



Central Cariboo Housing Capacity and Gap Analysis Report

Prepared by CitySpaces Consulting | April 2021



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EXECUTIVE SUMMARY

The Central Cariboo's housing composition has largely catered to yesterday's workforce and their families, and in many ways has been the appropriate housing mix to meet the needs of households in Williams Lake and surrounding communities. For many years, the housing market was relatively stable and would experience ebbs and flows related to resource market commodity fluctuations.

A central finding from this Housing Capacity and Gap Analysis is the sudden, swift change in market conditions in recent years and the impact it is having on various households in the region. These growth pressures are added layers to the already complex and challenging socio-economic situation in the region such as homelessness, particularly in Williams Lake.

A key observation of the Central Cariboo housing situation is the need to scale-up multiple sectors in order to have the capacity to accommodate current and future housing needs. Specific examples include:

- ▶ Extremely poor condition of the rental housing stock. Rental units falling into disrepair are not suitable for most households including seniors with accessibility needs, relocating professionals looking for a starter home, and families with children. There are few rental property owners who own the majority of the purpose-built rental stock and it is unclear if they have the means to invest in the upgrades required to improve the stock.
- ▶ An increasing number of low-income and vulnerable households who cannot access or afford housing and a caring non-profit / community sector with limited resources and capacity to meet the complex needs of these households.
- ▶ A need for more diverse housing typologies including multi-unit housing; the development / building community is willing to continue delivering housing needed in the region, however the sector has limited experience, training, and resources to level-up from small-scale development to higher density housing forms.
- ▶ Uncertainty with respect to housing the workforce in the coming years. Known projects, such as the approved hospital expansion, will bring in construction workers and eventually new healthcare workers; however, there are no plans at this time on where temporary or permanent workers will live. Opportunities for major resource development will attract various temporary field professionals to the area, however it is unclear the extent of a regional 'shadow population' that resides in the Central Cariboo.
- ▶ BC Stats forecasts low to moderate growth for the region, however on-the-ground accounts and recent crisis events have created new factors that are driving change. This includes recent wildfires, flooding, and the COVID-19 public health emergency. All crises have contributed to migration into the region in their own unique ways; for example, an increased desire for residents living near

slope or wildfire hazards are starting to migrate into the city. Trends in amenity migration to the region has accelerated, particularly amongst recently retired seniors looking for alternative options to comparatively expensive housing markets such as the Okanagan. These demographic trends have pushed newcomers to the region.

Within this frame of reference, key findings outlined in this report include the following:

- ▶ **Groups experiencing the greatest challenges finding and affording housing include:** retiring seniors; single-parent households; single people; youth, young adults and students; low-income households; people with mental health support needs or experiencing substance use issues; people experiencing homelessness or at-risk of homelessness; the workforce; and, Indigenous households.
- ▶ **Housing gaps identified include:** year-round low-barrier emergency shelter; transitional housing for persons experiencing homelessness; transitional housing for persons experiencing substance use issues including detox beds; supportive housing; youth safe house; market rental housing; short-term rental and workforce accommodation; alternative housing typologies; and culturally appropriate housing for Indigenous households.
- ▶ **The Central Cariboo is estimated to need up to 817 net new units by the year 2028**, which could fluctuate substantially depending on the status of proposed major resource projects. At least half of these units are expected to be absorbed in Williams Lake and Electoral Area E, and the remainder in close proximity to jobs.
- ▶ Within current conditions, this report presents two potential housing composition scenarios for the estimated net new units: (i) more of the same (largely three- and four-bedroom units); and, (ii) potential development pattern shift to accommodate anticipated changing demographics (a balance of one-, two-, and three-bedroom units).

A total of **18 strategies** have been identified to address housing gaps in the Central Cariboo, which have itemized actions for implementation. Strategies include: scaling-up the non-profit housing sector, developer / building sector, and local government; considering front-ending pre-construction studies such as archaeological assessments; financial incentives; formulating partnership as well as canvassing potential housing operators for their interest in potential housing projects; pet-friendly rental housing; establishing a regional housing corporation or authority; inclusionary housing policy; housing agreements; housing reserve fund; rent supplements; regenerating older rental buildings; parkland dedication; standards of maintenance bylaw; accessible and adaptable housing requirements; and, parking reduction for affordable housing projects.

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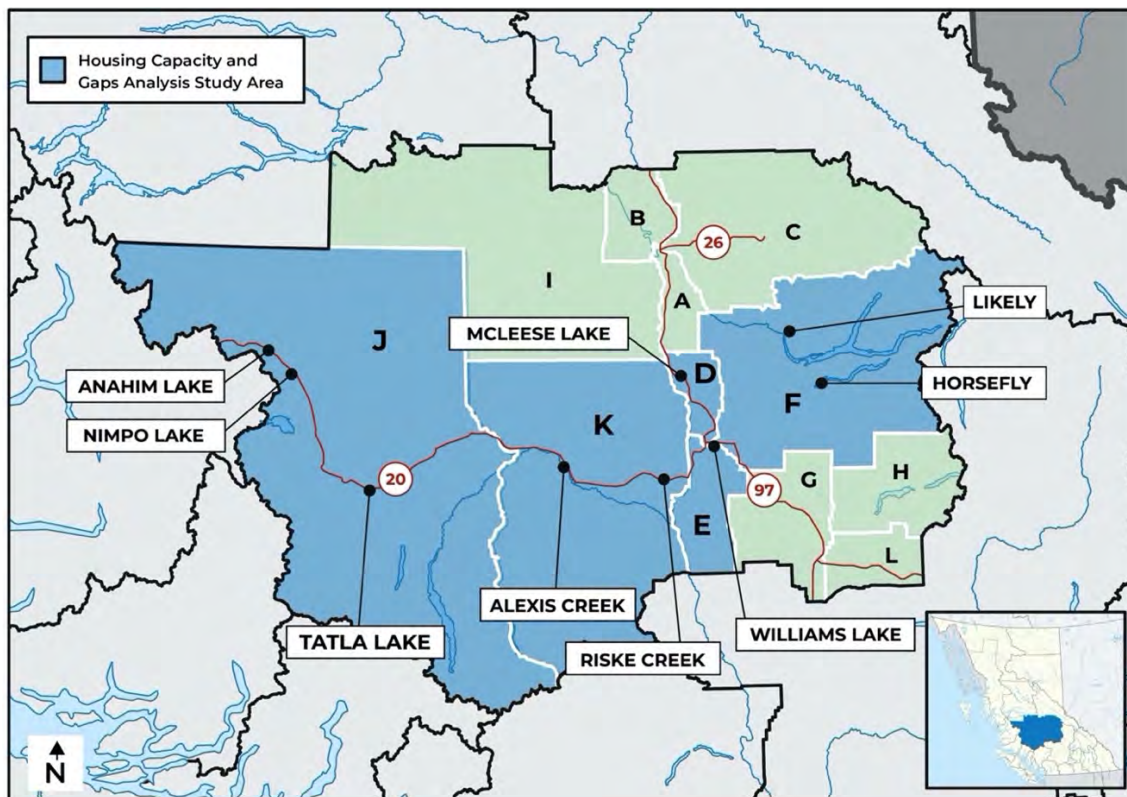
INTRODUCTION

Project Overview

The City of Williams Lake has prioritized the need to understand local housing issues for a long time. The City completed housing need and demand assessments in 2012 and 2014, both of which identified the need to develop more affordable housing in the community. Positive progress has been made since these initial reports were completed, including the delivery of new affordable housing projects.

While positive actions have been implemented to address housing needs, there remain complex housing challenges in Williams Lake and surrounding communities. In 2020, the City of Williams Lake in collaboration with the Cariboo Regional District (CRD) are completing a housing study once again; this time expanding the jurisdictional scope to include the “Central Cariboo” communities of McLeese Lake, Anahim Lake, Nimpo Lake, Tatla Lake, Alexis Creek, Riske Creek, Likely, and Horsefly. This study also aims to meet new legislative requirements for local governments to prepare a Housing Needs Report.

Figure 1: Central Cariboo Region and Study Area



LEGISLATIVE REQUIREMENT

In April 2019, the Ministry of Municipal Affairs and Housing introduced new legislation under Part 14 of the *Local Government Act*. The new regulation requires local governments to complete Housing Needs Reports by 2022 and thereafter every five (5) years. The purpose of the legislation is to: (i) enable the provincial government to gain an understanding of recent changes in demographics and housing and provide important context to plan for future housing needs; (ii) enable municipalities to better understand the current and future housing needs; and, (iii) assist local governments in implementing policies and bylaws that respond to current and projected housing needs. The indicators gathered in this report align with these requirements.

What can this report be used for?

Understanding housing needs, gaps, and related issues helps local governments formulate policies and regulations to enable new residential development projects to incorporate housing units that meet the needs of the community.

Key findings can also be referenced for advocacy. A wide variety of sectors can utilize information from this report to inform their initiatives, such as developers and non-profit housing providers working towards an affordable housing project.

Funders and agencies, such as BC Housing and Canada Mortgage and Housing Corporation, typically require rationale for housing funding applications and the information from this report can help address those requirements.

Methodology

This process began in the summer of 2020 and was conducted during the COVID-19 public health emergency. Data collected for this report pre-dates COVID-19 and captures points-in-time that do not take into account potential shifts in demographic and socio-economic indicators (e.g., household income). Virtual engagement activities gained perspectives from community members and stakeholders on the housing situation before and during COVID-19.

TECHNICAL COMMITTEE

The process benefited from a Technical Committee, which guided the consultant teams' work and provided important local context to the study and reporting. Technical Committee members were

representatives of City of Williams Lake Council, one representative of the CRD Regional Board, two staff members from the City of Williams Lake, and one staff member from the CRD.

RESEARCH

Key findings were informed by compiling and analyzing both quantitative and qualitative research:

- ▶ **Quantitative sources:** this includes data from Statistics Canada (Census 2006, 2011 and 2016); municipalities within the Central Cariboo (e.g., building permit data); BC Assessment; BC Housing; BC Statistics; 2018/2020 Reports on Homeless Counts in BC; and CMHC Rental Market Reports. Quantitative data aligns with the requirements outlined in the Ministry of Municipal Affairs and Housing's *Guide to Requirements for Housing Needs Reports*¹.
- ▶ **Qualitative sources:** this includes results from an online survey, virtual workshops with stakeholder groups, and key informant interviews. Insights from qualitative sources were also used to supplement data that is not available at the local geography level.

ENGAGEMENT

An Engagement Strategy was prepared for this process, which outlined numerous activities to engage with the public and stakeholders including: an online survey, virtual focus groups and key informant telephone interviews. The COVID-19 public health emergency required engagement activities to be conducted in a virtual setting to ensure physical distancing and safety of all participants.

There were 342 responses to the online survey. An additional 27 organizations and individuals were engaged through virtual focus groups and telephone interviews, with specific activities outlined below. Most stakeholders were able to comment on the context of Williams Lake, with very few having insights on communities East and West of the Fraser. Observations and insights obtained through what we heard have been integrated into this report to support, and provide context to, the data collected from various sources. A summary of activities is provided below.

- ▶ **Non-profit and community organizations virtual focus group:** A virtual focus group session in November 2020: attended by representatives from social service agencies and non-profit organizations. Participants provided their thoughts on who needs housing in Williams Lake and the region, what's missing, and what is needed to address the obstacles to housing residents. The session focused on the housing needs of vulnerable populations including persons experiencing

¹ There may be some inconsistencies in the population and household statistics due to data sources. For some tables, Statistics Canada Census (2006 and 2016) data was used while, for others, data from the National Household Survey (2011) was used. Unlike the 2006 and 2016 census statistics, the 2011 NHS survey was voluntary and is based on 25% data. The 2011 data may not be directly comparable to the 2006 and 2016 data. The 2011 NHS survey received low response rates from some communities in the CRD and may not be directly comparable to other communities. In order to appropriately compare data across all three periods, the custom data tables procured by the Province includes only 25% data for all years. Total population counts and age breakdowns are reported as 100% data.

homelessness, persons with mental health issues and substance use issues, access to services, and capacity to meet local need.

- ▶ **Developer and builder community virtual focus group:** A virtual focus group session in November 2020: attended by a couple of developer / builders. Participants provided their input on development constraints and opportunities, the housing typologies and tenures they are pursuing, and challenges related to finding sites. A key component of the discussion focused on the limited developable land available for non-land holders. The discussion focused on small scale, low density residential development projects.
- ▶ **Employers and institutions virtual focus group:** A virtual focus group in November 2020: attended by representatives from a cross-section of employers including the School District, Thompson Rivers University, and health agencies. Participants shared their thoughts on housing needs and gaps, including challenges with finding housing for newly recruited workers to Williams Lake. The session focused on the need for a broad range of housing forms and tenures, especially rental housing.
- ▶ **Public housing survey:** A public survey was made available from October 23rd to November 22nd, 2020 and received 342 responses. This was an excellent response from the community and revealed the public's perception on housing needs and issues on a variety of topics including affordability, accessibility, suitability, and needs. Many survey respondents provided descriptions and stories of their housing experiences, some of which have been excerpted throughout this report. A summary of the survey is attached as Appendix B.
- ▶ **Key informant interviews:** There were 11 formal key informant interviews conducted as part of this process, plus an additional three written / email submissions, and three informal conversations with stakeholders as follow-up to various research questions. Key informants included representatives from industry (e.g., Tolko, Gibraltar Mine), non-profit organizations, health authority, Williams Lake First Nation, Northern Shuswap Tribal Council, Likely Chamber of Commerce, and local builders / developers.

The Housing Continuum

The housing continuum is an illustrative diagram that helps communicate the full range of potential housing types and tenures in a community.

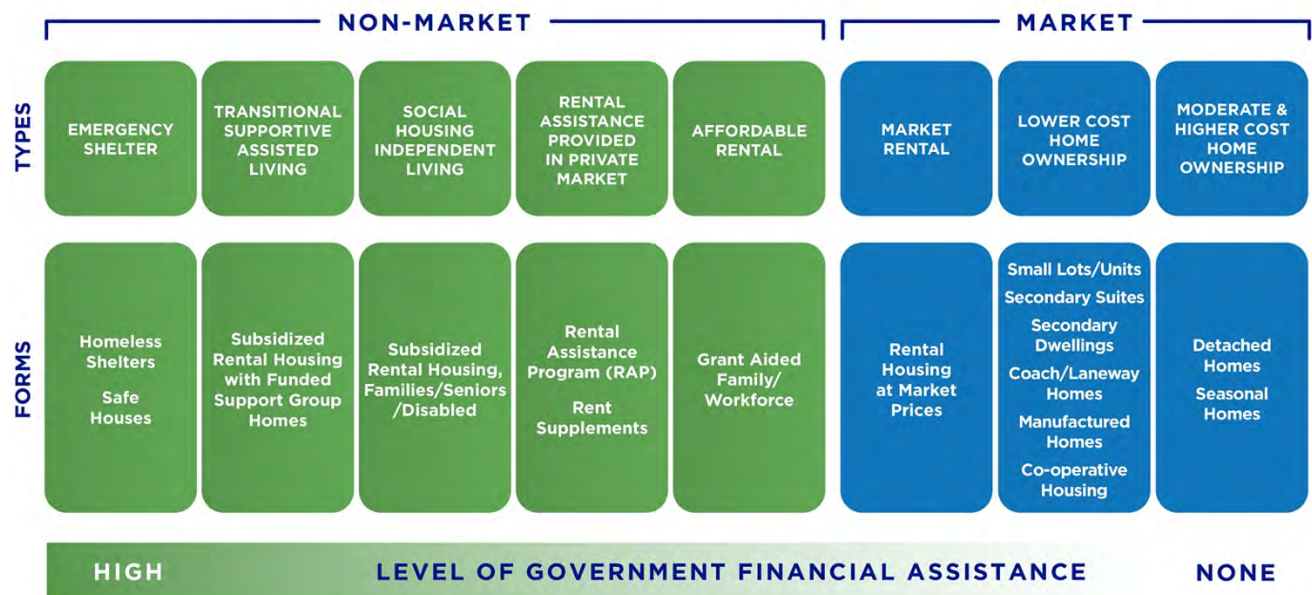
The non-market side of the continuum includes emergency shelters, safe houses, transitional and supportive housing options. These housing options offer community members affordable, sometimes temporary, accommodation including for low-income households, vulnerable populations and persons experiencing homelessness.

Moving along the continuum is independent social housing for low-income households. While this type of housing is still government subsidized, there is no additional support required for households to be able to live independently and often less subsidy is needed to maintain these units. Rent supplements bridge the non-market and market sides, and the remaining tenures include rental and ownership housing forms that are available through the private market without any subsidy.

Each source of supply along the housing continuum is interrelated, and constraints in any one supply type will impact others. With an aging population, for example, senior residents are challenged to find suitable and accessible housing, which has led to seniors being 'stuck' in oversized large maintenance homes that could otherwise be available for young families.

The housing continuum is not linear, nor a ladder. It is a fluid network of housing options that allow households to find and afford a home that meets their needs. A household should be able to navigate this network of housing options as their lifecycle, and life circumstances, change over time - including in times of crisis. There is no final destination, or ideal location, along the housing continuum; it is simply intended as a framework to understand the range of possible housing types and tenures individuals may need during their lifetime. When a household is unable to find and/or afford housing in a community that meets their needs, this signifies a housing gap along the housing continuum.

Figure 2: Housing Continuum



REGIONAL CONTEXT

The Central Cariboo study area is centered on the City of Williams Lake, population 10,325². Williams Lake sits just west of the Fraser River, which divides the study area in two. Communities to the west are located along the Chilcotin River, which cuts through the rolling Chilcotin Plateau. Communities to the east of the Fraser River are located on the Cariboo Plateau, which rises towards the glacier lakes of the Cariboo Range.

The Study Area is a sub-district of the Cariboo Regional District. In its entirety, the population of the Study Area is 22,805, with 45% of the population located in the economic and service hub of Williams Lake.

- ▶ **Williams Lake:** the most populated and urbanized community of the region, serving as a central hub to surrounding communities and industries.
- ▶ **East of the Fraser:** including Electoral Areas D and F and the communities of Horsefly and Likely. Also includes the unincorporated settlement of Big Lake.
- ▶ **West of the Fraser:** including Electoral Areas E, J and K and the communities of Anahim Lake, Nimpo Lake, Tatla Lake, as well as Riske Creek and Alexis Creek.

Planning and development in the study area is guided by the Williams Lake Official Community Plan (OCP), and the Cariboo Regional Districts' Williams Lake Fringe Area OCP, and the Cariboo-Chilcotin Land Use Plan.

- ▶ **Williams Lake OCP (2011):** The Williams Lake OCP establishes the land use framework to guide future development in the City, including residential development. Section 4 - PA-AHLN outlines numerous goals, objectives and policies on affordable housing and livable neighbourhoods. These policies include: encouraging a mix of housing types, sizes, tenures and typologies; considering setting aside City-owned land for affordable housing; and encouraging the development of special needs housing.
- ▶ **Williams Lake Fringe Area OCP (2013):** The CRD adopted the Williams Lake Fringe Area OCP for the area surrounding Williams Lake. The plan recognizes the limitations to development presented by servicing costs, natural heritage protection and ALR restrictions, and directs residential growth to existing corridors and the periphery of Williams Lake.
- ▶ **CRD Agricultural Policy (2016):** Beyond the greater Williams Lake area, there are limitations to residential development to conserve agricultural lands. The CRD's Agricultural Policy discourages "all non-farm development of agricultural land unless it can be demonstrated that the lands are not suited to agriculture and there is no other viable alternative location." It further restricts

² Statistics Canada, 2016 Census of Population

development that would adversely affect agricultural activities by placing robust development guidelines.

- ▶ **Cariboo-Chilcotin Land Use Plan (1994):** This Plan is administered by the Province and establishes the long-term sustainability measures to balance environmental and economic objectives in the region. It focuses on conservation, recreation, and access to resource development areas. The broad protected areas and special resource development zones limits residential use in these areas and reinforces the growth management principles to concentrate most new housing development in already established settlement areas.

There have been a number of recent studies, initiatives, and tools that have been undertaken in the Central Cariboo that are relevant to the Housing Capacity and Gap Analysis Report.

- ▶ **Labour Market Study (2020):** The CRD recently completed a 2020-2025 Labour Market Strategy which projects a district-wide demand for 1,835 new workers over the next five years, but that recruitment will be challenged by the low supply of rental housing. In addition to growth in the region's traditional resource-based employment, the study projected a significant increase in healthcare, social service, and service industry jobs. Businesses in Williams Lake reported low satisfaction with the supply of rental housing to house these workers.
- ▶ **Hospital Expansion (underway):** Healthcare is set to expand in Williams Lake, which already serves as the medical hub for the Study Area and wider catchment of 53,000 residents across the Cariboo and Chilcotin. Cariboo Memorial Hospital is one of two Level Two Trauma units in the Interior Health District. The hospital commissioned the Cariboo Memorial Hospital Master Plan in 2011 that recommended preserving and expanding the hospital's existing campus. In October 2020, a Request For Proposals was issued by Interior Health for private partners in a \$217.75 million expansion of the hospital's clinical and support spaces.
- ▶ **Child Care Needs Assessment and Action Plan (2020):** The City of Williams Lake issued the Child Care Needs Assessment and Action Plan and found a lack of early childhood educators, a gap that presents further obstacles to the City's efforts to recruit workers to growth sectors such as healthcare. Interviews with stakeholders in the education and healthcare sectors have further emphasized the obstacles to recruitment created by an inadequate and unaffordable supply of quality rental housing.
- ▶ **Student Housing Market and Demand Analysis (2019):** Williams Lake is home to a campus of Thompson Rivers University (TRU) with a student population of 257, with 51% of students originating from the Williams Lake area. This study found that three-quarters of the student population felt that housing was difficult to find, and a recent study anticipates that student housing needs will intensify with the expansion of healthcare and trades programs. The campus does not currently offer student housing, but this report recommended the university investigate using a high school as a location for student housing.

- ▶ **Point-in-time Homeless Count (2020):** The City continues to have many residents experiencing homelessness. A 2020 homeless count recorded 51 people experiencing homelessness in Williams Lake, an increase from 43 people who were counted in 2018. Of these 25 were sheltered and 26 went without shelter. This is an undercount as not everyone experiencing homelessness can be found / identified during a 24-hour period, and not everyone experiencing homelessness gives consent to being counted.
- ▶ **Economic Development Strategy (2018):** The City of Williams Lake released an Economic Development Strategy Report in December 2018, which reinforces the significance of housing in unlocking economic development. The report finds that the diversification of the housing stock and increase in rental housing could enhance the desirability of Williams Lake as a place to live and work. However, the report found that the relatively low-cost of rental and market housing in Williams Lake has been a disincentive to the private development of new housing, and that much of what the City considers prime developable land is held by the crown and local institutions. The report specific points to parcels owned by TRU, School District 27, and land reserved for a potential highway corridor.
- ▶ **Standards of Maintenance Bylaw (underway):** The City of Williams Lake is currently taking steps to improve the quality of existing rental housing by beginning to draft a maintenance bylaw. Endorsed by Council in early 2020, the bylaw will enforce basic maintenance standards, such as adequate heating and fire protection, in rental units and will be applied in response to tenant complaints. The City and Region have also passed bylaws to permit secondary suites and carriage homes in some areas, which this bylaw will be applied to.

There have been a few recent market and non-market residential development projects delivered or underway in in the Central Cariboo. Projects of note include:

- ▶ **39-unit Affordable Rental Project:** A 39-unit affordable housing project on First Avenue was recently completed. Owned by BC Housing, eight of these units are operated by the Williams Lake Association for Community Living with three bachelor units renting at the provincial shelter rate of \$375 a month, five one-bedroom apartments renting at \$500 a month, and the remaining renting for between \$800 and \$925 a month, with a resident income cap at \$71,500. Concerns were raised by the public about the level of affordability compared to local incomes and average rents in Williams Lake.
- ▶ **86-unit Boitanio Mall Expansion:** In the private development sector, a proposal was recently put forward to add housing units to the second floor of Boitanio Mall. The addition would include 86 units of market housing consisting of 15 studio apartments, 49 one-bedroom and 22 two-bedroom apartments. The application is still before Council.

- ▶ **Various Small-Scale Infill Projects:** In 2019, the City awarded a Northern Development Initiative Trust housing incentive grant to a four-unit townhouse development on Hamel Road. This is an example of some of the various small scale development projects that occur primarily in the City.
- ▶ **Westridge Estates Subdivision:** Westridge Estates is located southwest of the of the City near the Williams Lake Golf course. It started developing in the early 1990s and has experienced a slow but steady absorption of single-detached homes on compact lots (all land is zoned R-1, with the exception of townhouses located on Woodland Drive). This neighbourhood is one area of town where homebuyers can find a relatively newly constructed home, with prices ranging from \$329,000 to \$497,000³. Approximately 63 acres of privately held, undeveloped land is slated for phased residential development included bare land strata and single-detached homes. Some of the land holdings currently have temporary farm status.

Image 1: Photographic Record í Westridge Estates Subdivision

Source: Interior Properties Real Estate, 2021



³ At the time of this study, five single detached homes, ranging from three- to five-bedroom units, were for sale in Westridge Estates

RESOURCE BASED ECONOMY

The nature of the housing challenges facing Williams Lake and the Central Cariboo are shaped in large part by its economic development and labour market context. The economy of the Central Cariboo has historically been based on natural resources, which boom-and-bust cycles mean fluctuations in housing demands and the purchasing power of residents, which in turn can discourage investment in new and rehabilitated housing. In the Cariboo Census Division, 6,870 workers, or 22% of the entire workforce, is employed in mining and forestry, with over 3,000 employed directly in wood product manufacturing.

Forestry has been the long-standing economic driver for Williams Lake and region. However, a myriad of factors, from the mountain pine beetle epidemic to wildfires, the price of stumpage as well as international trade agreements, have impacted the forestry sector and it has gradually curtailed. The Cariboo Chilcotin Regional Labour Market Strategy indicates that reskilling of forestry workers impacted by the forestry downturn is being implemented, however there is a risk of worker (and family) displacement in search for employment opportunities and education outside of the Cariboo.

Forestry continues to play a major role in the economy of the study area, with major employers including West Fraser (sawmill and plywood), Tolko, and Sigurdson Forest Products Ltd. However, the industry has been negatively affected by a number of external factors including 2017 wildfire season, high stumpage rates, and the long-term impact of the mountain pine beetle.

- Government permitted timber yields were set to drop in the Williams Lake area before the fire, but the fire will further diminish lumber yield in the medium to long term.
- Over 17% of the Williams Lake timber harvesting land based was affected by wildfires.

Logging mill operations across British Columbia have struggled in 2020. A recent study by the Forest Economic Advisors consultancy firm found that BC was the highest-cost lumber-producing jurisdiction in the world. While forestry has been experiencing substantial industry changes, it remains as a key component to the regional economy and consists of major employers, including:

- **Tolko Industries**, which has three locations in Williams Lake (Soda Creek, Woodlands, and Lakeview), employs approximately 300 people. Aging infrastructure, as well as a devastating sawmill fire, instigated capital investment and complete rebuilds of the mills. Operations are stable and, at this time, there are no plans for expansion in Williams Lake or Cariboo region that would induce demand for significant new positions or more workers⁴. Representatives from Tolko indicated that they are “always in recruitment mode”, especially for mill operator positions and entry level production employees. Recruiting trades people from other communities can be a

⁴ Representatives from Tolko provided qualitative input into this report

challenge when these recruits are unable to find rental housing; however, representatives indicate that this has not adversely impacted their recruitment efforts.

- ▶ **West Fraser Timber Co.** is a leading North American lumber company with diversified wood products, which began operations in the Cariboo region (Quesnel and then Williams Lake). As of 2021, it employs approximately 450 employees at two mills located in Williams Lake. As a long-time employer of residents in the region, West Fraser prides themselves on offering competitive wages (above living wages) and extended benefits according to local areas, including Williams Lake. Good paying jobs at places like West Fraser helps households pay for the cost of living, including housing.

Two significant mines operate within the Central Cariboo, with an anticipated third at the periphery of the study area set to alter the economic landscape of the region.

- ▶ **Gibraltar Mine**, which straddles the border between Electoral Areas D and A, employs approximately 700 people and is the largest employer in the CRD. The majority of employees live in Williams Lake, with approximately 100 employees commuting from neighbouring communities such as Quesnel, Kamloops and Lillooet⁵. Gibraltar Mine owns 14 rental units in Williams Lake to temporarily house new recruits, extended stay employees, corporate travel accommodation, and for mining exploration travel. Gibraltar's 14 rental units mitigate potential recruitment issues for new employees experiencing difficulty finding a place to live in Williams Lake. There are currently no plans for expansion for Gibraltar and, with a diverse age mix in their workforce, the company expects a manageable retirement cohort where vacancies can be filled by the local workforce.
- ▶ **Mount Polley Mine**, which extracts copper and gold and is located in Electoral Area F south of Likely, employs up to 340 people at peak operations. Operations were suspended in 2014 following the significant tailing pond dam failure and breach to focus on environmental remediation. It reopened for a short while however it is currently on care and maintenance status given the low price of copper, with a small crew of approximately 12 workers.

Several additional mining projects are at various stages of approval.

