

Electoral Areas Housing Needs Reports

December 1, 2020



PEACE RIVER REGIONAL DISTRICT



HUDSON'S
HOPE
PLAYGROUND OF THE PEACE



DISTRICT OF
CHETWYND



City
Dawson Creek
"The Capital of the Peace"



Peace Coulee
"The Heart of the Peace"

Legislative Requirements

- HNRs have two major required components: Data collection and data reporting
 - Requirements to report on approximately 20% of data collected
 - Summary form
- HNRs must be delivered every 5 years, with the first prepared by 2021.
- Based on the 2016 Census' release schedule, the 2021 Census information will not be available prior to the deadline for the first HNR. To keep HNRs as relevant as possible, the 5 year updates should be timed to follow the release of all relevant Census information.

Purpose of Housing Needs Report

- Housing Needs Reports (HNRs) can help to inform a number of planning and policy initiatives:
 - Official Community Plans
 - Non-market/affordable housing policies
 - Economic development
 - Zoning bylaws
 - Development approvals
 - Regional growth
- Housing Needs Reports can also help inform and support housing initiatives, such as helping non-profits demonstrate housing need for funding applications or helping municipalities identify housing priorities to inform support for local housing projects.

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Study Process



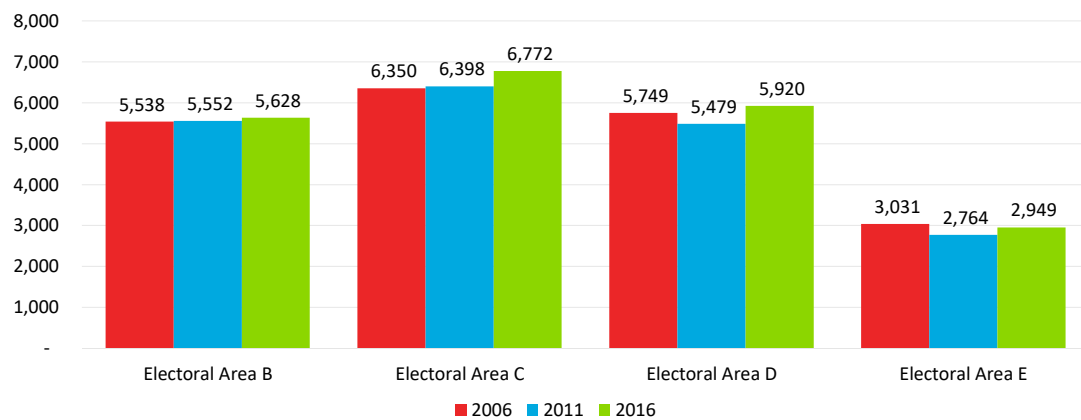
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Participating Communities

- Dawson Creek
- Chetwynd
- Hudson's Hope
- Pouce Coupe
- Electoral Areas B, C, D, E

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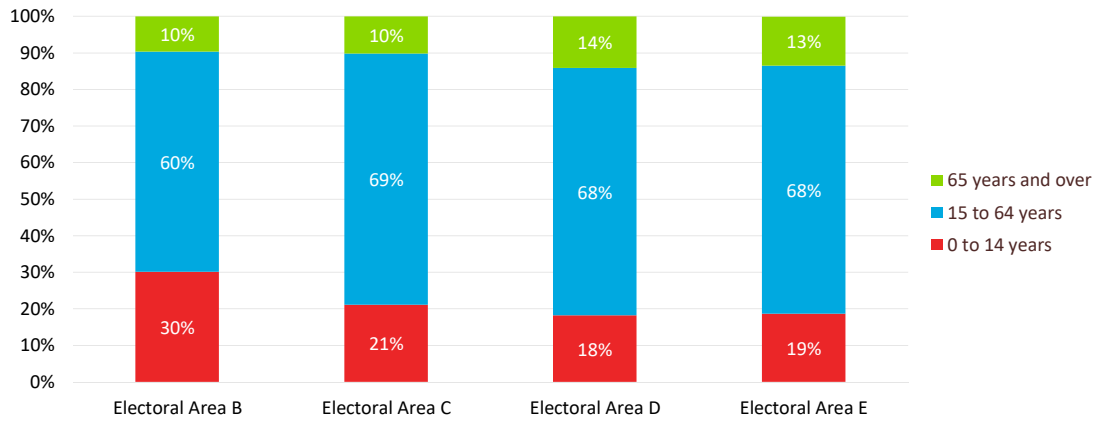
Population



