REGIONAL DISTRICT
of Fraser-Fort George

HOUSING NEEDS REPORT

APPENDIX F:
PROVINCIAL SUMMARY FORMS

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area A _____

REGIONAL DISTRICT: Regional District of Fraser-Fort George _____

DATE OF REPORT COMPLETION: _____ (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

<table>
<tr><td rowspan="3">LOCATION</td><td>Neighbouring municipalities and electoral areas:</td></tr>
<tr><td>Electoral Area C, Electoral Area F, Electoral Area G, and Prince George</td></tr>
<tr><td>Neighbouring First Nations:</td></tr>
</table>

POPULATION			
Population: 2016: 3,605		**Change since** 2006 **:**	8.3 **%**
Projected **population in 5 years:** 2026: 3,925		**Projected change:**	'16-'26: 8.9 **%**
Number of households: 2016: 1,320		**Change since** 2006 **:**	4.8 **%**
Projected **number of households in 5 years:** 2026: 1,435		**Projected change:**	'16-'26: 8.7 **%**
Average household size: 2016: 2.6			
Projected **average household size in 5 years:** 2026: 2.6			
Median age (local): 2016: 42.6	**Median age (RD):** 39.5	**Median age (BC):** 43.0	
Projected median age in 5 years: 2026: 44.5			
Seniors 65+ (local): 2016: 11.1 **%**	**Seniors 65+ (RD):** 13.6 **%**	**Seniors 65+ (BC):** 18.3 **%**	
Projected **seniors 65+ in 5 years:**		2026: 15.2 **%**	
Owner households: 2016: 95.1 **%**	**Renter households:** 2016: 4.9 **%**		
Renter households in subsidized housing:	2016: 0.0 **%**		

	Median household income	Local	Regional District	BC
INCOME	**All households** 2015	$ 96,001	$ 77,622	$ 69,979
	Renter households 2015	$ 50,475	$ 42,701	$ 45,848
	Owner households 2015	$ 97,898	$ 93,481	$ 84,333

ECONOMY	**Participation rate:**	2016: 71.8 **%**	**Unemployment rate:** 2016: 7.6 **%**
	Major local industries: Construction (255, 12.6%), Health Care (250, 12.4%), and Manufacturing (205, 10.1%)		

HOUSING	**Median assessed housing values: $** 365,240	**Median housing sale price: $** 359,339
	Median monthly rent: $ 1,039 (Prince George)	**Rental vacancy rate:** 2.0 **%**
	Housing units - total: 1,536 (total 2016)	**Housing units – subsidized:** 2 (rent assist - BC Housing)
	Annual registered new homes - total: n/a	**Annual registered new homes - rental:** n/a
	Households below *affordability* standards (spending 30%+ of income on shelter):	11.0 **%**
	Households below *adequacy* standards (in dwellings requiring major repairs):	11.8 **%**
	Households below *suitability* standards (in overcrowded dwellings):	2.9 **%**

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   Electoral Area A has an Official Community Plan with multiple housing related policies including permitting secondary suites, permitting an additional residence on parcels 4 hectares or larger subject to a land use application, and general items related to housing. Housing policies are summarized in the report.

2. **Any community consultation undertaken during development of the housing needs report:**

   Community consultation was extensive for this project. The project team distributed a community survey that received more than 350 responses, hosted focus groups with important local housing actors, conducted a series of key informant interviews, and held webinars and in-person sessions with housing stakeholders and the general public. Overall, the study counted more than nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Staff and elected representatives from the Regional District and some Municipalities were involved in focus groups and and received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. **Any consultation undertaken with First Nations:**

   The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. All Nations in the study area, including L'heidli T'enneh, Simpcw First Nation, and McLeod Lake Indian Band, were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	2021 est: 0	2026: 0
1 bedroom	2021 est: 30	2026: 30
2 bedrooms	2021 est: 305	2026: 320
3+ bedrooms	2021 est: 1,035	2026: 1,085
Total	2021 est: 1,365	2026: 1,435

Comments:

Some population growth combined with lower household sizes, is anticipated to expand the demand for housing in the short-term. By 2025, Electoral Area A may demand 1,435 units, an increase of about 14 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,200	100	1,070	100	1,225	100
Of which are in core housing need	30	2.5	55	5.1	55	4.5
Of which are owner households	10	0.9	50	4.9	40	3.4
Of which are renter households	25	35.7	0	0.0	15	25.0

Comments:

The total and percent of households in Core Housing Need grew between 2006 and 2016. About 3.4% of owners were in Core Housing Need; whereas, 25% of renters were facing difficulty meeting their housing needs.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,200	100	1,070	100	1,225	100
Of which are in extreme core housing need	15	1.3	40	3.7	25	2.0
Of which are owner households	0	0.0	40	3.9	20	1.7
Of which are renter households	15	21.4	0	0.0	0	0.0

Comments:

The number and percentage of households in Extreme Core Housing Need rose between 2006 and 2016. About 2% of owners were in Extreme Core Housing Need and the number of renters was 0, likely do to data suppression by Statistics Canada.

