



PEACE RIVER REGIONAL DISTRICT

Housing Needs Report

Electoral Area D Data Summary



Prepared for:

Peace River Regional District

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Executive Summary

This report provides a high level summary of relevant housing related data for the Electoral Area D. The purpose of this report is to establish a baseline understanding of housing needs in the Electoral Area prior to the development of full housing needs reports following the completion of the community engagement tasks as part of this project.


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 Assessments. In order to address this limitation, the future needs projections and engagement sections are intended to ensure that a more current snapshot of needs and issues is captured. Over time, as future Housing Needs Assessments are produced, this tool and approach will be important to be able to track trends in the Census data and qualitative data collected through engagement. This report is intended to provide a baseline against which to assess changes.

To understand housing need in the community, a review of population, age, household size and type, tenure, income and employment data was conducted. Since 2006, the population of Electoral Area D grew slightly to 5,749 in 2016. The median age of residents was 42 in 2016, indicating an older population overall in the community. The number of households increased by 8% over the same time

period, while the average household size decreased. The majority of Electoral Area D households are occupied by 2 persons and consist of families with and without children, or one-person non-census families. The majority of Electoral Area D households are owned (89%) and the medium income of owner households increased from 2006 to 2016 and were about \$10,000 more than the median income of renter households.

It is also important to note the shadow population that exists throughout the region. 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. As a result, there is increased pressure on housing availability and affordability throughout the region.

To understand current the current housing stock in the community, a review of dwelling size and type, tenure, housing condition and age, new residential construction, and sales price data was conducted. As of 2016, there were 2,245 dwellings in Electoral Area D, 85% of which were single detached dwellings. The majority of all dwelling types had three or more bedrooms. The majority of rented dwellings 2-bedroom dwellings. 78% of housing units in Electoral Area D were build 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 \$540,000.



Finally, a review of housing needs indicators was conducted to understand levels of adequacy, suitability, and affordability in the community. 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 renters than owners experienced core housing need (14% vs. 9.3%) and extreme core housing need (4.7% vs. 3.9%).



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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 2016, 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*, requiring municipalities and regional districts to complete Housing Needs Reports to help better understand current and future housing needs and incorporate these into local plans and policies. Each local government must complete their first report by 2022 with updates 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.

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 Assessment 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.

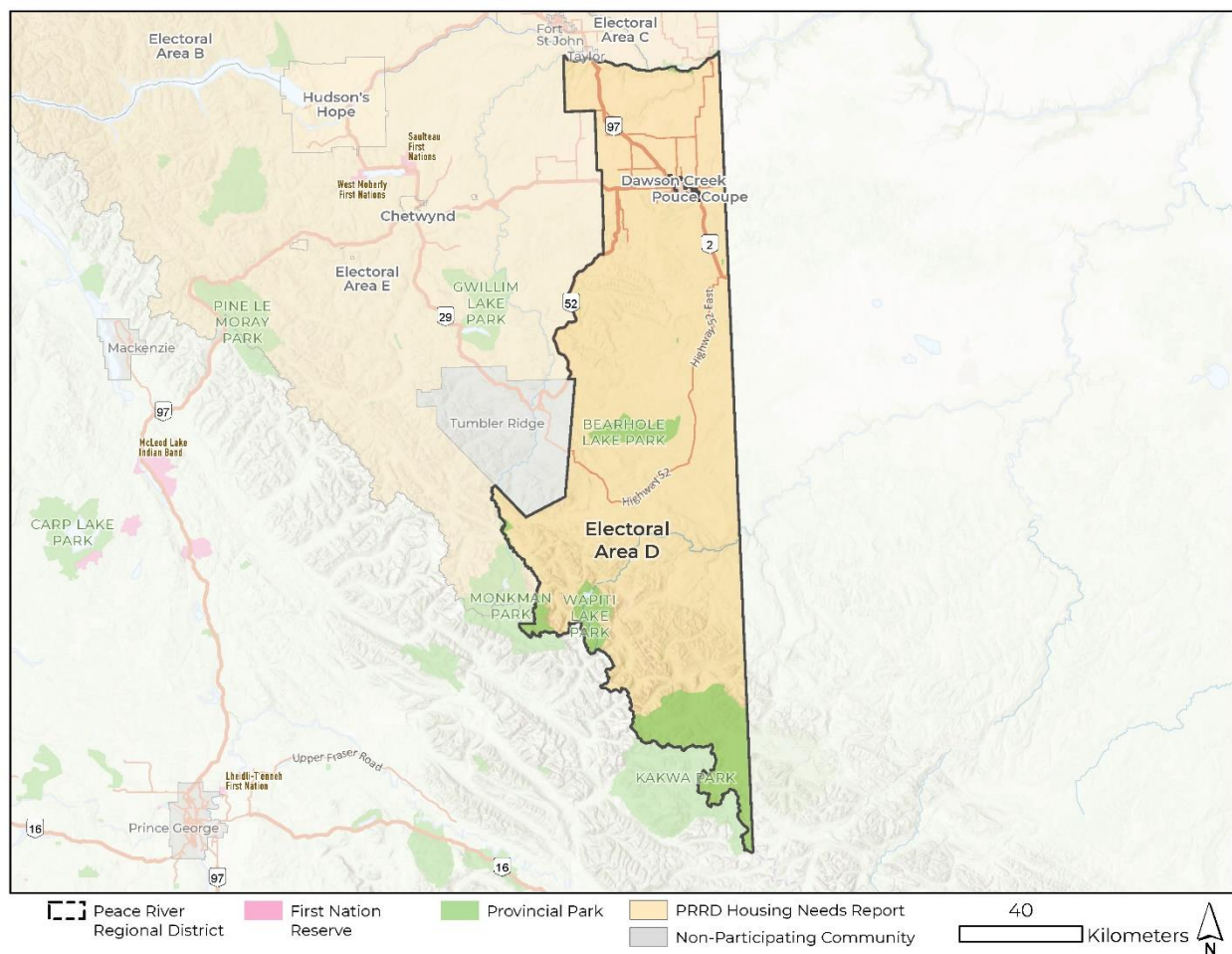
Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information remains as the most reliable data due to its basis in the Census. It is required through legislation that this data be used in British Columbia Housing Needs Assessments. 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 Assessments 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. As of 2016, Electoral Area D had a population of 5,920 residents, which is approximately 9% of the total PRRD population.

As of 2016, 85% of dwellings within Electoral Area D were single detached dwellings. 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.

Figure 1- Study Area Overview Map



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

Housing Needs Reports regulations require 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.¹ 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 can be found in the Data Appendix (Appendix A).

This document fulfills Housing Need Report 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.


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, number of households in core housing need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations.²

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.

¹ https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf

² <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>



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 Assessments. In order to address this limitation, the future needs projections and engagement sections are intended to ensure that a more current snapshot of needs and issues is captured. Over time, as future Housing Needs Assessments are produced, this tool and approach will be important to be able to track trends in the Census data and qualitative data collected through engagement. This report is intended to provide a baseline against which to assess changes.

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 statistical data included in this report 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 sections consider 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 Electoral Area D.

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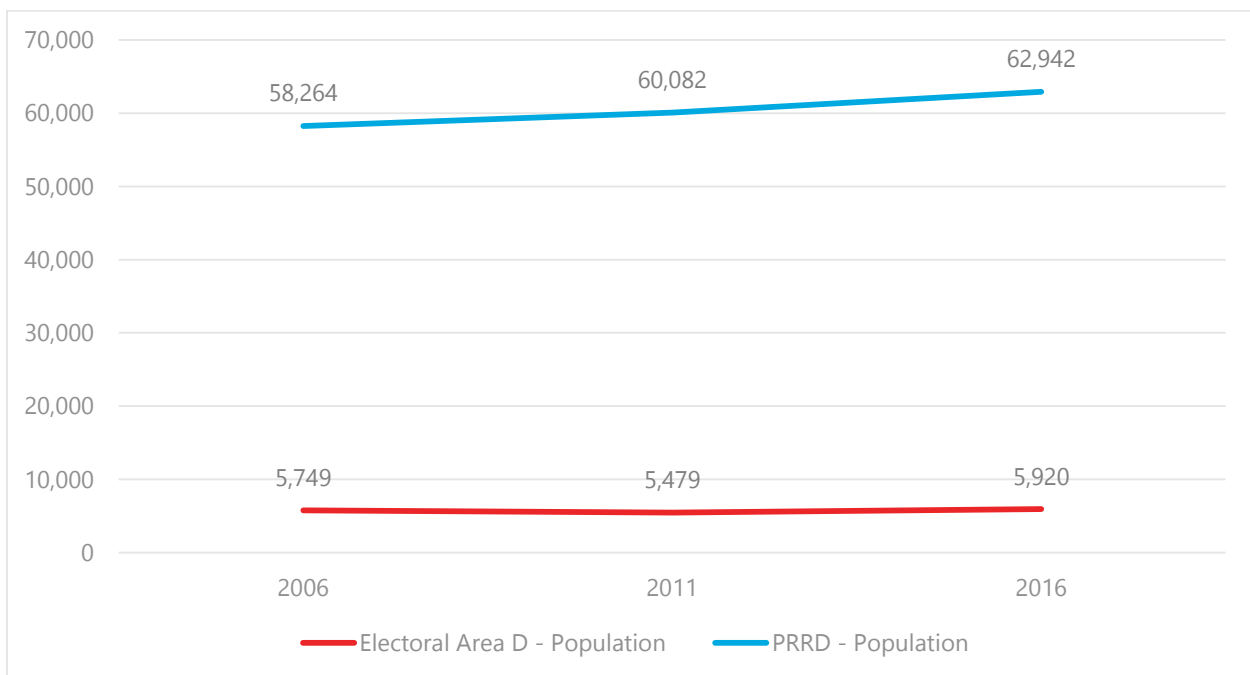
2.0 Community Profile

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.

2.1 Population

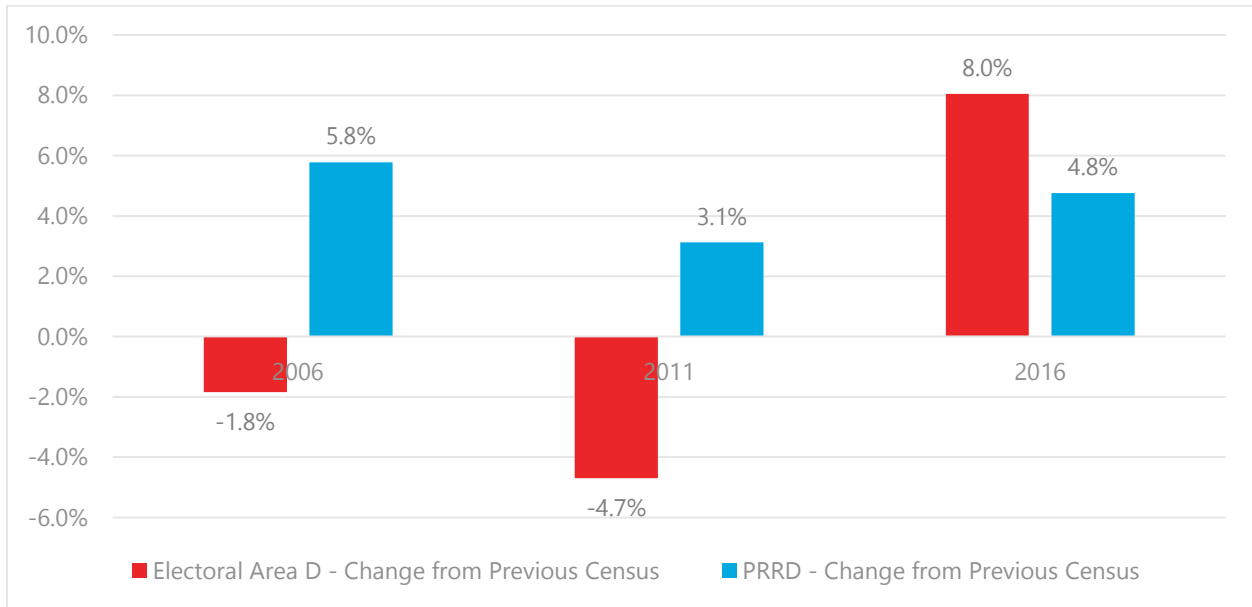
Between 2006 and 2016 Electoral Area D grew by 2.6% from 5,749 to 5,920 residents. Over the same time period PRRD grew by 4.5%. The rate of growth declined by 4.7% between 2006 and 2011 and increased by 8% between 2011 and 2016. As of 2016, Electoral Area D residents made up 9% of the PRRD's total population (Figure 2).