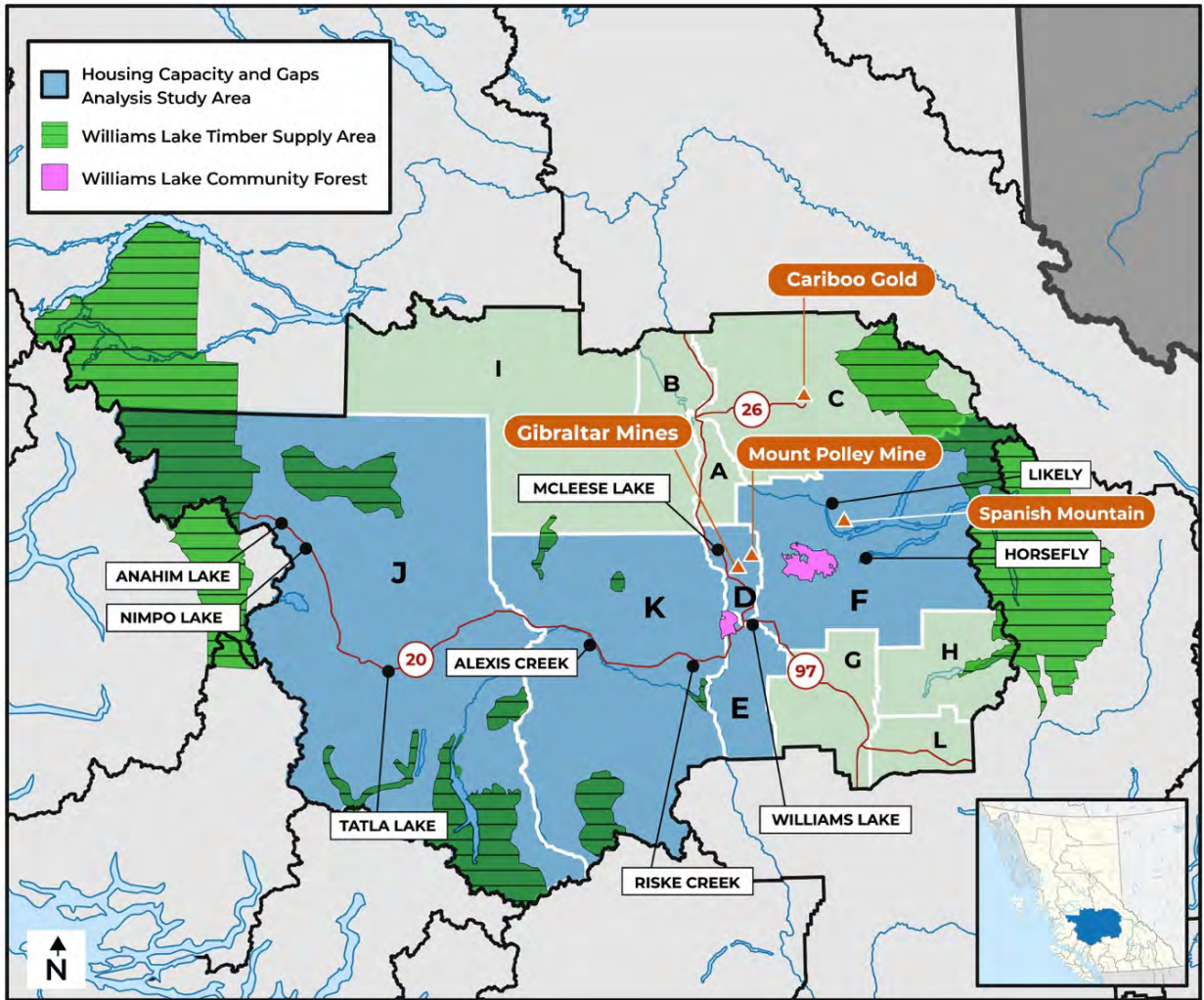
- ▶ **Spanish Mountain Project:** East of Likely is the proposed Spanish Mountain copper and gold mine, which is at the pre-application stage of its submission, under the *Environmental Assessment Act*, to the BC Government. It is anticipated that 250 jobs would be generated during construction and 200 permanent jobs created for long term operations⁶.
- ▶ **Cariboo Gold Project:** Osisko Gold Royalties Limited recently acquired large gold claims on Cow Mountain and Bonanza Ledge, outside of Barkerville. Although outside of the Central Cariboo, these sites alone have the prospect of generating revenues in excess of combined annual BC

⁵ Representatives from Gibraltar Mine provided qualitative input into this report

⁶ Spanish Mount Gold Ltd., 2020

mining revenues from last year and would undoubtedly have significant economic impact on the Central Cariboo. Bonanza Ledge may be in operation as soon as 2021 and Cow Mountain as soon as 2022.

Figure 3: Current and Proposed Resource Projects in the Cariboo



Housing Resource Workers

Stakeholders described a wide variety of challenges to housing resource workers. For mining companies, junior professionals (e.g., Engineers in Training, recent university grads) experience the greatest obstacles to finding suitable housing.

At this life stage, these professionals are not prepared to purchase a home and are uncertain about their long-term plans. Rental housing is the appropriate housing type for this group, however stakeholders described rental options as being in poor condition and unpleasant.

Mining companies like Gibraltar experience challenges recruiting engineers, biologists, geologists given the limited good quality rental stock.

INDIGENOUS COMMUNITY CONTEXT

Also centered in the Central Cariboo is the traditional territory of four bands of the Secwepemc Nation, represented by the Northern Shuswap Tribal Council or "Northern Secwepemc te Qelmuw" (NStQ). In 2018, the NStQ reached Stage Five of treaty negotiations, a stage that will see the Agreement in Principle formalized and ratified as a Treaty. This treaty would dramatically expand the amount of land under direct sovereignty to the NStQ in areas abutting the Williams Lake urban area to the north. The Williams Lake First Nation (WLFN) has a number of initiatives that are relevant to this study:

- ▶ **WLFN Office (2017):** In 2017 the Williams Lake First Nation opened offices in downtown Williams Lake to promote its resource and land development projects.
- ▶ **90 residential lot development (underway):** In 2018, the WLFN began offering leases on a proposed 90 residential properties and 10 commercial properties on band land a short distance east of Williams Lake.
- ▶ **Community Housing Strategy (2020):** In 2020, WLFN prepared a Community Housing Strategy for the coming decade. Indicators in this report found that there are 30 families on the waitlist for on-reserve housing for households ranging in size from one person to seven people. WLFN members prefer a range of housing types including detached cottages, duplexes, townhouses, and apartments as well as tiny homes. Several recommendations are outlined in the strategy including developing a safe house or transitional housing centre, establishing residential design guidelines, and supporting elders with downsizing.

WLFN are pursuing affordable housing projects on reserve including the CMHC rapid housing initiative and co-investment funds. Their focus has been on building housing for a wide range of needs, especially for elders and young single moms.

Members of the WLFN live on and off reserve. Many members live in the City of Williams Lake and search the community for places to rent or buy.

WLFN also sponsors a number of Indigenous post-secondary students who are pursuing trades training, undergraduate degrees, masters' degrees, and PHDs. These students will become skilled workers and professionals who may want to stay in Williams Lake in the future. This opportunity could lead to demand for housing in Williams Lake to meet their needs.

Regional Themes

The guide to preparing housing needs reports requires a statement on key areas of local need specific to: affordable housing; rental housing; special needs housing; housing for families; housing for seniors; and shelters for individuals experiencing homelessness and housing for individuals at-risk of homelessness. This section is organized by overarching observations as well as housing gaps and groups experiencing the greatest challenges with finding and affording housing, which addresses these requirements and adds additional insight.

OVERARCHING OBSERVATIONS

- ▶ **Distinct sub-regional characteristics:** Findings from this process are difficult to generalize across the entire region because there are very distinct differences of housing needs, gaps, and issues in its sub-regions. Even within sub-regions, there are local anomalies of housing need. Geographically, the urban area of Williams Lake is a very different context with respect to housing typology, forms, population, and need. Communities East of the Fraser (such as Likely and Horsefly) are rural but are experiencing a change in demographics and housing demand and have more clustering of services (albeit still limited). Communities West of the Fraser comprise high need populations with respect to housing, particularly Anahim Lake, and are much more isolated compared to the east.
- ▶ **Market fluctuations:** Williams Lake and communities located within the Central Cariboo are resource-based communities, subject to market fluctuations and commodity pricing. The ebbs and flows of the market impact employment and income, which in turn influences households' ability to afford housing in the local market. When industries such as forestry are adversely affected by the global economy, resulting in curtailment and layoffs, issues and sometimes crises result for families who depend on these jobs for their livelihoods. When industries are stable, this can ensure financial security for households and greater ability to afford the local cost of living. That said, expanding and growing industries may attract newcomers to the region – all of whom initially search for accommodation – end up competing for housing in the local market and can create availability issues and pressure on the local stock. Stakeholders and the labour market study indicate that industries tied to the market are relatively stable, however there is anticipation of growing sectors such as mining which are expected to attract new residents to the region.
- ▶ **New boom and influx of newcomers:** There has been a new boom in Williams Lake and surrounding region that preceded the 2020 COVID-19 public health emergency. A consistent theme heard from engaging with stakeholders and the public is the influx of newcomers to the region, driving competition for renting and buying homes. The recent acceleration in the housing market has not been observed previously by many long-term residents. Key drivers for the influx of newcomers include people 'moving back home'; for example, young adults who left the region to

go to school or find work are returning for reasons including: being closer to family, lifestyle, and the sense of a close-knit community. Some of these households have families and are intending on remaining in the region for the long-term. Other newcomers include short stay and long-term workers related to various industries, and retirees looking for alternatives to expensive markets such as Kelowna. It is expected that the trend of newcomers will continue in the years to come, particularly for temporary and permanent workers related to the hospital expansion and resource development.

- > The influx of newcomers has generated pressure on the housing market. Home purchase prices have been increasing and are relatively high compared to years previous. Stakeholders indicated that this is the most intense housing market they have ever seen. With minimal selection and competition, homebuyers are not getting what they are looking for and are making trade-offs to buy homes that are not suitable to meet their needs or are not affordable compared to their incomes.
- ▶ **Crisis influence:** There have been unique challenges presented to residents in Williams Lake and the Central Cariboo. Particularly in recent years, major environmental crisis such as wildfires, flooding, and landslides created events that greatly impacted the life safety and housing security of residents. Engagement from this process revealed that the devastating 2017 wildfires that displaced more than 24,000 people in the area has had a long-term impact on residents. Stories were shared about how residents felt and experienced what it was like not to be adequately housed. Not knowing where they were going to stay and for how long they would not have a secure roof over their head deeply impacted the community psyche. We also heard that this was the first time that residents had seen large street homelessness populations in communities like Prince George and Kamloops. This experience had both shaken the stability of peoples' own housing situation but also expanded their empathy towards vulnerable populations and people experiencing homelessness in Williams Lake and surrounding rural communities.

Engagement also indicated that the wildfire experience, as well as major flooding events, has shifted the perception and, to some degree, consumer preference with respect to where people want to live. Areas in wildfire hazard zones, floodplains, or generally near embankments, creeks, and largely forested areas are becoming less desirable for some households given the risk. While migration patterns from the rural areas to the urban centre of Williams Lake has already been trending in previous decades, it is anticipated to accelerate in the coming years.

- > Wildfire season has other unintended consequences on the housing market. Stakeholders shared that the Red Cross was setup in Williams Lake for a couple of years and brought in people who needed housing themselves. Other relief programs with firefighters and emergency support require housing, not all of which can be accommodated in the motel / hotel inventory and instead are setup in community centres or other facilities. The current housing market does not have the flexibility or resiliency to withstand major events that

both temporarily displaces residents and absorbs helping professions from outside the region.

- ▶ **COVID-19 Public Health Emergency:** The COVID-19 public health emergency has magnified housing issues already present in Williams Lake and Central Cariboo and has worsened many others. Low-income households and vulnerable populations are not equipped to tolerate these types of events and moderate-income households perceived as being stable have found themselves with less of a safety net than they had assumed. In 2020, the Cariboo Friendship Society was able to use the Longhouse located at the Stampede Ground for temporary quarantine housing if needed, upon an agreement with the City. It is estimated that 20 pods could fit inside the longhouse to safely physically distance people if needed.
 - > Unusual anomalies have occurred during the pandemic. People known to access shelter spaces and community programs or who were experiencing homelessness have left Williams Lake and returned to their home communities (mostly in the Central Cariboo). It is unclear where exactly these people are, what happened to them, and if they are in a safe living situation. While low-income and vulnerable populations have left the City, affluent households are leaving places like Vancouver and moving to communities such as Williams Lake with the expectation that the small and rural context may protect them from the contagious virus. Recent statistics released in late 2020 confirm the trends of population migration from places such as Vancouver being absorbed largely in the Central Cariboo and the Kootenays.
- ▶ **Amenity Migration:** Regions with an abundance of natural environmental amenities including rivers, lakes, trails, fresh air, clean water, and array of outdoor activities tend to be a magnet for new residents. This phenomenon is often cited as amenity migration, where people choose to move to rural areas as an alternative to urban centres, largely for pleasure rather than economic reasons. Experts in this field suggest that amenity migrants are usually highly educated, deeply engaged in outdoor recreation, and often bring with them incomes and / or wealth that act as an economic multiplier for communities⁷. BC is known for amenity migration, with hot spots including Smithers and the Kootenays. It appears that this phenomenon is starting to emerge in the Central Cariboo, suggesting that the region's reputation for being primarily industry-based is changing into a hybrid of a place for jobs as well as lifestyle.
- ▶ **Desirable Rural Lifestyle:** Building on the observation of amenity migration, a key trend observed in this process is the desirable rural lifestyle and changes occurring in communities outside of Williams Lake. Stakeholders and the public described rural residential properties within the Central Cariboo as attractive, with generously sized lots (e.g., 3- to 5-acres) and positive association with access to fresh air and quiet. Other characteristics that are highly valued include

⁷ Planning for Amenity Migration in Canada, Mountain Research and Development, Raymond Chipeniuk (2004)

space and shops for hobby mechanic, woodwork, and other novelties that create a high quality of life. Key concerns were raised that these properties are not readily available, rarely come on to the market for sale, and are not always available to local population given the influx of newcomers to the region.

The sentiments about rural properties contradict some of the concerns raised about wildfire and flood hazards. These are difficult trade-offs for households to make: either move into an urban area such as Williams Lake but forgo lifestyle and, from their perspective, livability, in exchange for protection from natural disasters; or, live in their desired rural setting with risk including isolation, being far from healthcare/emergency services, and encounters with natural disasters. A key takeaway from this finding is the opportunity to improve the livability of the more densely populated communities such as Williams Lake for households searching for an alternative to remote living.

- ▶ **Cabin country:** The Central Cariboo does not have the same reputation as the rural countryside of Ontario as being “cottage country” city dwellers. Although, this appears to be changing. Research and engagement suggest that the demand for vacation and short-stay cabins is on the rise. Tourism is one driver, which was especially observed during the summer of 2020 when travel restrictions limited residents in BC to travel only within Provincial borders, making the Central Cariboo a new destination for some. The Central Cariboo is also described as a more affordable option compared to the Okanagan, with special geographic features that is generating its own fan following.

In rural communities within limited rental housing, cabins have often been used as a substitute to house temporary workers or long-stay residents who do not have the means or qualify for a mortgage. With an influx of tourists, as well as resource workers and mining explorers, this has increased the demand for cabin availability and also created fewer rental options in places where there were few to begin with. There is desire from residents to put a second home (cabin) on their large property to capture the influx of newcomers, and curiosity from local entrepreneurs to invest in cabin accommodation. Prefabricated cabins appear to be a key area of interest, as well as high-end log cabins and modern A-frames to cater to high-income tourists.

- ▶ **Residential construction sustainability:** A common concern raised by stakeholders and residents is the increasing expectation of building sustainable residential buildings including meeting building code and considering alternative construction techniques such as passive house design. Findings from the public survey and insights heard through key informant interviews revealed that small-scale projects, like one cabin or house in a rural area, has a number of requirements to ensure sustainability. These include site assessments such as environmental, geotechnical, and archaeological. For typical property owners, these assessments and regulations are financially challenging and sometimes make a new project not feasible to pursue. These obstacles appear to

be contributing to the lack of major renovation / repair and new builds particularly in the Central Cariboo's rural communities.

- ▶ **Conservation areas:** The Central Cariboo appears to have vast amounts of land that could accommodate a wide range of development. However, the inventory of developable land is quite limited given a number of environmental and conservation constraints. This includes lands conserved within the Agricultural Land Reserve and active farmlands; environmentally sensitive areas, riparian areas, and floodplain; unstable slope and steep slope hazard areas, as well as areas not yet geotechnically evaluated however present concerns; as well as wildfire hazard areas. There are also areas conserved for recreation and resource development. Ensuring the protection and integrity of these identified areas is important to ensure the long-term sustainability of the region. As such, housing development must unfold in a way that aligns with these sustainability-based values.
- ▶ **Rental monopoly:** This process revealed that the majority of the purpose-built rental stock is owned by two to three private owners. Stakeholders and members of the public expressed concern with the control of the rental stock and the power dynamics this creates within the community. Stories were shared about tenants evicted from a rental unit inevitably lose access to half or more of the remaining rental stock as the units are owned by their previous landlord. This reduces housing choice in an already limited rental market. Reports of evictions were shared as well.
- ▶ **Developer / building sector capacity:** The local developer and builder community have a strong desire to provide housing that meets the needs of the community, while also ensuring that their business operations are financially sustainable. Stakeholders engaged in this process generously provided their input and shared their experiences with delivering housing in the market, primarily Williams Lake. Concerns were raised in terms of the limited amount of developable land designated for residential development. Some builders expressed interest in developing alternative housing forms such as duplexes, fourplexes and detached homes with suites. Most developers and builders conveyed that their construction practice remains in the small-scale format (primarily detached lots). With the influx of newcomers and anticipated population in the region and with the need for more multi-unit housing forms, there is a capacity gap in the local developer / building sector to deliver these larger scale projects.

- ▶ **Non-profit sector capacity:** The local non-profit sector is a caring community. They serve a wide range of households including vulnerable populations, single parents, persons experiencing homelessness or at-risk of homelessness, people experiencing an unexpected crisis, and so on. Much of this sector have limited resources and capacity to meet the needs of their clients and the increasing socio-economic complexity of the region. Stakeholders indicated that their facilities are not physically equipped or large enough to serve people in need. Often, organizations are turning away high-need populations due to their potential risk to other clients (e.g., behaviour issues, substance use issues, and violence). This has resulted in people not being able to access services, further falling through the cracks. The non-profit sector does not have the facilities, staff, and in some cases, training to meet the program needs of the community. Stakeholders indicated that they cannot recruit the staff to properly operate their buildings, especially when those same workers could find higher paying jobs in the industrial sector. An additional challenge is the anticipated need for more non-market housing and housing with integrated supports needed in Williams Lake and the concern that the existing local non-profit sector is not in the position to take on substantial projects or add to their operations without substantial improvements to their capacity including funding. This is of high importance given the need of affordable housing and support services in the community.

“We’re starting to get people into cubicles so that they can have their own bed and a nightstand and some separation. We never built the shelter to be a shelter. It was supposed to be medical stays for people out west. It also used to be hostel.”

- Quote from focus group stakeholder (abbreviated)

“We can’t find staff to operate our building”

- Quote from non-profit housing provided (abbreviated)

“Fires had an impact in Williams Lake. Everybody had to leave, and they saw what could happen if they didn’t have a place to live. The fear of becoming homeless from what they saw in Prince George and Kamloops meant that when they got a place, they stuck to that place. They knew it would be a scary situation if they had to live on the street”

- Quote from key informant interview (abbreviated)

OTHER COMMON EXPERIENCES

- **Housing in poor condition.** A common theme across the Central Cariboo is widespread deteriorating condition of homes to rent or own. Much of the housing stock is old and the rate of homes in need of major repair is substantially higher compared to the province as a whole. Rental housing and mobile homes, in particular, have been commonly described as poorly maintained and unsafe by the community. Many homes across the region are currently in need of major repairs, such as replacing wiring or plumbing, re-roofing, or structural repairs. Instances of people renting 'backyard sheds' on dirt floors were reported in Williams Lake and surrounding areas, as well as people living in campers on a friend or family members property. It is unclear if tenants in these accommodations have access to potable water, washrooms, or cooking facilities.

Stakeholders indicated that some of these tenants either cannot afford the rental housing in Williams Lake, or do not have access to the units because they have been previously evicted or have been discriminated against. These forms of accommodation are not adequate enough to be considered part of the housing stock, but the fact that they are being rented is an indication of the gaps in the local housing supply. Backyard sheds and campers are not a suitable form of housing and can be dangerous for tenants. That said, the condition of the purpose-built rental supply as a whole is falling short of adequacy. Stakeholders and members of the public suggested that improving the condition of the housing stock, particularly the rental housing stock, could help Williams Lake become more attractive for worker recruitment and other people from outside the region.

- **Lack of suitable housing options.** Many residents cannot find suitable housing to meet their needs. This issue crosses demographics, from seniors looking for smaller one-level living, to singles and couples looking to purchase a smaller and modern home that has fewer than 3 or 4 bedrooms. This also extends to youth / young adults and students, single people, and single parents unable to find suitable rental accommodation. In many cases, the barrier is not cost – the desired housing simply does not exist for the number of families and individuals searching.
- **Lack of pet-friendly rental housing options:** A common housing concern raised by the public and stakeholders is that lack of pet-friendly rental housing in Williams Lake. What appears to be a minor issue has wide-ranging implications. Households with pets looking for rental housing quickly find few options for them. This has occasionally affected recruitment efforts of local companies, such as Gibraltar Mine, which is hiring young people with pets from outside the region who then have a difficult time finding a place to live. The lack of pet-friendly housing options impacts every demographic and household arrangement looking to rent including single seniors, young professionals, and low-income singles and couples.

- ▶ **Approvals process:** Small-scale projects led by average households (not developers) expressed grief with respect to their experience of development approvals process. From their perspective, the cost, process timeline, and onerous requirements compared to the scope of projects made the projects difficult to achieve. Additional comments reference the challenges with achieving building code standards, which is outside of the local government jurisdictional purview. People expressing their frustration on this issue also suggested that streamlining the approvals process for small-scale, infill projects could help address barriers to delivering new residential construction in Williams Lake. Stakeholders also suggested that the resources and capacity at the local government level (City and CRD) is limited and could benefit by adding staff capacity.

"I have owned previous a townhouse and a condo in Vancouver and Whitehorse as a single person, and it's much more difficult here in Williams Lake. There needs to be more flexibility for future homeowners"

- Quote from survey respondent (abbreviated)

"I am a landlord and am aware that there is 0% vacancy in Williams lake. Something needs to be done about this"

- Quote from survey respondent (abbreviated)

"There is very little rental opportunities for people with pets including support animals"

- Quote from survey respondent (abbreviated)

"Property has been selling like crazy, but it really puts strains on the rental market. When you get to Likely and McLeese Lake you can't commute into Williams Lake"

- Quote from focus group participant (abbreviated)

GROUPS FACING THE GREATEST CHALLENGES FINDING AND AFFORDING HOUSING

- ▶ **Retiring seniors:** The region's population is aging and also attracting retirees from other parts of BC and out of province. A particular segment of concern is the retiring seniors category, usually looking to downsize their family-sized unit to a smaller, ground-oriented unit that requires less maintenance but still independence. There are options for seniors housing complexes, but that model is best suited for seniors requiring semi-supportive, supportive, assisted living, or complex care. Retiring seniors, many who still enjoy an active lifestyle, are looking for an alternative option.
- ▶ **Single-parent households:** Single parent households often struggle to find and afford housing to meet the needs of their families. In the Central Cariboo, there are over 1,000 single parent households and most are single moms. Not only are housing costs generally high for a single income family, but frequent stories were heard of single parents facing discrimination when trying to secure rental housing.
- ▶ **Single people:** Single individuals are challenged to afford housing without the help of a partner, roommate, or other support - particularly due to a general lack of rental housing units and smaller units. As a result, single people tend to spend a higher proportion of their income on housing costs with less financial ability to pay for other basic necessities.
- ▶ **Youth, young adults, and students:** Youth and young adults, who often need rental housing and are more likely to be working low wage or service workers, struggle to find housing in the Central Cariboo. They often end up in overcrowded dwellings shared among many individuals or in precarious situations putting them at-risk of homelessness. There is a high degree of vulnerability for youth living in isolated rural areas of the Central Cariboo, including Anahim Lake, McLeese Lake, Likely, and Horsefly. Stakeholders indicated that there is a need for a youth safe house or youth transitional housing.
 - > The Thompson Rivers University (TRU) campus in Williams Lake attracts students from across the region. TRU representatives expressed concern for the lack of available and affordable rental housing for students. Stories were shared about students being turned away as potential tenants given their short-term lease needs and also landlords discriminating against their age and perception of responsibility.
 - > A unique situation in the Central Cariboo is the lack of high schools in rural areas. In the past, high school students in these rural areas had student housing they could live in or were billeted by a host family in Williams Lake so they could attend high school. The high school-oriented student housing was closed down and the billeting program has been suspended. Some students are staying with known family members or friends. Often, families do not have the financial means to pay a host family or for an apartment for their

child to rent. Some students are unable to access high school education without the access to student housing or supports to rent units available in the private market.

- ▶ **Low-income households:** Low-income households encompass a range of household configurations and demographics including low-income singles, couples, families, seniors, and students, which is supported by data of households in core housing need. There are limited affordable rental housing options in Williams Lake and the Central Cariboo to support low-income households.
- ▶ **People with mental health support needs or experiencing substance use issues:** Residents experiencing challenges related to mental health or substance use are extremely challenged in securing housing in the Central Cariboo given the limited housing options with integrated supports. Many stories were shared about the experiences of households in these situations, such as a single parent unintentionally overdosing and subsequent loss of an infant child left unattended. Much of what is happening in the Central Cariboo is a reflection of the mental health and substance use issues occurring across BC, including the overdose crisis.
 - > Vulnerable populations who seek treatment for substance use are typically relocated to the lower mainland, such as Maple Ridge or Vancouver, to access detox beds and supports because the facilities do not exist in the Central Cariboo. Stakeholders indicated that this is well-intended but creates a vicious cycle: people discharged from treatment centres in the lower mainland return to Williams Lake without housing or supports and end up becoming homeless once again and quickly return to using substances.
- ▶ **People experiencing homelessness or at-risk of homelessness:** There is an increasing number of persons experiencing homelessness across the Central Cariboo, most acutely in Williams Lake. The visible homelessness on the streets including a homeless camp has drawn much attention to the issue, although hidden homelessness has been a factor in Williams Lake and area for some time. Stories were shared that it is not unusual for people to find temporary solutions when their housing is insecure such as: RVS, campers, tents, friends / family couches, and backyard sheds – all of which are sub-standard. Pathways into homelessness in the region is wide ranging from loss of employment / income, family crisis (e.g., divorce), mental health issues, substance use issues, disability or in some cases acquired brain injury, low-income as well as debt issues, and being evicted from a previous home. Stakeholders indicated that a transient population moves through the region, and anecdotally observe that not everyone experiencing homelessness is local – some come from as far away as Vancouver. It can be challenging for residents to secure housing when experiencing homelessness given rising rental costs, various barriers to accessing the rental supply, and the limited shelter space that is unable to accept everyone. Persons experiencing homelessness living on the street / in tents are of particular concern given the winter conditions / below freezing temperature and the risk it poses not having access to a safe bed and hygiene facilities during the pandemic.

- > The number of persons experiencing homelessness in Williams Lake is very high compared to other cities of similar sizes in BC. Williams Lake had 51 people counted as experiencing homelessness in a community with 10,000 people. For comparison, the Tri-Cities (Coquitlam, Port Coquitlam, and Port Moody combined) had a homeless count of 54 people in 2014 and 86 people in 2020 within its 231,447 population.
- > The COVID-19 public health emergency has adversely affected persons experiencing homelessness. In many parts of the province, community self-isolation sites and shelter expansions were established to address crowding issues in existing shelters, as well as to accommodate people who typically did not access shelter but were searching for refuge during unprecedented times. Williams Lake had nine spaces created as part of this BC Housing led program⁸. Unlike other parts of BC, rather than seeing vulnerable populations converge to the urban centre seeking shelter and services, many people experiencing homelessness left Williams Lake. Stakeholders suspect that the people that disappeared moved back to their community of origin (rural Cariboo), but it is unclear if these people are safe or have secure housing. Stakeholders expressed concern that many of the people who have disappeared will not be able to access the supports they need for their well-being if they have relocated far from the city.
- ▶ **The Workforce:** Market homeownership has largely taken care of the needs of the workforce in Williams Lake and communities in the Central Cariboo. However, the workforce is changing and is more complex. In addition to the permanent 'base' population, there is an increasing number of temporary workers looking for short-stay accommodation. These include temporary professional workers (e.g., nurses, geologists, engineers); temporary resource workers (primarily mining exploration, but not including mining executives); and temporary construction workers, particularly related to the anticipated hospital expansion. There is an expectation that a long-term influx of permanent workers will be attracted to the region, particularly to Williams Lake, such as healthcare (doctors, nurses and LPNs). Engagement from this process revealed that this population group can generally afford to pay the cost of average rents in Williams Lake, however the poor condition of rental units is impacting their initial experience of Williams Lake and influencing their decision on making this community their long-term home.
- ▶ **Indigenous households:** There is a large proportion of Indigenous households living in the Central Cariboo. Approximately 569 members of the WLFN live off-reserve, with 30 families on the wait list for housing on-reserve. Engagement with Indigenous community representatives indicated that Indigenous households living off-reserve are experiencing a number of similar challenges as non-members with respect to finding and affording housing, especially in Williams Lake. Of particular concern are single moms and low-income households from WLFN who are not able to afford places to rent in Williams Lake, especially townhouses which have enough

⁸ Community self-isolation sites and shelter expansion, BC Housing

bedrooms and living space for families but there are few available and most are unaffordable. Stakeholders also indicated that there is a need for housing to meet the needs of multi-generational households, which includes room for elders and grandchildren.

"A lot of nursing students are applying from outside the immediate area and are having difficulty finding accommodation. How can we hire people if they can't find a place to live?"

- Quote from focus group stakeholder (abbreviated)

"As a homeless outreach worker it has become extremely difficult to find housing for the people I try to help"

- Quote from survey respondent (abbreviated)

"Our sister is mentally unable to look after her daughter and was staying with us in a two bedroom basement suite with her new baby. Our landlord kicked her out and now she is homeless and the ministry took her baby"

- Quote from survey respondent (abbreviated)

"I don't know who's responsibility it is to house new workers and construction workers for this hospital project. We don't have the bandwidth to take this on. Assuming the contractors will have to figure it out?"

- Quote from key informant interview (abbreviated)

HOUSING GAPS

- ▶ **Low-barrier emergency shelter:** Emergency shelters for persons experiencing homelessness are not purpose-built and are inadequate to meet the needs of the community. There is a need for a permanent, year-round purpose-built emergency shelter to support people experiencing homelessness, particularly a low-barrier shelter that can accommodate high need individuals that require supports. This is an essential part of the housing continuum that can support individuals experiencing a short-term housing crisis at any time of the year (not just extreme weather or during COVID). At a shelter, individuals can be supported during a short stay, assessed, and rapidly re-housed when appropriate housing can be matched.
- ▶ **Transitional housing for persons experiencing homelessness:** Some individuals may need a step in-between a shelter and permanent housing, in what is called transitional housing. For example, there may be individual circumstances in any population needing more support or who are waiting for supportive housing or affordable rental units. This is an important housing gap for rehousing persons experiencing homelessness in the Central Cariboo.
- ▶ **Transitional housing for persons experiencing substance use issues:** In addition to the transitional housing for persons experiencing homelessness, there is a need for transitional / supportive housing for vulnerable populations experiencing substance use issues, including detox beds. This can help address the current protocol of relocating residents out of the city to seek treatment, and not having a plan for their discharge and return.
- ▶ **Supportive Housing:** Supportive housing are homes to house individuals unable to live independently requiring onsite supports to maintain well-being and stability. It can serve a wide variety of households in need of support. In Williams Lake, there is a need for seniors supportive housing given the aging demographics.
- ▶ **Youth safe housing:** There is a high degree of youth vulnerability, particularly in the rural areas of the Central Cariboo. A youth safe house (or youth transitional housing or group home) is needed for the region.
- ▶ **Market rental housing:** Market rental housing, in good condition, is a high priority for the Central Cariboo, particularly purpose-built rental buildings within the City of Williams Lake. Market rental housing is versatile and suitable to meet the needs of singles and couple households, students, newcomers to the region who need a starting place, or a home that helps during life transitions such as downsizing. It can also help meet the needs of the temporary workforce. There is also a need for more accessible units in the market rental supply to accommodate persons with disabilities.
- ▶ **Short-term rental and workforce accommodation:** The Central Cariboo needs rental housing that provides short-term rentals for temporary workers, as well as students (for stays ranging from

two weeks to eight months). This housing could potentially be offered through the private market rental, if landlords are willing to offer short-term leases. Otherwise, complementary accommodation should be considered.

- ▶ **Alternative housing typologies:** There is a growing need and appetite for non-single-detached housing forms in the Central Cariboo, particularly in Williams Lake. Most options for home purchasing are large, single-detached homes. Stakeholders and the public indicate that there is a desire to have smaller, ground-oriented homeownership options that can offer amenity needs (e.g., private yard) as well as financially more aligned to their income (e.g., manageable mortgage payments). Accessible, ground-oriented detached units for downsizing seniors are particularly in need in the coming years.
- ▶ **Culturally appropriate Indigenous housing:** There is a need to accommodate housing for Indigenous households living off-reserve. It is important to consider culturally appropriate design as well as concepts that consider various household arrangements such as multi-generational households. For multi-unit buildings, options for lock-off suites and other design considerations can make buildings more adaptable to be reconfigured for multi-generations.