Briefly summarize current and anticipated needs for each of the following:

1. **Affordable housing:**

   Quantitative data shows generally affordable conditions across the RDFFG for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. **Rental housing:**

   Engagement data indicated that there was a lack of affordable rental housing across the RDFFG. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased 45% over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. **Special needs housing:**

   The rural areas currently provide 80 units of special needs housing, and engagement feedback indicated that this likely under-represents need. There are currently 97 wait listed applications for non-market housing from people with disabilities in the Region, most for Prince George but some applications are likely from rural residents.

4. **Housing for seniors:**

   The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. **Housing for families:**

   Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families is likely to grow.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. **Any other population groups with specific housing needs identified in the report:**

   Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area A's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area C

REGIONAL DISTRICT: Regional District of Fraser-Fort George

DATE OF REPORT COMPLETION: _____ (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

<table>
<tr>
<td rowspan="3">LOCATION</td>
<td colspan="3">Neighbouring municipalities and electoral areas:
Electoral Area A, Electoral Area D, Electoral Area E, and Prince George</td>
</tr>
<tr>
<td colspan="3">Neighbouring First Nations:</td>
</tr>
</table>

POPULATION			
Population: 2016: 3,670		**Change since** 2006 **:**	12.7 **%**
Projected **population in 5 years:** 2026: 4,160		**Projected change:**	'16-'26: 13.4 **%**
Number of households: 2016: 1,285		**Change since** 2006 **:**	10.8 **%**
Projected **number of households in 5 years:** 2026: 1,310		**Projected change:**	'16-'26: 1.9 **%**
Average household size: 2016: 2.7			
Projected **average household size in 5 years:** 2026: 3.0			
Median age (local): 2016: 45.5	**Median age (RD):** 2016: 39.5	**Median age (BC):** 43.0	
Projected median age in 5 years: 2026: 47.5			
Seniors 65+ (local): 2016: 13.4 **%**	**Seniors 65+ (RD):** 13.6 **%**	**Seniors 65+ (BC):**	18.3 **%**
Projected **seniors 65+ in 5 years:**			2026: 20.0 **%**
Owner households: 2016: 95.3 **%**		**Renter households:**	2016: 4.7 **%**
Renter households in subsidized housing:			2016: 4.8 **%**

INCOME	Median household income	Local	Regional District	BC
	All households 2015	$ 108,032	$ 77,622	$ 69,979
	Renter households 2015	$ 58,578	$ 42,701	$ 45,848
	Owner households 2015	$ 116,199	$ 93,481	$ 84,333

ECONOMY	Participation rate:	2016: 70.2 %	Unemployment rate:	2016: 5.7 %
	Major local industries: Health Care (285, 14.2%), Retail Trade (215, 10.7%), and Construction (195, 9.7%)			

HOUSING	**Median assessed housing values: $** 419,155	**Median housing sale price: $** 474,680
	Median monthly rent: $ 1,039 (Prince George)	**Rental vacancy rate:** 2.0 %
	Housing units - total: 1,354	**Housing units – subsidized:** 22 (rent assist - BC Housing)
	Annual registered new homes - total: n/a	**Annual registered new homes - rental:** n/a
	Households below *affordability* standards (spending 30%+ of income on shelter):	8.2 %
	Households below *adequacy* standards (in dwellings requiring major repairs):	5.3 %
	Households below *suitability* standards (in overcrowded dwellings):	2.0 %

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   Electoral Area C has a a relatively recent Official Community Plan with multiple housing related policies including permitting secondary suites, and permitting one additional residence on parcels 2 hectares or larger, subject to a land use application process. Second dwellings are permitted as per the Agricultural Land Commission Act Regulation.

2. **Any community consultation undertaken during development of the housing needs report:**

   Community consultation was extensive for this project. The project team distributed a community survey that received more than 350 responses, hosted focus groups with important local housing actors, conducted a series of key informant interviews, and held webinars and in-person sessions with housing stakeholders and the general public. Overall, the study counted more than nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Staff and elected representatives from the Regional District and some Municipalities were involved in focus groups and and received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. **Any consultation undertaken with First Nations:**

   The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. All Nations in the study area, including L'heidli T'enneh, Simpcw First Nation, and McLeod Lake Indian Band, were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	2021 est: 10	2026: 10
1 bedroom	2021 est: 55	2026: 55
2 bedrooms	2021 est: 160	2026: 160
3+ bedrooms	2021 est: 1,080	2026: 1,085
Total	2021 est: 1,305	2026: 1,310

Comments:

Population growth, lower household sizes, and varied growth in different age cohorts is anticipated to expand the demand for housing in the short-term. By 2025, Electoral Area C may demand 1,310 units, an increase of 1 or 2 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,125	100	1,230	100	1,215	100
Of which are in core housing need	55	4.9	15	1.2	25	2.1
Of which are owner households	50	4.7	15	1.3	20	1.7
Of which are renter households	0	0.0	20	1.7	10	16.7

Comments:

The total and percent of households in Core Housing Need decreased between 2006 and 2016. About 1.7% of owners were in Core Housing Need; whereas, 17% of renters were facing difficulty meeting their housing needs.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,125	100	1,230	100	1,215	100
Of which are in extreme core housing need	30	2.7	0	0.0	15	1.2
Of which are owner households	30	2.8	0	0.0	10	0.9
Of which are renter households	0	0.0	0	0.0	0	0.0

Comments:

The number and percentage of households in Extreme Core Housing Need decreased between 2006 and 2016. About 1% of owners were in Extreme Core Housing Need and the number of renters was 0, likely due to data suppression by Statistics Canada.

