




Housing Needs Report

Electoral Area D

2021



PEACE RIVER
REGIONAL DISTRICT



This report was prepared for
Electoral Area D through a joint
project with the Peace River
Regional District.

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Executive Summary

This Housing Needs Report provides a detailed assessment of relevant housing related data for Electoral Area D. As of 2019, legislation requirements under the *Local Government Act* require local governments to collect data, analyze trends and present reports that describe current and anticipated housing needs in B.C. communities. The purpose of this report is to establish an understanding of housing needs in the Electoral Area prior to the development of future policy considerations.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains as the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements require that it be used in British Columbia Housing Needs Reports. This data is supplemented by more recent data from sources such as Canada Mortgage and Housing Corporation and BC Housing, as well as feedback collected from residents and stakeholders in the community. Report updates are required every five years and can be used to monitor trends.

Community Engagement

Residents of Electoral Area D were invited to participate in an online survey and stakeholders were invited to participate in focus groups and individual interviews. The top housing challenges identified through community and stakeholder engagement were housing affordability and the need for senior housing and supportive housing.

Population and Age

Since 2006, the population of Electoral Area D grew slightly to 5,749 (an increase of 2.6%). It is projected that since 2017 the population of Electoral Area D has grown again to approximately 5,339 in 2020. The median age of residents was 42 in 2016, compared to BC's median age of 43.

Shadow Population

The shadow population that exists throughout the region has a significant impact on housing in both rural areas and the municipalities within the PRRD. With mining, hydro, oil and gas, forestry and agricultural industries active in the region, there are significant numbers of work camps situated across the PRRD to house employees that do not live permanently in the surrounding communities. Work camps reduce the impact of large numbers of individuals moving in and out of communities as work is available and influencing vacancy and rental rates on a large scale.

Households

The number of households increased by 8% (175 households) from 2,065 to 2,240 and the average household size decreased from 2.7 to 2.6 persons. The majority of Electoral Area D households are occupied by 2 persons (42%) and the predominant household type are families with and without children (both representing 39% of the population each), or one-person non-census families (20%). The majority of Electoral Area D households are owned (89%).

Income

There are large differences in renter and owner incomes, as the median income of renter households was 17% lower than owner households in 2015.



Current Housing Stock

As of 2016, there were 2,245 dwellings in Electoral Area D, 85% of which were single-detached houses. The majority of all dwelling types had three or more bedrooms. The majority of rented dwellings 2-bedroom dwellings. Seventy-eight percent (78%) of housing units in Electoral Area D were built prior to 2000, and the majority only require regular maintenance (57%) or minor repairs (33%). In 2019, the average sales price for a single-family dwelling (2 bedrooms) with a property size of two or more acres was \$540,000.

Housing Indicators

Of all Electoral Area D households in 2016, 11% lived in inadequate dwelling units, 5% lived in unsuitable conditions, and 11% spent more than 30% or more of their income on shelter costs indicating issues with affordability. Of senior households, 10% of households experiencing housing need had issues with adequacy of their unit, 12% had affordability issues, and 2% had suitability issues. Additionally, a much higher proportion of owners than renters experienced Core Housing Need¹ (14% vs. 9.3%) and Extreme Core Housing Need (4.7% vs. 3.9%).

¹ CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on shelter costs.

Key Areas of Local Need

Affordable Housing

Affordability is one of the most pressing housing issues facing residents in Electoral Area D. Through engagement, stakeholders indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

Rental Housing

Between 2006 and 2016, both the number and proportion of renter households increased, from 8% to 10% representing an increase of 70 renter households in the community. In 2016, Electoral Area D had a higher proportion of renters (14% or 30 households) than owners (9.3% or 155 households) experiencing Core Housing Need. Through engagement, stakeholders indicated that the high cost of rental housing was one of their top concerns in the community.

Special Needs Housing

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require.

Housing for Seniors

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region.



Housing for Families

Families in Electoral Area D are generally well served by the housing choices available to them. However, a major challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees.


Homelessness

Homelessness was identified as an issue in Electoral Area D through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles.




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1.0 Introduction

The Peace River Regional District (PRRD) is divided into four electoral areas: B, D, C, E. Electoral Area D covers the most southeastern portion of the regional district, and shares a border to the north and west with Electoral Area E. As of the 2016 Census, Electoral Area D had a population of 5,920 residents, which made it the second largest Electoral Area population in the regional district after Electoral Area C.

Electoral Area D residents face unique housing challenges, based on their location, the context of the community and current economic and growth drivers within the community and the region. Across BC, a housing affordability crisis has emerged due to high demand for housing from a growing population, low interest rates, and the attractiveness of housing as an investment. Increasingly, the cost of renting and owning is creating unprecedented financial burdens for households.

In 2019, the Government of BC introduced changes to the *Local Government Act*, Part 14, Division 22, requiring municipalities and regional districts to complete Housing Needs Reports to understand current and future housing needs and use the findings to inform local plans and policies. Each local government must complete their first report by 2022 with updates required every five years thereafter. The Union of British Columbia Municipalities (UBCM) is providing funding for local governments to support the completion of the first round of reports. The PRRD was awarded funding through this program and retained Urban Matters to complete Housing Needs Reports for four constituent communities, and the four electoral areas. Separate reports have been prepared for each participating community and electoral area, which are based on local context while also providing a regional lens for housing in the PRRD.

The purpose of the PRRD Housing Needs Assessment Project is to:

- Develop an understanding of the current housing availability, suitability, and affordability across the entire housing continuum;
- Make projections and recommendations on future population growth and significant expected changes in housing demand;
- Provide a breakdown of housing units by type, size, condition, and state of repair; and
- Provide recommendations for relevant policy updates for participating local governments.

This Housing Needs Report includes relevant housing related data for Electoral Area D and establishes a baseline understanding of housing need prior to the development of full housing needs reports across the PRRD and its partner municipalities in this endeavour.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information remains as the most reliable data due to its basis in the Census. It is required through legislation that this data be used in British Columbia Housing Needs Reports. The future needs projections and engagement sections are intended to ensure that a more current snapshot of needs is captured. Over time, as future Housing Needs Reports are produced, it will be important to be able to track



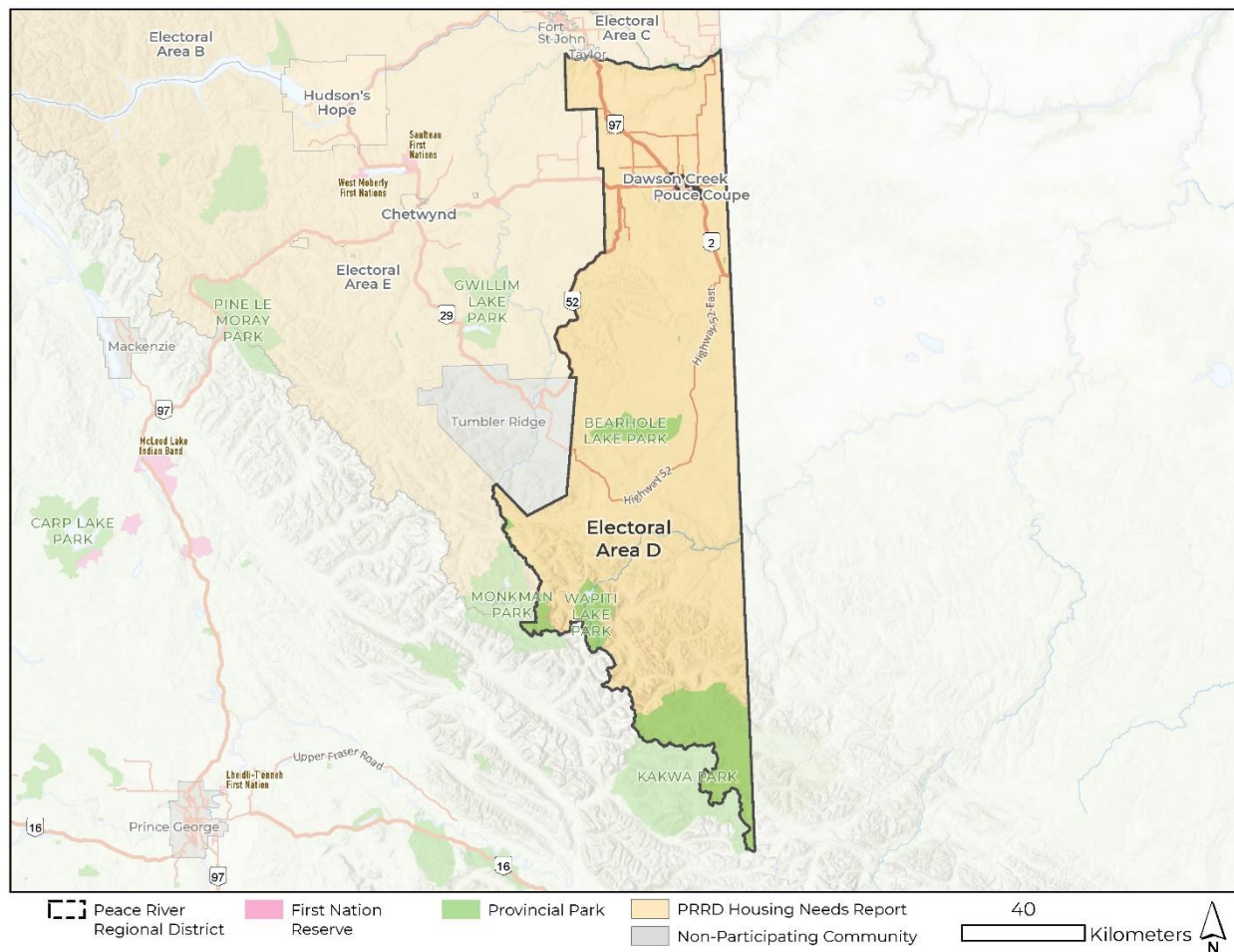
trends in both Census data and qualitative data collected through engagement.

1.1 Overview


Electoral Area D is located along the Alberta border and surrounds the City of Dawson Creek and Village of Pouce Coupe, while bordering the District of Tumbler Ridge (Figure 1). As of 2016, Electoral Area D had a population of 5,920 residents, which comprises about 9% of the PRRD's total population.

Census data labelled as Electoral Area D refers only to the population within the Electoral Area boundary and does not account for the population living within First Nation reserves. Census data labelled PRRD refers to all populations within the boundaries of the regional district, including First Nations, municipalities, and electoral areas. There are 320 households or 1% of the total private households in the PRRD who reside in band housing as of the 2016 Census.

Figure 1 – Study Area Overview Map



As of 2016, there were 2,245 dwellings in Electoral Area D. Compared to the PRRD as whole, Electoral D has a higher proportion of single-detached houses (85%) than the PRRD (67%). The most common housing type for



renters were single detached dwellings (83%). Most dwellings require regular maintenance only (57% of all dwellings), while 33% require minor repairs and 10% require major repairs.

Across the rural areas of the PRRD, including Electoral Area D, housing related challenges can be attributed to a decreasing and aging population, resulting in a shift in housing needs to support changing demographics and development trends.


Portions of Electoral Area D fall under two different PRRD Official Community Plan (OCP) Bylaws. The Rural OCP (Bylaw 1940, 2011) includes policies to encourage the development of affordable housing, special needs housing, age-friendly housing, and housing with universal design features. The Rural OCP indicates that typical dwellings in the rural area are single family dwellings, and allows for one to two dwellings per parcel, with exceptions to be made for farm help, temporary family dwellings, multi-family dwellings in communal farm zones, and affordable housing for people with disabilities or seniors. Furthermore, the Rural OCP includes policies to permit secondary suites within single family dwellings and permits mobile homes throughout the area as an affordable housing option. Secondly, the South Peace Fringe Area OCP (Bylaw 2048, 2012) covers the areas within Electoral Area D surrounding the City of Dawson Creek and Village of Pouce Coupe. The South Peace Fringe Area OCP includes the goal of encouraging a variety of housing types and densities to meet the needs of everyone in the community including residents in different life stages with a variety of lifestyles and socio-economic status's and special needs. Housing policies in this OCP permits new manufactured home parks and multiple family dwellings within High Density Residential and Rural Community designations of the applicable zoning bylaw, allowing for both affordable and higher density development options. Furthermore, secondary suites are permitted within single family dwellings, subject to the applicable zoning bylaw as another measure to offer affordable housing options. The South Peace Fringe Area OCP also encourages the provision of housing for seniors and individuals with special needs.

1.2 Housing Needs Report Requirements

The Housing Needs Reports Regulation (B.C. Reg. 90/2019) requires the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock, as well as projected population, households, and housing stock.² Most of this data is made available by the Government of BC through their data catalogue. While not all 50 data indicators are summarized in the body of the report, all required data that is currently available for Electoral Area D can be found in the Data Appendix (Appendix A).

This document fulfills the Housing Need Reports requirements for Electoral Area D, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the Electoral Area, the PRRD, and other stakeholders to inform the planning and development of housing, through local plans, policies, and the management of development. It is also a public document intended to support decision-making around housing and provide information to stakeholders to help improve local understanding of housing needs.

² https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf



This report provides an overview of housing needs based on analysis of quantitative data, as well as qualitative data from engagement. This data is used to identify housing units required currently and over the next five years, the current number of households in Core Housing Need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations.³

1.3 Data Limitations

This report refers to both the standard Census Profile from Statistics Canada for Electoral Area D, as well as custom data that was prepared for the purpose of completing the Housing Needs Reports. The custom data refers to private households only and figures may be different than what is available through the public Census Profiles.

The 2011 National Household Survey (NHS) was voluntary and as a result had a much lower response rate than the mandatory long-form Census. Because of this, data from the 2011 NHS is of a lower quality than Census data from other years. The data is used as supplementary data to inform historical household and housing related trends between 2006 and 2016.

The statistical data reported in this document was collected prior to COVID-19 and may not entirely reflect current housing trends. The data reported should be considered together with Section 7 COVID-19 Implications of this report. The findings in the concluding summary at the end of each section considers both available data, desktop research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications in the region.

³ <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>



2.0 Community Engagement Findings

2.1 Overview

To better understand local housing needs, a community and stakeholder engagement was completed between July and September 2020. This process collected insight on local housing challenges and opportunities from the perspective of Electoral D residents, local stakeholders, and neighbouring First Nations. Additional stakeholder interviews were undertaken in December 2020 and January 2021 to ensure stakeholders across the region were well represented in the study. This section provides an overview of the engagement process.

2.1.1 Community Survey

A community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area D are presented here.

A total of 21 respondents from Electoral Area D responded to the survey, including one individual that identified as First Nations and one individual that identified as Metis. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

2.1.2 Stakeholder Interview and Focus Groups

A wide range of stakeholders in Electoral Area D were invited to participate in an interview or focus group, including service providers, housing providers, Indigenous organizations and other community organizations. The following stakeholders in Electoral Area D participated: Director Leonard Hiebert, Toms Lake Cultural Community Association, Swan Lake Enhancement Society, Tower Lake Community Centre and Kelly Lake Indigenous Coalition.

The full results of the survey and focus groups and interviews can be found in Appendix B.

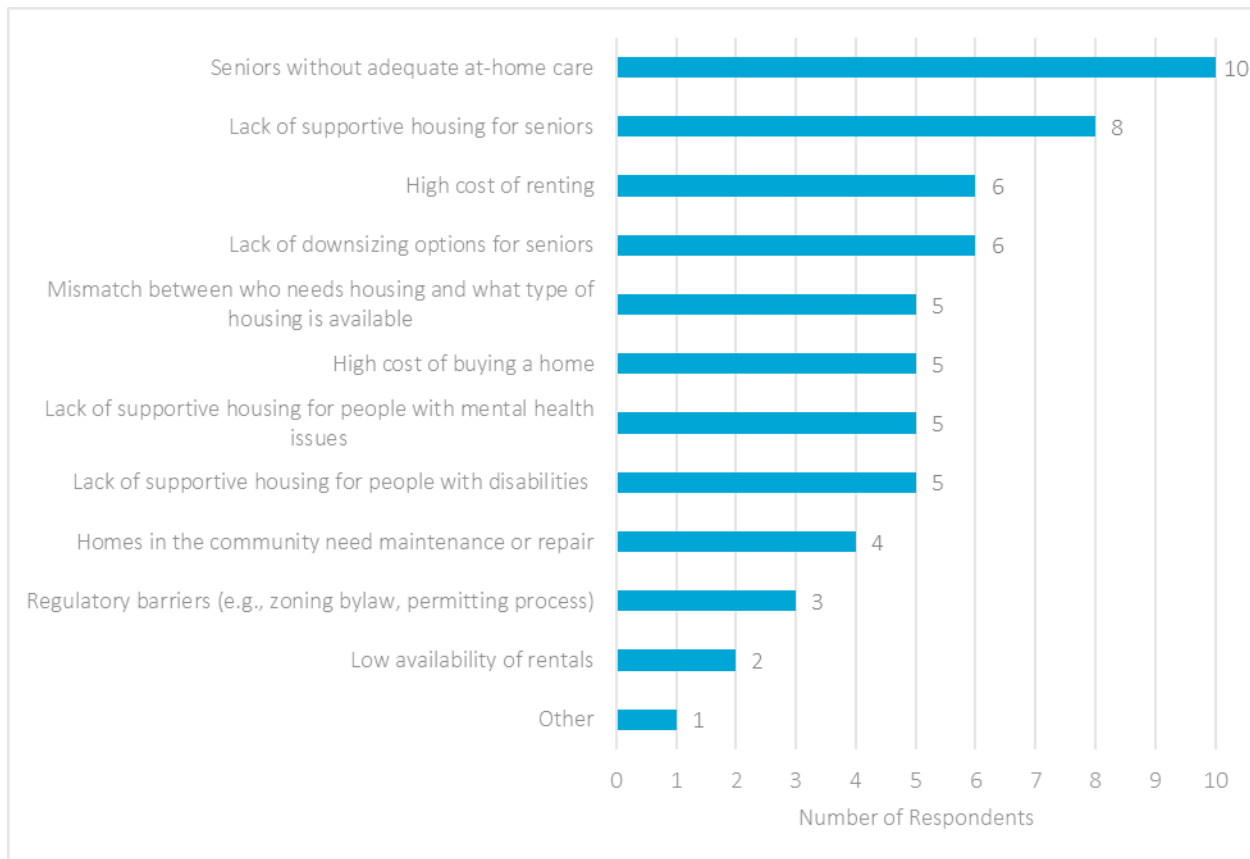
2.2 Findings for Electoral Area D

2.2.1 Housing Challenges

Stakeholders and survey participants were asked about housing challenges and opportunities specific to Electoral Area D. Figure 2 illustrates the top housing challenges that survey participants identified for Electoral Area D. Three of the top five issues respondents identified were related to housing options and supports for seniors in the community. Respondents also felt that the lack of supportive housing for individuals with disabilities or mental health issues were community issues (5 respondents). Other common concerns for survey participants include the high cost of rentals (6 respondents) and buying a home (5 respondents), as well as the mismatch between the type of housing needed and the housing available (5 respondents).

The following sections summarize the challenges shown in Top Community Issues in Figure 2 and other challenges mentioned by survey participants and stakeholders.

Figure 2 – Top Community Issues in Electoral Area D



2.2.2 Senior Housing

As shown in Figure 2, survey participants felt that the one of the top community issues was the lack of senior housing available, including at-home care (10 respondents), supportive housing (8 respondents), and downsizing options (6 respondents). Survey participants felt that the most needed forms of housing are assisted living facilities (8 respondents). Survey participants suggested that seniors rental housing, senior complexes, and dementia-friendly housing is needed. In an open-ended comment, one respondent noted that seniors living in rural areas experience accessibility challenges in snow conditions.

2.2.3 Housing Affordability and Supply

Five out of 15 participants that identified barriers when finding their current home said the cost was too high and there was limited supply of the type of home they were looking for.

Survey participants were also asked to identify any housing challenges they anticipate in the next five years. Four out of five participants that answered the question said that they were unsure whether they would be able to afford future mortgage payments and three participants said they were unsure whether they would be able to afford rent.



2.2.4 Lack of Nearby Services and Amenities

When asked about current housing challenges they are facing, all seven participants that responded to the question said their home is not well serviced by public transit and five said their home is too far from amenities. Four respondents said that one of the barriers they experienced when finding their current home is distance from transit. One survey respondent described in an open-ended comment that a family member had to consider moving to Dawson Creek in order to access the medical care and services they required.

2.2.5 Homes Needing Repairs

All five respondents that anticipated housing challenges in the next five years said that their homes will be in poor condition and need repair. Staff from Kelly Lake Cree Nation also commented that homes in their community are needing repairs.

2.2.6 Indigenous Housing

Staff from Kelly Lake Cree Nation noted that the community is excluded from funding and grant opportunities because it is not included in Treaty 8. The Nation is working towards being part of Treaty 8 and have been working with CMHC since the 1980s to campaign for new housing. Currently, the Nation has 36 houses in the community, including eight rental homes managed through the Westkagen Housing Management. Five hundred of the Nation's members are living off reserve and many are looking to move back to the community. Kelly Lake Cree Nation staff reported that more single-detached houses and Elder housing is needed. The Nation is also hoping for a new community hall.

The Nation current faces infrastructure and housing repair challenges. Obtaining water is the main concern in the community as members have to use individual wells. Staff also mentioned issues including central heating and road maintenance.



2.3 Regional Findings

2.3.1 Housing Affordability and Supply

Interviewees observed that there are more housing developments during strong economic periods which increases the availability of housing. However, strong economic periods were also observed to drive housing unaffordability as prices rise due to the influx of workers. For some service providers, it has also been challenging to recruit staff, partly due to housing. Finding affordable housing options is reported to be especially challenging for one-person or single-income households.

2.3.2 Senior Housing

For seniors in the region, interviewees report that there are long waitlists for seniors housing of up to two to three years. Having fixed incomes makes it difficult for many seniors to find appropriate housing and some end up living in sub-standard units. Stakeholders report a need for services to support seniors who choose to age in place in their own homes, for example, support with meals, snow removal, etc. Improved accessibility would also help many remain independent over a longer term. It was also reported that seniors with dementia who do not have access to appropriate housing and supports may be prematurely placed in long-term care. In rural communities with limited services, seniors may find it difficult to access health care services close to home and may move to more urban areas to have access to these services or be closer to family.

2.3.3 Supportive Housing

Stakeholders identified a need for supportive housing for vulnerable populations such as seniors, Indigenous Elders, youth, individuals with disabilities, and individuals with mental health issues. Additionally, some service providers face challenges of recruiting staff.

Youth


Stakeholders point out that youth, under 19, who require medical care are put into long-term care. More youth housing near larger municipalities would ensure that they can attend nearby schools and receive education.

Individuals with Disabilities

Despite recent improvements in housing for individuals with disabilities (such as brain injuries, mobility issues, MS), there is still a need for more housing options for these individuals in new buildings. Individuals who receive disability support face many challenges in finding appropriate housing because of restricted budgets. Interviewees also report a need for additional accessible housing units for individuals with disabilities who are able to live independently. Stakeholders noted that the default accommodations (such as extended hospital stays or long-term care) for individuals with disabilities is not suitable for their needs and prevents them from accessing services. Individuals stay for extended periods of times in hospitals when there isn't proper housing available, which have resulted in over capacity in hospitals.

Individuals with Mental Health Issues

Interviewees pointed out that individuals suffering from mental health issues often face additional barriers when looking for housing. Service providers reported that there is a lack of low barrier housing available for people at different stages of their lives and individuals are often turned away from rentals and shelters due to their conditions, limiting them to access the supports they require. One stakeholder mentioned there is a particular need for increasing programming that serve men with mental health issues.



The North Wind Wellness Centre (NWWC) Society is one organization in the region that is currently providing residential treatment programs for youth and adults experiencing issues with mental health and addictions. The NWWC currently operates a 10-bed residential Indigenous-based treatment facility in Farmington. The NWWC has identified a need to develop a new supportive housing facility based on the Addictions Recovery Community Housing (ARCH) model to further support individuals facing mental health and addictions challenges in the PRRD.

Vulnerable Population

Interviewees indicated there is a need for supportive housing for individuals leaving abusive relationships and or families fleeing negative or dangerous living situations.

2.3.4 Households with Income Assistance

Housing affordability was a concern for stakeholders, with particular mention of individuals on income-assistance. Despite rental availability, many individuals on income-assistance are unable to afford market housing. The stigma of income-assistance has also resulted in some rental companies discriminating individuals from housing opportunities.

2.3.5 Indigenous Housing

There is a shortage of housing for Indigenous households living both on and off reserve. Interviewees report that Indigenous households need better access to medical services, mental health supports, and safe homes when living off reserve.

One of the major issues influencing the availability of housing on reserve is the lack of funding for repairing existing homes or building new ones. The application process to receive funding is time-consuming and difficult. Additionally, interviewees report that the current minimum building code is unsuitable for meeting the needs of climate conditions (e.g. high snow load). Many homes have not been built to withstand climate conditions and need to be replaced. Materials for replacements are limited locally and must be sourced from communities that are farther away.

