	14%	13%	13%
55 to 64 yrs	20%		29%	29%	29%	29%	29%	28%	27%	26%	26%	25%	24%
65 to 74 yrs	14%		15%	15%	16%	16%	16%	15%	15%	14%	14%	14%	15%
75+ yrs	2%		8%	10%	11%	12%	13%	15%	17%	19%	20%	22%	22%

Indigenous Identity

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,355	1,480	1,400	1,245	1,420	1,240	110	55	160
Indigenous Identity	285	230	180	230	225	150	55	0	35
Non-Indigenous Identity	1,070	1,250	1,215	1,015	1,200	1,090	55	55	130

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	21%	16%	13%	18%	16%	12%	50%	0%	22%
Non-Indigenous Identity	79%	84%	87%	82%	85%	88%	50%	100%	81%

Mobility

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,355	1,465	1,385	1,245	1,410	1,230	110	55	155
Non-Mover	1,190	1,370	1,270	1,140	1,310	1,160	50	55	110
Mover	165	95	115	105	95	70	65	0	40
Non-Migrant	80	35	65	30	30	45	55	0	15
Migrants	80	65	50	75	65	25	10	0	25
Internal Migrants	80	65	45	75	65	20	10	0	25
Intraprovincial Migrant	60	60	35	50	65	15	10	0	20
Interprovincial Migrant	20	0	10	25	0	10	0	0	0
External Migrant	0	0	0	10	0	10	0	0	0

Private Household Size

	Total				Owners			Renters			Renter %		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	530	600	610	100%	465	560	525	65	40	85	12%	7%	14%
1 person	135	130	150	24.6%	90	95	120	40	0	30	31%	0%	20%
2 persons	215	240	265	43.4%	200	235	230	10	0	35	5%	0%	13%
3 persons	55	80	90	14.8%	60	75	75	0	0	15	0%	0%	17%
4 persons	45	125	70	11.5%	45	130	65	0	0	0	0%	0%	0%
5+ persons	75	25	30	4.9%	70	25	30	0	0	10	0%	0%	25%
Average HH Size	2.5	2.5	2.3		2.6	2.5	2.4	1.7	1.5	1.9	-	-	-

Household Maintainers

	Total				Owners			Renters		
	2006	2011	2016	10yr %	2006	2011	2016	2006	2011	2016
Total Household	530	600	610	15.1%	465	560	525	65	40	85
15 - 24 yrs	35	0	15	-57.1%	0	0	0	30	0	10
25 - 34 yrs	35	55	45	28.6%	35	50	30	10	0	10
35 - 44 yrs	85	80	90	5.9%	75	75	75	10	0	15
45 - 54 yrs	185	210	150	-18.9%	165	180	135	15	0	15
55 - 64 yrs	105	125	175	66.7%	100	125	160	0	0	20
65 - 74 yrs	75	75	90	20.0%	70	75	80	0	0	10
75 - 84 yrs	10	55	50	400.0%	10	55	45	0	0	10
85+ yrs	0	0	0	n.a.	0	0	0	0	0	0

Owners w/ Mortgages & Renters in Subsidized Housing

	2006	2011	2016
Total - Owner & Renter	510	570	590
Average Shelter Cost	\$775	\$766	\$877
Owners	445	535	510
w/ Mortgage	225	240	260
% Owners	87.3%	93.9%	86.4%
% Mortgage	50.6%	44.9%	51.0%
Renters	60	45	85
In Subsidized Housing	0	0	0
% Renters	11.8%	7.9%	14.4%
% Subsidized	0.0%	0.0%	0.0%

Household Income

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
Total Household	530	595	610	100.0%	465	560	525	100.0%	65	40	85	100.0%
< \$5,000	20	10	10	1.6%	15	10	0	0.0%	0	0	10	11.8%
\$5,000 - \$9,999	10	0	15	2.5%	0	0	15	2.9%	0	0	0	0.0%
\$10,000 - \$14,999	15	0	10	1.6%	20	0	10	1.9%	0	0	0	0.0%
\$15,000 - \$19,999	10	35	25	4.1%	10	35	15	2.9%	0	0	10	11.8%
\$20,000 - \$24,999	0	25	25	4.1%	10	25	15	2.9%	0	0	10	11.8%
\$25,000 - \$29,999	20	0	10	1.6%	15	0	10	1.9%	10	0	10	11.8%
\$30,000 - \$34,999	55	35	25	4.1%	50	35	10	1.9%	0	0	0	0.0%
\$35,000 - \$39,999	20	15	15	2.5%	10	10	15	2.9%	10	0	0	0.0%
\$40,000 - \$44,999	0	0	20	3.3%	0	0	25	4.8%	0	0	0	0.0%
\$45,000 - \$49,999	15	0	0	0.0%	20	0	0	0.0%	0	0	0	0.0%
\$50,000 - \$59,999	40	35	40	6.6%	35	30	30	5.7%	10	0	0	0.0%
\$60,000 - \$69,999	25	30	50	8.2%	25	35	50	9.5%	0	0	0	0.0%
\$70,000 - \$79,999	20	70	25	4.1%	20	55	20	3.8%	0	0	10	11.8%
\$80,000 - \$89,999	55	20	60	9.8%	35	0	45	8.6%	15	0	15	17.6%
\$90,000 - \$99,999	30	25	20	3.3%	35	25	15	2.9%	0	0	0	0.0%
\$100,000+	195	240	270	44.3%	185	245	245	46.7%	10	0	20	23.5%
\$100,000 - \$124,999	100	75	110	18.0%	90	75	95	18.1%	10	0	10	11.8%
\$125,000 - \$149,999	30	90	35	5.7%	30	90	30	5.7%	10	0	0	0.0%
\$150,000 - \$199,999	30	60	70	11.5%	35	60	70	13.3%	0	0	0	0.0%
\$200,000+	35	0	55	9.0%	30	0	50	9.5%	0	0	0	0.0%
Median Income	\$81,193	\$75,759	\$86,392		\$83,815	\$80,917	\$93,277		\$50,791	\$74,511	\$71,682	
Average Income	\$85,829	\$90,376	\$112,364		\$90,376	\$91,708	\$118,075		\$52,464	\$72,369	\$76,682	

Labour Force

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	1,080	1,280	1,210	990	1,225	1,070	85	50	135
In Labour Force	735	805	865	665	755	760	70	50	105
Employed	675	725	740	610	680	655	70	50	90
Unemployed	60	80	125	55	80	105	0	0	20
Not In Labour Force	345	475	340	330	470	310	15	0	30
Participation Rate (%)	68.4	63.1	71.5	66.8	61.6	71.0	82.3	100.0	77.8
Employment Rate (%)	62.8	56.9	61.2	61.3	55.5	61.2	82.3	100.0	66.7
Unemployment Rate (%)	8.2	9.9	14.5	8.3	10.6	14.5	0.0	0.0	19.0

NAICS Industry Employment

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Labour Force	730	790	860	100.0%	655	745	760	70	45	100
Agriculture, Forestry, Fishing, & Hunting	190	145	190	22.1%	175	145	160	15	0	25
Mining, Quarrying, and Oil & Gas Extraction	0	0	25	2.9%	0	0	25	0	0	0
Utilities	0	0	0	0.0%	0	0	0	0	0	0
Construction	30	65	95	11.0%	10	50	85	20	0	10
Manufacturing	180	150	165	19.2%	165	145	155	15	0	15
Wholesale trade	15	0	10	1.2%	15	0	0	0	0	0
Retail trade	20	30	50	5.8%	25	35	50	0	0	10
Transportation & Warehousing	45	25	25	2.9%	45	30	25	0	0	0
Information & Cultural Industries	0	0	10	1.2%	0	0	0	0	0	0
Finance & Insurance	10	0	0	0.0%	0	0	10	0	0	0
Real Estate and Rental & Leasing	0	0	0	0.0%	10	0	0	0	0	0
Professional, Scientific, & Technical Services	10	0	30	3.5%	15	0	30	0	0	0
Management of Companies & Enterprises	10	0	0	0.0%	0	0	0	0	0	0
Administrative & Support, Waste Management	10	0	20	2.3%	10	0	20	0	0	0
Educational Services	90	90	60	7.0%	90	90	60	0	0	0
Health Care & Social Assistance	35	85	80	9.3%	35	80	65	0	0	10
Arts, Entertainment, & Recreation	20	20	0	0.0%	15	15	0	0	0	0
Accommodation & Food Services	0	20	10	1.2%	0	20	0	0	0	10
Other Services (excl. Public Administration)	10	20	45	5.2%	10	15	45	10	0	0
Public Administration	55	30	40	4.7%	40	25	30	10	0	10

Commuting

	Total '16 % of				Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Usual Workers	500	505	580	100%	455	475	505	50	30	70
Commute within Community	10	0	70	12.1%	0	0	65	10	0	0
Commute within RDBN	470	475	460	79.3%	445	445	395	30	35	60
Commute within Province	15	20	40	6.9%	10	25	40	10	0	0
Commute outside of Province	0	0	10	1.7%	0	0	10	0	0	0

Housing – Structural Types

	Total '16 % of				Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	530	600	610	100%	465	555	525	60	40	80
Single-Detached	485	465	500	82.0%	430	440	445	60	0	60
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	10	0	0	0.0%	10	0	0	10	0	0
<i>Semi-Detached</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Row House</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Duplex</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Apartment</i>	0	0	0	0.0%	10	0	0	0	0	0
<i>Other single-attached</i>	0	0	0	0.0%	0	0	0	0	0	0
Movable	35	135	110	18.0%	30	115	85	0	0	25

Housing – Unit Size

	Total				Owners			Renters		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016
Total Dwellings	530	600	610	100%	470	560	525	65	40	85
No bedroom	20	0	10	1.6%	15	0	10	0	0	0
1 bedroom	30	35	45	7.4%	20	35	35	10	0	10
2 bedroom	205	165	170	27.9%	180	140	140	20	0	35
3+ bedroom	275	395	380	62.3%	250	390	340	35	0	40

Housing – Date Built

	Total				Owners				Renters			
	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total
Total Dwellings	530	600	610	100%	465	560	525	100%	65	40	85	100%
< 1960	35	10	15	2.5%	20	0	0	0.0%	10	0	10	11.8%
1961 to 1980	260	270	275	45.1%	230	240	240	45.7%	35	0	35	41.2%
1981 to 1990	90	135	125	20.5%	85	135	115	21.9%	0	0	15	17.6%
1991 to 2000	120	150	125	20.5%	110	150	100	19.0%	15	0	25	29.4%
2001 to 2010	30	30	40	6.6%	25	30	35	6.7%	0	0	0	0.0%
2011 to 2016	0	0	30	4.9%	0	0	35	6.7%	0	0	0	0.0%

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing

No subsidized unit inventory available in the RDBN electoral areas.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

No primary rental market data available for rural Regional District of Bulkley-Nechako communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii)

Data not collected.

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC

The rural community does not have cooperative housing.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

The rural community does not have cooperative housing.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

The rural community houses or shelters 0 homeless people based on BC Housing data.

Housing – Non-Market Housing

Source: BC Housing

No electoral area non-market data available from BC Housing.

Housing – Starts & Demolitions

UNIT STARTS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Electoral Area A	12	19	16	16	13	15	13	15	19	21
Electoral Area B	2	0	3	1	0	0	2	1	3	4
Electoral Area C	8	2	2	4	4	0	5	2	1	4
Electoral Area D	1	2	3	3	3	0	1	3	1	1
Electoral Area E	0	0	0	0	0	0	0	0	0	0
Electoral Area F	7	11	13	8	7	5	4	7	5	9
Electoral Area G	0	1	0	1	2	1	0	1	1	2
RDBN Rural	30	35	37	33	29	21	25	29	30	41

Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

No data available specifically for the electoral area.

Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$151,834	\$166,388	\$173,227	\$184,629	\$189,903	\$184,593	\$191,322	\$181,660	\$185,773	\$195,731
Single-Detached	\$176,455	\$190,671	\$197,915	\$208,736	\$214,276	\$209,040	\$216,955	\$206,808	\$211,248	\$223,046
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$69,211	\$83,169	\$87,720	\$97,968	\$98,281	\$91,329	\$90,700	\$84,028	\$80,875	\$80,651

Regional District of Bulkley-Nechako
Rural Housing Needs Report

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$163,684	\$177,022	\$181,731	\$199,093	\$204,903	\$200,284	\$202,780	\$195,311	\$197,507	\$208,757
Single-Detached	\$190,996	\$203,901	\$208,300	\$226,723	\$232,476	\$227,829	\$230,709	\$223,622	\$225,226	\$238,304
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$72,033	\$84,905	\$89,708	\$99,773	\$101,251	\$95,205	\$93,146	\$85,397	\$83,368	\$84,274

Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$139,052	\$210,142	\$151,514	\$231,657	\$258,226	\$236,735	\$242,884	\$220,044	\$202,622	\$195,697
Single-Detached	\$206,738	\$257,798	\$209,472	\$233,915	\$290,665	\$270,517	\$264,894	\$262,631	\$247,967	\$231,632
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$89,415	\$60,364	\$64,577	\$177,465	\$115,492	\$122,722	\$74,136	\$98,369	\$89,261	\$75,917

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$139,052	\$210,142	\$151,514	\$231,657	\$258,226	\$236,735	\$242,884	\$220,044	\$202,622	\$195,697
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$447,403	\$191,669	\$178,872	\$164,601	\$49,842	\$32,997	\$172,689	\$139,929	\$192,222	\$205,000
2 Bedroom	\$77,704	\$108,019	\$98,021	\$203,074	\$249,447	\$159,356	\$153,367	\$152,120	\$120,931	\$102,964
3+ Bedroom	\$189,099	\$301,634	\$221,646	\$282,026	\$289,212	\$316,835	\$324,969	\$297,882	\$343,395	\$285,048

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$143,123	\$210,123	\$155,025	\$232,416	\$255,610	\$235,610	\$242,781	\$224,446	\$207,922	\$192,060
Single-Detached	\$217,640	\$257,600	\$209,472	\$234,706	\$287,455	\$270,130	\$264,778	\$271,093	\$254,274	\$227,203
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$88,478	\$60,909	\$73,354	\$177,465	\$115,492	\$119,106	\$74,136	\$91,166	\$92,043	\$74,917

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$143,123	\$210,123	\$155,025	\$232,416	\$255,610	\$235,610	\$242,781	\$224,446	\$207,922	\$192,060
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$447,403	\$191,669	\$178,872	\$164,601	\$49,842	\$32,997	\$172,689	\$139,929	\$192,222	\$205,000
2 Bedroom	\$78,472	\$108,336	\$104,404	\$203,074	\$252,562	\$161,192	\$153,367	\$146,519	\$130,825	\$102,418
3+ Bedroom	\$197,744	\$301,323	\$221,646	\$283,750	\$283,046	\$313,016	\$324,763	\$310,902	\$343,395	\$276,996

Real Estate – Rents

HNRR Section 6 (1)(h)(i – ii)* -- Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Core Housing Need – Affordability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	480	570	585	430	525	500	50	45	85
Above Affordable Threshold	35	50	50	40	50	35	0	0	15
1 person household	25	0	15	25	0	10	0	0	10
2 persons household	0	20	15	10	20	10	0	0	0
3 persons household	0	0	10	0	0	0	0	0	0
4 persons household	0	0	10	0	0	10	0	0	0
5+ persons household	10	0	0	10	0	10	0	0	0
Unaffordable Housing (%)	7.3%	8.8%	8.5%	9.3%	9.5%	7.0%	0.0%	0.0%	17.6%

Core Housing Need – Adequacy

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	480	570	585	430	525	500	50	45	85
Below Adequacy Standard	65	85	90	55	85	70	10	0	20
1 person household	15	0	20	10	0	15	0	0	0
2 persons household	30	45	35	25	50	30	0	0	0
3 persons household	10	0	30	10	0	15	0	0	15
4 persons household	10	0	10	10	0	10	0	0	0
5+ persons household	20	0	0	10	0	0	10	0	0
Inadequate Housing (%)	13.5%	14.9%	15.4%	12.8%	16.2%	14.0%	20.0%	0.0%	23.5%

Core Housing Need – Suitability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	480	570	585	430	525	500	50	45	85
Below Suitability Standard	35	0	20	25	0	15	10	0	10
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	15	0	10	10	0	0	0	0	10
3 Persons	0	0	0	0	0	10	0	0	0
4 Persons	10	0	10	0	0	0	0	0	0
5+ Persons	15	0	0	0	0	0	10	0	0
Unsuitable Housing (%)	7.3%	0.0%	3.4%	5.8%	0.0%	3.0%	20.0%	0.0%	11.8%

Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	480	570	585	430	530	500	45	45	85
Household not in CHN	440	500	540	390	465	470	45	35	70
Household in CHN	40	70	50	40	65	35	0	0	10
1 person household	20	35	15	25	0	10	0	0	0
2 persons household	20	20	15	15	20	10	0	0	0
3 persons household	0	0	10	0	0	10	0	0	0
4 persons household	0	0	0	0	0	0	0	0	0
5+ persons household	0	0	0	10	0	10	0	0	0
Household in CHN (%)	8.3%	12.3%	8.5%	9.3%	12.3%	7.0%	0.0%	0.0%	11.8%

Extreme Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	480	570	585	430	530	500	45	45	85
Household not in ECHN	480	570	570	430	530	490	45	45	75
Household in ECHN	0	0	15	0	0	10	0	0	10
1 person household	0	0	0	0	0	10	0	0	0
2 persons household	0	0	10	0	0	10	0	0	0
3 persons household	0	0	10	0	0	0	0	0	10
4 persons household	0	0	0	0	0	0	0	0	0
5+ persons household	0	0	0	0	0	0	0	0	0
Household in ECHN (%)	0.0%	0.0%	2.6%	0.0%	0.0%	2.0%	0.0%	0.0%	11.8%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

	2016	2021	2026
Total	610	685	780
No Bedroom	20	25	30
1 Bedroom	55	60	70
2 Bedroom	175	200	230
3 Bedroom	215	240	275
4+ Bedroom	145	160	180

4. ELECTORAL AREA D – Fraser Lake Rural

Historical & Anticipated Population & Households.....	34
Indigenous Identity.....	34
Mobility	35
Private Household Size.....	35
Household Maintainers	35
Owners w/ Mortgages & Renters in Subsidized Housing.....	35
Household Income	36
Labour Force	36
NAICS Industry Employment.....	37
Commuting	37
Housing – Structural Types.....	37
Housing – Unit Size	38
Housing – Date Built	38
Housing – Subsidized	38
Housing – Rental Vacancy (%)	38
Housing – Primary Rental Universe	38
Housing – Secondary Rental Universe.....	38
Short-Term Rentals.....	38
Housing – Cooperative Housing.....	38
Housing – Post-secondary Housing	39
Housing – Shelter Beds	39
Housing – Non-Market Housing	39
Housing – Starts & Demolitions.....	39
Housing – Registered New Homes	39
Real Estate – Assessment	39
Real Estate – Sales Price	40
Real Estate – Rents	41
Core Housing Need – Affordability	41
Core Housing Need – Adequacy	41
Core Housing Need – Suitability	41
Core Housing Need	42
Extreme Core Housing Need	42
Housing Units Demanded	42

Historical & Anticipated Population & Households

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	1,645	1,745	1,500	1,485	1,470	1,455	1,440	1,430	1,415	1,400	1,320	1,305	1,350	-10%
0 to 14 yrs	295	280	200	195	190	185	180	170	165	160	155	150	135	-33%
15 to 19 yrs	100	110	90	85	80	75	70	65	70	75	80	85	85	-6%
20 to 24 yrs	90	75	75	70	65	60	55	55	50	45	40	35	40	-47%
25 to 64 yrs	940	980	855	835	815	795	775	760	735	710	685	660	640	-25%
65 to 84 yrs	205	265	255	270	285	300	315	340	350	360	370	380	400	57%
85+	15	30	25	25	25	25	25	35	35	35	35	35	45	80%