Briefly summarize current and anticipated needs for each of the following:

1. **Affordable housing:**

   Quantitative data shows generally affordable conditions across the RDFFG for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. **Rental housing:**

   Engagement data indicated that there was a lack of affordable rental housing across the RDFFG. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased 45% over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. **Special needs housing:**

   The rural areas currently provide 80 units of special needs housing, and engagement feedback indicated that this likely under-represents need. There are currently 97 wait listed applications for non-market housing from people with disabilities in the Region, most for Prince George but some applications are likely from rural residents.

4. **Housing for seniors:**

   The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. **Housing for families:**

   Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families is likely to grow.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. **Any other population groups with specific housing needs identified in the report:**

   Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area C's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area D _____

REGIONAL DISTRICT: Regional District of Fraser-Fort George _____

DATE OF REPORT COMPLETION: _____ **(MONTH/YYYY)**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

<table>
<tr><td rowspan="3">LOCATION</td><td colspan="2">Neighbouring municipalities and electoral areas:</td></tr>
<tr><td colspan="2">Electoral Area C, Electoral Area E, Electoral Area F, and Prince George</td></tr>
<tr><td colspan="2">Neighbouring First Nations:</td></tr>
</table>

POPULATION		
Population: 2016: 4,460	**Change since** 2006 **:**	0.3 **%**
Projected **population in 5 years:** 2026: 4,590	**Projected change:**	'16-'26: 2.9 **%**
Number of households: 2016: 1,680	**Change since** 2006 **:**	3.4 **%**
Projected **number of households in 5 years:** 2026: 1,795	**Projected change:**	'16-'26: 6.8 **%**
Average household size: 2016: 2.5		
Projected **average household size in 5 years:** 2026: 2.4		
Median age (local): 2016: 46.2	**Median age (RD):** 39.5	**Median age (BC):** 43.0
Projected median age in 5 years: 2026: 48.4		
Seniors 65+ (local): 2016: 15.1 **%**	**Seniors 65+ (RD):** 13.6 **%**	**Seniors 65+ (BC):** 18.3 **%**
Projected **seniors 65+ in 5 years:**		2026: 22.0 **%**
Owner households: 2016: 93.8 **%**	**Renter households:**	2016: 6.2 **%**
Renter households in subsidized housing:		2016: 0.0 **%**

INCOME	Median household income	Local	Regional District	BC
	All households 2015	$ 93,854	$ 77,622	$ 69,979
	Renter households 2015	$ 54,221	$ 42,701	$ 45,848
	Owner households 2015	$ 96,595	$ 93,481	$ 84,333

ECONOMY	**Participation rate:** 2016: 68.1 **%**	**Unemployment rate:** 2016: 7.6 **%**
	Major local industries: Construction (295, 12.3%), Retail Trade (250, 10.5%), and Health Care (235, 9.8%)	

HOUSING	**Median assessed housing values: $** 337,643	**Median housing sale price: $** 415,511
	Median monthly rent: $ 1,039 (Prince George)	**Rental vacancy rate:** 2.0 **%**
	Housing units - total: 1,785 (total 2016)	**Housing units – subsidized:** n/a
	Annual registered new homes - total: n/a	**Annual registered new homes - rental:** n/a
	Households below *affordability* standards (spending 30%+ of income on shelter): 8.6 **%**	
	Households below *adequacy* standards (in dwellings requiring major repairs): 6.4 **%**	
	Households below *suitability* standards (in overcrowded dwellings): 1.9 **%**	

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   Electoral Area D has two OCPs that contain housing policies including policies permitting secondary suites. The Pineview OCP permits one additional residence on parcels 2 hectares or larger (excluding lands within the Agriculture / Resource designation), subject a land use application process. The Tabor Lake-Stone Creek OCP permits and additional residence on parcels 2 hectares or larger, subject a land use application process.