Interviewees reported a need for better quality housing suited for the northern climate that serves diverse household needs (e.g. families, singles, Elders). There is also need for more nearby community infrastructure and services to support existing homes (e.g. schools, shops, medical support for Indigenous Elders).

2.4 Opportunity Areas


2.4.1 Collaborations and Partnerships

Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing.

Stakeholders identified a need for collaborative conversations between emergency service providers, health care workers and District Officials to better understand the housing needs of vulnerable populations.

2.5.2 Research and Policy

Those involved in housing development indicated a need for the PRRD and municipalities to review development procedures to reduce any unnecessary restrictions on development and incentivize development through tax



incentives. Collecting data and conducting assessments were identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities.

2.4.2 Continued Support for Senior Housing and Affordable Housing Options

Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing. Collecting data and conducting assessments was identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities. Stakeholders suggested that a database of senior accommodation and support services available across the region should be established to help residents access the services they need.

2.4.3 Other Opportunities

Stakeholders identified a number of other opportunities for building new housing or providing supports for specific groups:

- Provide more off reserve housing across the region for First Nations
 - Provide mental health housing that allow independence for tenants
 - Provide private assisted living facilities to increase options and availability for seniors
 - Provide housing options for individuals living in hospital care
 - Increase funding for the Homeless Prevention Program
 - Repurpose underutilized hotels for affordable housing units
- Utilize underutilized buildings and undeveloped properties to develop housing projects or accommodate support services

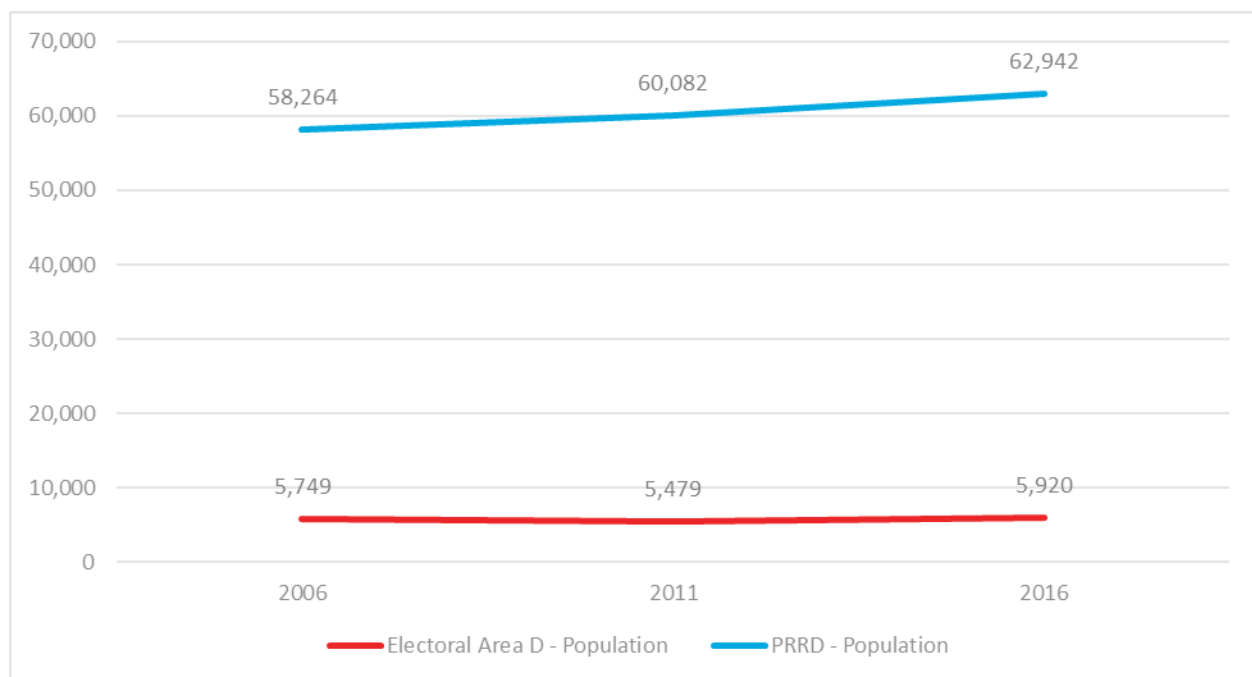
3.0 Electoral Area D Community Profile

The demographic and economic context of a community shape its housing needs. Age and stage of life, household type and size, income, and employment all directly affect the type of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data from the Statistics Canada Census Profiles and data tables and custom data prepared for Housing Needs Reports.

3.1 Population

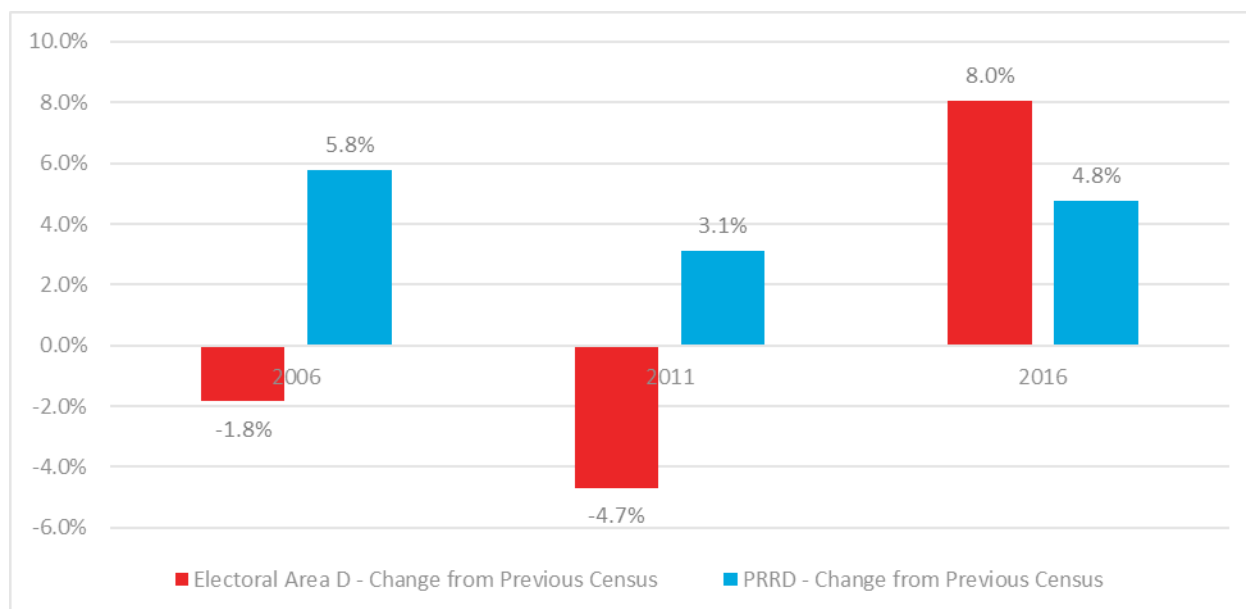
Between 2006 and 2016 Electoral Area D grew by 2.6% from 5,749 to 5,920 residents (Figure 3). During the same time period, the PRRD grew by 4.5%. In Electoral Area D, the rate of growth declined by 4.7% between 2006 and 2011 and increased by 8% between 2011 and 2016 (Figure 4). As of 2016, Electoral Area D residents made up 9% of the PRRD's total population.

Figure 3 – Population Changes in Electoral Area D and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2001, 2006, 2011, 2016

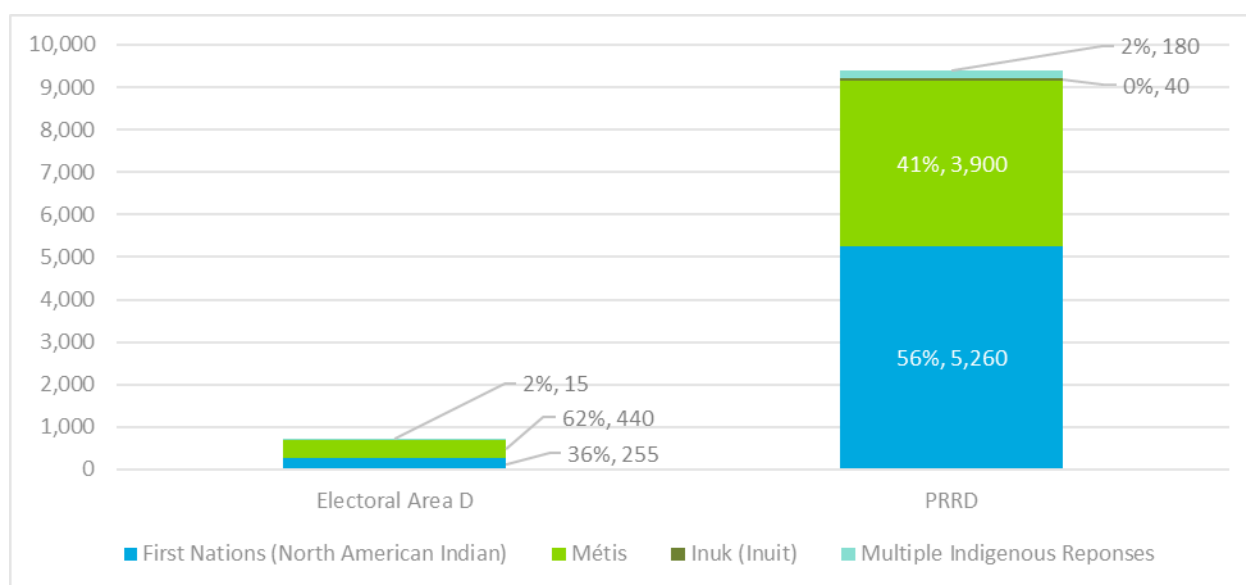
Figure 4 – Population Changes in Electoral Area D and PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2001, 2006, 2011, 2016

Electoral Area D has a total of 715 individuals or 8% of the population in private households (5,720 individuals) who identify as Indigenous as of the 2016 Census (Figure 5). Of this group, 36% identify as First Nations, 62% as Métis, and 2% identified multiple Indigenous identities. The Indigenous population in Electoral Area D makes up approximately 8% of the overall Indigenous population in the PRRD as recorded in the 2016 Census.

Figure 5 – Indigenous Identity for Population in Private Households, 2016

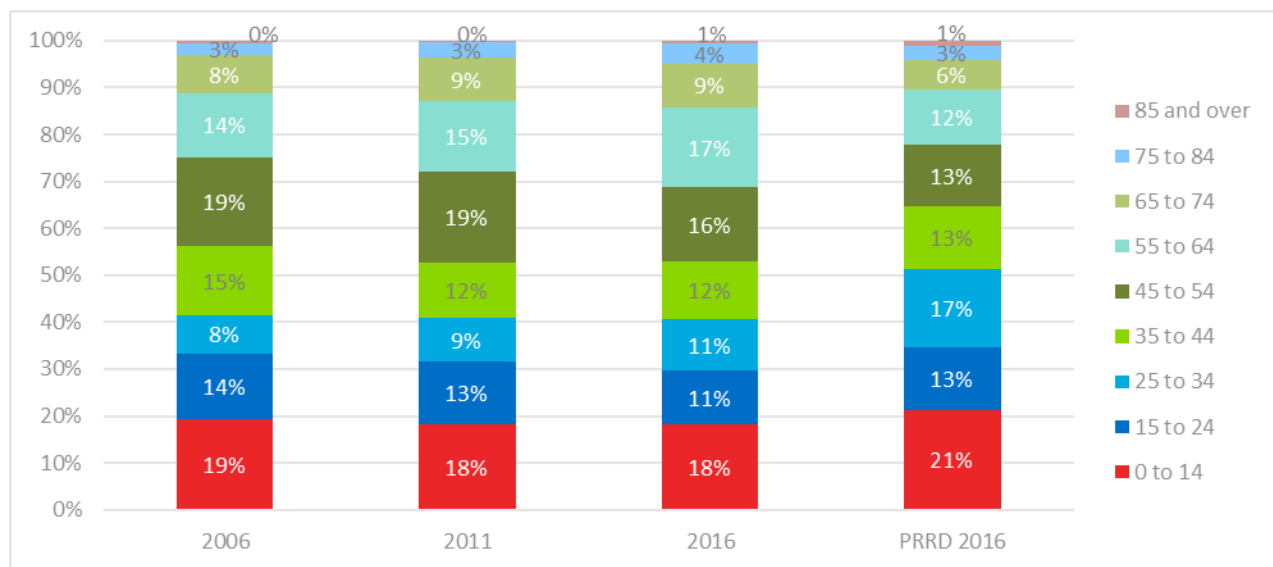


Source: Statistics Canada Census Program, Census Profile 2016

3.2 Age

From 2006 to 2016, the median age in Electoral Area D increased from 41.2 to 42.9, indicating an older population than the PRRD overall (34.2). During the same time period the median age in the PRRD remained relatively constant, decreasing only slightly from 34.2 in 2006 to 34.1 in 2016. Several age groups appear to be changing in Electoral Area D. Residents aged 45 to 54 went from representing 19% of the population to 16% of the population between 2006 and 2016. In the same period of time, older adults (aged 55 and older) went from about 25% of the population, to 31% of the population. Youth (aged 15-24) decreased from 14% to 8% of the population, while young adults, rose from 8% to 11% of the population. This reflects both an aging demographic in Electoral Area D, but also that children and youth are aging.

Figure 6 – Age Distribution in Electoral Area D, 2006-2016

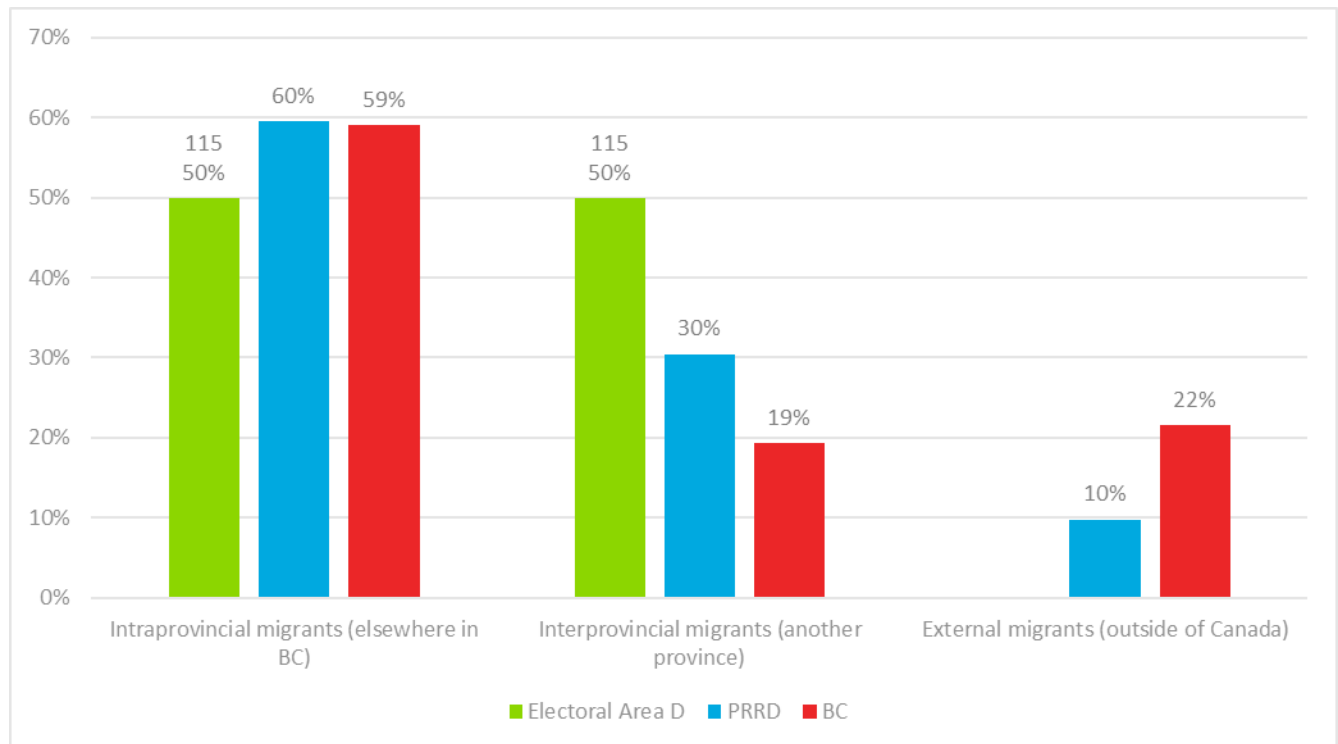


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

3.3 Mobility

In Electoral Area D 4% of the population moved into the area in a one-year period between 2015 and 2016, compared to the 6% of the PRRD and 7% in BC. Of those who moved to Electoral Area D, 50% were intra-provincial migrants (people who moved from elsewhere in BC), 50% were inter-provincial migrants (people who moved from another province), and 0% are external migrants (people who moved from outside of Canada). Compared to the PRRD, Electoral Area D has a higher proportion of individuals who had moved inter-provincially in the year prior to the Census. This suggests there is interest from both BC residents and residents of other provinces in moving to region, but less interest from individuals from outside the country.

Figure 7 – 1 Year Ago Mobility Status in Electoral Area D, PRRD and BC



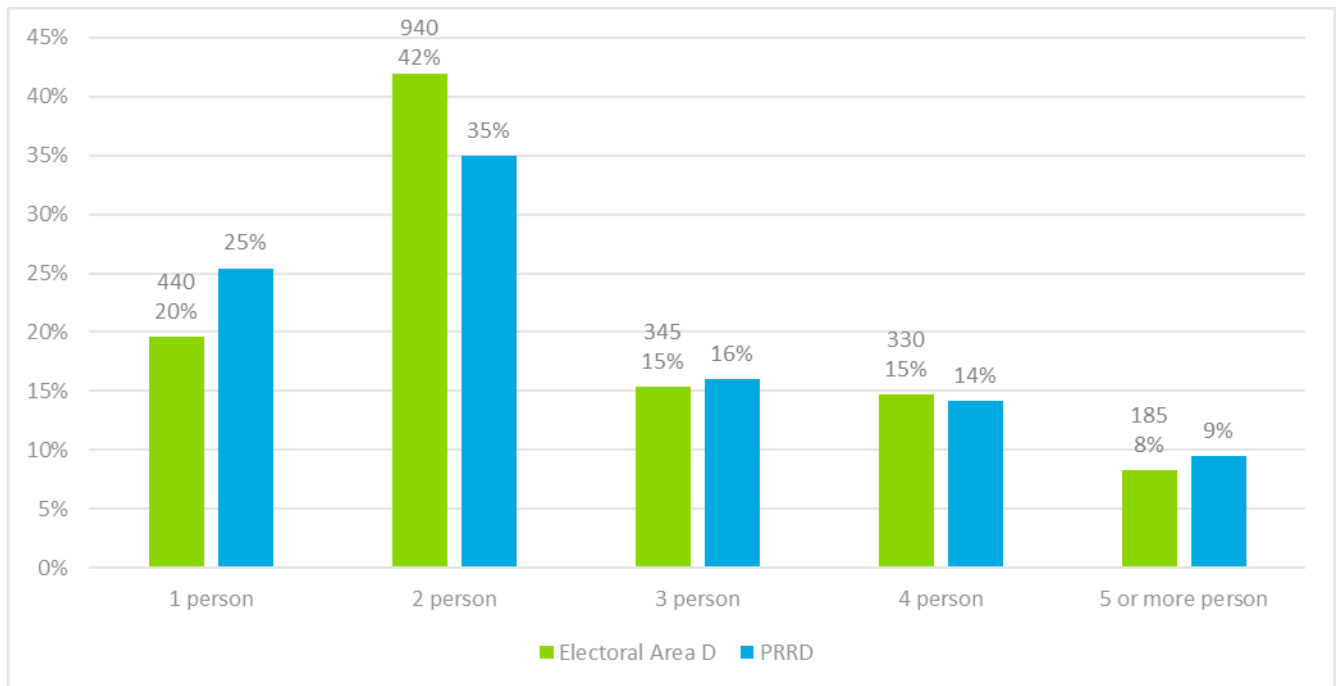
Source: Statistics Canada Census Program, Census Profiles 2016

3.4 Households

From 2006 and 2016, the number of households in Electoral Area D increased by 175 households, or 8%, from 2,065 to 2,240. Compared to the addition of 171 individuals, suggests that population growth is on par with the formation of households. The average household size in Electoral Area D decreased slightly from 2.7 to 2.6 persons from 2006 to 2016, which is on par with the PRRD's average household size of 2.5 persons in 2016. This reflects the aging trend noted above, which also coincides with smaller family households (2-person households) or non-family households (1-person households); households in Electoral Area D are predominantly one and two-person households (20% and 42% respectively). In 2016, 38% of households in Electoral Area D were 3 person or more households (i.e. family households), compared to 39% of PRRD households (Figure 8).

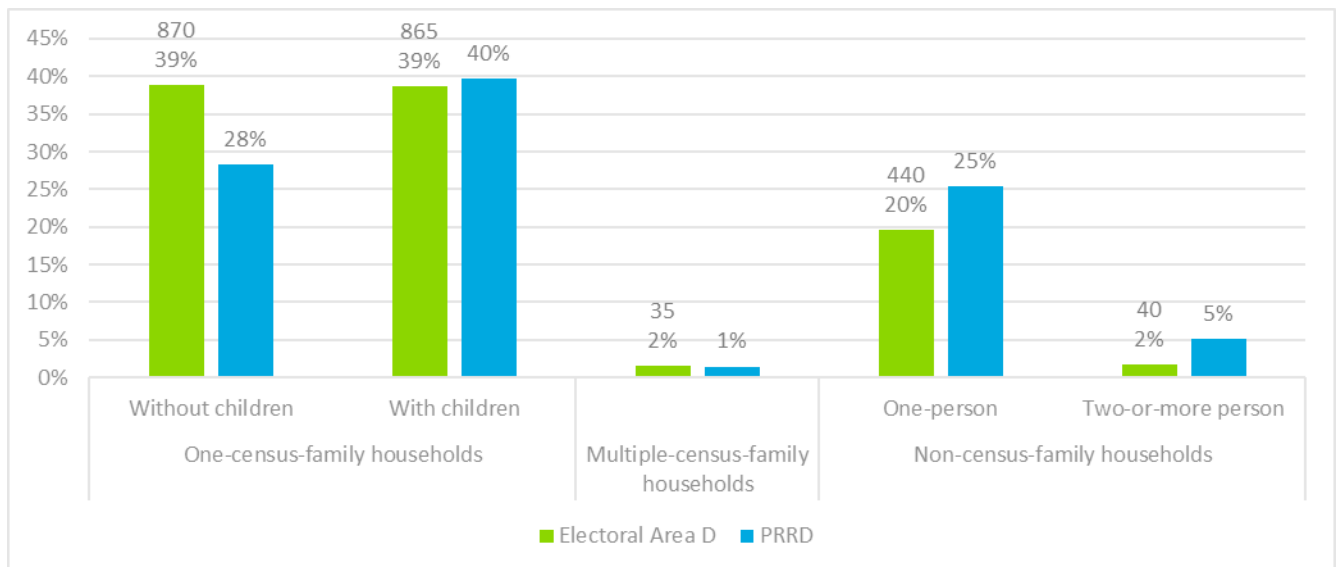
Electoral Area D had a higher proportion of family households without children (39%) than the PRRD (28%), but a comparable proportion of family households with children at 39% and 40% respectively (Figure 9). Again, these figures are reflective of an aging demographic within the Electoral Area.