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 to 14 yrs	18%	16%	13%	13%	13%	13%	13%	12%	12%	11%	12%	11%	10%
15 to 19 yrs	6%	6%	6%	6%	5%	5%	5%	5%	5%	5%	6%	7%	6%
20 to 24 yrs	5%	4%	5%	5%	4%	4%	4%	4%	4%	3%	3%	3%	3%
25 to 64 yrs	57%	56%	57%	56%	55%	55%	54%	53%	52%	51%	52%	51%	47%
65 to 84 yrs	12%	15%	17%	18%	19%	21%	22%	24%	25%	26%	28%	29%	30%
85+	1%	2%	2%	2%	2%	2%	2%	2%	2%	3%	3%	3%	3%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	710		665	670	675	680	685	685	685	685	685	685	695	5%
15 to 24 yrs	15		15	15	15	15	15	10	10	10	10	10	10	-33%
25 to 34 yrs	60		70	70	70	70	70	75	80	85	90	95	90	29%
35 to 44 yrs	160		45	40	35	30	25	20	20	20	20	20	10	-78%
45 to 54 yrs	165		140	135	130	125	120	115	110	105	100	95	85	-39%
55 to 64 yrs	160		190	185	180	175	170	175	170	165	160	155	145	-24%
65 to 74 yrs	75		130	140	150	160	170	185	190	195	200	205	215	65%
75+ yrs	75		75	80	85	90	95	105	110	115	120	125	140	87%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
15 to 24 yrs	2%		2%	2%	2%	2%	2%	1%	1%	1%	1%	1%	1%
25 to 34 yrs	8%		11%	10%	10%	10%	10%	11%	12%	12%	13%	14%	13%
35 to 44 yrs	23%		7%	6%	5%	4%	4%	3%	3%	3%	3%	3%	1%
45 to 54 yrs	23%		21%	20%	19%	18%	18%	17%	16%	15%	15%	14%	12%
55 to 64 yrs	23%		29%	28%	27%	26%	25%	26%	25%	24%	23%	23%	21%
65 to 74 yrs	11%		20%	21%	22%	24%	25%	27%	28%	28%	29%	30%	31%
75+ yrs	11%		11%	12%	13%	13%	14%	15%	16%	17%	18%	18%	20%

Indigenous Identity

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,645	1,770	1,455	1,525	1,470	1,260	125	300	195
Indigenous Identity	130	325	245	105	215	180	20	110	70
Non-Indigenous Identity	1,520	1,445	1,205	1,415	1,255	1,080	100	190	130
	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	8%	18%	17%	7%	15%	14%	16%	37%	36%
Non-Indigenous Identity	92%	82%	83%	93%	85%	86%	80%	63%	67%

Mobility

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,635	1,750	1,435	1,510	1,460	1,245	125	285	200
Non-Mover	1,435	1,555	1,260	1,355	1,385	1,135	70	175	120
Mover	200	190	180	155	80	100	50	110	75
Non-Migrant	25	0	55	20	0	50	10	0	10
Migrants	175	160	120	130	85	50	40	80	75
Internal Migrants	170	165	120	130	80	50	40	80	75
Intraprovincial Migrant	130	165	80	105	80	40	30	85	35
Interprovincial Migrant	40	0	45	25	0	10	10	0	35
External Migrant	0	0	0	0	0	0	0	0	0

Private Household Size

	Total				Owners			Renters			Renter %		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	710	775	660	100%	645	620	585	65	160	80	9%	21%	12%
1 person	210	215	210	31.8%	185	135	180	30	85	30	14%	39%	14%
2 persons	275	330	295	44.7%	240	305	265	30	25	25	11%	8%	9%
3 persons	85	90	60	9.1%	85	55	55	0	35	0	0%	39%	0%
4 persons	85	85	60	9.1%	85	85	55	0	0	10	0%	0%	15%
5+ persons	50	50	40	6.1%	50	45	25	0	0	15	0%	0%	38%
Average HH Size	2.3	2.3	2.2		2.4	2.4	2.1	1.9	2.0	2.4	-	-	-

Household Maintainers

	Total				Owners			Renters		
	2006	2011	2016	10yr %	2006	2011	2016	2006	2011	2016
Total Household	710	775	665	-6.3%	645	620	580	65	160	80
15 - 24 yrs	15	30	15	0.0%	10	0	10	0	0	10
25 - 34 yrs	60	20	70	16.7%	40	15	45	25	0	25
35 - 44 yrs	160	150	45	-71.9%	140	110	30	15	40	15
45 - 54 yrs	165	230	140	-15.2%	155	175	120	0	60	20
55 - 64 yrs	160	185	190	18.8%	150	150	185	10	0	10
65 - 74 yrs	75	120	130	73.3%	80	115	125	0	0	10
75 - 84 yrs	55	40	60	9.1%	55	40	55	0	0	10
85+ yrs	20	0	15	-25.0%	15	0	15	0	0	0

Owners w/ Mortgages & Renters in Subsidized Housing

	2006	2011	2016
Total - Owner & Renter	640	730	605
Average Shelter Cost	\$534	\$705	\$686
Owners	575	575	525
w/ Mortgage	220	270	240
% Owners	89.8%	78.8%	86.8%
% Mortgage	38.3%	47.0%	45.7%
Renters	65	160	80
In Subsidized Housing	0	0	10
% Renters	10.2%	21.9%	13.2%
% Subsidized	0.0%	0.0%	12.5%

Household Income

	Total				Owners				Renters			
	2005	2010	2015	% of Total	2005	2010	2015	% of Total	2005	2010	2015	% of Total
Total Household	710	775	660	100.0%	645	620	580	100.0%	65	160	80	100.0%
< \$5,000	30	0	0	0.0%	30	0	10	1.7%	0	0	0	0.0%
\$5,000 - \$9,999	15	15	10	1.5%	0	0	10	1.7%	10	0	0	0.0%
\$10,000 - \$14,999	35	15	15	2.3%	25	0	15	2.6%	0	0	0	0.0%
\$15,000 - \$19,999	45	0	35	5.3%	40	0	25	4.3%	10	0	10	12.5%
\$20,000 - \$24,999	15	70	25	3.8%	10	0	20	3.4%	0	0	10	12.5%
\$25,000 - \$29,999	60	25	45	6.8%	60	20	45	7.8%	0	0	0	0.0%
\$30,000 - \$34,999	35	30	30	4.5%	35	30	30	5.2%	0	0	0	0.0%
\$35,000 - \$39,999	35	40	15	2.3%	40	35	15	2.6%	0	0	0	0.0%
\$40,000 - \$44,999	25	50	25	3.8%	30	35	20	3.4%	0	0	10	12.5%
\$45,000 - \$49,999	25	0	25	3.8%	15	0	25	4.3%	10	0	0	0.0%
\$50,000 - \$59,999	45	50	45	6.8%	35	50	50	8.6%	20	0	0	0.0%
\$60,000 - \$69,999	30	75	40	6.1%	30	60	30	5.2%	0	0	0	0.0%
\$70,000 - \$79,999	65	10	45	6.8%	60	15	40	6.9%	10	0	10	12.5%
\$80,000 - \$89,999	50	50	30	4.5%	45	50	25	4.3%	0	0	10	12.5%
\$90,000 - \$99,999	50	105	55	8.3%	50	100	55	9.5%	0	0	0	0.0%
\$100,000+	150	170	210	31.8%	145	135	185	31.9%	10	30	30	37.5%
\$100,000 - \$124,999	70	45	85	12.9%	60	35	65	11.2%	10	0	20	25.0%
\$125,000 - \$149,999	45	60	35	5.3%	45	45	30	5.2%	0	0	0	0.0%
\$150,000 - \$199,999	15	40	65	9.8%	20	40	60	10.3%	0	0	10	12.5%
\$200,000+	25	15	30	4.5%	20	20	25	4.3%	0	0	0	0.0%
Median Income	\$57,014	\$66,555	\$72,132		\$63,821	\$68,006	\$73,851		\$47,716	\$43,765	\$71,993	
Average Income	\$66,464	\$74,434	\$84,246		\$68,693	\$80,088	\$86,062		\$44,351	\$52,199	\$71,040	

Labour Force

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	1,335	1,495	1,265	1,235	1,265	1,125	95	230	140
In Labour Force	855	895	740	785	735	655	70	155	90
Employed	740	790	670	690	675	590	50	110	80
Unemployed	115	100	80	95	60	65	20	40	10
Not In Labour Force	480	605	525	450	525	475	25	75	50
Participation Rate (%)	64.3	59.5	58.9	63.6	58.1	58.0	68.4	69.6	64.3
Employment Rate (%)	55.6	52.8	52.6	55.9	53.4	52.2	52.6	50.0	57.1
Unemployment Rate (%)	13.4	11.2	10.1	12.7	7.5	9.2	23.1	28.1	11.1

NAICS Industry Employment

	Total '16 % of				Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Labour Force	845	890	735	100.0%	785	735	650	55	155	90
Agriculture, Forestry, Fishing, & Hunting	205	175	180	24.5%	200	170	170	0	0	0
Mining, Quarrying, and Oil & Gas Extraction	70	95	35	4.8%	65	95	25	10	0	10
Utilities	0	0	0	0.0%	0	0	0	0	0	0
Construction	40	25	80	10.9%	35	20	80	0	0	0
Manufacturing	185	225	150	20.4%	165	145	130	20	80	20
Wholesale trade	0	0	0	0.0%	0	0	10	0	0	0
Retail trade	50	65	40	5.4%	50	45	30	0	0	10
Transportation & Warehousing	45	15	25	3.4%	40	15	20	0	0	10
Information & Cultural Industries	0	0	0	0.0%	0	0	0	0	0	0
Finance & Insurance	0	0	0	0.0%	0	0	10	0	0	0
Real Estate and Rental & Leasing	30	0	0	0.0%	25	0	0	0	0	0
Professional, Scientific, & Technical Services	0	20	25	3.4%	10	0	20	0	0	0
Management of Companies & Enterprises	0	0	0	0.0%	0	0	0	0	0	0
Administrative & Support, Waste Management	10	0	20	2.7%	10	0	15	0	0	0
Educational Services	55	70	50	6.8%	50	55	45	0	0	10
Health Care & Social Assistance	35	55	45	6.1%	30	60	35	0	0	10
Arts, Entertainment, & Recreation	10	0	0	0.0%	10	0	0	0	0	0
Accommodation & Food Services	40	0	35	4.8%	30	0	20	15	0	15
Other Services (excl. Public Administration)	25	0	20	2.7%	20	0	20	0	0	0
Public Administration	40	35	15	2.0%	35	20	10	10	0	10

Commuting

	Total '16 % of				Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Usual Workers	460	630	450	100%	430	545	390	30	85	60
Commute within Community	55	90	260	57.8%	55	85	220	0	0	35
Commute within RDBN	385	530	140	31.1%	355	450	120	30	80	20
Commute within Province	20	0	45	10.0%	20	0	45	0	0	0
Commute outside of Province	0	0	0	0.0%	0	0	0	0	0	0

Housing – Structural Types

	Total '16 % of				Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	710	775	660	100%	645	615	585	65	160	80
Single-Detached	655	665	590	89.4%	600	560	525	60	100	60
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	15	55	15	2.3%	10	0	0	0	0	15
<i>Semi-Detached</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Row House</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Duplex</i>	0	0	15	2.3%	0	0	0	0	0	10
<i>Apartment</i>	10	0	0	0.0%	0	0	0	10	0	0
<i>Other single-attached</i>	10	0	0	0.0%	0	0	0	0	0	0
Movable	40	60	60	9.1%	40	50	55	0	0	0

Housing – Unit Size

	Total				Owners			Renters		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016
Total Dwellings	710	775	660	100%	645	620	585	65	155	80
No bedroom	15	0	0	0.0%	10	0	0	10	0	0
1 bedroom	100	180	75	11.4%	90	95	60	10	85	15
2 bedroom	210	195	200	30.3%	195	155	170	20	40	30
3+ bedroom	380	400	385	58.3%	355	365	345	25	30	30

Housing – Date Built

	Total				Owners				Renters			
	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total
Total Dwellings	710	775	660	100%	645	615	580	100%	65	155	80	100%
< 1960	145	95	65	9.8%	115	90	50	8.6%	30	0	15	18.8%
1961 to 1980	380	350	275	41.7%	360	265	250	43.1%	20	80	30	37.5%
1981 to 1990	100	125	130	19.7%	85	75	105	18.1%	20	50	20	25.0%
1991 to 2000	65	100	130	19.7%	65	85	115	19.8%	0	15	15	18.8%
2001 to 2010	25	90	40	6.1%	25	95	40	6.9%	0	0	0	0.0%
2011 to 2016	0	0	30	4.5%	0	0	30	5.2%	0	0	0	0.0%

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing

No subsidized unit inventory available in the RDBN electoral areas.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC *The RDBN does not have a geography within the survey criteria set by CMHC.*

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

No primary rental market data available for rural Regional District of Bulkley-Nechako communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii)

No data collected.

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC

The rural community does not have cooperative housing.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

The rural community does not have cooperative housing.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

The rural community houses or shelters 0 homeless people based on BC Housing data.

Housing – Non-Market Housing

Source: BC Housing

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
0	0	0	0	0	0	0	0	0	0	0	XX	XX	XX	1	1

Housing – Starts & Demolitions

UNIT STARTS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Electoral Area A	12	19	16	16	13	15	13	15	19	21
Electoral Area B	2	0	3	1	0	0	2	1	3	4
Electoral Area C	8	2	2	4	4	0	5	2	1	4
Electoral Area D	1	2	3	3	3	0	1	3	1	1
Electoral Area E	0	0	0	0	0	0	0	0	0	0
Electoral Area F	7	11	13	8	7	5	4	7	5	9
Electoral Area G	0	1	0	1	2	1	0	1	1	2
RDBN Rural	30	35	37	33	29	21	25	29	30	41

Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

No data available specifically for the electoral area.

Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

Regional District of Bulkley-Nechako
Rural Housing Needs Report

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$141,236	\$133,648	\$149,315	\$151,693	\$147,841	\$147,406	\$147,205	\$136,536	\$139,225	\$152,207
Single-Detached	\$159,281	\$149,474	\$167,310	\$168,744	\$164,789	\$163,114	\$163,436	\$152,600	\$155,384	\$171,120
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$60,457	\$63,116	\$67,099	\$72,943	\$69,920	\$76,364	\$72,450	\$65,838	\$68,298	\$69,741

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$156,388	\$153,058	\$167,263	\$166,998	\$166,254	\$164,021	\$162,375	\$155,206	\$152,604	\$171,935
Single-Detached	\$175,976	\$171,586	\$187,066	\$186,113	\$184,982	\$181,999	\$180,169	\$172,839	\$169,907	\$192,634
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$68,701	\$70,482	\$76,783	\$78,716	\$80,147	\$82,713	\$80,421	\$77,601	\$76,657	\$81,682

Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$215,547	\$150,558	\$147,209	\$219,057	\$179,307	\$163,075	\$205,151	\$171,435	\$185,167	\$200,666
Single-Detached	\$240,745	\$186,387	\$147,641	\$234,985	\$189,660	\$192,609	\$222,116	\$184,806	\$211,135	\$234,360
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$72,762	\$60,986	\$145,264	\$144,725	\$124,090	\$40,019	\$97,707	\$135,143	\$77,587	\$113,625

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$215,547	\$150,558	\$147,209	\$219,057	\$179,307	\$163,075	\$205,151	\$171,435	\$185,167	\$200,666
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$93,433	\$197,659	\$140,357	-	\$198,656	\$121,196	\$174,910	\$96,436	\$161,736	\$184,857
2 Bedroom	\$192,505	\$83,129	\$156,282	\$182,661	\$165,885	\$162,525	\$140,231	\$180,675	\$158,648	\$158,813
3+ Bedroom	\$243,197	\$202,287	\$145,876	\$251,409	\$192,003	\$194,133	\$242,093	\$250,560	\$217,157	\$243,939

Average Sale Price (2020 dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$218,328	\$153,048	\$172,100	\$214,691	\$176,055	\$163,352	\$212,168	\$181,875	\$191,856	\$200,028
Single-Detached	\$244,016	\$186,387	\$178,064	\$229,684	\$185,799	\$192,609	\$230,241	\$199,156	\$219,110	\$230,055
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$72,762	\$69,698	\$145,264	\$144,725	\$124,090	\$41,449	\$97,707	\$134,970	\$78,945	\$122,458

Regional District of Bulkley-Nechako
Rural Housing Needs Report

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$218,328	\$153,048	\$172,100	\$214,691	\$176,055	\$163,352	\$212,168	\$181,875	\$191,856	\$200,028
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$93,433	\$197,659	\$140,357	-	\$198,656	\$121,196	\$197,376	\$96,436	\$161,736	\$184,857
2 Bedroom	\$192,505	\$88,938	\$156,282	\$182,661	\$165,885	\$163,240	\$140,231	\$200,064	\$159,328	\$162,854
3+ Bedroom	\$247,474	\$202,287	\$200,637	\$243,161	\$181,706	\$194,133	\$248,783	\$250,560	\$231,612	\$238,877

Real Estate – Rents

HNRR Section 6 (1)(h)(i – ii)* -- Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Core Housing Need – Affordability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	620	705	585	555	575	505	65	130	80
Above Affordable Threshold	45	70	55	30	35	45	20	40	15
1 person household	15	40	30	10	0	20	0	0	10
2 persons household	25	25	25	15	20	20	15	0	10
3 persons household	0	0	10	0	0	0	0	0	0
4 persons household	0	0	0	10	0	0	0	0	0
5+ persons household	0	0	10	0	0	10	0	0	0
Unaffordable Housing (%)	7.3%	9.9%	9.4%	5.4%	6.1%	8.9%	30.8%	30.8%	18.8%

Core Housing Need – Adequacy

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	620	705	585	555	575	505	65	130	80
Below Adequacy Standard	85	80	60	70	60	60	15	20	10
1 person household	20	20	25	25	15	25	0	0	0
2 persons household	45	40	15	35	30	15	10	0	0
3 persons household	0	0	10	0	0	10	0	0	0
4 persons household	10	0	15	10	0	15	10	0	0
5+ persons household	10	0	0	0	0	0	10	0	10
Inadequate Housing (%)	13.7%	11.3%	10.3%	12.6%	10.4%	11.9%	23.1%	15.4%	12.5%

Core Housing Need – Suitability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	620	705	585	555	575	505	65	130	80
Below Suitability Standard	35	25	0	25	0	0	10	0	10
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	15	0	0	10	0	0	15	0	0
3 Persons	0	0	0	0	0	0	0	0	0
4 Persons	0	0	0	10	0	0	0	0	0
5+ Persons	10	0	0	10	0	0	0	0	0
Unsuitable Housing (%)	5.6%	3.5%	0.0%	4.5%	0.0%	0.0%	15.4%	0.0%	12.5%

Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	615	705	585	555	575	505	65	130	80
Household not in CHN	530	595	510	490	515	445	40	80	65
Household in CHN	90	110	75	65	60	60	20	50	10
1 person household	20	55	40	25	20	30	0	35	0
2 persons household	45	35	25	20	25	20	20	0	0
3 persons household	0	0	10	0	0	10	0	0	10
4 persons household	20	0	10	15	0	0	10	0	0
5+ persons household	10	0	0	10	0	0	0	0	0
Household in CHN (%)	14.6%	15.6%	12.8%	11.7%	10.4%	11.9%	30.8%	38.5%	12.5%