2. **Any community consultation undertaken during development of the housing needs report:**

   Community consultation was extensive for this project. The project team distributed a community survey that received more than 350 responses, hosted focus groups with important local housing actors, conducted a series of key informant interviews, and held webinars and in-person sessions with housing stakeholders and the general public. Overall, the study counted more than nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Staff and elected representatives from the Regional District and some Municipalities were involved in focus groups and and received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. **Any consultation undertaken with First Nations:**

   The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. All Nations in the study area, including L'heidli T'enneh, Simpcw First Nation, and McLeod Lake Indian Band, were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	2021 est: 0	2026: 0
1 bedroom	2021 est: 85	2026: 90
2 bedrooms	2021 est: 315	2026: 335
3+ bedrooms	2021 est: 1,315	2026: 1,365
Total	2021 est: 1,710	2026: 1,795

Comments:

Population growth, lower household sizes, and varied growth in different age cohorts is anticipated to expand the demand for housing in the short-term. By 2025, Electoral Area C may demand 1,795 units, an increase of 17 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,585	100	1,450	100	1,570	100
Of which are in core housing need	90	5.7	80	5.5	65	4.1
Of which are owner households	75	5.3	65	4.7	60	4.1
Of which are renter households	15	9.4	0	0.0	10	10.5

Comments:

The total and percent of households in Core Housing Need decreased between 2006 and 2016. About 4% of owners were in Core Housing Need; whereas, 10% of renters were facing difficulty meeting their housing needs.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,585	100	1,450	100	1,570	100
Of which are in extreme core housing need	60	3.8	50	3.4	25	1.6
Of which are owner households	45	3.2	35	2.5	15	1.0
Of which are renter households	15	9.4	0	0.0	0	0.0

Comments:

The number and percentage of households in Extreme Core Housing Need decreased between 2006 and 2016. About 1% of owners were in Extreme Core Housing Need and the number of renters was 0, likely due to data suppression by Statistics Canada.

1. **Affordable housing:**

   Quantitative data shows generally affordable conditions across the RDFFG for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. **Rental housing:**

   Engagement data indicated that there was a lack of affordable rental housing across the RDFFG. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased 45% over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. **Special needs housing:**

   The rural areas currently provide 80 units of special needs housing, and engagement feedback indicated that this likely under-represents need. There are currently 97 wait listed applications for non-market housing from people with disabilities in the Region, most for Prince George but some applications are likely from rural residents.

4. **Housing for seniors:**

   The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. **Housing for families:**

   Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families is likely to grow.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. **Any other population groups with specific housing needs identified in the report:**

   Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area D's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area E _____

REGIONAL DISTRICT: Regional District of Fraser-Fort George _____

DATE OF REPORT COMPLETION: _____ (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	
Neighbouring municipalities and electoral areas:	
Electoral Area C, Electoral Area D, and Electoral Area F	
Neighbouring First Nations:	

POPULATION		
Population: 2016: 560	**Change since** 2006 **:**	7.7 **%**
Projected **population in 5 years:** 2026: 610	**Projected change:**	'16-'26: 8.9 **%**
Number of households: 2016: 225	**Change since** 2006 **:**	2.3 **%**
Projected **number of households in 5 years:** 2026: 235	**Projected change:**	'16-'26: 4.4 **%**
Average household size: 2016: 2.3		
Projected **average household size in 5 years:** 2026: 2.4		
Median age (local): 2016: 53.7	**Median age (RD):** 39.5	**Median age (BC):** 43.0
Projected median age in 5 years: 2026: 48.4		
Seniors 65+ (local): 2016: 24.1 **%**	**Seniors 65+ (RD):** 13.6 **%**	**Seniors 65+ (BC):** 18.3 **%**
Projected **seniors 65+ in 5 years:**		2026: 28.7 **%**
Owner households: 2016: 77.8 **%**	**Renter households:**	2016: 22.2 **%**
Renter households in subsidized housing:		2016: 0.0 **%**

INCOME	Median household income	Local	Regional District	BC
	All households 2015	$ 53,734	$ 72,622	$ 69,979
	Renter households 2015	$ 45,287	$ 42,701	$ 45,848
	Owner households 2015	$ 61,150	$ 93,481	$ 84,333

ECONOMY		
Participation rate:	2016: 50.6 **%**	**Unemployment rate:** 2016: 20.5 **%**
Major local industries: Construction (40, 17.8%), Educational Services (30, 13.3%), and Manufacturing (20, 8.9%)		

HOUSING		
Median assessed housing values: $ 153,728		**Median housing sale price: $** 224,958
Median monthly rent: $ 1,039 (Prince George)		**Rental vacancy rate:** 2.0 **%**
Housing units - total: 254 (total 2016)		**Housing units – subsidized:** 2 (rent assist - BC Housing)
Annual registered new homes - total: n/a		**Annual registered new homes - rental:** n/a
Households below *affordability* standards (spending 30%+ of income on shelter):		14.6 **%**
Households below *adequacy* standards (in dwellings requiring major repairs):		14.6 **%**
Households below *suitability* standards (in overcrowded dwellings):		0.0 **%**

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   Electoral Area E does not have an OCP, but does have a rural land use bylaw which includes policies to provide for a range of choices for rural residential living, and to locate additional rural residential subdivision development in defined areas. It also limits urban density development to existing communities with that type of density. Land uses are restricted to residential and two residences are only permitted on lots 8 hectares or larger.