Figure 8 – Household by Size in Electoral Area D, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 9 – Households by Household Type in Electoral Area D and PRRD

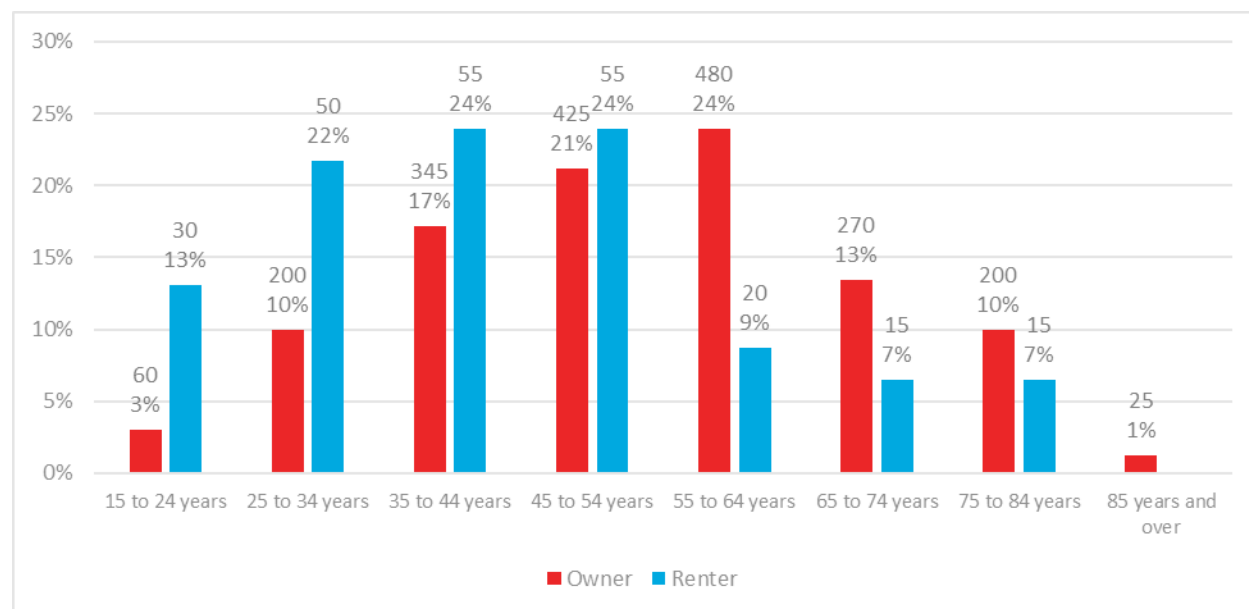


Source: Statistics Canada Census Program, Census Profiles 2016

Figure shows the ages of primary household maintainers by tenure, to illustrate the distribution of tenure across age groups in 2016. Primary household maintainer refers to the person leading a household. The Census allows two to be identified per household and the data is based on the first entry. In Electoral Area D, there was a smaller

proportion of households headed by the youngest and oldest age groups. Renter households are more likely to be led by a younger age group (83% of renters were under the age of 54), while 36% of owners were 55 or older.

Figure 10 – Age of Primary Household Maintainer by Tenure, 2016

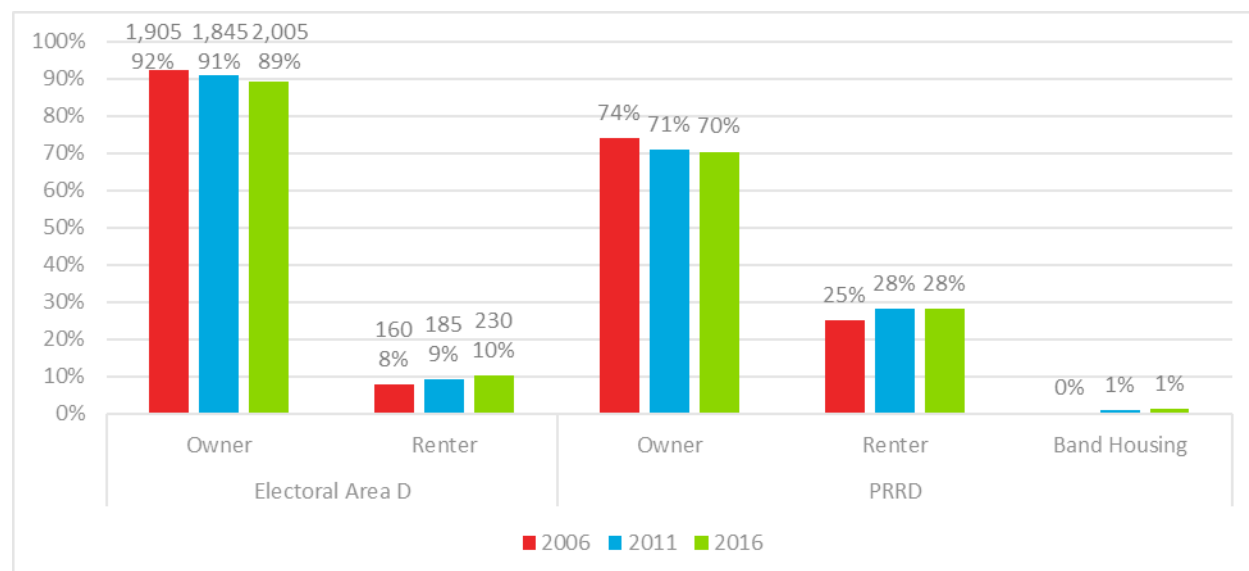


Source: Statistics Canada Census Program, Census Profiles 2016

3.4.1 Tenure

Electoral Area D has seen the proportion of owner households decline over the past three Census periods, from 92% in 2006 to 89% in 2016, leading to a corresponding increase in renter households from 8% in 2006 to 10% in 2016. However, in this same time period both have grown in terms of actual number of households: owners from 1,905 to 2,005 households, and renters from 160 to 230 households. The PRRD experienced the similar trend during this time period, where the proportion of owners also decreased but from 74% to 70%. In part, this trend can be attributed to changes in industry demand within the region and associated changes in household income, thus a potentially lesser ability to purchase a residential property. This tenure breakdown can be attributed to affordable housing prices and high household incomes or lack of available rental properties within the Electoral Area. The decrease in owner households and increase in renter households could be attributed to the changes in industry demand within the region.

Figure 31 – Households by Tenure in Electoral Area D and the PRRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2016

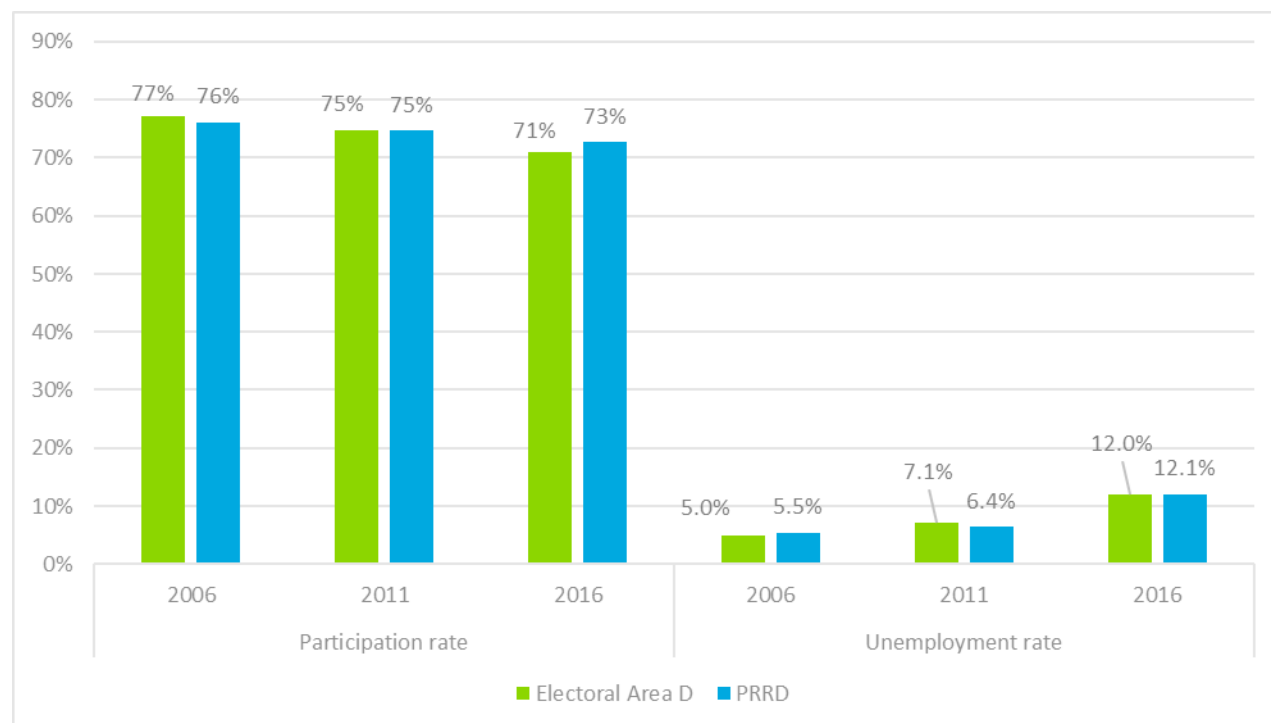
3.5 Economy

Between 2006 and 2016, Electoral Area D saw a decrease in labour participation from 77% to 71% and an increase in the unemployment rate from 5% to 12% (Figure 2). However, the estimated unemployment rate for Northeast region of BC in October 2019 is much lower at 2.6%⁴. This increase in unemployment between 2006 and 2016 took place during a period of time where there was a downturn in the oil and gas economy in 2014 and 2015. This trend was also reflected in the overall region as the PRRD participation rate also decreased from 76% to 73% and the unemployment rate increased from 5.5% to 12.1%.

In 2016, the top five industries employing Electoral Area D residents are as follows included agriculture, forestry, fishing and hunting (14%), construction (13%), mining, quarrying, oil and gas extraction (9%), retail trade (8%), and health care and social assistance (8%). However, the current distribution of labour force by industry in Electoral Area D is likely to have changed from 2016. Since 2016, there have been several large projects initiated in the PRRD, including the construction of the Coastal GasLink pipeline, Site C construction, Pembina pipeline expansion, and major growth in the Montney region. Many employees working on these projects live in Dawson Creek and in work camps situated across the PRRD, and some employees may be residents of neighbouring communities.

⁴ As reported by Statistics Canada from the Labour Force Survey. Table 14-10-0293-02 Labour force characteristics by economic region, three-month moving average, unadjusted for seasonality (x 1,000).

Figure 12 – Labour Participation Rate and Unemployment Rate in Electoral Area D and PRRD, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.6 Household Median Income

Between 2006 and 2016, median before-tax private household income grew by 27% in Electoral Area D compared to the 24% across the PRRD. In 2016, Electoral Area D had a comparable but slightly higher median income than the total PRRD population. In 2016, the median income in the Electoral Area D was \$98,448; about \$4,400 higher than the PRRD median income of \$94,046 (Figure 43).

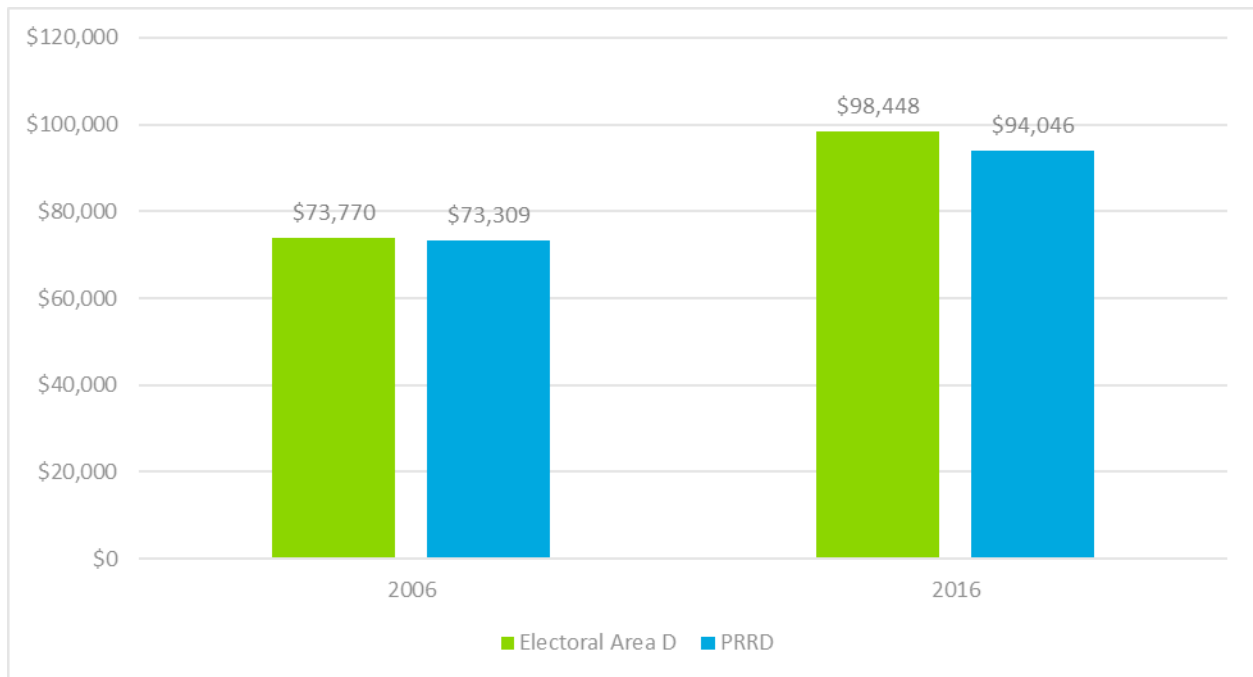
Median household income differs by household type. In Electoral Area D, female lone parents and non-census families (typically individuals living alone) have the lowest median income. Couples with children had the highest median income, which is typical as they represent households generally at the peak of their earning potential and may have two-income streams (Figure 54). Couples without children typically represent older couples whose children have left and contain both households nearing retirement (who may be high earners) and couples who are retired, who are living off investments and pensions. Households with lower incomes are likely to be more vulnerable to housing issues, as the options for what they can afford are naturally lower.

The median renter household income in a community is often lower than the median owner household income. In Electoral Area D, the median renter household income in 2016 was \$84,509, compared to the median owner household income of \$99,791, meaning that median incomes of renter households were 85% that of owners. The median income of renter households increased by 87% between 2006 and 2016, while median incomes of owner households grew only by 31% (Figure 65). Renters typically experience higher levels of Core Housing Need than

owner households, and are generally less secure in their tenure. However, this is due to typically lower incomes, and in communities like Electoral Area D where renter incomes show significant increases, this puts renters less at risk of Core Housing Need and affordability issues.

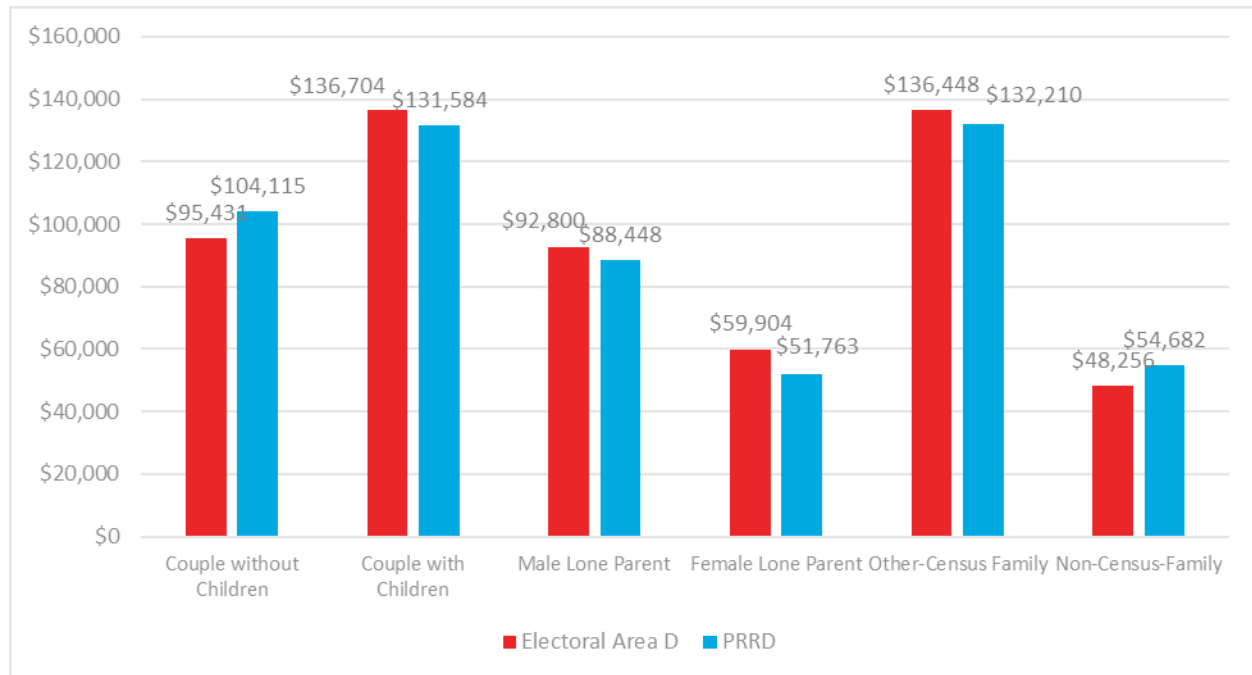
Of the renter households, 36% earn less than \$80,000, while only 15% earn less than \$40,000. Owner household income is more evenly distributed across income groups (Figure 76). This indicates that renters may not necessarily choose this tenure, but rent because they are unable to afford ownership as an option.

Figure 43 – Median Before-Tax Private Household Income, 2006-2016



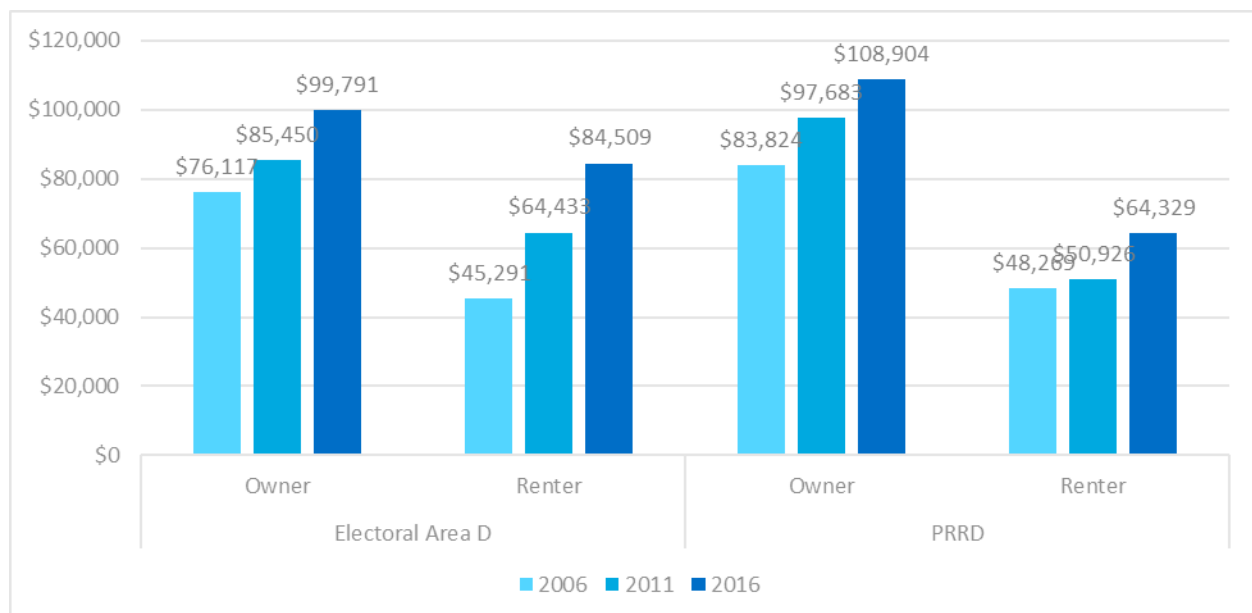
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 54 – Median Income by Household Type in Electoral Area D and PRRD, 2016



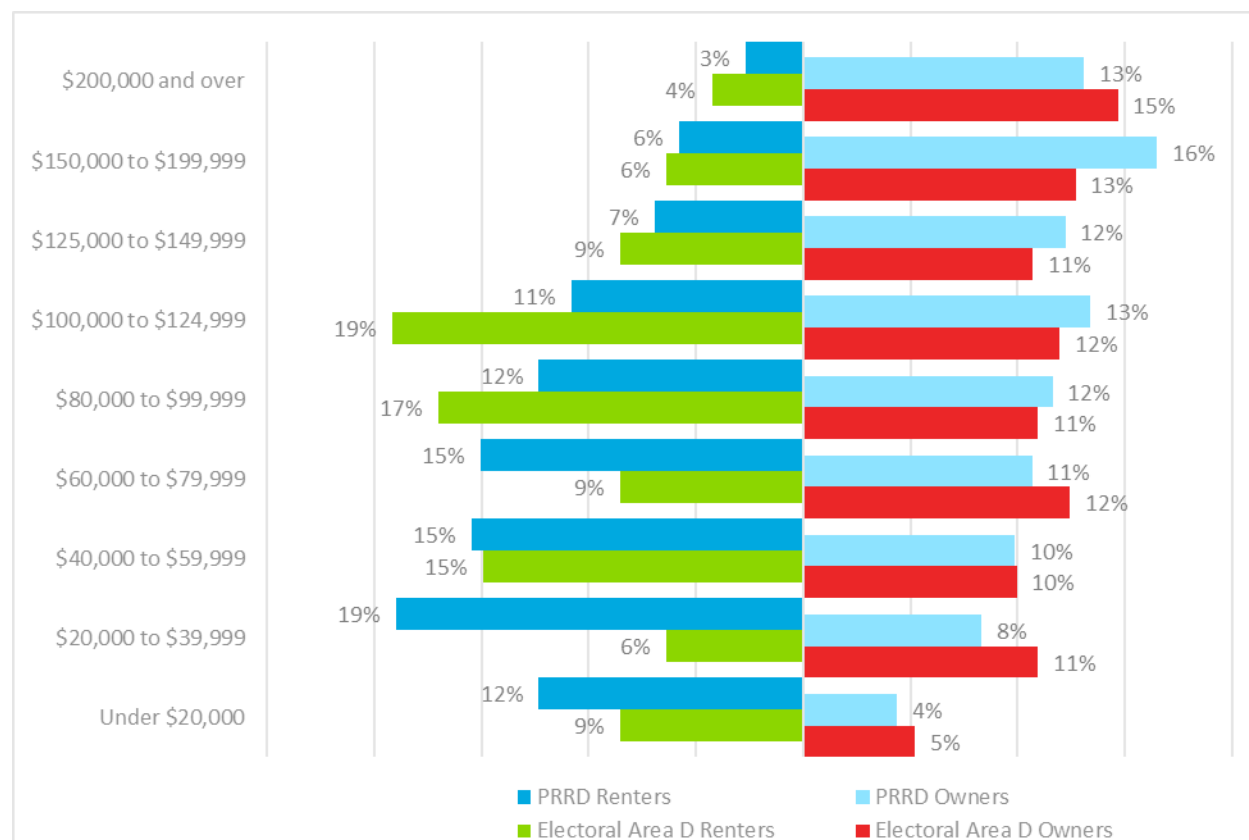
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 65 – Median Income by Tenure in Electoral Area D and PRRD 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 76 – Income Brackets by Tenure, 2006-2016




Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

3.7 Summary

Between 2006 and 2016, Electoral Area D population increased only slightly and reached 5,749 in 2016. However, it is estimated that the population began to grow after a major decline in 2017, and in 2020 it is projected to be 5,339 (see Section 4.1). The median age of Electoral Area D residents was 42 in 2016, which was higher than the median age of the total PRRD population of 34.1, indicating an older population. There are 715 individuals who identify as Indigenous in Electoral Area D (36% First Nations and 63% as Métis) who make up 8% of the Electoral D population in private households.

In 2016, Electoral Area D experienced some population change as a result of individuals moving to the area from elsewhere in British Columbia. Fifty percent (50%) of new Electoral Area D residents that year relocated to the area from another province.

The number of households in Electoral Area D increased by 8% between 2006 and 2016. During the same period, the average household size decreased slightly to 2.6 persons. The majority of households in Electoral Area D are occupied by 2 persons. Compared to the PRRD, Electoral Area D had comparable family households with and without children and a lower percentage of one-person non-census family households.



In Electoral Area D, 89% of households are owned and 10% are rented. The median income of owner households in 2016 were about \$10,000 more than the median income of renter households, who saw a significant increase in median incomes between 2006 to 2016. However, the median income of private households in Electoral Area D increased by 27%. Households with the highest median income in 2016 were couples with children.

Between 2006 and 2016, the unemployment rate in Electoral Area D increased to 12% and the participation rate also decreased from 77% to 71% due to a downturn in the oil and gas industry in 2014 and 2015. However, the unemployment rate for October 2019 for the Northeast region of BC is estimated to be 2.6%.