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

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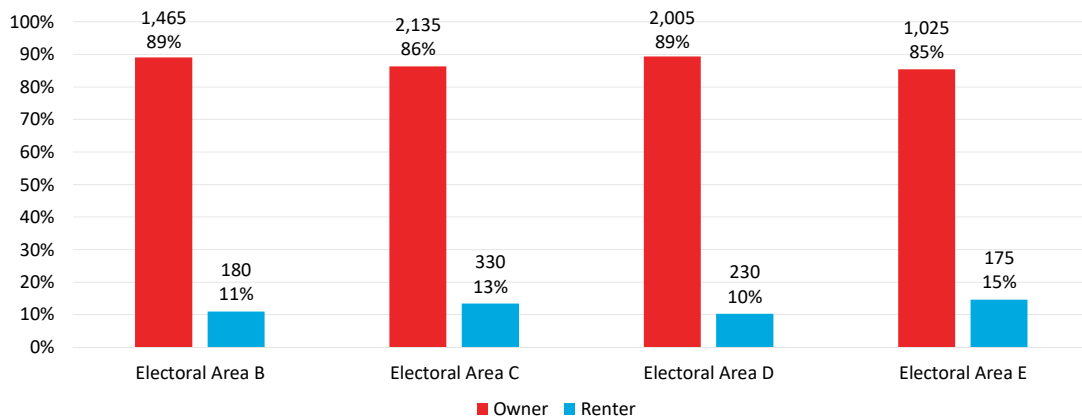
Age (2016)