Figure 2- Population Changes in Electoral Area D and PRRD, 2006 to 2016



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

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

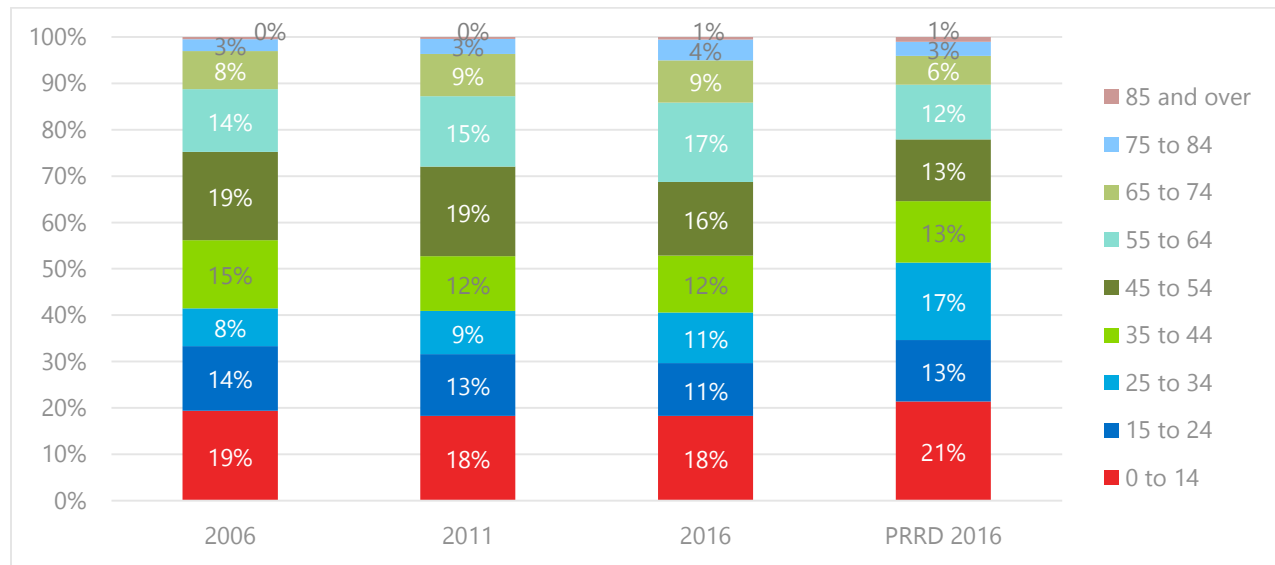


Source: Statistics Canada Census Program, Census Profiles 2001, 2006, 2011, 2016

2.2 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 4- Age Distribution in Electoral Area D, 2006-2016

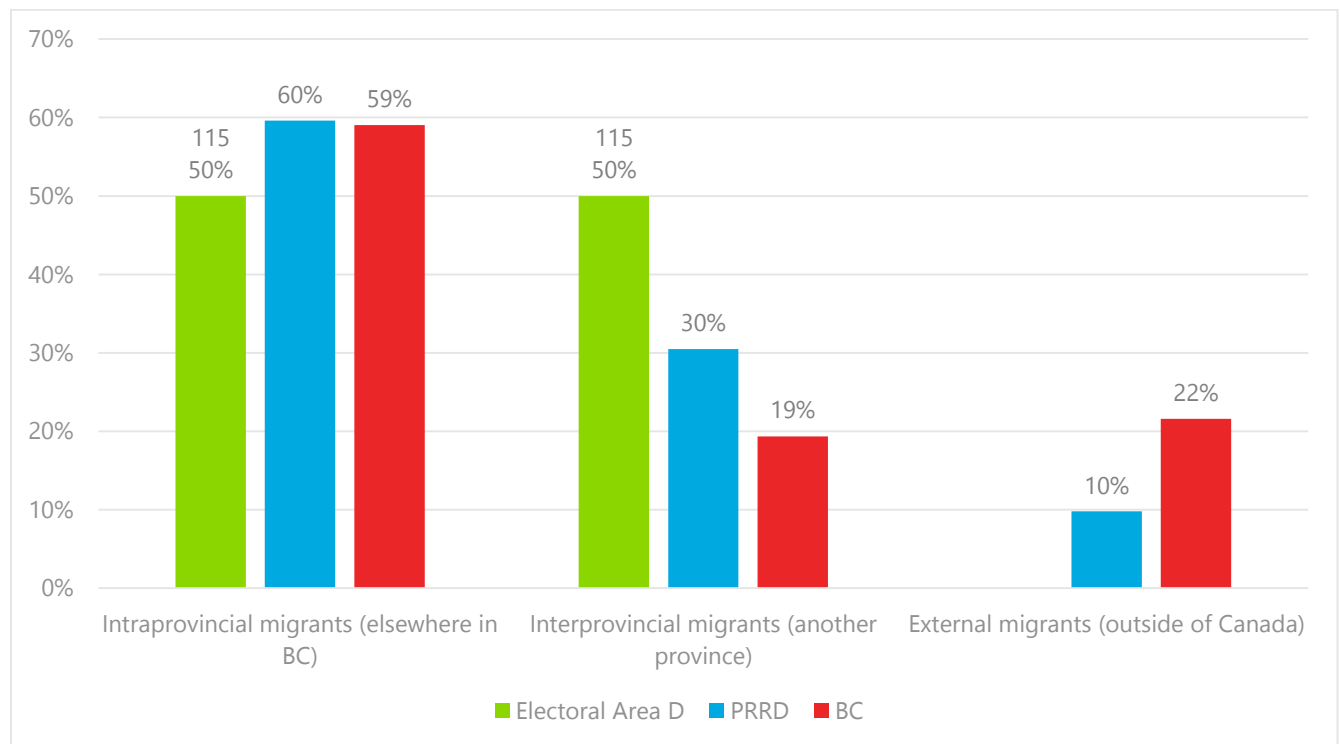


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

2.3 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 (outside Canada). Compared to the PRRD, Electoral Area D 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 5- Year Ago Mobility Status in Electoral Area D, PRRD and BC



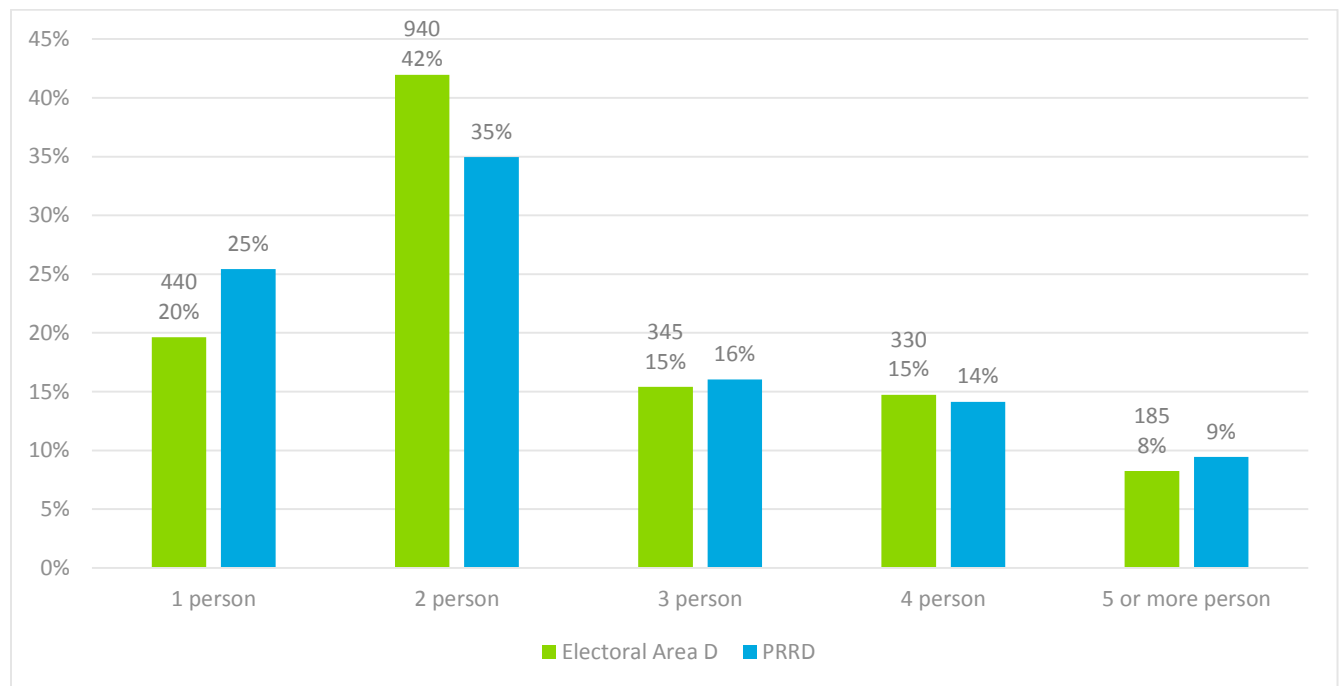
Source: Statistics Canada Census Program, Census Profiles 2016

2.4 Households

Between 2006 and 2016, the number of households grew by 8% from 2,065 to 2,240. The average household size for Electoral Area D was 2.6 in 2016, compared to the 2.5 for the PRRD. The average household size in Electoral Area D has decreased from 2.7 in 2011 to 2.6 in 2016, which is reflective of 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 6).

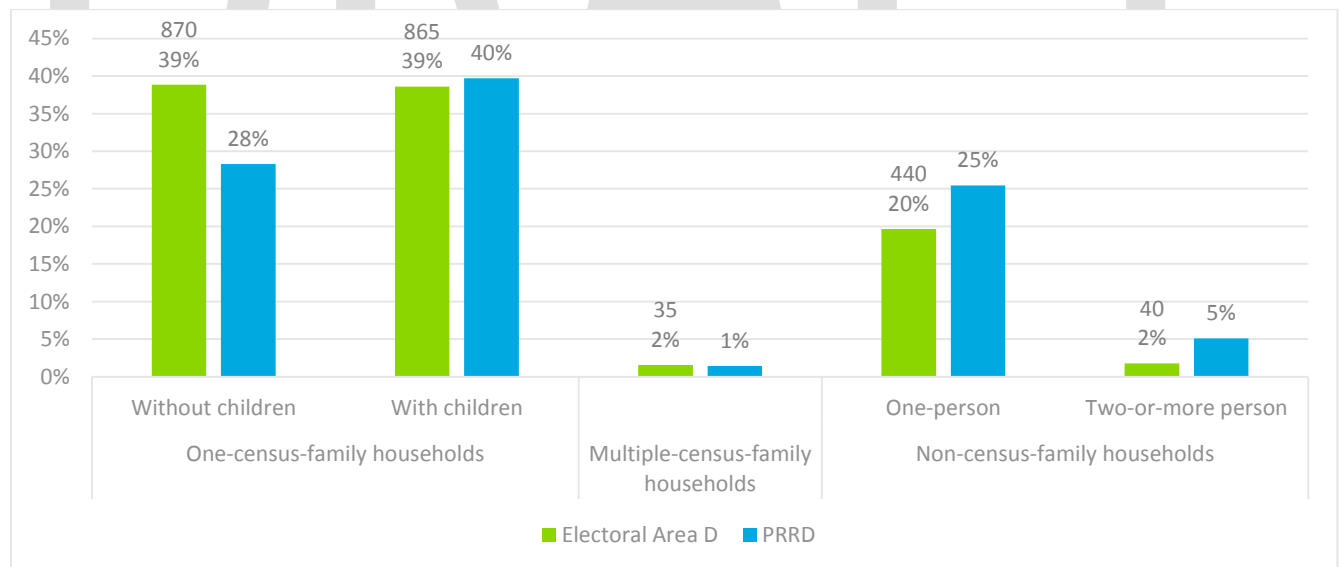
Electoral Area D had a higher proportion of family households without children, but a comparable proportion of family households with children than the PRRD (Figure 7). Again, these figures are reflective of an aging demographic within the Electoral Area.

Figure 6- Household by Size in Electoral Area D, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 7- Households by Household Type in Electoral Area D and PRRD

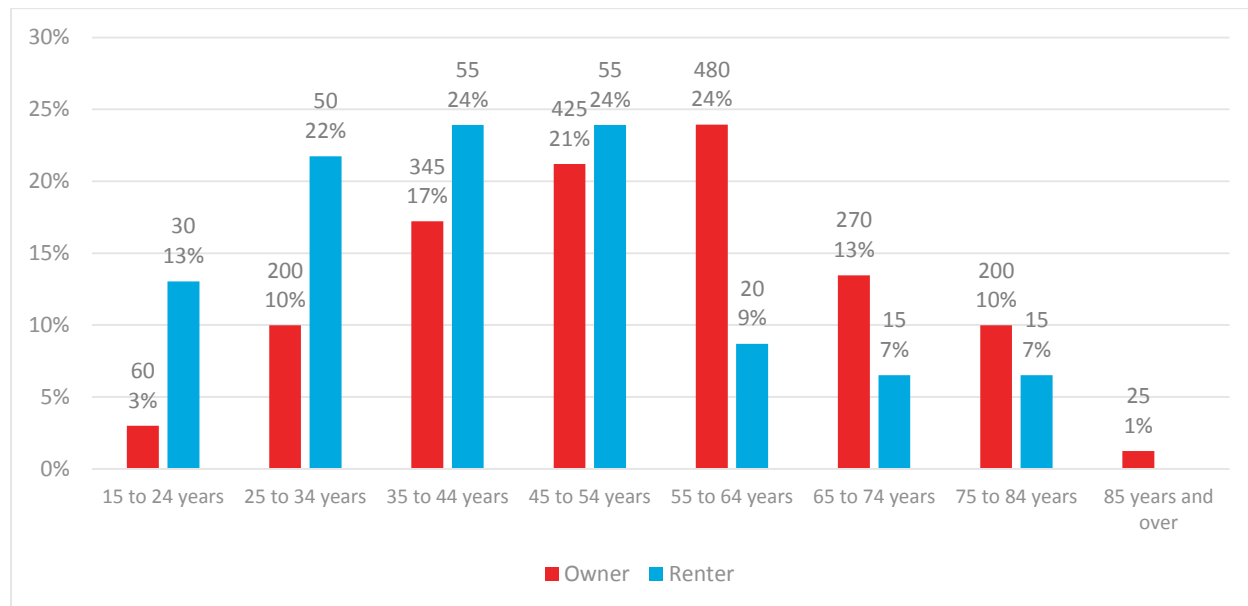


Source: Statistics Canada Census Program, Census Profiles 2016

Figure 8 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 8- Age of Primary Household Maintainer by Tenure, 2016

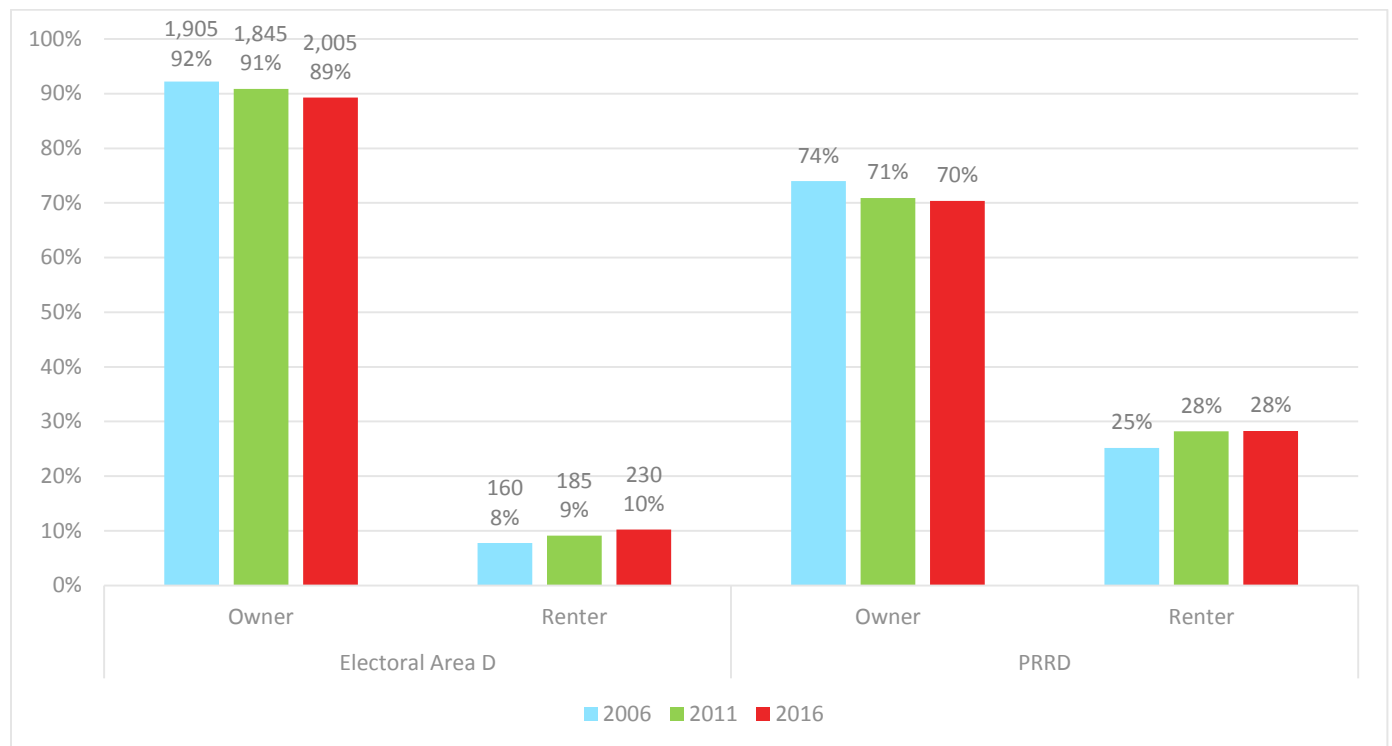


Source: Statistics Canada Census Program, Census Profiles 2016

2.4.1 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 for renters from 160 to 230 households. For comparison, in 2016, 70% of PRRD residents were homeowners and 28% were renters. 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 9- Households by Tenure in Electoral Area D and the PRRD, 2006 to 2016