“There is not enough accessible housing for homeless and homeless youth. We need a new homeless shelter and a youth shelter, more rentals and low income housing for homeless people”

- Quote from survey respondent (abbreviated)

“I think there needs to be more density of housing close to schools and transportation. Duplexes, townhouses, carriage houses and basement suites need to be encouraged more. Government regulations need to help property owners and developers add to the housing stock. A big hurdle for this region is cost of water and sewer”

- Quote from survey respondent (abbreviated)

Regional Indicators

Key housing indicators outlined in the following section demonstrate the contributing factors to the housing issues in the Central Cariboo. These include demographic characteristics and housing stock age. Excerpts from community engagement activities are also illustrated in relation to the indicators to provide supporting qualitative evidence of housing issues in the region. Detailed tables on all housing indicators for the Central Cariboo can be found in the companion document, *Appendix A: Legislative Indicators*.

The median household income in the Central Cariboo is \$80,968. A key observation of this indicator is the household income disparity between owners and renters, as well as the contrasting differences between communities West of the Fraser and communities East of the Fraser.

- ▶ **Renters earn significantly less compared to homeowners:** With the exception of households living in Electoral Areas J and K, homeowners earn much higher incomes compared to renters. This observation makes sense; low- to moderate-income earners are less likely to be able to save for a down-payment and/or qualify for a mortgage. Higher income earners will likely invest their earnings into property, building equity over time. A consequence of this is renters are more likely to live in lower quality housing units and make trade-offs such as not having enough bedrooms for all members of their family or having to live further from work, school, and amenities.
- ▶ **West of the Fraser has an inverse anomaly:** Electoral Areas J and K, which includes the communities of Anahim Lake, Nimpo Lake, Tatla Lake, Alexis Creek, and Riske Creek, have an inverse of household income characteristics: renters earn substantially higher incomes compared to homeowners.
- ▶ **Williams Lake has the largest income inequity:** There is a substantial margin between household income of renters (\$41k) compared to homeowners (\$86k) in Williams Lake. Renters in Williams Lake have the lowest incomes in the Central Cariboo and gives them the least amount of choice in the housing market.

Figure 4: Household Income of Renters vs. Owners (2016)

Source: Statistics Canada, 2016 Census

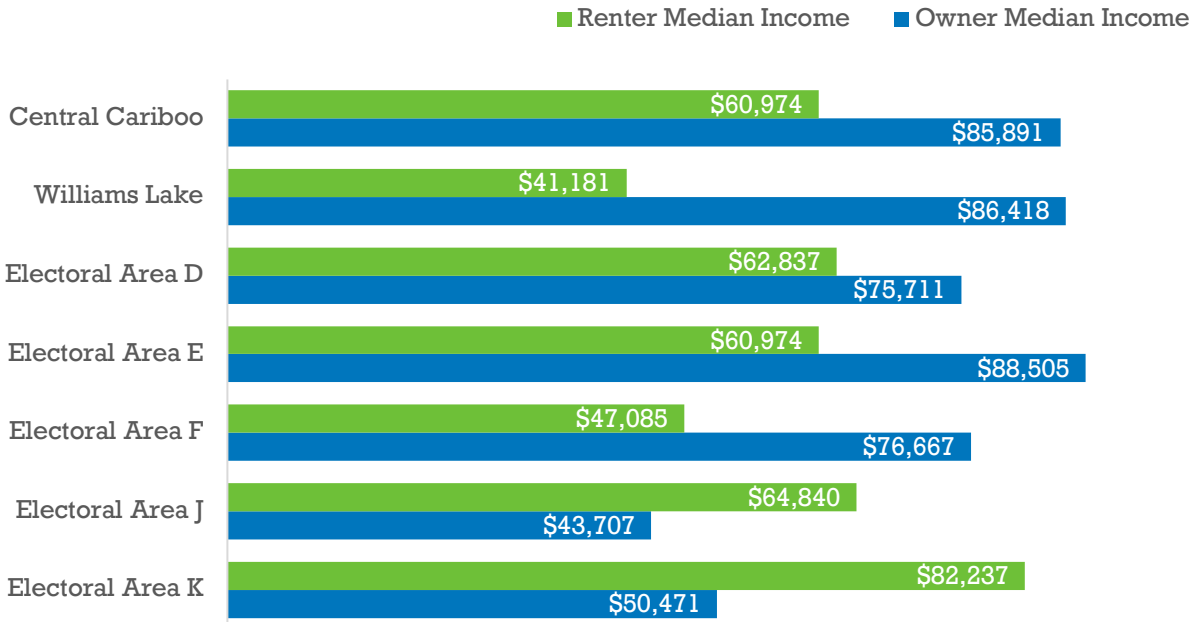


Image 2: Photographic Record of Multi-unit Condominium in Williams Lake

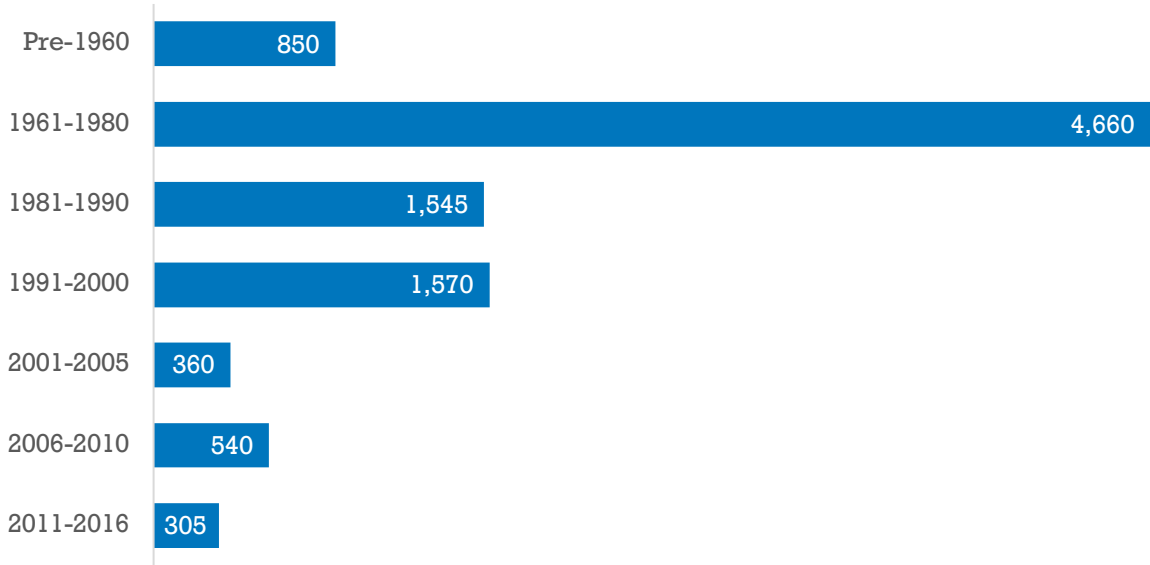
Source: Interior Properties Real Estate, 2021



The majority of Central Cariboo’s housing stock was built prior to 1980 (56%). There were small residential booms in the 1980s and 1990s, with a moderate number of new units being delivered to the market on an annual basis. The age of the housing stock is a marker of potential issues with condition, maintenance needs, and limited accessible options.

Figure 5: Total Number of Housing Units Built by Year, Central Cariboo

Source: Statistics Canada, 2016 Census



Single detached homes are the most common housing form found in the various communities across the region, representing 67% of the housing stock. Mobile homes are the second most common (13%). Apartments, which are mostly found in Williams Lake, represent 8% of the housing stock. Two-thirds of the stock have three or four bedrooms, indicating that much of the housing built pre-1980s intended to accommodate families.

When comparing the housing options across the region, Williams Lake has the largest concentration of choice and diversity: less than half of the stock is single detached, with the remainder consisting of apartments, rowhouses, duplexes, and mobile homes. Electoral Areas D and E (McLeese Lake and Highway 97 south of Williams Lake) have a high proportion of mobile homes. The majority of the rural areas are single detached homes for sale, with little to no options for rental housing.

“I’m a single person with a pet and I bought a 3+ bedroom single detached home because I could not find a smaller home to buy that was in good condition. I have way more house than I need, and wish I could have found something smaller that was still nice”

- Quote from stakeholder interview (abbreviated)

Figure 6: Housing Typology Mix, Central Cariboo

Source: Statistics Canada, 2016 Census

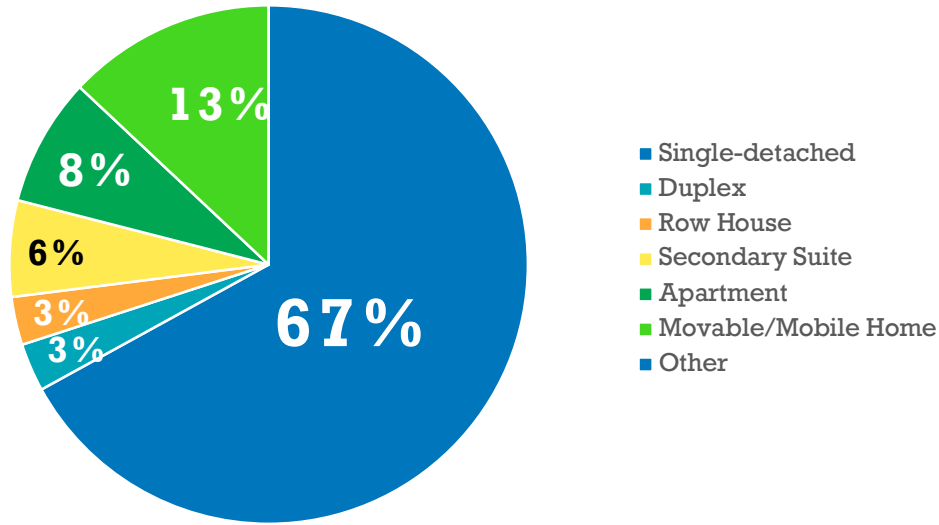


Figure 7: Bedroom Mix, Central Cariboo

Source: Statistics Canada, 2016 Census

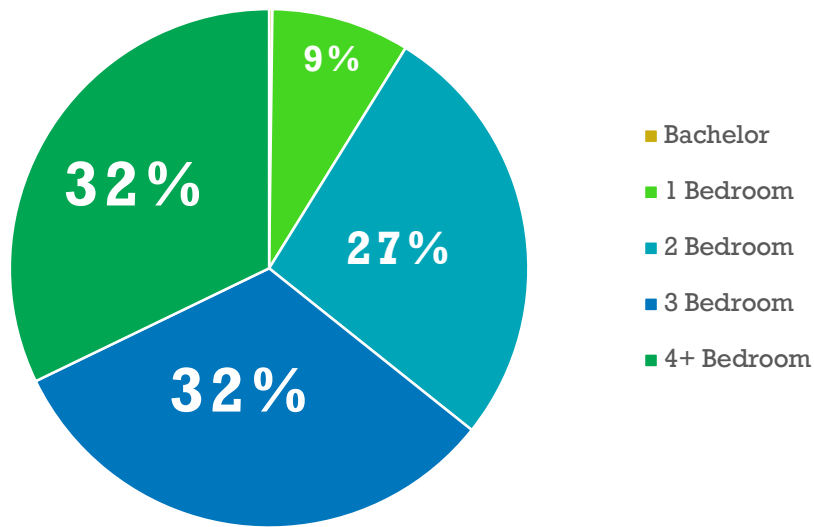
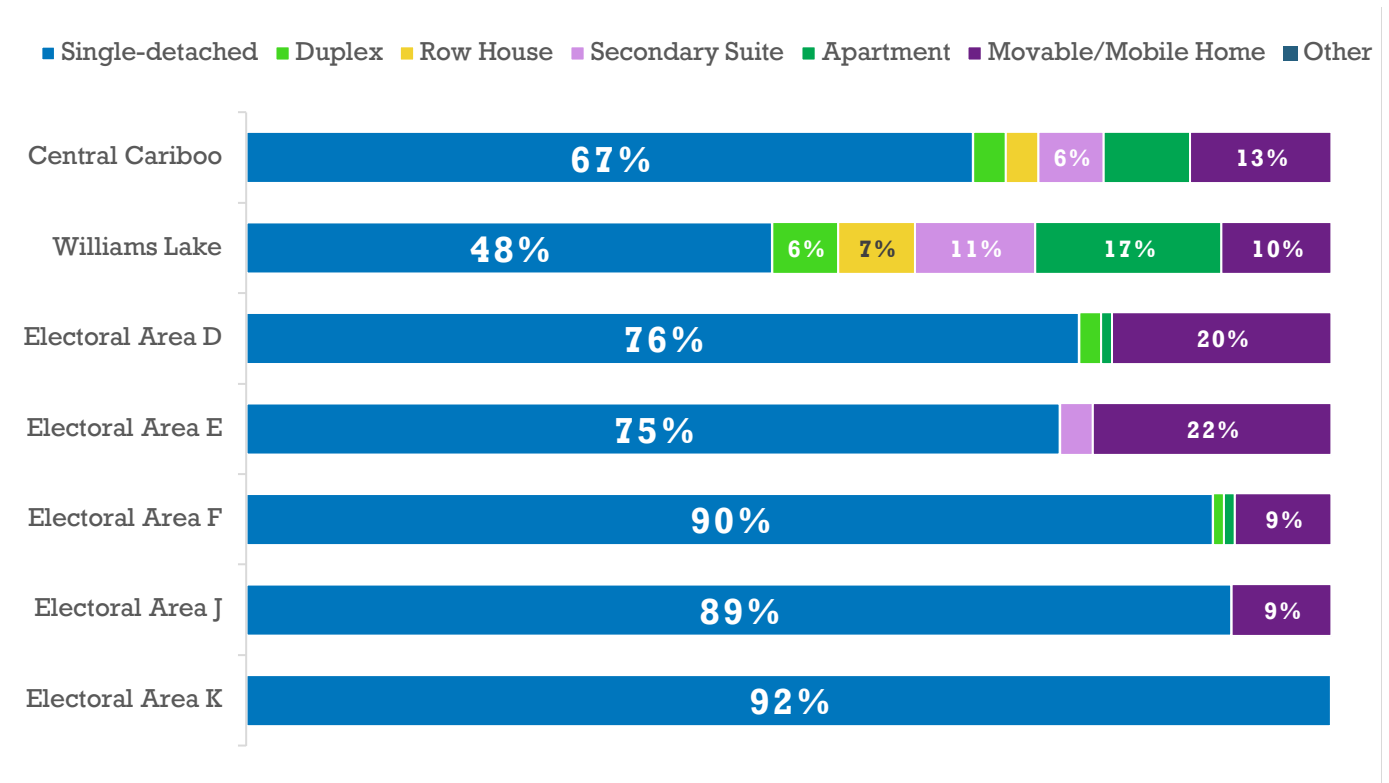


Figure 8: Housing Typology by Community, Central Cariboo

Source: Statistics Canada, 2016 Census



The majority of households in the Central Cariboo own their home (77%) compared to renting their home (23%)⁹. While there are fewer renters in the region, there is a growing interest and need for both short-stay and long-term lease rental housing based on insights obtained through community consultation, as well as the demographic indicators and trends in the region.

Older homes often provide more affordable options for renters and buyers, compared to new construction. The downside of having a large proportion of older and aging housing stock is that there are likely more homes in need of maintenance. Williams Lake has a low rate of housing in need of major repair (5%) compared to the Central Cariboo as a whole (7%) and BC average (6.3%). The rural areas have higher rates of homes in need of major repair. Electoral Area K, which includes the communities of Alexis Creek and Riske Creek, have an unsettling high rate of rental homes in need of major repair (40%).

- **Aging Housing Stock Requires More Maintenance:** An important consideration to this indicator is that aging housing stock often coincides with deteriorating housing stock and/or homes that require maintenance. Older homes were also built under a different building code and are less

⁹ Housing Tenure, Statistics Canada, Census 2016

likely to have accessible features for seniors and persons with mobility issues (e.g., walk-up apartments with no elevator).

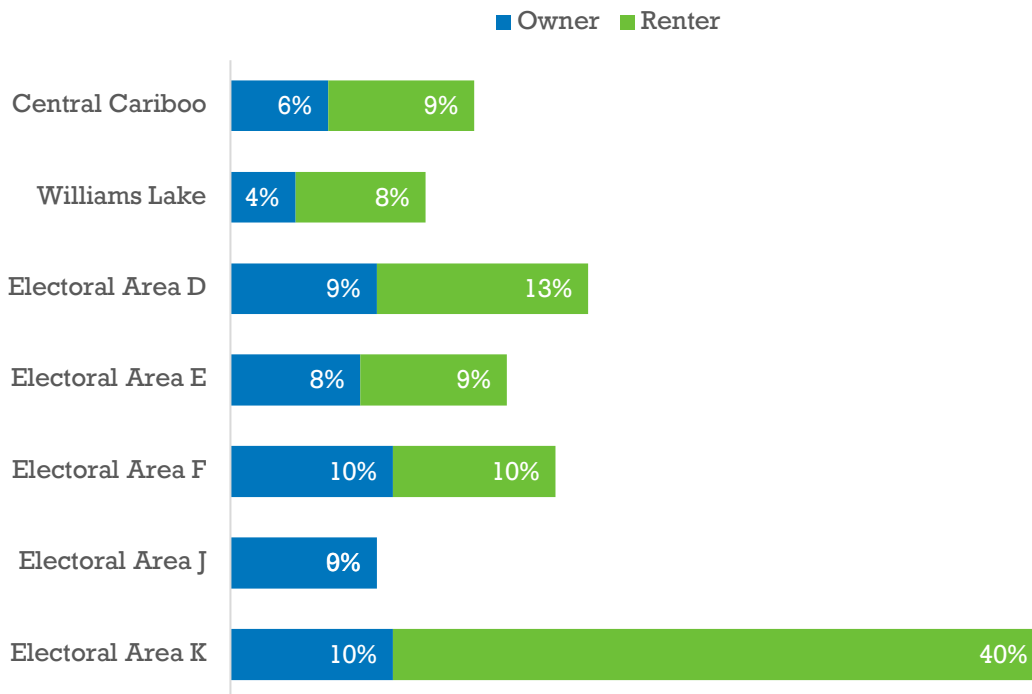
- ▶ **Condition of Rental Housing:** Major repair means homes have livability issues, such as faulty plumbing, electrical wiring, and heating (e.g., no heat). Major repairs also include homes that may have mould, defective door locks, and inaccessible windows (e.g., cannot open a window / exit during an emergency). Poor quality rental housing is often more affordable (but not always) compared to well-maintained homes but can be unsafe and unhealthy for households. This is further supported by what was heard through community engagement; concern for deteriorating rental housing buildings that are undesirable, non-accessible, and unsafe.

“Prior to renting where we are currently, trying to find an affordable, suitable suite/home was challenging. And many of the rental apartments in Williams Lake have terrible, slum-lord-like landlords, are unclean and with bedbugs. I hesitate to live in an apartment in Williams Lake. There were very few suites available that had two bedrooms, and would have allowed us to live without financial stress at the end of the month.”

- Quote from survey respondent (abbreviated)

Figure 9: Housing in Need of Major Repair, Central Cariboo

Source: Statistics Canada, 2016 Census



Data on the number of persons per room in a home provides an indication on instances of overcrowding in housing when there are not enough bedrooms to accommodate all members of a household. In the Central Cariboo, incidences of overcrowding occur at a greater rate in renter households compared to homeowners, and higher rates in rural areas compared to the urban area of Williams Lake. Electoral Area K, which includes Alexis Creek and Riske Creek, has the highest rate of overcrowding: 10% of homeowners and 40% of renters are experiencing this situation.

“There aren’t enough rentals available. Prices are high. Basement suites are poorly made and illegal (have no heat control, shared entry and laundry etc. not safe). Many rentals are in poor condition but are expensive to rent. Most wont accept pets and some no kids. We really need more affordable rentals in safe areas of town”

- Quote from survey respondent (abbreviated)

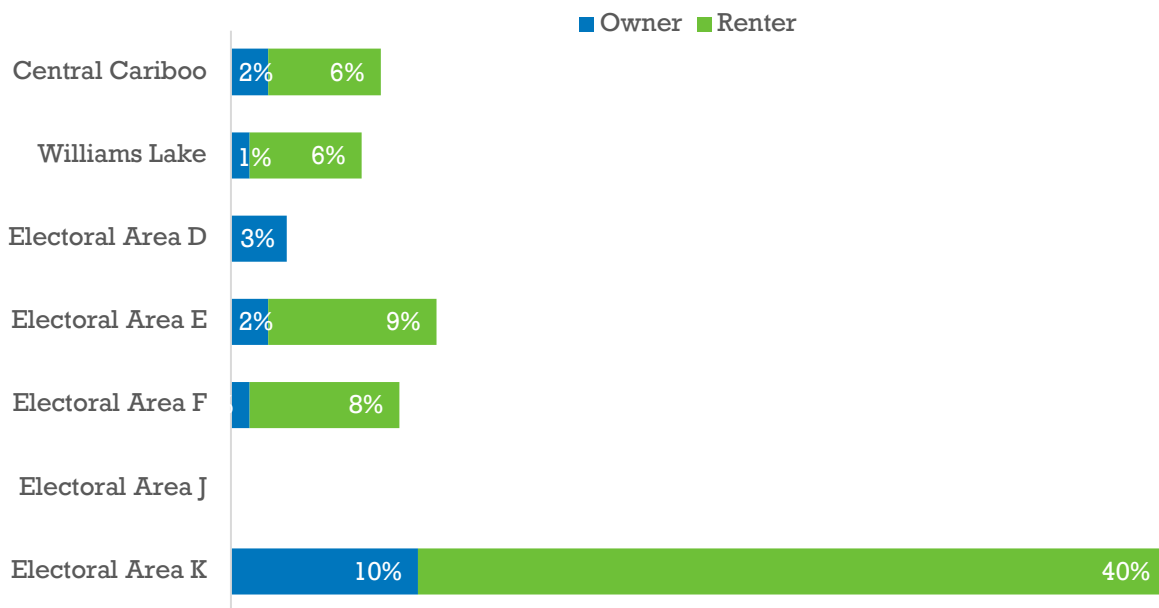
Image 3: Photographic Record í Mobile Home in the Central Cariboo

Source: Interior Properties Real Estate, 2021



Figure 10: Overcrowding, Central Cariboo

Source: Statistics Canada, 2016 Census



A healthy rental vacancy typically ranges between 1% and 3%. Greater than 3% over a long period of time can be considered an oversupply, causing issues with property owners being able to maintain rental buildings with limited rent revenue. Less than 1% over a long period of time can be considered an undersupply, indicating more pressure on the rental market and fewer options for people needing housing. For Williams Lake, the relatively high vacancy rate for one- and two-bedroom units is peculiar given what was heard from the public and stakeholders: low availability of rental units. The recent housing market pressures and escalation during 2020 are not reflected in these numbers but reports of migration may be contributing to absorption and low vacancy rates not yet reflected in the data.

Table 1: Rental Units, Vacancy and Rates, Williams Lake

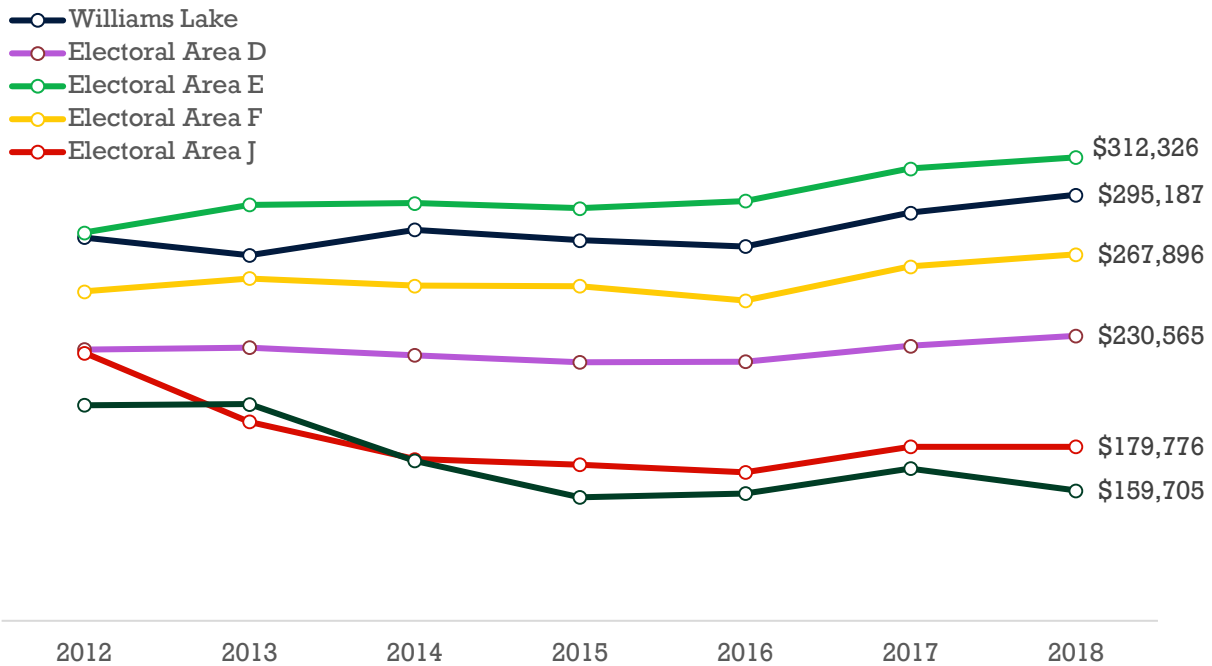
Source: CMHC Market Rental Statistics, 2019

	Number of Units in Private Market	Vacancy Rate	Average Apartment Rents
Bachelor units	11	-	-
1-Bedroom units	192	4.1%	\$701
2-Bedroom units	320	5.1%	\$836
3+Bedroom units	48	-	\$1,003
Total	571	4.2%	\$799

The typical assessed value of single-detached homes in the Central Cariboo has increased by 7% between 2012 and 2018. Increases in home values were highest in Electoral Area E, just south of Williams Lake. Both the City and Electoral Area F experienced increases of 7% over this time period. Electoral Areas J and K experience substantial decreases in home values, decreasing in value by -19% and -20% respectively. Housing prices have increased in most regions across the province in recent years, and this is reflected in the changes observed in the Central Cariboo.

Figure 11: Single-detached Housing - Assessed Value Over Time, Central Cariboo

Source: BC Assessment



"Housing prices make it extremely difficult for young people to become first time home owners"

- Quote from survey respondent (abbreviated)

"Housing has been fairly affordable up here in Horsefly, but the market is very strange. People are leaving the city and coming up here and driving up prices...half a million for a house!"

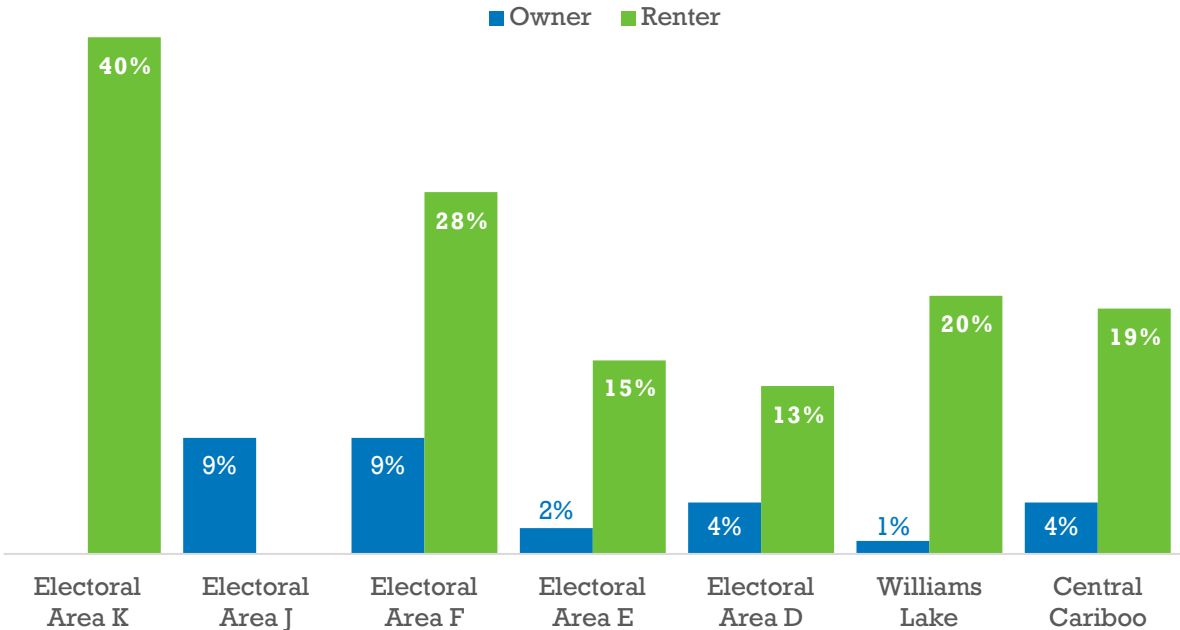
- Quote from key informant interview (abbreviated)

Core housing need means households are paying more than 30% of pre-tax income for shelter, live in crowded conditions, and/or live in a home that requires major repairs. In 2016, 4% of homeowners and 19% of renters in the Central Cariboo were considered to be in core housing need. An additional 3% of homeowners and 14% of renters were considered to be in extreme core housing need, meaning they experience all of these issues but are paying half their pre-tax income (50%) towards shelter costs. The proportion of renters experiencing core housing need and extreme core housing need is a concern throughout the region, especially in Williams Lake, Electoral Area F (Likely and Horsefly), and Electoral Area K (Alexis Creek and Riske Creek).

The majority of non-market housing units available to households in need of an affordable home, with or without supports, are located in Williams Lake: 111 transitional supported and assisted living, 170 independent social housing units, and 30 beds for persons experiencing homelessness. There are also 103 rent supplements provided for low-income families, seniors and persons experiencing homelessness in Williams Lake, and an additional 56 people who were rapidly re-housed after experiencing homelessness. For the rest of the Central Cariboo, there are no non-market housing units and no emergency shelter beds. There are 20 rent supplements for low-income households outside of Williams Lake: 7 in Electoral Area D, 7 in Area E, 5 in Area F, and 1 in Area K¹⁰.