2. **Any community consultation undertaken during development of the housing needs report:**

   Community consultation was extensive for this project. The project team distributed a community survey that received more than 350 responses, hosted focus groups with important local housing actors, conducted a series of key informant interviews, and held webinars and in-person sessions with housing stakeholders and the general public. Overall, the study counted more than nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Staff and elected representatives from the Regional District and some Municipalities were involved in focus groups and and received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. **Any consultation undertaken with First Nations:**

   The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. All Nations in the study area, including L'heidli T'enneh, Simpcw First Nation, and McLeod Lake Indian Band, were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	2021 est: 0	2026: 0
1 bedroom	2021 est: 15	2026: 15
2 bedrooms	2021 est: 85	2026: 85
3+ bedrooms	2021 est: 130	2026: 105
Total	2021 est: 230	2026: 235

Comments:

Modest population growth, lower household sizes, and varied growth in different age cohorts is anticipated to expand the demand for housing in the short-term. By 2025, Electoral Area E may demand 235 units, an increase of 1 or 2 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	195	100	115	100	210	100
Of which are in core housing need	45	23.1	25	21.7	40	19.0
Of which are owner households	20	14.3	0	0.0	30	18.8
Of which are renter households	20	36.4	0	0.0	15	30.0

Comments:

The total and percent of households in Core Housing Need remained largely stable between 2006 and 2016. About 19% of owners were in Core Housing Need; whereas, 30% of renters were facing difficulty meeting their housing needs.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	195	100	115	100	210	100
Of which are in extreme core housing need	10	5.1	0	0.0	10	4.8
Of which are owner households	10	7.1	0	0.0	10	6.3
Of which are renter households	10	18.2	0	0.0	0	0.0

Comments:

The number and percentage of households in Extreme Core Housing Need remained stable between 2006 and 2016. About 6% of owners were in Extreme Core Housing Need and the number of renters was 0, likely due to data suppression by Statistics Canada.

1. **Affordable housing:**

   Quantitative data shows generally affordable conditions across the RDFFG for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. **Rental housing:**

   Engagement data indicated that there was a lack of affordable rental housing across the RDFFG. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased 45% over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. **Special needs housing:**

   The rural areas currently provide 80 units of special needs housing, and engagement feedback indicated that this likely under-represents need. There are currently 97 wait listed applications for non-market housing from people with disabilities in the Region, most for Prince George but some applications are likely from rural residents.

4. **Housing for seniors:**

   The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. **Housing for families:**

   Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families is likely to grow.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. **Any other population groups with specific housing needs identified in the report:**

   Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area E's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area F _____

REGIONAL DISTRICT: Regional District of Fraser-Fort George _____

DATE OF REPORT COMPLETION: _____ (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

<table>
<tr><td rowspan="3">LOCATION</td><td>Neighbouring municipalities and electoral areas:</td></tr>
<tr><td>Electoral Area A, Electoral Area D, Electoral Area E, Electoral Area G, Electoral Area H, and Prince George</td></tr>
<tr><td>Neighbouring First Nations:</td></tr>
</table>

<table>
<tr><td rowspan="14">POPULATION</td><td colspan="2">Population: 2016: 1,290</td><td>Change since 2006   : </td><td>-1.1 %</td></tr>
<tr><td colspan="2"><i>Projected</i> population in 5 years: 2026: 1,285</td><td>Projected change:</td><td>'16-'26: -0.4 %</td></tr>
<tr><td colspan="2">Number of households: 2016: 540</td><td>Change since 2006   :</td><td>2.9 %</td></tr>
<tr><td colspan="2"><i>Projected</i> number of households in 5 years: 2026: 535</td><td>Projected change:</td><td>'16-'26: -0.9 %</td></tr>
<tr><td colspan="4">Average household size: 2016: 2.3</td></tr>
<tr><td colspan="4"><i>Projected</i> average household size in 5 years: 2026: 2.3</td></tr>
<tr><td colspan="2">Median age (local): 2016: 45.6</td><td>Median age (RD): 39.5</td><td>Median age (BC): 43.0</td></tr>
<tr><td colspan="4">Projected median age in 5 years: 2026: 49.6</td></tr>
<tr><td colspan="2">Seniors 65+ (local): 2016: 15.9 %</td><td>Seniors 65+ (RD): 13.6 %</td><td>Seniors 65+ (BC): 18.3 %</td></tr>
<tr><td colspan="4"><i>Projected</i> seniors 65+ in 5 years: 2026: 22.6 %</td></tr>
<tr><td colspan="2">Owner households: 2016: 89.8 %</td><td colspan="2">Renter households: 2016: 10.2 %</td></tr>
<tr><td colspan="4">Renter households in subsidized housing: 2016: 20.0 %</td></tr>
</table>

<table>
<tr><td rowspan="4">INCOME</td><td>Median household income</td><td>Local</td><td>Regional District</td><td>BC</td></tr>
<tr><td>All households 2015</td><td>$ 74,852</td><td>$ 77,622</td><td>$ 69,979</td></tr>
<tr><td>Renter households 2015</td><td>$ 53,291</td><td>$ 42,701</td><td>$ 45,848</td></tr>
<tr><td>Owner households 2015</td><td>$ 78,027</td><td>$ 93,481</td><td>$ 84,333</td></tr>
</table>