4.0 Housing Profile

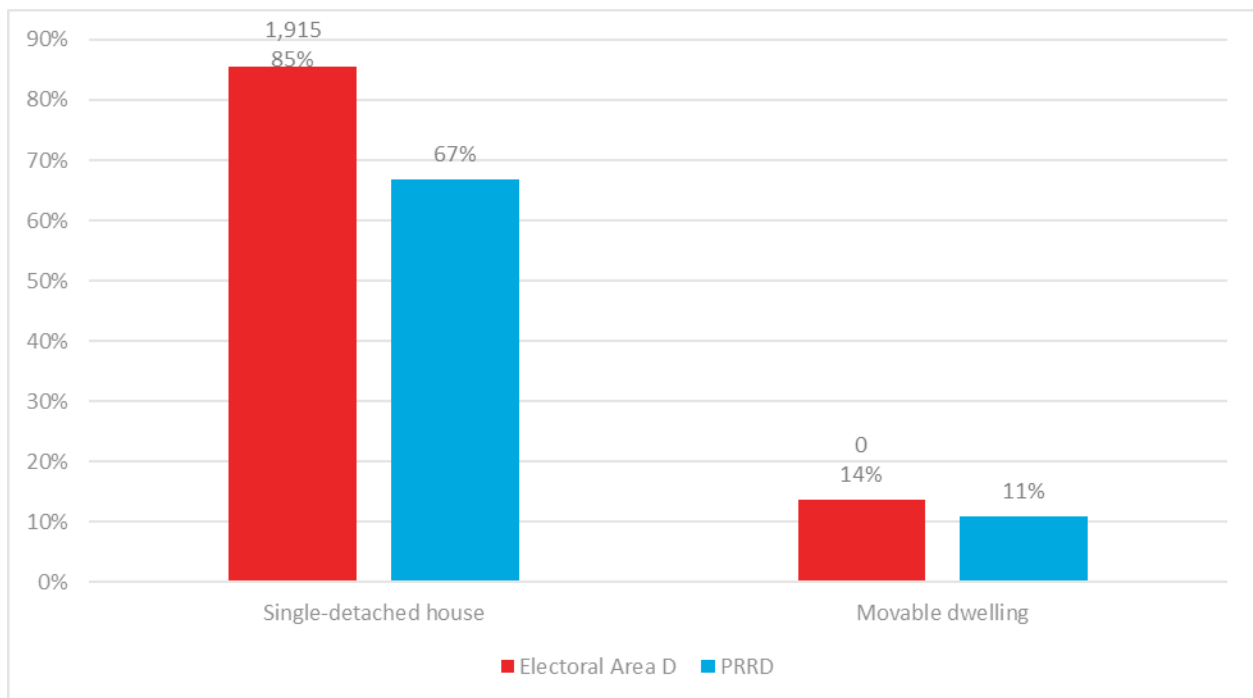
This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 8.

4.1 Overview of Housing Stock

4.1.1 Housing Units

As of 2016, there was 2,245 dwellings in Electoral Area D. It is noted that there may be a large number of unaccounted for dwellings or communal dwellings in the Electoral Area that didn't respond to Census takers. The dominant form of housing in Electoral Area D are single-detached houses (85%). While this is true of the region, Electoral Area D has a much higher proportion of single-detached houses than the PRRD and few of any other dwelling types (Figure 87). There is also a significant proportion of movable dwelling units (14%) in Electoral Area D.

Figure 87 – Dwelling by Structure Type in Electoral Area D and PRRD⁵

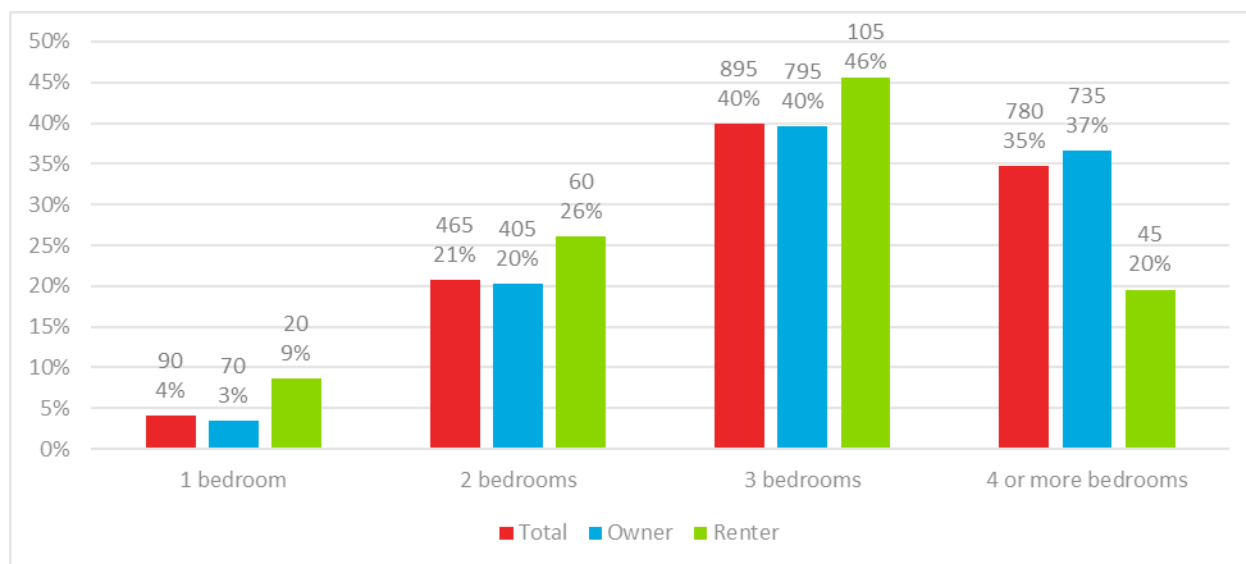


Source: Statistics Canada Census Program, Census Profiles 2016

⁵ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%. A small proportion of Electoral Area D residents resided in other attached or semi-attached dwelling units, but not a large enough number to be significant in this analysis.

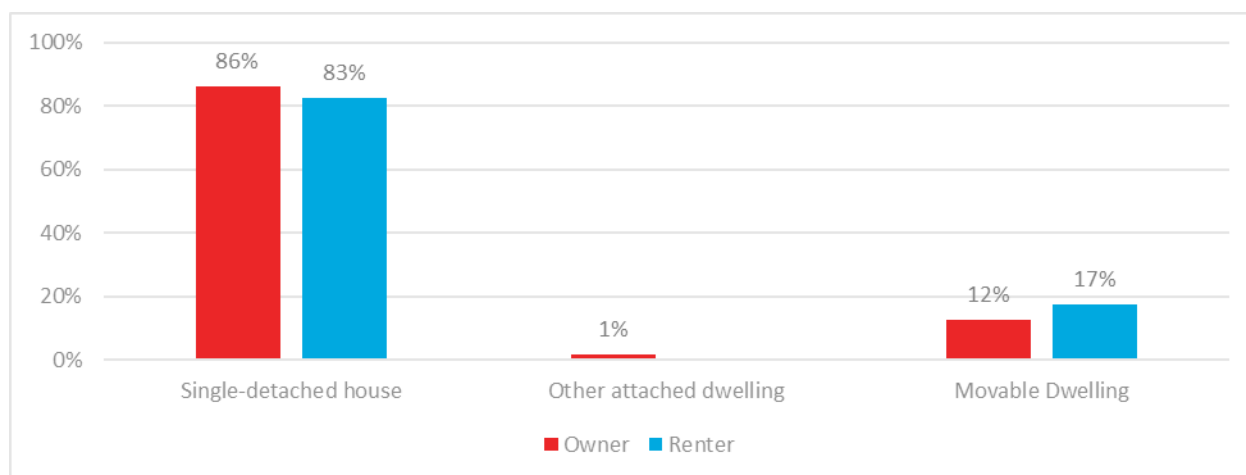
In 2016, 75% of all dwellings in Electoral Area D had three or more bedrooms and 35% of rented dwellings had two or less bedrooms (Figure 98). The most common structural housing type occupied by both owners and renters are single-detached houses. However, owner households occupied a greater proportion of single-detached houses than renter households and renter households occupied a greater proportion of movable dwellings than owner households (Figure 109).

Figure 98 – Households by Bedroom Number and Tenure in Electoral Area D, 2016⁶



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016220

Figure 109 – Dwellings by Structure Type and Tenure, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

⁶ Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.

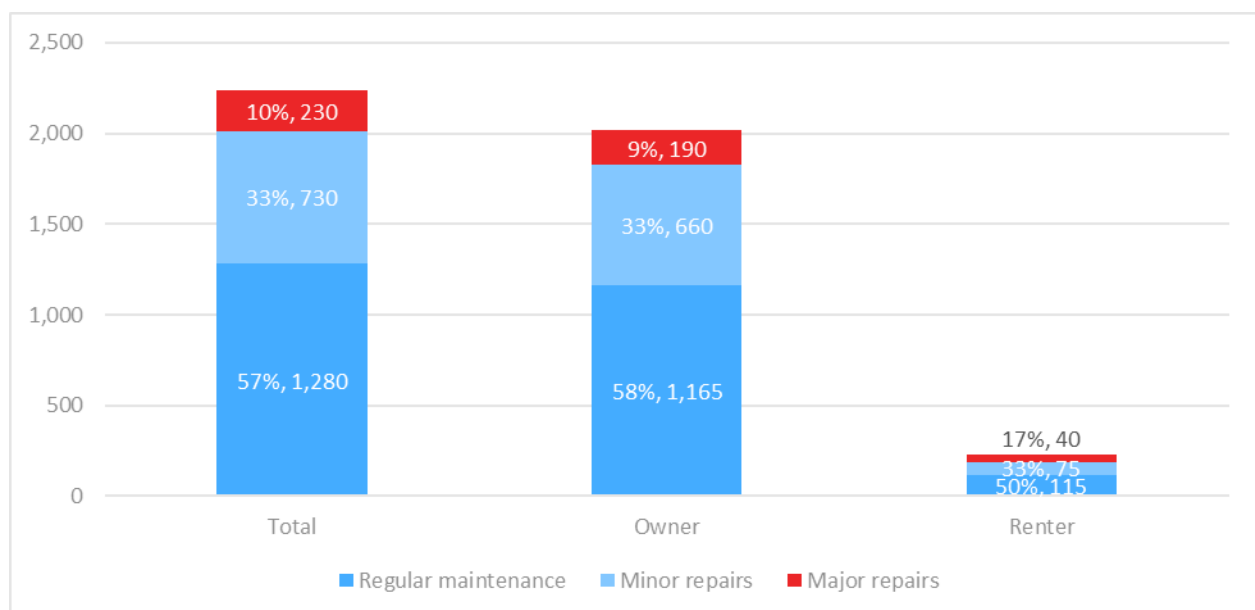
4.1.2 Condition of Housing

In 2016, most dwellings required regular maintenance only (57% of all dwellings), while 33% required minor repairs and 10% required major repairs. Renters were more than twice as likely to live in a dwelling that needed major repairs. With 17% of renters living in housing that requires major repairs, this means that about 2 in every 5 renter households may be in inadequate housing, which can have long-term impacts on health and well-being.

In both Electoral Area D and the PRRD overall, 47% of dwellings were built before 1980. A greater proportion of dwellings were built in Electoral Area D between 1981 and 2000, than in the PRRD, but from 2001 to 2016, a greater proportion were built in the PRRD.

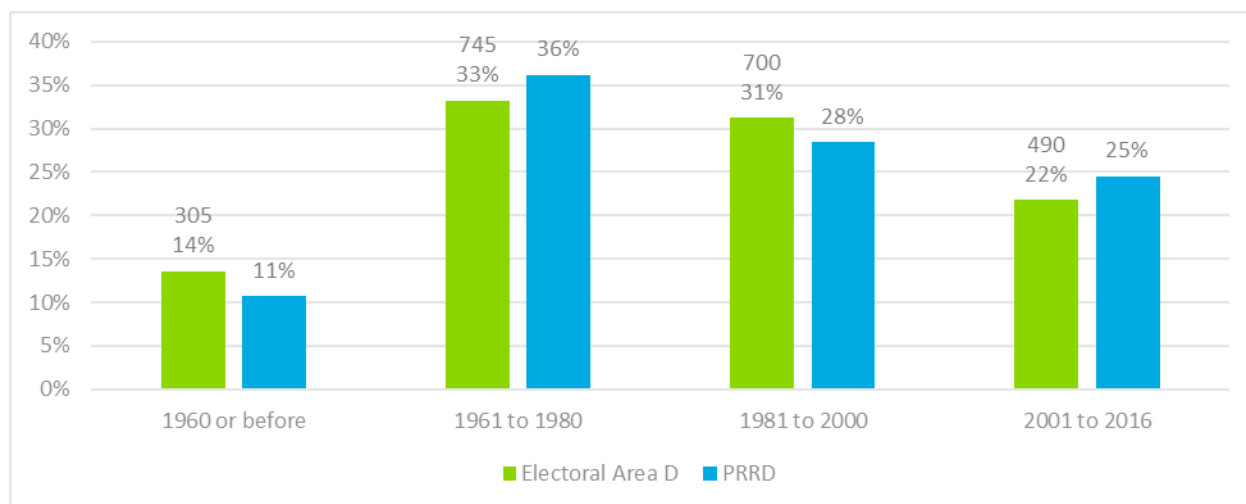
Having an older housing stock overall indicates the potential need for investments from homeowners and rental property owners to ensure dwelling units are maintained to a high standard, which may not be possible in all income brackets, thus lowering the quality of housing available in the market.

Figure 2011 – Conditions of Dwellings by Tenure, 2016



Source: Statistics Canada, Census 2016, Data Table 98-400-X2016227

Figure 121 – Dwellings by Period of Construction in Electoral Area D and PRRD, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.1.3 Occupied Private Dwellings

Private dwellings that are occupied by usual residents means a house in which a person or household is permanently residing. Dwellings that are not occupied by usual residents usually means that the housing unit is either vacant or rented out on a temporary or short-term basis. In Electoral Area D, 91% of private dwellings were occupied and 9% (209 units) were unoccupied.

Table 1 – Occupied Private Dwellings, Electoral Area D, 2016

	Number of Dwellings	Proportion of Total Private Dwellings (%)
Total private dwellings	2,450	100%
Private dwellings occupied by usual residents	2,241	91%
Private dwellings not occupied by usual residents	209	9%

Source: Statistics Canada Census Program, Census Profiles 2016

4.1.4 Recent Changes in Housing Stock

Between 2016 and 2019, the annual number of building permits for new residential dwelling units approved in Electoral D remained relatively stable, indicating steady demand for new residential units (Table 2). However, because building permits are only issued in some areas of each Electoral Area, this may not accurately reflect all new residential developments. In some cases, un-licensed builds may account for a large number of dwellings. Note that these figures do not include permits for decks or accessory buildings such as garages and sheds, and only includes permits for residential dwelling units.

Table 2 – Residential Dwelling Building Permit and Demolition Permits, Electoral Area D, 2016-2019

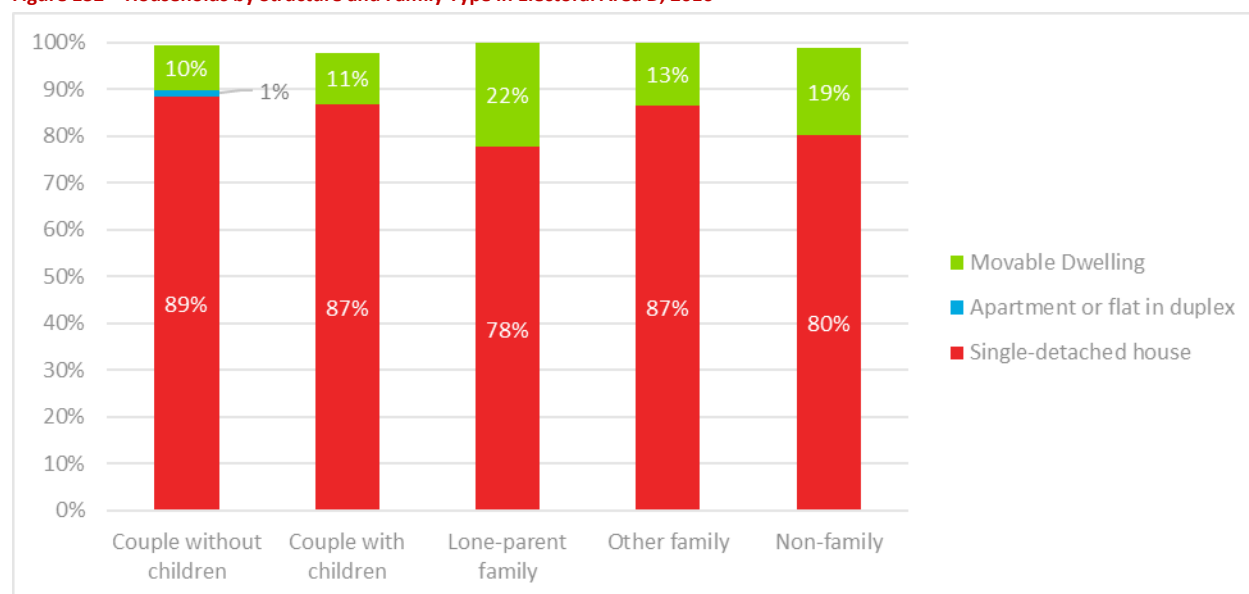
	2016	2017	2018	2019
Residential Dwelling Building Permits	9	15	10	12
Demolition Permits	0	0	1	0

Source: Peace River Regional District, 2020

4.1.5 Households and Structure Types

In Electoral Area D, the majority of all family types live in a single-detached house. The remaining proportion of households reside in either a movable dwelling or apartment in a duplex (Figure 13), indicating that this may be an affordable option for households who can't afford single family homes in Electoral Area D.

Figure 132 – Households by Structure and Family Type in Electoral Area D, 2016

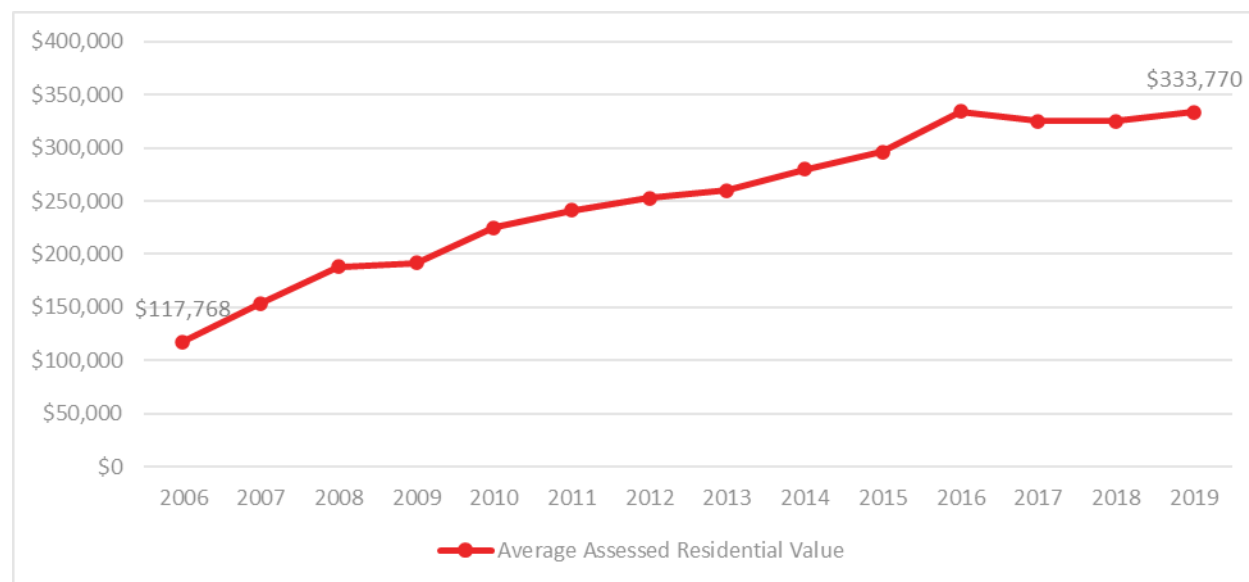


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

4.2 Trends in the Homeownership Market

Based on assessment values for residential properties in Electoral Area D, the average house value (e.g. includes all housing types), has increased from \$117,768 to \$333,770 over the last 14 years. This is equivalent to an increase of approximately 183% from 2006 to 2020. The upward trend has been steady for Electoral Area D over this time period.

Figure 143 – Average Assessed Residential Values in Electoral Area D, 2006-2020



Source: BC Assessment, 2019

In 2019, in the Electoral Area D homeownership market, the only available sales data was for a single-family dwelling (1 bedroom) with a property size of two or more acres for a conveyance price of \$540,000 (BC Assessment, 2019). Note that this price is based on sales occurring in the given year of the assessment (e.g. 2019) and should be interpreted in comparison to the 2019 assessed values.

4.2.1 Homeownership Affordability Gap Analysis

An affordability gaps analysis was prepared to assess gaps between shelter costs and household incomes. This provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

For ownership housing, shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata fees. The shelter costs for the affordability analysis use the 2019 average conveyance price (e.g. sales price) for the most common structural types in Electoral Area D.

The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30% to 49%, and red indicates they are spending 50% or more.⁷

The main gaps in affordability are in lone parent and non-census families affording single family dwellings (Table 3). Other family types have considerably higher median household incomes than these family types because other

⁷ Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 3.7 and 3.8.

census families can include multi-generational or other family living arrangements with multiple incomes. Note that no other average sales price data was available to conduct the analysis on housing types in the Electoral Area other than single family homes.

Table 3 – Affordability Gap Analysis for Owners in Electoral Area D⁸

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap Single Family Home (\$540,000)
Couples without children	\$121,756	\$3,044	\$356
Couples with children	\$174,414	\$4,360	\$1,672
Lone parent families	\$86,717	\$2,168	-\$520
Non-census families	\$61,567	\$1,539	-\$1,149
Other census families	\$174,087	\$4,352	\$1,664

**For the purposes of this analysis, mortgage payments are calculated using a 25-year amortization, with 2.14% interest rate, and a 10% downpayment.*

Sources: Statistics Canada, 2016, BC Assessment, 2019.

	Spending less than 30% of their income on shelter costs
	Spending approximately 30%-49% of their income or less on shelter costs
	Spending 50% or more of their income or less on shelter costs

4.3 Trends in the Rental Market

The rental market can be divided into primary rental and secondary rental. The primary rental market consists of purpose-built rental buildings with multiple units while the secondary rental market consists of rented homes, secondary suites, individually rented condominium units, and other dwellings that are not purpose built. Both primary and secondary rental unit data is unavailable through CMHC for Electoral Area D. Additionally, data for short-term rental market is unavailable for Electoral Area D. While there are data availability issues on rent and vacancy for many smaller communities in British Columbia, including communities in Peace River, housing indicators and Core Housing Need (sections 3.7 and 3.8) provide an indication of the challenges renters currently experience.

4.4 Non-Market Housing

As of March 31, 2020, there were zero reported non-market units in Electoral Area D where BC Housing has a financial relationship.

⁸ Note that these calculations did not include costs for services such as water, sewer, and garbage disposal as they differ among households across the rural areas.



4.5 Homelessness

Homelessness was identified as an issue in Electoral Area D through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Typically, homelessness is more visible in warmer months in the region when people may live in parks or alleyways, but in the winter, homelessness is much less visible. Levels of homelessness have also fluctuated with the success of local industry and when downturns occur there are more instances where people have issues making ends meet and may end up homeless. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

4.6 Student Housing

The only purpose built post-secondary student housing known in the PRRD is at Northern Lights College in Dawson Creek and Fort St. John. Dawson Creek has a 190 bed student dormitory and Fort St. John has a 102 bed dormitory. As of the 2018/2019 school year, there was a total of 599 full-time equivalent enrolments at Northern Lights College across all campuses. Between the 2008/2009 and 2018/2019 school years, the Northern Lights College full-time equivalent enrollments decreased by 37% respectively.

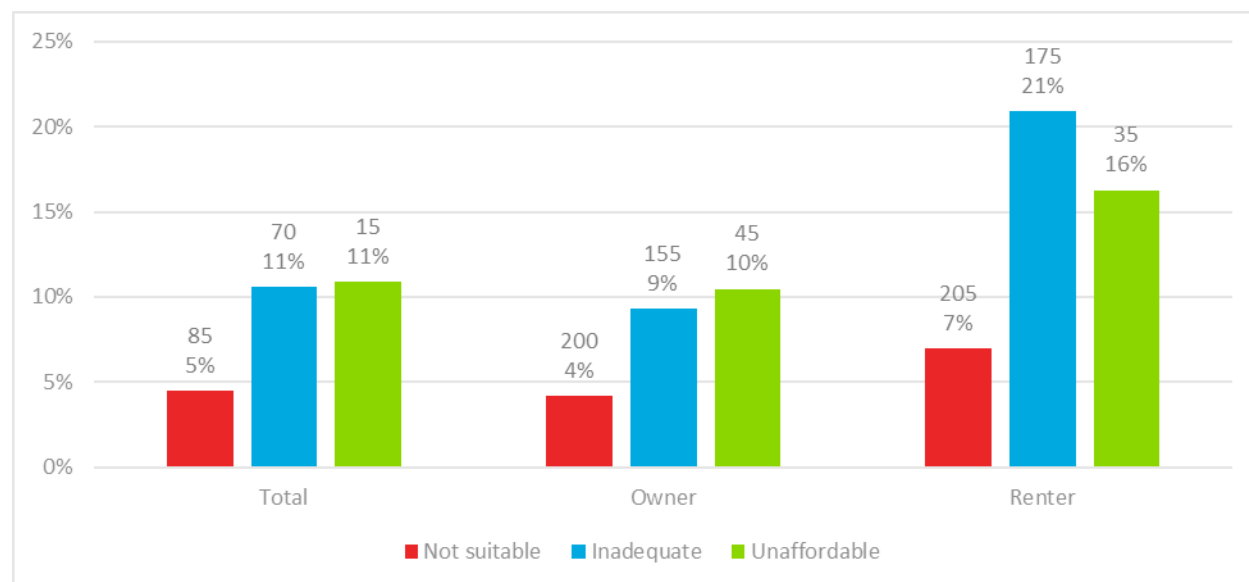
4.7 Housing Indicators

Housing indicators show when households are not meeting housing standards defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

In Electoral Area D, as of 2016, 5% of households were living in unsuitable housing and 11% were living in inadequate housing (Figure 15). Eleven percent (11%) of all households in 2016 spent 30% or more of their income on shelter costs, including 16% of renter households and 10% of owner households. A higher proportion of renters than owners experienced issues with suitability and affordability, but especially inadequacy, with double the proportion of renters experiencing issues. This correlates to older housing stock, but may also point to an inability of both home-owners and landlords to maintain these assets overtime. Additionally, the adequacy figures may be less accurate due to additional dwelling damage caused by the major hail storm experienced in 2017 around Pouce Coupe, damage from which wouldn't have been reported in the 2016 figures and have likely have been repaired since then. Although renter households experienced greater challenges, it is important to remember there were 2,005 owner households in Electoral Area D in 2016, compared to 230 renter households.