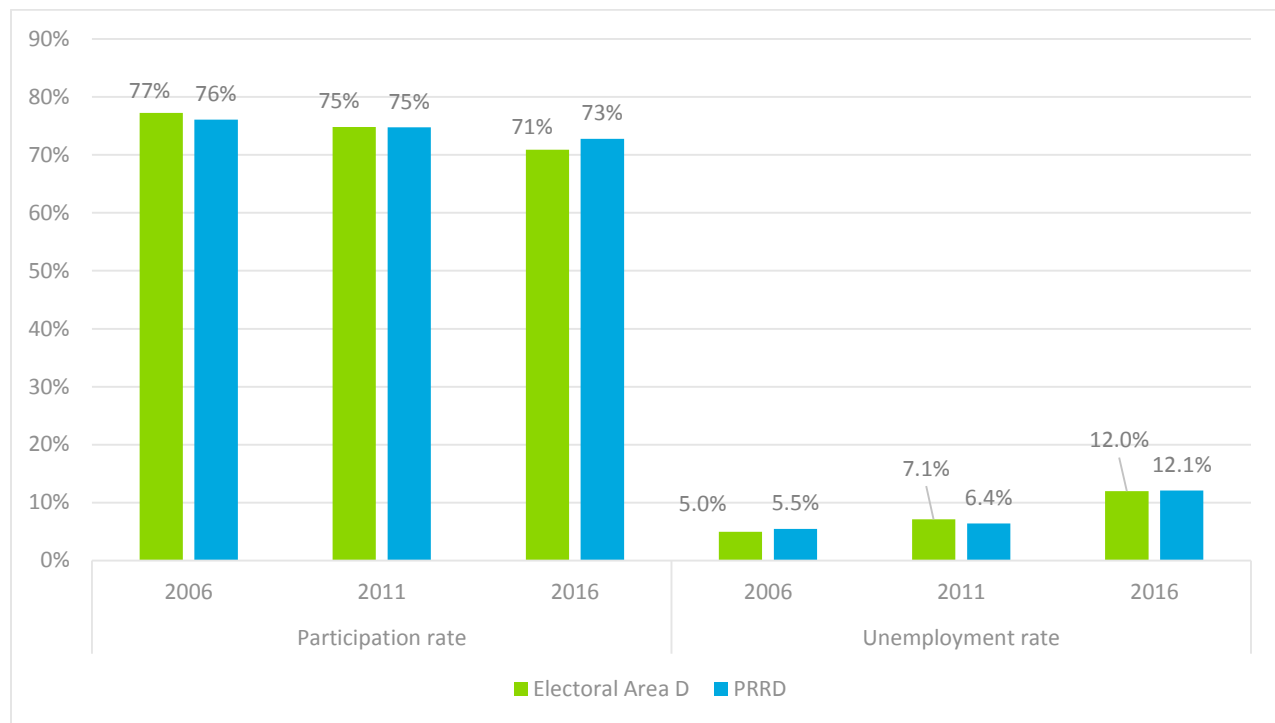
Source: Statistics Canada Census Program, Census Profiles 2016

2.5 Economy

Between 2006 and 2016, Electoral Area D saw a decrease in labour participation and increase in unemployment rate (Figure 10). This increase in unemployment took place during a period of time where there was a downturn in the oil and gas economy, and these numbers reflect that; however, it is likely that current unemployment rates would be lower than in 2016. Comparatively, the PRRD participation rate also decreased from 76% to 73% and the unemployment rate increased from 5.5% to 12.1%, which may also be related to the 2014-2015 downturn in the oil and gas industry.

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%).

Figure 10- Labour Participation Rate and Unemployment Rate in Electoral Area D and PRRD, 2006 to 2016



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

2.6 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 11).

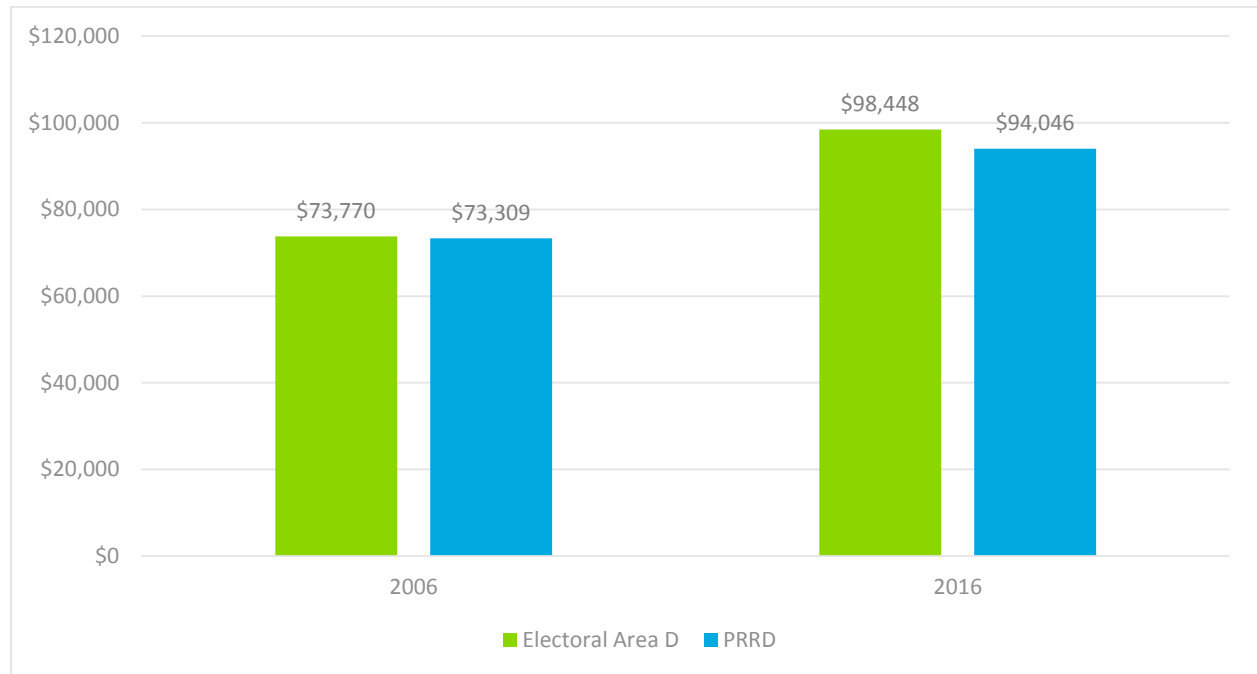
Median household income differs by household type. In Electoral Area D, female lone parents and non-census families (typically individuals living alone) have the lowest median income. Couples with children had the highest median income, which is typical as they represent households generally at the peak of their earning potential and may have two-income streams (Figure 12). 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 13). 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.

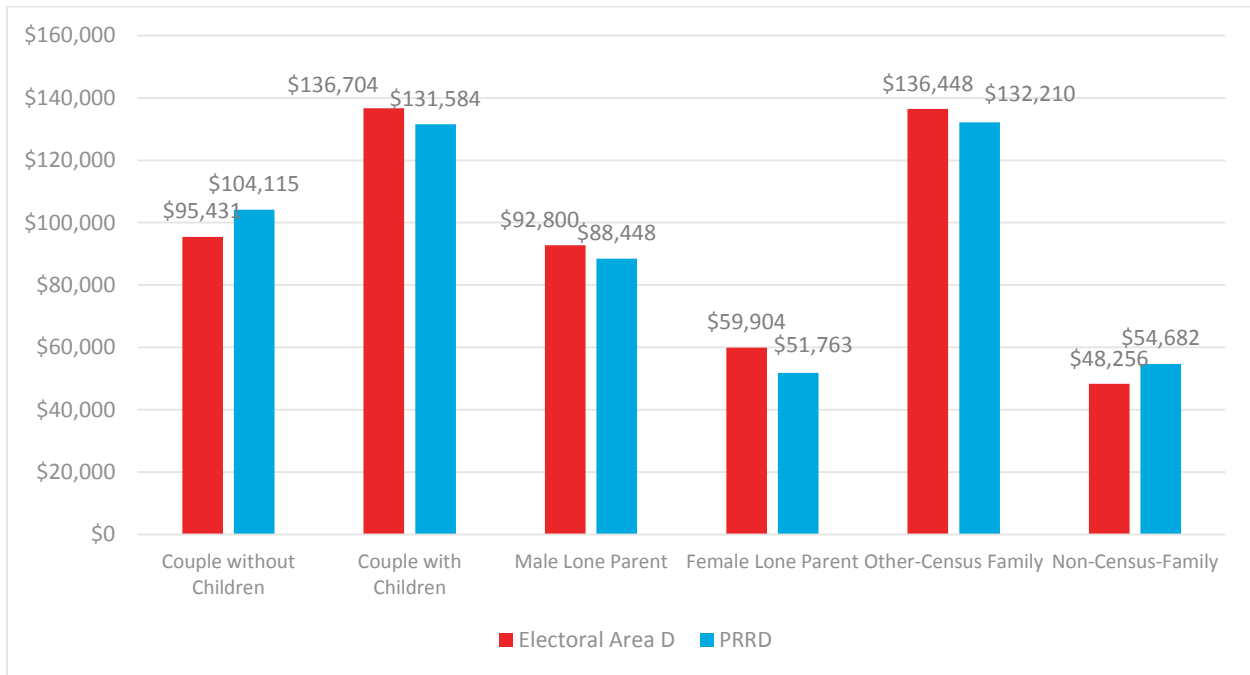
Of the renter households, 36% earn less than \$80,000, while only 15% earn less than \$40,000. Owner household income is more evenly distributed across income groups (Figure 14). This indicates that renters may not necessarily choose this tenure, but rent because they are unable to afford ownership as an option.

Figure 11- Median Before-Tax Private Household Income, 2006-2016



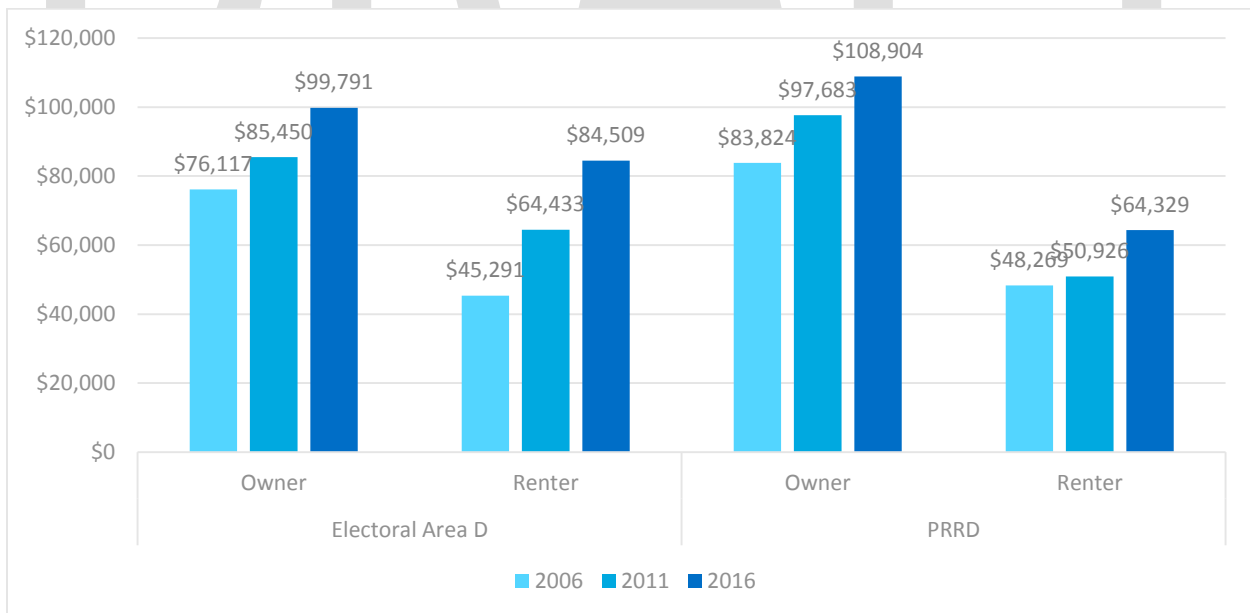
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 12- Median Income by Household Type in Electoral Area D and PRRD, 2016