Extreme Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	615	705	585	555	575	505	65	130	80
Household not in ECHN	600	705	570	555	575	495	50	130	70
Household in ECHN	15	0	15	0	0	10	15	0	10
1 person household	0	0	10	0	0	10	0	0	0
2 persons household	15	0	0	0	0	0	15	0	0
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	0	0	0	10	0	0	0	0	0
5+ persons household	0	0	0	0	0	0	0	0	0
Household in ECHN (%)	2.4%	0.0%	2.6%	0.0%	0.0%	2.0%	23.1%	0.0%	12.5%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

	2016	2021	2026
Total	665	685	695
No Bedroom	0	0	0
1 Bedroom	85	90	95
2 Bedroom	205	220	225
3 Bedroom	225	230	230
4+ Bedroom	150	145	145

5. ELECTORAL AREA E – Francois/Ootsa Lake Rural

Historical & Anticipated Population & Households.....	44
Indigenous Identity.....	44
Mobility	45
Private Household Size.....	45
Household Maintainers	45
Owners w/ Mortgages & Renters in Subsidized Housing.....	45
Household Income	46
Labour Force	46
NAICS Industry Employment.....	47
Commuting	47
Housing – Structural Types.....	47
Housing – Unit Size	48
Housing – Date Built	48
Housing - Subsidized	48
Housing – Rental Vacancy (%)	48
Housing – Primary Rental Universe	48
Housing – Secondary Rental Universe.....	48
Housing – Short-Term Rentals.....	48
Housing – Cooperative Housing.....	48
Housing – Post-secondary Housing	49
Housing – Shelter Beds	49
Housing – Non-Market Housing	49
Housing – Starts & Demolitions.....	49
Housing – Registered New Homes	49
Real Estate – Assessment	49
Real Estate – Sales Price	50
Real Estate – Rents	50
Core Housing Need – Affordability	51
Core Housing Need – Adequacy	51
Core Housing Need – Suitability	51
Core Housing Need	52
Extreme Core Housing Need	52
Housing Units Demanded	52

Historical & Anticipated Population & Households

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	1,785	1,520	1,615	1,595	1,575	1,555	1,535	1,520	1,545	1,570	1,685	1,710	1,635	1%
0 to 14 yrs	320	300	305	305	305	305	305	310	315	320	325	330	340	11%
15 to 19 yrs	120	100	110	105	100	95	90	80	85	90	95	100	110	0%
20 to 24 yrs	85	50	80	80	80	80	80	70	70	70	70	70	70	-13%
25 to 64 yrs	1,005	815	840	815	790	765	740	715	710	705	700	695	695	-17%
65 to 84 yrs	240	225	270	285	300	315	330	340	355	370	385	400	425	57%
85+	15	30	15	15	15	15	15	10	10	10	10	10	0	-100%

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 to 14 yrs	18%	20%	19%	19%	19%	20%	20%	20%	20%	20%	19%	19%	21%
15 to 19 yrs	7%	7%	7%	7%	6%	6%	6%	5%	6%	6%	6%	6%	7%
20 to 24 yrs	5%	3%	5%	5%	5%	5%	5%	5%	5%	4%	4%	4%	4%
25 to 64 yrs	56%	54%	52%	51%	50%	49%	48%	47%	46%	45%	42%	41%	43%
65 to 84 yrs	13%	15%	17%	18%	19%	20%	21%	22%	23%	24%	23%	23%	26%
85+	1%	2%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	0%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	735		620	615	610	605	600	605	615	625	635	645	665	7%
15 to 24 yrs	20		0	0	0	0	0	0	0	0	0	0	0	-
25 to 34 yrs	65		50	50	50	50	40	40	40	40	40	40	45	-10%
35 to 44 yrs	90		95	100	105	110	115	110	115	120	125	130	145	53%
45 to 54 yrs	215		80	70	60	50	40	35	30	25	20	15	20	-75%
55 to 64 yrs	180		165	160	155	150	145	130	125	120	115	110	100	-39%
65 to 74 yrs	105		140	145	150	155	160	175	185	195	205	215	215	54%
75+ yrs	60		85	90	95	100	105	115	120	125	130	135	140	65%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
15 to 24 yrs	3%		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
25 to 34 yrs	9%		8%	8%	8%	8%	7%	7%	7%	6%	6%	6%	7%
35 to 44 yrs	12%		15%	16%	17%	18%	19%	18%	19%	19%	20%	20%	22%
45 to 54 yrs	29%		13%	11%	10%	8%	7%	6%	5%	4%	3%	2%	3%
55 to 64 yrs	24%		27%	26%	25%	25%	24%	21%	20%	19%	18%	17%	15%
65 to 74 yrs	14%		23%	24%	25%	26%	27%	29%	30%	31%	32%	33%	32%
75+ yrs	8%		14%	15%	16%	17%	18%	19%	20%	20%	20%	21%	21%

Indigenous Identity

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,775	1,495	1,570	1,470	1,350	1,320	305	150	245
Indigenous Identity	60	130	200	40	85	150	20	45	55
Non-Indigenous Identity	1,710	1,365	1,365	1,430	1,260	1,175	285	100	195
	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	3%	9%	13%	3%	6%	11%	7%	30%	22%
Non-Indigenous Identity	96%	91%	87%	97%	93%	89%	93%	67%	80%

Mobility

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,765	1,480	1,555	1,460	1,335	1,310	305	145	245
Non-Mover	1,500	1,325	1,460	1,390	1,225	1,230	115	95	235
Mover	270	155	95	75	105	80	190	50	15
Non-Migrant	180	95	25	25	50	30	150	45	0
Migrants	90	60	70	50	55	55	40	0	15
Internal Migrants	80	60	70	50	60	50	30	0	20
Intraprovincial Migrant	75	50	50	45	50	40	30	0	15
Interprovincial Migrant	0	0	15	10	0	15	0	0	0
External Migrant	10	0	0	0	0	0	10	0	0

Private Household Size

	Total				Owners			Renters			Renter %		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	740	605	620	100%	585	520	545	155	80	75	21%	13%	12%
1 person	185	125	140	22.6%	100	80	120	85	45	20	46%	36%	14%
2 persons	340	300	300	48.4%	305	280	275	35	0	25	10%	0%	8%
3 persons	80	55	55	8.9%	70	40	55	10	0	0	13%	0%	0%
4 persons	55	60	60	9.7%	55	55	55	0	0	0	0%	0%	0%
5+ persons	80	60	70	11.3%	55	60	45	25	0	25	31%	0%	36%
Average HH Size	2.4	2.5	2.5		2.5	2.6	2.4	2.0	1.8	3.1	-	-	-

Household Maintainers

	Total				Owners			Renters		
	2006	2011	2016	10yr %	2006	2011	2016	2006	2011	2016
Total Household	735	605	620	-15.6%	585	525	545	155	85	80
15 - 24 yrs	20	0	0	-100.0%	0	0	0	20	0	10
25 - 34 yrs	65	55	50	-23.1%	25	30	30	40	0	20
35 - 44 yrs	90	100	95	5.6%	55	60	85	35	0	10
45 - 54 yrs	215	120	80	-62.8%	185	115	70	30	0	10
55 - 64 yrs	180	165	165	-8.3%	170	155	145	15	0	25
65 - 74 yrs	105	120	140	33.3%	90	120	140	15	0	0
75 - 84 yrs	50	35	65	30.0%	50	35	55	0	0	10
85+ yrs	10	0	20	100.0%	10	0	25	0	0	0

Owners w/ Mortgages & Renters in Subsidized Housing

	2006	2011	2016
Total - Owner & Renter	695	520	535
Average Shelter Cost	\$672	\$754	\$634
Owners	545	440	460
w/ Mortgage	215	180	185
% Owners	78.4%	84.6%	86.0%
% Mortgage	39.4%	40.9%	40.2%
Renters	155	80	75
In Subsidized Housing	0	0	0
% Renters	22.3%	15.4%	14.0%
% Subsidized	0.0%	0.0%	0.0%

Household Income

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
Total Household	740	605	620	100.0%	580	520	540	100.0%	155	80	75	100.0%
< \$5,000	50	0	15	2.4%	15	0	10	1.9%	30	0	0	0.0%
\$5,000 - \$9,999	10	0	0	0.0%	10	0	10	1.9%	0	0	0	0.0%
\$10,000 - \$14,999	0	0	15	2.4%	0	0	15	2.8%	0	0	10	13.3%
\$15,000 - \$19,999	35	60	15	2.4%	15	40	20	3.7%	20	0	0	0.0%
\$20,000 - \$24,999	20	30	20	3.2%	20	15	10	1.9%	0	0	0	0.0%
\$25,000 - \$29,999	50	20	15	2.4%	35	25	15	2.8%	15	0	0	0.0%
\$30,000 - \$34,999	55	0	50	8.1%	45	0	40	7.4%	10	0	10	13.3%
\$35,000 - \$39,999	40	40	45	7.3%	40	45	35	6.5%	10	0	10	13.3%
\$40,000 - \$44,999	25	20	15	2.4%	25	0	20	3.7%	0	0	0	0.0%
\$45,000 - \$49,999	0	20	40	6.5%	0	25	25	4.6%	0	0	10	13.3%
\$50,000 - \$59,999	95	40	55	8.9%	80	40	50	9.3%	15	0	0	0.0%
\$60,000 - \$69,999	80	35	55	8.9%	60	30	45	8.3%	15	0	10	13.3%
\$70,000 - \$79,999	50	45	45	7.3%	45	40	40	7.4%	0	0	0	0.0%
\$80,000 - \$89,999	25	60	10	1.6%	20	55	10	1.9%	0	0	0	0.0%
\$90,000 - \$99,999	25	25	35	5.6%	20	20	25	4.6%	10	0	10	13.3%
\$100,000+	170	165	185	29.8%	150	155	180	33.3%	25	0	10	13.3%
\$100,000 - \$124,999	85	90	75	12.1%	80	85	70	13.0%	10	0	0	0.0%
\$125,000 - \$149,999	25	50	60	9.7%	25	55	60	11.1%	0	0	0	0.0%
\$150,000 - \$199,999	35	15	45	7.3%	35	20	45	8.3%	0	0	0	0.0%
\$200,000+	20	0	10	1.6%	10	0	10	1.9%	15	0	0	0.0%
Median Income	\$57,021	\$66,393	\$63,355		\$60,943	\$75,084	\$67,996		\$32,000	\$30,352	\$47,409	
Average Income	\$68,125	\$70,541	\$76,824		\$71,584	\$76,241	\$79,593		\$55,044	\$34,761	\$57,507	

Labour Force

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	1,470	1,215	1,245	1,220	1,110	1,080	255	105	165
In Labour Force	1,000	765	770	835	700	655	165	70	115
Employed	895	685	655	775	625	560	120	65	90
Unemployed	105	85	110	60	75	95	45	0	20
Not In Labour Force	475	450	475	385	410	425	90	35	50
Participation Rate (%)	67.8	63.1	62.1	68.4	63.1	60.6	62.8	66.7	66.7
Employment Rate (%)	60.7	56.1	52.8	63.1	55.9	51.9	47.1	57.1	57.6
Unemployment Rate (%)	10.5	11.0	14.9	7.2	10.7	14.5	28.1	0.0	18.2

NAICS Industry Employment

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Labour Force	1,000	765	760	100.0%	835	690	650	160	70	105
Agriculture, Forestry, Fishing, & Hunting	295	185	220	28.9%	265	170	180	30	0	40
Mining, Quarrying, and Oil & Gas Extraction	15	25	15	2.0%	10	25	15	10	0	0
Utilities	0	0	0	0.0%	0	0	0	0	0	0
Construction	70	55	40	5.3%	55	30	40	15	0	0
Manufacturing	95	70	35	4.6%	75	65	25	20	0	10
Wholesale trade	20	0	15	2.0%	20	0	10	0	0	0
Retail trade	90	30	45	5.9%	70	0	25	20	0	15
Transportation & Warehousing	65	50	60	7.9%	30	50	50	35	0	0
Information & Cultural Industries	0	0	0	0.0%	0	0	0	0	0	0
Finance & Insurance	10	0	0	0.0%	10	0	0	0	0	0
Real Estate and Rental & Leasing	15	0	0	0.0%	20	0	10	0	0	0
Professional, Scientific, & Technical Services	30	0	35	4.6%	20	0	30	10	0	10
Management of Companies & Enterprises	0	0	0	0.0%	0	0	0	0	0	0
Administrative & Support, Waste Management	0	0	0	0.0%	0	0	10	0	0	0
Educational Services	95	110	65	8.6%	75	115	60	15	0	10
Health Care & Social Assistance	80	55	80	10.5%	70	55	70	10	0	10
Arts, Entertainment, & Recreation	0	0	10	1.3%	0	0	10	0	0	0
Accommodation & Food Services	30	0	25	3.3%	35	0	20	0	0	0
Other Services (excl. Public Administration)	45	40	30	3.9%	45	40	25	0	0	0
Public Administration	35	70	60	7.9%	25	60	65	10	0	0

Commuting

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Usual Workers	515	405	395	100%	435	380	320	85	25	75
Commute within Community	70	50	115	29.1%	75	55	85	0	0	30
Commute within RDBN	430	355	260	65.8%	345	330	220	85	25	40
Commute within Province	15	0	15	3.8%	20	0	15	0	0	0
Commute outside of Province	0	0	0	0.0%	0	0	10	0	0	0

Housing – Structural Types

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	735	605	620	100%	585	520	545	155	85	75
Single-Detached	670	595	535	86.3%	545	510	475	120	85	60
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	15	0	0	0.0%	0	0	0	20	0	0
<i>Semi-Detached</i>	10	0	0	0.0%	0	0	0	10	0	0
<i>Row House</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Duplex</i>	10	0	10	1.6%	0	0	0	10	0	0
<i>Apartment</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Other single-attached</i>	0	0	0	0.0%	0	0	0	0	0	0
Movable	50	0	85	13.7%	35	0	70	15	0	15

Housing – Unit Size

	Total				Owners			Renters		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016
Total Dwellings	740	605	625	100%	585	520	545	155	85	75
No bedroom	20	0	0	0.0%	0	0	0	10	0	0
1 bedroom	95	40	45	7.2%	60	35	40	35	0	10
2 bedroom	205	110	145	23.2%	165	105	120	40	0	20
3+ bedroom	425	425	425	68.0%	355	380	385	70	0	40

Housing – Date Built

	Total				Owners				Renters			
	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total
Total Dwellings	740	605	625	100%	585	520	545	100%	155	85	80	100%
< 1960	70	65	80	12.8%	35	55	60	11.0%	35	0	20	25.0%
1961 to 1980	310	230	295	47.2%	245	190	265	48.6%	65	40	30	37.5%
1981 to 1990	180	175	85	13.6%	145	145	70	12.8%	30	0	15	18.8%
1991 to 2000	160	60	80	12.8%	140	60	70	12.8%	25	0	15	18.8%
2001 to 2010	15	70	75	12.0%	15	65	70	12.8%	0	0	0	0.0%
2011 to 2016	0	0	10	1.6%	0	0	10	1.8%	0	0	0	0.0%

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing

No subsidized unit inventory available in the RDBN electoral areas.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC *The RDBN does not have a geography within the survey criteria set by CMHC.*

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

No primary rental market data available for rural Regional District of Bulkley-Nechako communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii)

No data collected.

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC

The rural community does not have cooperative housing.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

The rural community does not have cooperative housing.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

The rural community houses or shelters 0 homeless people based on BC Housing data.

Housing – Non-Market Housing

Source: BC Housing

No data available.

Housing – Starts & Demolitions

UNIT STARTS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Electoral Area A	12	19	16	16	13	15	13	15	19	21
Electoral Area B	2	0	3	1	0	0	2	1	3	4
Electoral Area C	8	2	2	4	4	0	5	2	1	4
Electoral Area D	1	2	3	3	3	0	1	3	1	1
Electoral Area E	0	0	0	0	0	0	0	0	0	0
Electoral Area F	7	11	13	8	7	5	4	7	5	9
Electoral Area G	0	1	0	1	2	1	0	1	1	2
RDBN Rural	30	35	37	33	29	21	25	29	30	41

Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

No data available specifically for the electoral area.

Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$166,533	\$166,193	\$161,185	\$157,286	\$161,406	\$158,910	\$168,698	\$162,920	\$171,884	\$203,857
Single-Detached	\$177,224	\$177,003	\$172,065	\$167,922	\$172,059	\$169,811	\$179,631	\$172,477	\$183,046	\$219,176
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$85,162	\$83,802	\$82,215	\$78,944	\$79,462	\$74,338	\$84,259	\$90,733	\$92,544	\$96,026

Regional District of Bulkley-Nechako
Rural Housing Needs Report

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$180,032	\$183,951	\$178,000	\$169,332	\$171,504	\$168,782	\$181,184	\$182,695	\$191,481	\$224,194
Single-Detached	\$191,235	\$195,627	\$190,143	\$180,736	\$182,487	\$180,014	\$192,890	\$194,404	\$204,437	\$240,998
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$94,769	\$94,953	\$89,869	\$85,331	\$87,021	\$81,638	\$90,771	\$94,251	\$99,392	\$105,907

Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$174,597	\$221,952	\$201,798	\$247,750	\$206,826	\$228,741	\$194,700	\$268,314	\$213,049	\$272,986
Single-Detached	\$176,858	\$241,319	\$201,798	\$247,750	\$210,305	\$252,271	\$202,248	\$283,919	\$230,232	\$288,513
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$133,898	\$115,437	-	-	\$123,343	\$111,091	\$58,838	\$169,482	\$41,227	\$125,480

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$174,597	\$221,952	\$201,798	\$247,750	\$206,826	\$228,741	\$194,700	\$268,314	\$213,049	\$272,986
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$155,946	\$133,406	\$133,321	\$178,581	\$194,919	\$49,496	\$211,133	\$262,366	\$109,243	\$250,000
2 Bedroom	\$180,144	\$201,688	\$177,206	\$227,690	\$202,058	\$253,379	\$170,322	\$204,556	\$191,312	\$222,464
3+ Bedroom	\$171,122	\$268,355	\$213,564	\$261,411	\$214,523	\$221,093	\$207,340	\$308,007	\$265,359	\$308,583

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$181,554	\$228,822	\$209,532	\$260,911	\$209,420	\$217,788	\$190,770	\$265,882	\$220,200	\$270,819
Single-Detached	\$184,201	\$249,437	\$209,532	\$260,911	\$213,006	\$239,127	\$198,100	\$281,103	\$238,098	\$286,118
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$133,898	\$115,437	-	-	\$123,343	\$111,091	\$58,838	\$169,482	\$41,227	\$125,480

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$181,554	\$228,822	\$209,532	\$260,911	\$209,420	\$217,788	\$190,770	\$265,882	\$220,200	\$270,819
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$155,946	\$133,406	\$133,321	\$178,581	\$194,919	\$49,496	\$211,133	\$262,366	\$122,294	\$250,000
2 Bedroom	\$187,673	\$219,548	\$177,206	\$227,690	\$212,489	\$232,981	\$170,322	\$183,335	\$191,312	\$222,464
3+ Bedroom	\$178,280	\$268,355	\$223,618	\$279,507	\$214,696	\$217,885	\$196,673	\$316,950	\$273,031	\$304,792

Real Estate – Rents

HNRR Section 6 (1)(h)(i – ii)* -- Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Core Housing Need – Affordability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	655	515	525	520	435	450	135	75	70
Above Affordable Threshold	45	75	40	25	40	25	20	30	15
1 person household	30	0	25	15	0	15	15	0	10
2 persons household	10	0	15	10	0	10	0	0	10
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	0	0	0	0	0	0	0	0	0
5+ persons household	10	0	0	0	0	0	0	0	0
Unaffordable Housing (%)	6.9%	14.6%	7.6%	4.8%	9.2%	5.6%	14.8%	40.0%	21.4%