Figure 154 – Unsuitable Housing by Tenure for Private Households, 2016

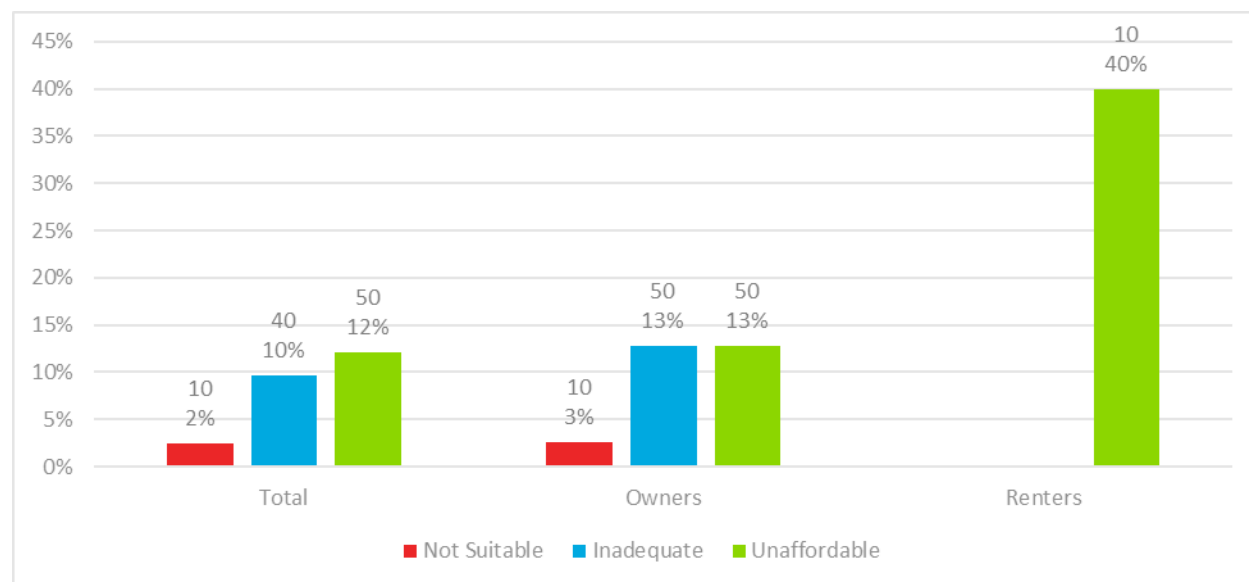


Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Seniors housing is an important topic in the region, and as such housing indicators for seniors provide an indication of how seniors may differ from the population as a whole with regards to housing issues. Of senior households in Electoral Area D (aged 65 and over), the number one issue was affordability of their housing, with senior renters at a much higher risk of affordability issues than owners. Forty percent (40%) of seniors who rent are paying more than 30% of their income toward shelter costs (compared to 16% of renters overall), compared to only 13% of seniors who own. However, seniors who own are more likely to be experiencing issues with suitability and adequacy than senior renters, and represent a larger group overall.

Ten percent (10%) of all senior households had issues with adequacy and 2% had issues with suitability (Figure 16). Seniors have fewer issues with adequacy and suitability than the population as a whole in Electoral Area D but have comparable issues with affordability. This all suggests that a small but important number of senior households are experiencing housing vulnerability in Electoral Area D.

Figure 165 – Housing Indicators of Seniors Households, 2016



Source: Statistics Canada - 2016 Census. Catalogue Number 98-400-X2016231.

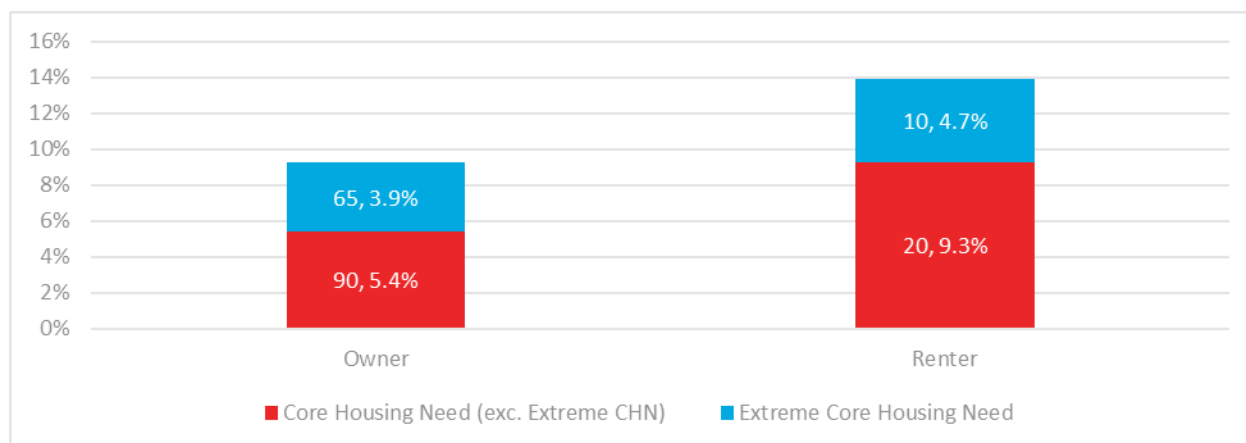
4.8 Core Housing Need

CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, a household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on housing.

In 2016, Electoral Area D had a higher proportion of renters than owners experiencing Core Housing Need (14% vs. 9.3%). This is not atypical of BC communities, where renters with lower incomes are more likely to experience housing vulnerability. Of those households in Core Housing Need, a comparable proportion of renters and owners experienced Extreme Core Housing Need (4.7% vs. 3.9%) (Figure 17). However, overall, Electoral Area D has 30 renter households and 155 owner households in Core Housing Need who need housing supports.

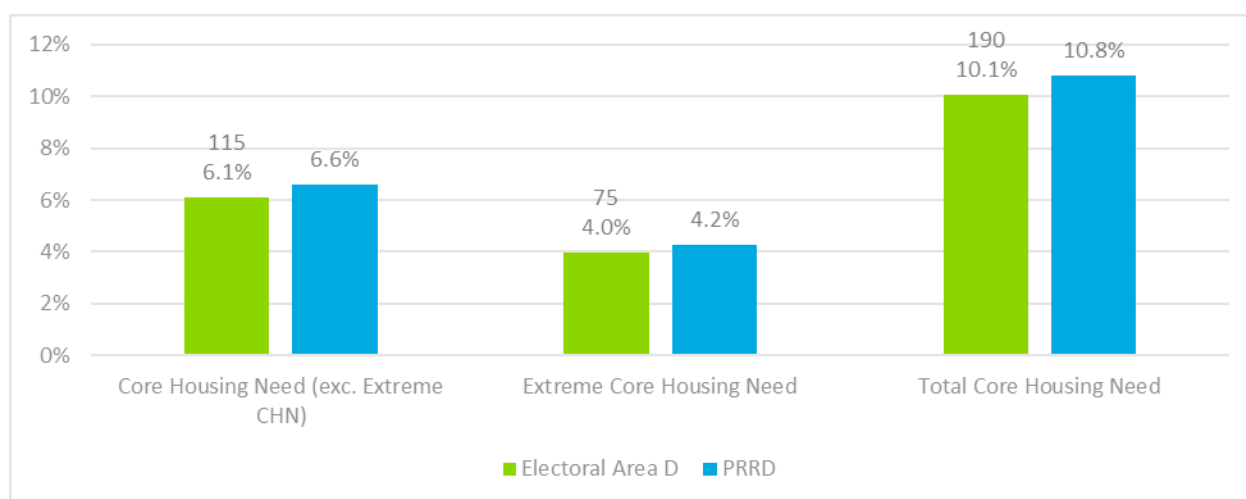
Compared to the PRRD, Electoral Area D had a lower proportion of households living in Core Housing Need and Extreme Core Housing Need (Figure 18). This reflects the high median incomes and resulting ability to afford residential property in Electoral Area D and issues of affordability, suitability and adequacy being more prevalent in renter households.

Figure 176 – Proportion of Private Households by Core Housing Need and by Tenure, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing


Figure 187 – Private Households in Core Housing Needs in Electoral Area D and PRRD, 2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

4.9 Summary

As of 2016, there were 2,245 dwellings in Electoral Area D, 85% of which were single-detached houses. The remaining units were mainly movable dwellings. Of all dwellings, 40% had three or more bedrooms, while 62% of all households had 1 or 2 occupants, suggesting some of the population may be living in larger homes than they need. Seventy-five percent (75%) of owned dwellings had three more bedrooms and 35% of rented dwellings had two or less bedrooms. Owned dwellings consisted of 86% single-detached houses and 12% movable dwellings. Rented dwellings consisted of 83% single-detached houses and 17% movable dwellings. There may be a lack of options within Electoral Area D for older adults looking to downsize out of large single family homes and for families looking for rental units with enough bedrooms to suit their needs without having to enter the homeownership market. It is likely that older adults looking to downsize and families in the rental market would find more suitable housing options within a town or city in the region.



Based on median income levels, homeownership is likely out of reach for single-income households like lone-parent and non-census families as they would need to spend 50% or more of their monthly income to be able to afford most housing types.

Of all Electoral Area D dwellings, 57% require only regular maintenance and 33% require minor repairs, 10% needing major repairs. The need for repairs also corresponds with the fact that 47% of dwellings in the District were built prior to 1980. In 2019 the average sales price for a single family dwelling (2 bedrooms) with a property size of two or more acres was \$540,000.

Of all households in Electoral Area D in 2016, 11% were living in inadequate dwelling units, 5% were living in unsuitable conditions, and 11% were spending 30% or more of their income on shelter costs indicating issues with affordability. Additionally, a much higher proportion of renters than owners experienced Core Housing Need (14% vs. 9.3%). Of senior households, 10% of households experiencing housing need had issues with adequacy of their unit, 12% had affordability issues, and 2% had suitability issues. This suggests there may be a lack of affordable rental options with Electoral Area D that are accessible and suitable for the aging population, thus senior individuals may be more likely to relocate to a town or city in the region to find suitable housing options.



5.0 Anticipated Population

This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports. Population projections such as these offer a glimpse at a possible future scenario. Real community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing in the community will influence growth and the demographic make up of the community.

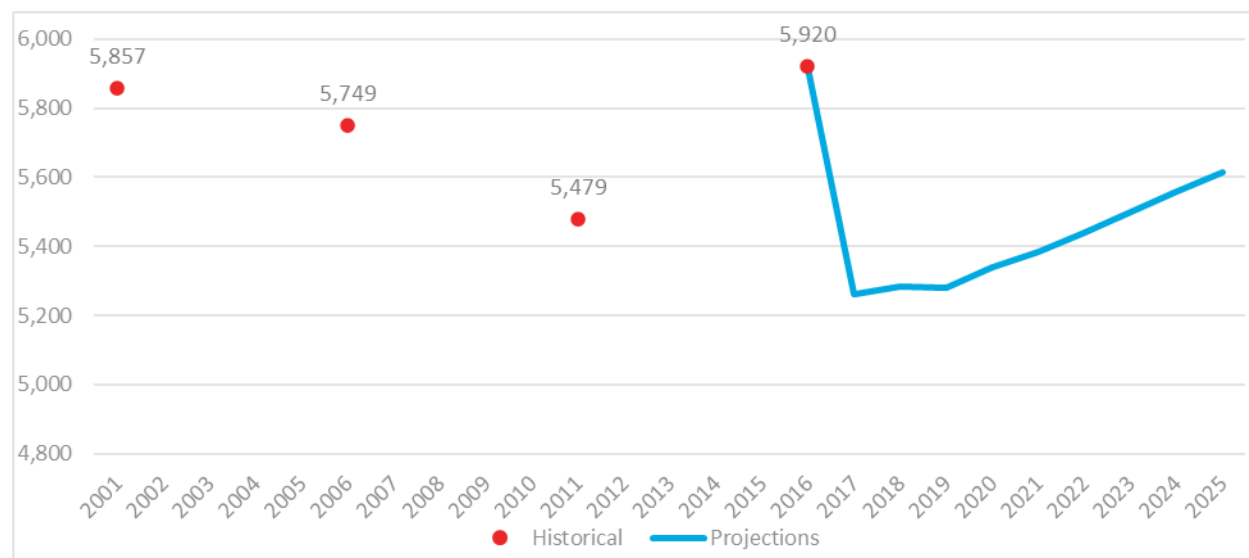
The projections presented here use 2016 as the base year, which was the last year of a full population counts through the Census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were not conducted in these years, which means that data for these years is projected from 2016. The population projections are based on BC Statistics' population projections for the nearest Community Health Service Area, the Peace River South Rural for Electoral Area D. While the service area's boundaries encompass a larger area than Electoral Area D, the projections provide insight as to how population growth may occur in Electoral Area D if it were to follow the sub-regional trends.

5.1 Population and Household Growth

Traditionally, Electoral Area D has experienced moderate population growth and decline. It is expected with a cyclical economy that there will be major population changes that correspond with the current state of local industries.

Between 2001 and 2011, the Electoral Area D population decreased from 5,857 to 5,479 before increasing to 5,920 in 2016. From 2016 to 2025, the population is expected to decrease to approximately 5,614. BC Statistics estimates there was a population decrease between 2016 and 2017 for the Peace River South service area which is reflected in Electoral Area D's population projection trend for that time period. This significant decrease can be attributed to the economic downturn the region experienced in 2016 and the resulting impact on oil and gas activities across northeastern BC. Due to renewed activity in the oil and gas industry, the Electoral Area D population is projected to be 5,339 in 2020 (Figure 19). This period of growth is expected to be significantly less rapid than the increase in population experienced prior to 2015.

Figure 198 – Historical and Projected Population, 2001-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 4 – Projected Population and Population Growth, 2001-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Population Projections	5,915	5,339	5,614	-576	275

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.2 Age Projections

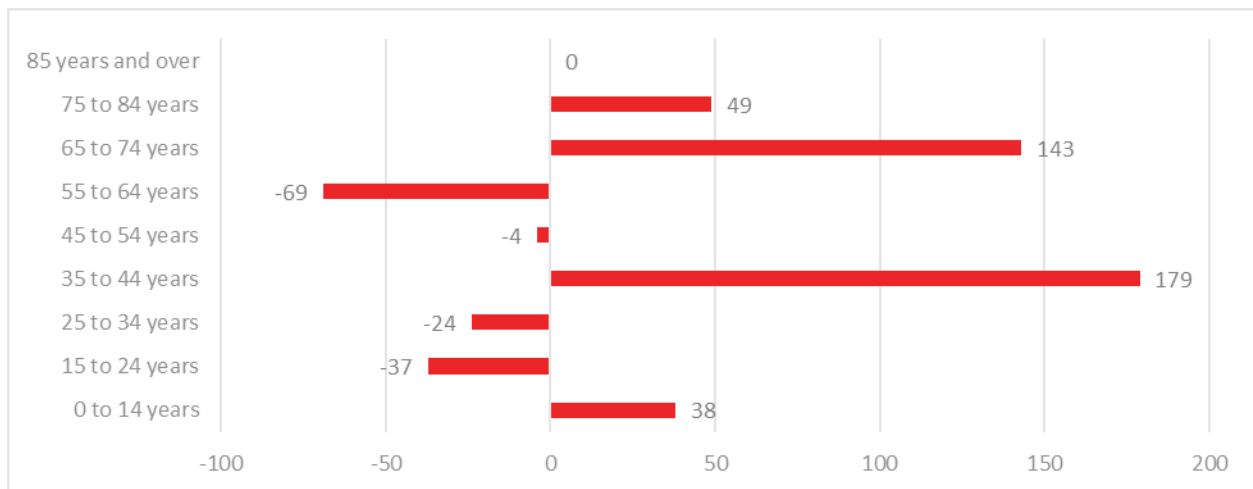
Between 2020 and 2025, the 15 to 24 years, 25 to 34 years, and the 45 to 54 year age categories are projected to have experienced a decline in population. The most significant growth is expected to occur in the 35 to 44 and 65 to 74 year age categories from 2020 to 2025. The median age in Electoral Area D is expected to remain steady through to 2025 (Table 6).

Table 5 – Projected Population Change by Age 2016-2025

	2016 to 2020	2020 to 2025
0 to 14 years	-104	38
15 to 24 years	-123	-37
25 to 34 years	-26	-24
35 to 44 years	-28	179
45 to 54 years	-247	-4
55 to 64 years	-115	-69
65 to 74 years	30	143
75 to 84 years	12	49
85 years and over	25	0
Total	-576	275

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Figure 209 – Projected Population Changes by Age, 2020-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 6 – Median and Average Age, 2016- 2025

	2016 Actual	2016 Estimate	2020	2025
Median	42.9	42.9	42.5	42.9
Average	40.4	40.5	41.3	42.2

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.3 Household Projections

The number of households in Electoral Area D decreased by 182 between 2016 and 2020 and is expected to increase again by 162 households by 2025 (Table 7).

Table 7 – Projected Household Growth in 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Household Projections	2,185	2,003	2,165	-182	162

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

The number of households decreased across all family types between 2016 and 2020, most of which in the couple with children category. This decrease could have been due to the downturn in the economy in which families may have perceived the region to be a less attractive place to reside. It is expected that between 2020 and 2025, all households will increase across all family types, again most significantly in the couples with and without categories (Table 8). Growth in the couples without children category is likely related to the aging population trend, which is typically accompanied by an increase in individuals and couples living alone as adult children age and move out.

Table 8 – Household Change Projections by Census Family Type 2016-2025

	2016 to 2020	2020 to 2025
Couple without Children	-55	52
Couple with Children	-65	53
Lone-Parent	-2	11
Other-Census-Family	-19	8
Non-Census-Family	-41	38
Total	-182	162

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 9 shows estimates of the unit sizes required to house additional households of various types. Note that these are rough estimates based on an assumed number of bedroom preferences for each household type. The actual size of units required is dependent on a number of factors, including individual family preference and lifestyle, as well as economic means and affordability. These estimates are used to project the additional units needed by bedroom sizes. About 67% of families with children and other families will require dwellings with 3+ bedrooms and 50% of couples without children will required 2-bedroom dwellings.

Table 9 – Households by Family Type to Bedroom Conversion Rates

	Bachelor / 1 Bedroom	2 Bedroom	3+ Bedroom
Couple without Children	50%	50%	0%
Families with Children and Other Families	0%	33%	67%



Non-Family	60%	30%	10%
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Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 10 provides an estimate of unit sizes required for 2016 to 2020 and 2020 to 2025 based on projected household growth. Based on the population projections for 2016-2020, it is expected that no new housing units will be needed for this period of time. However, looking forward to the 2020-2025 period, based on population projections, it is anticipated there will be household growth and a need for additional dwelling units, which are distributed fairly equally across the different unit sizes.

Table 10 – Projected Additional Dwelling Needs by Bedroom Type 2016-2025

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-182	162	-20
Anticipated Housing Units	0	162	162
Bachelor/ 1 Bedroom	0	49	49
2 Bedroom	0	61	61
3+ Bedroom	0	52	52

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

5.4 Summary

If past trends continue, between 2020 and 2025, the population is expected to decrease to 5,614. Accordingly, the number of households is expected to increase by 162 between 2020 and 2025. It is also projected that the 0-14, 15-19 age categories will experience a decline in population. Projections for household type and unit size requirements are also affected by the dominant growth projected for seniors. For household types, most growth is projected for couples with and without children. However, the need for a range of sizes of units are still needed to accommodate other family types that will also experience some growth between 2020 and 2025 (a total of 162 units). The number of currently unoccupied dwellings in the community should also be considered in accommodating these needs.



6.0 Shadow Population and Work Camp Implications

With mining, hydro, electric power generation, forestry and agricultural industries active in the PRRD, there are significant numbers of work camp style developments throughout the region to house employees that do not live permanently in the surrounding communities. This has created a significant shadow population in the region. As a result, there is increased pressure on housing, infrastructure, transportation, and services for health, education, and community support due to the present shadow population. It is difficult to understand the true impact of the shadow population in the region due to the lack of available data on the number of non-permanent workers living in the region.

The region experiences both benefits and challenges from hosting a shadow population and allowing for work camps. It is important for communities in the region to understand the impact of shadow populations and work camps to assist in planning for development and being able to anticipate requirements for community infrastructure, including housing, in the future⁹.

6.1 Community and Industry Benefits

Communities can benefit from permitting work camp style developments and a large shadow population in that there is potential for significant job creation and employment opportunities. Specifically, in terms of housing needs, work camps exist to house a set number of people for a determined period of time, so their existence reduces the need to develop new permanent residential areas to accommodate temporary increases in population. Because work camps are largely self servicing, surrounding communities are somewhat protected from impacts of cyclical economies.

Industry benefits from housing employees in work camp style developments in that there are often fewer start-up costs to get to the operation stage, thus increasing the number of employment opportunities in the region more quickly than trying to find housing units for all employees in surrounding communities. The use of work camps also spreads the risk and impact of economic downturns over many communities where workers may be commuting from as opposed to a singular community. Additionally, the investments in camp infrastructure and accommodations may be reused multiple times in various locations, creating significant efficiencies. Work camps are seen as the less expensive option to house employees temporarily rather than buying or renting units in nearby communities.

⁹ Policy, Communications, Capacity: A Time to Lead – Scoping the Impacts and Benefits of Work Camps in the Peace Region – W. Beamish Consulting (June 2013) http://prrd.bc.ca/board/agendas/2013/2013-15-8827692533/pages/documents/4bPolicyCommunicationsCapacity-AtimetoLead_June25_001.pdf



6.2 Community and Industry Impacts

There is great concern for the negative impacts associated with a shadow population in the region that affect economic, social, environmental, demographic, and cultural factors. In many cases, the presence of work camps creates an increased need for community health services and social services as well as an increase in crime and safety concerns due to the non-permanent nature of the population. There is a great deal of concern around the maintenance of a community's social fabric when the permanent resident workforce is in the minority and there is less of a meaningful commitment to the host community. There are also demographic factors to consider, as male populations in a community are usually larger where there is a large shadow workforce.

The major implications that the shadow population has on housing in the region include a more limited availability of all housing types, shortage of rental properties, shortage of available hotel rooms for tourists, and limited accommodations for students and non-industry workers. In some cases, real estate prices are driven up due to companies and employees working in the region buying up available units, thus decreasing housing affordability for locals. In addition to the homeownership market, this scenario also tends to lead to increased rental prices due to companies renting units for employees, and thus decreasing availability and affordability for permanent residents. Overall, where there is a significant shadow population, there are often less affordable housing options available for middle or low income brackets of permanent residents. When demand significantly outpaces supply due to a shadow population in a community, there are also often increases in illegal suites, campground stays, hotel stays, etc.¹⁰


The waves of economic activity specifically increase use on infrastructure assets including water, sewage, utilities, roads, etc. directly from industry which brings new workers to the community, and increases the shadow population. Especially during times of economic downturn, the resulting losses in household income can create increased demand for welfare, education, training, and other support services, in addition to creating strains on physical and mental health and social relationships.

6.3 Managing Housing Pressures

Several communities within the PRRD have been reviewing the impact of the shadow population and work camps in the region for the past decade. As a result, there have been many policies already developed to ensure the permanent populations continue to have access to appropriate and affordable housing units, and the non-permanent populations can still be accommodated. Community responses to housing pressures as a result of a shadow population have included:

- Amending Official Community Plans and Zoning Bylaws to encourage development of legal secondary suites to increase density and available housing;
- Providing additional support for low income permanent residents to retain affordable housing;

¹⁰ Ryser, L., Markey, S., Manson, D., & Halseth, G. (2014). From boom and bust to regional waves: Development patterns in the Peace River region, British Columbia. *Journal of Rural and Community Development*, 9(1), 87-111. <https://journals.brandonu.ca/jrcd/article/view/837/185>

- 
- Providing financial incentives such as tax breaks on multi unit developments;
 - Encouraging the establishment of long term lease agreements to mitigate constant turnover;
 - Encouraging the development of additional hotels, apartments, and condo units; and
 - Developing additional social housing units.