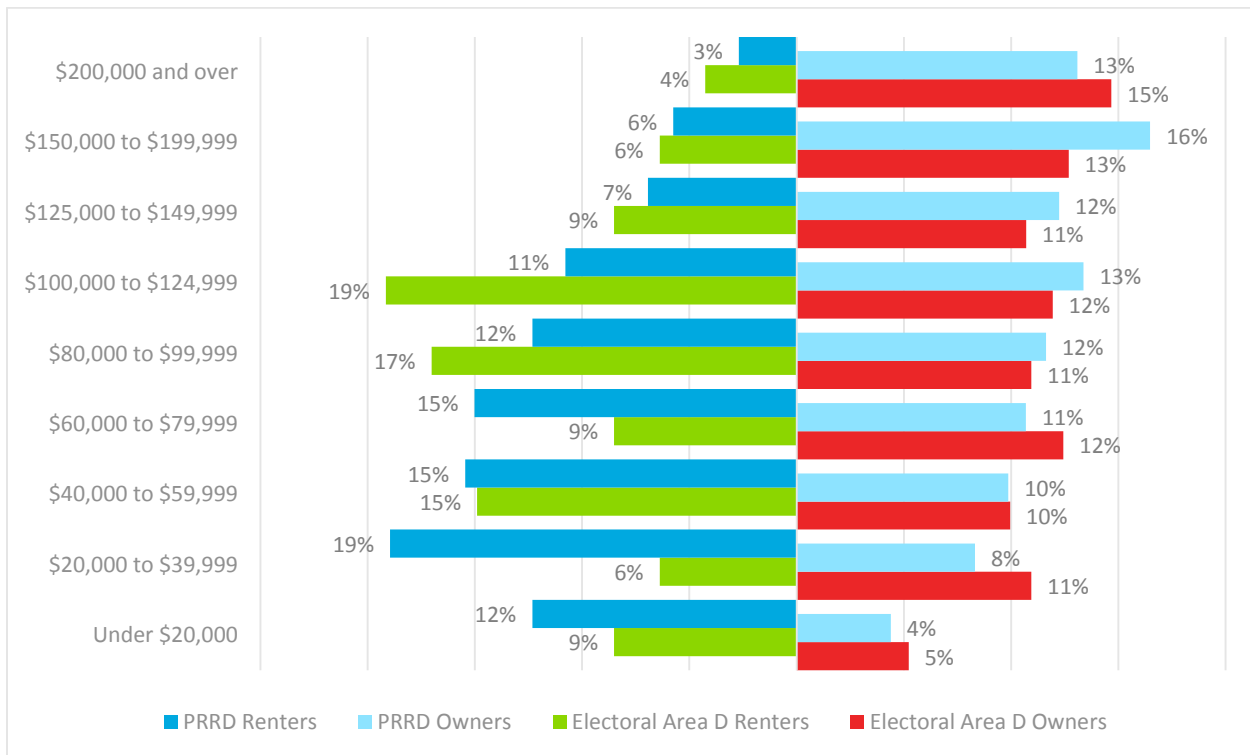
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 13- Median Income by Tenure in Electoral Area D and PRRD 2006 to 2006 to 2016



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

Figure 14- Renter and Owner Household Income by Income Bracket, 2006 to 2016



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

2.7 Summary

Between 2006 and 2016, Electoral Area D population increased only slightly and reached 5,749 in 2016. 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.

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, and the median income of owner households increased from 2006 to 2016 and were about \$10,000 more than the median income of renter households, indicating a relatively high median income for renters.

Between 2006 and 2016, the unemployment rate in Electoral Area D increased to 12% and the participation rate also decreased from 77% to 71%. 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.

3.0 Housing Profile

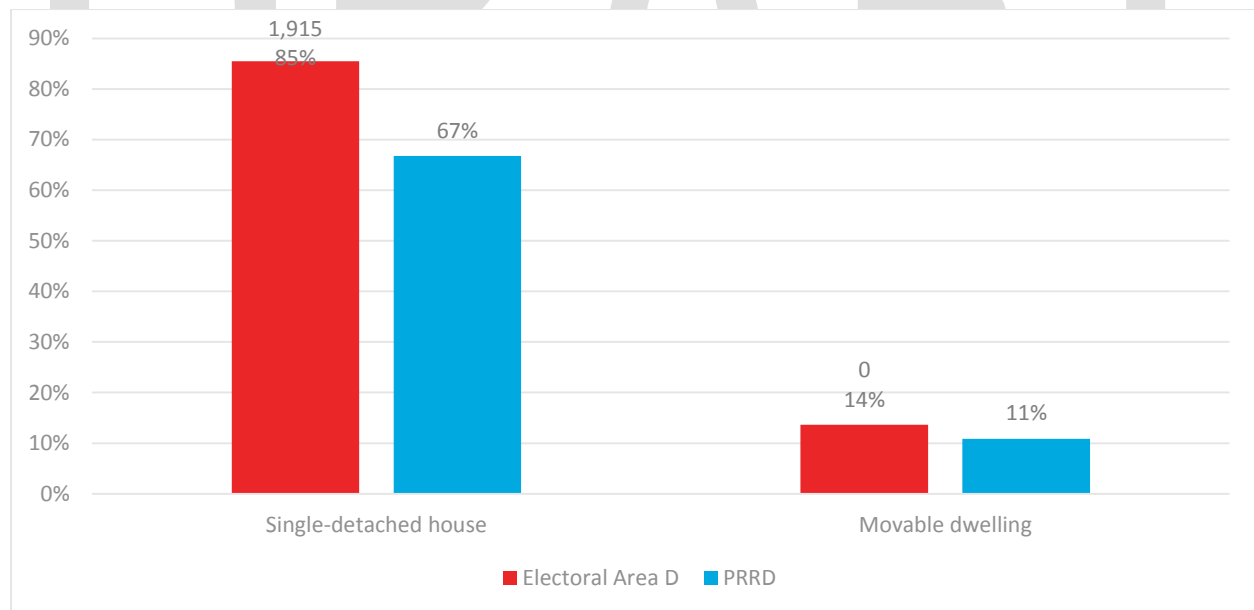
This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 7.

3.1 Overview of Housing Stock

3.1.1 Housing Units

As of 2016, there was 2,245 dwellings in Electoral Area D. 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 15). There is also a significant proportion of movable dwelling units (14%) in Electoral Area D.

Figure 15- Dwelling by Structure Type in Electoral Area D and PRRD³

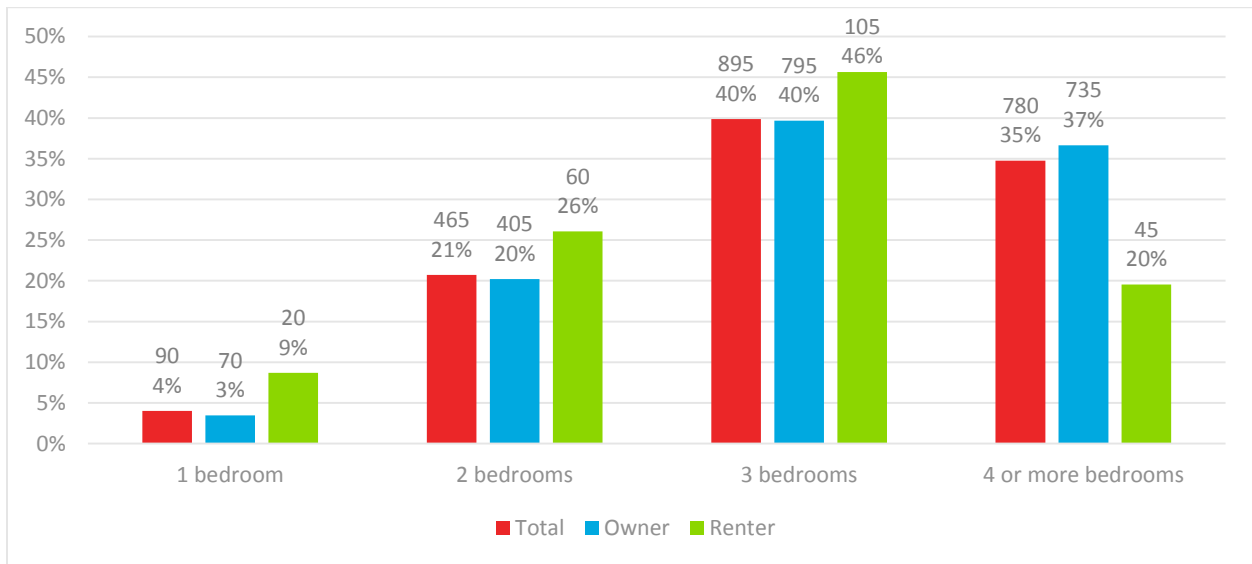


Source: Statistics Canada Census Program, Census Profiles 2016

³ 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.

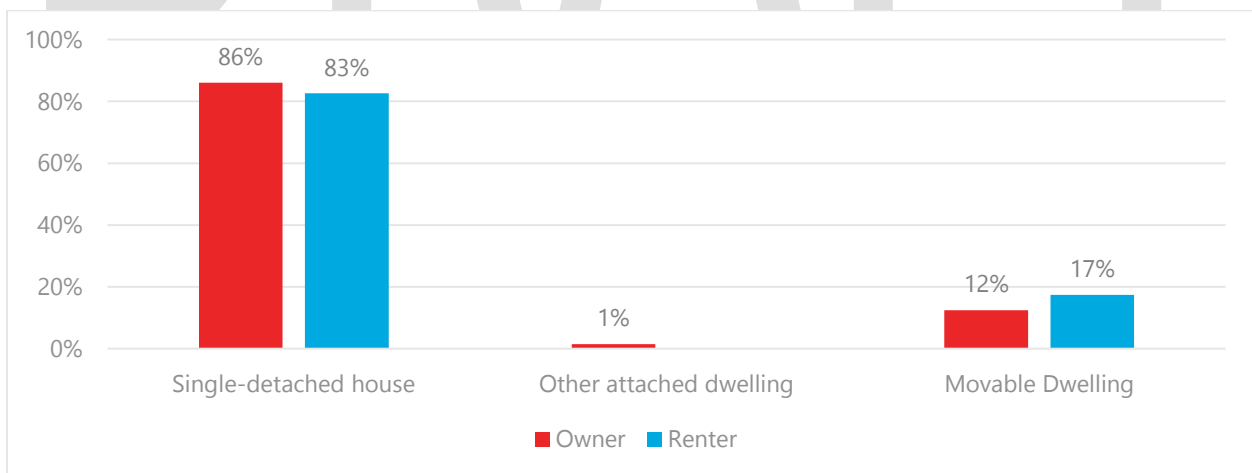
In 2016, 75% of all dwellings in Electoral Area D had three or more bedrooms and 35% of rented dwellings had two or less bedrooms (Figure 16). The most common structural housing type occupied by both owners and renters are single-detached houses. However, owner households occupied a greater proportion of single-detached houses than renter households and renter households occupied a greater proportion of movable dwellings than owner households (Figure 17).

Figure 16- Households by Bedroom Number and Tenure in Electoral Area D, 2016⁴



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

Figure 17- Dwellings by Structure Type and Tenure, 2016



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

⁴ 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%.

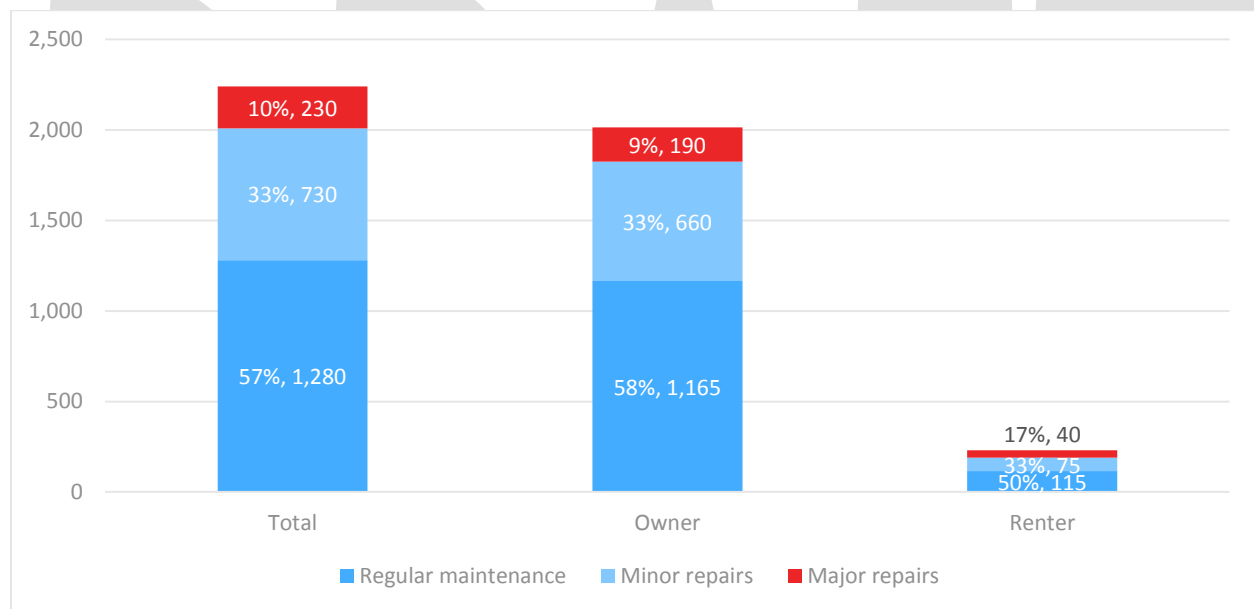
3.1.2 Condition of Housing

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.

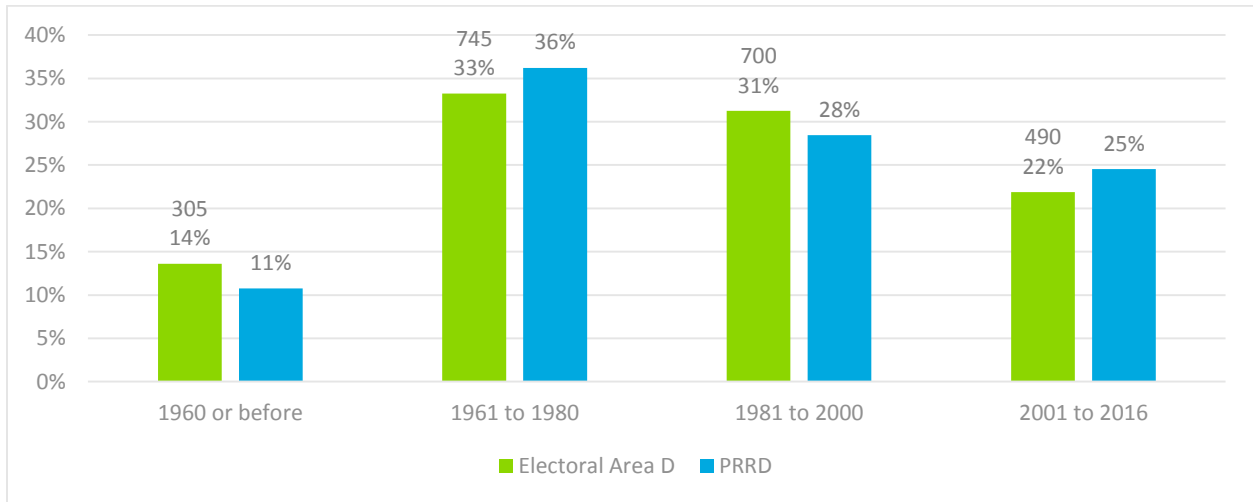
Having an older housing stock overall indicates the potential need for investments from homeowners and rental property owners to ensure dwelling units are maintained to a high standard, which may not be possible in all income brackets, thus lowering the quality of housing available in the market.