Core Housing Need – Adequacy

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	655	515	525	520	435	450	135	75	70
Below Adequacy Standard	95	65	75	85	50	60	10	0	10
1 person household	10	0	10	10	0	10	0	0	0
2 persons household	50	0	45	45	0	45	0	0	0
3 persons household	10	25	10	0	0	10	0	0	0
4 persons household	0	0	0	10	0	0	0	0	0
5+ persons household	25	0	10	20	0	0	10	0	0
Inadequate Housing (%)	14.5%	12.6%	14.3%	16.3%	11.5%	13.3%	7.4%	0.0%	14.3%

Core Housing Need – Suitability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	655	515	525	520	435	450	135	75	70
Below Suitability Standard	50	20	15	35	15	15	10	0	0
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	10	0	0	0	0	0	0	0	0
3 Persons	10	0	0	0	0	0	0	0	0
4 Persons	10	0	0	10	0	0	0	0	0
5+ Persons	25	0	15	15	0	15	10	0	0
Unsuitable Housing (%)	7.6%	3.9%	2.9%	6.7%	3.4%	3.3%	7.4%	0.0%	0.0%

Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	655	510	525	525	440	450	135	75	70
Household not in CHN	580	440	440	470	395	395	115	45	50
Household in CHN	75	75	80	55	45	60	20	35	20
1 person household	15	0	30	0	0	25	15	0	0
2 persons household	35	0	35	35	0	25	0	0	10
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	0	25	0	0	0	0	0	0	0
5+ persons household	15	0	15	15	0	10	0	0	0
Household in CHN (%)	11.5%	14.7%	15.2%	10.5%	10.2%	13.3%	14.8%	46.7%	28.6%

Extreme Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	655	510	525	525	440	450	135	75	70
Household not in ECHN	655	510	515	525	440	440	125	75	60
Household in ECHN	0	0	10	0	0	10	10	0	10
1 person household	0	0	10	0	0	10	0	0	10
2 persons household	0	0	0	0	0	0	0	0	0
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	0	0	0	0	0	0	0	0	0
5+ persons household	10	0	0	10	0	0	0	0	0
Household in ECHN (%)	0.0%	0.0%	1.9%	0.0%	0.0%	2.2%	7.4%	0.0%	14.3%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

	2016	2021	2026
Total	620	605	665
No Bedroom	0	0	0
1 Bedroom	50	50	50
2 Bedroom	140	140	150
3 Bedroom	245	235	260
4+ Bedroom	185	180	205

6. ELECTORAL AREA F – Vanderhoof Rural

Historical & Anticipated Populations & Households	54
Indigenous Identity	54
Mobility	55
Private Household Size	55
Household Maintainers	55
Owners w/ Mortgages & Renters in Subsidized Housing.....	55
Household Income	56
Labour Force	56
NAICS Industry Employment.....	57
Commuting	57
Housing – Structural Types	57
Housing – Unit Size	58
Housing – Date Built	58
Housing - Subsidized	58
Housing – Rental Vacancy (%)	58
Housing – Primary Rental Universe	58
Housing – Secondary Rental Universe.....	58
Housing – Short-Term Rentals.....	58
Housing – Cooperative Housing.....	58
Housing – Post-secondary Housing	59
Housing – Shelter Beds	59
Housing – Non-Market Housing	59
Housing – Starts & Demolitions.....	59
Housing – Registered New Homes	59
Real Estate – Assessment	59
Real Estate – Sales Price	60
Real Estate – Rents	60
Core Housing Need – Affordability	61
Core Housing Need – Adequacy	61
Core Housing Need – Suitability	61
Core Housing Need	62
Extreme Core Housing Need	62
Housing Units Demanded	62

Historical & Anticipated Population & Households

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	3,135	3,750	3,830	3,895	3,960	4,025	4,090	4,150	4,255	4,360	4,480	4,995	4,680	22%
0 to 14 yrs	675	820	780	795	810	825	840	855	875	895	915	935	950	22%
15 to 19 yrs	270	270	275	260	245	230	215	210	225	240	255	270	295	7%
20 to 24 yrs	170	230	190	185	180	175	170	175	165	155	145	135	125	-34%
25 to 64 yrs	1,695	1,990	2,135	2,165	2,195	2,225	2,255	2,295	2,345	2,395	2,445	2,495	2,555	20%
65 to 84 yrs	310	410	415	445	475	505	535	570	595	620	645	670	690	66%
85+	15	25	30	35	40	45	50	45	50	55	60	65	70	133%

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 to 14 yrs	22%	22%	20%	20%	20%	20%	21%	21%	21%	21%	19%	19%	20%
15 to 19 yrs	9%	7%	7%	7%	6%	6%	5%	5%	5%	6%	5%	5%	6%
20 to 24 yrs	5%	6%	5%	5%	5%	4%	4%	4%	4%	4%	3%	3%	3%
25 to 64 yrs	54%	53%	56%	56%	55%	55%	55%	55%	55%	55%	50%	50%	55%
65 to 84 yrs	10%	11%	11%	11%	12%	13%	13%	14%	14%	14%	13%	13%	15%
85+	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	1,145		1,380	1,405	1,430	1,455	1,480	1,500	1,530	1,560	1,590	1,620	1,660	20%
15 to 24 yrs	20		20	20	20	20	20	15	15	15	15	15	15	-25%
25 to 34 yrs	155		195	195	195	195	195	205	215	225	235	245	250	28%
35 to 44 yrs	230		190	190	190	190	190	190	195	200	205	210	225	18%
45 to 54 yrs	270		290	285	280	275	270	270	265	260	255	250	250	-14%
55 to 64 yrs	270		365	360	355	350	345	340	335	330	325	320	305	-16%
65 to 74 yrs	115		210	230	250	270	290	305	320	335	350	365	385	83%
75+ yrs	80		110	125	140	155	170	175	185	195	205	215	230	109%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
15 to 24 yrs	2%		1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
25 to 34 yrs	14%		14%	14%	14%	13%	13%	14%	14%	14%	15%	15%	15%
35 to 44 yrs	20%		14%	14%	13%	13%	13%	13%	13%	13%	13%	13%	14%
45 to 54 yrs	24%		21%	20%	20%	19%	18%	18%	17%	17%	16%	15%	15%
55 to 64 yrs	24%		26%	26%	25%	24%	23%	23%	22%	21%	20%	20%	18%
65 to 74 yrs	10%		15%	16%	17%	19%	20%	20%	21%	21%	22%	23%	23%
75+ yrs	7%		8%	9%	10%	11%	11%	12%	12%	13%	13%	13%	14%

Indigenous Identity

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	3,125	3,700	3,650	2,890	3,265	3,245	235	430	405
Indigenous Identity	185	195	260	155	175	235	35	0	30
Non-Indigenous Identity	2,940	3,505	3,390	2,735	3,090	3,015	205	410	380
	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	6%	5%	7%	5%	5%	7%	15%	0%	7%
Non-Indigenous Identity	94%	95%	93%	95%	95%	93%	87%	95%	94%

Mobility

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	3,070	3,635	3,615	2,850	3,215	3,220	225	425	395
Non-Mover	2,680	3,295	3,150	2,580	2,985	2,865	105	315	285
Mover	385	335	460	270	225	350	115	110	115
Non-Migrant	155	195	240	95	90	170	60	105	70
Migrants	230	145	225	175	140	185	55	0	40
Internal Migrants	230	145	210	180	140	180	55	0	30
Intraprovincial Migrant	200	145	175	175	135	150	20	0	25
Interprovincial Migrant	30	0	35	0	0	30	35	0	0
External Migrant	0	0	15	0	0	10	0	0	10

Private Household Size

	Total			*16 % of Total	Owners			Renters			Renter %		
	2006	2011	2016		2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	1,150	1,355	1,375	100%	1,045	1,160	1,220	100	200	160	9%	15%	12%
1 person	185	230	240	17.4%	155	155	190	30	75	55	16%	33%	22%
2 persons	450	565	620	44.9%	420	510	570	30	60	55	7%	11%	9%
3 persons	195	200	165	12.0%	170	170	140	25	0	20	13%	0%	13%
4 persons	185	190	195	14.1%	170	170	185	15	20	10	8%	11%	5%
5+ persons	130	165	160	11.6%	130	155	130	10	0	25	7%	0%	16%
Average HH Size	2.7	2.7	2.6		2.8	2.8	2.7	2.4	2.2	2.5	-	-	-

Household Maintainers

	Total			10yr %	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Household	1,145	1,355	1,380	20.5%	1,050	1,155	1,220	105	200	160
15 - 24 yrs	20	65	20	0.0%	10	25	15	10	0	10
25 - 34 yrs	155	125	195	25.8%	120	95	135	30	30	55
35 - 44 yrs	230	195	190	-17.4%	220	155	175	15	40	15
45 - 54 yrs	270	380	290	7.4%	250	330	250	25	50	35
55 - 64 yrs	270	335	365	35.2%	260	330	340	15	0	25
65 - 74 yrs	115	150	210	82.6%	115	140	200	0	0	15
75 - 84 yrs	65	90	85	30.8%	60	65	80	0	0	10
85+ yrs	15	20	25	66.7%	20	25	25	0	0	0

Owners w/ Mortgages & Renters in Subsidized Housing

	2006	2011	2016
Total - Owner & Renter	1,040	1,215	1,125
Average Shelter Cost	\$878	\$770	\$847
Owners	945	1,020	980
w/ Mortgage	520	465	550
% Owners	90.9%	84.0%	87.1%
% Mortgage	55.0%	45.6%	56.1%
Renters	90	200	150
In Subsidized Housing	0	0	10
% Renters	8.7%	16.5%	13.3%
% Subsidized	0.0%	0.0%	6.7%

Household Income

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
Total Household	1150	1355	1375	100.0%	1045	1155	1220	100.0%	100	200	155	100.0%
< \$5,000	20	40	30	2.2%	20	40	15	1.2%	0	0	10	6.5%
\$5,000 - \$9,999	20	0	15	1.1%	15	0	10	0.8%	0	0	10	6.5%
\$10,000 - \$14,999	25	60	30	2.2%	10	15	25	2.0%	15	0	0	0.0%
\$15,000 - \$19,999	75	80	40	2.9%	65	60	35	2.9%	10	0	0	0.0%
\$20,000 - \$24,999	40	50	35	2.5%	30	45	30	2.5%	10	0	10	6.5%
\$25,000 - \$29,999	25	45	50	3.6%	25	40	40	3.3%	0	0	10	6.5%
\$30,000 - \$34,999	50	35	60	4.4%	50	30	55	4.5%	0	0	10	6.5%
\$35,000 - \$39,999	55	25	40	2.9%	55	20	35	2.9%	0	0	0	0.0%
\$40,000 - \$44,999	40	60	60	4.4%	25	60	40	3.3%	10	0	20	12.9%
\$45,000 - \$49,999	10	25	50	3.6%	0	25	35	2.9%	0	0	15	9.7%
\$50,000 - \$59,999	90	120	55	4.0%	85	95	55	4.5%	0	0	10	6.5%
\$60,000 - \$69,999	90	70	105	7.6%	80	50	105	8.6%	0	0	0	0.0%
\$70,000 - \$79,999	115	160	105	7.6%	100	140	85	7.0%	15	0	25	16.1%
\$80,000 - \$89,999	90	90	110	8.0%	95	75	100	8.2%	10	0	15	9.7%
\$90,000 - \$99,999	70	60	85	6.2%	65	55	80	6.6%	10	0	0	0.0%
\$100,000+	325	425	505	36.7%	310	385	480	39.3%	20	40	20	12.9%
\$100,000 - \$124,999	125	170	210	15.3%	120	160	195	16.0%	10	0	15	9.7%
\$125,000 - \$149,999	85	75	105	7.6%	80	70	100	8.2%	10	0	0	0.0%
\$150,000 - \$199,999	90	105	140	10.2%	85	95	135	11.1%	0	0	0	0.0%
\$200,000+	25	65	50	3.6%	30	60	45	3.7%	0	0	0	0.0%
Median Income	\$73,003	\$72,479	\$80,512		\$75,304	\$75,813	\$85,439		\$52,607	\$55,703	\$44,845	
Average Income	\$79,188	\$82,267	\$87,058		\$81,280	\$85,342	\$91,750		\$57,740	\$64,246	\$50,989	

Labour Force

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+)	2,420	2,820	2,825	2,230	2,495	2,555	195	320	270
In Labour Force	1,790	2,090	1,915	1,645	1,840	1,730	145	255	180
Employed	1,660	1,920	1,660	1,530	1,685	1,500	130	240	160
Unemployed	130	170	255	120	155	230	10	0	25
Not In Labour Force	630	725	915	580	660	830	50	65	85
Participation Rate (%)	73.8	74.4	67.7	74.2	73.8	67.6	71.8	79.7	66.7
Employment Rate (%)	68.5	68.2	58.8	68.8	67.3	58.6	66.7	73.4	59.3
Unemployment Rate (%)	7.3	8.1	13.1	7.3	8.4	13.0	7.1	0.0	13.9

NAICS Industry Employment

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Labour Force	1,780	2,060	1,895	100.0%	1,635	1,805	1,720	140	255	175
Agriculture, Forestry, Fishing, & Hunting	495	630	630	33.2%	470	550	565	25	75	60
Mining, Quarrying, and Oil & Gas Extraction	10	0	30	1.6%	10	0	30	0	0	0
Utilities	10	0	0	0.0%	0	0	0	0	0	0
Construction	85	175	105	5.5%	80	145	105	0	35	0
Manufacturing	330	265	250	13.2%	295	240	235	35	0	20
Wholesale trade	45	65	40	2.1%	30	65	40	10	0	10
Retail trade	135	190	180	9.5%	110	175	145	30	0	30
Transportation & Warehousing	80	95	95	5.0%	85	90	95	0	0	10
Information & Cultural Industries	20	0	10	0.5%	20	0	10	0	0	0
Finance & Insurance	30	15	20	1.1%	30	15	20	0	0	0
Real Estate and Rental & Leasing	0	25	0	0.0%	0	0	0	0	0	0
Professional, Scientific, & Technical Services	35	60	75	4.0%	35	40	75	0	15	0
Management of Companies & Enterprises	0	0	0	0.0%	0	0	0	0	0	0
Administrative & Support, Waste Management	35	40	25	1.3%	30	40	20	10	0	0
Educational Services	100	110	105	5.5%	95	105	95	10	0	10
Health Care & Social Assistance	120	150	110	5.8%	115	105	95	0	0	15
Arts, Entertainment, & Recreation	0	0	10	0.5%	0	0	10	0	0	10
Accommodation & Food Services	120	30	90	4.7%	115	30	85	10	0	0
Other Services (excl. Public Administration)	65	75	75	4.0%	45	50	65	15	25	10
Public Administration	65	95	50	2.6%	65	100	50	0	0	0

Commuting

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Usual Workers	1,150	1,245	1,025	100%	1,065	1,100	925	85	140	100
Commute within Community	0	0	95	9.3%	0	0	85	0	0	10
Commute within RDBN	995	1,105	840	82.0%	910	975	755	75	135	85
Commute within Province	145	140	85	8.3%	140	130	80	0	0	10
Commute outside of Province	10	0	10	1.0%	10	0	0	0	0	0

Housing – Structural Types

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	1,150	1,355	1,380	100%	1,045	1,155	1,220	100	200	160
Single-Detached	1,025	1,235	1,170	84.8%	945	1,070	1,045	85	160	125
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	10	0	0	0.0%	10	0	0	0	0	0
<i>Semi-Detached</i>	10	0	0	0.0%	10	0	0	0	0	0
<i>Row House</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Duplex</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Apartment</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Other single-attached</i>	0	0	10	0.7%	0	0	0	0	0	0
Movable	115	125	205	14.9%	100	85	175	20	0	30

Housing – Unit Size

	Total				Owners			Renters		
	2006	2011	2016	*16 % of Total	2006	2011	2016	2006	2011	2016
Total Dwellings	1,150	1,355	1,380	100%	1,050	1,155	1,220	100	200	160
No bedroom	20	0	0	0.0%	20	0	0	0	0	0
1 bedroom	105	45	120	8.7%	90	40	100	15	0	30
2 bedroom	300	295	290	21.0%	235	240	250	65	55	45
3+ bedroom	720	990	965	69.9%	695	850	880	15	140	85

Housing – Date Built

	Total				Owners				Renters			
	2006	2011	2016	*16 % of Total	2006	2011	2016	*16 % of Total	2006	2011	2016	*16 % of Total
Total Dwellings	1,150	1,355	1,380	100%	1,050	1,155	1,220	100%	105	200	160	100%
< 1960	145	75	105	7.6%	100	60	85	7.0%	45	0	20	12.5%
1961 to 1980	470	655	525	38.0%	455	545	465	38.1%	15	110	60	37.5%
1981 to 1990	240	205	280	20.3%	215	135	225	18.4%	25	70	50	31.3%
1991 to 2000	205	245	210	15.2%	195	245	200	16.4%	10	0	10	6.3%
2001 to 2010	85	175	155	11.2%	85	170	145	11.9%	0	0	20	12.5%
2011 to 2016	0	0	115	8.3%	0	0	110	9.0%	0	0	10	6.3%

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing

No subsidized unit inventory available in the RDBN electoral areas.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

No primary rental market data available for rural Regional District of Bulkley-Nechako communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii)

No data collected.

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC

The rural community does not have cooperative housing.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

The rural community does not have cooperative housing.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

The rural community houses or shelters 0 homeless people based on BC Housing data.

Housing – Non-Market Housing

Source: BC Housing

No electoral area non-market data available from BC Housing.

Housing – Starts & Demolitions

UNIT STARTS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Electoral Area A	12	19	16	16	13	15	13	15	19	21
Electoral Area B	2	0	3	1	0	0	2	1	3	4
Electoral Area C	8	2	2	4	4	0	5	2	1	4
Electoral Area D	1	2	3	3	3	0	1	3	1	1
Electoral Area E	0	0	0	0	0	0	0	0	0	0
Electoral Area F	7	11	13	8	7	5	4	7	5	9
Electoral Area G	0	1	0	1	2	1	0	1	1	2
RDBN Rural	30	35	37	33	29	21	25	29	30	41

Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

No data available specifically for the electoral area.

Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$193,457	\$205,478	\$213,104	\$212,762	\$215,079	\$215,050	\$227,201	\$244,711	\$249,230	\$260,179
Single-Detached	\$216,266	\$227,962	\$233,685	\$231,906	\$235,175	\$234,333	\$248,374	\$270,168	\$274,681	\$286,070
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$88,717	\$102,300	\$114,697	\$121,212	\$118,014	\$121,289	\$122,841	\$121,980	\$123,167	\$131,540

Regional District of Bulkley-Nechako
Rural Housing Needs Report

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$201,277	\$213,632	\$221,951	\$223,265	\$226,309	\$225,954	\$241,339	\$257,863	\$263,766	\$277,227
Single-Detached	\$224,430	\$236,213	\$242,838	\$242,349	\$245,865	\$244,419	\$262,509	\$283,092	\$289,044	\$303,043
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$94,951	\$110,010	\$122,082	\$131,998	\$131,856	\$136,169	\$136,998	\$136,231	\$138,557	\$148,962

Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$223,082	\$225,635	\$225,003	\$222,925	\$250,217	\$250,093	\$229,920	\$264,764	\$256,912	\$310,823
Single-Detached	\$256,626	\$232,289	\$243,459	\$236,920	\$270,348	\$273,704	\$257,038	\$311,417	\$280,307	\$340,089
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$101,486	\$163,081	\$138,876	\$138,958	\$99,235	\$174,536	\$123,915	\$78,154	\$159,732	\$135,229

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$223,082	\$225,635	\$225,003	\$222,925	\$250,217	\$250,093	\$229,920	\$264,764	\$256,912	\$310,823
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$218,862	\$120,400	\$126,052	\$183,974	\$147,637	\$177,286	\$231,803	\$190,735	\$239,976	\$154,250
2 Bedroom	\$170,318	\$178,826	\$202,730	\$180,951	\$196,806	\$182,482	\$184,924	\$243,729	\$214,976	\$220,000
3+ Bedroom	\$295,898	\$288,174	\$282,693	\$257,074	\$304,790	\$347,108	\$293,869	\$309,566	\$315,348	\$392,552

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$229,550	\$227,988	\$222,036	\$239,782	\$256,017	\$256,196	\$236,690	\$270,436	\$253,821	\$320,393
Single-Detached	\$263,150	\$234,893	\$240,993	\$256,586	\$276,117	\$280,454	\$266,345	\$313,434	\$280,555	\$350,889
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$107,751	\$163,081	\$133,568	\$138,958	\$105,262	\$178,569	\$120,763	\$98,444	\$142,771	\$137,416

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$229,550	\$227,988	\$222,036	\$239,782	\$256,017	\$256,196	\$236,690	\$270,436	\$253,821	\$320,393
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$218,862	\$122,142	\$126,052	\$183,974	\$147,637	\$177,286	\$233,621	\$190,735	\$238,649	\$203,250
2 Bedroom	\$185,522	\$174,541	\$197,002	\$183,295	\$201,220	\$194,514	\$183,368	\$250,194	\$212,630	\$231,524
3+ Bedroom	\$292,356	\$295,542	\$282,869	\$286,326	\$312,274	\$346,624	\$315,413	\$315,662	\$310,770	\$395,710

Real Estate – Rents

HNRR Section 6 (1)(h)(i – ii)* -- Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Core Housing Need – Affordability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,010	1,130	1,085	915	970	960	90	160	135
Above Affordable Threshold	175	150	120	155	125	90	25	0	35
1 person household	55	70	50	45	40	35	10	0	10
2 persons household	30	50	35	30	45	25	0	0	15
3 persons household	50	0	10	45	0	10	10	0	0
4 persons household	0	0	10	10	0	10	0	0	0
5+ persons household	35	25	25	35	25	15	0	0	0
Unaffordable Housing (%)	17.3%	13.3%	11.1%	16.9%	12.9%	9.4%	27.8%	0.0%	25.9%

Core Housing Need – Adequacy

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,010	1,130	1,085	915	970	960	90	160	135
Below Adequacy Standard	115	135	155	100	130	130	15	0	20
1 person household	15	15	35	15	20	25	0	0	10
2 persons household	30	75	55	25	65	50	10	0	15
3 persons household	35	25	20	35	25	20	0	0	0
4 persons household	25	0	15	20	0	15	0	0	0
5+ persons household	10	0	30	10	0	20	0	0	0
Inadequate Housing (%)	11.4%	11.9%	14.3%	10.9%	13.4%	13.5%	16.7%	0.0%	14.8%

Core Housing Need – Suitability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,010	1,130	1,085	915	970	960	90	160	135
Below Suitability Standard	70	50	35	70	35	30	0	0	10
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	10	0	0	0	0	0	0	0	0
3 Persons	0	0	0	10	0	0	0	0	0
4 Persons	10	0	10	10	0	10	0	0	0
5+ Persons	55	40	25	50	0	15	10	0	0
Unsuitable Housing (%)	6.9%	4.4%	3.2%	7.7%	3.6%	3.1%	0.0%	0.0%	7.4%

Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,010	1,135	1,090	915	970	955	95	160	135
Household not in CHN	855	950	955	780	825	865	75	120	90
Household in CHN	160	185	135	135	145	95	20	40	40
1 person household	55	80	45	40	50	35	10	0	10
2 persons household	25	65	45	25	60	30	0	0	20
3 persons household	45	15	10	35	15	10	10	0	0
4 persons household	10	0	10	0	0	0	0	0	0
5+ persons household	25	20	20	30	20	15	0	0	10
Household in CHN (%)	15.8%	16.3%	12.4%	14.8%	14.9%	9.9%	21.1%	25.0%	29.6%

Extreme Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,010	1,135	1,090	915	970	955	95	160	135
Household not in ECHN	975	1,050	1,050	885	910	925	95	160	125
Household in ECHN	35	85	40	30	60	30	0	0	10
1 person household	10	40	30	0	20	20	0	0	10
2 persons household	0	0	15	0	0	0	0	0	0
3 persons household	10	0	0	10	0	0	0	0	0
4 persons household	0	0	0	0	0	0	0	0	0
5+ persons household	15	0	0	15	0	0	0	0	0
Household in ECHN (%)	3.5%	7.5%	3.7%	3.3%	6.2%	3.1%	0.0%	0.0%	7.4%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

	2016	2021	2026
Total	1,380	1,500	1,660
No Bedroom	0	0	0
1 Bedroom	130	150	165
2 Bedroom	300	330	365
3 Bedroom	565	615	680
4+ Bedroom	385	405	450

7. ELECTORAL AREA G – Houston Rural

Historical & Anticipated Population & Households.....	64
Indigenous Identity.....	64
Mobility	65
Private Household Size.....	65
Household Maintainers	65
Owners w/ Mortgages & Renters in Subsidized Housing.....	65
Household Income	66
Labour Force	66
NAICS Industry Employment.....	67
Commuting	67
Housing – Structural Types.....	67
Housing – Unit Size	68
Housing – Date Built	68
Housing – Subsidized	68
Housing – Rental Vacancy (%)	68
Housing – Primary Rental Universe	68
Housing – Secondary Rental Universe.....	68
Housing – Short-Term Rentals.....	68
Housing – Cooperative Housing.....	68
Housing – Post-secondary Housing	69
Housing – Shelter Beds	69
Housing – Non-Market Housing	69
Housing – Starts & Demolitions.....	69
Housing – Registered New Homes	69
Real Estate - Assessment.....	69
Real Estate – Sales Price	70
Real Estate – Rents	70
Core Housing Need – Affordability	71
Core Housing Need – Adequacy	71
Core Housing Need – Suitability	71
Core Housing Need	72
Extreme Core Housing Need	72
Housing Units Demanded	72

Historical & Anticipated Population & Households

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	1,040	975	930	915	900	885	870	865	865	865	855	855	855	-8%
0 to 14 yrs	185	175	135	130	125	120	115	120	115	110	105	100	105	-22%
15 to 19 yrs	95	55	50	45	40	35	30	20	20	20	20	20	20	-60%
20 to 24 yrs	30	45	50	50	50	50	50	50	50	50	50	50	50	0%
25 to 64 yrs	625	590	565	550	535	520	505	500	490	480	470	460	460	-19%
65 to 84 yrs	105	105	130	140	150	160	170	170	180	190	200	210	215	65%
85+	5	5	5	5	5	5	5	5	5	5	5	5	5	0%

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 to 14 yrs	18%	18%	15%	14%	14%	14%	13%	14%	13%	13%	12%	12%	12%
15 to 19 yrs	9%	6%	5%	5%	4%	4%	3%	2%	2%	2%	2%	2%	2%
20 to 24 yrs	3%	5%	5%	5%	6%	6%	6%	6%	6%	6%	6%	6%	6%
25 to 64 yrs	60%	61%	61%	60%	59%	59%	58%	58%	57%	55%	55%	54%	54%
65 to 84 yrs	10%	11%	14%	15%	17%	18%	20%	20%	21%	22%	23%	25%	25%
85+	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
Total	415		345	340	335	330	325	320	320	320	320	320	310	-10%
15 to 24 yrs	10		10	10	10	10	10	10	10	10	10	10	10	0%
25 to 34 yrs	45		30	30	30	30	30	20	20	20	20	20	20	-33%
35 to 44 yrs	65		55	55	55	55	55	55	55	55	55	55	55	0%
45 to 54 yrs	110		50	45	40	35	30	25	25	25	25	25	15	-70%
55 to 64 yrs	95		120	120	120	120	120	115	110	105	100	95	100	-17%
65 to 74 yrs	55		55	55	55	55	55	55	55	55	55	55	60	9%
75+ yrs	30		30	30	30	30	30	40	40	40	40	40	50	67%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
15 to 24 yrs	2%		3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
25 to 34 yrs	11%		9%	9%	9%	9%	9%	6%	6%	6%	6%	6%	6%
35 to 44 yrs	16%		16%	16%	16%	17%	17%	17%	17%	17%	17%	17%	18%
45 to 54 yrs	27%		14%	13%	12%	11%	9%	8%	8%	8%	8%	8%	5%
55 to 64 yrs	23%		35%	35%	36%	36%	37%	36%	34%	33%	31%	30%	32%
65 to 74 yrs	13%		16%	16%	16%	17%	17%	17%	17%	17%	17%	17%	19%
75+ yrs	7%		9%	9%	9%	9%	9%	13%	13%	13%	13%	13%	16%

Indigenous Identity

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,060	975	870	955	815	740	105	160	135
Indigenous Identity	65	120	120	60	110	80	0	0	40
Non-Indigenous Identity	990	860	755	895	710	655	100	150	95
	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	6%	12%	14%	6%	13%	11%	0%	0%	30%
Non-Indigenous Identity	93%	88%	87%	94%	87%	89%	95%	94%	70%

Mobility

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,055	970	870	950	815	740	100	150	135
Non-Mover	1,000	930	775	910	785	675	90	150	100
Mover	50	35	90	40	30	60	15	0	35
Non-Migrant	25	0	40	25	0	20	10	0	20
Migrants	25	25	50	20	20	45	10	0	10
Internal Migrants	25	30	55	15	15	40	10	0	10
Intraprovincial Migrant	15	25	50	20	15	35	0	0	10
Interprovincial Migrant	10	0	10	0	0	10	0	0	0
External Migrant	0	0	0	0	0	0	0	0	0

Private Household Size

	Total				Owners			Renters			Renter %		
	2006	2011	2016	16 % of Total	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Private HHs	415	400	345	100%	370	340	290	50	55	50	12%	14%	15%
1 person	80	65	50	14.5%	60	55	30	20	0	15	25%	0%	33%
2 persons	190	185	175	50.7%	170	150	165	20	0	10	11%	0%	6%
3 persons	35	90	50	14.5%	35	75	45	0	0	10	0%	0%	18%
4 persons	70	40	35	10.1%	75	40	25	0	0	10	0%	0%	29%
5+ persons	40	20	30	8.7%	30	0	25	10	0	10	25%	0%	29%
Average HH Size	2.6	2.5	2.5		2.6	2.4	2.5	2.1	2.7	2.7	-	-	-

Household Maintainers

	Total				Owners			Renters		
	2006	2011	2016	10yr %	2006	2011	2016	2006	2011	2016
Total Household	415	400	345	-16.9%	370	335	290	50	60	55
15 - 24 yrs	10	0	10	0.0%	10	0	10	0	0	0
25 - 34 yrs	45	15	30	-33.3%	35	15	20	10	0	10
35 - 44 yrs	65	55	55	-15.4%	50	50	35	10	0	25
45 - 54 yrs	110	95	50	-54.5%	105	90	45	10	0	0
55 - 64 yrs	95	80	120	26.3%	90	75	100	0	0	15
65 - 74 yrs	55	115	55	0.0%	45	75	50	10	0	0
75 - 84 yrs	30	25	20	-33.3%	30	25	20	0	0	0
85+ yrs	0	0	10	n.a.	0	0	10	0	0	0

Owners w/ Mortgages & Renters in Subsidized Housing

	2006	2011	2016
Total - Owner & Renter	415	385	330
Average Shelter Cost	\$555	\$633	\$710
Owners	360	325	275
w/ Mortgage	130	140	120
% Owners	86.7%	84.4%	83.3%
% Mortgage	36.1%	43.1%	43.6%
Renters	45	60	55
In Subsidized Housing	0	0	15
% Renters	10.8%	15.6%	16.7%
% Subsidized	0.0%	0.0%	27.3%

Household Income

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
Total Household	420	400	345	100.0%	370	340	290	100.0%	45	60	55	100.0%
< \$5,000	15	0	0	0.0%	10	0	0	0.0%	0	0	0	0.0%
\$5,000 - \$9,999	10	0	10	2.9%	10	0	10	3.4%	0	0	0	0.0%
\$10,000 - \$14,999	20	0	10	2.9%	10	0	0	0.0%	10	0	0	0.0%
\$15,000 - \$19,999	10	20	10	2.9%	0	0	0	0.0%	0	0	0	0.0%
\$20,000 - \$24,999	10	15	10	2.9%	10	10	0	0.0%	0	0	0	0.0%
\$25,000 - \$29,999	10	45	10	2.9%	10	20	0	0.0%	0	0	0	0.0%
\$30,000 - \$34,999	15	0	10	2.9%	15	0	0	0.0%	0	0	10	18.2%
\$35,000 - \$39,999	20	15	10	2.9%	15	20	10	3.4%	10	0	0	0.0%
\$40,000 - \$44,999	15	0	20	5.8%	15	0	15	5.2%	0	0	10	18.2%
\$45,000 - \$49,999	10	15	0	0.0%	10	0	0	0.0%	0	0	0	0.0%
\$50,000 - \$59,999	25	0	20	5.8%	25	0	15	5.2%	0	0	0	0.0%
\$60,000 - \$69,999	15	25	15	4.3%	10	25	20	6.9%	0	0	0	0.0%
\$70,000 - \$79,999	15	0	45	13.0%	15	0	35	12.1%	0	0	10	18.2%
\$80,000 - \$89,999	50	0	20	5.8%	50	0	25	8.6%	0	0	0	0.0%
\$90,000 - \$99,999	40	40	20	5.8%	40	35	15	5.2%	0	0	10	18.2%
\$100,000+	145	155	135	39.1%	150	145	125	43.1%	10	0	10	18.2%
\$100,000 - \$124,999	65	45	45	13.0%	65	45	40	13.8%	0	0	0	0.0%
\$125,000 - \$149,999	35	65	35	10.1%	35	60	30	10.3%	0	0	0	0.0%
\$150,000 - \$199,999	20	0	40	11.6%	20	0	35	12.1%	0	0	0	0.0%
\$200,000+	30	35	15	4.3%	25	35	15	5.2%	0	0	0	0.0%
Median Income	\$83,789	\$73,133	\$83,203		\$88,549	\$97,222	\$84,821		\$30,557	\$28,122	\$57,566	
Average Income	\$98,563	\$94,004	\$94,344		#####	#####	\$99,097		\$38,897	\$47,258	\$68,547	

Labour Force

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	865	830	730	785	715	625	80	115	105
In Labour Force	600	540	510	545	460	440	55	80	70
Employed	515	440	420	475	385	375	40	55	45
Unemployed	85	100	85	75	75	65	10	0	20
Not In Labour Force	265	290	220	235	255	180	30	30	35
Participation Rate (%)	69.0	65.1	70.3	70.1	64.3	70.4	62.5	69.6	71.4
Employment Rate (%)	59.2	53.0	57.9	60.5	53.9	60.0	50.0	43.5	42.9
Unemployment Rate (%)	14.2	19.4	17.6	13.6	16.3	14.8	20.0	0.0	33.3

NAICS Industry Employment

	Total				Owners			Renters		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016
Labour Force	590	505	495	100.0%	545	430	425	45	80	70
Agriculture, Forestry, Fishing, & Hunting	140	90	75	15.2%	135	60	70	10	0	0
Mining, Quarrying, and Oil & Gas Extraction	65	0	25	5.1%	65	0	20	0	0	0
Utilities	0	0	0	0.0%	0	0	0	0	0	0
Construction	40	70	50	10.1%	30	45	45	10	0	10
Manufacturing	115	105	65	13.1%	110	95	55	10	0	15
Wholesale trade	0	0	0	0.0%	0	0	10	0	0	0
Retail trade	40	25	30	6.1%	30	25	25	10	0	10
Transportation & Warehousing	55	30	60	12.1%	55	30	50	0	0	10
Information & Cultural Industries	0	0	0	0.0%	0	0	0	0	0	0
Finance & Insurance	10	0	10	2.0%	10	0	10	0	0	0
Real Estate and Rental & Leasing	10	0	0	0.0%	10	0	10	0	0	0
Professional, Scientific, & Technical Services	0	15	0	0.0%	0	15	10	0	0	0
Management of Companies & Enterprises	0	0	0	0.0%	0	0	0	0	0	0
Administrative & Support, Waste Management, & Remediation Services	15	0	0	0.0%	15	0	0	0	0	0
Educational Services	40	50	50	10.1%	35	55	40	0	0	10
Health Care & Social Assistance	30	20	30	6.1%	35	0	25	0	0	10
Arts, Entertainment, & Recreation	0	0	0	0.0%	0	0	0	0	0	0
Accommodation & Food Services	10	20	25	5.1%	15	0	15	0	0	10
Other Services (excl. Public Administration)	20	35	20	4.0%	15	40	20	0	0	0
Public Administration	0	0	35	7.1%	10	0	25	0	0	10

Commuting

	Total				Owners			Renters		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016
Total Usual Workers	370	350	340	100%	340	295	295	30	55	45
Commute within Community	30	0	0	0.0%	20	0	10	10	0	0
Commute within RDBN	320	345	315	92.6%	300	295	275	15	50	40
Commute within Province	15	0	15	4.4%	20	0	15	0	0	0
Commute outside of Province	0	0	0	0.0%	0	0	0	0	0	0

Housing – Structural Types

	Total				Owners			Renters		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	415	395	345	100%	370	340	290	50	60	55
Single-Detached	320	345	275	79.7%	275	300	230	40	50	45
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	0	0	0	0.0%	0	0	0	0	0	0
<i>Semi-Detached</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Row House</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Duplex</i>	0	0	0	0.0%	0	0	0	0	0	0
<i>Apartment</i>	10	0	0	0.0%	0	0	0	0	0	0
<i>Other single-attached</i>	0	0	0	0.0%	0	0	0	0	0	0
Movable	95	50	70	20.3%	85	40	60	10	0	10

Housing – Unit Size

	Total				Owners			Renters		
	2006	2011	2016	'16 % of Total	2006	2011	2016	2006	2011	2016
Total Dwellings	415	400	345	100%	370	335	290	50	55	55
No bedroom	0	0	0	0.0%	0	0	0	0	0	0
1 bedroom	45	0	15	4.3%	35	0	10	10	0	10
2 bedroom	100	110	70	20.3%	80	70	60	25	40	10
3+ bedroom	275	280	265	76.8%	255	260	220	20	0	45

Housing – Date Built

	Total				Owners				Renters			
	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total
Total Dwellings	415	400	345	100%	370	340	290	100%	50	60	55	100%
< 1960	25	50	10	2.9%	20	45	10	3.4%	0	0	0	0.0%
1961 to 1980	225	195	200	58.0%	195	150	170	58.6%	30	50	30	54.5%
1981 to 1990	50	75	55	15.9%	35	75	50	17.2%	15	0	0	0.0%
1991 to 2000	110	50	55	15.9%	105	55	45	15.5%	0	0	10	18.2%
2001 to 2010	10	15	20	5.8%	10	20	10	3.4%	0	0	0	0.0%
2011 to 2016	0	0	10	2.9%	0	0	10	3.4%	0	0	0	0.0%

Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing

No subsidized unit inventory available in the RDBN electoral areas.

Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) * – Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

No primary rental market data available for rural Regional District of Bulkley-Nechako communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.

Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii)

No data collected.

Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC

The rural community does not have cooperative housing.

Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

The rural community does not have cooperative housing.

Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

The rural community houses or shelters 0 homeless people based on BC Housing data.

Housing – Non-Market Housing

Source: BC Housing

No electoral area non-market data available from BC Housing.