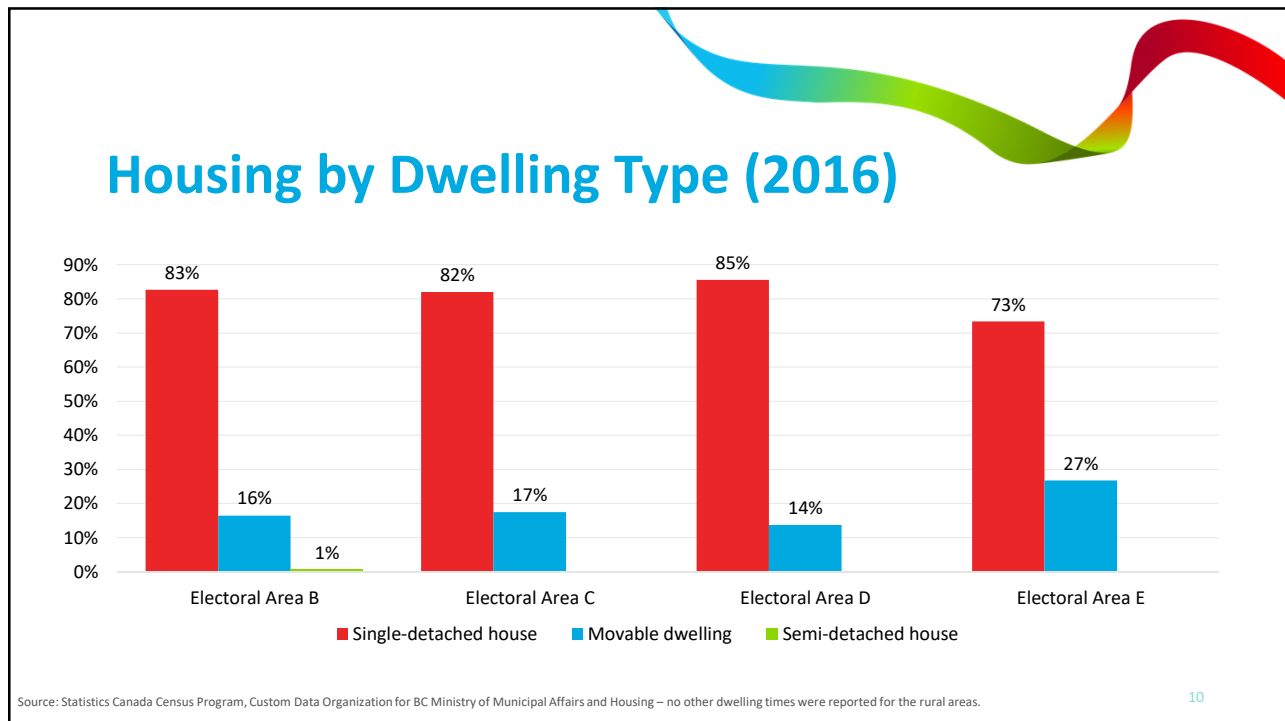
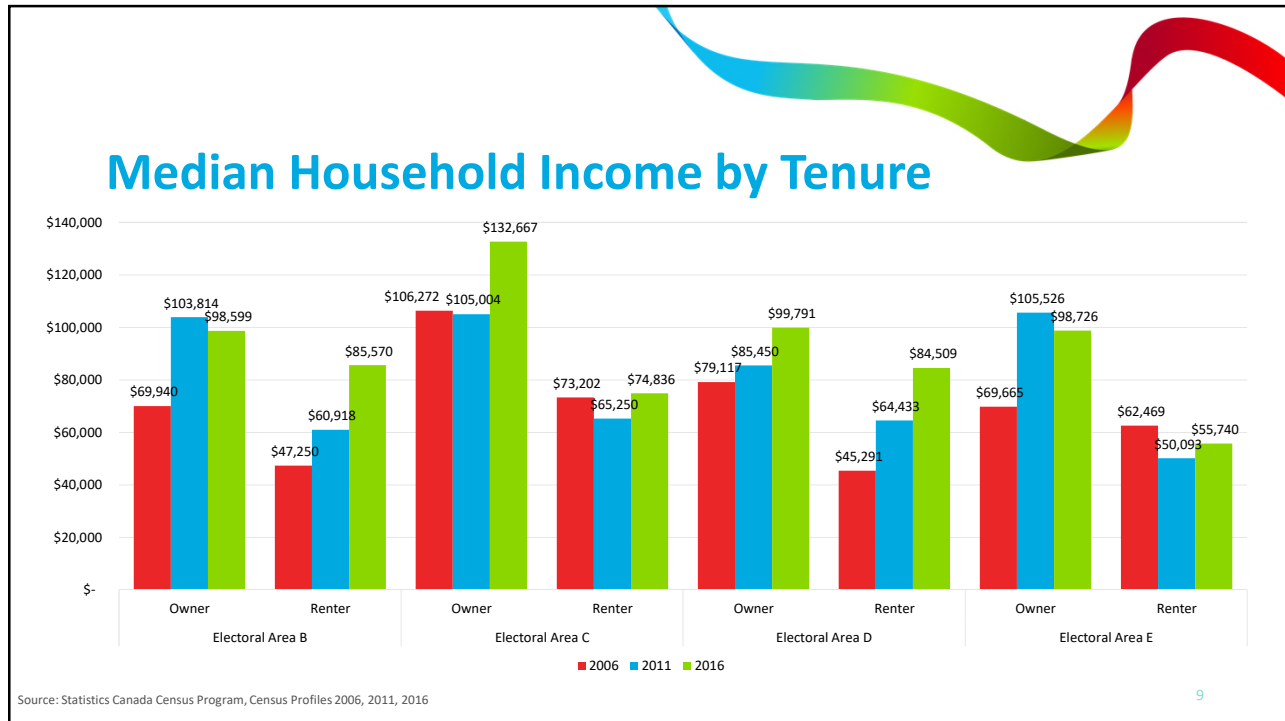
Source: Statistics Canada Census Program, Census Profiles 2016