Figure 18- Conditions of Dwellings by Tenure, 2016



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

Figure 19- 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

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3.1.3 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

3.1.4 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). 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

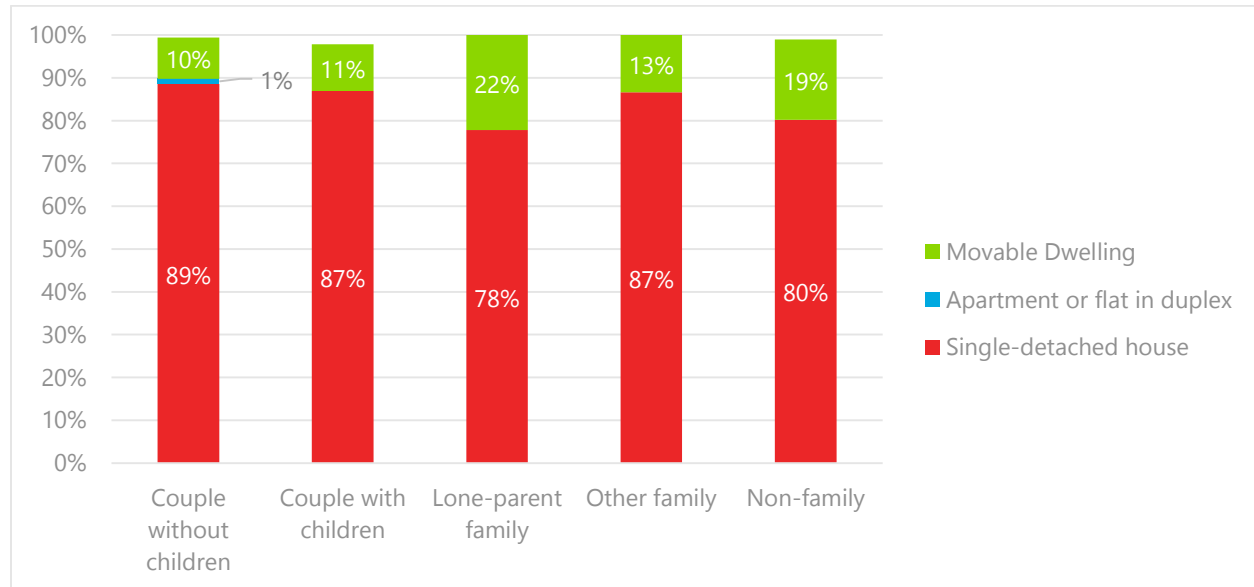
	2016	2017	2018	2019
Residential Dwelling Building Permits	9	15	10	12
Demolition Permits	0	0	1	0

Source: Peace River Regional District, 2020

3.1.5 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 20), indicating that this may be an affordable option for households who can't afford single family homes in Electoral Area D.

Figure 20- 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

3.2 Trends in the Homeownership Market

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).

3.2.1 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 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.⁵

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 they typically can include multi-generational or other family living arrangements with multiple incomes. Note that no

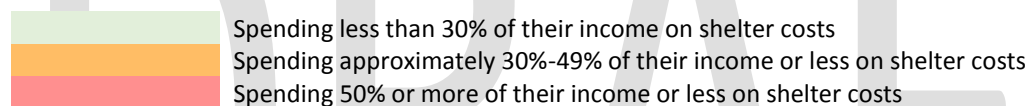
⁵ Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 3.7 and 3.8.

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 D⁶

	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

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



3.3 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 **Error! Reference source not found.** and **Error! Reference source not und.**) provide an indication of the challenges renters currently face in Electoral Area D.

3.4 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.

⁶ 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.



3.5 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.

3.6 Student Housing

The only purpose built post-secondary student housing known in the jurisdictions covered through this project is at Northern Lights College in Dawson Creek. No data was available on potential students living in Electoral Area D attending Northern Light College in Dawson Creek was available.

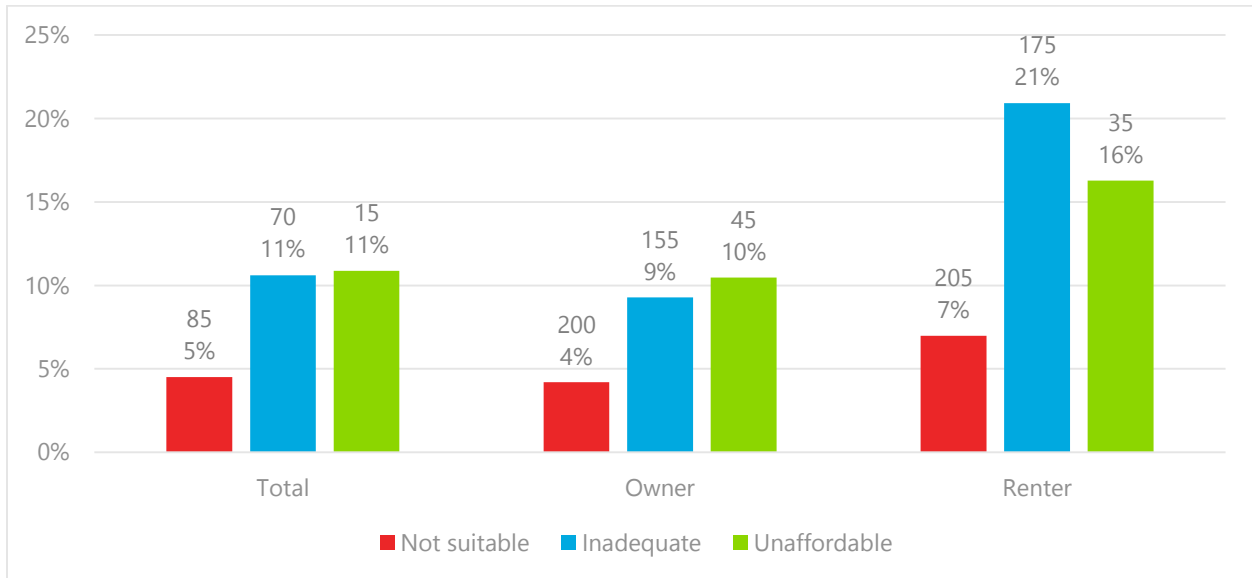
3.7 Housing Indicators

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 21). 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. 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 21- Unsuitable Housing by Tenure for Private Households, 2016

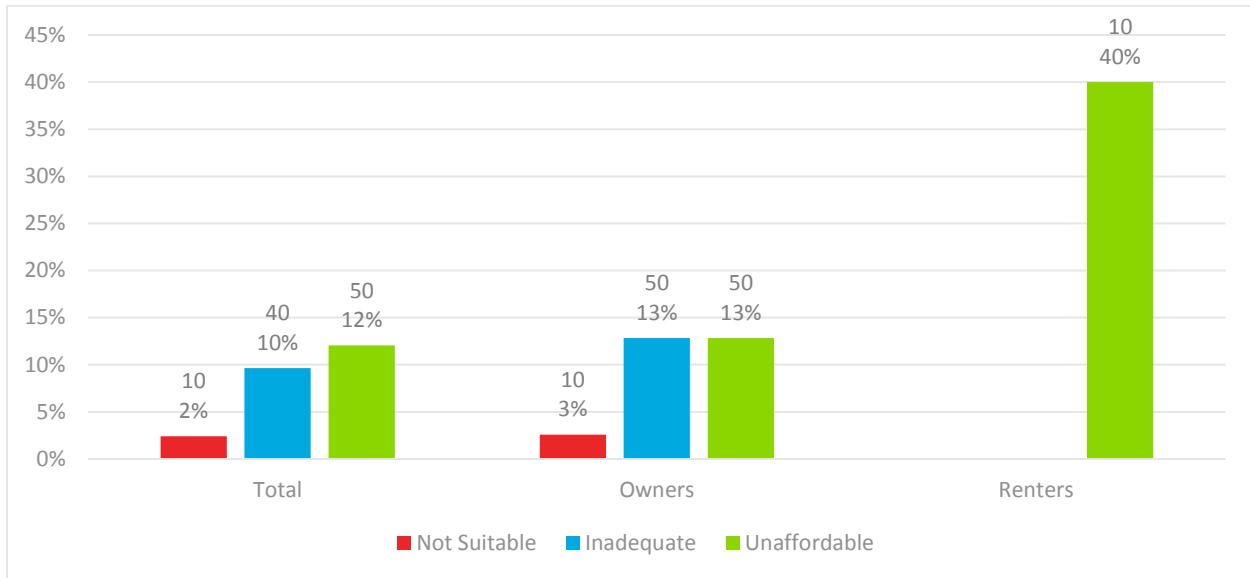


Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

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 22). 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 22- Housing Indicators of Seniors Households, 2016



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

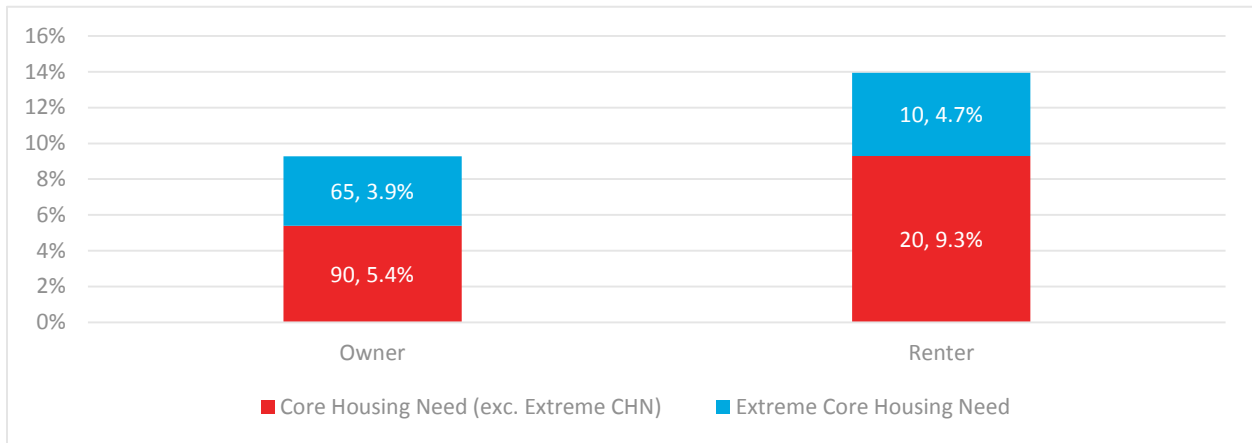
3.8 Core Housing Need

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, 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 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 23). However, overall, Electoral Area D has 30 renter households and 155 owner households in core housing need who need housing supports.

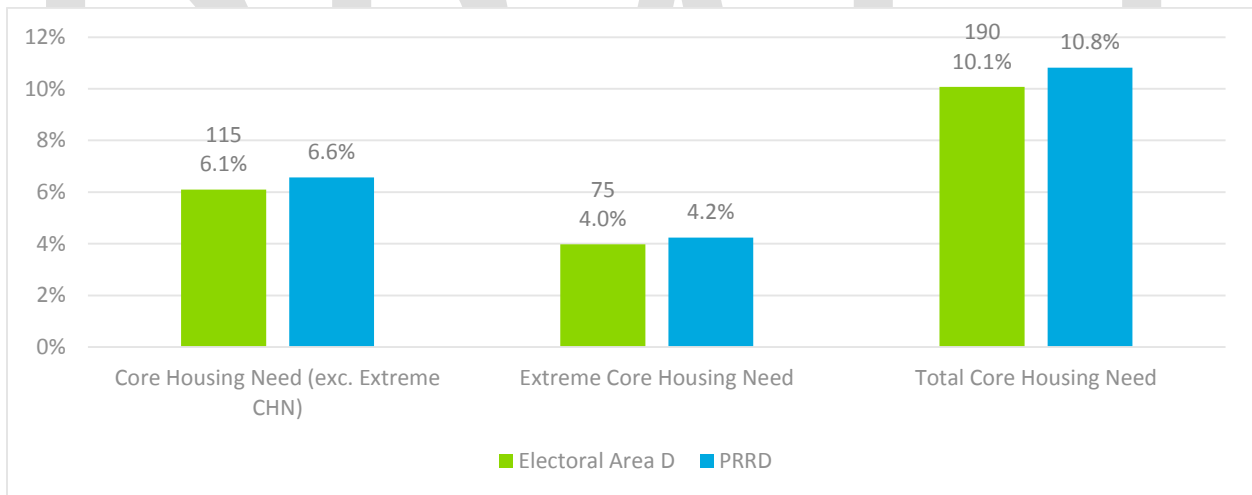
Compared to the PRRD, Electoral Area D had a lower proportion of households living in Core Housing Need and Extreme Core Housing Need (Figure 24). This reflects the high median incomes and resulting ability to afford residential property in Electoral Area D and issues of affordability, suitability and adequacy being more prevalent in renter households.

Figure 23- 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 24- 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

3.9 Summary

As of 2016, there were 2,245 dwellings in Electoral Area D, 85% of which were single detached dwellings. 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 dwellings and 17% single detached 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 aging, thus senior individuals may be more likely to relocate to a town or city in the region to find suitable housing options.

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4.0 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.

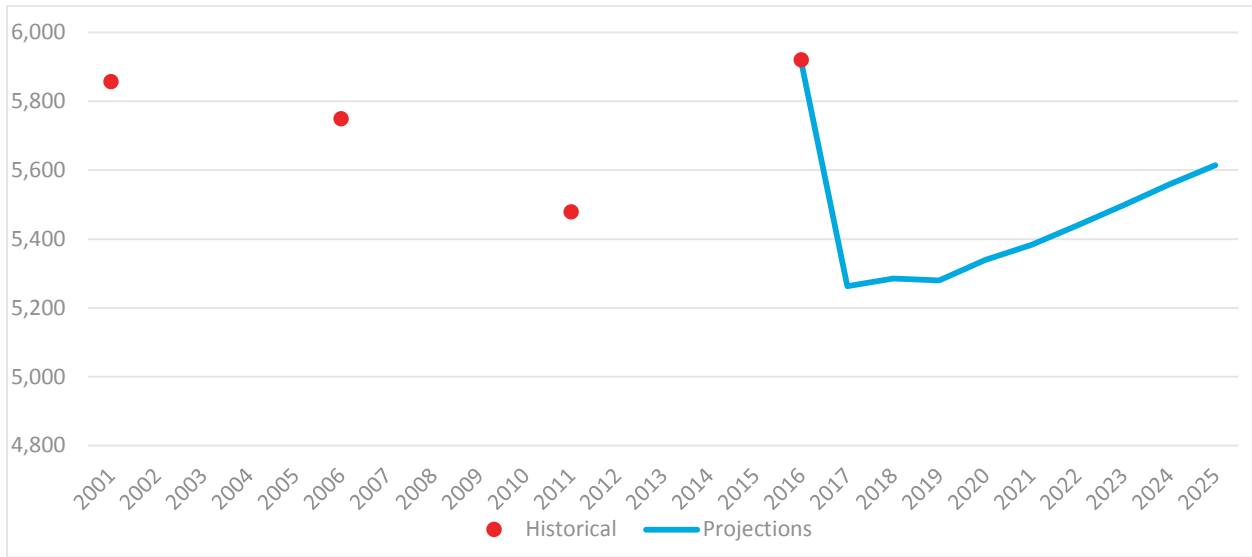
The projections presented here use 2016 as the base year, which was the last year of a full population counts through the census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were 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.