Housing – Starts & Demolitions

UNIT STARTS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Electoral Area A	12	19	16	16	13	15	13	15	19	21
Electoral Area B	2	0	3	1	0	0	2	1	3	4
Electoral Area C	8	2	2	4	4	0	5	2	1	4
Electoral Area D	1	2	3	3	3	0	1	3	1	1
Electoral Area E	0	0	0	0	0	0	0	0	0	0
Electoral Area F	7	11	13	8	7	5	4	7	5	9
Electoral Area G	0	1	0	1	2	1	0	1	1	2
RDBN Rural	30	35	37	33	29	21	25	29	30	41

Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

No data available specifically for the electoral area.

Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$121,171	\$130,928	\$139,267	\$137,837	\$135,544	\$133,095	\$144,063	\$142,062	\$145,563	\$154,660
Single-Detached	\$132,399	\$143,178	\$153,270	\$150,788	\$147,386	\$144,422	\$155,762	\$152,973	\$158,445	\$168,750
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$80,184	\$85,514	\$89,972	\$89,985	\$91,389	\$89,595	\$97,667	\$102,088	\$96,466	\$101,417

Regional District of Bulkley-Nechako
Rural Housing Needs Report

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$129,375	\$139,832	\$148,422	\$148,966	\$147,890	\$148,124	\$157,246	\$158,131	\$158,712	\$170,913
Single-Detached	\$141,566	\$153,008	\$162,655	\$163,466	\$161,965	\$162,374	\$171,147	\$172,729	\$173,460	\$186,958
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$84,869	\$90,988	\$98,321	\$95,393	\$95,405	\$93,399	\$102,114	\$104,644	\$102,499	\$110,281

Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)* – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$166,208	\$121,182	\$179,206	\$174,932	\$185,743	\$207,012	\$172,475	\$185,068	\$220,668	\$145,088
Single-Detached	\$169,927	\$157,601	\$192,637	\$176,488	\$187,070	\$219,487	\$190,034	\$217,831	\$256,566	\$140,458
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$125,294	\$84,763	\$155,030	\$156,258	\$173,801	\$144,638	\$116,286	\$99,884	\$112,973	\$177,500

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$166,208	\$121,182	\$179,206	\$174,932	\$185,743	\$207,012	\$172,475	\$185,068	\$220,668	\$145,088
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$117,228	-	\$101,657	\$83,989	\$125,959	\$109,991	\$108,227	-	\$126,462	\$65,000
2 Bedroom	\$89,266	\$88,305	\$109,907	\$194,206	\$239,397	\$174,061	\$171,701	\$107,039	\$60,702	\$132,500
3+ Bedroom	\$238,490	\$167,209	\$218,622	\$191,193	\$190,340	\$261,320	\$186,464	\$263,098	\$266,683	\$162,379

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$166,208	\$121,182	\$179,277	\$174,932	\$185,743	\$207,012	\$174,051	\$171,064	\$220,668	\$148,807
Single-Detached	\$169,927	\$157,601	\$192,748	\$176,488	\$187,070	\$219,487	\$192,102	\$198,441	\$256,566	\$144,708
Semi-Detached	-	-	-	-	-	-	-	-	-	-
Row House	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-
Apartment/Condo	-	-	-	-	-	-	-	-	-	-
Manufactured Home	\$125,294	\$84,763	\$155,030	\$156,258	\$173,801	\$144,638	\$116,286	\$99,884	\$112,973	\$177,500

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$166,208	\$121,182	\$179,277	\$174,932	\$185,743	\$207,012	\$174,051	\$171,064	\$220,668	\$148,807
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$117,228	-	\$101,657	\$83,989	\$125,959	\$109,991	\$108,227	-	\$126,462	\$65,000
2 Bedroom	\$89,266	\$88,305	\$109,907	\$194,206	\$239,397	\$174,061	\$171,701	\$107,039	\$60,702	\$132,500
3+ Bedroom	\$238,490	\$167,209	\$218,733	\$191,193	\$190,340	\$261,320	\$188,827	\$235,089	\$266,683	\$168,990

Real Estate – Rents

HNRR Section 6 (1)(h)(i – ii)* -- Source: CMHC

The RDBN does not have a geography within the survey criteria set by CMHC.

Core Housing Need – Affordability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	400	380	330	350	325	275	50	60	55
Above Affordable Threshold	30	45	20	20	15	0	10	0	15
1 person household	15	0	10	10	0	0	0	0	10
2 persons household	10	0	10	10	0	10	0	0	0
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	0	0	0	0	0	10	0	0	0
5+ persons household	0	0	0	0	0	0	0	0	0
Unaffordable Housing (%)	7.5%	11.8%	6.1%	5.7%	4.6%	0.0%	20.0%	0.0%	27.3%

Core Housing Need – Adequacy

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	400	380	330	350	325	275	50	60	55
Below Adequacy Standard	50	80	30	35	70	20	15	0	15
1 person household	30	20	0	20	20	0	10	0	10
2 persons household	10	0	10	10	0	10	0	0	0
3 persons household	0	0	10	0	0	10	0	0	10
4 persons household	0	0	10	0	0	10	0	0	0
5+ persons household	0	0	0	0	0	0	0	0	0
Inadequate Housing (%)	12.5%	21.1%	9.1%	10.0%	21.5%	7.3%	30.0%	0.0%	27.3%

Core Housing Need – Suitability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	400	380	330	350	325	275	50	60	55
Below Suitability Standard	10	0	10	0	0	0	0	0	0
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	10	0	0	0	0	0	0	0	0
3 Persons	0	0	0	0	0	0	0	0	0
4 Persons	0	0	0	0	0	0	0	0	0
5+ Persons	0	0	10	0	0	0	0	0	0
Unsuitable Housing (%)	2.5%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	395	385	325	350	325	275	50	55	55
Household not in CHN	350	315	305	320	300	265	35	0	45
Household in CHN	45	70	25	35	25	0	15	45	15
1 person household	35	20	0	15	0	0	15	0	0
2 persons household	15	35	10	15	0	10	0	0	10
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	0	0	10	0	0	0	0	0	0
5+ persons household	10	0	0	0	0	0	0	0	0
Household in CHN (%)	11.4%	18.2%	7.7%	10.0%	7.7%	0.0%	30.0%	81.8%	27.3%

Extreme Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	395	385	325	350	325	275	50	55	55
Household not in ECHN	395	385	310	340	325	275	50	55	45
Household in ECHN	0	0	15	10	0	0	0	0	10
1 person household	10	0	10	10	0	0	0	0	10
2 persons household	0	0	0	0	0	0	0	0	0
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	0	0	0	0	0	0	0	0	10
5+ persons household	0	0	0	0	0	0	0	0	0
Household in ECHN (%)	0.0%	0.0%	4.6%	2.9%	0.0%	0.0%	0.0%	0.0%	18.2%

Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

	2016	2021	2026
Total	345	320	310
No Bedroom	0	0	0
1 Bedroom	10	10	10
2 Bedroom	70	65	65
3 Bedroom	145	135	130
4+ Bedroom	125	110	105



Regional District of Bulkley-Nechako

ELECTORAL AREAS HOUSING NEEDS REPORT

APPENDIX F: PROVINCIAL SUMMARY FORMS



Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area A (Smithers Rural)

REGIONAL DISTRICT: Regional District of Bulkley-Nechako

DATE OF REPORT COMPLETION: December 2021 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Electoral Area G, Smithers, Telkwa
	Neighbouring First Nations:
	Office of the Wet'suwet'en, Moricetown Band, Lake Babine Nation, Skin Tyee Nation, Gitxsan Hereditary Chiefs, Kitselas First Nation

POPULATION	Population: 2016: 5,485		Change since 2006 :	4 %	
	Projected population in 5 years: 2026: 6,115		Projected change:	'16-'26: 11 %	
	Number of households: 2016: 2,020		Change since 2006 :	5 %	
	Projected number of households in 5 years: 2026: 2,355		Projected change:	'16-'26: 17 %	
	Average household size: 2016: 2.6				
	Projected average household size in 5 years: 2026: 2.5				
	Median age (local): 2016: 43.3		Median age (RD): 41.0	Median age (BC): 43.0	
	Projected median age in 5 years: 2026: 43.0				
	Seniors 65+ (local): 2016: 12 %		Seniors 65+ (RD): 14 %	Seniors 65+ (BC): 18 %	
	Projected seniors 65+ in 5 years: 2026: 19 %				
	Owner households: 2016: 88 %		Renter households: 2016: 12 %		
	Renter households in subsidized housing: n.a. %				

INCOME	Median household income	Local	Regional District	BC
	All households 2015	\$ 84,379	\$ 76,549	\$ 69,979
	Renter households 2015	\$ 49,241	\$ 47,424	\$ 45,848
	Owner households 2015	\$ 90,211	\$ 85,786	\$ 84,333

ECONOMY	Participation rate: 2016: 71.8 %	Unemployment rate: 2016: 9.5 %
	Major local industries: Agriculture, Forestry, Fishing, & Hunting (14.5%, 435); Retail Trade (13.1%, 395); and Construction (8.5%, 255)	

HOUSING	Median assessed housing values: \$ 396,193	Median housing sale price: \$ 370,364
	Median monthly rent: \$ n.a.	Rental vacancy rate: n.a. %
	Housing units - total: 2016: 2,213	Housing units – subsidized: n.a.
	Annual registered new homes - total: n.a.	Annual registered new homes - rental: n.a.
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	7.7 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	10.2 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	2.7 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

Electoral Area A has an OCP with multiple housing related policies including permitting secondary suites, permitting two single-family dwellings or a two family dwelling on parcels larger than 8 hectares, and considering bare land strata development in areas suitable for rural residential development. The OCP also supports Provincial agencies, the Town of Smithers, and Village of Telkwa providing necessary affordable, rental, and special needs housing.

2. Any community consultation undertaken during development of the housing needs report:

Community consultation was extensive for this project. The project team distributed a community survey that received more than 300 responses, information sessions for each electoral area, conducted a series of key informant interviews, and produced findings videos for key stakeholders and the general public. Overall, the study counted nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Staff and elected representatives from the Regional District received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. Any consultation undertaken with First Nations:

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Nations within the study area were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	0 (2016)	0 (2026)
1 bedroom	120 (2016)	160 (2026)
2 bedrooms	320 (2016)	405 (2026)
3+ bedrooms	1,580 (2016)	1,790 (2026)
Total	2,020 (2016)	2,355 (2026)

Comments:

Population growth combined with lower household sizes, is anticipated to expand the demand for housing in the short-term. By 2026, Electoral Area A may demand 2,355 units, an increase of about 34 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1780	100	1805	100	1820	100
Of which are in core housing need	140	7.9	95	5.3	95	5.2
Of which are owner households	90	6.0	65	4.1	60	3.7
Of which are renter households	50	16.9	25	11.9	35	17.1

Comments:

The total and percent of households in Core Housing Need decreased between 2006 and 2016. About 4.1% of owners were in Core Housing Need; whereas, 17.1% of renters were facing difficulty meeting their housing needs.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1780	100	1805	100	1820	100
Of which are in extreme core housing need	45	2.5	30	1.7	45	2.5
Of which are owner households	25	1.7	0	0	35	2.2
Of which are renter households	29	6.8	10	4.8	15	7.3

Comments:

The number and percentage of households in Extreme Core Housing Need varied between 2006 and 2016. About 2.2% of owners and 7.3% of renters were in extreme core housing need.

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Quantitative data shows generally affordable conditions across the RDBN for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. Rental housing:

Engagement data indicated that there was a lack of affordable rental housing across the RDBN. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. Special needs housing:

There are currently no units of special needs housing within Electoral Area A. There are currently 49 wait listed applications for non-market housing in the RDBN, 6 of which are from people with disabilities. Most requests are for housing in municipalities but some applications are likely from rural residents.

4. Housing for seniors:

The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. Housing for families:

Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families is likely to grow.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Qualitative data indicates limited demand for increased shelter space and homelessness supports in the rural areas. There was, however, evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing and more affordable home ownership options.

7. Any other population groups with specific housing needs identified in the report:

Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area A's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options. Electoral Area A is also one of the fastest growing Electoral Areas. It is expected that demand from Smithers will continue to put pressure on housing markets in surrounding areas.

An additional key demographic was the agricultural sector who reported a need for more flexible housing options. Many would benefit from relaxed second dwelling bylaws that could enable gradual farm transitions, temporary worker housing, and housing for family members.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area B (Burns Lake Rural)

REGIONAL DISTRICT: Regional District of Bulkley-Nechako

DATE OF REPORT COMPLETION: December 2021 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Electoral Area C, Electoral Area D, Electoral Area E, Electoral Area G, Burns Lake
	Neighbouring First Nations:
	Ts'il Kaz Koh First Nation (Burns Lake Band), Wet'suwet'en First Nation, Office of the Wet'suwet'en, Lake Babine Nation, Skin Tyee Nation

POPULATION	Population: 2016: 2,010		Change since 2006 :	-6 %		
	Projected population in 5 years: 2026: 1,980		Projected change:	'16-'26: -1 %		
	Number of households: 2016: 775		Change since 2006 :	2 %		
	Projected number of households in 5 years: 2026: 990		Projected change:	28 %		
	Average household size: 2016: 2.5					
	Projected average household size in 5 years: 2026: 2.0					
	Median age (local): 2016: 44.5		Median age (RD): 41.0	Median age (BC): 43.0		
	Projected median age in 5 years: 2026: 49.4					
	Seniors 65+ (local):	14 %	Seniors 65+ (RD):	14 %	Seniors 65+ (BC):	18 %
	Projected seniors 65+ in 5 years:				2026: 25 %	
	Owner households:		2016: 91 %	Renter households:		2016: 9 %
	Renter households in subsidized housing:				2016: 14 %	

INCOME	Median household income	Local	Regional District	BC
	All households 2015	\$ 83,140	\$ 76,549	\$ 69,979
	Renter households 2015	\$ 59,857	\$ 47,424	\$ 45,848
	Owner households 2015	\$ 83,547	\$ 85,786	\$ 84,333

ECONOMY	Participation rate: 2016: 62.4 %	Unemployment rate: 2016: 11.9 %
	Major local industries: Agriculture, Forestry, Fishing, & Hunting (180, 17.9%); Manufacturing (125, 12.4%); and Health Care (110, 10.9%)	

HOUSING	Median assessed housing values: \$ 183,756	Median housing sale price: \$ 226,669
	Median monthly rent: \$ n.a.	Rental vacancy rate: n.a. %
	Housing units - total: 2016: 896	Housing units – subsidized: n.a.
	Annual registered new homes - total: n.a.	Annual registered new homes - rental: n.a.
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter): 6.8 %	
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs): 5.4 %	
	Households below <i>suitability</i> standards (in overcrowded dwellings): 1.4 %	

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

Electoral Area B has an OCP (shared with Electoral Area E) that encourages land use patterns that protect rural character and supports sustainable and orderly rural growth with urban type development being directed to the Village of Burns Lake. Within the rural residential designation policies support opportunities for affordable housing, rental housing and special needs housing.

2. Any community consultation undertaken during development of the housing needs report:

Community consultation was extensive for this project. The project team distributed a community survey that received more than 300 responses, information sessions for each electoral area, conducted a series of key informant interviews, and produced findings videos for key stakeholders and the general public. Overall, the study counted nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Staff and elected representatives from the Regional District received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. Any consultation undertaken with First Nations:

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Nations within the study area were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	0 (2016)	0 (2026)
1 bedroom	50 (2016)	80 (2026)
2 bedrooms	180 (2016)	270 (2026)
3+ bedrooms	540 (2016)	640 (2026)
Total	775 (2016)	990 (2026)

Comments:

Population growth combined with lower household sizes, is anticipated to expand the demand for housing in the short-term. By 2026, Electoral Area B may demand 990 units, an increase of about 22 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	705	100	715	100	735	100
Of which are in core housing need	80	11.3	65	9.1	6.1	45
Of which are owner households	55	8.9	35	5.6	30	4.5
Of which are renter households	25	29.4	0	0.0	15	21.4

Comments:

The total and percent of households in Core Housing Need decreased between 2006 and 2016. About 4.5% of owners were in Core Housing Need; whereas, 21.4% of renters were facing difficulty meeting their housing needs.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	705	100	715	100	735	100
Of which are in extreme core housing need	30	4.3	40	5.6	25	3.4
Of which are owner households	20	3.2	0	0.0	10	1.5
Of which are renter households	10	11.8	0	0.0	15	21.4

Comments:

The number and percentage of households in Extreme Core Housing Need varied between 2006 and 2016. About 1.5% of owners were in Extreme Core Housing Need and the number of renters was 15, similar to the number in Core Housing Need above. This illustrates the impact random rounding can have on housing statistics in rural areas. It is unlikely that core housing need and extreme core housing need statistics are the same.

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Quantitative data shows generally affordable conditions across the RDBN for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. Rental housing:

Engagement data indicated that there was a lack of affordable rental housing across the RDBN. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. Special needs housing:

There are currently no units of special needs housing within Electoral Area B. There are currently 49 wait listed applications for non-market housing in the RDBN, 6 of which are from people with disabilities. Most requests are for housing in municipalities but some applications are likely from rural residents.

4. Housing for seniors:

The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. Housing for families:

Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families is likely to grow.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Qualitative data indicates limited demand for increased shelter space and homelessness supports in the rural areas. There was, however, evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing and more affordable home ownership options.

7. Any other population groups with specific housing needs identified in the report:

Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area B's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options.

An additional key demographic was the agricultural sector who reported a need for more flexible housing options. Many would benefit from relaxed second dwelling bylaws that could enable gradual farm transitions, temporary worker housing, and housing for family members.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area C (Fort St. James Rural)

REGIONAL DISTRICT: Regional District of Bulkley-Nechako

DATE OF REPORT COMPLETION: December 2021 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas: Electoral Area B, Electoral Area D, Electoral Area F, Fort St. James
	Neighbouring First Nations: Yekooche First Nation, Tl'azt'en First Nation, Nak'azdli Band, Takla Lake First Nation

POPULATION	Population: 2016: 1,455 Change since 2006 : 8 %		
	Projected population in 5 years: 2026: 1,655 Projected change: '16-'26: 14 %		
	Number of households: 2016: 610 Change since 2006 : 15 %		
	Projected number of households in 5 years: 2026: 780 Projected change: '16-'26: 28 %		
	Average household size: 2016: 2.3		
	Projected average household size in 5 years: 2026: 2.0		
	Median age (local): 2016: 49.3	Median age (RD): 41.0	Median age (BC): 43.0
	Projected median age in 5 years: 2026: 51.6		
	Seniors 65+ (local): 2016: 14 %	Seniors 65+ (RD): 14 %	Seniors 65+ (BC): 18 %
	Projected seniors 65+ in 5 years: 2026: 21 %		
	Owner households: 2016: 86 %	Renter households: 2016: 14 %	
	Renter households in subsidized housing: n.a. %		

	Median household income	Local	Regional District	BC
INCOME	All households 2015	\$ 86,392	\$ 76,549	\$ 69,979
	Renter households 2015	\$ 71,682	\$ 47,424	\$ 45,848
	Owner households 2015	\$ 83,277	\$ 85,786	\$ 84,333

ECONOMY	Participation rate: 2016: 71.5 %	Unemployment rate: 2016: 14.5 %
	Major local industries: Agriculture, Forestry, Fishing, & Hunting (21.5%, 185); Manufacturing (19.8%, 170); Construction (11.0%, 95)	

HOUSING	Median assessed housing values: \$ 195,731	Median housing sale price: \$ 195,697
	Median monthly rent: \$ n.a.	Rental vacancy rate: n.a. %
	Housing units - total: 2016: 737	Housing units – subsidized: n.a.
	Annual registered new homes - total: n.a.	Annual registered new homes - rental: n.a.
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	8.5 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	15.4 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	3.4 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

Electoral Area C has an OCP that encourages land use patterns that supports rural growth in a controlled manner that reduces sprawl. Large scale commercial and with urban type developments are directed to Fort St. James. Within the rural residential designation, policies support opportunities for affordable housing, rental housing and special needs housing as well as new housing forms that allow rural residents to age in place.