ECONOMY	**Participation rate:** 2016: 63.2 **%**	**Unemployment rate:** 2016: 12.9 **%**
	Major local industries: Agriculture, Forestry, Fishing, & Hunting (85, 13.1%); Transportation & Warehousing (80, 12.3%); and Retail Trade (70, 10.8%)	

HOUSING	**Median assessed housing values: $** 216,576	**Median housing sale price: $** 255,154
	Median monthly rent: $ 1,039 (Prince George)	**Rental vacancy rate:** 2.0 **%**
	Housing units - total: 586 (total 2016)	**Housing units – subsidized:** 1 (rent assist - BC Housing)
	Annual registered new homes - total: n/a	**Annual registered new homes - rental:** n/a
	Households below *affordability* standards (spending 30%+ of income on shelter): 7.0 **%**	
	Households below *adequacy* standards (in dwellings requiring major repairs): 16.0 **%**	
	Households below *suitability* standards (in overcrowded dwellings): 2.0 **%**	

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   Electoral Area F has an OCP that contains various housing policies including policies permitting secondary suites. One additional residence may be permitted on parcels 2 hectares or larger, subject a land use application process. Subject to rezoning (and approval if in the ALR), additional residences may be permitted on a single parcel based on density not to exceed one dwelling for each 4 hectares.

2. **Any community consultation undertaken during development of the housing needs report:**

   Community consultation was extensive for this project. The project team distributed a community survey that received more than 350 responses, hosted focus groups with important local housing actors, conducted a series of key informant interviews, and held webinars and in-person sessions with housing stakeholders and the general public. Overall, the study counted more than nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Staff and elected representatives from the Regional District and some Municipalities were involved in focus groups and and received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. **Any consultation undertaken with First Nations:**

   The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. All Nations in the study area, including L'heidli T'enneh, Simpcw First Nation, and McLeod Lake Indian Band, were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	2021 est: 0	2026: 0
1 bedroom	2021 est: 40	2026: 40
2 bedrooms	2021 est: 145	2026: 140
3+ bedrooms	2021 est: 365	2026: 355
Total	2021 est: 555	2026: 535

Comments:

A slight population decline is anticipated to reduce the demand for housing in the short-term. By 2025, Electoral Area F may demand 535 units, a decrease of about 4 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	485	100	520	100	505	100
Of which are in core housing need	30	6.2	50	9.6	40	7.9
Of which are owner households	25	5.7	0	0.0	35	7.7
Of which are renter households	0	0.0	0	0.0	10	20.0

Comments:

The total and percent of households in Core Housing Need increased between 2006 and 2016. About 7.7% of owners were in Core Housing Need; whereas 20% of renters were facing difficulty meeting their housing needs.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	485	100	520	100	505	100
Of which are in extreme core housing need	20	4.1	0	0.0	10	2.0
Of which are owner households	20	4.6	0	0.0	10	2.2
Of which are renter households	0	0.0	0	0.0	0	0.0

Comments:

The number and percentage of households in Extreme Core Housing Need decreased between 2006 and 2016. About 2.2% of owners were in Extreme Core Housing Need and the number of renters was 0%, likely do to data suppression by Statistics Canada.

1. **Affordable housing:**

   Quantitative data shows generally affordable conditions across the RDFFG for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. **Rental housing:**

   Engagement data indicated that there was a lack of affordable rental housing across the RDFFG. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased 45% over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. **Special needs housing:**

   The rural areas currently provide 80 units of special needs housing, and engagement feedback indicated that this likely under-represents need. There are currently 97 wait listed applications for non-market housing from people with disabilities in the Region, most for Prince George but some applications are likely from rural residents.

4. **Housing for seniors:**

   The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. **Housing for families:**

   Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families is likely to grow.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. **Any other population groups with specific housing needs identified in the report:**

   Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area F's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area G_____

REGIONAL DISTRICT: Regional District of Fraser-Fort George_____

DATE OF REPORT COMPLETION: _____ **(MONTH/YYYY)**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	
Neighbouring municipalities and electoral areas:	
Electoral Area A, Electoral Area F, and Mackenzie	
Neighbouring First Nations:	

POPULATION		
Population: 2016: 335	**Change since** 2006 **:**	-4.3 **%**
Projected **population in 5 years:** 2026: 380	**Projected change:**	'16-'26: 13.4 **%**
Number of households: 2016: 145	**Change since** 2006 **:**	-9.4 **%**
Projected **number of households in 5 years:** 2026: 160	**Projected change:**	'16-'26: 10.3 **%**
Average household size: 2016: 2.0		
Projected **average household size in 5 years:** 2026: 2.0		
Median age (local): 2016: 54.2	**Median age (RD):** 39.5	**Median age (BC):** 43.0
Projected median age in 5 years: 2026: 63.7		
Seniors 65+ (local): 2016: 23.9 **%**	**Seniors 65+ (RD):** 13.6 **%**	**Seniors 65+ (BC):** 18.3 **%**
Projected **seniors 65+ in 5 years:**		2026: 39.5 **%**
Owner households: 2016: 78.6 **%**	**Renter households:**	2016: 21.4 **%**
Renter households in subsidized housing:		2016: 33.3 **%**