4.1 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 expected to start growing again between 2016 and 2025, but only reach a population of approximately 5,614 (Figure 25). This period of growth is expected to be significantly less rapid than the increase in population experienced prior to 2015.

Figure 25- Estimated 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

4.2 Age Projections

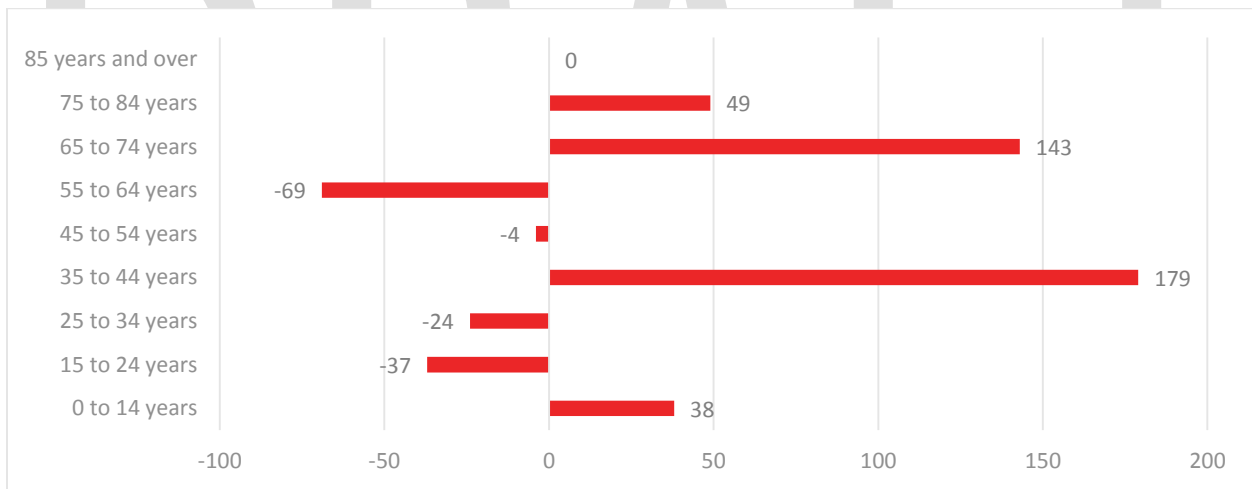
Between 2020 and 2025, the 15 to 24 years, 25 to 34 years, and the 45 to 54 year age categories are expected to decline in population. The most significant growth is expected to occur in the 35 to 44 year age category. The median age in Electoral Area D is expected to remain steady through to 2025 (Table 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 26- 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

4.3 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. 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. 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%

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

4.4 Summary

If past trends continue, between 2016 and 2025, the population is expected to decrease to 5,614. Accordingly, the number of households is expected to decrease by 182 between 2016 and 2020 and 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).



5.0 Community Engagement Findings

5.1 Overview

To better understand local housing needs, a community engagement process was underway between July and September 2020 to collect insight on local housing challenges and opportunities from the perspective of Electoral Area D residents, local stakeholders, and neighbouring First Nations. This section provides an overview of the engagement process.

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.

Stakeholder Interview and Focus Groups

Interviews and focus groups were completed with service providers and housing providers across the PRRD and in Electoral Area D specifically, as well as neighbouring First Nations who were able to provide insight into Indigenous housing needs in the region. The organizations interviewed were as follows: Northern Health, Save our Northern Seniors, Fort St. John Salvation Army, Fort St. John Women's Resource Society, Fort St. John Association for Community Living. Interviews were also completed with staff from Kelly Lake Cree Nation, Doig River First Nation, McLeod Lake Indian Band, and Saulneau First Nation.

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

5.2 Regional Findings

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.

Senior Housing

For seniors in the region, interviewees report that there are long waitlists for seniors housing of up to two to three years. 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 are having to move to areas that have access to service or closer to family.



Supportive Housing

Stakeholders identified a need for supportive housing for seniors, Indigenous Elders, youth, individuals with disabilities, or 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 (e.g. brain injuries, mobility issues, MS), there is still a need for more housing options for these individuals in new buildings. Stakeholders noted that the default accommodations (e.g. 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.

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 market housing. The stigma of income-assistance has also resulted in some rental companies discriminating individuals from housing opportunities.

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).



5.3 Opportunity Areas

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. 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.

Continued Support for Senior Housing and Affordable Housing Options

There are currently many initiatives aimed at providing more housing options for seniors and supportive living across the region. Stakeholders highlighted senior housing initiatives, including Heritage, the Mennonite's Elder's Lodge, and Better at Home, that provide house keeping duties, food provisions, and medical care for seniors. Stakeholders noted that providers (e.g. Northern Health) are interested in exploring similar opportunities to build and operate senior housing in the region, while investors are specifically interested in opportunities in Fort St. John.

Stakeholders highlighted other housing initiatives that are aimed towards providing housing options to specific groups including BC Hydro's building for Hudson's Hope's staff and medical workers, BC Housing's passive apartment building with allocation for low-income households, and apartments for medical students at CMCH rates.

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

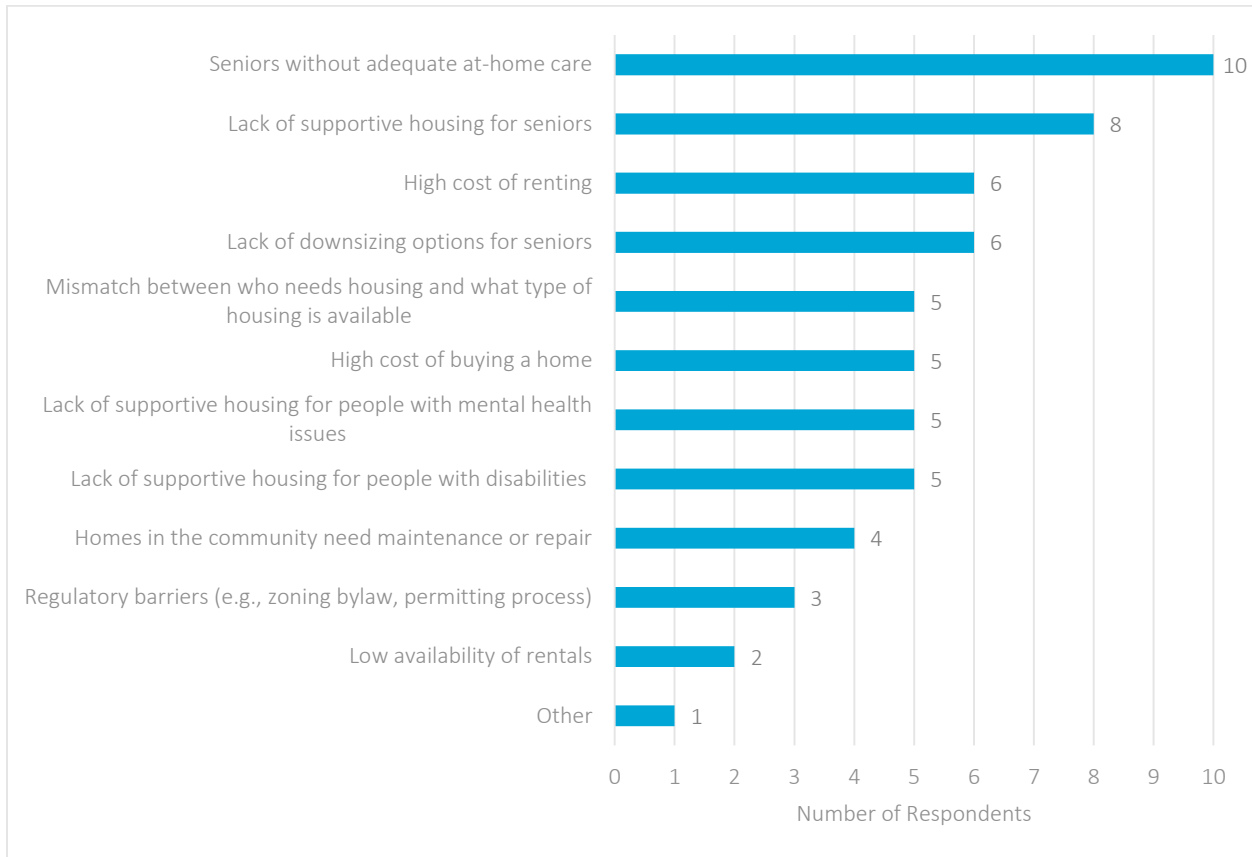
5.4 Survey Findings for Electoral Area D

Housing Challenges

Stakeholders and survey participants were asked about housing challenges and opportunities specific to Electoral Area D. Figure 27 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 27 and other challenges mentioned by survey participants and stakeholders.

Figure 27- Top Community Issues in Electoral Area D



Senior Housing

As shown in Figure 27, 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.

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.



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.

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.

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 dwellings 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.



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 future⁷.

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.

⁷ 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 implication 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 out paces supply due to a shadow population in a community, there are also often increases in illegal suites, campground stays, hotel stays, etc.⁸

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.


Issues have been identified where lower cost housing units have been renovated and now cost more to rent or own, resulting in fewer affordable units in the community.

Lack of trained residential trade workers to complete housing projects

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:

⁸ 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>

- 
- 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;
 - 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.

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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, and in BC are currently operating at 50% capacity.
- 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 2020⁹.
- 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 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

⁹ 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/>.



unemployment rate across British Columbia reached 11% in July 2020¹⁰. As of September 2020, the regional unemployment rate has declined to 7%, making it the lowest rate in all of British Columbia¹¹.

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 2020¹².

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¹⁰ 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>

¹¹ 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>

¹² 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 dwellings (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.

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 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.



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.

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)]
- Average and median assessed values by structure type since 2005 [Section 6 (1) (f) (ii)]
- Average and median assessed values by unit size since 2005 [Section 6 (1) (f) (iii)]
- Average and median sales prices for all unit types since 2005 [Section 6 (1) (g) (i)]
- Average and median sales prices by structural type since 2005 [Section 6 (1) (g) (ii)]
- Average and median sales price by unit size since 2005 [Section 6 (1) (g) (iii)]

Census

- *Total number of workers over past 3 census reports [Section 5 (a)]*
- *Number of workers by industry over past 3 census reports [Section 5 (b)]*
- *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)]*
- *Renter and owner household income – average [Section 4 (f), (g)]*
- *Number of non-movers, non-migrants, migrants over past three census reports [Section 3 (1) (a) (x)]*
- *Average household income [Section 4 (a), (b)]*
- *Households in specified income brackets [Section 4 (c)]*
- *Number of units that are subsidized housing [Section 6 (1) (e)]*
- *Renter households in subsidized housing [Section 3 (1) (ix)]*

CMHC

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



Local Government and BC Housing Stats on New Construction

- *Demolished – overall and breakdown of each structural type and by tenure (if available) [Section 6 (1) (m) (i), (ii), (iii), (iv)]*
- *Substantially completed – overall and breakdown for each structural type and by tenure (if available) [Section 6 (1) (n) (i), (ii), (iii), (iv)]*
- *Registered new homes – overall and breakdown for each structure type and for purpose-built rental [Section 6 (3) (a), (b), (c)]*

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Appendix B

Population Projections Methodology and Limitations



Appendix B – 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.¹³ 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

¹³ Or will continue to change in the same manner as they have been changing in the past.



household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report.

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.

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Appendix C

Engagement Summary

Appendix C – 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 City’s 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.

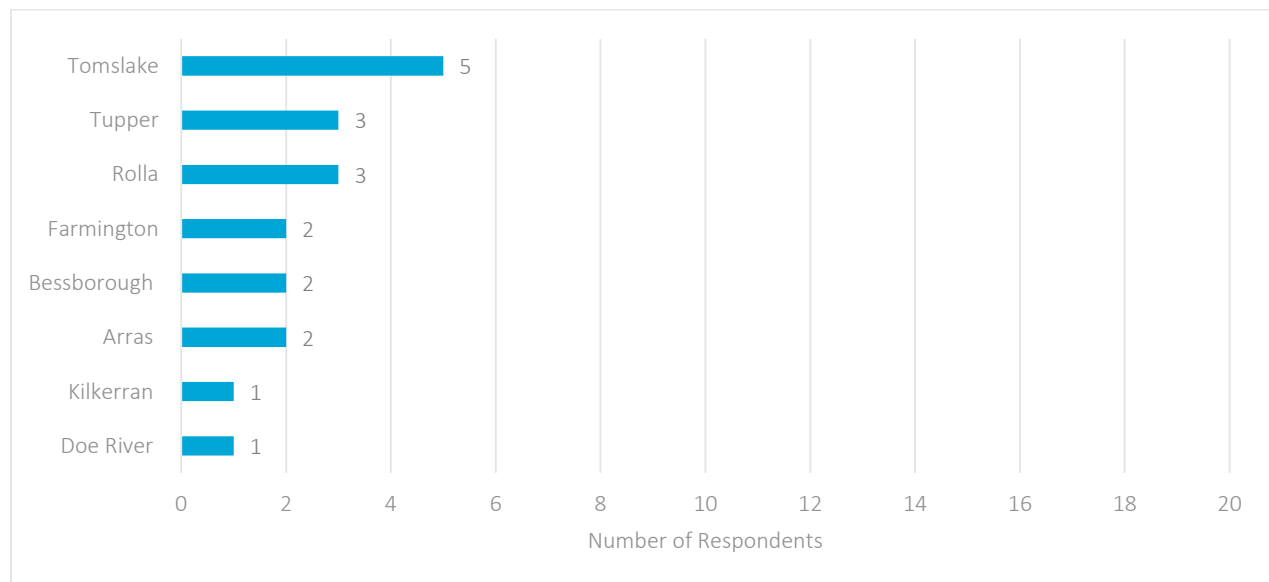
1.2 Demographic Questions

Demographic questions were asked to understand who completed the survey.

1.2.1 Community

Figure 28 shows where survey respondents live in Electoral Area D.