2. Any community consultation undertaken during development of the housing needs report:

Community consultation was extensive for this project. The project team distributed a community survey that received more than 300 responses, information sessions for each electoral area, conducted a series of key informant interviews, and produced findings videos for key stakeholders and the general public. Overall, the study counted nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Staff and elected representatives from the Regional District received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. Any consultation undertaken with First Nations:

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Nations within the study area were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	20 (2016)	30 (2026)
1 bedroom	55 (2016)	70 (2026)
2 bedrooms	175 (2016)	230 (2026)
3+ bedrooms	360 (2016)	455 (2026)
Total	610 (2016)	780 (2026)

Comments:

Population growth combined with lower household sizes, is anticipated to expand the demand for housing in the short-term. By 2026, Electoral Area C may demand 780 units, an increase of about 17 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	480	100	570	100	585	100
Of which are in core housing need	40	8.3	70	12.3	50	8.5
Of which are owner households	40	9.3	65	12.3	35	7.0
Of which are renter households	0	0.0	35	0.0	10	11.8

Comments:

The total and percent of households in Core Housing Need varied between 2006 and 2016. About 7% of owners were in Core Housing Need; whereas, 12% of renters were facing difficulty meeting their housing needs.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	480	100	570	100	585	100
Of which are in extreme core housing need	0	0.0	0	0.0	15	2.6
Of which are owner households	0	0.0	0	0.0	10	2.0
Of which are renter households	0	0.0	0	0.0	10	11.8

Comments:

The number and percentage of households in Extreme Core Housing Need increased between 2006 and 2016. About 2% of owners and 2% of renters were in Extreme Core Housing Need. The reported rates of renter core housing need and extreme core housing need are the same, illustrating the challenge using data in small communities. In reality these numbers likely differ by between 5 and 10 households, but random rounding by Statistics Canada makes it difficult to estimate an actual number.

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Quantitative data shows generally affordable conditions across the RDBN for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. Rental housing:

Engagement data indicated that there was a lack of affordable rental housing across the RDBN. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. Special needs housing:

There are currently no units of special needs housing within Electoral Area C. There are currently 49 wait listed applications for non-market housing in the RDBN, 6 of which are from people with disabilities. Most requests are for housing in municipalities but some applications are likely from rural residents.

4. Housing for seniors:

The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. Housing for families:

Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families is likely to grow.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Qualitative data indicates limited demand for increased shelter space and homelessness supports in the rural areas. There was, however, evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing and more affordable home ownership options.

7. Any other population groups with specific housing needs identified in the report:

Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area C's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options.

An additional key demographic was the agricultural sector who reported a need for more flexible housing options. Many would benefit from relaxed second dwelling bylaws that could enable gradual farm transitions, temporary worker housing, and housing for family members.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area D (Fraser Lake)

REGIONAL DISTRICT: Regional District of Bulkley-Nechako

DATE OF REPORT COMPLETION: December 2021 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Electoral Area B, Electoral Area C, Electoral Area E, Electoral Area F, Fraser Lake
LOCATION	Neighbouring First Nations:
	Nadleh Whut'en First Nation, Stellat'en First Nation, Cheslatta Carrier Nation

POPULATION	Population: 2016: 1,500		Change since 2006 :	-9 %	
	Projected population in 5 years: 2026: 1,350		Projected change:	'16-'26: -10 %	
	Number of households: 2016: 665		Change since 2006 :	-6 %	
	Projected number of households in 5 years: 2026: 695		Projected change:	5 %	
	Average household size: 2016: 2.2				
	Projected average household size in 5 years: 2026: 1.9				
	Median age (local): 2016: 52.9		Median age (RD): 41.0	Median age (BC): 43.0	
	Projected median age in 5 years: 2026: 57.4				
	Seniors 65+ (local): 2016: 19 %	Seniors 65+ (RD): 14 %	Seniors 65+ (BC): 18 %		
	Projected seniors 65+ in 5 years:			2026: 33 %	
	Owner households: 2016: 88 %		Renter households: 2016: 12 %		
	Renter households in subsidized housing:			2016: 13 %	

INCOME	Median household income	Local	Regional District	BC
	All households 2015	\$ 72,132	\$ 76,549	\$ 69,979
	Renter households 2015	\$ 71,993	\$ 47,424	\$ 45,848
	Owner households 2015	\$ 73,851	\$ 85,786	\$ 84,333

ECONOMY	Participation rate: 2016: 58.9 %	Unemployment rate: 2016: 10.1 %
	Major local industries: Agriculture, Forestry, Fishing, & Hunting (23.1%, 170); Manufacturing (20.4%, 150); Construction (10.9%, 80)	

HOUSING	Median assessed housing values: \$ 152,207	Median housing sale price: \$ 200,666
	Median monthly rent: \$ n.a.	Rental vacancy rate: n.a. %
	Housing units - total: 2016: 854	Housing units – subsidized: n.a.
	Annual registered new homes - total: n.a.	Annual registered new homes - rental: n.a.
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	9.4 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	10.3 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	0.0 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

Electoral Area D has an OCP that encourages land use patterns that maintain rural character and support appropriate and orderly growth. Urban type developments are directed to Fraser Lake and Fort Fraser. Within the rural residential and community centre designations, policies support opportunities for affordable housing, rental housing and special needs housing. In community centres, duplexes, townhouses, and small apartments may be considered.

2. Any community consultation undertaken during development of the housing needs report:

Community consultation was extensive for this project. The project team distributed a community survey that received more than 300 responses, information sessions for each electoral area, conducted a series of key informant interviews, and produced findings videos for key stakeholders and the general public. Overall, the study counted nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Staff and elected representatives from the Regional District received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. Any consultation undertaken with First Nations:

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Nations within the study area were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	0 (2016)	0 (2026)
1 bedroom	85 (2016)	95 (2026)
2 bedrooms	205 (2016)	225 (2026)
3+ bedrooms	375 (2016)	375 (2026)
Total	665 (2016)	695 (2026)

Comments:

Despite some modest population decline, lower household sizes are anticipated to expand the demand for housing in the short-term. By 2026, Electoral Area D may demand 695 units, an increase of about 3 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	615	100	705	100	585	100
Of which are in core housing need	90	14.6	110	15.6	75	12.8
Of which are owner households	65	11.7	60	10.4	60	11.9
Of which are renter households	20	30.8	50	38.5	10	12.5

Comments:

The total and percent of households in Core Housing Need decreased or remained stable between 2006 and 2016. About 12% of owners and renters were in Core Housing Need.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	615	100	705	100	585	100
Of which are in extreme core housing need	15	2.4	0	0.0	15	2.6
Of which are owner households	0	0.0	0	0.0	10	2.0
Of which are renter households	15	23.1	0	0.0	10	12.5

Comments:

The number and percentage of households in Extreme Core Housing Need varied between 2006 and 2016. About 2% of owners and 12.5% of renters were in Extreme Core Housing Need. The reported rates of renter core housing need and renter extreme core housing need are the same, illustrating the challenge using data in small communities. In reality these numbers likely differ by between 5 and 10 households, but random rounding by Statistics Canada makes it difficult to estimate an actual number.

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Quantitative data shows generally affordable conditions across the RDBN for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. Rental housing:

Engagement data indicated that there was a lack of affordable rental housing across the RDBN. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. Special needs housing:

There are currently no units of special needs housing within Electoral Area D. There are currently 49 wait listed applications for non-market housing in the RDBN, 6 of which are from people with disabilities. Most requests are for housing in municipalities but some applications are likely from rural residents.

4. Housing for seniors:

The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. Housing for families:

Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families may grow.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Qualitative data indicates limited demand for increased shelter space and homelessness supports in the rural areas. There was, however, evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing and more affordable home ownership options.

7. Any other population groups with specific housing needs identified in the report:

Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area D's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options.

An additional key demographic was the agricultural sector who reported a need for more flexible housing options. Many would benefit from relaxed second dwelling bylaws that could enable gradual farm transitions, temporary worker housing, and housing for family members.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area E (Francois/Ootsa Lake Rural)

REGIONAL DISTRICT: Regional District of Bulkley-Nechako

DATE OF REPORT COMPLETION: December 2021 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas: Electoral Area B, Electoral Area D, Electoral Area G
	Neighbouring First Nations: Office of the Wet'suwet'en, Moricetown Band, Lake Babine Nation, Skin Tye Nation, Gitxsan Hereditary Chiefs, Kitselas First Nation

POPULATION	Population: 2016: 1,620		Change since 2006 :	-9 %	
	Projected population in 5 years: 2026: 1,635		Projected change:	'16-'26: 1 %	
	Number of households: 2016: 620		Change since 2006 :	-16 %	
	Projected number of households in 5 years: 2026: 665		Projected change:	'16-'26: 7 %	
	Average household size: 2016: 2.5				
	Projected average household size in 5 years: 2026: 2.4				
	Median age (local): 2016: 44.7		Median age (RD): 41.0	Median age (BC): 43.0	
	Projected median age in 5 years: 2026: 40.3				
	Seniors 65+ (local): 2016: 18 %	Seniors 65+ (RD): 14 %	Seniors 65+ (BC): 18 %		
	Projected seniors 65+ in 5 years:			2026: 26 %	
	Owner households: 2016: 87 %		Renter households: 2016: 13 %		
	Renter households in subsidized housing:			n.a. %	

INCOME	Median household income	Local	Regional District	BC
	All households 2015	\$ 63,355	\$ 76,549	\$ 69,979
	Renter households 2015	\$ 47,409	\$ 47,424	\$ 45,848
	Owner households 2015	\$ 67,996	\$ 85,786	\$ 84,333

ECONOMY	Participation rate: 2016: 62.1 %	Unemployment rate: 2016: 14.9 %
	Major local industries: Agriculture, Forestry, Fishing, & Hunting (28.9%, 220); Health Care & Social Assistance (10.5%, 80); Educational Services (9.2%, 70)	

HOUSING	Median assessed housing values: \$ 203,857	Median housing sale price: \$ 272,986
	Median monthly rent: \$ n.a.	Rental vacancy rate: n.a. %
	Housing units - total: 2016: 840	Housing units – subsidized: n.a.
	Annual registered new homes - total: n.a.	Annual registered new homes - rental: n.a.
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	7.6 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	14.3 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	2.9 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

Electoral Area E has an OCP (shared with Electoral Area B) that encourages land use patterns that protect rural character and supports sustainable and orderly rural growth with urban type development being directed to the Village of Burns Lake. Within the rural residential designation policies support opportunities for affordable housing, rental housing and special needs housing.

2. Any community consultation undertaken during development of the housing needs report:

Community consultation was extensive for this project. The project team distributed a community survey that received more than 300 responses, information sessions for each electoral area, conducted a series of key informant interviews, and produced findings videos for key stakeholders and the general public. Overall, the study counted nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Staff and elected representatives from the Regional District received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. Any consultation undertaken with First Nations:

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Nations within the study area were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	0 (2016)	0 (2026)
1 bedroom	50 (2016)	50 (2026)
2 bedrooms	140 (2016)	150 (2026)
3+ bedrooms	430 (2016)	465 (2026)
Total	620 (2016)	665 (2026)

Comments:

Population growth combined with lower household sizes, is anticipated to expand the demand for housing in the short-term. By 2026, Electoral Area E may demand 665 units, an increase of about 5 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	655	100	510	100	525	100
Of which are in core housing need	75	11.5	75	14.7	80	15.2
Of which are owner households	55	10.5	45	10.2	60	13.3
Of which are renter households	20	14.8	35	13.3	20	28.6

Comments:

The total and percent of households in Core Housing Need increased between 2006 and 2016. About 13.3% of owners were in Core Housing Need; whereas, 28.6% of renters were facing difficulty meeting their housing needs.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	655	100	510	100	525	100
Of which are in extreme core housing need	0	0.0	0	0.0	10	1.9
Of which are owner households	0	0.0	0	0.0	10	2.2
Of which are renter households	10	7.4	0	0.0	10	14.3

Comments:

The number and percentage of households in Extreme Core Housing Need varied between 2006 and 2016. About 2.2% of owners and 14.3% of renters were in Extreme Core Housing Need.

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Quantitative data shows generally affordable conditions across the RDBN for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. Rental housing:

Engagement data indicated that there was a lack of affordable rental housing across the RDBN. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. Special needs housing:

There are currently no units of special needs housing within Electoral Area E. There are currently 49 wait listed applications for non-market housing in the RDBN, 6 of which are from people with disabilities. Most requests are for housing in municipalities but some applications are likely from rural residents.

4. Housing for seniors:

The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. Housing for families:

Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families is likely to grow.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Qualitative data indicates limited demand for increased shelter space and homelessness supports in the rural areas. There was, however, evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing and more affordable home ownership options.

7. Any other population groups with specific housing needs identified in the report:

Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area E's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options.

An additional key demographic was the agricultural sector who reported a need for more flexible housing options. Many would benefit from relaxed second dwelling bylaws that could enable gradual farm transitions, temporary worker housing, and housing for family members.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area F (Vanderhoof Rural)

REGIONAL DISTRICT: Regional District of Bulkley-Nechako

DATE OF REPORT COMPLETION: December 2021 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas: Electoral Area C, Electoral Area D, Vanderhoof
	Neighbouring First Nations: Saik'uz First Nation, Nadleh Whut'en First Nation, Nazko First Nation

POPULATION	Population: 2016: 3,825 Change since 2006 : 22 %		
	Projected population in 5 years: 2026: 4,685 Projected change: '16-'26: 22 %		
	Number of households: 2016: 1,380 Change since 2006 : 21 %		
	Projected number of households in 5 years: 2026: 1,660 Projected change: '16-'26: 20 %		
	Average household size: 2016: 2.6		
	Projected average household size in 5 years: 2026: 2.6		
	Median age (local): 2016: 42.0	Median age (RD): 41.0	Median age (BC): 43.0
	Projected median age in 5 years: 2026: 40.3		
	Seniors 65+ (local): 2016: 12 %	Seniors 65+ (RD): 14 %	Seniors 65+ (BC): 18 %
	Projected seniors 65+ in 5 years: 2026: 16 %		
	Owner households: 2016: 88 %	Renter households: 2016: 12 %	
	Renter households in subsidized housing: 2016: 7 %		

	Median household income	Local	Regional District	BC
INCOME	All households 2015	\$ 80,512	\$ 76,549	\$ 69,979
	Renter households 2015	\$ 44,845	\$ 47,424	\$ 45,848
	Owner households 2015	\$ 85,439	\$ 85,786	\$ 84,333

ECONOMY	Participation rate: 2016: 67.7 %	Unemployment rate: 2016: 13.1 %
	Major local industries: Agriculture, Forestry, Fishing, & Hunting (33.0%, 625); Manufacturing (13.5%, 255); Retail Trade (9.2%, 175)	

HOUSING	Median assessed housing values: \$ 260,179	Median housing sale price: \$ 310,823
	Median monthly rent: \$ n.a.	Rental vacancy rate: n.a. %
	Housing units - total: 2016: 1,902	Housing units – subsidized: n.a.
	Annual registered new homes - total: n.a.	Annual registered new homes - rental: n.a.
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	11.1 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	14.3 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	3.2 %

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

Electoral Area F has an OCP that encourages land use patterns that maintain rural character and support appropriate and orderly growth. Urban type developments are directed to Vanderhoof. Within the rural residential designation, policies support opportunities for affordable housing, rental housing and special needs housing and also allow for new housing forms that enable residents to age in place.

2. Any community consultation undertaken during development of the housing needs report:

Community consultation was extensive for this project. The project team distributed a community survey that received more than 300 responses, information sessions for each electoral area, conducted a series of key informant interviews, and produced findings videos for key stakeholders and the general public. Overall, the study counted nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Staff and elected representatives from the Regional District received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. Any consultation undertaken with First Nations:

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Nations within the study area were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	0 (2016)	0 (2026)
1 bedroom	130 (2016)	165 (2026)
2 bedrooms	300 (2016)	365 (2026)
3+ bedrooms	950 (2016)	1,130 (2026)
Total	1,380 (2016)	1,660 (2026)

Comments:

Population growth and lower household sizes are anticipated to expand the demand for housing in the short-term. By 2026, Electoral Area F may demand 1,660 units, an increase of about 28 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1010	100	1135	100	1090	100
Of which are in core housing need	160	15.8	185	16.3	135	12.4
Of which are owner households	135	14.8	145	14.9	95	9.9
Of which are renter households	20	21.1	40	25.0	40	29.6

Comments:

Owners in Core Housing Need decreased and renters in Core Housing Need increased between 2006 and 2016. About 10% of owners and 30% of renters were in Core Housing Need.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	1010	100	1135	100	1090	100
Of which are in extreme core housing need	35	3.5	85	7.5	40	3.7
Of which are owner households	30	3.3	60	6.2	30	3.1
Of which are renter households	0	0.0	0	0.0	10	7.4

Comments:

The number and percentage of households in Extreme Core Housing Need varied between 2006 and 2016. About 3% of owners and 7.5% of renters were in Extreme Core Housing Need.

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Quantitative data shows generally affordable conditions across the RDBN for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. Rental housing:

Engagement data indicated that there was a lack of affordable rental housing across the RDBN. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. Special needs housing:

There are currently no units of special needs housing within Electoral Area F. There are currently 49 wait listed applications for non-market housing in the RDBN, 6 of which are from people with disabilities. Most requests are for housing in municipalities but some applications are likely from rural residents.

4. Housing for seniors:

The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. Housing for families:

Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families may grow.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Qualitative data indicates limited demand for increased shelter space and homelessness supports in the rural areas. There was, however, evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing and more affordable home ownership options.

7. Any other population groups with specific housing needs identified in the report:

Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area F's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options. Electoral Area F is also one of the fastest growing Electoral Areas. It is expected that demand from Vanderhoof will continue to put pressure on housing markets in surrounding areas.

An additional key demographic was the agricultural sector who reported a need for more flexible housing options. Many would benefit from relaxed second dwelling bylaws that could enable gradual farm transitions, temporary worker housing, and housing for family members.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area G (Houston Rural)

REGIONAL DISTRICT: Regional District of Bulkley-Nechako

DATE OF REPORT COMPLETION: December 2021 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Electoral Area A, Electoral Area B, Electoral Area C, Electoral Area E, Granisle, Houston
	Neighbouring First Nations:
	Lake Babine Nation, Wet'suwet'en First Nation, Office of the Wet'suwet'en, Skin Tye Nation, Yekooche First Nation

POPULATION	Population: 2016: 935		Change since 2006 :	-11 %	
	Projected population in 5 years: 2026: 855		Projected change:	'16-'26: -9 %	
	Number of households: 2016: 345		Change since 2006 :	-17 %	
	Projected number of households in 5 years: 2026: 310		Projected change:	'16-'26: -10 %	
	Average household size: 2016: 2.5				
	Projected average household size in 5 years: 2026: 2.5				
	Median age (local): 2016: 48.1		Median age (RD): 41.0	Median age (BC): 43.0	
	Projected median age in 5 years: 2026: 53.3				
	Seniors 65+ (local): 2016: 15 %		Seniors 65+ (RD): 14 %	Seniors 65+ (BC): 18 %	
	Projected seniors 65+ in 5 years: 2026: 26 %				
	Owner households: 2016: 84 %		Renter households: 2016: 16 %		
	Renter households in subsidized housing: 2016: 27 %				

INCOME	Median household income	Local	Regional District	BC
	All households 2015	\$ 83,203	\$ 76,549	\$ 69,979
	Renter households 2015	\$ 57,566	\$ 47,424	\$ 45,848
	Owner households 2015	\$ 84,821	\$ 85,786	\$ 84,333

ECONOMY	Participation rate: 2016: 70.3 %	Unemployment rate: 2016: 17.6 %
	Major local industries: Agriculture, Forestry, Fishing, & Hunting (14.1%, 70); Manufacturing (14.1%, 70); Transportation & Warehousing (12.1%,60)	

HOUSING	Median assessed housing values: \$ 154,660	Median housing sale price: \$ 145,088
	Median monthly rent: \$ n.a.	Rental vacancy rate: n.a. %
	Housing units - total: 2016: 450	Housing units – subsidized: n.a.
	Annual registered new homes - total: n.a.	Annual registered new homes - rental: n.a.
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter): 6.1 %	
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs): 9.1 %	
	Households below <i>suitability</i> standards (in overcrowded dwellings): 3.0 %	

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

Electoral Area G has an OCP that encourages land use patterns that maintain rural character, support appropriate, and limits sprawl. Urban type developments are directed to Houston and Granisle. Within the rural residential designation, policies support opportunities for affordable housing, rental housing and special needs housing and also allow for new housing forms the enable residents to age in place.