7.0 COVID-19 Implications

In March 2020, COVID-19 was declared a global pandemic. Local economies have been, and continue to be, significantly impacted as governments closed international borders, mandated businesses to close, and issued stay-at-home directives for everyone but essential workers.

This section provides an overview of preliminary economic impacts based on the information available during this study process. While there were immediate economic effects due to precautionary measures, the full impact of the pandemic is still emerging and will continue to need monitoring.


7.1 Preliminary Economic Impacts

The economic impact has been and continues to be greatest in industries such as tourism, accommodations, food services, recreation, transportation and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come. Several key demographics are expected to face significant challenges:

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years.
- Bars, restaurants, retail, and similar service jobs are unlikely to return to 100% capacity for some time due to social distancing measures.
- Older workers who have lost their jobs and may face difficulties re-entering the workforce.
- Those nearing retirement may be pushed into retiring earlier than planned for or see their savings impacted.
- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently entered the homeownership market will be facing significant pressures if one or more members of their household has lost their job. As of the end of June 2020, 16% of mortgage holders in Canada have enrolled in mortgage deferrals since the pandemic started and the impact of these will likely not be felt until late 2020¹¹.
- Owners who rent their properties in the secondary market either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.

In the PRRD, the impacts of COVID-19 can be felt by residents, workers, businesses, and industries. As of March 2020, 39,000 individuals were employed in the Northeastern economic region of British Columbia, as compared to

¹¹ Global News (August 2020). Mortgage deferrals will end soon for many Canadians. Then what? Retrieved from <https://globalnews.ca/news/7286008/coronavirus-mortgage-deferrals-end-canada/>.



35,400 employed in July 2020. As of July 2020, the unemployment rate of the Northeastern British Columbia economic region had reached 9.5%, compared to 4.9% at the same time last year. Comparatively, the unemployment rate across British Columbia reached 11% in July 2020¹². As of September 2020, the regional unemployment rate has declined to 7%, making it the lowest rate in all of British Columbia¹³.

According to the British Columbia Northern Real Estate Board (BCNREA), sales in the northern region were down 22% in the first six months of 2020 as compared to the same time period in 2019. The value of total sold properties was also down by 24%. Properties of all types available for purchase were down 16%. According to the British Columbia Real Estate Association (BCREA), the region can expect to continue to see weaker sales figures due to the global pandemic, however as the economy gradually reopens, demand is expected to pick up and resale supply will be slow to respond, thus forecasting an increased average sale price through to the end of 2020¹⁴.

¹² Alaska Highway News (August 2020). Northeast B.C. adds 1,800 jobs in July. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/northeast-b-c-adds-1-800-jobs-in-july-1.24182694>

¹³ Alaska Highway News (September 2020). 1,700 jobs added in August. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/1-700-jobs-added-in-august-1.24197903>

¹⁴ British Columbia Northern Real Estate Board (July 2020). Second Quarter News Release. Retrieved from: <http://bcnreb.bc.ca/files/images/graphs/Q22020/2020SecondQuarterNewsRelease.pdf>

8.0 Summary of Key Areas of Local Need

This section includes most of the information that is required by the regulations, including the number of units needed by unit size (from Section 4) and statements of key areas of local need (based primarily on the content in Sections 3 and 5). The statements of key areas of local need are interpretations of the data and engagement feedback.

8.1 Number of Units Needed by Unit Size

Table 11 presents the projected housing units needed in Electoral Area D based on population projections. The overall total column indicates that no new units are needed based on the projections. The number of unoccupied dwellings in Electoral Area D can also be considered to accommodate any future increases in population.

Table 11 – Anticipated Units Projection

	2016-2020	2020-2025	Total
Anticipated Housing Growth	-182	162	-20
Anticipated Housing Units	0	162	162
Bachelor/ 1 Bedroom	0	49	49
2 Bedroom	0	61	61
3+ Bedroom	0	52	52

Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

8.2 Statements of Key Areas of Local Need

8.2.1 Affordable Housing

Affordability as an indicator of Core Housing Need is one of the most pressing housing issues facing residents in Electoral Area D. Eleven percent (11%) of all Electoral D households in 2016 spent 30% or more of their income on shelter costs, including 16% of renter households (35 households) and 10% of owner households (45 households).

Through engagement, stakeholders indicated that housing affordability is greatly influenced by the cyclical nature of the economy in the region. In periods of strong economic gains, housing prices rise due to the influx of workers to the region. Service providers indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one-person or single-income households.

8.2.2 Rental Housing

Between 2006 and 2016, both the number and proportion of renter households increased, from 8% to 10% representing an increase of 70 renter households in the community. Renter households predominantly reside in single-detached houses (83%), with the remaining renter households occupying movable dwellings (17%).

In 2016, Electoral Area D had a higher proportion of renters (14% or 30 households) than owners (9.3% or 155 households) experiencing Core Housing Need.

Through engagement, stakeholders indicated that the high cost of rental housing was one of their top concerns in the community.



8.2.3 Special Needs Housing

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require.

The North Wind Wellness Centre (NWWC) Society is one organization in the region that is currently providing residential treatment programs for youth and adults experiencing issues with mental health and addictions. The NWWC operates a 10-bed residential Indigenous-based treatment facility in Farmington and is the only one of its kind in Northeast BC, with a focus on trauma-based support and addictions treatment. The NWWC has identified a need to develop a new supportive housing facility based on the Addictions Recovery Community Housing (ARCH) model to further support individuals facing mental health and addictions challenges in the PRRD, which aligns well with feedback provided by stakeholders.

8.2.4 Housing for Seniors

Through engagement stakeholders indicated that there are long waitlists for seniors housing with wait times of two to three years in the region. There are some cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family.

Of senior households in Electoral Area D (aged 65 and over) 10% of households experiencing housing need had issues with adequacy (40 households) and 2% had issues with suitability (10 households). Twelve percent (12%) of these households experienced issues with affordability (50 households).


8.2.5 Housing for Families

Families in Electoral Area D are generally well served by the housing choices available to them. Over 87% of couples with children, couples without children, and other families live in a single-detached house, while 78% of lone-parent families and 80% of non-family live in single-detached houses. Other than single-detached houses, the majority of households reside in movable dwellings, and a small percent occupy apartment/flat/duplex style developments.

8.2.6 Homelessness

Homelessness was identified as an issue in Electoral Area D through stakeholder engagement as few support services exist currently. Across the region there are known trends of couch surfing, various people cycling through homes that are overpopulated, and instances of people living in their vehicles. Levels of homelessness also fluctuate with the cyclical economy of the region and weather patterns throughout the year. Stakeholders indicated a need for emergency housing or emergency shelters in strategic locations in the region to address these needs and provide support services.

It is known that there is often a relationship between homelessness, addictions, and mental health challenges. As noted previously, the NWWC has identified a need to establish a new supportive housing facility in the region



developed under the ARCH model which has proven outcomes in terms of supporting individuals undergoing treatment who may be homeless or at risk of becoming homeless.

8.2.7 Conclusion

- The households in Electoral Area D with the lowest household incomes included male and female lone parent households, and non-census family households.
- Median incomes of renter households were 17% less than owner households in Electoral Area D in 2016.
- In 2016, Electoral Area D had a higher proportion of renters than owners experiencing Core Housing Need (14% vs. 9.3%). Of those households in Core Housing Need, a comparable proportion of renters and owners experienced Extreme Core Housing Need (4.7% vs. 3.9%). Overall, Electoral Area D has 30 renter households and 155 owner households in Core Housing Need.
- Across Electoral Area D, 21% of renter households had issues with adequacy, 16% with affordability, and 7% with suitability.
- Of Senior Households in Electoral D, 40% (10 households) had issues with affordability.
- Through engagement, stakeholders indicated that the cyclical economy of the region greatly influences affordability and availability of rental units. Some service providers indicated that it can be challenging to recruit staff due to lack of available affordable housing options, especially for one person or single-income households.
- Another challenge faced by the rural population of the PRRD is that the farming population is aging. In many cases, there is a desire to build additional dwelling units on rural parcels to accommodate children of the property owner to support the farming operation or have dwellings for farm employees. However, additional residential development is largely limited by Agricultural Land Reserve regulations.
- In Electoral Area D, the most apparent housing need is in lower income households and renter households. Stakeholders also indicated challenges with lack of supportive housing and limited services for seniors in rural areas.



Glossary

Activity Limitation: “Activity limitations refer 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.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia> – Core Housing Need, Activity Limitations

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

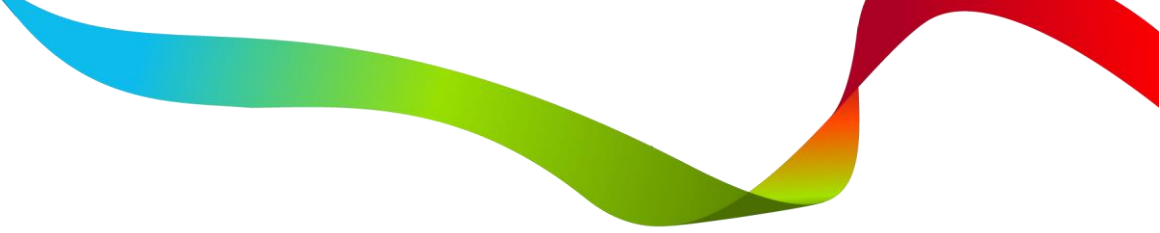
Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Census Family: Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in 'core housing need' if its 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 is acceptable (meets all three housing standards).” Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>


Mobile Home: 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 such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

It is designed and constructed to be transported on its base frame (or chassis) in one piece.

The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>



Multiple Census Families: A **household** in which two or more **census families** (with or without additional persons) occupy the same private dwelling. **Family households** may also be divided based on the presence of persons not in a **census family**.

<https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm>

National Occupancy Standard: Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731>

Non-Census-Family Households: Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Other Movable Dwelling: A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>


Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Seniors: Individuals aged 65 and over.



Shadow Population: Refers to individuals who reside in a municipality on a seasonal basis for a given period of time (30 days or more) but have a more permanent or primary residence elsewhere. Examples of people who make up a shadow population are people residing in temporary work camps and seasonal workers.

<https://www.nadc.gov.ab.ca/Docs/Shadow-Populations.pdf>

Shelter Cost: Total monthly 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.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm> **Subsidized**

Housing: “‘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.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>



Appendix A

Data Appendix

Appendix A – Data Appendix

The Housing Needs Reports requirements list a large amount of data that needs to be collected. Most of it does not need to be included in the actual report. While the proposed Housing Needs Report template includes most of the required data, there are some pieces that we generally put in the appendix for the following reasons:

1. Better data is available through other sources. For example, BC Assessment data is only available for 2019 and does not provide a historical view of trends in the housing market. Instead, we report on data available from local real estate boards.
2. It doesn't add to the understanding of housing needs. Some of the data that is required doesn't help us understanding housing needs. For example, we do include labour participation and unemployment rates because these factor into understanding housing affordability trends. However, we don't include a detailed breakdown of workers by industry because this doesn't illuminate housing needs for workers.
3. To manage the length of the report. Housing Needs Reports can be very long. Reporting on too much data can make the report hard to read and less accessible to both local government staff and other stakeholders who may refer to it. Our approach has been to focus on the data that adds to the picture of housing needs and put anything that doesn't in the appendix.

BC Assessment

Average and median assessed values for all units since 2005 [Section 6 (1) (f) (i)]

	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$117,768	\$154,031	\$188,091	\$191,675	\$224,858	\$241,039	\$252,904	\$260,152
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$279,973	\$296,339	\$334,337	\$325,507	\$325,428	\$333,770	\$344,707
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by structure type since 2005 [Section 6 (1) (f) (ii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Structural Type					
Single Family	\$95,003	\$126,720	\$158,530	\$159,333	\$168,891
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$38,968	\$42,301	\$46,780	\$52,375	\$73,031
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Assessed Value by Structural Type					
Single Family	\$182,826	\$192,421	\$191,116	\$216,362	\$214,348
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$77,553	\$82,259	\$89,583	\$90,664	\$99,487
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type					
Single Family	\$254,566	\$250,804	\$243,516	\$249,843	\$260,472
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$98,889	\$105,472	\$110,135	\$112,017	\$116,536
Median Assessed Value by Structural Type	\$254,566	\$250,804	\$243,516	\$249,843	\$260,472

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median assessed values by unit size since 2005 [Section 6 (1) (f) (iii)]

	2006	2007	2008	2009	2010
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$71,331	\$91,545	\$112,637	\$112,409	\$130,860
2	\$69,265	\$89,016	\$109,606	\$112,202	\$139,690
3+	\$146,974	\$191,222	\$230,513	\$233,076	\$266,982
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	N/A	N/A	\$112,637	\$112,409	\$130,860
2	N/A	N/A	\$109,606	\$112,202	\$139,690
3+	N/A	N/A	\$230,513	\$233,076	\$266,982

	2011	2012	2013	2014	2015
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$143,521	\$160,953	\$166,329	\$176,336	\$198,683
2	\$146,420	\$155,281	\$160,383	\$172,933	\$181,231
3+	\$287,032	\$297,760	\$302,979	\$323,573	\$340,797
Median Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$143,521	\$160,953	\$166,329	\$176,336	\$198,683
2	\$146,420	\$155,281	\$160,383	\$172,933	\$181,231
3+	\$287,032	\$297,760	\$302,979	\$323,573	\$340,797

	2016	2017	2018	2019	2020
Average Assessed Value by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$227,151	\$221,733	\$222,943	\$224,527	\$240,221
2	\$214,354	\$204,479	\$209,858	\$216,092	\$223,912
3+	\$380,161	\$370,323	\$366,815	\$374,337	\$383,402
Median Assessed Value by Number of Bedrooms					
0	\$227,151	\$221,733	\$222,943	\$224,527	\$240,221
1	\$214,354	\$204,479	\$209,858	\$216,092	\$223,912
2	\$380,161	\$370,323	\$366,815	\$374,337	\$383,402
3+	\$227,151	\$221,733	\$222,943	\$224,527	\$240,221

*Median value is taken from the set of properties of the given type with the highest folio count. Where the highest folio count is a tie, the average of the medians associated with the tied highest folio counts is taken.

Average and median sales prices for all unit types since 2005 [Section 6 (1) (g) (i)]


	2006	2007	2008	2009	2010	2011	2012	2013
Average	\$144,198	\$177,266	\$195,315	\$207,988	\$266,902	\$257,667	\$272,763	\$296,906
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2014	2015	2016	2017	2018	2019	2020
Average	\$298,920	\$381,169	\$354,669	\$337,928	\$380,248	\$369,502	\$364,871
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Average and median sales prices by structural type since 2005 [Section 6 (1) (g) (ii)]

	2006	2007	2008	2009	2010
Average Sales Price by Structural Type					
Single Family	\$110,819	\$140,300	\$179,000	\$195,155	\$165,917
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$52,453	\$70,105	\$75,845	\$78,837	\$134,669
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A



	2011	2012	2013	2014	2015
Average Sales Price by Structural Type					
Single Family	\$157,192	\$156,439	\$206,766	\$228,357	\$267,625
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$217,000	\$23,000	\$109,167	\$90,483	\$135,925
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Structural Type					
Single Family	\$253,631	\$211,233	\$237,083	\$266,590	\$281,182
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex, etc.	N/A	N/A	N/A	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$188,667	\$159,667	\$196,836	\$106,808	\$24,100
Median Sales Price by Structural Type	N/A	N/A	N/A	N/A	N/A

Average and median sales price by unit size since 2005 [Section 6 (1) (g) (iii)]

	2006	2007	2008	2009	2010
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$105,317	\$37,167	\$213,333	\$150,567	\$182,425
2	\$74,568	\$105,493	\$126,959	\$154,788	\$86,286
3+	\$172,807	\$215,450	\$225,412	\$241,052	\$314,026
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A



	2011	2012	2013	2014	2015
Average Sales Price by Number of Bedrooms					
0	N/A	N/A	N/A	N/A	N/A
1	\$155,991	\$292,219	\$82,000	\$250,000	\$288,500
2	\$217,824	\$179,516	\$195,286	\$181,563	\$210,693
3+	\$288,639	\$317,338	\$325,636	\$352,167	\$409,733
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Sales Price by Number of Bedrooms					
0	\$277,667	\$209,800	\$233,650	\$540,000	\$213,750
1	\$264,926	\$184,643	\$347,734	\$245,615	\$290,975
2	\$403,071	N/A	\$398,323	\$412,637	\$393,421
3+	\$277,667	\$209,800	\$233,650	\$540,000	\$213,750
Median Sales Price by Number of Bedrooms	N/A	N/A	N/A	N/A	N/A

*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

Census

Total number of workers over past 3 Census reports [Section 5 (a)]

Workers in the Labour Force for Population in Private Households			
	2006	2011	2016
Workers in labour force	3,415	3,240	3,335

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of workers by industry over past 3 Census reports [Section 5 (b)]

Workers by NAICS Sector for Population in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
Total	3,415	100%	3,240	100%	3,335	100%
All Categories	3,405	100%	3,230	100%	3,315	99%
11 Agriculture, forestry, fishing and hunting	585	17%	595	18%	470	14%
21 Mining, quarrying, and oil and gas extraction	240	7%	270	8%	310	9%
22 Utilities	45	1%	25	1%	25	1%
23 Construction	370	11%	380	12%	450	13%
31-33 Manufacturing	90	3%	95	3%	110	3%
41 Wholesale trade	115	3%	115	4%	95	3%
44-45 Retail trade	355	10%	340	10%	280	8%
48-49 Transportation and warehousing	265	8%	165	5%	245	7%
51 Information and cultural industries	35	1%	25	1%	10	0%
52 Finance and insurance	45	1%	25	1%	75	2%
53 Real estate and rental and leasing	30	1%	35	1%	50	1%
54 Professional, scientific and technical services	140	4%	205	6%	140	4%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	95	3%	110	3%	95	3%
61 Educational services	235	7%	230	7%	165	5%
62 Health care and social assistance	245	7%	245	8%	255	8%
71 Arts, entertainment and recreation	50	1%	25	1%	40	1%
72 Accommodation and food services	130	4%	75	2%	110	3%
81 Other services (except public administration)	205	6%	105	3%	235	7%
91 Public administration	135	4%	175	5%	165	5%
Not Applicable	10	0%	0	0%	20	1%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Commuting destination in 2016 (within Census subdivision, to different Census subdivision, to different Census division, to another Province/Territory) [Section 7 (d), (e), (f), (g)]

	#	%
Total	1,790	100%
Commute within census subdivision (CSD) of residence	235	13%
Commute to a different census subdivision (CSD) within census division (CD) of residence	1,480	83%
Commute to a different census subdivision (CSD) and census division (CD) within	10	1%

province or territory of residence		
Commute to a different province or territory	65	4%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Renter and owner household income – average [Section 4 (f), (g)]

	2006	2011	2016
Average	\$96,125	\$97,780	\$120,697
Owner	\$98,588	\$99,964	\$124,469
Renter	\$66,687	\$76,061	\$88,216

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of non-movers, non-migrants, migrants over past three Census reports [Section 3 (1) (a) (x)]

	2006	2011	2016
Total	5,485	5,125	5,620
Mover	470	415	450
Migrant	290	195	230
Non-migrant	185	220	225
Non-mover	5,020	4,710	5,170

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Average household income [Section 4 (a), (b)]

Average and Median Before-Tax Private Household Income			
	2006	2011	2016
Average	\$96,125	\$97,780	\$120,697

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Households in specified income brackets [Section 4 (c)]

Before-Tax Private Household Income by Income Bracket						
	2006		2011		2016	
	#	%	#	%	#	%
Total	2,065	100%	2,030	100%	2,245	100%
\$0-\$4,999	30	1%	30	1%	20	1%
\$5,000-\$9,999	10	0%	40	2%	20	1%
\$10,000-\$14,999	75	4%	0	0%	30	1%
\$15,000-\$19,999	80	4%	45	2%	60	3%
\$20,000-\$24,999	50	2%	95	5%	45	2%
\$25,000-\$29,999	60	3%	40	2%	55	2%
\$30,000-\$34,999	70	3%	110	5%	90	4%
\$35,000-\$39,999	120	6%	55	3%	65	3%
\$40,000-\$44,999	100	5%	95	5%	55	2%
\$45,000-\$49,999	75	4%	115	6%	60	3%
\$50,000-\$59,999	165	8%	45	2%	120	5%
\$60,000-\$69,999	170	8%	100	5%	115	5%
\$70,000-\$79,999	140	7%	180	9%	145	6%
\$80,000-\$89,999	150	7%	140	7%	140	6%
\$90,000-\$99,999	100	5%	140	7%	125	6%
\$100,000-\$124,999	245	12%	215	11%	285	13%
\$125,000-\$149,999	200	10%	220	11%	235	10%
\$150,000-\$199,999	140	7%	215	11%	270	12%
\$200,000 and over	100	5%	135	7%	300	13%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Number of units that are subsidized housing [Section 6 (1) (e)]

Subsidized Housing Units	
	2016
Subsidized housing units	N/A

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

Renter households in subsidized housing [Section 3 (1) (ix)]

Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)						
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	155	100%	180	100%	225	100%
Renter households in subsidized housing	N/A	N/A	0	0%	0	0%

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

CMHC

Average rental prices for all units and by unit size [Section 6 (1) (h) (i), (ii)]

Average and Median Monthly Rent by Number of Bedrooms															
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															

Source: CMHC Primary Rental Market Survey



Appendix B

Engagement Summary

Appendix B – Engagement Summary

1.0 Housing Needs Survey Summary

1.1 Introduction

A community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the PRRD website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Electoral Area D are presented here.

A total of 21 respondents from Electoral Area D responded to the survey, including one individual that identified as First Nations and one individual that identified as Metis. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note: (N=) in figure titles provide the total number of respondents that answered the question.

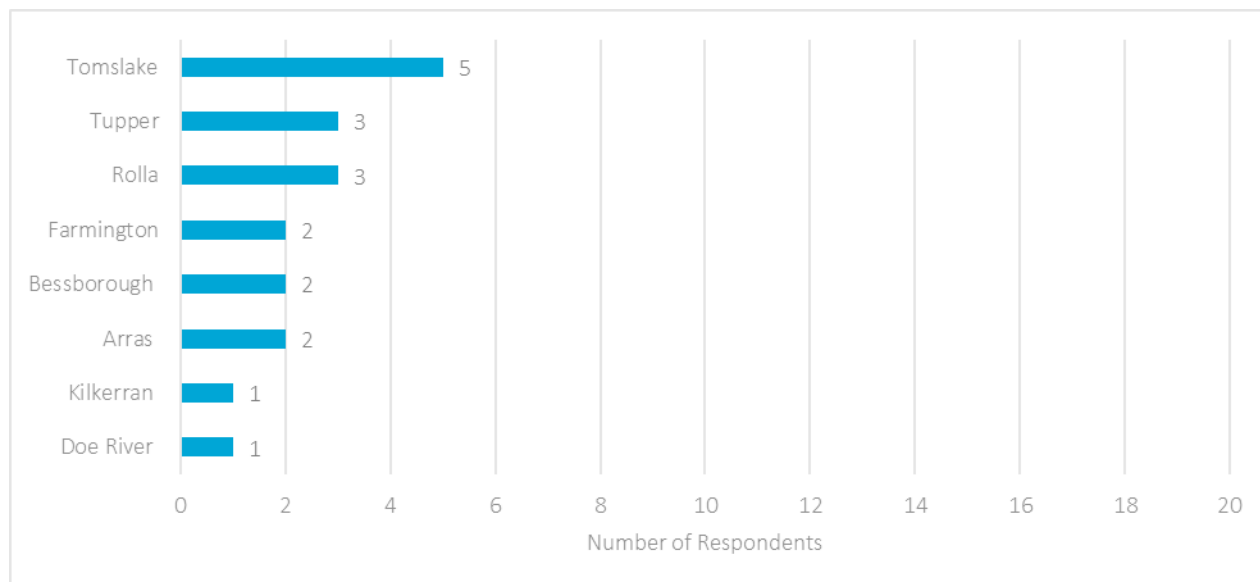
1.2 Demographic Questions

Demographic questions were asked to understand who completed the survey.

1.2.1 Community

Figure 21 shows where survey respondents live in Electoral Area D.