INCOME	Median household income	Local	Regional District	BC
	All households 2015	$ 52,482	$ 77,622	$ 69,979
	Renter households 2015	$ 64,209	$ 42,701	$ 45,848
	Owner households 2015	$ n/a	$ 93,481	$ 84,333

ECONOMY	**Participation rate:** 2016: 65.5 **%**	**Unemployment rate:**	2016: 8.3 **%**
	Major local industries: Manufacturing (40, 23.5%); Agriculture, Forestry, Fishing, & Hunting (20, 11.8%); and Health Care (20, 11.8%)		

HOUSING	**Median assessed housing values: $** 182,634	**Median housing sale price: $** 199,857
	Median monthly rent: $ 1,039 (total 2016)	**Rental vacancy rate:** 2.0 **%**
	Housing units - total: 395 (total 2016)	**Housing units – subsidized:** n/a
	Annual registered new homes - total: n/a	**Annual registered new homes - rental:** n/a
	Households below *affordability* standards (spending 30%+ of income on shelter):	10.3 **%**
	Households below *adequacy* standards (in dwellings requiring major repairs):	17.2 **%**
	Households below *suitability* standards (in overcrowded dwellings):	6.9 **%**

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

Electoral Area G's OCP has multiple housing related policies including permitting secondary suites, and permitting one additional residence on parcels 2 hectares or larger, subject to a land use application process. For parcels not within the ALR, and subject to rezoning, additional residences may be permitted on a single parcel based on density not to exceed one dwelling for each 4 hectares.

2. **Any community consultation undertaken during development of the housing needs report:**

Community consultation was extensive for this project. The project team distributed a community survey that received more than 350 responses, hosted focus groups with important local housing actors, conducted a series of key informant interviews, and held webinars and in-person sessions with housing stakeholders and the general public. Overall, the study counted more than nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

Staff and elected representatives from the Regional District and some Municipalities were involved in focus groups and and received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. **Any consultation undertaken with First Nations:**

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. All Nations in the study area, including L'heidli T'enneh, Simpcw First Nation, and McLeod Lake Indian Band, were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	2021 est: 0	2026: 0
1 bedroom	2021 est: 15	2026: 15
2 bedrooms	2021 est: 45	2026: 50
3+ bedrooms	2021 est: 90	2026: 95
Total	2021 est: 150	2026: 160

Comments:

Despite a small population decline, a decrease in the number of people per household is anticipated to marginally increase the demand for housing in the short-term. By 2025, Electoral Area G may demand 160 units, an increase of about 2 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	160	100	120	100	145	100
Of which are in core housing need	15	9.4	0	0.0	25	17.2
Of which are owner households	10	6.9	0	0.0	10	9.1
Of which are renter households	0	0.0	0	0.0	20	42.9

Comments:

The total and percent of households in Core Housing Need increased between 2006 and 2016. About 9% of owners were in Core Housing Need; whereas, 43% of renters were facing difficulty meeting their housing needs. In total, this represented only about 25 households.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	160	100	120	100	145	100
Of which are in extreme core housing need	0	0.0	0	0.0	15	10.3
Of which are owner households	0	0.0	0	0.0	0	0.0
Of which are renter households	0	0.0	0	0.0	10	28.6

Comments:

The total and percent of households in Core Housing Need increased between 2006 and 2016. No owners were in Extreme Core Housing Need; whereas, 29% of renters were facing difficulty meeting their housing needs. This represents between 10 and 15 households.

1. **Affordable housing:**

   Quantitative data shows generally affordable conditions across the RDFFG for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. **Rental housing:**

   Engagement data indicated that there was a lack of affordable rental housing across the RDFFG. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased 45% over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. **Special needs housing:**

   The rural areas currently provide 80 units of special needs housing, and engagement feedback indicated that this likely under-represents need. There are currently 97 wait listed applications for non-market housing from people with disabilities in the Region, most for Prince George but some applications are likely from rural residents.

4. **Housing for seniors:**

   The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. **Housing for families:**

   Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families is likely to grow.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. **Any other population groups with specific housing needs identified in the report:**

   Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area G's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area H_____

REGIONAL DISTRICT: Regional District of Fraser-Fort George_____

DATE OF REPORT COMPLETION: _____ (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

<table>
<tr><td rowspan="4">LOCATION</td><td colspan="2">Neighbouring municipalities and electoral areas:</td></tr>
<tr><td colspan="2">Electoral Area F, McBride, and Valemount</td></tr>
<tr><td colspan="2">Neighbouring First Nations:</td></tr>
<tr><td colspan="2"></td></tr>
</table>