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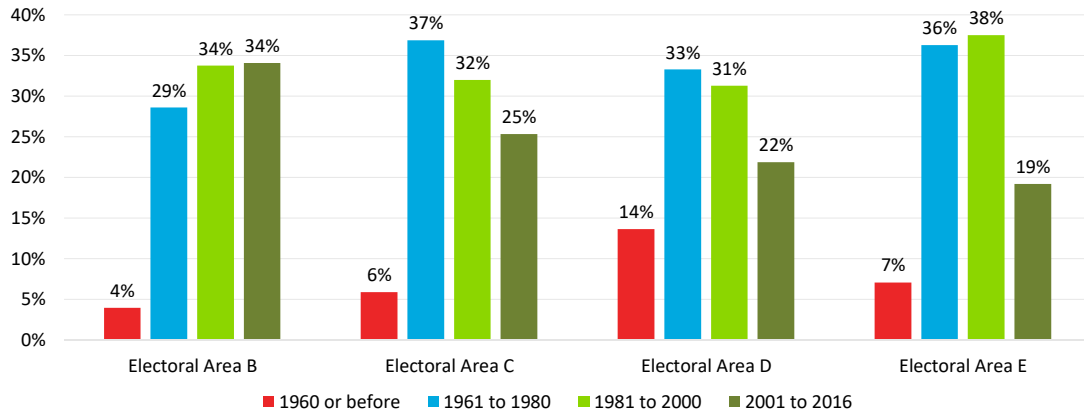
Tenure (2016)



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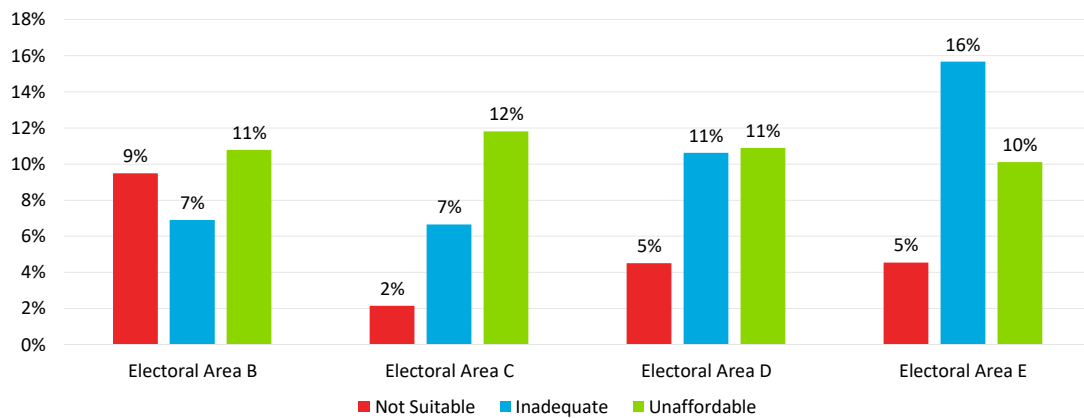
Housing Stock By Age



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

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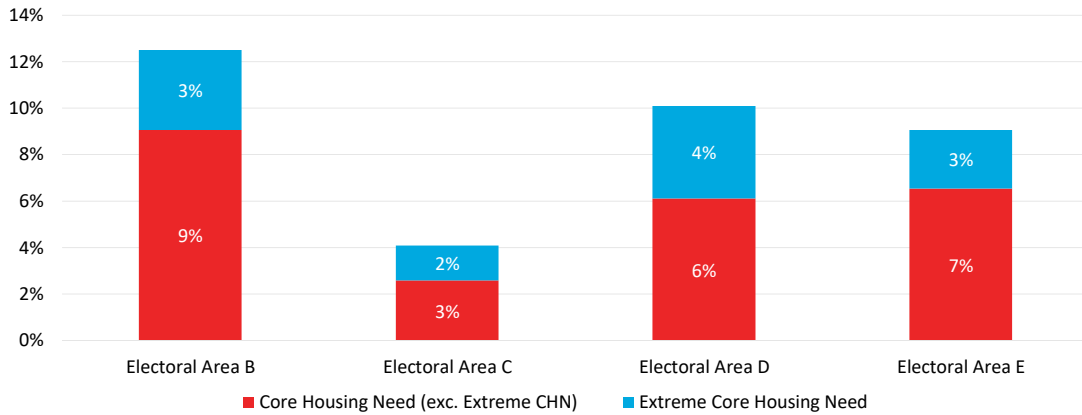
Housing Indicators (2016)