Figure 12: Core Housing Need, Central Cariboo

Source: Statistics Canada, 2016 Census



¹⁰ BC Housing, Unit Count Reporting Model, March 2020

Figure 13: Extreme Core Housing Need, Central Cariboo

Source: Statistics Canada, 2016 Census

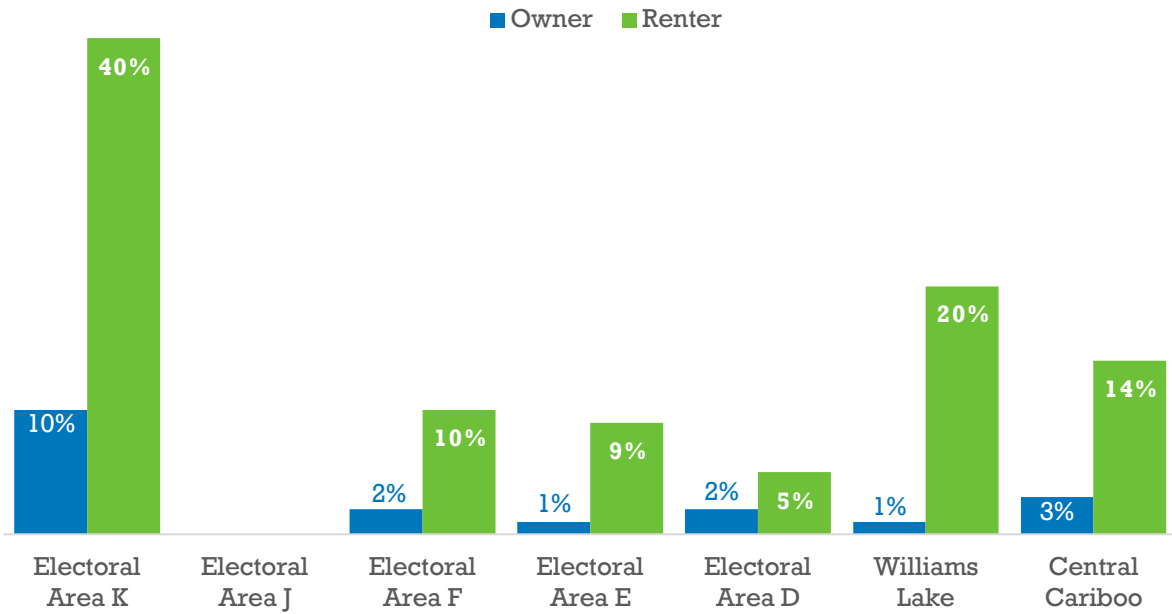
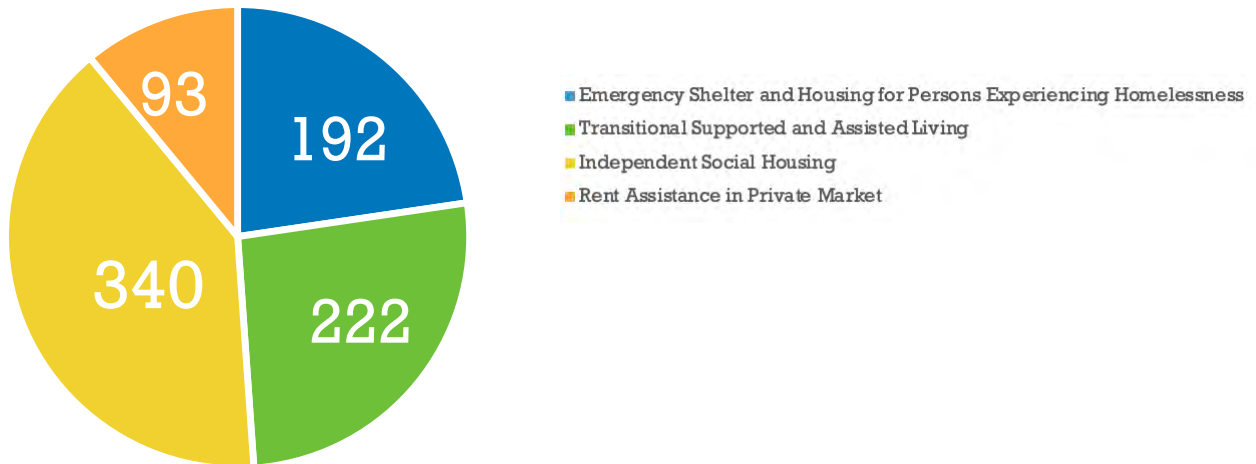


Figure 14: Non-Market Housing Units, Williams Lake

Source: BC Housing, 2020



“Landlords, where they have been able to evict people, have been raising rents once the unit is vacant. Increases of as much as \$100 or \$200 a month. The turnover enables this. It pushes those at the low end of the housing market into the shelter system or into overcrowded housing conditions”

- Quote from focus group stakeholder (abbreviated)

Although my family and I are comfortable where we live and fortunate to have employment, many in this area are not so fortunate. Rentals and purchase prices are high. Low income people and people with mental illnesses have no options and many times end up on the street. I would love to see more options for them. Landlords don't typically want to rent to "those kinds of people" but if they have no where to live its making them struggle even more”

- Quote from survey respondent (abbreviated)

“Ministry of Forests closed down, so there are very little jobs in Horsefly. Logging crews are smaller than they use to be. There have been no new subdivisions since the 1980s here, but people are getting older and would be good to have something for them.”

- Quote from key informant interview (abbreviated)

Housing Units Required

Statistics Canada calculates the Williams Lake and electoral areas in the Central Cariboo population at 22,805 people. Recent years have observed a slight population decline in the Central Cariboo, largely driven by an out-migration of seniors as well as decline in forestry related employment¹¹. That said, recent economic initiatives from mining exploration to institutional expansions have attracted newcomers to the area. According to BC Statistics, the region is expected to grow in the future by up to an additional 1,800 people by the year 2028. If we assume the average person per households remain the same (2.3 persons per household), we can estimate a demand for approximately 817 more units are needed in the Central Cariboo by the year 2028. Specifically for Williams Lake, the City is expected to absorb over half of the units in the Central Cariboo: an additional 463 units by the year 2028¹².

Table 2: Anticipated Households and Household Size, Central Cariboo¹³

Source: BC Statistics, Consultants Calculations

	2016 Index	2025	2028	Net Gain 2016 - 2028
Projected Population	22,805	23,745	24,684	+1,879
Persons per Household	2.3	2.3	2.3	2.3
Total Number of Households	9,915	408	10,732	+817

Table 3: Anticipated Households and Household Size, Williams Lake

Source: Census, City of Williams Lake Economic Development Report, Consultants Calculations

	2016 Index	2025	2028	Net Gain 2016 - 2028
Projected Population	10,325	11,106	11,386	+1,061
Persons per Household	2.3	2.3	2.3	-
Total Number of Households	4,505	4,684	4,745	+463

BC Statistics refers to historical population trends to project the future, such as historic trends in birth rates, death rates, in migration and outmigration. It typically does not account for changes in major economic development in the region. That said, BC Statistics projections aligns with the recent Labour

¹¹ Labour Market Strategy for the Cariboo Chilcotin Region – Technical Report, 2020

¹² Population Projections for the City of Williams Lake, Economic Development Baseline Report, 2018 (adjusted for time periods for this report)

¹³ Central Cariboo includes Williams Lake

Market Study for the Central Cariboo which suggests that there will be demand for approximately 1,835 workers over the next five years. Growth in some sectors will offset the loss in other sectors. According to the study, the greatest increase in workers include: managers in agriculture; pulp and paper labourers; truck drivers; food and beverage; teachers and early childhood educators; sawmill operators; cooks; administrative assistants; financial professionals. The increase in the total number of workers is not the same as total population increase, as it is expected that some of the baby boomer population will retire and be replaced with a younger workforce.

BC Statistics refers to historical population trends to project the future, such as historic trends in birth rates, death rates, in migration and outmigration. It typically does not account for changes in major economic development.

BASELINE SCENARIO

The baseline scenario assumes that historical development patterns/housing mix will continue into the future to accommodate future households. This scenario projects that an additional 817 housing units will be needed in the Central Cariboo by the year 2028, with the majority of units consisting of two-, three-, and four-bedroom units. A similar distribution of housing units would be expected for the City of Williams Lake as well. This baseline scenario is “more of the same”.

Table 4: Anticipated Housing Units by Size, Central Cariboo (2016 to 2028)

Source: BC Statistics, Consultant Calculations

	2016 Index	2025	2028	Net New Units 2016 - 2028
Bachelor units	20	21	22	+2
1-Bedroom units	850	885	920	+70
2-Bedroom units	2,650	2,760	2,870	+220
3-Bedroom units	3,165	3,296	3,427	+262
4+Bedroom units	3,170	3,301	3,433	+263
Total	9,855	10,263	10,672	+817

Table 5: Anticipated Housing Units by Size, Williams Lake (2016 to 2028)

Source: Census, City of Williams Lake Economic Development Report, Consultants Calculations

	2016 Index	2025	2028	Net New Units 2016 - 2028
Bachelor units	10	11	11	+1
1-Bedroom units	455	488	501	+46

2-Bedroom units	1,270	1,363	1,397	+127
3-Bedroom units	1,410	1,513	1,551	+141
4+Bedroom units	1,370	1,470	1,507	+137
Total	4,505	4,846	4,968	+463

POTENTIAL DEVELOPMENT PATTERN SHIFT SCENARIO

The baseline scenario falls short of addressing some of the current housing issues and anticipated housing needs. For example, there is a limited number of multi-unit housing for singles, couples and temporary workers (e.g., one- and two-bedroom units). The baseline scenario also doesn't capture the change in consumer preference including options for alternatives to single-detached homes and smaller units for downsizing seniors and smaller household sizes (two- and three-bedroom units). As such, a second scenario was created that adjusts the housing mix to better accommodate changing demographics in the Central Cariboo. This potential development pattern shift scenario also projects an additional 817 housing units needed in the Central Cariboo (of which 463 units would likely be absorbed in the City of Williams Lake) by the year 2028, with the majority of units consisting of one-, two- and three-bedroom units. This scenario would 'shift' the overall housing composition of new housing units being delivered in the regional housing market.

Table 6: Anticipated Housing Units by Size, Potential Development Shift Scenario, Central Cariboo (2016 to 2028)

Source: BC Statistics, Consultant Calculations

	2016 Index	2025	2028	Net New Units 2016 - 2028
Bachelor units	20	15	16	-4
1-Bedroom units	850	1,370	1,425	575
2-Bedroom units	2,650	2,925	3,042	392
3-Bedroom units	3,165	3,028	3,148	-17
4+Bedroom units	3,170	2,925	3,042	-128
Total	9,855	10,263	10,672	+817

Table 7: Anticipated Housing Units by Size, Potential Development Shift Scenario, Williams Lake (2016 to 2028)

Source: BC Statistics, Consultant Calculations

	2016 Index	2025	2028	Net New Units 2016 - 2028
Bachelor units	10	7	7	-3
1-Bedroom units	455	647	663	+208
2-Bedroom units	1,270	1,381	1,416	+146
3-Bedroom units	1,410	1,430	1,466	+56
4+Bedroom units	1,370	1,381	1,416	+46
Total	4,505	4,846	4,968	+463

SCENARIO COMPARISON

Both scenarios anticipate an additional 817 units for the Central Cariboo over the next approximate eight to ten years, with 463 of those units likely to be absorbed in the City of Williams Lake. The key difference is the housing mix by bedroom size. The baseline scenario assumes more of the same (larger units) and the potential development shift assumes more smaller units (e.g., one- and two-bedroom units). Collectively, the entire composition of the region’s housing stock does not change drastically overall. For example, the Central Cariboo baseline scenario could result in 4+ bedrooms comprising 32.17% of the housing stock, compared to 28.5% of the housing stock if development patterns ‘shifted’. Similar in Williams Lake, the baseline scenario could result in 4+ bedrooms comprising 30.34% of the housing stock, compared to 28.5% of the housing stock if development patterns ‘shifted’.

Table 8: Anticipated Housing and Composition - Baseline vs. Potential Development Shift Scenario, Central Cariboo (2016 to 2028)

Source: BC Statistics, Consultant Calculations

	Baseline Scenario			Potential Development Shift Scenario		
	Net New Units	Total Number of Units	Mix	Net New Units	Total Number of Units	Mix
Bachelor units	2	22	0.20%	-4	16	0.15%
1-Bedroom units	70	920	8.63%	575	1,425	13.35%
2-Bedroom units	220	2,870	26.89%	392	3,042	28.50%

3-Bedroom units	262	3,427	32.12%	-17	3,148	29.50%
4+Bedroom units	263	3,433	32.17%	-128	3,042	28.50%
Total	+817	10,672	100.00%	+817	10,672	100.00%

Table 9: Anticipated Housing and Composition - Baseline vs. Potential Development Shift Scenario, Williams Lake (2016 to 2028)

Source: BC Statistics, Consultant Calculations

	Baseline Scenario			Potential Development Shift Scenario		
	Net New Units	Total Number of Units	Mix	Net New Units	Total Number of Units	Mix
Bachelor units	+1	11	0.22%	-3	7	0.15%
1-Bedroom units	+46	501	10.08%	+208	663	13.35%
2-Bedroom units	+127	1,397	28.13%	+146	1,416	28.50%
3-Bedroom units	+141	1,551	31.23%	+56	1,466	29.50%
4+Bedroom units	+137	1,507	30.34%	+46	1,416	28.50%
Total	+463	4,968	100.00%	+463	4,968	100.00%

OTHER CONTRIBUTING FACTORS

There is a high degree of uncertainty with using population projections to determine housing need, which are based on high level trends in fertility, mortality, and migration, along with historic growth patterns. Equally important is the economic climate. The projected housing units required is based on BC Statistics projections, with some uncertainty:

- There is likely a “shadow population” of workers scattered throughout the region that are not documented through BC Stats or Statistics Canada, and the numbers are impossible to say with certainty. While some workers may receive a housing allowance, many do not. Some industries may provide housing, such as Mount Polley Mine that housed workers in ATCO trailers during

construction¹⁴. However, it is unclear if housing accommodation will be provided if/when other resource projects move forward.

- ▶ Based on anticipated industry plans, the region could reach hundreds of more people in the coming years (but not all permanent). Spanish Mountain could see 250 temporary construction workers, and 200 new permanent worker base. It is unclear how many will be housed onsite or nearby work camps, and the number of people who will be expected to find accommodation within the existing housing stock in nearby communities; however, existing housing options are already limited.
- ▶ There is expected substantial growth in the number of construction workers requiring accommodation in the City of Williams Lake, specifically related to the hospital expansion. There are no plans at this time to house the temporary construction workers.
- ▶ In aggregate terms, the current accommodation is insufficient to meet the temporary housing boom and will fall short of meeting long-term housing needs should major projects move forward.
- ▶ The findings from the labour market study have been collaborated in conversations with staff from industries such as Gibraltar Mine, Tolko, as well as Interior Health. As mining takes place in the more remote areas to the north and east, accommodation for temporary workers is preferred to be near communities of Likely and Horsefly, and increasingly for operations and speciality contractors who maintain production. Alexis Creek and Riske Creek are not in a position to absorb rapid increases in population associated with any mining expansion.

The baseline and development shift scenarios do not take into account the 'shadow population' or potential influx of new workers should major resource development projects move forward, which would likely require a mix of housing units to accommodate a diverse workforce: workers with families and couples, and a large proportion of single / 1 person households. In the meantime, stakeholders in rural communities, for example in Horsefly, comment that there have not been any new subdivisions since the 1980s and most people coming to the region are retiring seniors looking for a nice property and a sense of community.

Another key element to the population and housing unit projections is residential development projects currently slated for development. Development proposals in Williams Lake include 86 new rental units to Boitania Mall, various small-scale infill projects, as well as the undeveloped land at Westridge and Westside Neighbourhood which will all absorb some of the projected 817 units projected for the Central Cariboo. One private developer currently has 29 remaining residential lots at Westridge Subdivision, and an additional 28 residential lots at Stevenson Place. There are several other private land holdings throughout the city that could be utilized to absorb the projected growth in the future. Other than Boitania Mall, the proposed lot developments are

¹⁴ Source: key informant interview

most suitable to accommodate market homeownership. These lands serve a very important role in the overall housing continuum but need to be complemented by multi-unit housing forms and rental housing tenure in other parts of the city.

“Scenarios are uncertain. If the mine doesn’t open up, we need accommodation for tourism and retirement. If the mine opens, we need housing for the workforce, families...I don’t know where we will house those people in Likely”

- Quote from key informant interview (abbreviated)

Image 4: Photographic Record - Waterfront Home in the Central Cariboo

Source: Interior Properties Real Estate, 2021



AFFORDABILITY SNAPSHOTS

In the Central Cariboo, there are many stories that capture the real impact of people experiencing housing challenges - be it finding a home that is accessible, in good condition, or within the budget they can afford. This section tells the stories of a few 'representative' households in the Central Cariboo region to help illustrate local housing needs and gaps.

HOUSEHOLD STORY #1 - RETIRED COUPLE

Seniors are a growing demographic in the Central Cariboo, and includes single and couple seniors, independent and mobile seniors, and other seniors with mobility limitations. Some seniors are long-time residents who are empty nesters planning on aging in place, others are recent retirees who have relocated to the Central Cariboo to spend their retirement years and to enjoy a peaceful, recreational lifestyle.

This scenario examines an active retired senior couple in McLeese Lake who are looking to downsize. We assume they have sold their single detached home at the median sale price (2019) of \$250,803. Being mortgage-free at the time of the sale, this senior couple plans to allocate equity as follows:

- ▶ Retained retirement savings: \$75,000;
- ▶ Assist grandchild with down payment for their first home: \$15,000; and,
- ▶ Allocate towards renting or purchasing: \$160,000.

If this senior couple were to utilize the \$160,000 to rent over a 20-year period, they could afford \$667 per month towards the cost of rent and utilities. Assuming minimal rent increases over time, this would be a difficult situation for this couple given the sample of rental rates in the community of approximately \$900 to \$1,350 per month. Even more challenging for this couple is availability of rental options, given there are no purpose-built rental units in McLeese Lake and there are very few to no rental units available in the secondary rental market (e.g., suites) most of the year.



Monthly Rent at 30% of Income	Average Monthly Rents in McLeese Lake		
	1-Bedroom	2-Bedroom	3-Bedroom
\$667	\$900	\$1,000	\$1,350

This active senior couple could potentially downsize into a manufactured or mobile home, which has a median sale price of \$60,000 in McLeese Lake. This would leave them with more savings to enjoy their lifestyle, travel and take care of their comfort needs as they age. A key challenge for this couple would be to find a mobile home in good condition with accessible features to support them age in place and as their mobility needs may change over time.

Equity Transfer to 'Downsize'	Median Sale Prices in McLeese Lake			
	Mobile Home (in MH Park)	Cabin	Single-detached	Large Acreage Home
\$160,000	\$59,657	\$202,267	\$250,803	\$335,257

HOUSEHOLD STORY #2 - NURSE AND TRUCK DRIVER FAMILY

Healthcare is a major sector of employment in Williams Lake. With the expected expansion of the hospital, the number of healthcare professionals such as registered nurses (RNs) and licensed practical nurses (LPNs) are expected to increase. This scenario looks at a representative family with one partner working as a nurse, and the other employed as a truck driver.

The median wage for a nurse in the Cariboo is \$35.50 per hour, and the median wage for a truck driver in the Cariboo is \$28 per hour¹⁵. Under this scenario, this household has an annual income of \$106,680.

With children, this family will likely need a home with at least two or three bedrooms. Based on their household income, this family can afford to spend over \$2,600 per month on rent and utilities¹⁶ which can cover the average rent for a family-sized rental unit in Williams Lake. A key challenge for this family would be finding a rental unit in good condition, in a safe location in close proximity to parks and a school, and have enough storage for their active lifestyle such as recreation equipment. In Williams Lake, it is difficult to find a rental apartment that meets these characteristics.



Monthly Rent at 30% of Income	Average Monthly Rents in Williams Lake		
	1-Bedroom	2-Bedroom	3-Bedroom
\$2,667	\$701	\$836	\$1,003

Given their high incomes, and assuming no household debt, this family would likely purchase a home to live in Williams Lake instead of renting. For example, the median sale price of a single-detached home in Williams Lake was \$264,976 compared to the affordable purchase price for this family of \$522,000. Homeownership would broaden their housing options to find a family-oriented home, and

¹⁵ Wages – Cariboo Region, Government of Canada (2020)
¹⁶ CMHC defines affordability as a household spending less than 30% of their gross income on housing costs. For renters, this includes rent and utilities. For homeowners, this includes mortgage payments, utilities, and strata fees if applicable.

they can afford most places for sale including the median sale price of a single-detached home. In this scenario, this family will likely purchase a new, large home if one is for sale.

Median Sale Prices in Williams Lake					
Affordable Purchase Price	Manufactured Home	Condo	Townhouse	Duplex	Single-detached
\$522,791	\$124,826	\$140,076	\$163,058	\$210,575	\$264,976

HOUSEHOLD STORY #3 - SHORT STAY PROFESSIONAL

Professionals from various sectors may live in Williams Lake or surrounding communities for a short stay, ranging from a few weeks to a few months. Occupations that see short-stay workers including travelling healthcare professionals, environmental and geotechnical professionals, and vocational instructors.

Under this scenario, an environmental technician is looking for a short-stay accommodation in Williams Lake while on assignment in the region. The average wage for this occupation in the Cariboo is \$34 per hour (or an annual income of \$31,920)¹⁷. This professional can afford to rent up to \$1,428 per month. Based on a typical income for this profession, covering the cost of the average rental unit is feasible. A key challenge for this professional is finding a rental unit in good condition and a landlord willing to lease for a short stay.



Monthly Rent at 30% of Income	Average Monthly Rents in Williams Lake		
	1-Bedroom	2-Bedroom	3-Bedroom
\$1,428	\$701	\$836	\$1,003

¹⁷ Wages – Cariboo Region, Government of Canada (2020)

HOUSEHOLD STORY #4 - COUPLE WITH PET

Many couples live and work in Williams Lake in a variety of occupations. This scenario examines two full-time working locals, one in retail and the other in the forestry sector, specifically a foreman. The average wage for a senior retail worker in the Cariboo is \$17.31 per hour, and a forestry foreman is \$37.50 per hour. Their combined annual income is \$92,081.

This couple can comfortably afford to pay \$2,300 per month towards the cost of rent and utilities and remain with the standard affordability measure of spending no more than 30% of their gross household income towards housing costs. Compared to the average rents in Williams Lake, this couple can afford the average one, two or three-bedroom unit. A key challenge for this couple is finding a place to rent that allows pets in a market that favours tenants who do not have pets.

This couple could qualify for a mortgage of up to \$445,000 amortized over a 25-year period¹⁸.

Assuming they have no other major debt (e.g., car payments, recreational vehicles, credit cards, etc.)

they have the option to purchase most common properties in Williams Lake.



Monthly Rent at 30% of Income	Average Monthly Rents in Williams Lake		
	1-Bedroom	2-Bedroom	3-Bedroom
\$2,302	\$701	\$836	\$1,003

Affordable Purchase Price	Median Sale Prices in Williams Lake				
	Manufactured Home	Condo	Townhouse	Duplex	Single-detached
\$444,805	\$124,826	\$140,076	\$163,058	\$210,575	\$264,976

¹⁸ There are a number of factors that contribute to a households' ability to qualify for a mortgage, including existing debt (e.g. student loans, car payments). This analysis assumes households have no debt. Households with debt will have less ability to borrow.

HOUSEHOLD STORY #5 - CONSTRUCTION WORKER

The construction industry in the Central Cariboo comprises 7% of the urban area labour force (Williams Lake) and 9% of the rural area labour force¹⁹. It is expected to experience moderate long-term growth to the year 2024, with spikes in demand for construction workers for major projects such as the hospital expansion. A construction worker in the Cariboo earns on average \$19 per hour (or an annual income of \$31,920)²⁰.



A construction worker earning the median income for their occupation can afford to pay up to \$798 per month towards rent and utilities. Under this scenario, a construction worker can afford a 1-bedroom rental unit in Williams Lake. The key concern for this renter is finding a rental unit in good condition. If/when major construction projects start, there will likely be an influx of construction workers looking for accommodation at the same time - creating a competitive rental market and limiting options for all renters in the community.

Monthly Rent at 30% of Income	Average Monthly Rents in Williams Lake		
	1-Bedroom	2-Bedroom	3-Bedroom
\$798	\$701	\$836	\$1,003

A construction worker could qualify for a mortgage of up to \$123,000 amortized over a 25-year period²¹. A single construction worker would be challenged to afford the median sale price of most homes in Williams Lake, with the exception of a manufactured or mobile home. In 2019, there were 46 manufactured homes for sale in Williams Lake, second to the number of single-family homes for sale (118), meaning there is a moderate probability that a construction worker could find a mobile home to own. Construction workers with a partner and a dual-income household could have more purchasing power and more housing choice in the homeownership market.

Affordable Purchase Price	Median Sale Prices in Williams Lake				
	Manufactured Home	Condo	Townhouse	Duplex	Single-detached
\$123,436	\$124,826	\$140,076	\$163,058	\$210,575	\$264,976

¹⁹ Labour Market Strategy, Technical Report, 2020

²⁰ Wages – Cariboo Region, Government of Canada (2020)

²¹ There are a number of factors that contribute to a households’ ability to qualify for a mortgage, including existing debt (e.g. student loans, car payments). This analysis assumes households have no debt. Households with debt will have less ability to borrow.

HOUSEHOLD STORY #6 - MINER

Mining activity in the region includes both operations as well as exploration activities. East of the Fraser, Mount Polley Mine is on care and maintenance status with few employees at this time. However, new prospects in the region may attract more miners and related occupations to the region in the near future. There are already temporary workers in the area who require short-stay accommodation - from a few weeks to a few months - in communities such as Horsefly and Likely.

A miner can earn approximately \$36 per hour on average in the Cariboo, and can afford to pay up to \$1,512 per month towards rent and utilities²².

In communities like Horsefly, there is little to no rental accommodation. Short-stay mining explorers often seek temporary accommodation such as motels, cabins or suites - whatever is available. A sample of listings in the region provided few samples of nightly rates²³. Input from local resort operators suggested that pre-COVID cabins would be rented for \$160 per night, or \$40/night per person for a crew of 4. During COVID, these cabins typically would rent for \$120 per night or \$60/night per person for a smaller crew of 2.



Monthly Rent at 30% of Income	Average Monthly Rents in Horsefly (range)	
\$1,512	\$1,200	\$1,800

With limited accommodation options for existing temporary workers in the region, it is inconceivable that the non-existent rental supply could absorb any substantial increase in workers should any major resource projects gain approval and move forward. It is more likely that an increase in *permanent* workers will purchase a home. Based on wage data for miners in the Cariboo, a miner could purchase a home worth up to \$276,000 which could afford a mobile home (in a mobile home park or on a large acreage)²⁴. It falls short of the median sale price of a single-detached home (\$317,000).

²² Wages – Cariboo Region, Government of Canada (2020)

²³ Snapshot of listings ranged from \$98 to \$150 per night (\$2,940 to \$4,500 per month). One listing on the outskirts of Horsefly offered a 2-bedroom rental unit for \$1,000 per month. Input from the Horsefly Landing Resort provided anecdotal account of typical room rates and were references for this analysis

²⁴ There are a number of factors that contribute to a households' ability to qualify for a mortgage, including existing debt (e.g., student loans, car payments). This analysis assumes households have no debt. Households with debt will have less ability to borrow.

There are more homeownership options compared to rental in Horsefly, however many units are aging and in poor condition. Limited housing options may create challenges to recruit and retain workers to the region.

Affordable Purchase Price	Median Sale Prices in Horsefly			
	Mobile Home (in MH Park)	Large Acreage Mobile Home	Large Acreage Home	Single-detached
\$275,999	\$130,875	\$178,400	\$438,816	\$317,120

HOUSEHOLD STORY #7 - CAMP COOK

The various occupations associated with resource development includes support staff and low-wage labour. Camp cooks are a common occupation to support the mines. In the Cariboo, a camp cook can earn up to \$18 per hour (or an annual income of \$30,240).

A camp cook earning the median income can afford to pay up to \$756 per month on rent and utilities. If living in Likely, there are little to no rental units available. A sample scan of listings ranged from \$1,300 to \$1,400 dollars per month. Under this scenario, a camp cook would not be able to afford the average rent and will likely not find a place to live without a partnership (dual income) or a roommate.



Monthly Rent at 30% of Income	Average Monthly Rents in Likely		
	1-Bedroom	2-Bedroom	3-Bedroom
\$756	\$1,300	\$1,350	\$1,400

A camp cook could qualify for a mortgage of up to \$84,000 amortized over a 25-year period²⁵. Comparing to assessed values of residential properties in Likely, a camp cook would not be able to afford to purchase a home on their own.

Affordable Purchase Price	Median Sale Prices in Likely			
	Mobile Home (in MH Park)	Large Acreage Mobile Home	Large Acreage Home	Single-detached
\$114,462	\$130,875	\$178,400	\$438,816	\$317,120

Insights shared by local stakeholders revealed that workers, such as camp cooks, often work more than one job in order to cover the cost of living. It is an indication of the precarious nature of some of these occupations, and also a reflection of low wages not being livable wages.

²⁵ There are a number of factors that contribute to a households' ability to qualify for a mortgage, including existing debt (e.g. student loans, car payments). This analysis assumes households have no debt. Households with debt will have less ability to borrow.

HOUSEHOLD STORY #8 - STUDENT

Youth living in rural areas in the Central Cariboo will find themselves commuting to Williams Lake to attend school as early as high school years. In some instances, students may be billeted with a relative or volunteer family in the City until they finish high school.

With a Thompson Rivers University campus and increasing expectation of youth pursuing post-secondary education and skills development for higher paying jobs, more students are moving to Williams Lake in their late teens and early twenties. A common experience amongst these young adults is picking up a part-time job to support themselves while going to school, typically in the retail sector. Minimum wage is \$14.60 per hour (or an annual income of \$14,716 if working part-time hours)²⁶.

A student working part-time at minimum wage can afford to spend \$417 per month on rent and utilities. With the average 1-bedroom unit renting at over \$700 per month, this student would not be able to afford to live on their own. They are also not in a position to purchase a home. Renting a 2-bedroom unit with a roommate might be more feasible or working more hours while going to school. Students who are still dependents of their parents or who have access to a student loan could potentially offset some of these costs, but not all young adults have parental support or are eligible for student loans.



Monthly Rent at 30% of Income	Average Monthly Rents in Williams Lake		
	1-Bedroom	2-Bedroom	3-Bedroom
\$417	\$701	\$836	\$1,003

Affordable Purchase Price	Median Sale Prices in Williams Lake				
	Manufactured Home	Condo	Townhouse	Duplex	Single-detached
\$42,021	\$124,826	\$140,076	\$163,058	\$210,575	\$264,976

²⁶ Minimum wage, Government of BC, as of June 1st 2020

HOUSEHOLD STORY #9 - SINGLE MOM

There are over 1,000 single parent families in the Central Cariboo, with the majority (75%) comprising single moms. A single mom with a young child has limited options to earn an income to pay for basic necessities such as housing, childcare and transportation. Income assistance for families with children is \$573.58 per month²⁷.

Eligible low-income families can receive a subsidy through BC Housing's rental assistance program (RAP) which fills the gap between what a family can afford to pay for rent and the actual cost of rent. It is intended to help families who are employed but still not earning enough to pay for rent (i.e., "the working poor"). Single mothers receiving income assistance are not eligible for the rental subsidy. Instead, they can get a shelter rate subsidy of \$375 per month to combine with their income assistance for a total of \$949 per month.

For a single mother with a newborn child, the \$375 shelter rate is intended to cover the cost of rent plus utilities and the remainder income assistance of \$573 is intended to cover all other living expenses including food, transportation, clothing, and child needs such as diapers. The BC

Government has a Child Benefits Top-Up supplement, which can help cover the cost of child care needs. The BC Government also has a list of potential other expenses that could be covered in addition to income assistance (reviewed on a case-by-case basis), such as natal supplements, infant formula, and extra money at Christmas²⁸.