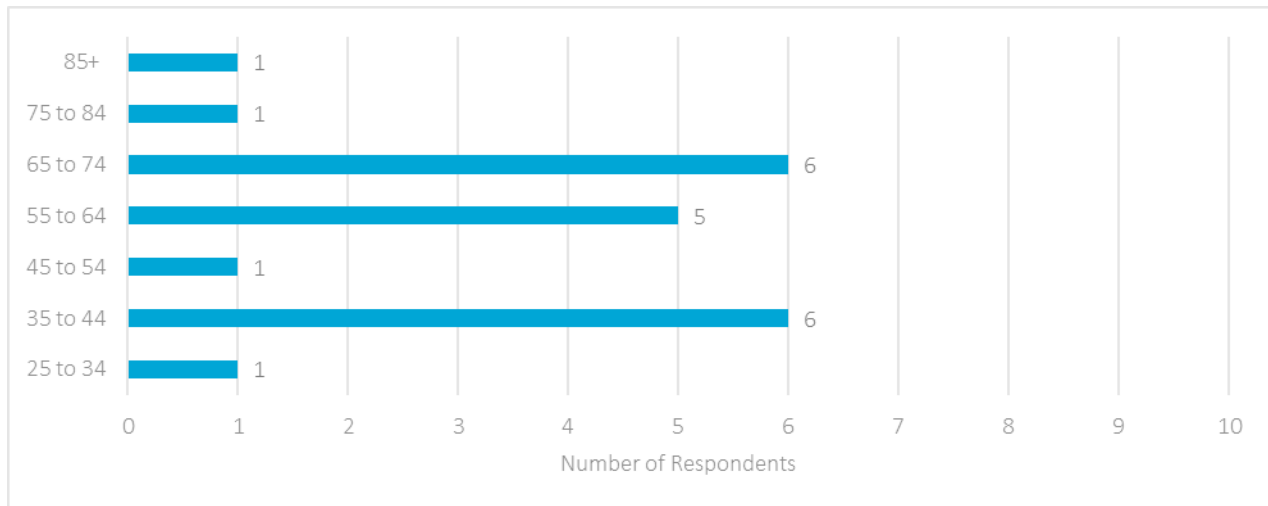
Figure 21 – Communities Where Respondents Live (N=19)



1.2.2 Age

The survey received the most responses from individuals between the ages of 35 to 44 (6 respondents) and 55 to 74 (6 respondents).

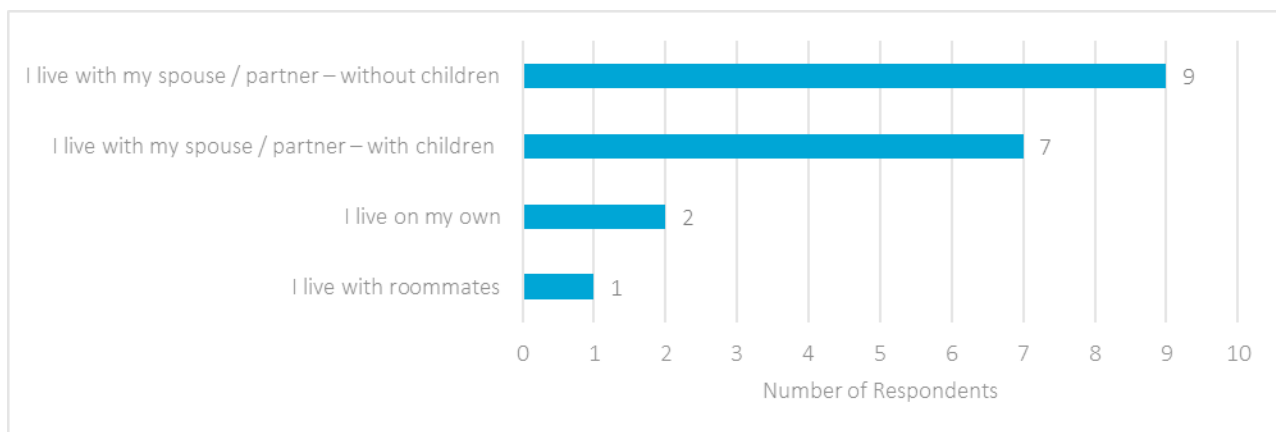
Figure 22 – Age of Respondents (N=21)



1.2.3 Household Type and Size

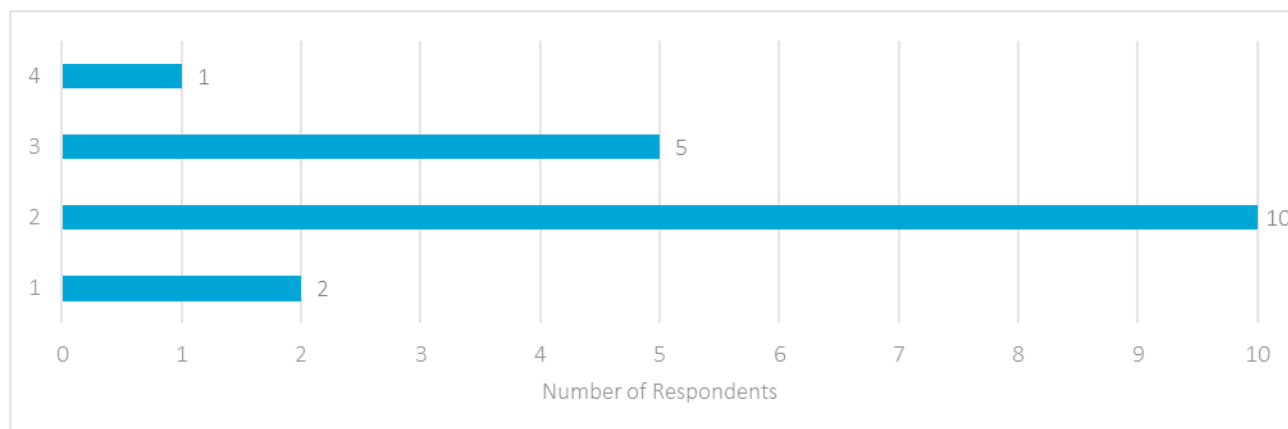
Survey respondents were asked to describe their household (Figure 23). Most respondents live in households with a spouse or partner with or without children.

Figure 23 – Household Types (N=19)



Respondents were also asked about the size of their household (Figure 24). Most respondents live in two-person (10 respondents) or three-person households (5 respondents).

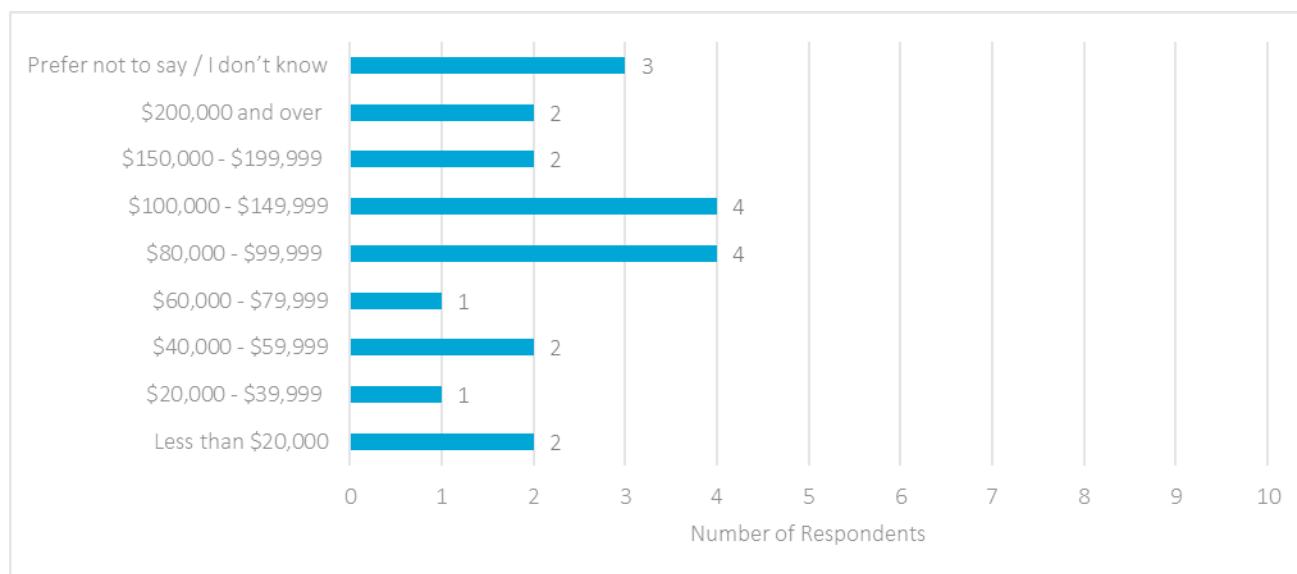
Figure 24 – Number of People in Households (N=21)



1.2.4 Household Income

Figure 25 shows the annual household income distribution of survey respondents. Respondents with a wide range of incomes responded to the survey. Three respondents preferred not to disclose their annual household income information.

Figure 25 – Annual Household Income (N=21)



1.3 Housing Experiences

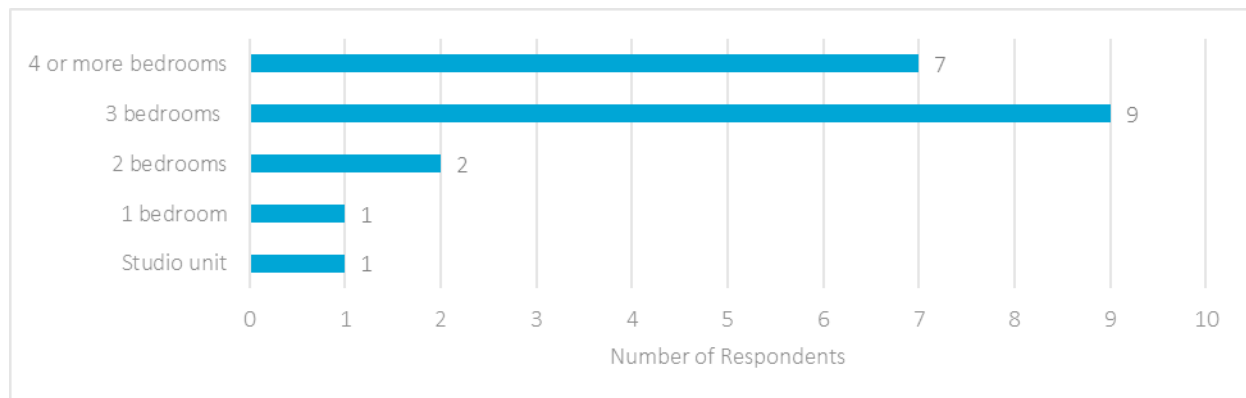
Survey respondents were asked a number of questions about their recent housing experiences.

1.3.1 Current Home

Respondents were asked about their tenure type. Seventeen respondents reported that they owned their home and one reported that they rented. Two respondents neither rent nor own their home.

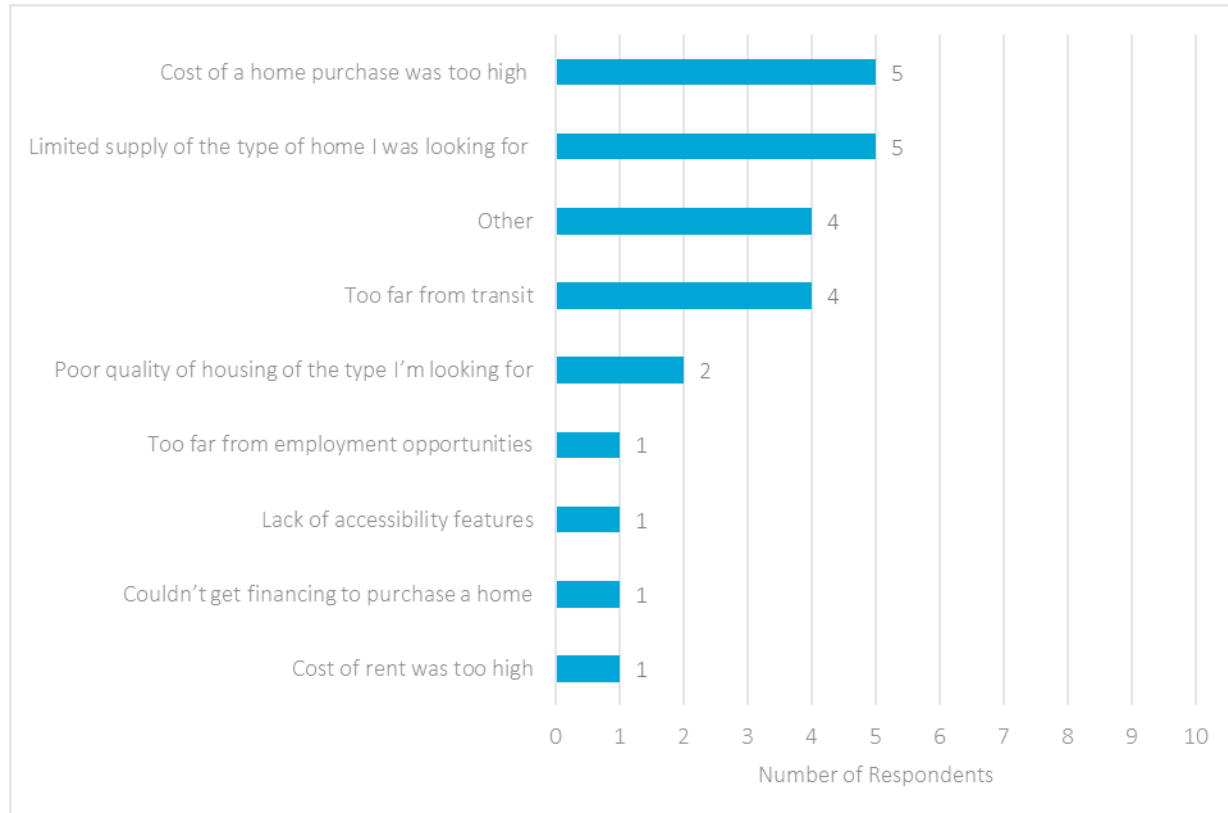
Most respondents live in homes with three or more bedrooms (Figure 26).

Figure 26 – Number of Bedrooms in Current Home (N=20)



Respondents were asked to identify any barriers they faced when searching for their current home. Respondents were able to select as many issues that applied to them. The most common barriers respondents reported were high cost of purchasing a home (5 respondents) and the limited supply of the type of home they were looking for (5 respondents). Respondents that selected 'other' described specific house features needing repairs (1 respondent), poor fire protection in rural areas (1 respondent), and lack of assisted living supports (1 respondent).

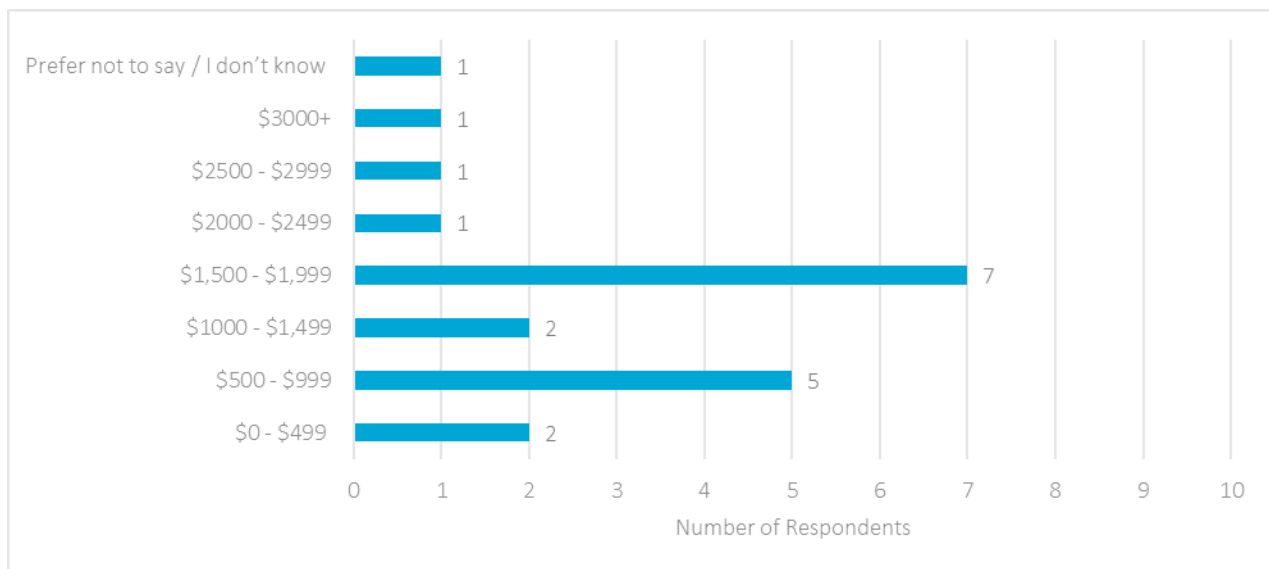
Figure 27 – Barriers During Search of Current Home (N=15)



1.3.2 Current Housing Costs

Respondents were asked about their housing costs each month, including rent, mortgage payments, condominium fees, and utilities. There were a wide range of reported housing costs as shown in Figure 28. Respondents were asked if they believed their housing costs were affordable to them. Fourteen respondents said yes that their housing costs were affordable, five said no, and one said they were not sure.

Figure 28 – Housing Costs (N=20)



1.3.3 Current and Anticipated Housing Issues

Respondents were asked about challenges they are currently facing or anticipate facing in the next five years. Figure 29 shows the top housing issues respondents are currently facing. Respondents were able to select as many issues that applied to them. All respondents that answered the question said that their home is currently not well served by public transit (7 respondents) and is too far from amenities (5 respondents).

Figure 29 – Top Current Housing Issues (N=7)

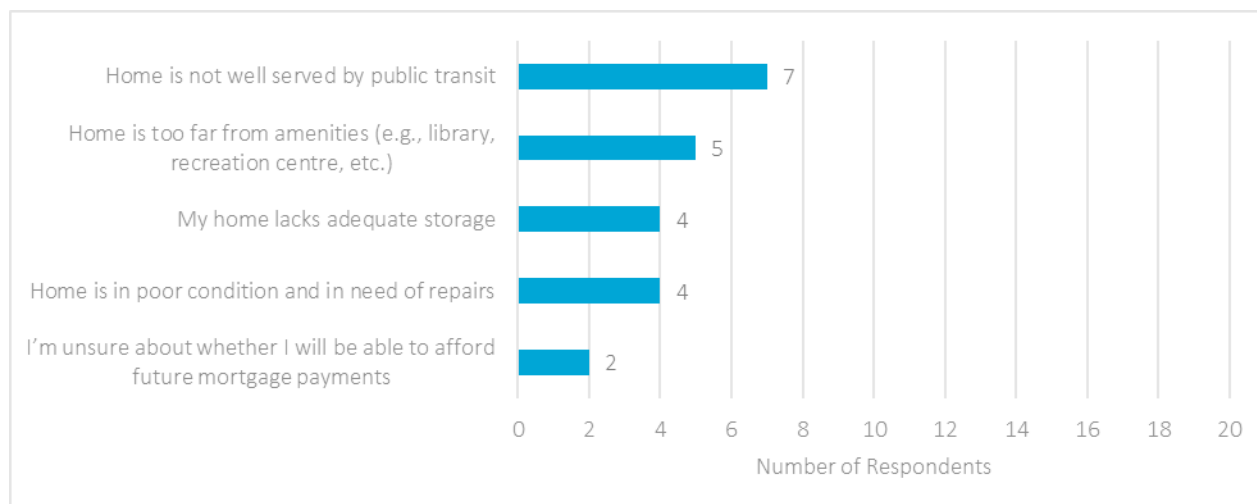
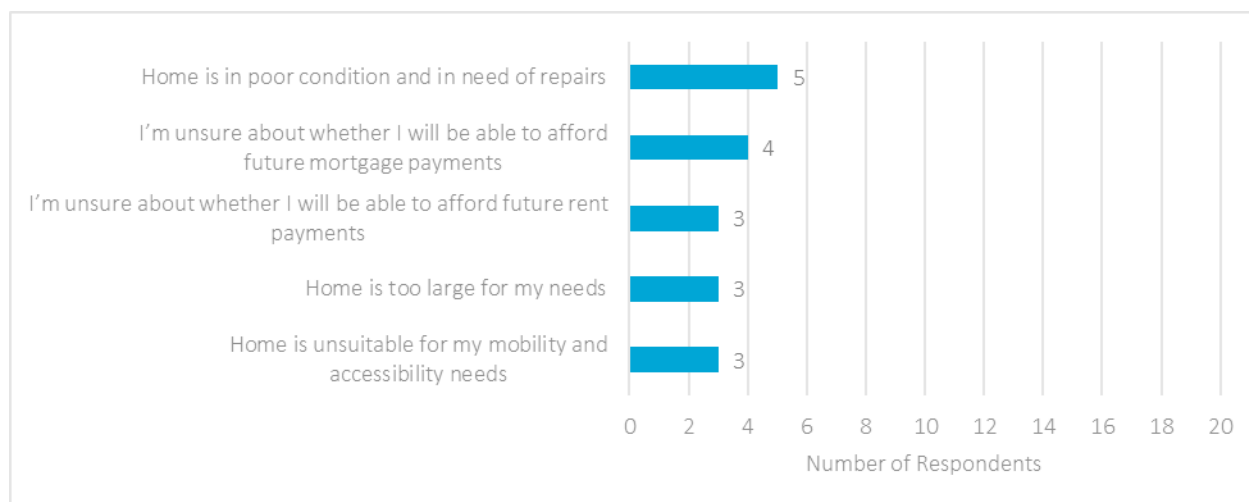


Figure 30 shows the top housing issues respondents anticipate in the next five years. Respondents were able to select as many issues that applied to them. All respondents that answered anticipated that their homes will be needing repairs (5 respondents), highlighting that this is likely a major issue for residents in this area.