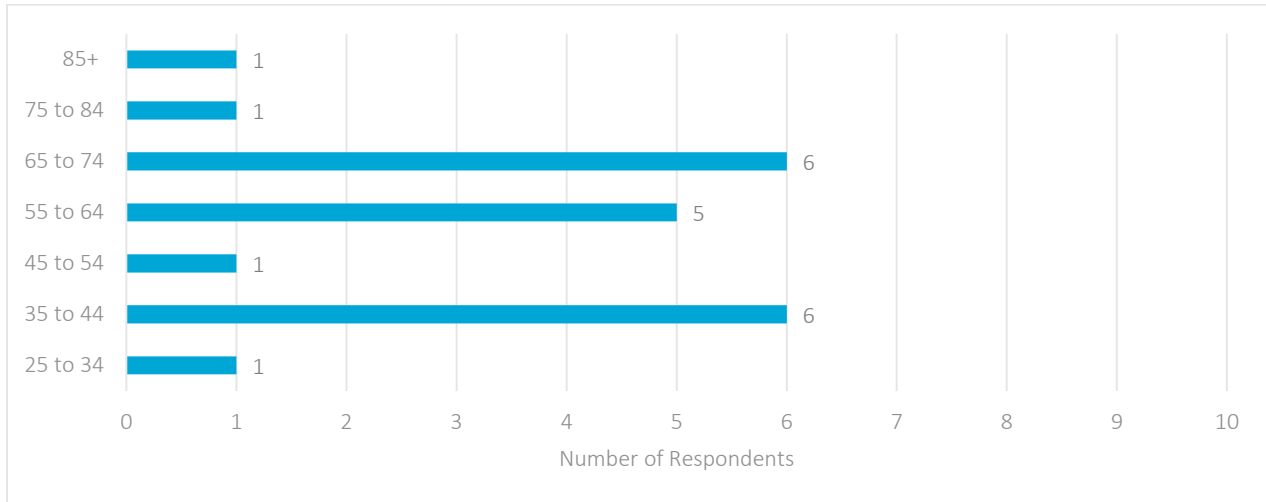
Figure 28. Communities Where Respondents Live (N=19)



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).

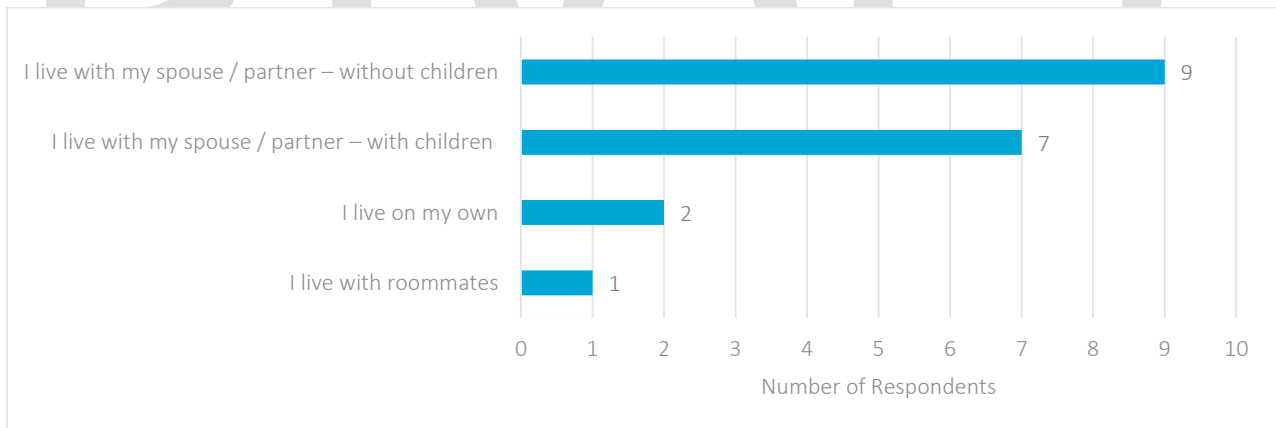
Figure 29. Age of Respondents (N=21)



1.2.3 Household Type and Size

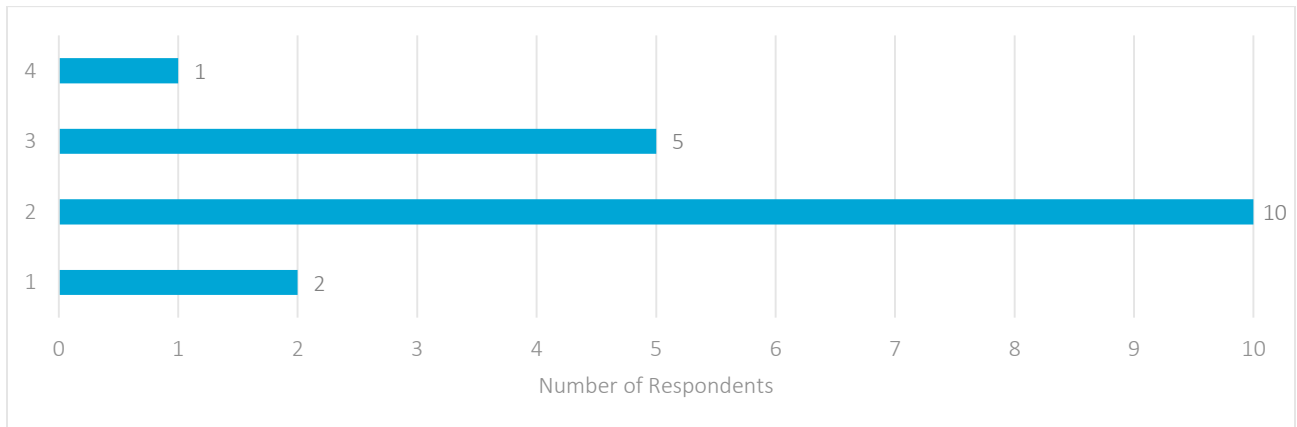
Survey respondents were asked to describe their household (Figure 30). Most respondents live in households with a spouse or partner with or without children.

Figure 30. Household Types (N=19)



Respondents were also asked about the size of their household (Figure 31). Most respondents live in two-person (10 respondents) or three-person households (5 respondents).

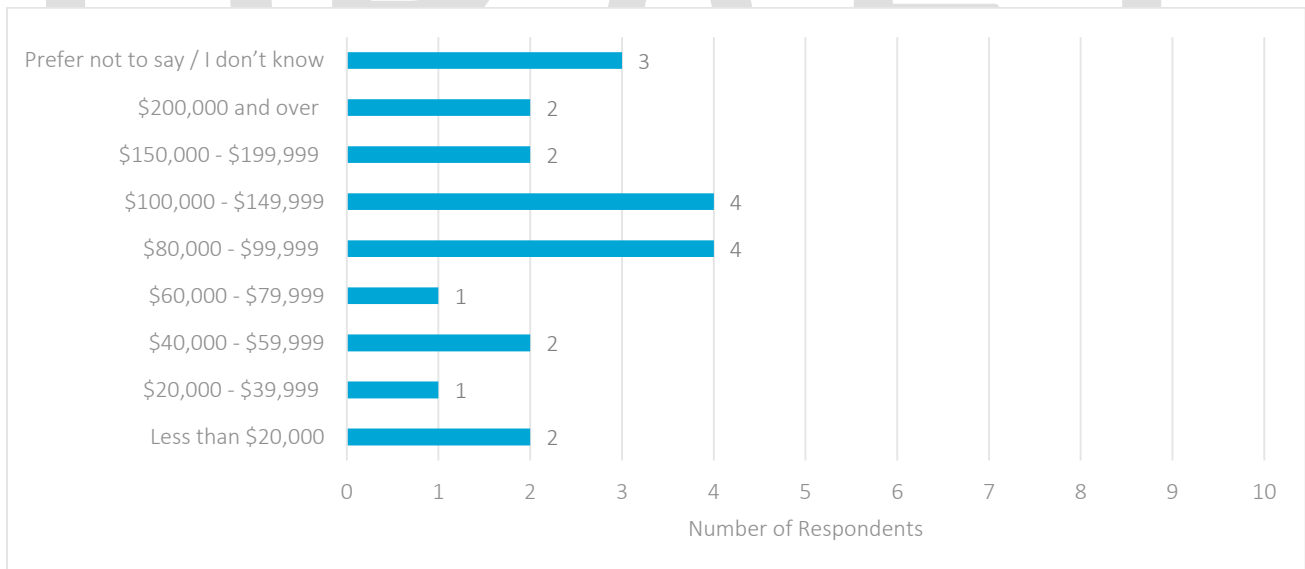
Figure 31. Number of People in Households (N=21)



1.2.4 Household Income

Figure 32 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 32. Annual Household Income (N=21)



1.3 Housing Experiences

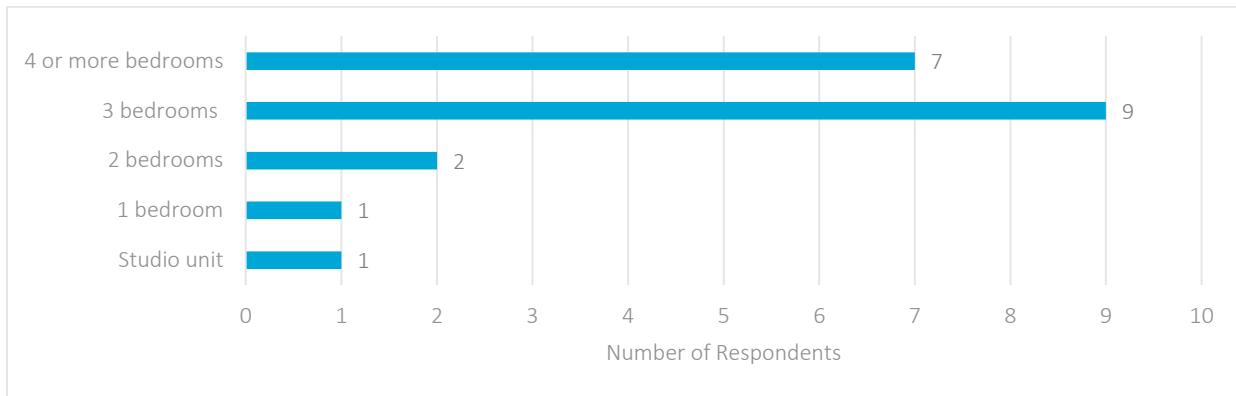
Survey respondents were asked a number of questions about their recent housing experiences.

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.

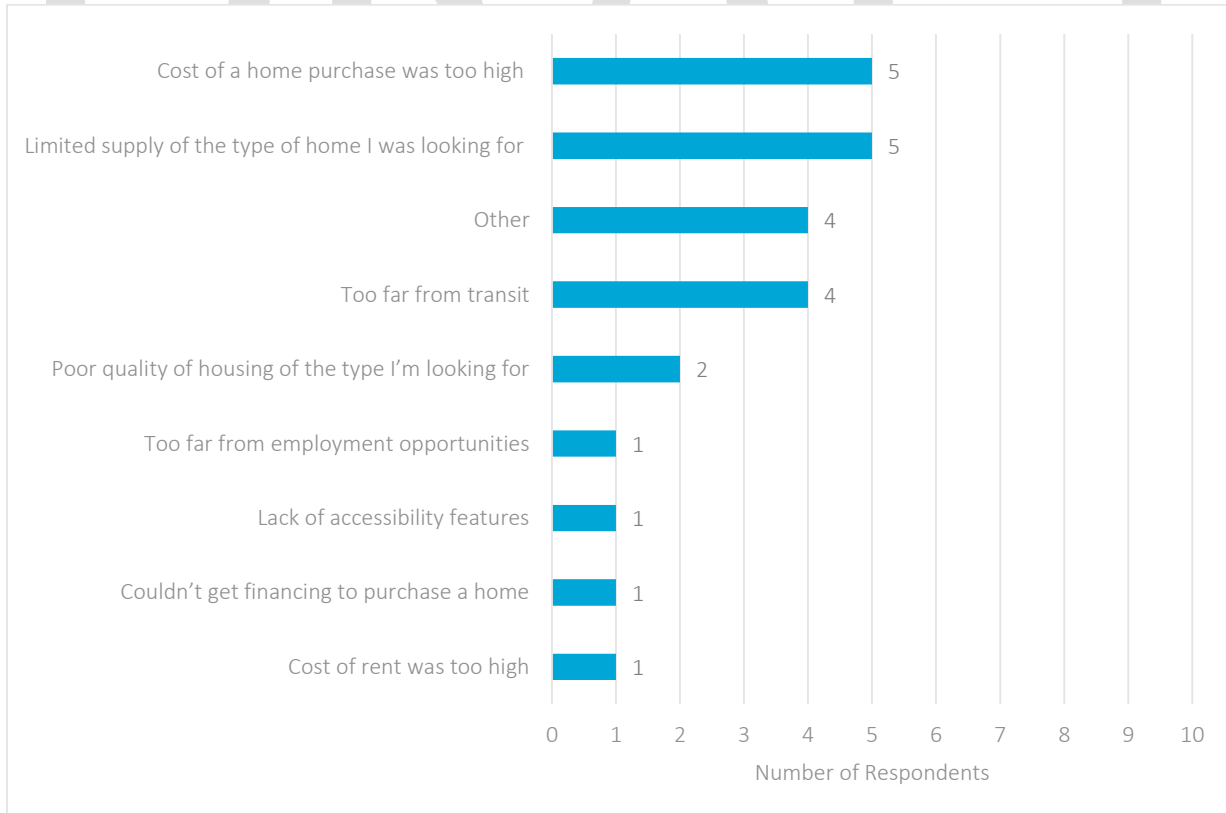
Most respondents live in homes with three or more bedrooms (Figure 33).

Figure 33. 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).