Under this scenario, a single mother on income assistance can afford \$375 per month on rent and utilities. This amount cannot afford a one-bedroom unit in Williams Lake, or a two-bedroom unit which she will likely need as the child grows older. Most mothers in this case will spend nearly all of their income assistance on the cost of rent and rely on community-based services to help with other necessities such as the Salvation Army food bank. A single mother in this situation likely has to make difficult trade-offs for survival. It is not unusual to defer a phone bill payment or accept donations if offered.



²⁷ There are several categories for eligible income assistance. This scenario assumes a single parent who qualifies for Category G: single parent who meets Persons with Persistent Multiple Barriers criteria under the age of 65. Income Assistance Tables, Government of BC

²⁸ Eligible expenses for general and health supplements on income assistance, Government of BC

Monthly Rent at 30% of Income	Average Monthly Rents in Williams Lake		
	1-Bedroom	2-Bedroom	3-Bedroom
\$375	\$701	\$836	\$1,003

Program eligibility and forms are complex. Single parents, and other vulnerable low-income households, are often not aware of the programs they may be eligible for. They can also experience overwhelm and confusion when navigating systems. Local non-profit organizations can help navigate such systems and assist with program applications (e.g., Poverty Advocate) but their limited resources and capacity cannot help all families in need.

Single mothers experiencing poverty with limited supports are at a greater risk of experiencing mental health issues, and in some cases may resort to opioids or other substances to ease their traumatic experience(s). There have been instances in Williams Lake where single mothers have accidentally overdosed and passed away, leaving their unattended baby to also pass away. Affordable housing is only one component to support single mothers in this situation; a livable wage and integrated supports are also essential to ensure the well-being of parents and their children.

THE WAY FORWARD

Roles in Implementation

MUNICIPAL LOCAL GOVERNMENT

Local governments have the opportunity to support, encourage, facilitate, or incentivize the development of (as well as preserving) housing in a community. They are governed by legislation including the *Local Government Act*, *Community Charter*, *Strata Property Act*, and *Local Government Statutes (Housing Needs Report) Amendment Act*.

While a Housing Needs Report identifies housing needs and gaps, as well as potential best practices for consideration, it does not outline actions that a local government can employ to address housing issues. A step further is required, such as either undertaking a Housing Action Plan or Affordable Housing Strategy.

Some local governments reference Housing Needs Reports to inform other planning initiatives, such as an Official Community Plan Updates or Zoning Bylaw Amendments. As a starting point, high-level policy and regulatory directions have been suggested, each requiring evaluation and testing. In short, there are five major categories of practice or implementation when the City and the CRD considers next steps:

REGIONAL DISTRICT

Regional governments provide a general framework for growth and land use in the region, often with an emphasis on concentrating growth in the urban centres. Affordable housing policy and practice should also align with the regional government's own housing plans and policies.

PROVINCIAL GOVERNMENT

The legislated responsibility for housing falls on the provincial government. As such, much of the legislation that impacts land use and housing is under provincial jurisdiction. In addition to a directly managed portfolio, the Province also provides funding and support to non-profits to build and operate emergency shelters and safe houses as well as transitional, supported and independent non-market housing. It also funds several rent supplement programs to assist lower income individuals and households to access market housing. Recent announcements by the provincial government will lead to the introduction of a number of new tools, regulations, and capital/operating investment dollars and is expected to contribute to the creation of a large number of rental and affordable housing units in BC in the coming decade.

FEDERAL GOVERNMENT

The federal government provides mortgage insurance to homeowners through the Canada Mortgage and Housing Corporation (CMHC) and sets the rules and requirements for government-backed mortgage insurance. They also implement a variety of programs, including the provision of capital funding and operational assistance for non-market housing. The release of the National Housing Strategy in 2017 and recent funding announcements demonstrate a renewed commitment towards housing and homelessness by the Canadian government.

PRIVATE SECTOR

This sector includes landowners, developers, builders, investors, and landlords, and is responsible for the development, construction, and management of a range of housing forms and tenures, including ownership and rental. The private sector has been increasingly involved in delivering the rental supply, with a large proportion of rental housing comprising of secondary suites and condominiums rented through the secondary rental market.

NON-PROFIT SECTOR

The non-profit housing sector creates and manages housing units that rent at low-end or below market rates and may include support services (e.g., life skills, employment training). The sector includes community-based non-profit organizations that typically receive some form of financial assistance from other levels of government to enable them to offer affordable rents to low-income households.

“My current situation is stable and secure; however, I know that the housing situation here is dire. There are few decent and affordable places to rent. There is a lack of affordable housing and subsidized housing. That makes our community as a whole more vulnerable. None of us can be safe and secure until all of us are. As a community, we need to commit to safe and affordable housing for ALL. Yes, that will take money. We need to step up. It will save money in the long run, as well as supporting people.”

- Quote from survey respondent (abbreviated)

Action Plan

This section outlines directions that respond to the identified priority groups and housing gaps outlined in the Summary of Housing Needs and Gaps section of this report. There are **18 strategies** altogether, with itemized actions and key contributors. These directions further complement the City and CRD’s existing policies and initiatives.

All strategies and actions are for consideration, and not necessarily commitments, and have not been prioritized. The City and the CRD can explore strategies and actions and move forward on implementing the ones that align with local government capacity, resources and other contributing factors.

PARTNERSHIPS + STRATEGIC INITIATIVES

1. Scaling-up the non-profit housing sector

The non-profit housing sector play an essential role in creating access to affordable housing for people in need. In Williams Lake, the sector is overstretched. In the CRD, they are virtually non-existent. There is a need to support the non-profit housing sector to access additional resources and capacity, towards ‘scaling-up’ to meet the existing and anticipated needs of vulnerable populations in the region. A complementary approach to supporting the local sector is to invite other providers from outside the region to consider establishing a presence in the Central Cariboo.

	Action	Key Contributors	Timeline
1-A	Continue to build relationships with local non-profit housing providers	City of Williams Lake Cariboo Regional District	Ongoing
1-B	Support revenue generating activities in non-profit housing development projects (e.g., social enterprise). Undertake review and amendments to regulations, where applicable, to support flexibility in design to allow revenue generating uses in non-profit housing projects such as social enterprise	City of Williams Lake	1 to 2 years
1-C	Explore opportunities to invite non-profit housing providers from outside the region to consider projects in the Central Cariboo, who have experience building and operating housing projects in similar regions. Seek providers that do not compete with local providers, but rather bring complementary skills, experience, resources, capacity, and expertise and specific populations to address local priority groups and housing gaps	City of Williams Lake in partnership with the Cariboo Regional District	1 to 2 years

	Action	Key Contributors	Timeline
1-D	Prepare and participate in the annual BC Non-Profit Housing Association (BCNPHA) conference to showcase housing needs in the region, with the intention of fostering interest in housing providers who may consider establishing a presence in Williams Lake or willing to share knowledge to local providers (e.g., the “how-to” scale up, and site acquisition)	City of Williams Lake in partnership with the local non-profit housing sector	1 to 2 years

2. Scaling-up the developer / building sector

The private sector developer / building community has made positive contributions to the Williams Lake and Central Cariboo housing market by providing good quality homes for a wide variety of demographics. Given the experience of the local building community is primarily low density and detached lots, this strategy suggests supporting the local building community ‘scale-up’ in order to be in a position to develop multi-unit housing projects, such as apartments, to accommodate the future housing needs in the region.

	Action	Key Contributors	Timeline
2-A	Continue to build relationships with local developer / building community	City of Williams Lake Cariboo Regional District	Ongoing
2-B	Provide a capacity-building workshop for the local developer / building community on housing programs available to the sector for purpose-built rental housing (e.g., CMHC low-cost financing). Consider requesting support from a CMHC representative to offer this session	City of Williams Lake	1 to 2 years
2-C	Investigate training opportunities to improve local trades capacity to work on larger scale residential development project	City of Williams Lake in partnership with developer / building community	3+ years

3. Scaling-up local government

With no housing-focused staff, it is difficult for the City and the CRD to manage housing-related projects, including policy development and regulatory initiatives. Additional funding would allow to hire additional staff to work specifically on housing issues. This could be a joint/share position between the City and the CRD, although the bulk of the capacity issues is at the City level. Scaling-up may be appropriate as a stand-alone initiative, or potentially in combination with exploring a regional housing corporation (see strategy #9).

	Action	Key Contributors	Timeline
3-A	Prepare a job description, job preview and budget for a housing coordinator role, including responsibilities. Reference similar job positions (e.g., City of Quesnel)	City of Williams Lake	1 to 2 years
3-B	Prepare a Council report outlining the staffing request for consideration	City of Williams Lake	1 to 2 years

4. Consider site-readiness programs

Consider investing in site assessments prior to initiating conversations with private developers / building community for this site, such as an archeological assessment and geotechnical assessment. These pre-construction costs are substantially high and could deter potential investment from the private market. While there is uncertainty (subject to the findings) of specific site assessments, the potential to accommodate a high number of units in close proximity to services and amenities can meet the need of the growing complexity of workforce housing needs.

	Action	Key Contributors	Timeline
4-A	Referencing the companion sites of opportunity report, request quotes to conduct assessments that would be required for these sites (archaeological, geotechnical, environmental)	City of Williams Lake	1 to 2 years
4-B	Explore funding opportunities to complete these site assessments	City of Williams Lake - economic development	1 to 2 years
4-C	Consider allocating municipal budget to a portion of the site assessment costs, with approval from Council, as per the funding matching requirements if expected	City of Williams Lake	2 years
4-D	Calculate the total costs to conduct site assessments per site, and package this as a cost-savings financial incentive for private developers / builders to invest in site development. Offer incentive <i>in exchange</i> for securing affordable housing (secured on title with a housing agreement)	City of Williams Lake	2 years

5. Financial incentives

Consider offering financial incentives to the developer / building community who build market rental housing and/or affordable housing (or mixed-tenure) for low- and moderate-income households towards minimizing costs and reducing risk through a detailed review of developer contributions and off-site costs. Measures such as tax exemptions for a limited number of years, and reducing, rebating,

or not requiring payment until occupancy should be considered. These financial incentives are only feasible if the local government has the municipal budget that can accommodate adjustments. If financial incentives are not feasible, then this strategy may need to be considered at a later date when local government revenue can support it. In some cases, funding allocated to the housing reserve fund (see strategy #12) can be allocated to these incentive packages.

	Action	Key Contributors	Timeline
5-A	Consider conducting a study on off-site costs and developer contributions for an itemized list that can be referenced when considering exemptions or reductions	City of Williams Lake Cariboo Regional District	2 to 3 years
5-B	Research example financial incentives from other municipalities (e.g., tax exemption bylaw) and explore the opportunity for local application	City of Williams Lake Cariboo Regional District	2 to 3 years
5-C	Evaluate local government budget(s) to identify if offering financial incentives is feasible given other capital and operating costs compared to revenue	City of Williams Lake Cariboo Regional District	2 to 3 years

6. Canvassing potential housing operators

Given the anticipated number of rental and affordable housing projects needed for Williams Lake and the Central Cariboo, it would be beneficial for the City and the CRD to canvass potential housing providers to gauge their interest in operating potential future housing projects. This would be especially beneficial when exploring the potential of the sites of opportunity. The earlier a housing provider is involved in the process, the more input they can provide into site and building design that will work best for their tenants and staff. Preparing, facilitating and taking action on this strategy could be the responsibility of a Housing Coordinator position if that strategy is pursued (see strategy #3). There will likely be capacity and resource constraints experienced by potential housing operators that are outside the local government purview in which case partner organizations may need to be invited to support organizations with addressing issues.

	Action	Key Contributors	Timeline
6-A	Host a workshop with non-profit housing providers to share findings from the housing capacity and gap analysis, specifically populations in need of housing, housing gaps, and highlights from the sites of opportunity analysis. Gauge interest and capacity for providers to be involved in development processes and eventual operations	City of Williams Lake Cariboo Regional District	6 months to 1 year
6-B	Schedule individual follow-up meetings with housing providers who expressed interest, to understand their capacity, resources opportunities and	City of Williams Lake Cariboo Regional District	1 year

	Action	Key Contributors	Timeline
	constraints. Consider inviting supporting organizations such as BCNHA to the table to be involved in the discussion		
6-C	Explore opportunities to problem-solve constraints experienced by potential housing operators, that are within the purview of the local government	City of Williams Lake Cariboo Regional District	1 to 2 years

7. Partnerships

Most affordable housing projects are not achieved in isolation, but rather in collaboration with many organizations. Typically, municipalities are not the main proponent of an affordable housing project but can assist and accelerate a project in many ways including in-kind support and matching fundraising campaigns. This helps ‘stack’ the financial contributions to make the capital investment into housing financially viable. Municipalities have the opportunity to enter into partnering agreements with organizations in order to address existing and future community needs. In addition to non-profit housing providers, other organizations that could be engaged for potential partnerships include community-based organizations, private developers (that agree to housing agreements), Indigenous agencies, BC Housing, CMHC, Interior Health Authority, and the Northern Development Initiatives Trust/Northern Housing Incentive Program. This strategy could be combined with site-specific development opportunities, or in conjunction with other strategies such as a regional housing corporation (strategy #9).

	Action	Key Contributors	Timeline
7-A	Continue to partner with various organizations, including the private sector, senior levels of government, community-based agencies, and other stakeholders to support the creation of diverse housing types and tenures in the community	City of Williams Lake Cariboo Regional District	Ongoing
7-B	Should a regional housing corporation best established, consider exploring a Memorandum of Understanding (MoU) with BCHousing for streamlined opportunities for housing investment	City of Williams Lake Cariboo Regional District	3+ years

8. Pet-friendly rental housing

BC’s Residential Tenancy Act (RTA) allows the prohibition of pets in rental units (i.e., a landlord can refuse to rent a unit to someone with a pet). While there are few precedent examples of agencies with

policies that specifically address concerns around pets in rental housing, the City can actively support existing efforts and advocate for changes that support a pet-inclusive rental housing supply.

	Action	Key Contributors	Timeline
8-A	Support local agencies which have introduced pet policies that allow tenants to have pets in selected units	City of Williams Lake	Ongoing
8-B	Consider advocating to the provincial government regarding possible revisions to the RTA to facilitate more pets being allowed in rental housing. Opportunities to make these suggestions include resolutions at UBCM	City of Williams Lake Cariboo Regional District	6 months to 1 year
8-C	Consider the provision of dog parks in close proximity to rental buildings	City of Williams Lake	As and when

9. Consider establishing a regional housing corporation

Explore the creation of a regional housing corporation to develop and manage affordable housing to meet the needs of people living within the Cariboo Regional District. Precedents for regional districts establishing a regional housing corporation, or authority, include Metro Vancouver and the Capital Regional District. They are the two most populated regional districts in BC and have established housing corporations to provide low- and moderate-income households with safe and affordable housing. Considering growth pressures and housing challenges, a bold long-term move could be considering establishing a regional housing corporation. This corporation would likely be a subsidiary of the Cariboo Regional District (encompassing all areas, not just the Central Cariboo) and would require coordination with the CRD’s member municipalities and additional funding for new staff positions to assist with administration and management. This is a long-term strategy that would likely start slowly but eventually evolve into an entity that could influence and coordinate housing initiatives across the region. Other regions with these entities, or similar agencies the channel funding to projects (like the Columbia Basin Trust) are well positioned to establish Memorandums of Understandings (MoU’s) with organizations like BC Housing to streamline applications, funding and projects.

- At the local government level, housing authorities have common elements such as legal incorporation. Legal establishment of the agency allows the agency to own housing stock and allows the agency to negotiate and enter into agreements.
- Public representation, where a Board of Directors, which usually includes City Councilors and/or regional Board members, provides accountability to the public and a senior-level voice in housing authority deliberations.
- Public funding, from government sources, allow housing authorities to reduce housing costs and remove competitive market pricing pressures through subsidies. The experience of jurisdictions

with successful housing authorities suggest that significant levels of senior government funding is required to support capital and operating expenses.

- Community or asset plan, which outlines housing authority's goals, strategies, and activities are documented to promote transparency. An excerpt on the statement of needs from this housing capacity and gap analysis report could serve as the plan.

Authorities or corporations are local-government-controlled, legally separate entities created to assist in the development of affordable housing. Because housing authorities are local government-controlled, they can more effectively direct resources and projects to closely align with affordable housing goals and objectives and add capacity to the overstretched housing provider sector. This type of entity can identify where the greatest impact can be made and if managed correctly, can deliver housing efficiently and affordably through standardized processes and economies of scale. A key challenge is they often require ongoing financial assistance that is sufficient to support the authority's ongoing operations (e.g., land acquisition, asset management, and administration). This corporation could potentially be expanded to include funding allocation towards integrated supports that are complementary to affordable housing, such as social services, mental health and substance use supports, crisis supports, prevention and childcare. This strategy suggests the Cariboo Regional District taking the lead, but in partnership with the City of Williams Lake and possibly WLFN. The business structure can be modified based on research and desired outcomes.

	Action	Key Contributors	Timeline
9-A	Research revenue generating models that can support the ongoing operations of this entity (e.g., Columbia Basin Trust, Metro Vancouver Housing Corporation [MVHC], Capital Region Housing Corporation [CRHC])	Cariboo Regional District	3+ years
9-B	Consider a key revenue source derived from industry. For example, initiate a deal with major resource development projects to capture revenue to be reinvested back into the community to provide housing stock that includes housing workers / indirect workers from industry. Precedents include LNG Canada in Northwest BC and Columbia Basin Trust	Cariboo Regional District	3+ years
9-C	Consider establishing an authority or corporation, based on a model best aligned with regional context. This action is administratively heavy, including incorporation/registration, organizational and operational structure, and decision-making framework	Cariboo Regional District	3+ years
9-D	Consider initiating dialogue with local Indigenous groups about the opportunity to partner. The WLFN 2020 Housing Strategy, for example, outlines a recommendation for WLFN to create a housing authority. Opportunities to leverage combined	Cariboo Regional District	3+ years

	Action	Key Contributors	Timeline
	capacity could help house Indigenous households both on and off-reserve		
9-E	Consider exploring a Memorandum of Understanding (MoU) between this corporation and BC Housing to streamline affordable housing development projects	Cariboo Regional District	3+ years

POLICY DIRECTIONS

10. Inclusionary housing policy

An inclusionary housing policy could provide the City of Williams Lake with a tool that sets out both an intention, as well as an approach, to ensuring that affordable housing units are included in new residential (or mixed-use) development projects. This policy can secure a wide variety of housing including affordable housing for seniors, low-income households, and re-housing persons experiencing homelessness. This policy can also set up expectations for the percentage of units dedicated as affordable housing as part of new residential projects. It can be implemented using different tools available to local governments²⁹, and work well when additional density can be supported by the market. Units dedicated as affordable housing are often secured through a housing agreement. Alternatively, local governments can accept cash-in-lieu in cases where incorporating the units onsite is a challenge. Cash-in-lieu contributions can be allotted into an affordable housing reserve fund to support future affordable housing projects. Given the potential development cost constraints experienced by the building community, it is suggested that a conservative requirement be a starting point rather than asking for a large percentage of units allocated to affordable housing.

	Action	Key Contributors	Timeline
10-A	Consider adding to the City's Affordable Housing and Livable Neighbourhoods Policy to include an inclusionary housing policy applied to all new market residential development projects	City of Williams Lake	1 to 2 years
10-B	For projects greater than 20 units, consider requiring 5% of the residential floor area of new residential development be secured as affordable housing in perpetuity with a housing agreement, in exchange for an incentive (e.g., density bonus, or financial incentives such as waiving fees)	City of Williams Lake	1 to 2 years
10-C	For projects fewer than 20 units (including single detached, duplexes, townhouses and small multi-unit projects), consider requiring an equivalent of 5% of	City of Williams Lake	1 to 2 years

²⁹ Related legislation: Land Title Act, Part 14, Division 5

	Action	Key Contributors	Timeline
	the residential floor area be paid as a cash-in-lieu contribution, allocated to an affordable housing reserve fund		
10-D	Monitor the uptake of the inclusionary housing policy and adjust (e.g., increase from 5% to 10%) if warranted	City of Williams Lake	2 to 3+ years

11. Housing agreements

Housing agreements are contractual arrangements between property owners and local governments. This tool is used to specify parameters that ensure that secured housing units are used as intended, either in perpetuity or for a limited time period. Housing agreements can specify: who can occupy the units (e.g., seniors, families); tenure (e.g., rental, low end of market rental); rental rates; administration / management of units (e.g., non-profit or rental property manager). Housing agreements are often used in non-profit affordable housing projects and purpose-built rental projects but can also be used in condominium developments with re-sale price controls.

Sample Check List

- What are the population group(s) to be served by this project?
- What is the tenure (e.g. rental, temporary transitional)?
- Are there any particular special needs that could be identified in the Housing Agreement (e.g. accessibility, seniors, low income)?
- Will rental rates be tied to any particular metric?
- Will there be an income limit or asset limit for tenants of the affordable units?
- Are the rental units to remain rental in perpetuity?
- What level of detail will be required in a Statutory Declaration for monitoring (if any)?

	Action	Key Contributors	Timeline
11-A	Collect examples of housing agreements for internal reference. Samples can be found at Metro Vancouver's What Works Document, and can be scaled to the context of Williams Lake	City of Williams Lake	1 to 2 years
11-B	Consider preparing a housing agreement checklist that can be referenced prior to a development application opportunity such as: duration of units secured (e.g., in perpetuity/lifespan of the building), income limits, intended target population	City of Williams Lake	1 to 2 years

12. Housing reserve fund

A housing reserve fund is established to set aside and protect funds for future affordable housing projects. A common source is cash contributions provided by local builders / developers in lieu of built affordable housing units. A local government can also allocate other funds into a Housing Reserve Fund as part of annual budgeting. The local government establishes a bylaw for the use of these funds and eligibility criteria, which can be used towards affordable housing project capital costs, land acquisition purchases for affordable housing projects, grants to non-profit housing providers, and research or feasibility studies. Establishing a housing reserve fund can be a good starting point that can accumulate cash over time and eventually transferred over to a corporation as an initial cash injection to initiate early projects.

	Action	Key Contributors	Timeline
12-A	Collect examples of affordable housing reserve fund bylaws (such as Kitimat, Terrace, and Kelowna)	City of Williams Lake	1 year
12-B	Prepare a terms of reference and draft bylaw for an affordable housing reserve fund that outline the streams of revenue allocated to the fund (e.g., cash-in-lieu contributions), as well as how the funds are spent (e.g., capital contributions, grants to non-profit housing providers, and land acquisition). Present this to Council for consideration	City of Williams Lake	1 year

13. Rent supplements

The provincial government has two programs whereby eligible low- and moderate-income households receive a rent supplement to rent in the private market – SAFER (shelter assistance for elderly renters), and RAP for families (rental assistance programs). Singles and couples without children are not eligible for this program. In the Central Cariboo, a population of concern is youth and young adults, particularly high school students who do not have access to housing in Williams Lake to attend high school. This strategy aims to open the doors for students to access rent supplements so they can pursue education if desired. Rent supplements can provide students quick access to rental units in the private market, rather than waiting for a purpose-built housing initiative to move forward. The rent supplements can also be used for not just the rent per month, but also possibly help assist in the payment of damage deposit, utilities, moving expenses, and start-up costs/household supplies (e.g., dishes).

	Action	Key Contributors	Timeline
13-A	Consider allocating funds from the housing reserve fund to rent supplements for rural students needing	City of Williams Lake	2 to 3 years

	Action	Key Contributors	Timeline
	housing. Consider distributing this to local non-profit agencies to administer and allocate at their discretion per the guidelines of the terms in the affordable housing reserve fund bylaw		
13-B	Advocate the senior levels of government to consider rent supplements for rural students, youth, young adults, singles and couples who are ineligible under the current programs	City of Williams Lake Cariboo Regional District	1 to 2 years

14. Regenerate older rental buildings

In Williams Lake and the Central Cariboo, the quality and condition of the rental housing stock is poor. There are opportunities to renovate, redevelop, or transition ownership towards the benefit of households in need of rental housing. There are new streams of funding available to the private sector to upgrade the existing housing stock or redevelop. There is also a trend occurring in BC where non-profit housing societies are presented with the opportunity to acquire older rental buildings and then access provincial capital investment funds to upgrade. For large sites, there may be opportunities to expand units or redevelop the site altogether into more market and non-market housing units. This initiative would need to be led by either senior levels of government or non-profit housing societies, with the support of said property owners and the municipality. If the municipality has the means, municipal site acquisition could be explored and donated to a society.

The aim of this strategy is to regenerate the existing housing stock to meet the needs of low-income households in Williams Lake. This strategy aligns with scaling-up the capacity of the local development / building community and the local non-profit housing sector (strategies #1 and #2).

National Housing Co-Investment Fund - Housing Repair and Renewal Stream

- Program was launched in 2018 and will be rolled out for 10+ years
- Low-cost interim and take-out financing
- Capital contributions (up to 30% of eligible costs)
- Loans and financial contributions are provided to attract partnerships and investments to repair or renew the existing affordable and community housing supply, covering a broad range of housing needs

	Action	Key Contributors	Timeline
14-A	Provide a capacity-building workshop for the local developer / building community on housing programs available to the sector for housing regeneration (e.g., national housing co-investment fund). Consider requesting support from a CMHC representative to offer this session	City of Williams Lake	1 to 2 years
14-B	Should an apartment building be listed for sale, consider facilitating conversations between a non-profit housing provider and BC Housing for potential site acquisition towards renovate / turn key housing project, or for a potential redevelopment into rental and affordable housing	City of Williams Lake	As and when
14-C	Utilize the standards of maintenance bylaw (when adopted) to enforce basic standards of the rental housing supply	City of Williams Lake	As and when

REGULATORY DIRECTIONS

15. Parkland dedication

There may be opportunities to utilize city-owned parkland for the provision of housing development projects. In this case, the City may want to consider adding an equivalent amount of parkland that will be lost at these potential park sites, be it surplus City-owned land that is not yet dedicated as park, or through capturing parkland dedication from other sites in the city (leveraged through new development projects). The *Local Government Act* gives powers to municipalities to request 5% parkland dedication or cash-in-lieu contribution for new subdivisions³⁰.

	Action	Key Contributors	Timeline
15-A	Review City-owned land that may be appropriate for potential future parkland dedication	City of Williams Lake	2 to 3 years
15-B	Identify privately owned undeveloped / vacant sites that may be appropriate for potential future parkland dedication. Consider this inventory when new development applications are presented	City of Williams Lake	2 to 3 years

³⁰ Parkland Acquisition Best Practices Guide, Government of BC

16. Standards of maintenance bylaw

A standards of maintenance bylaw provides local governments with powers to enforce basic levels of maintenance and safety for rental accommodation (both purpose-built rentals, as well as units rented through the secondary rental market such as rented single detached homes). These regulations address inadequate living conditions, such as housing that contains mold, insufficient insulation, no heating, faulty wiring and plumbing, or poorly secured locks. Local governments (including regional districts) have the authority to issue warnings and fines to property owners not complying with regulations. In the City and the CRD, introducing and enforcing standards of maintenance for rental housing projects in poor condition can help protect tenants against sub-standard housing. A cautious note: it may result in costly upgrades to property owners, which may unintentionally cause other issues such as ‘reno-victions’. Working closely with rental property managers in a constructive way can help identify win-win solutions. Complementary to this bylaw would be considering a rental housing regeneration initiative. The City has already identified the need to explore and implement a standards of maintenance bylaw, and this strategy reinforces this pursuit, and can be complemented by a companion bylaw for the CRD.

	Action	Key Contributors	Timeline
16-A	Collect examples of standards of maintenance bylaws (such as Terrace, PittMeadows, View Royal, Maple Ridge, and Vernon)	City of Williams Lake Cariboo Regional District	6 months to a year
16-B	Prepare a draft bylaw for a standards of maintenance bylaw. Present this to Council and Regional Board for consideration	City of Williams Lake Cariboo Regional District	1 year

17. Accessible and adaptable housing requirements

Accessible and adaptable housing policies could help provide accessible housing options for older residents to age-in-place and remain within their communities. The inclusion of this strategy also allows for individuals with mobility challenges or other disabilities to live comfortably in their homes or visit friends/families with fewer obstacles.

- Adaptable housing is an approach to residential design and construction in which homes can be modified at minimal cost to occupants’ changing needs over time. Features can include barrier-free/adaptable showers; wider doors, stairs and hallways; reinforced walls and stairwells; among other features. These units provide greater flexibility and allow residents to age-in-place.
- Accessible housing refers to dwelling units that include features, amenities, or products to better meet the needs of people with a range of physical abilities.

- VisitAbility homes have three basic accessibility features: no step entrance, clear passageways, and an accessible bathroom on the main floor to allow for visitors with mobility issues access friends' or family members' homes.

	Action	Key Contributors	Timeline
17-A	Consider offering an incentive to provide a floor area ratio (FAR) exemption for residential units that incorporate basic universal housing features to create more accessible housing options	City of Williams Lake	3+ years
17-B	Consider adding to the City's Affordable Housing and Livable Neighbourhoods Policy to include an adaptable design policy applied to all new market residential development projects	City of Williams Lake	3+ years
17-C	Explore the opportunity to incorporate VisitAbility design considerations for ground-oriented multi-unit projects (e.g., townhouses)	City of Williams Lake	3+ years

18. Parking reduction for affordable housing projects

Parking reductions are financial incentives offered to developers by local governments as a way to reducing the overall cost of housing projects. In many communities, many local governments are encouraging multi-unit residential development projects on high potential sites to accommodate growth and housing needs. However, many communities continue to require parking stalls to accommodate personal vehicles for occupants of multi-unit residential buildings. For affordable housing projects, especially shelters and supportive housing projects, many tenants do not have vehicles. It makes sense to consider reducing parking requirements for these types of projects, which is supported by provisions in the *Local Government Act*³¹.

- Outright parking reductions in a zoning bylaw are typically offered for projects in close proximity to public transportation, and/or if affordable housing is a component of the unit mix.
- Alternatively, a local government can designate an area that provides developers and local builders with the option to either deliver the minimum parking requirements as per the zoning bylaw, or provide cash-in-lieu of parking, which is usually more economical than building a parking stall. In the past, local governments allocated cash-in-lieu of parking towards parkades, but today these funds are often allocated towards alternative transportation modes, such as cycling infrastructure, which provides a GHG reduction benefit in addition to supporting housing affordability.