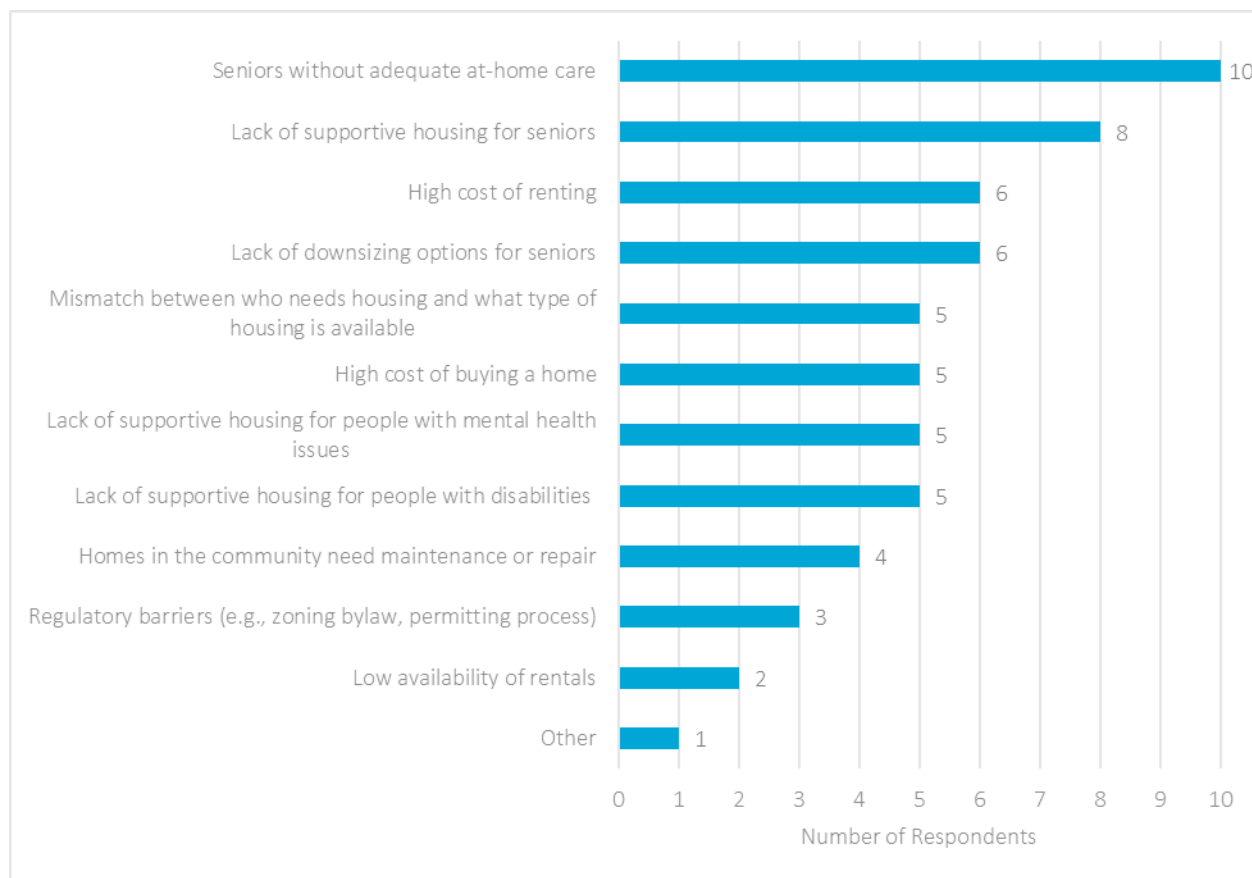
Figure 30 – Top Housing Issues Anticipated in the Next 5 Years (N=5)



1.4 Community Issues

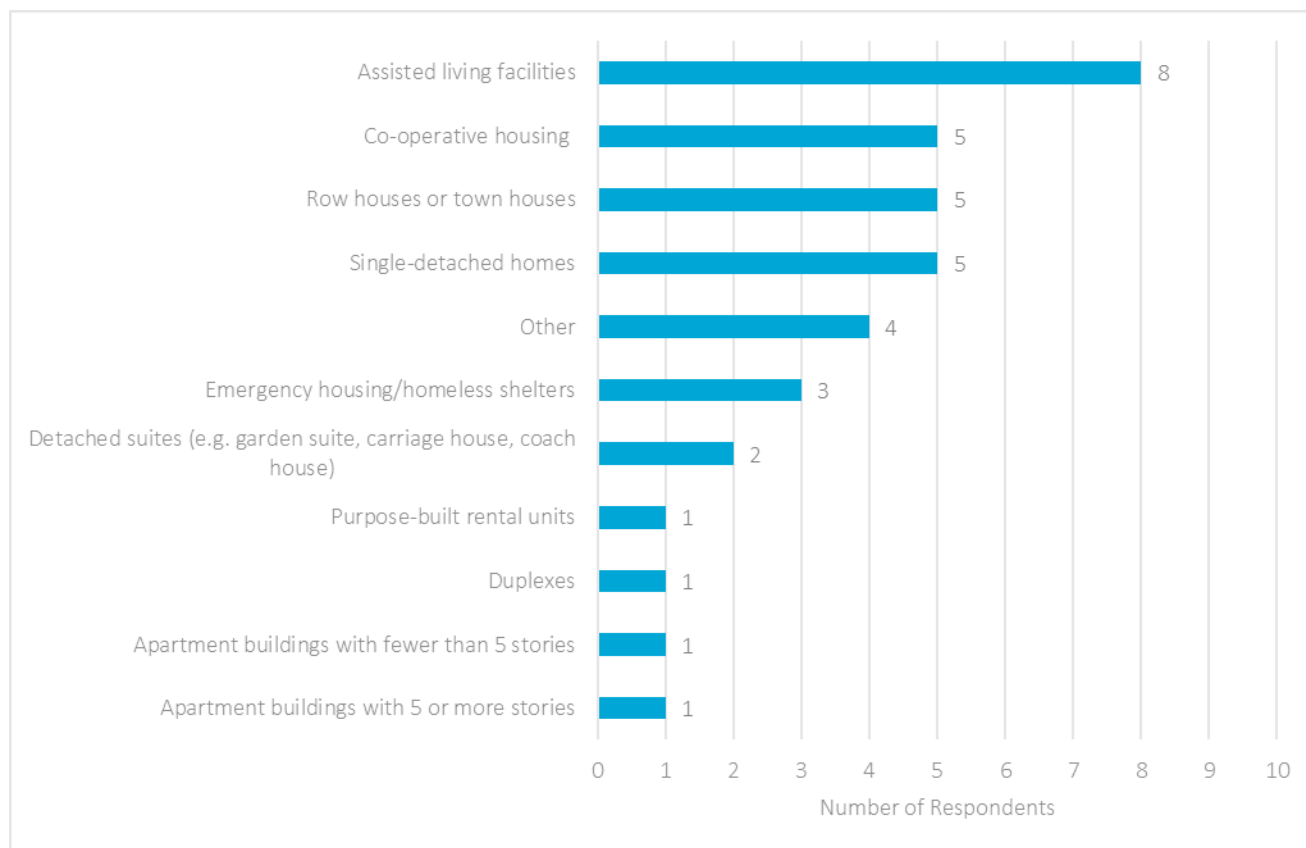
Figure 31 shows the community issues reported by respondents in Electoral Area D. Respondents suggested that the lack of adequate at-home care (10 respondents) and supportive housing (8 respondents) for seniors are the top issues. One respondent commented that preference for housing is given to industry increases prices. One respondent commented that poor accessibility, especially in snow conditions, is a challenge for seniors or individuals with disabilities living in rural areas. Another respondent described poor treatment of tenants by rental companies and landlords.

Figure 31 – Community Housing Issues (N=18)



Respondents were asked what forms of housing were missing in the community. Respondents suggested that the most needed forms of housing in Electoral Area D are assisted living facilities (8 respondents). Two respondents commented that seniors rental housing and complexes are needed.

Figure 32 – Forms of Housing Needed (N=16)



Respondents were asked if they had any additional comments. One respondent commented that due to a family member's health condition, they will have to consider moving to Dawson Creek in the future to access services. One respondent mentioned that assisted living is especially needed for individuals experiencing dementia.

2.0 Interview and Focus Group Summary

This section summarizes the findings from the stakeholder engagement completed in August and September 2020. Interview and focus group questions focused on identifying gaps in housing and housing-related services across the housing continuum. Interviews were completed with staff within neighbouring First Nations, regional elected officials, service providers and housing providers. The questions also sought to uncover the broader community and economic context of housing issues. While questions varied depending on the stakeholder's expertise, they followed three major themes:

- Challenges, barriers and unmet needs in housing and housing-related services
- Potential opportunities
- Potential best practices and strategies to help address housing needs

Stakeholder engagement provides important housing context not captured by statistical information. Each key stakeholder brings important insight and individual perspectives. Some information may be anecdotal or based on personal perspectives. The information in this section should be considered in conjunction with other parts of this document.

Results from the interviews are summarized thematically below. Numbers in parentheses indicate how many interviewees mentioned each statement or topic. In some sections, there was only one interview. In this case, there are no parentheses. Note, these numbers are provided for context, but low numbers do not necessarily indicate that the statement or topic is less relevant. In some cases, one or a few interviewees had specialized knowledge or context that were not provided by others.

2.1 Participants

Representatives from the following organizations were interviewed:

Peace River Regional District		
Name(s)	Organization	Description
First Nations or Indigenous Organizations		
Starr Acko	Doig River First Nation	A First Nations community of the Peace River area, which is signatory of Treaty No. 8. The community is comprised of Dane-zaa traditions and language.
Jim Fast	McLeod Lake Indian Band	A community of the Tse'Khene Nation (People of the Rocks), located near the unincorporated village of McLeod Lake.
Cindy O'Brien, Niki Ghostkeeper	Saulteau First Nation	A First Nations community located in the Peace River area, which is signatory of Treaty No. 8. The community is comprised of the Saulteaux (Anishinabe),

Peace River Regional District		
Name(s)	Organization	Description
		Nehiyaw (Cree) and Mountain Dunne-Za (Beaver) people.
Cliff Calliou	Kelly Lake Cree Nation	The As'in'i'wa'chi Ni'yaw Nation, also known as Kelly Lake Cree Nation (KLCN), is a community of over 800 members, located in the Peace River region.
Service Providers		
Donna Ward, Angela De Smit	Northern Health	An organization that focuses on providing support and services relating to mental health, substance use and elder care.
Jim Collins	Save Our Northern Seniors	An organization that works on extended care for seniors.
Cameron Eggie*	Fort St. John Salvation Army	The Fort St. John branch of the international Christian organization.
Lisa Jewell* (also participated in a stakeholder interview)	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.
Patricia Taylor*	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Housing Providers		
Liane McNeil and Linda Kennedy	Fort St. John Community Bridge	An organization that provides counselling and housing assistance, including the North Peace Community Housing (a 24-unit complex), the Homeless Prevention Program and the Transition House.
Public Service Agents		
Amber Vieweg* and Kristen Danczak*	Peace River Regional District	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

**Focus group participants*


Dawson Creek		
Name	Organization	Description
Service Providers		
Jacqueline Janssen	Networks Ministries	An organization that provides support to people experiencing homelessness



Linda Studley*	Better at Home – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Arden Smith* (also participated in a stakeholder interview)	Housing and Safety – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Jodi Cousins*	Axis Family Resources	Provides specialized support services – both residential and non-residential – to children and youth, families and adults throughout many communities in the North and Interior Regions of British Columbia.
Deris Fillier	Dawson Creek Salvation Army	Provides provide food, clothing, network support, and a listening ear to those in need.
Linda Walker	Cut Thumb Glass	Rental property manager.
Laurabel and Michelle	Community Living BC Dawson Creek	Provides housing support services for individuals with disabilities and complex needs such as addiction, mental health, history of trauma, etc.
First Nations or Indigenous Organizations		
April McEwen	Nawican Friendship Centre	A non-profit organization that provides services to Aboriginal People in the Dawson Creek and south Peace River area; designed to encourage, enhance, and promote the traditional values, culture, and well-being of Aboriginal people by strengthening individuals, family, and community.
Jenn Selby-Brown	Dawson Creek Native Housing/Aboriginal Housing Management Association	Supporting Indigenous and Metis individuals who are homeless or at risk persons who face barriers in the community.
Housing Providers		
Marla Reed	Dawson Creek Society for Community Living	Provides services for adults with disabilities and social housing for individuals with disabilities, families, and seniors.

**Focus group participants*

Hudson's Hope		
Name	Organization	Description
Service Providers		
Bill Lindsay	Hudson's Hope Health Care and Housing Society	A society providing health care and housing supports.




Hudson's Hope		
Name	Organization	Description
Patti Campbell	Friend's of Hudson's Hope	Provides food bank services, Christmas hampers, elder care services, outreach services, and support for medical travel expenses.
Shellie Howard	Hudson's Hope Library	Local library resource centre.

Chetwynd		
Name	Organization	Description
Service Providers		
Sara Hoehn and Jason Farquharson	Chetwynd Mental Health & Addictions Community Program	Operates under Northern Health – an interprofessional team providing mental health and medical services to the community.

Pouce Coupe		
Name	Organization	Description
Service Providers		
Sukrit Parmar	Pouce Coupe Food Bank	A non-profit organization dedicated to providing free food to people within the Village of Pouce Coupe and rural area.
Cory Lizotte	Pouce Coupe Community Church	Community church.

Electoral Area B		
Name	Organization	Description
Elected Officials		
Karen Goodings	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Housing Providers		
Trevor Bolin	Re-Max	A full-service real estate broker that supports much of the PRRD, specifically Fort St. John and Electoral Areas C and B.
Service Providers		
Glen Longley	Prespatou School	A school with approximately 300 students in Kindergarten to Grade 12 with 34 staff members.
Pat Lang	Wonowon Elementary School	An elementary school in Electoral Area B.
Herman Klassen	Prespatou Farmer's Institute	A regional organization that helps farmers be more




Electoral Area B		
Name	Organization	Description
		efficient and effective and services as a liaison between farmers and government to resolve issues.
Susan Gilmour	Upper Pine School	Elementary and Secondary School in Rose Prairie.

Electoral Area C		
Name	Organization	Description
Elected Officials		
Director Brad Sperling	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Joseph Lang	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Lisa Jewell	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.

Electoral Area D		
Name	Organization	Description
Elected Officials		
Director Leonard Hiebert	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Judy Seidl and Art	Tomslake Cultural Community Association	The Association operates a local community hall that hosts regular activities, meals, and events.
Ernie Hiller	Swan Lake Enhancement Society	Volunteer group that works to ensure the community is an enjoyable place to live. They organize events such as community clean ups, trail development, and monitoring the lake.
Jennifer Critcher	Tower Lake Community Centre	The Community Centre hosts a variety of community events and private gatherings.
First Nations or Indigenous Organizations		
Norman Calliou, Shannon Dunfield and Barbara Bolli	Kelly Lake Indigenous Coalition	The Kelly Lake Indigenous Coalition was formed to provide leadership and support collaborative efforts to achieve cultural, social, and economic wellbeing on behalf of the community of Kelly Lake.

Electoral Area E		
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Name	Organization	Description
Service Provider		
Linda Garland	Moberly Lake Community Association	A registered society made up of Moberly Lake residents and stakeholders.
Elected Officials		
Director Dan Rose	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

2.2 Peace River Regional District

A number of participants worked in multiple communities of the PRRD. This section summarizes the engagement findings for the region as a whole or subregions that include more than one project partner community.

2.2.1 First Nations or Indigenous Organizations


Representatives from four First Nations were interviewed: Doig River First Nation, Saulteau First Nation, McLeod Lake Indian Band and Kelly Lake Cree Nation. All nations have some housing on-reserve, ranging from 50 to 150 housing units.

- Saulteau First Nation has 150 units, including three tri-plex units, ten Elder units, and many single detached homes. There are 30 households on the Nation's waitlist.
- Doig River First Nation has 55 units with recent approval to build five tiny homes for Elders and 20 households on its waitlist.
- McLeod Lake Indian band has 56 units and 25 on its waitlist. Almost all units are single-detached dwellings, with one multi-unit building, which has six units. There are about five houses offered off-reserve as well. The band is about 60 homes below the Canadian average for on reserve housing stock.
- Kelly Lake Cree Nation has 36 houses in the community, including 8 rental homes that the Nation is managing through the Westkagen Housing Management. Twenty-two houses are owned by the Nation, and the rest are owned by the community. The Nation is not included in Treaty 8, resulting in exclusion from many funding opportunities.

Challenges / Needs

Off Reserve

Two nations have off-reserve housing units (Doig River First Nation has three units in Fort St. John and McLeod Lake First Nation has five units off-reserve). Interviewees reported that members living off-reserve in PRRD (including Fort St. John and Dawson Creek) often find that rental units are expensive, limited and often poorly maintained (3). Finding affordable rental is difficult, especially when industry is in a strong economic period and rents are driven up by an influx of workers. Off-reserve community members need affordable rental units that are



closer to services. There are also limited services or supports for those living off reserve, including medical services and mental health supports (1). There is a need for supervised or safe homes for members with mental illness (1).

On Reserve

There is a shortage of housing on reserve—all nations have a waitlist of community members who wish to move back to the reserve (5). Elder housing is limited and more single-detached dwellings are needed (1). Multiple interviewees discussed the shortage of land for building new housing (3).

More housing is needed on reserve to allow for off-reserve members to move back (4). Saulteau First Nation has 30 households on the waitlist. Doig River First Nation has about 20 on its waitlist, and McLeod Lake First Nation has 25 on its waitlist. Interviewees also reported that there is a need for more housing diversity on reserve to serve a wide range of household needs, including families, singles, and Elders.

There is very limited funding to build new houses or repair existing ones (3). The application process for funding is time consuming and tedious (2). The cost to repair and maintain existing homes is high (4). One interviewee reported that they go to Fort St. John for all supplies, which increases costs. Funding for repairs is limited, making it difficult to adequately maintain the existing housing stock (3). One nation is currently trying to repair 10-15 houses and replace the roofs (1).

One interviewee discussed the importance of housing that meets the needs of the climate, including the high snow load. The 'cookie cutter' approach to housing does not meet the needs of the community or climate. Many homes that were poorly built need to be replaced altogether (1). This interviewee reported that the Nation lost funding for six houses because the community wanted to build homes that varied from the traditional 'box style' homes typically seen on-reserve. This minimum building code, said the interviewee, is not enough to withstand the harsh climate. It can also be hard to find materials for repairs that are appropriate for the climate.

There is limited infrastructure to support the existing housing (2). Central heating, water provision and road maintenance are key infrastructure challenges (1). Community members have to travel at least 45 minutes to attend school and access shops and services (1). One Nation is hoping for a new Community Hall (1).

Projects / Opportunities

Interviewees identified the following opportunities for addressing housing in the region:

- One community is building tiny homes, while another is building ten timber homes for Elders. Another reported plans to build more single-family homes and units for individuals over the next five years.
- Data gathering and needs assessments (such as this study) were identified as important to addressing housing needs (1).
- Work with PRRD to provide housing (1)
- Provide off-reserve housing in PRRD towns (1)
- Increase investment and interest in the North in general (2)
- Build and maintain strong relationships with municipalities, including Electoral Area C, Fort St. John and Dawson Creek. Doig River First Nation has a strong relationship with Fort St. John and Dawson Creek. (1)
- Build more awareness for people with mental health concerns and addictions (1)
- Provide mental health housing that offers a supervised setting, providing independence for tenants (1)



2.2.2 Service Providers, Housing Providers, Public Service Agents

Challenges / Needs

The cyclical nature of local industries impacts the district's housing market. When the industry is in a strong economic period, more housing is developed, which increases the availability of housing. One of the major challenges the district faces is housing those who have been in the hospital. In Fort St. John, there is a policy where people will not be discharged into the streets. As a result, many folks stay in the hospital for longer than needed, because there isn't proper housing available. This impacts the ability for service providers to provide support to community members.

From the experience of housing providers, housing needs have increased and despite rental availability, many residents still cannot afford market housing. Additionally, single people on income assistance cannot afford what is offered.

Interviewees identified the following housing needs:

Supportive Housing


- Mental health supports are needed (1). One interviewee sees many people, particularly men, with mental health issues who are not adequately cared for. People suffering from mental health issues are often turned away from rentals and shelters, due to mental health struggles.
- The default accommodation for people with disabilities is the hospital or long-term care, which is not suitable. People often stay in the hospital for extended periods of time because there isn't the proper housing available. This limits the ability to provide adequate care in hospitals for acute care, resulting in over-capacity in hospitals. It is costly and ineffective to keep folks in the hospital, but there is often nowhere else for them to go (1).
- Despite the recent improvements in disability housing, there is a need for at least 10% of new housing to have rooms for disability. Particularly, there is a need for people with brain injuries, mobility issues, or MS, according to one interview.
- Housing is needed for young adults (under 19) who need medical care—until they turn 19, they are put into long-term care (1). Youth housing in the larger municipalities would enable youth to attend school.

Senior Housing

- Despite a recent increase in supply, senior housing supply is low (1). The waitlist for senior housing is two to three years.
- Dementia friendly housing is needed, as there is none in the area. As a result, people are prematurely placed in long-term care (some live in long-term care for 10-15 years) (1).
- Seniors tend to leave rural areas to move to towns closer to services or back with family, according to one interviewee. These seniors often move into a NPHS housing (there is one apartment in Fort St John that caters to seniors). Yet, there are about 80-100 people on the waitlist for NPHS. It is important to consider the specific needs of rural seniors (1).
- There is a need to bring Elders from nearby nations closer to medical support (1).

Other Challenges and Needs

- Some service providers face challenges recruiting staff, due partly to housing challenges (1).
- The district needs better transportation connections from the more affordable communities (which are more remote) to the economic centres (1).

- 
- The projects provided by Fort St. John Community Bridge need more maintenance that the organization cannot afford (1).
 - Physical housing provision has unsustainably high maintenance costs
 - The lack of low barrier housing is a major concern (1). People need a place no matter their life stage or circumstance.
 - There is limited housing choice, and the housing that is available is generally unaffordable (1).
 - Limited affordable housing units for one-person and single-income homes (1). Single people on income assistance cannot afford what is available.
 - One interviewee discussed the stigma towards rental assistance. The Homeless Prevention Program has been working with rental companies to rebuild the relationship between the companies and renters on income assistance (1). Rental companies have become cynical about who they support because of the challenges they have experienced. If potential tenants are applying and are on income assistance, rental companies automatically do a criminal record check. Some of the rental companies have stopped taking people who are on income assistance.

Projects

Various housing initiatives exist in the community, and other opportunities are being explored. The following projects were identified in the interviews:

- Mennonite's Elder's Lodge which provides meals and housekeeping for seniors in Prespatou. Service providers are working with BC Housing to develop further initiatives (1).
- Heritage, an assisted living facility, has 24 suites and provides meals and medical care to residents (1).
- According to one interviewee, there is opportunity to provide private assisted living, which could provide more options and availability (1).
- BC Hydro built an apartment in Hudson's Hope for staff and medical workers, who can stay there for free (1).
- BC Housing built a passive apartment building (50 units) which includes an allocation for low income housing (1).
- There are two apartments for medical students who can rent at CMHC rates.
- Northern Health is working on a proposal to build a space for long term/mild dementia, and which community is best suited for that (1)
- Northern Health is exploring opportunities to build and operate senior housing in the region. Private investors are interested in Fort St. John (1).
- Northern Health recently opened a tusher house with four beds (1)
- The Better at Home initiative provides support with house-keeping duties and food provision, servicing 150 people (1).
- Northern Lights College in Dawson Creek provides Northern Health staff with housing.

Opportunities

The following opportunities were discussed in the interviews:

- Collaboration between government, industry, Treaty 8 and the community has the potential to provide improved services and housing across the region. Northern Health is very interested in pursuing partnerships (1).
- One interviewee mentioned the example of using hotels for housing (as seen in Victoria) (1).

- It is important to have an overarching plan for the PRRD to identify the core issues and needs (1). PRRD should be prepared for future funding announcements from the province. If proposals are ready when funding is announced, PRRD will be better suited to receive the funding (1).
- Provide housing for those leaving the hospital.
- More funding for the Homeless Prevention Program.
- Pursuit of BC Housing Funding for services.

2.3 Electoral Area D

There are limited housing-related stakeholders in Electoral Area D. Participants included service providers, housing providers, and First Nations or Indigenous organizations.

2.3.1 Challenges / Needs

The interviewees identified the need to provide more housing options (including low barrier shelters, affordable housing, supportive housing and social housing) that are well-maintained and are managed by people who treat tenants with respect (2).

Housing for Seniors

Assisted living options are needed in Electoral Area D, particularly for people with specific needs such as dementia. Stakeholders identified that this is an aging population and there are limited people to take over the farm businesses. Seniors are living independently now but are worried they will have to leave Electoral Area D when they can no longer uphold the demands of rural living. Seniors in Electoral Area D are struggling and need more support for rural living. Stakeholders were disappointed to see the closure of the Peace Haven registered society, as they expected seniors to have the services available to accommodate the aging population.

Housing Availability

Interviewees indicated there was a shortage of housing options available and a shortage of rental housing options. There is more housing in rural areas that are located closer to municipal boundaries, particularly where younger people are buying land closer to municipal boundaries to build homes and then renting out the rest of the land.

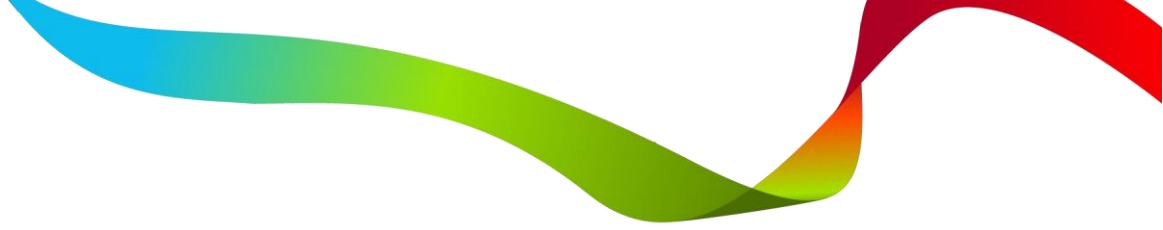
Homelessness

Interviewees have indicated that they have seen some instances of homelessness where they have seen people living in vehicles or tenting in the bush. They have expressed that there are individuals living in tents outside of municipal boundaries and then moving into town in the winter seasons.

2.3.2 Projects / Opportunities

The interviewees identified the following opportunities:

- Improve services for seniors, including snow removal and meals for seniors.
- Provide more housing in rural areas closer to municipal boundaries.
- To address housing issues, partnerships between municipalities, private sector and ministry are needed. Especially between PRRD and municipalities.





Appendix C

Population Projections Methodology and Limitations

Appendix C – Population Projection Methodology

The population projections presented in this report are based on simple trends over the last four Census periods (2001, 2006, 2011, and 2016). The projection represents a simple approximation of the trend with the expectation we that the trend will level out fairly rapidly over time (converge to a steady population level).

The household projections presented within this report are the result of combining the population projections presented above with a simplified headship based approach. The headship rates are by the age of primary household maintainer. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Electoral Area D are assumed to remain constant (by age group) over time.

The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 25 and 64, and the headship rates in 2016 suggested that 58% of individuals aged between 45 and 54 led households, then we would project that there would be an additional 58 households led by someone between the ages 25 and 64.

Simplistic projections of the number of units by bedroom required to house these households are based on an assumed distribution of bedroom-needs by the age of the primary household maintainer.

Limitations


The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth. Implicitly, these population projections assume that conditions will generally remain the same.¹⁵ Of course, this may not be the case – it may be that economic factors will change the pattern of growth, that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited, so too are the household projections as they rely on these.

Similarly, the household projections are limited by the assumption of constant headship rates over time.

In general, the direction of the projections presents a conceptual limitation. While “population demand” (interest in moving to, or staying in Electoral Area D) certainly will impact the formation of households and the development of housing in Electoral Area D, in an attractive and growing region, the provision of housing may determine household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report.

¹⁵ Or will continue to change in the same manner as they have been changing in the past.



Due to the relatively small population of Electoral Area D (for the purposes of projections) detailed household projections by household family type, tenure, and age of primary maintainer are not presented in this report. The smaller community size leads to poorer data quality for the necessary inputs.