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

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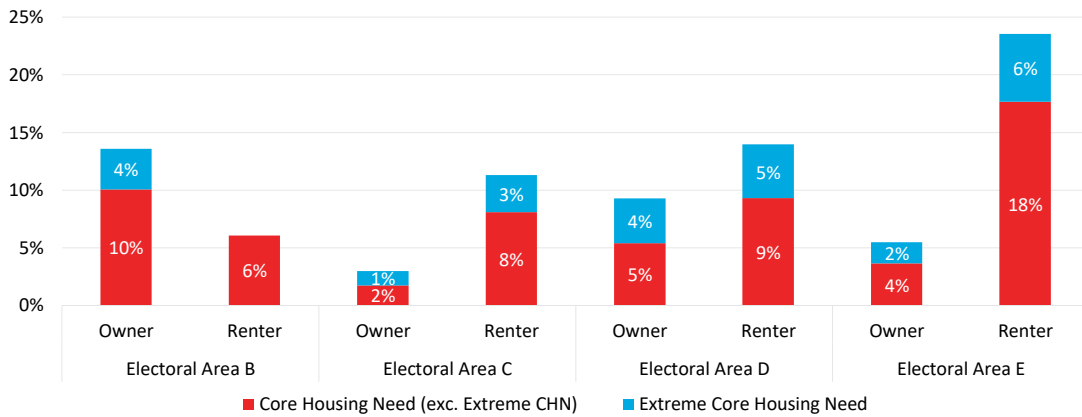
Total Core Housing Need (2016)



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

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Core Housing Need by Tenure (2016)



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

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Community and Stakeholder Engagement

	# of Survey Responses
Electoral Area B	10
Electoral Area C	14
Electoral Area D	21
Electoral Area E	12

- In addition to the survey, interviews were completed with First Nations, regional elected officials, service providers and housing providers across the region regarding:
 - Challenges, barriers and unmet needs in housing and housing-related services
 - Potential opportunities
 - Potential best practices and strategies to help address housing needs

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Key Challenges in Electoral Areas

As identified by survey respondents:

- Lack of downsizing options for seniors.
- Seniors are without adequate at-home care.
- Lack of supportive housing for seniors.
- Lack of supportive housing for people with mental health issues.
- High cost of renting and owning.
- Mismatch between who needs housing and what type of housing is available.

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Affordable Housing

- Affordability as an indicator of Core Housing need is a pressing issue across all Electoral Areas.
- Affordability is greatly influenced by the cyclical economy – in strong economic periods, housing prices rise, and supply is decreased due to the influx of workers in the region.
- Service providers have indicated that it can be difficult to recruit staff due to lack of available affordable housing especially for one person or single-income households.

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Supportive and 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.
- Due to lack of supports, many individuals rely on extended hospital stays or long-term care homes that do not provide the services they need.

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Rental Housing

Electoral Area B

- Decreasing rate and numbers of renter households.
- Lower proportion of renters than owners experiencing Core Housing Need.

Electoral Areas C, D, E

- Increasing rate and number of renter households.
- Higher proportion of renters than owners experiencing Core Housing Need.

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Housing for Seniors

- Stakeholders indicated that there are long wait lists for seniors housing across the region.
- Seniors are choosing to move from rural communities into larger centers for better access to services and to be closer to family for support.
- There is a lack of affordable senior housing options in electoral areas.

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Housing for Families

- Families are generally well served by housing choices available.
- Majority of families live in single detached dwellings, and a smaller proportion live in movable dwellings or single attached dwellings where available.

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Homelessness

- Few homelessness support services exist throughout the region.
- Stakeholders indicated that levels of homelessness fluctuate with economic cycles and weather patterns.
- There is a need for emergency housing or shelters in strategic locations in the region to address needs.
- Stakeholders indicated there are trends of couch surfing, overpopulated homes, and instances of people living in vehicles.

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Next Steps

- Draft reports (October 2020)
- Presentation to Board and Councils (November 2020)
- Finalization of housing needs reports (November-December 2020)
- Policy recommendations (February 2021)

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Policy Recommendations

- Review of existing local gov't (regional and municipal) policies
- Identify key roles for local government in addressing housing
- Link housing gaps with opportunities for action through a best practice review
- Provide a 'top three to five' potential actions for each of the project partners, with examples of implementation

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