³¹ Related legislation: Land Title Act, Part 14, Division 5

	Action	Key Contributors	Timeline
18-A	Consider updating the Zoning Bylaw to provide outright parking reductions for affordable housing projects, especially in buildings where tenants are least likely to have personal vehicles (shelters, supportive housing). Collect examples of parking reductions for reference (e.g., Kamloops— offers 7% reduction in parking if minimum 50% of total units are dedicated as affordable)	City of Williams Lake	2 to 3 years
18-B	Monitor parking utilization rates and evaluate if further parking reductions are warranted	City of Williams Lake	2 to 3 years

Appendix A: Legislative Indicators

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Central Cariboo Study Area

POPULATION

Table 1: Population Change, Central Cariboo, (2006 - 2016)

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Central Cariboo	23,630	23,415	22,805	-825	-3.5%	-0.35%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 2: Average and Median Age, Central Cariboo, (2006 - 2016)

Year	Average Age	Median Age
2006	40.0	42.9
2011	42.2	46.3
2016	43.7	44.8

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 3: Age Group Distribution, Central Cariboo, (2006 - 2016)

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	4,560	18.3%	4,190	17.1%	3,935	16.5%
15 to 19	1,920	7.7%	1,585	6.5%	1,460	6.1%
20 to 24	1,450	5.8%	1,365	5.6%	1,225	5.1%
25 to 64	14,145	56.8%	13,935	56.9%	12,925	54.2%
65 to 84	2,615	10.5%	3,195	13.1%	4,005	16.8%
85+	210	0.8%	205	0.8%	305	1.3%
Total	4,560	18.3%	4,190	17.1%	3,935	16.5%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 4: Mobility, Central Cariboo, (2006 - 2016)

Mobility Status	2006	2011	2016
Movers	20,380	20,985	20,715
Non-Migrants	2,055	1,810	1,805
Migrants	2,205	1,390	1,215

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

HOUSEHOLDS

Table 5: Households, Central Cariboo, (2006 - 2016)

CENTRAL CARIBOO	2006	2011	2016
Total Number of Households	9670	9855	9835
Average Household Size	2.4	2.4	2.3

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 6: Household Size Distribution, Central Cariboo, (2006 - 2016)

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	2440	24.2%	2720	26.5%	2765	26.9%
2 people	3935	39.1%	4165	40.6%	4335	42.1%
3 people	1490	14.8%	1435	14.0%	1365	13.3%
4 people	1395	13.8%	1190	11.6%	1150	11.2%
5+ people	815	8.1%	750	7.3%	680	6.6%
Total	2440	24.2%	2720	26.5%	2765	26.9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 7: Housing Tenure, Central Cariboo, (2006 - 2016)

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	2,495	24.72%	2,155	20.92%	2,340	22.73%
Owner	7,600	75.28%	8,145	79.08%	7,935	77.08%
Total	10,095		10,300		10,295	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 8: Renter Households in Subsidized Housing, Central Cariboo, (2016)

Community	2006		2011		2016	
	#	%	#	%	#	%
Central Cariboo	0	0%	250	11.60%	310	13.25%

Source: Statistics Canada, 2016 Census of Population

Table 9: Average and Median Household Income, Central Cariboo, (2006 - 2016)

Community		2006	2011	2016
Central Cariboo	Average Income	\$71,689	\$67,558	\$79,753
	Median Income	\$75,006	\$73,969	\$80,968

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 10: Number of Households in Specified Income Brackets, Central Cariboo, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	175	2%	250	3%	145	1%
\$5,000 to \$9,999	140	1%	120	1%	145	1%
\$10,000 to \$14,999	295	3%	230	2%	160	2%
\$15,000 to \$19,999	515	5%	470	5%	430	4%
\$20,000 to \$24,999	500	5%	450	5%	445	5%
\$25,000 to \$29,999	350	4%	380	4%	445	5%
\$30,000 to \$34,999	535	6%	470	5%	445	5%
\$35,000 to \$39,999	460	5%	475	5%	370	4%
\$40,000 to \$44,999	505	5%	410	4%	460	5%
\$45,000 to \$49,999	280	3%	325	3%	300	3%
\$50,000 to \$59,999	785	8%	765	8%	785	8%
\$60,000 to \$69,999	660	7%	835	9%	640	7%
\$70,000 to \$79,999	705	7%	590	6%	670	7%
\$80,000 to \$89,999	635	7%	595	6%	645	7%
\$90,000 to \$99,999	655	7%	645	7%	570	6%
\$100,000 to \$124,999	1,175	12%	1,035	11%	1,285	13%

	2006		2011		2016	
	#	%	#	%	#	%
\$125,000 to \$149,999	625	6%	680	7%	805	8%
\$150,000 to \$199,999	440	5%	580	6%	710	7%
\$200,000 and over	205	2%	230	2%	335	3%
Total	9,640		9,535		9,790	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 11: Average and Median Renter Household Income, Central Cariboo, (2006 - 2016)

		2006	2011	2016
Central Cariboo	Renter Average Income	\$49,809	\$51,437	\$66,658
	Renter Median Income	\$39,754	\$42,372	\$60,974

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 12: Number of Renter Households in Specified Income Brackets, Central Cariboo, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	130	5%	90	4%	35	1%
\$5,000 to \$9,999	110	4%	50	2%	95	4%
\$10,000 to \$14,999	185	7%	155	7%	105	4%
\$15,000 to \$19,999	255	10%	190	9%	225	10%
\$20,000 to \$24,999	275	11%	190	9%	195	8%
\$25,000 to \$29,999	125	5%	105	5%	190	8%
\$30,000 to \$34,999	130	5%	90	4%	130	6%
\$35,000 to \$39,999	115	5%	110	5%	130	6%
\$40,000 to \$44,999	150	6%	160	7%	110	5%
\$45,000 to \$49,999	110	4%	45	2%	85	4%
\$50,000 to \$59,999	215	9%	110	5%	200	9%
\$60,000 to \$69,999	85	3%	180	8%	160	7%
\$70,000 to \$79,999	205	8%	70	3%	140	6%
\$80,000 to \$89,999	105	4%	25	1%	120	5%
\$90,000 to \$99,999	75	3%	50	2%	95	4%

	2006		2011		2016	
	#	%	#	%	#	%
\$100,000 to \$124,999	130	5%	90	4%	190	8%
\$125,000 to \$149,999	100	4%	55	3%	85	4%
\$150,000 to \$199,999	10	0%	55	3%	70	3%
\$200,000 and over	0	0%	0	0%	40	7%
Total	2,505		2,165		2,350	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 13: Owner Household Income, Central Cariboo, (2006 - 2016)

Community		2006	2011	2016
Central Cariboo	Average Income	\$78,102	\$70,756	\$82,955
	Median Income	\$84,582	\$80,126	\$85,891

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 14: Number of Owner Households in Specified Income Bracket, Central Cariboo, (2016)

CNCRD	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	60	1%	140	2%	105	1%
\$5,000 to \$9,999	65	1%	25	0%	65	1%
\$10,000 to \$14,999	110	2%	60	1%	75	1%
\$15,000 to \$19,999	250	3%	290	4%	215	3%
\$20,000 to \$24,999	240	3%	225	3%	250	3%
\$25,000 to \$29,999	225	3%	260	4%	270	4%
\$30,000 to \$34,999	385	5%	365	5%	310	4%
\$35,000 to \$39,999	345	5%	340	5%	285	4%
\$40,000 to \$44,999	320	4%	275	4%	310	4%
\$45,000 to \$49,999	200	3%	275	4%	225	3%
\$50,000 to \$59,999	575	8%	615	8%	595	8%
\$60,000 to \$69,999	565	8%	625	8%	480	6%
\$70,000 to \$79,999	515	7%	505	7%	530	7%
\$80,000 to \$89,999	525	7%	565	8%	525	7%
\$90,000 to \$99,999	595	8%	550	7%	470	6%

CNCRD	2006		2011		2016	
	#	%	#	%	#	%
\$100,000 to \$124,999	1,070	15%	915	12%	1,110	15%
\$125,000 to \$149,999	505	7%	615	8%	730	10%
\$150,000 to \$199,999	410	6%	525	7%	645	9%
\$200,000 and over	200	3%	215	3%	295	4%
Total	7,160		7,385		7,490	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

ECONOMIC SECTORS AND LABOUR FORCE

Table 15: Total Number of Workers, Central Cariboo, (2006 - 2016)

Community	2006	2011	2016
Central Cariboo	13,590	12,945	12,360

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 16: Number of Workers by Industry, Central Cariboo, (2006 - 2016)

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	1,825	1,250	1,350
Mining, quarrying, and oil and gas extraction	595	870	780
Utilities	35	70	75
Construction	840	780	955
Manufacturing	1,595	1,180	1,165
Wholesale trade	575	350	320
Retail trade	1,355	1,440	1,565
Transportation and warehousing	660	650	580
Information and cultural industries	125	55	110
Finance and insurance	325	305	270
Real estate and rental and leasing	85	155	185
Professional, scientific and technical services	490	360	460
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	400	395	365
Educational services	880	875	690
Health care and social assistance	1,090	1,100	1,200
Arts, entertainment and recreation	220	220	120

Accommodation and food services	940	1,015	820
Other services (except public administration)	675	580	540
Public administration	720	850	635
Total	13,430	12,500	12,185

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 17: Unemployment Rate and Participation Rate, Central Cariboo, (2006 - 2016)

Community		2006	2011	2016
Central Cariboo	Unemployment Rate	8.65	9.67	9.92
	Participation Rate	71.63	66.48	63.78

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 18: Commuting Destination, Central Cariboo, (2016)

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Central Cariboo	4,485	4,085	215	40

Source: Statistics Canada, 2016 Census of Population

HOUSING UNITS

Table 19: Total Number of Housing Units, Central Cariboo, (2016)

Housing Units	2016
Total number of housing units	9,835

Source: Statistics Canada, 2016 Census of Population

Table 20: Breakdown by Structural Type of Units, Central Cariboo, (2016)

Housing Mix	2016 #	2016 %
Single-Detached	6,545	67%
Semi-Detached	290	3%
Row House	325	3%
Apartment or Flat in a Duplex	570	6%
Apartment with fewer than 5 storeys	785	8%

Housing Mix	2016 #	2016 %
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	10	0%
Movable Dwelling ¹	1,285	13%
Total	9,810	

Source: Statistics Canada, 2016 Census of Population

Table 21: Housing Composition by Size, Central Cariboo, (2016)

Unit Size	2016
Bachelor	20
1-Bedroom	850
2-Bedroom	2,650
3-Bedroom	3,165
4+Bedroom	3,170

Source: Statistics Canada, 2016 Census of Population

Table 22: Number and Percentage Breakdown by Date Built, Central Cariboo (2016)

Date Built	2016	
	#	%
Pre-1960	850	9%
1961-1980	4,660	47%
1981-1990	1,545	16%
1991-2000	1,570	16%
2001-2005	360	4%
2006-2010	540	5%
2011-2016	305	3%
Total	9,830	100%

Source: Statistics Canada, 2016 Census of Population

¹ Includes mobile homes, house boats, recreational vehicles

Table 23: Number of Subsidized Housing Units, Central Cariboo (2020)

Please note: due to the suppression of individual sub-category counts of less than five (5) some categories may not sum to their totals as expected. In other cases, only category totals are available.

	Transitional Supported and Assisted Living			Independent Social Housing	
	Frail Seniors	Special Needs	Women and Children Fleeing Violence	Low Income Families	Low Income Seniors
Williams Lake	55	40	16	120	50
Electoral Area D	0	0	0	0	0
Electoral Area E	0	0	0	0	0
Electoral Area F	0	0	0	0	0
Electoral Area J	0	0	0	0	0
Electoral Area K	0	0	0	0	0
Central Cariboo	55	40	16	0	0
	111			170	

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

Table 24: Rent Assistance in the Private Market, Central Cariboo (2020)

Please note: due to the suppression of individual sub-category counts of less than five (5) some categories may not sum to their totals as expected. In other cases, only category totals are available.

	Rent Assistance in Private Market		
	Rent Assisted Families	Rent Assisted Seniors	Total
Williams Lake	28	65	93
Electoral Area D	-	-	7
Electoral Area E	-	-	7
Electoral Area F	-	-	5
Electoral Area J	-	-	-
Electoral Area K	-	-	1
	28	65	113

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

Table 25: Shelter Beds and Housing Units for People Experiencing or at Risk of Homelessness, Central Cariboo, (2020)

Emergency Shelter and Housing for the Homeless			
	Homeless Housed	Homeless Rent Supplements	Homeless Shelters
Williams Lake	56	10	30
Electoral Area D	0	0	0
Electoral Area E	0	0	0
Electoral Area F	0	0	0
Electoral Area J	0	0	0
Electoral Area K	0	0	0
CNBRD	56	10	30

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

Table 26: Registered New Homes by Date Built, Cariboo Region (2016-2018)

Date Built	2016	2017	2018
	#	#	#
Single Detached	113	105	154
Multi-Unit Homes	8	6	0
Rental	0	70	41

Source: BC Housing New Homes Registry (2016 - 2018)

Table 27: Permits by Structure Type by Date Built, North Cariboo Study Area (Electoral Districts only), (2011-2020)

Year	Single House, single detached home	Single House - Condominium	Mobile Home	Semi-Detached or Double House, Condominium	Row House, town house, carriage home, quadrex
2011	9	-	8	-	-
2012	18	1	9	1	-
2013	11	-	14	-	-
2014	13	-	14	-	-
2015	17	-	18	-	-
2016	12	-	7	-	-
2017	13	-	10	-	-

Year	Single House, single detached home	Single House - Condominium	Mobile Home	Semi-Detached or Double House, Condominium	Row House, town house, carriage home, quadrex
2018	15	-	3	-	-
2019	21	-	13	-	-
2020	7	-	8	-	2
Total	136	1	104	1	2

Source: Local Government Building Permit Reports (2010 - 2019)

Table 28: Single-Detached Typical Assessed Value in CENTRAL CARIBOO Communities, (2016-2020)

Assessed Value: Single Detached	2018
Williams Lake	\$295,187
Electoral Area D	\$230,565
Electoral Area E	\$312,236
Electoral Area F	\$267,896
Electoral Area J	\$179,776

Source: BC Assessment, (2016 - 2020)

Table 29: Assessed Value by Unit Size, CENTRAL CARIBOO, (2019)

Assessed Value: By Unit Size	Units #	Average Per Unit \$
1-Bedroom Units	746	\$166,236
2-Bedroom Units	3,150	\$188,945
3+Bedroom Units	14,772	\$331,953
Total	18,668	\$229,045

Source: BC Assessment. 2019 Assessment Roll

Table 30: Assessed Value by Property Class, CENTRAL CARIBOO, (2019)

Assessed Value: By Structure Type	Units #	Average Per Unit \$
Single Family Home	4,003	\$276,641
Condominium	210	\$128,171
Residential Dwelling with Suite	1,091	\$316,576

Assessed Value: By Structure Type	Units #	Average Per Unit \$
Duplex	816	\$186,055
Manufactured Home	1,524	\$119,867
Row Housing	253	\$154,211
Fourplex	139	\$331,625
2 Acres or More (Single Family Dwelling, Manufactured Home, Seasonal Dwelling or Duplex)	3,953	\$253,375
Manufactured Home Park	37	\$593,694
Property Subject to Section 19(8)	10	\$275,905
Stores or Offices with Apartments or Living Quarters	8	\$115,988
Total	12,044	\$250,192

Source: BC Assessment. 2019 Assessment Roll

Table 31: Sales Value by Unit Size, CENTRAL CARIBOO, (2019)

Sales Value by Unit Size: CENTRAL CARIBOO	Sales Count #	Average Per Unit \$
1-Bedroom Units	20	\$150,262
2-Bedroom Units	166	\$199,326
3+Bedroom Units	343	\$342,252
Total	529	\$230,613

Source: BC Assessment. 2019 Assessment Roll

Table 32: Sales Value by Property Class, CENTRAL CARIBOO, (2019)

Sales Value by Property Class: CENTRAL CARIBOO	Sales Count #	Average Per Unit \$
Single Family Home	202	\$256,829
Condominium	26	\$140,076
Residential Dwelling with Suite	32	\$298,316
Duplex	8	\$210,575
Manufactured Home	100	\$134,928
Row Housing	29	\$163,058
2 Acres Or More (Single Family Dwelling, Duplex or Manufactured Home)	122	\$350,234
Stores and Living Quarters	1	\$200,000
Manufactured Home Park	1	\$715,000

Sales Value by Property Class: CENTRAL CARIBOO	Sales Count #	Average Per Unit \$
Total	521	\$274,335

Source: BC Assessment. 2019 Assessment Roll

HOUSING VALUES: CORE HOUSING NEED

Table 33: Affordability - Households Spending 30%+ of Income on Shelter Costs, Central Cariboo, (2006 - 2016)

Households Spending 30%+ of Income on Shelter Costs	2006		2011		2016	
	#	%	#	%	#	%
All Households	1,315	13%	1,430	14%	1,155	11%
Renter	655	26%	565	26%	680	29%
Owner	640	8%	810	10%	485	6%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 34: Adequacy - Households in Dwellings Requiring Major Repairs, Central Cariboo, (2006 - 2016)

Households in Dwellings Requiring Major Repairs	2006		2011		2016	
	#	%	#	%	#	%
All Households	895	9%	900	9%	700	7%
Renter	330	13%	250	12%	200	9%
Owner	570	8%	645	8%	515	6%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 35: Suitability - Households in Overcrowded Dwellings, Central Cariboo, (2006 - 2016)

Households in Overcrowded Dwellings	2006		2011		2016	
	#	%	#	%	#	%
All Households	545	5%	335	3%	260	3%

Households in Overcrowded Dwellings	2006		2011		2016	
	#	%	#	%	#	%
Renter	265	11%	145	7%	150	6%
Owner	290	4%	160	2%	125	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 36: Households in Core Housing Need, Central Cariboo (2006 - 2016)

Households in Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	870	9%	970	12%	740	8%
Renter	495	15%	410	10%	460	19%
Owner	360	6%	525	9%	280	4%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 37: Households in Extreme Core Housing Need, Central Cariboo (2006 - 2016)

Households in Extreme Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	545	4%	605	3%	500	4%
Renter	405	6%	355	4%	400	14%
Owner	115	1%	190	1%	105	3%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 38: Official Community Plan Adoption in CENTRAL CARIBOO Communities

Area	Document	Adopted
City of Williams Lake	Williams Lake	2011
City of Williams Lake	Williams Lake Fringe Area OCP	2013
Electoral Area F	150 Mile House OCP	1995
Entire Study Area	Cariboo-Chilcotin Land Use Plan	1994

ANTICIPATED POPULATION AND HOUSEHOLDS

Table 39: Anticipated Population and Households, Central Cariboo, (2016 to 2028)

CENTRAL CARIBOO	2016 Index	2025	2028
	#	#	#
Projected Population	22,805	23,745	24,684
Total Number of Households	2.3	2.3	2.3

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

Table 40: Anticipated Household Size, Central Cariboo, (2016 to 2028)

Regional District	2016	2025	2028
	#	#	#
Central Cariboo	2.3	2.3	2.3

Source: BC Stats. Population and Household Projections (2019-2028)

Table 41: Anticipated Average and Median Age, Central Cariboo, (2019 to 2028)

Central Cariboo	2019	2025	2028
	#	#	#
Median Age	46.6	47.0	47.4
Average Age	43.6	45.4	46.2

Source: BC Stats. Population and Household Projections (2019-2028)

Table 42: Anticipated Age Distribution, Central Cariboo, (2019 to 2028)

Please Note: The regional district wide population projections were determined by summing the projections for the CENTRAL CARIBOO's three Local Health Areas

CENTRAL CARIBOO	0 to 14	15 to 19	20 to 24	25 to 64	65 to 84	85+
	#	#	#	#	#	#
2019 Index	14.2%	4.9%	5.6%	54.7%	19.1%	1.7%
2020	14.0%	4.9%	5.3%	54.2%	19.9%	1.8%
2021	13.9%	4.8%	5.1%	53.4%	20.9%	1.9%
2022	13.7%	4.7%	5.1%	52.8%	21.8%	1.9%
2023	13.5%	4.8%	4.7%	52.4%	22.5%	2.0%
2024	13.6%	4.7%	4.6%	51.9%	23.2%	2.1%

CENTRAL CARIBOO	0 to 14	15 to 19	20 to 24	25 to 64	65 to 84	85+
	#	#	#	#	#	#
2025	13.4%	4.6%	4.6%	51.4%	23.9%	2.1%
2026	13.3%	4.7%	4.5%	50.7%	24.5%	2.3%
2027	13.1%	4.7%	4.5%	50.3%	24.9%	2.6%
2029	13.0%	4.6%	4.6%	49.7%	25.3%	2.8%

Source: BC Stats. Population and Household Projections (2019-2031), Consultant Calculations Projections (2019-2031)

Williams Lake

POPULATION

Table 43: Population Change, City of Williams Lake, (2006 - 2016)

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
City of Williams Lake	10,590	10,605	10,325	-265	-2.5	-0.25

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 44: Average and Median Age, City of Williams Lake, (2006 - 2016)

Year	Average Age	Median Age
2006	37.1	38.0
2011	39.1	39.3
2016	40.2	39.8

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 45: Age Group Distribution, City of Williams Lake, (2006 - 2016)

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	2,050	19%	1,980	19%	1,800	17%
15 to 19	810	8%	725	7%	705	7%
20 to 24	740	7%	695	7%	690	7%
25 to 64	5,700	54%	5,730	54%	5,425	53%
65 to 84	1,210	11%	1,315	12%	1,575	15%
85+	85	1%	150	1%	130	1%
Total	2,050	19%	1,980	19%	1,800	17%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 46: Mobility, City of Williams Lake, (2006 - 2016)

Mobility Status	2006	2011	2016
Movers	8,210	8,550	8,320

Mobility Status	2006	2011	2016
Non-Migrants	1,370	1,175	1,175
Migrants	880	710	720

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

HOUSEHOLDS

Table 47: Households, City of Williams Lake, (2006 - 2016)

City of Williams Lake	2006	2011	2016
Total Number of Households	4,455	4,530	4,505
Average Household Size	2.4	2.3	2.3

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 48: Household Size Distribution, City of Williams Lake, (2006 - 2016)

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	1,370	31%	1,380	30%	1,425	32%
2 people	1,520	34%	1,630	36%	1,615	36%
3 people	630	14%	655	14%	650	14%
4 people	555	12%	500	11%	510	11%
5+ people	375	8%	365	8%	305	7%
Total	1,370	31%	1,380	30%	1,425	32%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 49: Housing Tenure, City of Williams Lake, (2006 - 2016)

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	1,660	37%	1,675	37%	1,730	38%
Owner	2,795	63%	2,855	63%	2,775	62%
Total	4,455		4,530		4,505	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 50: Renter Households in Subsidized Housing, City of Williams Lake, (2016)

Community	2006		2011		2016	
	#	%	#	%	#	%
City of Williams Lake	0	0%	250	15%	270	16%

Source: Statistics Canada, 2016 Census of Population

Table 51: Average and Median Household Income, City of Williams Lake, (2006 - 2016)

Community		2006	2011	2016
City of Williams Lake	Average Income	\$71,979	\$71,136	\$79,621
	Median Income	\$65,091	\$60,042	\$68,771

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 52: Number of Households in Specified Income Brackets, City of Williams Lake, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	75	2%	125	3%	50	1%
\$5,000 to \$9,999	75	2%	75	2%	65	1%
\$10,000 to \$14,999	180	4%	195	4%	80	2%
\$15,000 to \$19,999	280	6%	245	5%	225	5%
\$20,000 to \$24,999	275	6%	290	6%	230	5%
\$25,000 to \$29,999	145	3%	155	3%	240	5%
\$30,000 to \$34,999	205	5%	195	4%	215	5%
\$35,000 to \$39,999	205	5%	240	5%	195	4%
\$40,000 to \$44,999	230	5%	255	6%	220	5%
\$45,000 to \$49,999	130	3%	135	3%	140	3%
\$50,000 to \$59,999	315	7%	345	8%	365	8%
\$60,000 to \$69,999	310	7%	425	9%	300	7%
\$70,000 to \$79,999	300	7%	235	5%	285	6%
\$80,000 to \$89,999	275	6%	230	5%	265	6%
\$90,000 to \$99,999	330	7%	255	6%	280	6%
\$100,000 to \$124,999	580	13%	450	10%	565	13%
\$125,000 to \$149,999	255	6%	345	8%	325	7%
\$150,000 to \$199,999	180	4%	235	5%	310	7%

	2006		2011		2016	
	#	%	#	%	#	%
\$200,000 and over	100	2%	90	2%	145	3%
Total	4,455		4,530		4,505	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 53: Average and Median Renter Household Income, City of Williams Lake, (2006 - 2016)

		2006	2011	2016
City of Williams Lake	Renter Average Income	\$43,996	\$47,903	\$55,992
	Renter Median Income	\$32,046	\$35,542	\$41,181

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 54: Number of Renter Households in Specified Income Brackets, City of Williams Lake, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	70	4%	90	5%	35	2%
\$5,000 to \$9,999	60	4%	50	3%	40	2%
\$10,000 to \$14,999	155	9%	155	9%	75	4%
\$15,000 to \$19,999	215	13%	150	9%	180	10%
\$20,000 to \$24,999	175	11%	190	11%	140	8%
\$25,000 to \$29,999	85	5%	105	6%	150	9%
\$30,000 to \$34,999	110	7%	70	4%	115	7%
\$35,000 to \$39,999	55	3%	110	7%	90	5%
\$40,000 to \$44,999	125	8%	110	7%	100	6%
\$45,000 to \$49,999	55	3%	45	3%	55	3%
\$50,000 to \$59,999	115	7%	85	5%	145	8%
\$60,000 to \$69,999	65	4%	180	11%	100	6%
\$70,000 to \$79,999	130	8%	70	4%	100	6%
\$80,000 to \$89,999	75	5%	25	1%	70	4%
\$90,000 to \$99,999	35	2%	50	3%	85	5%
\$100,000 to \$124,999	70	4%	65	4%	115	7%
\$125,000 to \$149,999	70	4%	55	3%	50	3%

	2006		2011		2016	
	#	%	#	%	#	%
\$150,000 to \$199,999	10	1%	55	3%	40	2%
\$200,000 and over	0	0%	0	0%	30	2%
Total	1,660		1,680		1,730	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 55: Owner Household Income, City of Williams Lake, (2006 - 2016)

Community		2006	2011	2016
WILLIAMS LAKE	Average Income	\$88,610	\$84,795	\$94,328
	Median Income	\$84,426	\$75,594	\$86,418

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 56: Number of Owner Households in Specified Income Bracket, City of Williams Lake, (2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	15	1%	35	1%	15	1%
\$5,000 to \$9,999	15	1%	25	1%	30	1%
\$10,000 to \$14,999	25	1%	35	1%	0	0%
\$15,000 to \$19,999	65	2%	100	4%	45	2%
\$20,000 to \$24,999	100	4%	95	3%	90	3%
\$25,000 to \$29,999	60	2%	50	2%	85	3%
\$30,000 to \$34,999	95	3%	125	4%	100	4%
\$35,000 to \$39,999	155	6%	135	5%	105	4%
\$40,000 to \$44,999	105	4%	145	5%	115	4%
\$45,000 to \$49,999	75	3%	90	3%	85	3%
\$50,000 to \$59,999	200	7%	255	9%	220	8%
\$60,000 to \$69,999	250	9%	245	9%	200	7%
\$70,000 to \$79,999	175	6%	170	6%	185	7%
\$80,000 to \$89,999	210	8%	205	7%	195	7%
\$90,000 to \$99,999	300	11%	200	7%	200	7%
\$100,000 to \$124,999	510	18%	385	14%	455	16%
\$125,000 to \$149,999	185	7%	285	10%	275	10%

	2006		2011		2016	
	#	%	#	%	#	%
\$150,000 to \$199,999	175	6%	185	6%	270	10%
\$200,000 and over	95	3%	80	3%	115	4%
Total	2,795		2,850		2,775	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

ECONOMIC SECTORS AND LABOUR FORCE

Table 57: Total Number of Workers, City of Williams Lake, (2006 - 2016)

Community	2006	2011	2016
City of Williams Lake	5,900	5,620	5,560

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 58: Number of Workers by Industry, City of Williams Lake, (2006 - 2016)

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	465	260	320
Mining, quarrying, and oil and gas extraction	265	360	350
Utilities	15	35	25
Construction	260	255	315
Manufacturing	825	565	635
Wholesale trade	230	135	140
Retail trade	720	700	730
Transportation and warehousing	220	255	255
Information and cultural industries	65	55	50
Finance and insurance	165	140	130
Real estate and rental and leasing	35	65	85
Professional, scientific and technical services	210	145	255
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	140	195	190
Educational services	415	435	275
Health care and social assistance	545	530	625
Arts, entertainment and recreation	120	105	65
Accommodation and food services	495	555	480
Other services (except public administration)	235	245	225

Public administration	395	465	290
Total	5,825	5,495	5,455

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 59: Unemployment Rate and Participation Rate, City of Williams Lake, (2006 - 2016)

City of Williams Lake	2006	2011	2016
Unemployment Rate	8.8	10.1	7.6
Participation Rate	69.0	65.2	65.3

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 60: Commuting Destination, City of Williams Lake, (2016)

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
City of Williams Lake	3,710	490	90	15

Source: Statistics Canada, 2016 Census of Population

HOUSING UNITS

Table 61: Total Number of Housing Units, City of Williams Lake, (2016)

Housing Units	2016
Total number of housing units	4,505

Source: Statistics Canada, 2016 Census of Population

Table 62: Breakdown by Structural Type of Units, City of Williams Lake, (2016)

Housing Mix	2016 #	2016 %
Single-Detached	2,165	48%
Semi-Detached	255	6%
Row House	325	7%
Apartment or Flat in a Duplex	515	11%
Apartment with fewer than 5 storeys	765	17%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	10	0%

Housing Mix	2016 #	2016 %
Movable Dwelling ²	465	10%
Total	4,505	

Source: Statistics Canada, 2016 Census of Population

Table 63: Housing Composition by Size, City of Williams Lake, (2016)

Unit Size	2016
Bachelor	10
1-Bedroom	455
2-Bedroom	1,270
3-Bedroom	1,410
4+Bedroom	1,370

Source: Statistics Canada, 2016 Census of Population

Table 64: Number and Percentage Breakdown by Date Built, City of Williams Lake, (2016)

Date Built	2016	
	#	%
Pre-1960	360	8%
1961-1980	2,440	54%
1981-1990	630	14%
1991-2000	575	13%
2001-2005	175	4%
2006-2010	195	4%
2011-2016	130	3%
Total	4,505	

Source: Statistics Canada, 2016 Census of Population

² Includes mobile homes, house boats, recreational vehicles

Table 65: Number of Subsidized Housing Units, City of Williams Lake (2020)

Please note: due to the suppression of individual sub-category counts of less than five (5) some categories may not sum to their totals as expected. In other cases, only category totals are available.

	Transitional Supported and Assisted Living			Independent Social Housing	
	Frail Seniors	Special Needs	Women and Children Fleeing Violence	Low Income Families	Low Income Seniors
City of Williams Lake	55	40	16	120	50

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

Table 66: Rent Assistance in the Private Market, City of Williams Lake (2020)

Please note: due to the suppression of individual sub-category counts of less than five (5) some categories may not sum to their totals as expected. In other cases, only category totals are available.