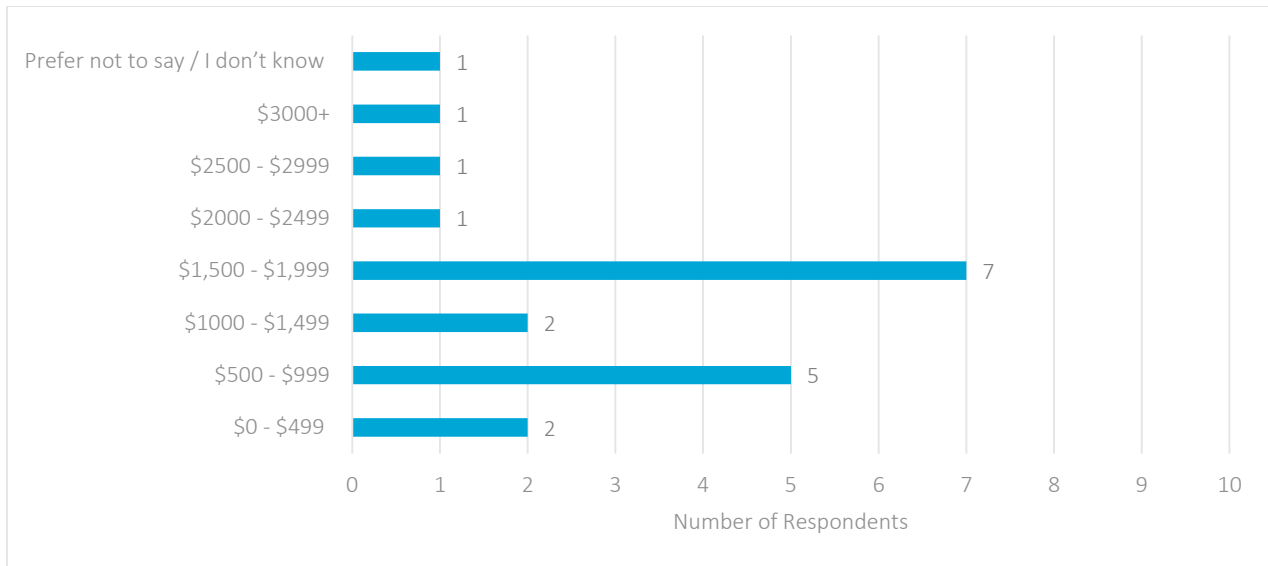
Figure 34. Barriers During Search of Current Home (N=15)



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 35. 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 35. 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 36 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 36. Top Current Housing Issues (N=7)

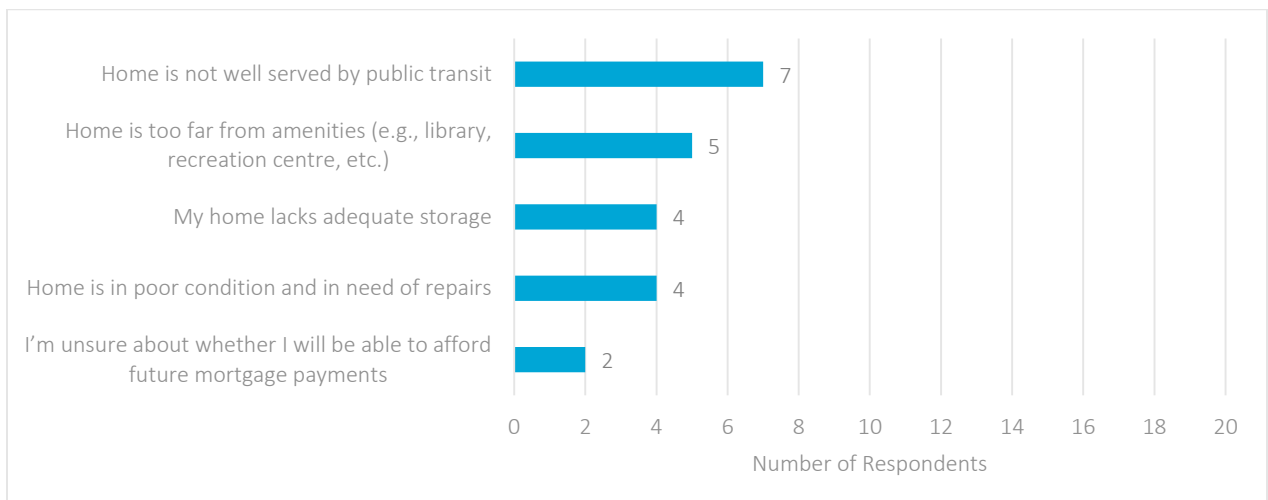
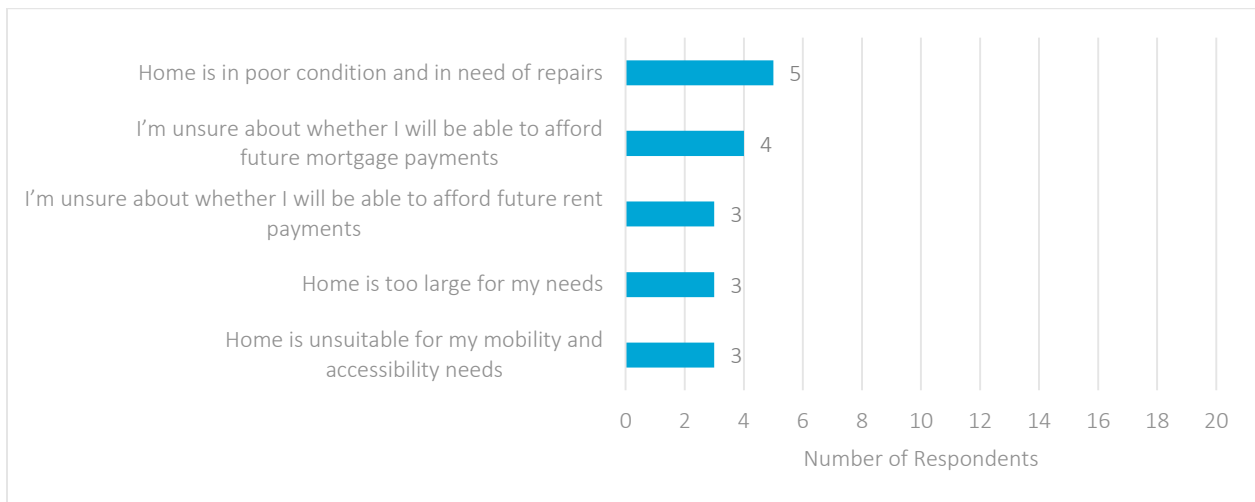


Figure 37 shows the top housing issues respondents anticipate in the next five years. Respondents were able to select as many issues that applied to them. All respondents that answered anticipated that their homes will be needing repairs (5 respondents), highlighting that this is likely a major issue for residents in this area.

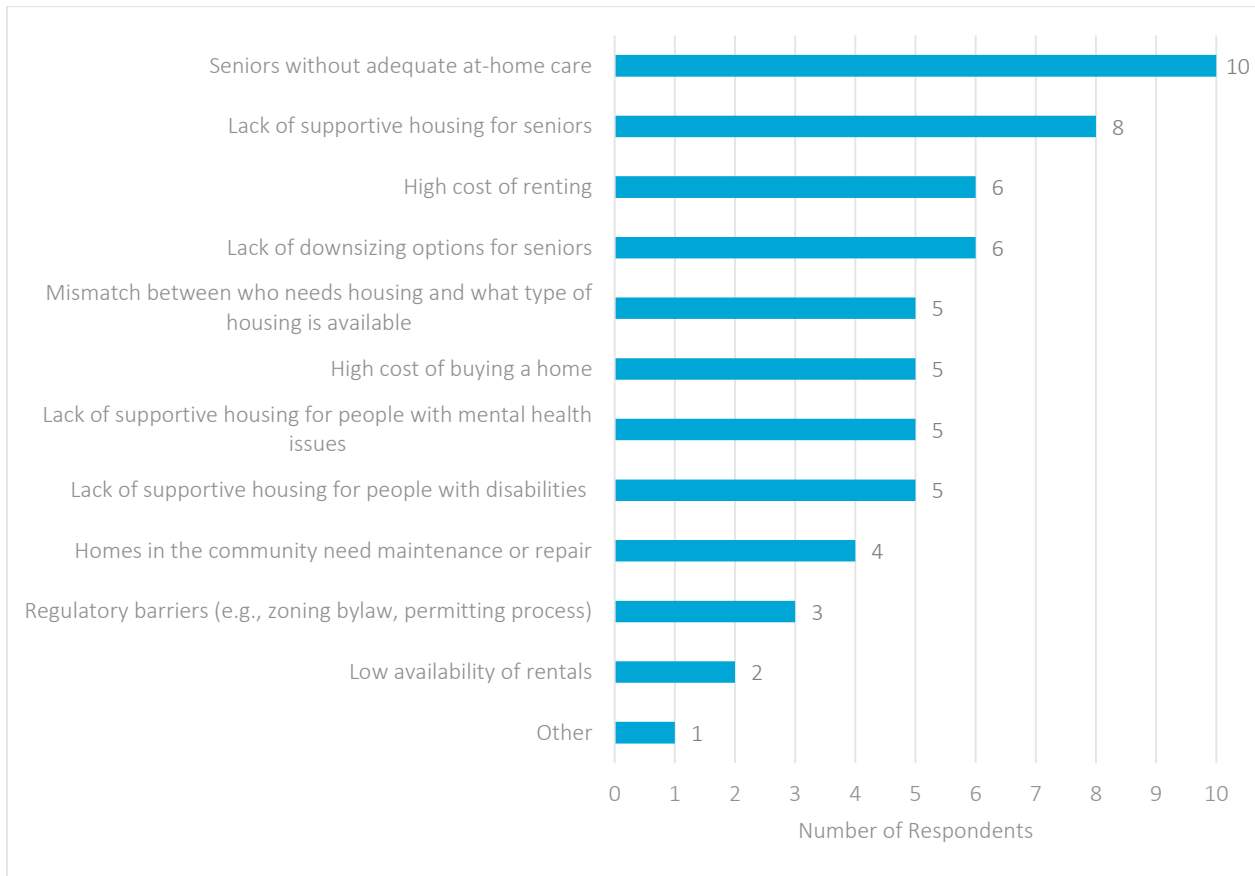
Figure 37. Top Housing Issues Anticipated in the Next 5 Years (N=5)



1.4 Community Issues

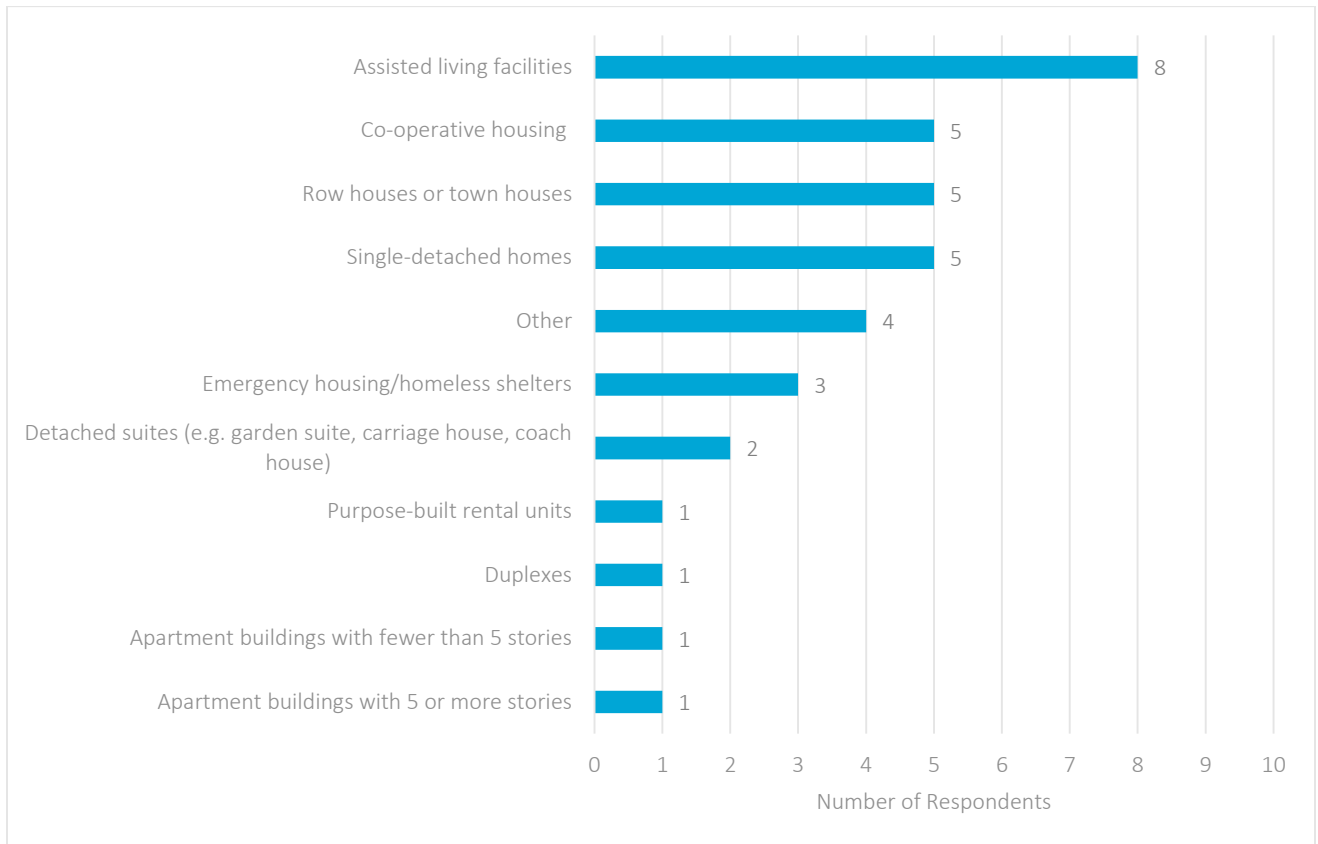
Figure 38 shows the community issues reported by respondents in Electoral Area D. Respondents suggested that the lack of adequate at-home care (10 respondents) and supportive housing (8 respondents) for seniors are the top issues. One respondent commented that preference for housing is given to industry 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 38. 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 39. 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), Nehiyaw (Cree) and Mountain Dunne-Za (Beaver) people.

Peace River Regional District		
Name(s)	Organization	Description
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*	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*	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	

*Focus group participants

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

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.

Electoral Area D		
Name	Organization	Description
Public Service Agents		
Leonard Hiebert	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.

Electoral Area E		
Name	Organization	Description
Service Provider		
Linda Garland	Moberly Lake Community Association	A registered society made up of Moberly Lake residents and stakeholders.



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. A number of community organizations were invited to participate in an interview or focus group. There was limited interest in participating during the engagement period for this project.

Challenges / Needs

Most residents in Electoral Area D have built or purchased their home. In recent years, there has been more housing built closer to municipal boundaries. Young people have bought land and housing closer to Dawson Creek and often rent a portion of the land. Some seniors have moved to nearby towns to have closer access to services. The two most prevalent challenges in the area, according to the interview participant, is homelessness and seniors housing.

The interviewee identified the following housing needs:

- People have increasingly found shelter in tents in the bush. These people range in age and demographic and set up tents outside municipal boundary.
- The Agricultural Land Commission restricts the ability to subdivide land to build property for family members
- Seniors are struggling. Many seniors have a home but don't have access to services in town (due to the need to drive a long distance)

Projects / Opportunities

The interviewees identified the following opportunities:

- Improve services for seniors, including snow removal and meals for seniors.
- Build partnerships between municipalities, private sector, ministry etc.