POPULATION			
Population: 2016: 1,635		Change since 2006 :	-13.9 **%**
Projected **population in 5 years:** 2026: 1,430		**Projected change:**	'16-'26: -12.5 **%**
Number of households: 2016: 685		Change since 2006 :	-8.1 **%**
Projected **number of households in 5 years:** 2026: 640		**Projected change:**	'16-'26: -6.6 **%**
Average household size: 2016: 2.3			
Projected **average household size in 5 years:** 2026: 2.2			
Median age (local): 2016: 53.8	**Median age (RD):** 39.5	**Median age (BC):** 43.0	
Projected median age in 5 years: 2026: 62.6			
Seniors 65+ (local): 2016: 23.2 **%**	**Seniors 65+ (RD):** 13.6 **%**	**Seniors 65+ (BC):**	18.3 **%**
Projected **seniors 65+ in 5 years:**			2026: 38.8 **%**
Owner households: 2016: 89.1 **%**		**Renter households:**	2016: 10.9 **%**
Renter households in subsidized housing:			2016: 14.3 **%**

INCOME	Median household income	Local	Regional District	BC
	All households 2015	$ 52,701	$ 77,622	$ 69,979
	Renter households 2015	$ 47,341	$ 42,701	$ 45,848
	Owner households 2015	$ 52,933	$ 93,481	$ 84,333

1

ECONOMY	**Participation rate:** 2016: 64.9 **%**	**Unemployment rate:** 2016: 9.1 **%**
	Major local industries: Agriculture, Forestry, Fishing, & Hunting (220, 25.0%); Accommodation & Food Services (120, 13.6%); and Health Care (80, 9.1%)	

HOUSING	**Median assessed housing values: $** 290,491	**Median housing sale price: $** 293,091
	Median monthly rent: $ 1,039 (Prince George)	**Rental vacancy rate:** 2.0 **%**
	Housing units - total: 824 (total 2016)	**Housing units – subsidized:** n/a
	Annual registered new homes - total: n/a	**Annual registered new homes - rental:** n/a
	Households below *affordability* standards (spending 30%+ of income on shelter): 13.0 **%**	
	Households below *adequacy* standards (in dwellings requiring major repairs): 11.3 **%**	
	Households below *suitability* standards (in overcrowded dwellings): 3.5 **%**	

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   Electoral Area H has two OCPs that contain housing policies including policies permitting secondary suites. On lands not within the ALR, one additional residence may be permitted on parcels 2 hectares or larger subject to a land use application. On lands within the ALR, one additional residence may be permitted on parcels 4 hectares or larger.

2. **Any community consultation undertaken during development of the housing needs report:**

   Community consultation was extensive for this project. The project team distributed a community survey that received more than 350 responses, hosted focus groups with important local housing actors, conducted a series of key informant interviews, and held webinars and in-person sessions with housing stakeholders and the general public. Overall, the study counted more than nearly 400 engagements across all electoral areas. An engagement report is included as an appendix to the housing needs report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Staff and elected representatives from the Regional District and some Municipalities were involved in focus groups and and received regular project updates and reviewed drafts. Staff from Northern Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. **Any consultation undertaken with First Nations:**

   The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. All Nations in the study area, including L'heidli T'enneh, Simpcw First Nation, and McLeod Lake Indian Band, were contacted and invited to participate in an interview or focus group.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	2021 est: 0	2026: 0
1 bedroom	2021 est: 80	2026: 80
2 bedrooms	2021 est: 180	2026: 180
3+ bedrooms	2021 est: 400	2026: 380
Total	2021 est: 655	2026: 640

Comments:

Population decline is anticipated to decrease the demand for housing in the short-term. By 2025, Electoral Area H may only demand 640 units, a decrease of about 3 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	675	100	550	100	575	100
Of which are in core housing need	105	15.6	95	17.3	80	13.9
Of which are owner households	60	10.2	50	10.4	60	11.8
Of which are renter households	50	62.5	45	69.2	20	28.6

Comments:

Electoral Area H has relatively high rates of Core Housing Need. The total and percent of households in Core Housing Need decreased between 2006 and 2016. About 12% of owners were in Core Housing Need; whereas, 29% of renters were facing difficulty meeting their housing needs.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	675	100	550	100	575	100
Of which are in extreme core housing need	45	6.7	0	0.0	20	3.5
Of which are owner households	20	3.4	0	0.0	20	3.9
Of which are renter households	30	37.5	0	0.0	10	14.3

Comments:

The number and percentage of households in Extreme Core Housing Need decreased between 2006 and 2016. About 4% of owners were in Extreme Core Housing Need and about 14% of renters.

1. **Affordable housing:**

   Quantitative data shows generally affordable conditions across the RDFFG for those making the median income or even slightly less. However, engagement shows that many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental options.

2. **Rental housing:**

   Engagement data indicated that there was a lack of affordable rental housing across the RDFFG. Many current renters would like to own, but are unable to primarily because of cost of purchasing, which has increased 45% over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. **Special needs housing:**

   The rural areas currently provide 80 units of special needs housing, and engagement feedback indicated that this likely under-represents need. There are currently 97 wait listed applications for non-market housing from people with disabilities in the Region, most for Prince George but some applications are likely from rural residents.

4. **Housing for seniors:**

   The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. **Housing for families:**

   Available census data indicates that households of 1 and 2 people are expected to grow, while larger households are expected to decrease. However, engagement participants stressed that many younger families are moving to the rural areas. Given this demand, need for housing that supports families is likely to grow.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. **Any other population groups with specific housing needs identified in the report:**

   Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area H's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options.