	Rent Assistance in Private Market		
	Rent Assisted Families	Rent Assisted Seniors	Total
City of Williams Lake	28	65	93

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

Table 67: Shelter Beds and Housing Units for People Experiencing or At-Risk of Homelessness, City of Williams Lake, (2020)

	Emergency Shelter and Housing for the Homeless		
	Homeless Housed	Homeless Rent Supplements	Homeless Shelters
City of Williams Lake	56	10	30

Source: BC Housing Research and Corporate Planning Dept, Unit Count Reporting Model, 31 March 2020

Table 68: Registered New Homes by Date Built, City of Williams Lake, (2016-2018)

Date Built	2016	2017	2018
	#	#	#
Single Detached	18	14	18
Multi-Unit Homes	-	-	-
Rental	-	-	39

Source: BC Housing New Homes Registry (2016 - 2018)

Table 69: Permits by Structure Type by Date Built, City of Williams Lake, (2010-2020)

Year	All Stock	
	Permits	Value
2010	23	\$5,742,000
2011	22	\$3,750,500
2012	27	\$5,442,000
2013	4	\$991,000
2014	22	\$4,664,000
2015	16	\$3,462,000
2016	3	\$2,515,000
2017	3	\$1,382,000
2018	10	\$2,881,000
2019	4	\$2,593,000
2020	4	\$2,888,000
Total	138	\$36,310,500

Source: Local Government Building Permit Reports (2010 - 2020)

Table 70: Single-Detached Typical Assessed Value in City of Williams Lake (2018)

Assessed Value: Single Detached	2018
City of Williams Lake	\$295,187

Source: BC Assessment, (2018)

Table 71: Assessed Value by Unit Size, City of Williams Lake, (2019)

Assessed Value: By Unit Size	Units #	Average Per Unit \$
1-Bedroom Units	48	\$183,289
2-Bedroom Units	897	\$183,764
3+Bedroom Units	3,653	\$337,483
Total	4,598	\$234,845

Source: BC Assessment. 2019 Assessment Roll

Table 72: Assessed Value by Property Class, City of Williams Lake, (2019)

Assessed Value: By Structure Type	Units #	Average Per Unit \$
Single Family Home	1,965	\$320,382

Assessed Value: By Structure Type	Units #	Average Per Unit \$
Condominium	210	\$128,171
Residential Dwelling with Suite	955	\$289,082
Duplex	382	\$210,145
Manufactured Home	557	\$113,986
Row Housing	253	\$154,211
Fourplex	109	\$349,925
2 Acres of More (Single Family Dwelling, Manufactured Home, or Duplex)	103	\$322,226
Manufactured Home Park	14	\$429,925
Property Subject to Section 19(8)	9	\$268,310
Total	4,557	\$258,636

Source: BC Assessment. 2019 Assessment Roll

Table 73: Sales Value by Unit Size, City of Williams Lake, (2019)

Sales Value by Unit Size: City of Williams Lake	Sales Count #	Average Per Unit \$
1-Bedroom Units	3	\$94,125
2-Bedroom Units	71	\$161,397
3+Bedroom Units	183	\$326,674
Total	257	\$194,065

Source: BC Assessment. 2019 Assessment Roll

Table 74: Sales Value by Property Class, City of Williams Lake, (2019)

Sales Value by Property Class: City of Williams Lake	Sales Count #	Average Per Unit \$
Single Family Home	118	\$264,976
Condominium	26	\$140,076
Residential Dwelling with Suite	28	\$319,881
Duplex	8	\$210,575
Manufactured Home	46	\$124,826
Row Housing	29	\$163,058
2 Acres Or More (Single Family Dwelling, Duplex or Manufactured Home)	2	\$464,500
Total	257	\$241,127

Source: BC Assessment. 2019 Assessment Roll

HOUSING VALUES: CORE HOUSING NEED

Table 75: Affordability - Households Spending 30%+ of Income on Shelter Costs, City of Williams Lake, (2006 - 2016)

Households Spending 30%+ of Income on Shelter Costs	2006		2011		2016	
	#	%	#	%	#	%
All Households	765	17%	840	19%	715	16%
Renter	535	32%	520	31%	565	33%
Owner	225	8%	320	11%	155	6%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 76: Adequacy - Households in Dwellings Requiring Major Repairs, City of Williams Lake, (2006 - 2016)

Households in Dwellings Requiring Major Repairs	2006		2011		2016	
	#	%	#	%	#	%
All Households	310	7%	385	8%	230	5%
Renter	180	11%	175	10%	130	8%
Owner	130	5%	220	8%	105	4%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 77: Suitability - Households in Overcrowded Dwellings, City of Williams Lake, (2006 - 2016)

Households in Overcrowded Dwellings	2006		2011		2016	
	#	%	#	%	#	%
All Households	290	7%	210	5%	145	3%
Renter	220	13%	145	9%	110	6%
Owner	75	3%	70	2%	35	1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 78: Households in Core Housing Need, City of Williams Lake, (2006 - 2016)

Households in Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	430	10%	480	11%	365	8%
Renter	375	23%	355	21%	345	20%
Owner	55	2%	125	4%	20	1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 79: Households in Extreme Core Housing Need, City of Williams Lake (2006 - 2016)

Households in Extreme Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	430	10%	480	11%	365	8%
Renter	375	23%	355	21%	345	20%
Owner	55	2%	125	4%	20	1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

ANTICIPATED POPULATION AND HOUSEHOLDS

Table 80: Anticipated Population and Households, City of Williams Lake, (2016 to 2028)

City of Williams Lake	2016 Index	2025	2028
	#	#	#
Projected Population	10,325	11,106	11,386
Total Number of Households	4,505	4,684	4,745

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

Table 81: Anticipated Household Size, City of Williams Lake, (2020 to 2025)

	2016 Index	2025	2028
	#	#	#
City of Williams Lake	2.3	2.3	2.3

Source: BC Stats. Population and Household Projections (2019-2028)

ANTICIPATED UNITS REQUIRED

Table 82: Anticipated Number of Units by Size, Baseline Trend, City of Williams Lake, (2016 to 2028)

Unit Size	2016 Index		2025		2028		Net Change
	#	%	#	%	#	%	#
Bachelor	10	0.22%	11	0.22%	11	0.22%	1
1-Bedroom	455	10.08%	488	10.08%	501	10.08%	46
2-Bedroom	1,270	28.13%	1,363	28.13%	1,397	28.13%	127
3-Bedroom	1,410	31.23%	1,513	31.23%	1,551	31.23%	141
4+Bedroom	1,370	30.34%	1,470	30.34%	1,507	30.34%	137
Total	4,505	100.00%	4,846	100.00%	4,968	100.00%	463

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

Table 83: Anticipated Number of Units by Size, Development Pattern Shift, City of Williams Lake, (2019 to 2031)

Unit Size	2016 Index		2025		2028		Net Change
	#	%	#	%	#	%	#
Bachelor	10	0.22%	7	0.15%	7	0.15%	-3
1-Bedroom	455	10.08%	647	13.35%	663	13.35%	208
2-Bedroom	1,270	28.13%	1,381	28.50%	1,416	28.50%	146
3-Bedroom	1,410	31.23%	1,430	29.50%	1,466	29.50%	56
4+Bedroom	1,370	30.34%	1,381	28.50%	1,416	28.50%	46
Total	4,505	100%	4,846	100%	4,968	100%	463

Source: BC Stats. Population and Household Projections (2019-2031), Consultant's Calculations

Electoral Area D

POPULATION

Table 84: Population Change, Electoral Area D, (2006 - 2016)

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Electoral Area D	3,075	3,055	2,925	-150	-4.9	-0.49

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 85: Average and Median Age, Electoral Area D, (2006 - 2016)

Year	Average Age	Median Age
2006	38.3	41.6
2011	39.2	41.9
2016	42.5	45.5

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 86: Age Group Distribution, Electoral Area D, (2006 - 2016)

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	530	17%	540	18%	475	16%
15 to 19	240	8%	250	8%	155	5%
20 to 24	195	6%	110	4%	135	5%
25 to 64	1,805	59%	1,845	60%	1,685	58%
65 to 84	305	10%	295	10%	430	15%
85+	10	0%	0	0%	35	1%
Total	530	17%	540	18%	475	16%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 87: Mobility, Electoral Area D, (2006 - 2016)

Mobility Status	2006	2011	2016
Movers	2,495	2,790	2,570
Non-Migrants	285	155	235
Migrants	275	100	100

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

HOUSEHOLDS

Table 88: Households, Electoral Area D, (2006 - 2016)

ELECTORAL AREA D	2006	2011	2016
Total Number of Households	1,240	1,235	1,235
Average Household Size	2.5	2.5	2.4

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 89: Household Size Distribution, Electoral Area D, (2006 - 2016)

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	280	23%	280	23%	300	24%
2 people	500	40%	475	38%	510	41%
3 people	200	16%	205	17%	185	15%
4 people	175	14%	205	17%	170	14%
5+ people	90	7%	70	6%	65	5%
Total	280	23%	280	23%	300	24%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 90: Housing Tenure, Electoral Area D, (2006 - 2016)

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	235	19%	125	10%	195	16%
Owner	1,005	81%	1,110	90%	1,035	84%
Total	1,240		1,235		1,235	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 91: Renter Households in Subsidized Housing, Electoral Area D, (2016)

Community	2006		2011		2016	
	#	%	#	%	#	%
ELECTORAL AREA D	0	0%	0	0%	20	10%

Source: Statistics Canada, 2016 Census of Population

Table 92: Average and Median Household Income, Electoral Area D, (2006 - 2016)

Community		2006	2011	2016
Electoral Area D	Average Income	\$78,032	\$91,297	\$84,750
	Median Income	\$68,256	\$79,775	\$74,831

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 93: Number of Households in Specified Income Brackets, Electoral Area D, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	15	1%	15	1%	25	2%
\$5,000 to \$9,999	15	1%	0	0%	20	2%
\$10,000 to \$14,999	30	2%	10	1%	20	2%
\$15,000 to \$19,999	60	5%	55	4%	35	3%
\$20,000 to \$24,999	40	3%	15	1%	45	4%
\$25,000 to \$29,999	50	4%	15	1%	35	3%
\$30,000 to \$34,999	50	4%	65	5%	55	4%
\$35,000 to \$39,999	75	6%	40	3%	25	2%
\$40,000 to \$44,999	75	6%	40	3%	85	7%
\$45,000 to \$49,999	30	2%	40	3%	25	2%
\$50,000 to \$59,999	95	8%	85	7%	90	7%
\$60,000 to \$69,999	85	7%	130	11%	105	9%
\$70,000 to \$79,999	95	8%	95	8%	100	8%
\$80,000 to \$89,999	95	8%	65	5%	90	7%
\$90,000 to \$99,999	60	5%	175	14%	75	6%
\$100,000 to \$124,999	140	11%	140	11%	150	12%

	2006		2011		2016	
	#	%	#	%	#	%
\$125,000 to \$149,999	115	9%	120	10%	100	8%
\$150,000 to \$199,999	75	6%	55	4%	110	9%
\$200,000 and over	20	2%	65	5%	45	4%
Total	1,240		1,235		1,235	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 94: Average and Median Renter Household Income, Electoral Area D, (2006 - 2016)

		2006	2011	2016
ELECTORAL AREA D	Renter Average Income	\$52,422	\$61,884	\$70,697
	Renter Median Income	\$43,678	\$49,623	\$62,837

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 95: Number of Renter Households in Specified Income Brackets, Electoral Area D, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	4%	0	0%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	0	0%
\$10,000 to \$14,999	20	9%	0	0%	0	0%
\$15,000 to \$19,999	10	4%	0	0%	0	0%
\$20,000 to \$24,999	10	4%	0	0%	10	5%
\$25,000 to \$29,999	15	6%	0	0%	10	5%
\$30,000 to \$34,999	10	4%	0	0%	0	0%
\$35,000 to \$39,999	20	9%	20	16%	0	0%
\$40,000 to \$44,999	35	15%	0	0%	35	18%
\$45,000 to \$49,999	10	4%	0	0%	0	0%
\$50,000 to \$59,999	15	6%	0	0%	10	5%
\$60,000 to \$69,999	15	6%	0	0%	30	15%
\$70,000 to \$79,999	20	9%	0	0%	10	5%
\$80,000 to \$89,999	10	4%	0	0%	30	15%
\$90,000 to \$99,999	20	9%	35	28%	20	10%

	2006		2011		2016	
	#	%	#	%	#	%
\$100,000 to \$124,999	10	4%	0	0%	10	5%
\$125,000 to \$149,999	15	6%	0	0%	10	5%
\$150,000 to \$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%
Total	235		125		195	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 96: Owner Household Income, Electoral Area D, (2006 - 2016)

Community		2006	2011	2016
ELECTORAL AREA D	Average Income	\$84,046	\$94,659	\$87,391
	Median Income	\$72,949	\$84,613	\$75,711

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 97: Number of Owner Households in Specified Income Bracket, Electoral Area D, (2016)

CNCRD	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	15	1%	20	2%
\$5,000 to \$9,999	15	1%	0	0%	20	2%
\$10,000 to \$14,999	15	1%	0	0%	20	2%
\$15,000 to \$19,999	55	5%	55	5%	30	3%
\$20,000 to \$24,999	25	2%	15	1%	30	3%
\$25,000 to \$29,999	35	3%	15	1%	30	3%
\$30,000 to \$34,999	40	4%	60	5%	50	5%
\$35,000 to \$39,999	60	6%	25	2%	25	2%
\$40,000 to \$44,999	40	4%	30	3%	45	4%
\$45,000 to \$49,999	25	2%	35	3%	25	2%
\$50,000 to \$59,999	75	7%	75	7%	85	8%
\$60,000 to \$69,999	75	7%	125	11%	75	7%
\$70,000 to \$79,999	80	8%	95	9%	90	9%
\$80,000 to \$89,999	90	9%	60	5%	65	6%
\$90,000 to \$99,999	45	4%	140	13%	60	6%

CNCRD	2006		2011		2016	
	#	%	#	%	#	%
\$100,000 to \$124,999	140	14%	135	12%	135	13%
\$125,000 to \$149,999	95	9%	120	11%	90	9%
\$150,000 to \$199,999	75	7%	50	5%	105	10%
\$200,000 and over	20	2%	60	5%	40	4%
Total	1,005		1,110		1,035	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

ECONOMIC SECTORS AND LABOUR FORCE

Table 98: Total Number of Workers, Electoral Area D, (2006 - 2016)

Community	2006	2011	2016
ELECTORAL AREA D	1,840	1,885	1,600

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 99: Number of Workers by Industry, Electoral Area D, (2006 - 2016)

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	180	230	165
Mining, quarrying, and oil and gas extraction	125	245	140
Utilities	20	0	15
Construction	140	95	180
Manufacturing	220	135	210
Wholesale trade	110	25	30
Retail trade	180	190	220
Transportation and warehousing	100	105	60
Information and cultural industries	15	0	10
Finance and insurance	60	55	55
Real estate and rental and leasing	15	20	15
Professional, scientific and technical services	60	65	35
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	65	55	60
Educational services	95	80	75
Health care and social assistance	120	180	105
Arts, entertainment and recreation	45	15	0

Accommodation and food services	95	120	60
Other services (except public administration)	120	70	75
Public administration	50	105	75
Total	1,820	1,805	1,590

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 100: Unemployment Rate and Participation Rate, Electoral Area D, (2006 - 2016)

Community		2006	2011	2016
ELECTORAL AREA D	Unemployment Rate	6.8	13.5	9.7
	Participation Rate	72.3	75.1	65.5

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 101: Commuting Destination, Electoral Area D, (2016)

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
ELECTORAL AREA D	145	975	15	0

Source: Statistics Canada, 2016 Census of Population

HOUSING UNITS

Table 102: Total Number of Housing Units, Electoral Area D, (2016)

Housing Units	2016
Total number of housing units	1,235

Source: Statistics Canada, 2016 Census of Population

Table 103: Breakdown by Structural Type of Units, Electoral Area D, (2016)

Housing Mix	2016 #	2016 %
Single-Detached	940	76%
Semi-Detached	25	2%
Row House	0	0%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	10	1%

Housing Mix	2016 #	2016 %
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%
Movable Dwelling ³	250	20%
Total	1,235	

Source: Statistics Canada, 2016 Census of Population

Table 104: Housing Composition by Size, Electoral Area D, (2016)

Unit Size	2016
Bachelor	0
1-Bedroom	60
2-Bedroom	355
3-Bedroom	445
4+Bedroom	375

Source: Statistics Canada, 2016 Census of Population

Table 105: Number and Percentage Breakdown by Date Built, Electoral Area D (2016)

Date Built	2016	
	#	%
Pre-1960	115	9%
1961-1980	610	49%
1981-1990	140	11%
1991-2000	245	20%
2001-2005	25	2%
2006-2010	60	5%
2011-2016	30	2%
Total	1,235	

Source: Statistics Canada, 2016 Census of Population

Table 106: Assessed Value by Unit Size, ELECTORAL AREA D, (2019)

Assessed Value: By Unit Size	Units #	Average Per Unit \$
1-Bedroom Units	63	\$213,652

³ Includes mobile homes, house boats, recreational vehicles

Assessed Value: By Unit Size	Units #	Average Per Unit \$
2-Bedroom Units	557	\$257,227
3+Bedroom Units	852	\$379,897
Total	1472	\$283,592

Source: BC Assessment. 2019 Assessment Roll

Table 107: Assessed Value by Property Class, ELECTORAL AREA D, (2019)

Assessed Value: By Structure Type	Units #	Average Per Unit \$
Single Family Dwelling	443	\$250,803
Property Subject To Section 19(8)	1	\$283,500
Residential Dwelling with Suite	26	\$281,838
Duplex, Non-Strata Side by Side or Front / Back	20	\$277,967
Manufactured Home (Within Manufactured Home Park)	189	\$59,657
Manufactured Home (Not In Manufactured Home Park)	157	\$195,818
Seasonal Dwelling	5	\$202,267
Fourplex	14	\$289,750
2 Acres Or More (Single Family Dwelling, Duplex)	489	\$335,257
2 Acres Or More (Manufactured Home)	116	\$199,391
Store(S) And Living Quarters	2	\$84,900
Manufactured Home Park	10	\$891,250
	1472	\$297,586

Source: BC Assessment. 2019 Assessment Roll

Table 108: Sales Value by Unit Size, ELECTORAL AREA D, (2019)

Sales Value by Unit Size: ELECTORAL AREA D	Sales Count #	Average Per Unit \$
1-Bedroom Units	2	\$150,600
2-Bedroom Units	28	\$231,653
3+Bedroom Units	33	\$272,227
Total	63	\$218,160

Source: BC Assessment. 2019 Assessment Roll

Table 109: Sales Value by Property Class, ELECTORAL AREA D, (2019)

Sales Value by Property Class: ELECTORAL AREA D	Sales Count #	Average Per Unit \$
Single Family Dwelling	20	\$208,939
Manufactured Home (Within Manufactured Home Park)	12	\$23,509
Manufactured Home (Not In Manufactured Home Park)	8	\$213,093
2 Acres Or More (Single Family Dwelling, Duplex)	14	\$307,107
2 Acres Or More (Manufactured Home)	9	\$184,626
Store(S) And Living Quarters	1	\$200,000
Total	64	\$215,054

Source: BC Assessment. 2019 Assessment Roll

HOUSING VALUES: CORE HOUSING NEED

Table 110: Affordability - Households Spending 30%+ of Income on Shelter Costs, Electoral Area D, (2006 - 2016)

Households Spending 30%+ of Income on Shelter Costs	2006		2011		2016	
	#	%	#	%	#	%
All Households	150	12%	155	13%	120	10%
Renter	30	13%	20	16%	35	18%
Owner	120	12%	130	12%	90	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 111: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area D, (2006 - 2016)

Households in Dwellings Requiring Major Repairs	2006		2011		2016	
	#	%	#	%	#	%
All Households	135	11%	100	8%	115	9%
Renter	30	13%	15	12%	25	13%
Owner	105	10%	90	8%	90	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 112: Suitability - Households in Overcrowded Dwellings, Electoral Area D, (2006 - 2016)

Households in Overcrowded Dwellings	2006		2011		2016	
	#	%	#	%	#	%
All Households	75	6%	20	2%	35	3%
Renter	10	4%	0	0%	0	0%
Owner	65	6%	15	1%	35	3%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 113: Households in Core Housing Need, Electoral Area D (2006 - 2016)

Households in Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	75	6%	35	3%	60	5%
Renter	15	6%	0	0%	25	13%
Owner	55	5%	25	2%	40	4%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 114: Households in Extreme Core Housing Need, Electoral Area D (2006 - 2016)

Households in Extreme Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	40	3%	25	2%	35	3%
Renter	10	4%	0	0%	10	5%
Owner	30	3%	0	0%	20	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Electoral Area E

POPULATION

Table 115: Population Change, Electoral Area E, (2006 - 2016)

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Electoral Area E	4,325	4,125	4,055	-270	-6.2	-0.62

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 116: Average and Median Age, Electoral Area E, (2006 - 2016)

Year	Average Age	Median Age
2006	37.8	41.2
2011	41.3	45.1
2016	42.5	44.8

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 117: Age Group Distribution, Electoral Area E, (2006 - 2016)

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	775	18%	655	16%	655	16%
15 to 19	360	8%	280	7%	225	6%
20 to 24	245	6%	230	6%	195	5%
25 to 64	2,540	59%	2,435	59%	2,245	55%
65 to 84	360	8%	515	12%	665	16%
85+	45	1%	20	0%	55	1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 118: Mobility, Electoral Area E, (2006 - 2016)

Mobility Status	2006	2011	2016
Movers	3,600	3,665	3,715
Non-Migrants	250	210	220

Mobility Status	2006	2011	2016
Migrants	425	215	105

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

HOUSEHOLDS

Table 119: Households, Electoral Area E, (2006 - 2016)

ELECTORAL AREA E	2006	2011	2016
Total Number of Households	1,665	1,680	1,695
Average Household Size	2.6	2.5	2.4

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 120: Household Size Distribution, Electoral Area E, (2006 - 2016)

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	295	18%	365	22%	365	22%
2 people	685	41%	730	43%	780	46%
3 people	270	16%	260	15%	240	14%
4 people	275	17%	200	12%	190	11%
5+ people	135	8%	130	8%	120	7%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 121: Housing Tenure, Electoral Area E, (2006 - 2016)

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	225	14%	110	7%	165	10%
Owner	1,440	86%	1,570	93%	1,525	90%
Total	1,665		1,680		1,695	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 122: Renter Households in Subsidized Housing, Electoral Area E, (2016)

Community	2006		2011		2016	
	#	%	#	%	#	%
Electoral Area E	0	0%	0	0%	10	6%

Source: Statistics Canada, 2016 Census of Population

Table 123: Average and Median Household Income, Electoral Area E, (2006 - 2016)

Community		2006	2011	2016
Electoral Area E	Average Income	\$82,409	\$79,863	\$91,103
	Median Income	\$72,696	\$76,683	\$84,930

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 124: Number of Households in Specified Income Brackets, Electoral Area E, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	20	1%	45	3%	20	1%
\$5,000 to \$9,999	10	1%	45	3%	20	1%
\$10,000 to \$14,999	10	1%	25	1%	15	1%
\$15,000 to \$19,999	50	3%	80	5%	45	3%
\$20,000 to \$24,999	100	6%	65	4%	75	4%
\$25,000 to \$29,999	50	3%	50	3%	75	4%
\$30,000 to \$34,999	105	6%	60	4%	40	2%
\$35,000 to \$39,999	55	3%	35	2%	50	3%
\$40,000 to \$44,999	85	5%	70	4%	40	2%
\$45,000 to \$49,999	35	2%	60	4%	45	3%
\$50,000 to \$59,999	160	10%	120	7%	130	8%
\$60,000 to \$69,999	115	7%	135	8%	115	7%
\$70,000 to \$79,999	110	7%	115	7%	120	7%
\$80,000 to \$89,999	120	7%	140	8%	125	7%
\$90,000 to \$99,999	110	7%	140	8%	115	7%
\$100,000 to \$124,999	220	13%	210	12%	255	15%
\$125,000 to \$149,999	145	9%	125	7%	200	12%
\$150,000 to \$199,999	125	8%	145	9%	160	9%
\$200,000 and over	30	2%	25	1%	50	3%

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,665		1,685		1,690	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 125: Average and Median Renter Household Income, Electoral Area E, (2006 - 2016)

		2006	2011	2016
ELECTORAL AREA E	Renter Average Income	\$61,172	\$56,313	\$64,364
	Renter Median Income	\$57,901	\$42,372	\$60,974

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 126: Number of Renter Households in Specified Income Brackets, Electoral Area E, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	4%	0	0%	0	0%
\$5,000 to \$9,999	10	4%	0	0%	10	6%
\$10,000 to \$14,999	0	0%	0	0%	10	6%
\$15,000 to \$19,999	0	0%	20	18%	15	9%
\$20,000 to \$24,999	40	17%	0	0%	20	12%
\$25,000 to \$29,999	10	4%	0	0%	10	6%
\$30,000 to \$34,999	0	0%	0	0%	0	0%
\$35,000 to \$39,999	15	7%	0	0%	10	6%
\$40,000 to \$44,999	0	0%	25	23%	0	0%
\$45,000 to \$49,999	10	4%	0	0%	0	0%
\$50,000 to \$59,999	35	15%	0	0%	20	12%
\$60,000 to \$69,999	0	0%	0	0%	20	12%
\$70,000 to \$79,999	25	11%	0	0%	15	9%
\$80,000 to \$89,999	0	0%	0	0%	15	9%
\$90,000 to \$99,999	10	4%	0	0%	0	0%
\$100,000 to \$124,999	20	9%	0	0%	20	12%
\$125,000 to \$149,999	15	7%	0	0%	10	6%
\$150,000 to \$199,999	0	0%	0	0%	0	0%

	2006		2011		2016	
	#	%	#	%	#	%
\$200,000 and over	0	0%	0	0%	0	0%
Total	230		110		165	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 127: Owner Household Income, Electoral Area E, (2006 - 2016)

Community		2006	2011	2016
ELECTORAL AREA E	Average Income	\$85,750	\$81,518	\$93,982
	Median Income	\$75,418	\$77,296	\$88,505

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 128: Number of Owner Households in Specified Income Bracket, Electoral Area E, (2016)

CNCRD	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	1%	35	2%	20	1%
\$5,000 to \$9,999	10	1%	0	0%	15	1%
\$10,000 to \$14,999	10	1%	25	2%	10	1%
\$15,000 to \$19,999	50	3%	65	4%	30	2%
\$20,000 to \$24,999	60	4%	55	4%	55	4%
\$25,000 to \$29,999	45	3%	45	3%	65	4%
\$30,000 to \$34,999	100	7%	60	4%	40	3%
\$35,000 to \$39,999	40	3%	35	2%	45	3%
\$40,000 to \$44,999	80	6%	50	3%	45	3%
\$45,000 to \$49,999	25	2%	65	4%	45	3%
\$50,000 to \$59,999	120	8%	105	7%	110	7%
\$60,000 to \$69,999	105	7%	125	8%	95	6%
\$70,000 to \$79,999	80	6%	105	7%	105	7%
\$80,000 to \$89,999	110	8%	140	9%	110	7%
\$90,000 to \$99,999	105	7%	145	9%	120	8%
\$100,000 to \$124,999	200	14%	205	13%	235	15%
\$125,000 to \$149,999	130	9%	120	8%	195	13%
\$150,000 to \$199,999	125	9%	145	9%	155	10%

CNCRD	2006		2011		2016	
	#	%	#	%	#	%
\$200,000 and over	30	2%	25	2%	50	3%
Total	1,440		1,570		1,530	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

ECONOMIC SECTORS AND LABOUR FORCE

Table 129: Total Number of Workers, Electoral Area E, (2006 - 2016)

Community	2006	2011	2016
Electoral Area E	2,505	2,425	2,270

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 130: Number of Workers by Industry, Electoral Area E, (2006 - 2016)

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	285	235	275
Mining, quarrying, and oil and gas extraction	35	85	95
Utilities	0	10	25
Construction	195	195	185
Manufacturing	310	275	160
Wholesale trade	115	105	80
Retail trade	250	330	335
Transportation and warehousing	145	90	140
Information and cultural industries	25	0	20
Finance and insurance	45	50	30
Real estate and rental and leasing	25	35	45
Professional, scientific and technical services	120	100	75
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	90	65	60
Educational services	165	160	150
Health care and social assistance	245	200	195
Arts, entertainment and recreation	40	40	35
Accommodation and food services	130	170	95
Other services (except public administration)	180	105	140
Public administration	105	105	120

Total	2,485	2,370	2,260
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Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 131: Unemployment Rate and Participation Rate, Electoral Area E, (2006 - 2016)

Community		2006	2011	2016
Electoral Area E	Unemployment Rate	6.6	10.9	8.4
	Participation Rate	70.6	69.7	66.8

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 132: Commuting Destination, Electoral Area E, (2016)

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Electoral Area E	105	1,460	25	10

Source: Statistics Canada, 2016 Census of Population

HOUSING UNITS

Table 133: Total Number of Housing Units, Electoral Area E, (2016)

Housing Units	2016
Total number of housing units	1,690

Source: Statistics Canada, 2016 Census of Population

Table 134: Breakdown by Structural Type of Units, Electoral Area E, (2016)

Housing Mix	2016 #	2016 %
Single-Detached	1,270	75%
Semi-Detached	0	0%
Row House	0	0%
Apartment or Flat in a Duplex	55	3%
Apartment with fewer than 5 storeys	0	0%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%

Housing Mix	2016 #	2016 %
Movable Dwelling ⁴	370	22%
Total	1,690	

Source: Statistics Canada, 2016 Census of Population

Table 135: Housing Composition by Size, Electoral Area E, (2016)

Unit Size	2016
Bachelor	0
1-Bedroom	85
2-Bedroom	405
3-Bedroom	545
4+Bedroom	665

Source: Statistics Canada, 2016 Census of Population

Table 136: Number and Percentage Breakdown by Date Built, Electoral Area E (2016)

Date Built	2016	
	#	%
Pre-1960	140	8%
1961-1980	905	54%
1981-1990	270	16%
1991-2000	225	13%
2001-2005	50	3%
2006-2010	60	4%
2011-2016	35	2%
Total	1,690	

Source: Statistics Canada, 2016 Census of Population

Table 137: Assessed Value by Unit Size, ELECTORAL AREA E, (2019)

Assessed Value: By Unit Size	Units #	Average Per Unit \$
1-Bedroom Units	46	\$182,184
2-Bedroom Units	580	\$233,300

⁴ Includes mobile homes, house boats, recreational vehicles

Assessed Value: By Unit Size	Units #	Average Per Unit \$
3+Bedroom Units	1248	\$439,104
Total	1874	\$284,863

Source: BC Assessment. 2019 Assessment Roll

Table 138: Assessed Value by Property Class, ELECTORAL AREA E, (2019)

Assessed Value: By Structure Type	Units #	Average Per Unit \$
Single Family Dwelling	624	\$309,955
Residential Dwelling with Suite	68	\$341,102
Duplex, Non-Strata Side by Side or Front / Back	4	\$389,200
Manufactured Home (Within Manufactured Home Park)	304	\$91,891
Manufactured Home (Not In Manufactured Home Park)	105	\$199,162
Fourplex	8	\$394,000
2 Acres Or More (Single Family Dwelling, Duplex)	630	\$424,742
2 Acres Or More (Seasonal Dwelling)	1	\$90,700
2 Acres Or More (Manufactured Home)	125	\$242,899
Manufactured Home Park	5	\$755,750
Total	1874	\$326,109

Source: BC Assessment. 2019 Assessment Roll

Table 139: Sales Value by Unit Size, ELECTORAL AREA E, (2019)

Sales Value by Unit Size: ELECTORAL AREA E	Sales Count #	Average Per Unit \$
1-Bedroom Units	2	\$316,500
2-Bedroom Units	35	\$229,664
3+Bedroom Units	59	\$373,384
Total	96	\$306,516

Source: BC Assessment. 2019 Assessment Roll

Table 140: Sales Value by Property Class, ELECTORAL AREA E, (2019)

Sales Value by Property Class: ELECTORAL AREA E	Sales Count #	Average Per Unit \$
Single Family Dwelling	41	\$299,468
Residential Dwelling with Suite	3	\$262,333
Manufactured Home (Within Manufactured Home Park)	20	\$89,500
Manufactured Home (Not In Manufactured Home Park)	6	\$179,935
2 Acres Or More (Single Family Dwelling, Duplex)	20	\$397,452
2 Acres Or More (Manufactured Home)	5	\$277,750
Manufactured Home Park	1	\$715,000
Total	96	\$316,231