2. Any community consultation undertaken during development of the housing needs report:

Community consultation was extensive for this project. The project team distributed a community survey that received more than 300 responses, information sessions for each electoral area, conducted a series of key informant interviews, and produced findings videos for key stakeholders and the general public. Overall, the study counted nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).

Staff and elected representatives from the Regional District received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. Any consultation undertaken with First Nations:

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Nations within the study area were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	0 (2016)	0 (2026)
1 bedroom	10 (2016)	10 (2026)
2 bedrooms	70 (2016)	65 (2026)
3+ bedrooms	270 (2016)	235 (2026)
Total	345 (2016)	310 (2026)

Comments:

Due to an expected population decline, demand for housing is expected to decrease in the short-term. By 2026, Electoral Area D may demand only 310 units, a decrease of about 4 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	395	100	385	100	325	100
Of which are in core housing need	45	11.4	70	18.2	25	7.7
Of which are owner households	35	10.0	25	7.7	0	0.0
Of which are renter households	15	30.0	45	81.8	15	27.3

Comments:

The total and percent of households in Core Housing Need decreased for owners and renters between 2006 and 2016. Very few owners were in Core Housing Need and about 30% of renters were in Core Housing Need.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	395	100	385	100	325	100
Of which are in extreme core housing need	0	0.0	0	0.0	15	4.6
Of which are owner households	10	2.9	0	0.0	0	0.0
Of which are renter households	0	0.0	0	0.0	10	18.2

Comments:

The number and percentage of households in Extreme Core Housing Need varied between 2006 and 2016. Very few owners and 18% of renters were in Extreme Core Housing Need.

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing:

Quantitative data shows generally affordable conditions across the RDBN for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. Rental housing:

Engagement data indicated that there was a lack of affordable rental housing across the RDBN. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. Special needs housing:

There are currently no units of special needs housing within Electoral Area G. There are currently 49 wait listed applications for non-market housing in the RDBN, 6 of which are from people with disabilities. Most requests are for housing in municipalities but some applications are likely from rural residents.

4. Housing for seniors:

The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. Housing for families:

Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families may grow.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Qualitative data indicates limited demand for increased shelter space and homelessness supports in the rural areas. There was, however, evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing and more affordable home ownership options.

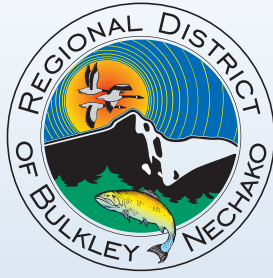
7. Any other population groups with specific housing needs identified in the report:

Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area G's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options. Electoral Area G should also expect to see at least some population decline, which could make providing services a challenge.

An additional key demographic was the agricultural sector who reported a need for more flexible housing options. Many would benefit from relaxed second dwelling bylaws that could enable gradual farm transitions, temporary worker housing, and housing for family members.



Consulting support from:



Funding support from:





Regional Summary: Interim Housing Needs Report - 2024

APPENDIX G to the Report Introduction and Regional Summary: Electoral Area Housing Needs Report produced in 2021

INTRODUCTION

This appendix is the Regional District of Bulkley-Nechako's regional summary of the Interim Housing Needs Reports (Interim HNRs) prepared for each Electoral Area. The Provincial Government requires local governments, including Regional Districts, to complete Interim HNRs by January 1, 2025. These reports must contain the following:

1. the number of housing units needed over five and 20 years;
2. the actions taken by local government since their last Housing Needs Report (HNR) to reduce housing needs; and
3. a statement about the need for housing close to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation.

This Regional Summary is attached as Appendix G as an update to the Regional Summary produced in 2021



SECTION 1: FIVE-YEAR AND 20-YEAR HOUSING NEED – HNR METHOD

The Province requires local governments to use the provincially established HNR Method to calculate the total number of housing units their communities will need for the next five and 20 year periods for six components: extreme core housing need, persons experiencing homelessness, suppressed household formation, anticipated growth, rental vacancy rate adjustment, and additional local demand. For Regional Districts, the data must be gathered for each Electoral Area.

The HNR Calculator has been made available to assist local governments in calculating the six components of housing need based on publicly available data, that is totalled to calculate the housing units needed in each Electoral Area. The HNR Calculator, developed by the University of British Columbia’s Housing Assessment Resource Tools (HART) program in collaboration with Licker Geospatial Consulting was utilized in this Interim HNR (data sourced on November 6, 2024).

The HNR calculator has determined that a total of **325** new dwelling units are needed in the next five years and a total of **890** new dwelling units are needed in the next 20 years to address anticipated housing needs in the Regional District’s Electoral Areas. The following tables present this information by Electoral Area.

Electoral Area A (Smithers/Telkwa Rural)		
Component	5-Year Need	20-Year Need
Extreme Core Housing Need	3.30	13.21
Persons Experiencing Homelessness	9.32	18.65
Suppressed Household Formation	35.47	141.89
Anticipated Growth*	41.69	48.22
Rental Vacancy Rate Adjustment*	1.25	5.02
Additional Local Demand*	0.00	0.00
Total New Units – 5 years	91	N/A
Total New Units – 20 years		227

Electoral Area B (Burns Lake Rural)		
Component	5-Year Need	20-Year Need
Extreme Core Housing Need	8.15	32.59
Persons Experiencing Homelessness	2.86	5.71
Suppressed Household Formation	22.90	91.59
Anticipated Growth*	13.83	16.00
Rental Vacancy Rate Adjustment**	0.40	1.59
Additional Local Demand***	0.00	0.00
Total New Units – 5 years	48	N/A
Total New Units – 20 years		147

Electoral Area C (Fort St. James Rural)		
Component	5-Year Need	20-Year Need
Extreme Core Housing Need	0.59	2.35
Persons Experiencing Homelessness	2.18	4.36
Suppressed Household Formation	6.26	25.02
Anticipated Growth [*]	11.20	12.96
Rental Vacancy Rate Adjustment ^{**}	0.34	1.34
Additional Local Demand ^{***}	0.00	0.00
Total New Units - 5 years	21	N/A
Total New Units - 20 years		46

Electoral Area D (Fraser Lake Rural)		
Component	5-Year Need	20-Year Need
Extreme Core Housing Need	2.33	9.34
Persons Experiencing Homelessness	2.66	5.33
Suppressed Household Formation	9.76	39.03
Anticipated Growth [*]	13.64	15.77
Rental Vacancy Rate Adjustment ^{**}	0.44	1.76
Additional Local Demand ^{***}	0.00	0.00
Total New Units - 5 years	29	N/A
Total New Units - 20 years		71

Electoral Area E (Francois Lake/Ootsa Lake Rural)		
Component	5-Year Need	20-Year Need
Extreme Core Housing Need	1.12	4.50
Persons Experiencing Homelessness	2.50	4.99
Suppressed Household Formation	18.11	72.45
Anticipated Growth [*]	12.08	13.97
Rental Vacancy Rate Adjustment ^{**}	0.40	1.59
Additional Local Demand ^{***}	0.00	0.00
Total New Units - 5 years	34	N/A
Total New Units - 20 years		98

Electoral Area F (Vanderhoof Rural)		
Component	5-Year Need	20-Year Need
Extreme Core Housing Need	0.66	2.66
Persons Experiencing Homelessness	5.87	11.75
Suppressed Household Formation	42.56	170.25
Anticipated Growth [*]	26.01	30.08
Rental Vacancy Rate Adjustment ^{**}	0.71	2.84
Additional Local Demand ^{***}	0.00	0.00
Total New Units - 5 years	76	N/A
Total New Units - 20 years		218

Electoral Area G (Houston/Granisle Rural)		
Component	5-Year Need	20-Year Need
Extreme Core Housing Need	0.17	0.68
Persons Experiencing Homelessness	1.42	2.85
Suppressed Household Formation	17.72	70.88
Anticipated Growth*	7.01	8.11
Rental Vacancy Rate Adjustment**	0.06	0.25
Additional Local Demand***	0.00	0.00
Total New Units - 5 years	26	N/A
Total New Units - 20 years		83

* The Anticipated Growth figure for Electoral Areas is based on the regional growth rate rather than an Electoral Area specific growth rate as more specific quantitative data is not available.

**The Rental Vacancy Rate Adjustment figure for Electoral Areas is set at the Provincial vacancy rate as more specific quantitative data is not available.

***Additional Local Demand is set at zero for Regional Districts as the Province has not made Regional Districts subject to demand functions.



New Housing Supply Trends

To meet the five-year new housing demand established by the HNR Method, the RDBN requires an additional **325** dwellings or **65** additional dwellings per year. Since 2022, the Regional District has issued an average of **41** new building permits for dwellings annually (see Table 1 below). A small portion of these new dwellings are replacement dwellings and not additional dwellings. Also, it is noted that new dwellings are being built without building permits that are not accounted for in Table 1.

Table 1 - Issued Occupancy Building Permits					
Year	Electoral Area⁺	Single Family Dwelling	2 Family Dwellings	Secondary Suites	Multi-Family Dwelling
2022	A	22	0	4	0
	B	11	0	0	0
	C	2	0	0	0
	D	3	0	0	0
	F	18	0	0	0
	G	1	0	0	0
	Totals	57	0	4	0
2023	A	15	0	0	0
	B	5	0	0	0
	C	5	0	0	0
	D	5	0	0	0
	F	5	0	0	0
	G	2	0	0	0
	Totals	37	0	0	0
2024 (Jan - Oct only)	A	11	0	0	0
	B	5	0	0	0
	C	3	0	0	1
	D	1	0	0	0
	F	4	0	0	0
	G	0	0	0	0
	Totals	24	0	0	1
3-Year Total		118	0	4	1

**Note: building inspection services are not available in Electoral Area E and Electoral Areas A, C, D, F, and G have lands that lie outside of the building inspection service area.*

SECTION 2: HOUSING ACTIONS TAKEN SINCE 2021 HOUSING NEEDS REPORT

This section outlines the actions taken by the RDBN since the last HNR was released in 2022 to reduce housing needs in the RDBN.

RDBN Action to Reduce Housing Needs

- The Board's Strategic Plan for the 2022-2026 term identified housing supply as a strategic focus with the goal "to ensure there is an adequate supply and variety of housing options for our citizens". The Plan contained three objectives:
 - provide support to the non-profit sector in their pursuit of affordable housing projects and initiatives;
 - advocate with the Province for appropriate rules and regulations to reduce impediments to housing development and better reflect the needs of northern residents; and
 - investigate opportunities for the Regional District to plan for and/or support the development of workforce housing.
- In 2022 and 2023 the RDBN undertook a review of the manner in which dwellings were regulated in the RDBN. This review process included consultation with member municipalities, Electoral Area Advisory Planning Commissions, the Ministry of Transportation and Infrastructure, and Northern Health. This review included consideration of options to simplify the regulation of housing.
- In 2023 the RDBN Board approved the RDBN's Regional Housing Initiative which included the allocation of approximately \$400,000 over three years to increase market and non-market housing. Key features of the Initiative include:
 - Development of a template agreement for on-reserve building inspection;
 - hiring a Housing Planner;
 - housing sector and community relationship building;
 - housing advocacy with other levels of government; and
 - non-market and market housing initiatives.
- In 2023 a digital building permitting and reporting system was launched to further streamline the building permitting process.
- In 2023 parkland dedication policies were added to the RDBN's Rural Official Community Plans. Clarity around parkland dedication requirements will assist developers in moving through the subdivision process in a more efficient manner.

- In 2024 a Housing Planner was hired as part of the Regional Housing Initiative. Highlights of the Housing Planner’s work in 2024 includes:
 - reviewed housing legislation, programs, and funding opportunities;
 - coordinated meetings with municipalities, First Nations, and housing providers to discuss areas where the RDBN may assist and fill capacity gaps;
 - established communications networks including a housing website; and
 - organized workshops with BC Housing and the BC Builds program.
- In 2024 staff researched and reported to the Board on various Provincial Government initiatives relating to multi-unit housing requirements, short term rentals, HNRs, and Interim HNRs.
- In 2024 the RDBNs Rural Official Community Plans and Zoning Bylaw were amended to streamline regulations and increase housing flexibility in alignment with the mandatory Provincial Small Scale Multi Unit Housing (SSMUH) regulations.
- In 2024 a second round of Zoning Bylaw amendments were proposed to enhance flexibility of housing form. These changes exceeded the Provincially mandated changes and followed up on the RDBN review of housing regulation begun in 2022.
- In 2024 a new Official Community Plan was adopted for Electoral Area C. “Fort St. James Rural Official Community Plan Bylaw No. 1954, 2024” ensured that adequate land is available, and policies are in place to accommodate the region’s housing needs.



The Regional District processed **10** OCP and/or zoning bylaw amendment applications and **five** land use permits that may contribute to the housing supply in the region. These applications are shown in Table 2.

Table 2 – Bylaw and Land Use Permit Applications (Housing-Related)		
Adoption Year	Electoral Area	General Description
2022	C	Rezoned H1 to R4 to allow a 19-lot subdivision.
	G	Rezoning and OCP amendment to allow a 2-lot subdivision.
	G	TUP to allow a temporary work camp for up to 1,000 for workforce housing.
	E	DVP to reduce the minimum parcel area that may be created at subdivision to allow a three-lot subdivision.
2023	A	Rezoned H1 to H1A to allow a second Single Family Dwelling.
	A	Rezoned H1 to H1A to allow a second Single Family Dwelling.
	A	Rezoned H1 to H1A to allow a second Single Family Dwelling.
	A	Rezoned H1 to H1A to allow a second Single Family Dwelling.
	A	Rezoned to streamline the R9 Zone regulations.
	B	Rezoned H1 to H1A to allow a second Single Family Dwelling.
	D	Rezoned and redesignated to allow a 3-lot subdivision.
	B	TUP to reduce the structural setback from a Highway for a SFD
2024 (Jan – Oct only)	E	Rezoned and redesignated to allow a 3-lot subdivision.
	A	TUP to reduce the structural setback from a Side Parcel Line for a SFD addition.
	A	TUP to reduce the structural setback from a Front Parcel Line and Highway for a SFD addition

Regional District Advocacy Regarding Construction Costs

Housing issues in northern and rural BC are not the result of excessive property values as they are in other parts of the province. The housing issue in much of northern and rural BC is associated with high construction costs in relation to property values. The resale value of a newly built dwelling may not adequately exceed construction costs, creating no incentive for builders and developers to construct dwellings. Therefore, housing stock is not being adequately replaced and housing form is not being diversified to meet community needs. While the Province is making efforts to address affordability issues in urban centres, northern and rural BC is negatively impacted by initiatives which increase the costs of construction and further discourage new construction.

The Regional District has sent letters to the Province over the last few years noting the negative impact of new housing regulations (BC Step Code, owner builder restrictions, builder licensing) and increased requirements for professional oversight on the housing supply in the north. The Regional District has noted that applying one size fits all solutions designed for a southern urban centre context has caused collateral damage to the housing situation in the north. The RDBN raised this issue at the Union of BC Municipalities Convention during multiple meetings with Provincial staff and Ministers.



SECTION 3: NEED FOR HOUSING IN PROXIMITY TO ALTERNATIVE AND ACTIVE TRANSPORTATION

The Interim HNR must contain 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. The Regional District recognizes the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation. However, the densification of housing in the rural area in association with transportation infrastructure is not appropriate from a sustainability perspective and is an issue to be addressed within the Regional District's member municipalities.

Given the RDBN's low rural population density, and significant distances between population centres the RDBN focus has been on the following:

- Facilitating multi-use trail development within existing highway corridors where conditions may support active transportation infrastructure for rural area-to-municipality and municipality-to-municipality connections.
- Operating a public transit system providing service between RDBN member municipalities, with connections to adjacent regions.

Active Transportation Initiatives

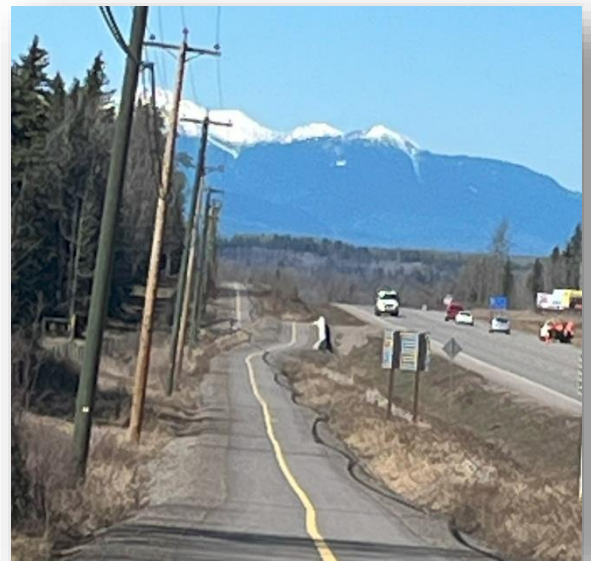
The RDBN continues to encourage the Ministry of Transportation and Transit to play a greater role in funding, building, and operating active transportation infrastructure within their road right-of-ways.

Electoral Area A Specific - Cycle 16

The Cycle 16 Trail Society and the Regional District of Bulkley-Nechako have worked together on the development of a multi-use non-motorized trail linking the Town of Smithers and the Village of Telkwa. Construction of phase one of the three phase trail was completed in 2024.

Electoral Areas B and E Specific – Highway 35 Trail

In 2023, the RDBN completed a Parks and Trails Master Plan (the Plan) for Electoral Areas B and E which includes the goal to “support active transportation and a connected community”.



From that Plan a long-term vision to connect the Village of Burns Lake to the Francois Lake Ferry Terminal with a multi-use trail on Highway 35 right of way was developed. A conceptual design study for the first phase of trail development was completed in 2024. It evaluated the design options for 13 km of multi-use trail connecting the Village of Burns Lake and Tchesinkut Lake.

Public (Alternative) Transportation Initiatives

The Regional District is serviced by the Bulkley-Nechako Transit System, BC Bus North, and Via Rail Canada, with additional community-based and First Nations operated local services throughout the region.

The Bulkley-Nechako Transit System provides public bus transportation between most Regional District member municipalities, with connections to adjacent regions along the Highway 16 corridor. It is provided through a partnership between the Province of British Columbia, BC Transit, and the Regional District of Bulkley-Nechako with the assistance of funding partners (City of Prince George, Stelat'en First Nation, and Nadleh Whut'en).

The Regional District has been challenged to secure adequate long-term funding for this service. Part of this challenge is the limited certainty regarding the Province's long-term commitment to the current funding formula and future capital costs. The Regional District also has concerns regarding the efficiency and effectiveness of the existing public transportation services in the RDBN.

The RDBN has asked the Province to work with local governments, First Nations, and stakeholders to rationalize public transportation services in the north and develop a regional transportation service model which better meets the needs of northern BC.