Source: BC Assessment. 2019 Assessment Roll

HOUSING VALUES: CORE HOUSING NEED

Table 141: Affordability - Households Spending 30%+ of Income on Shelter Costs, Electoral Area E, (2006 - 2016)

Households Spending 30%+ of Income on Shelter Costs	2006		2011		2016	
	#	%	#	%	#	%
All Households	180	11%	175	10%	105	6%
Renter	35	16%	0	0%	30	18%
Owner	140	10%	160	10%	75	5%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 142: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area E, (2006 - 2016)

Households in Dwellings Requiring Major Repairs	2006		2011		2016	
	#	%	#	%	#	%
All Households	180	11%	155	9%	130	8%
Renter	55	24%	20	18%	15	9%
Owner	125	9%	130	8%	115	8%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 143: Suitability - Households in Overcrowded Dwellings, Electoral Area E, (2006 - 2016)

Households in Overcrowded Dwellings	2006		2011		2016	
	#	%	#	%	#	%
All Households	70	4%	55	3%	40	2%
Renter	10	4%	0	0%	15	9%
Owner	65	5%	40	3%	30	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 144: Households in Core Housing Need, Electoral Area E (2006 - 2016)

Households in Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	75	5%	80	5%	55	3%
Renter	30	13%	15	14%	25	15%
Owner	45	3%	70	4%	30	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 145: Households in Extreme Core Housing Need, Electoral Area E (2006 - 2016)

Households in Extreme Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	25	2%	25	1%	30	2%
Renter	10	4%	0	0%	15	9%
Owner	15	1%	0	0%	15	1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Electoral Area F

POPULATION

Table 146: Population Change, Electoral Area F, (2006 - 2016)

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Electoral Area F	4,360	4,555	4,525	165	3.8	0.38

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 147: Average and Median Age, Electoral Area F, (2006 - 2016)

Year	Average Age	Median Age
2006	40.1	44.5
2011	43.2	47.4
2016	45.1	50.6

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 148: Age Group Distribution, Electoral Area F, (2006 - 2016)

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	770	18%	710	16%	695	15%
15 to 19	315	7%	250	5%	260	6%
20 to 24	165	4%	170	4%	125	3%
25 to 64	2,610	60%	2,715	60%	2,535	56%
65 to 84	475	11%	690	15%	825	18%
85+	25	1%	15	0%	55	1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 149: Mobility, Electoral Area F, (2006 - 2016)

Mobility Status	2006	2011	2016
Movers	3,905	4,220	4,085
Non-Migrants	120	165	155

Mobility Status	2006	2011	2016
Migrants	330	140	230

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

HOUSEHOLDS

Table 150: Households, Electoral Area F, (2006 - 2016)

ELECTORAL AREA F	2006	2011	2016
Total Number of Households	1,740	1,900	1,940
Average Household Size	2.5	2.4	2.3

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 151: Household Size Distribution, Electoral Area F, (2006 - 2016)

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	325	19%	430	23%	465	24%
2 people	775	45%	835	44%	925	48%
3 people	250	14%	260	14%	205	11%
4 people	250	14%	260	14%	240	12%
5+ people	135	8%	110	6%	110	6%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 152: Housing Tenure, Electoral Area F, (2006 - 2016)

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	225	13%	155	8%	200	10%
Owner	1,515	87%	1,740	92%	1,740	90%
Total	1,740		1,900		1,940	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 153: Renter Households in Subsidized Housing, Electoral Area F, (2016)

Community	2006		2011		2016	
	#	%	#	%	#	%
Electoral Area E	0	0%	0	0%	10	5%

Source: Statistics Canada, 2016 Census of Population

Table 154: Average and Median Household Income, Electoral Area F, (2006 - 2016)

Community		2006	2011	2016
Electoral Area F	Average Income	\$79,913	\$76,801	\$82,314
	Median Income	\$59,090	\$65,620	\$73,513

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 155: Number of Households in Specified Income Brackets, Electoral Area F, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	40	2%	25	1%	40	2%
\$5,000 to \$9,999	20	1%	0	0%	20	1%
\$10,000 to \$14,999	45	3%	0	0%	35	2%
\$15,000 to \$19,999	80	5%	55	3%	80	4%
\$20,000 to \$24,999	45	3%	55	3%	70	4%
\$25,000 to \$29,999	65	4%	100	5%	80	4%
\$30,000 to \$34,999	140	8%	100	5%	90	5%
\$35,000 to \$39,999	100	6%	145	8%	80	4%
\$40,000 to \$44,999	90	5%	30	2%	100	5%
\$45,000 to \$49,999	65	4%	90	5%	75	4%
\$50,000 to \$59,999	185	11%	185	10%	165	8%
\$60,000 to \$69,999	85	5%	145	8%	105	5%
\$70,000 to \$79,999	155	9%	145	8%	130	7%
\$80,000 to \$89,999	120	7%	160	8%	130	7%
\$90,000 to \$99,999	130	7%	75	4%	85	4%
\$100,000 to \$124,999	195	11%	220	12%	270	14%
\$125,000 to \$149,999	90	5%	90	5%	170	9%
\$150,000 to \$199,999	40	2%	145	8%	130	7%
\$200,000 and over	55	3%	50	3%	75	4%

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,740		1,900		1,945	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 156: Average and Median Renter Household Income, Electoral Area F, (2006 - 2016)

		2006	2011	2016
ELECTORAL AREA F	Renter Average Income	\$44,684	\$55,632	\$64,424
	Renter Median Income	\$36,294	\$45,455	\$47,085

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 157: Number of Renter Households in Specified Income Brackets, Electoral Area F, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	20	9%	0	0%	0	0%
\$5,000 to \$9,999	10	4%	0	0%	15	8%
\$10,000 to \$14,999	10	4%	0	0%	0	0%
\$15,000 to \$19,999	30	13%	0	0%	15	8%
\$20,000 to \$24,999	20	9%	0	0%	15	8%
\$25,000 to \$29,999	10	4%	0	0%	20	10%
\$30,000 to \$34,999	10	4%	20	13%	15	8%
\$35,000 to \$39,999	20	9%	0	0%	10	5%
\$40,000 to \$44,999	15	7%	0	0%	10	5%
\$45,000 to \$49,999	15	7%	0	0%	20	10%
\$50,000 to \$59,999	20	9%	25	16%	15	8%
\$60,000 to \$69,999	0	0%	0	0%	10	5%
\$70,000 to \$79,999	15	7%	0	0%	10	5%
\$80,000 to \$89,999	20	9%	0	0%	10	5%
\$90,000 to \$99,999	10	4%	0	0%	0	0%
\$100,000 to \$124,999	10	4%	25	16%	15	8%
\$125,000 to \$149,999	0	0%	0	0%	15	8%
\$150,000 to \$199,999	0	0%	0	0%	10	5%

	2006		2011		2016	
	#	%	#	%	#	%
\$200,000 and over	0	0%	0	0%	10	5%
Total	225		155		200	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 158: Owner Household Income, Electoral Area F, (2006 - 2016)

Community		2006	2011	2016
ELECTORAL AREA F	Average Income	\$85,118	\$78,733	\$84,390
	Median Income	\$66,766	\$68,521	\$76,667

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 159: Number of Owner Households in Specified Income Bracket, Electoral Area F, (2016)

CNCRD	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	25	2%	20	1%	40	2%
\$5,000 to \$9,999	15	1%	0	0%	0	0%
\$10,000 to \$14,999	40	3%	0	0%	35	2%
\$15,000 to \$19,999	50	3%	45	3%	65	4%
\$20,000 to \$24,999	25	2%	40	2%	50	3%
\$25,000 to \$29,999	55	4%	90	5%	65	4%
\$30,000 to \$34,999	130	9%	80	5%	80	5%
\$35,000 to \$39,999	75	5%	130	7%	80	5%
\$40,000 to \$44,999	75	5%	30	2%	95	5%
\$45,000 to \$49,999	50	3%	85	5%	60	3%
\$50,000 to \$59,999	165	11%	160	9%	150	9%
\$60,000 to \$69,999	85	6%	130	7%	100	6%
\$70,000 to \$79,999	145	10%	135	8%	125	7%
\$80,000 to \$89,999	95	6%	160	9%	120	7%
\$90,000 to \$99,999	120	8%	65	4%	80	5%
\$100,000 to \$124,999	190	13%	190	11%	255	15%
\$125,000 to \$149,999	85	6%	90	5%	160	9%
\$150,000 to \$199,999	35	2%	145	8%	115	7%

CNCRD	2006		2011		2016	
	#	%	#	%	#	%
\$200,000 and over	55	4%	50	3%	70	4%
Total	1,515		1,745		1,745	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

ECONOMIC SECTORS AND LABOUR FORCE

Table 160: Total Number of Workers, Electoral Area F, (2006 - 2016)

Community	2006	2011	2016
Electoral Area F	2,545	2,465	2,435

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 161: Number of Workers by Industry, Electoral Area F, (2006 - 2016)

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	600	390	385
Mining, quarrying, and oil and gas extraction	170	180	195
Utilities	0	25	10
Construction	210	185	235
Manufacturing	175	145	145
Wholesale trade	120	85	60
Retail trade	160	190	270
Transportation and warehousing	135	200	110
Information and cultural industries	10	0	30
Finance and insurance	55	60	55
Real estate and rental and leasing	10	35	40
Professional, scientific and technical services	90	50	95
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	95	80	55
Educational services	140	200	165
Health care and social assistance	155	160	240
Arts, entertainment and recreation	15	60	20
Accommodation and food services	150	120	130
Other services (except public administration)	110	140	80
Public administration	105	135	100

Total	2,505	2,460	2,415
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Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 162: Unemployment Rate and Participation Rate, Electoral Area F, (2006 - 2016)

Community		2006	2011	2016
Electoral Area F	Unemployment Rate	9.6	7.9	7.8
	Participation Rate	71.0	64.1	63.4

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 163: Commuting Destination, Electoral Area F, (2016)

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Electoral Area F	415	1,110	85	15

Source: Statistics Canada, 2016 Census of Population

HOUSING UNITS

Table 164: Total Number of Housing Units, Electoral Area F, (2016)

Housing Units	2016
Total number of housing units	1,945

Source: Statistics Canada, 2016 Census of Population

Table 165: Breakdown by Structural Type of Units, Electoral Area F, (2016)

Housing Mix	2016 #	2016 %
Single-Detached	1,755	90%
Semi-Detached	10	1%
Row House	0	0%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	10	1%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%

Housing Mix	2016 #	2016 %
Movable Dwelling ⁵	170	9%
Total	1,945	

Source: Statistics Canada, 2016 Census of Population

Table 166: Housing Composition by Size, Electoral Area F, (2016)

Unit Size	2016
Bachelor	10
1-Bedroom	155
2-Bedroom	470
3-Bedroom	635
4+Bedroom	675

Source: Statistics Canada, 2016 Census of Population

Table 167: Number and Percentage Breakdown by Date Built, Electoral Area F (2016)

Date Built	2016	
	#	%
Pre-1960	165	8%
1961-1980	595	31%
1981-1990	400	21%
1991-2000	405	21%
2001-2005	100	5%
2006-2010	195	10%
2011-2016	95	5%
Total	1,945	

Source: Statistics Canada, 2016 Census of Population

Table 168: Assessed Value by Unit Size, ELECTORAL AREA F, (2019)

Assessed Value: By Unit Size	Units #	Average Per Unit \$
1-Bedroom Units	287	\$150,180
2-Bedroom Units	771	\$197,970

⁵ Includes mobile homes, house boats, recreational vehicles

Assessed Value: By Unit Size	Units #	Average Per Unit \$
3+Bedroom Units	1585	\$444,413
Total	2643	\$264,188

Source: BC Assessment. 2019 Assessment Roll

Table 169: Assessed Value by Property Class, ELECTORAL AREA F, (2019)

Assessed Value: By Structure Type	Units #	Average Per Unit \$
Single Family Dwelling	636	\$279,774
Residential Dwelling with Suite	38	\$450,911
Duplex, Non-Strata Side by Side or Front / Back	4	\$320,500
Manufactured Home (Within Manufactured Home Park)	72	\$106,694
Manufactured Home (Not In Manufactured Home Park)	82	\$166,366
Seasonal Dwelling	9	\$199,042
Fourplex	8	\$279,800
2 Acres Or More (Single Family Dwelling, Duplex)	1483	\$419,866
2 Acres Or More (Seasonal Dwelling)	27	\$141,426
2 Acres Or More (Manufactured Home)	275	\$224,264
Store(S) And Living Quarters	2	\$154,800
Manufactured Home Park	7	\$921,000
Total	2643	\$313,554

Source: BC Assessment. 2019 Assessment Roll

Table 170: Sales Value by Unit Size, ELECTORAL AREA F, (2019)

Sales Value by Unit Size: ELECTORAL AREA F	Sales Count #	Average Per Unit \$
1-Bedroom Units	9	\$239,614
2-Bedroom Units	27	\$292,261
3+Bedroom Units	60	\$406,022
Total	96	\$312,632

Source: BC Assessment. 2019 Assessment Roll

Table 171: Sales Value by Property Class, ELECTORAL AREA F, (2019)

Sales Value by Property Class: ELECTORAL AREA F	Sales Count #	Average Per Unit \$
Single Family Dwelling	17	\$317,120
Residential Dwelling with Suite	1	\$320,000
Manufactured Home (Within Manufactured Home Park)	3	\$130,875
Manufactured Home (Not In Manufactured Home Park)	5	\$178,400
2 Acres Or More (Single Family Dwelling, Duplex)	53	\$438,816
2 Acres Or More (Manufactured Home)	12	\$234,270
Total	91	\$340,106

Source: BC Assessment. 2019 Assessment Roll

HOUSING VALUES: CORE HOUSING NEED

Table 172: Affordability - Households Spending 30%+ of Income on Shelter Costs, Electoral Area F, (2006 - 2016)

Households Spending 30%+ of Income on Shelter Costs	2006		2011		2016	
	#	%	#	%	#	%
All Households	180	10%	210	11%	175	9%
Renter	40	18%	25	16%	40	20%
Owner	140	9%	185	11%	135	8%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 173: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area F, (2006 - 2016)

Households in Dwellings Requiring Major Repairs	2006		2011		2016	
	#	%	#	%	#	%
All Households	190	11%	220	12%	190	10%
Renter	35	16%	40	26%	20	10%
Owner	150	10%	175	10%	170	10%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 174: Suitability - Households in Overcrowded Dwellings, Electoral Area F, (2006 - 2016)

Households in Overcrowded Dwellings	2006		2011		2016	
	#	%	#	%	#	%
All Households	85	5%	20	1%	25	1%
Renter	15	7%	0	0%	15	8%
Owner	70	5%	15	1%	15	1%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 175: Households in Core Housing Need, Electoral Area F (2006 - 2016)

Households in Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	220	13%	280	15%	220	11%
Renter	50	22%	40	26%	55	28%
Owner	170	11%	240	14%	165	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 176: Households in Extreme Core Housing Need, Electoral Area F (2006 - 2016)

Households in Extreme Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	30	2%	75	4%	60	3%
Renter	10	4%	0	0%	20	10%
Owner	15	1%	65	4%	40	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Electoral Area J

POPULATION

Table 177: Population Change, Electoral Area J, (2006 - 2016)

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Electoral Area J	775	590	595	-180	-23.2	-2.32

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 178: Average and Median Age, Electoral Area J, (2006 - 2016)

Year	Average Age	Median Age
2006	41.2	45.5
2011	45.5	49.8
2016	55.5	61.7

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 179: Age Group Distribution, Electoral Area J, (2006 - 2016)

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	130	17%	105	18%	40	7%
15 to 19	50	6%	30	5%	0	0%
20 to 24	25	3%	20	3%	10	2%
25 to 64	465	60%	285	48%	305	51%
65 to 84	100	13%	140	24%	230	39%
85+	10	1%	0	0%	10	2%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 180: Mobility, Electoral Area J, (2006 - 2016)

Mobility Status	2006	2011	2016
Movers	660	485	550
Non-Migrants	50	0	25

Mobility Status	2006	2011	2016
Migrants	60	85	20

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

HOUSEHOLDS

Table 181: Households, Electoral Area J, (2006 - 2016)

ELECTORAL AREA J	2006	2011	2016
Total Number of Households	340	295	330
Average Household Size	2.3	2.0	1.8

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 182: Household Size Distribution, Electoral Area J, (2006 - 2016)

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	100	29%	115	39%	110	33%
2 people	145	43%	135	46%	185	56%
3 people	45	13%	0	0%	20	6%
4 people	25	7%	0	0%	10	3%
5+ people	25	7%	0	0%	0	0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 183: Housing Tenure, Electoral Area J, (2006 - 2016)

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	95	28%	65	22%	55	17%
Owner	245	72%	230	78%	270	82%
Total	340		295		330	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 184: Renter Households in Subsidized Housing, Electoral Area J, (2016)

Community	2006		2011		2016	
	#	%	#	%	#	%
Electoral Area J	0	0%	0	0%	0	0%

Source: Statistics Canada, 2016 Census of Population

Table 185: Average and Median Household Income, Electoral Area J, (2006 - 2016)

Community		2006	2011	2016
Electoral Area J	Average Income	\$58,259	\$38,371	\$72,131
	Median Income	\$41,856	\$32,088	\$46,648

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 186: Number of Households in Specified Income Brackets, Electoral Area J, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	15	4%	40	13%	10	3%
\$5,000 to \$9,999	10	3%	0	0%	10	3%
\$10,000 to \$14,999	20	6%	0	0%	10	3%
\$15,000 to \$19,999	35	10%	35	12%	30	9%
\$20,000 to \$24,999	25	7%	25	8%	25	8%
\$25,000 to \$29,999	25	7%	15	5%	15	5%
\$30,000 to \$34,999	25	7%	50	17%	35	11%
\$35,000 to \$39,999	15	4%	15	5%	20	6%
\$40,000 to \$44,999	15	4%	15	5%	15	5%
\$45,000 to \$49,999	10	3%	0	0%	15	5%
\$50,000 to \$59,999	15	4%	20	7%	20	6%
\$60,000 to \$69,999	15	4%	0	0%	15	5%
\$70,000 to \$79,999	25	7%	0	0%	25	8%
\$80,000 to \$89,999	15	4%	0	0%	25	8%
\$90,000 to \$99,999	15	4%	0	0%	15	5%
\$100,000 to \$124,999	30	9%	0	0%	25	8%
\$125,000 to \$149,999	10	3%	0	0%	10	3%
\$150,000 to \$199,999	10	3%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	10	3%

	2006		2011		2016	
	#	%	#	%	#	%
Total	345		300		330	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 187: Average and Median Renter Household Income, Electoral Area J, (2006 - 2016)

		2006	2011	2016
ELECTORAL AREA J	Renter Average Income	\$54,934	\$37,979	\$65,675
	Renter Median Income	\$37,376	\$33,564	\$64,840

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 188: Number of Renter Households in Specified Income Brackets, Electoral Area J, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	11%	0	0%	0	0%
\$5,000 to \$9,999	10	11%	0	0%	10	17%
\$10,000 to \$14,999	10	11%	0	0%	10	17%
\$15,000 to \$19,999	10	11%	0	0%	0	0%
\$20,000 to \$24,999	0	0%	0	0%	0	0%
\$25,000 to \$29,999	10	11%	0	0%	0	0%
\$30,000 to \$34,999	0	0%	0	0%	0	0%
\$35,000 to \$39,999	0	0%	0	0%	10	17%
\$40,000 to \$44,999	0	0%	0	0%	0	0%
\$45,000 to \$49,999	10	11%	0	0%	10	17%
\$50,000 to \$59,999	0	0%	0	0%	0	0%
\$60,000 to \$69,999	10	11%	0	0%	10	17%
\$70,000 to \$79,999	10	11%	0	0%	0	0%
\$80,000 to \$89,999	10	11%	0	0%	10	17%
\$90,000 to \$99,999	10	11%	0	0%	10	17%
\$100,000 to \$124,999	10	11%	0	0%	10	17%
\$125,000 to \$149,999	0	0%	0	0%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	10	17%

	2006		2011		2016	
	#	%	#	%	#	%
\$200,000 and over	0	0%	0	0%	0	0%
Total	95		65		60	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 189: Owner Household Income, Electoral Area J, (2006 - 2016)

Community		2006	2011	2016
ELECTORAL AREA J	Average Income	\$59,069	\$38,485	\$73,515
	Median Income	\$43,008	\$32,056	\$43,707

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 190: Number of Owner Households in Specified Income Bracket, Electoral Area J, (2016)

CNCRD	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	4%	35	15%	10	4%
\$5,000 to \$9,999	10	4%	0	0%	0	0%
\$10,000 to \$14,999	10	4%	0	0%	10	4%
\$15,000 to \$19,999	20	8%	25	11%	30	11%
\$20,000 to \$24,999	20	8%	20	9%	25	9%
\$25,000 to \$29,999	15	6%	15	7%	15	6%
\$30,000 to \$34,999	20	8%	40	17%	30	11%
\$35,000 to \$39,999	15	6%	15	7%	20	7%
\$40,000 to \$44,999	10	4%	20	9%	10	4%
\$45,000 to \$49,999	15	6%	0	0%	10	4%
\$50,000 to \$59,999	15	6%	20	9%	20	7%
\$60,000 to \$69,999	15	6%	0	0%	10	4%
\$70,000 to \$79,999	15	6%	0	0%	25	9%
\$80,000 to \$89,999	10	4%	0	0%	25	9%
\$90,000 to \$99,999	15	6%	0	0%	10	4%
\$100,000 to \$124,999	20	8%	0	0%	20	7%
\$125,000 to \$149,999	10	4%	0	0%	10	4%
\$150,000 to \$199,999	0	0%	0	0%	0	0%

CNCRD	2006		2011		2016	
	#	%	#	%	#	%
\$200,000 and over	0	0%	0	0%	10	4%
Total	240		230		270	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

ECONOMIC SECTORS AND LABOUR FORCE

Table 191: Total Number of Workers, Electoral Area J, (2006 - 2016)

Community	2006	2011	2016
Electoral Area J	460	315	315

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 192: Number of Workers by Industry, Electoral Area J, (2006 - 2016)

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	130	80	135
Mining, quarrying, and oil and gas extraction	0	0	0
Utilities	0	0	0
Construction	25	30	20
Manufacturing	55	25	0
Wholesale trade	0	0	10
Retail trade	30	15	10
Transportation and warehousing	40	0	15
Information and cultural industries	10	0	0
Finance and insurance	0	0	0
Real estate and rental and leasing	0	0	0
Professional, scientific and technical services	10	0	0
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	10	0	0
Educational services	35	0	25
Health care and social assistance	10	30	20
Arts, entertainment and recreation	0	0	0
Accommodation and food services	55	50	45
Other services (except public administration)	20	20	20
Public administration	30	30	10

Total	460	315	305
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Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 193: Unemployment Rate and Participation Rate, Electoral Area J, (2006 - 2016)

Community		2006	2011	2016
Electoral Area J	Unemployment Rate	9.8	15.6	20.6
	Participation Rate	71.3	66.0	56.8

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 194: Commuting Destination, Electoral Area J, (2016)

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Electoral Area J	70	10	0	0

Source: Statistics Canada, 2016 Census of Population

HOUSING UNITS

Table 195: Total Number of Housing Units, Electoral Area J, (2016)

Housing Units	2016
Total number of housing units	330

Source: Statistics Canada, 2016 Census of Population

Table 196: Breakdown by Structural Type of Units, Electoral Area J, (2016)

Housing Mix	2016 #	2016 %
Single-Detached	295	89%
Semi-Detached	0	0%
Row House	0	0%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	0	0%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%

Housing Mix	2016 #	2016 %
Movable Dwelling ⁶	30	9%
Total	330	

Source: Statistics Canada, 2016 Census of Population

Table 197: Housing Composition by Size, Electoral Area J, (2016)

Unit Size	2016
Bachelor	0
1-Bedroom	80
2-Bedroom	115
3-Bedroom	75
4+Bedroom	60

Source: Statistics Canada, 2016 Census of Population

Table 198: Number and Percentage Breakdown by Date Built, Electoral Area J (2016)

Date Built	2016	
	#	%
Pre-1960	60	18%
1961-1980	100	30%
1981-1990	55	17%
1991-2000	75	23%
2001-2005	10	3%
2006-2010	20	6%
2011-2016	15	5%
Total	330	

Source: Statistics Canada, 2016 Census of Population

⁶ Includes mobile homes, house boats, recreational vehicles

Table 199: Assessed Value by Unit Size, ELECTORAL AREA J, (2019)

Assessed Value: By Unit Size	Units #	Average Per Unit \$
1-Bedroom Units	251	\$121,303
2-Bedroom Units	252	\$141,226
3+Bedroom Units	359	\$281,532
Total	862	\$181,354

Source: BC Assessment. 2019 Assessment Roll

Table 200: Assessed Value by Property Class, ELECTORAL AREA J, (2019)

Assessed Value: By Structure Type	Units #	Average Per Unit \$
Single Family Dwelling	264	\$173,649
Residential Dwelling with Suite	4	\$136,100
Duplex, Non-Strata Side by Side or Front / Back	6	\$135,400
Duplex, Strata Side by Side	14	\$89,986
Manufactured Home (Within Manufactured Home Park)	16	\$66,247
Manufactured Home (Not In Manufactured Home Park)	12	\$56,570
2 Acres Or More (Single Family Dwelling, Duplex)	496	\$262,020
2 Acres Or More (Seasonal Dwelling)	9	\$279,300
2 Acres Or More (Manufactured Home)	36	\$169,565
Store(S) And Living Quarters	2	\$219,300
Stores And/Or Offices With Apartments	2	\$96,000
Manufactured Home Park	1	\$62,200
	862	\$205,047

Source: BC Assessment. 2019 Assessment Roll

Table 201: Sales Value by Unit Size, ELECTORAL AREA J, (2019)

Sales Value by Unit Size: ELECTORAL AREA J	Sales Count #	Average Per Unit \$
1-Bedroom Units	4	\$74,375
2-Bedroom Units	4	\$126,450
3+Bedroom Units	5	\$258,667
Total	13	\$153,164

Source: BC Assessment. 2019 Assessment Roll

Table 202: Sales Value by Property Class, ELECTORAL AREA J, (2019)

Sales Value by Property Class: ELECTORAL AREA J	Sales Count #	Average Per Unit \$
Single Family Dwelling	6	\$123,583
2 Acres Or More (Single Family Dwelling, Duplex)	6	\$261,600
2 Acres Or More (Manufactured Home)	1	\$74,900
Total	13	\$194,850

Source: BC Assessment. 2019 Assessment Roll

HOUSING VALUES: CORE HOUSING NEED

Table 203: Affordability - Households Spending 30%+ of Income on Shelter Costs, Electoral Area J, (2006 - 2016)

Households Spending 30%+ of Income on Shelter Costs	2006		2011		2016	
	#	%	#	%	#	%
All Households	30	9%	25	8%	25	8%
Renter	15	16%	0	0%	0	0%
Owner	15	6%	15	7%	20	7%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 204: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area J, (2006 - 2016)

Households in Dwellings Requiring Major Repairs	2006		2011		2016	
	#	%	#	%	#	%
All Households	40	12%	40	14%	25	8%
Renter	20	21%	0	0%	0	0%
Owner	25	10%	30	13%	25	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 205: Suitability - Households in Overcrowded Dwellings, Electoral Area J, (2006 - 2016)

Households in Overcrowded Dwellings	2006		2011		2016	
	#	%	#	%	#	%
All Households	25	7%	30	10%	0	0%
Renter	10	11%	0	0%	0	0%
Owner	15	6%	20	9%	0	0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 206: Households in Core Housing Need, Electoral Area J (2006 - 2016)

Households in Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	55	16%	60	20%	25	8%
Renter	25	26%	0	0%	0	0%
Owner	25	10%	35	15%	25	9%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 207: Households in Extreme Core Housing Need, Electoral Area J (2006 - 2016)

Households in Extreme Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	10	3%	0	0%	0	0%
Renter	0	0%	0	0%	0	0%
Owner	0	0%	0	0%	0	0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Electoral Area K

POPULATION

Table 208: Population Change, Electoral Area K, (2006 - 2016)

Community	2006 Population	2011 Population	2016 Population	Growth, 2006-2016	Percent Change, 2006-2016	Annual Growth Rate
Electoral Area K	505	485	380	-125	-24.8	-2.48

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 209: Average and Median Age, Electoral Area K, (2006 - 2016)

Year	Average Age	Median Age
2006	45.9	51.3
2011	42.7	47.6
2016	36.3	32.1

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 210: Age Group Distribution, Electoral Area K, (2006 - 2016)

Age Group	2006		2011		2016	
	#	%	#	%	#	%
0 to 14	60	12%	85	18%	90	24%
15 to 19	25	5%	20	4%	45	12%
20 to 24	30	6%	20	4%	10	3%
25 to 64	290	57%	335	69%	170	45%
65 to 84	110	22%	20	4%	45	12%
85+	0	0%	0	0%	0	0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 211: Mobility, Electoral Area K, (2006 - 2016)

Mobility Status	2006	2011	2016
Movers	405	400	330
Non-Migrants	15	50	10

Mobility Status	2006	2011	2016
Migrants	85	25	35

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

HOUSEHOLDS

Table 212: Households, Electoral Area K, (2006 - 2016)

ELECTORAL AREA K	2006	2011	2016
Total Number of Households	230	215	130
Average Household Size	2.2	2.2	2.9

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 213: Household Size Distribution, Electoral Area K, (2006 - 2016)

Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	55	24%	65	30%	35	27%
2 people	125	54%	105	49%	50	38%
3 people	25	11%	0	0%	10	8%
4 people	15	7%	30	14%	10	8%
5+ people	10	4%	15	7%	25	19%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 214: Housing Tenure, Electoral Area K, (2006 - 2016)

Housing Tenure	2006		2011		2016	
	#	%	#	%	#	%
Renter	65	28%	40	19%	25	19%
Owner	165	72%	180	84%	100	77%
Total	230		215		130	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 215: Renter Households in Subsidized Housing, Electoral Area K, (2016)

Community	2006		2011		2016	
	#	%	#	%	#	%
Electoral Area K	0	0%	0	0%	10	40%

Source: Statistics Canada, 2016 Census of Population

Table 216: Average and Median Household Income, Electoral Area K, (2006 - 2016)

Community		2006	2011	2016
Electoral Area K	Average Income	\$59,539	\$47,879	\$68,601
	Median Income	\$59,478	\$38,298	\$58,680

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 217: Number of Households in Specified Income Brackets, Electoral Area K, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	4%	0	0%	0	0%
\$5,000 to \$9,999	10	4%	0	0%	10	8%
\$10,000 to \$14,999	10	4%	0	0%	0	0%
\$15,000 to \$19,999	10	4%	0	0%	15	12%
\$20,000 to \$24,999	15	6%	0	0%	0	0%
\$25,000 to \$29,999	15	6%	45	20%	0	0%
\$30,000 to \$34,999	10	4%	0	0%	10	8%
\$35,000 to \$39,999	10	4%	0	0%	0	0%
\$40,000 to \$44,999	10	4%	0	0%	0	0%
\$45,000 to \$49,999	10	4%	0	0%	0	0%
\$50,000 to \$59,999	15	6%	10	5%	15	12%
\$60,000 to \$69,999	50	21%	0	0%	0	0%
\$70,000 to \$79,999	20	9%	0	0%	10	8%
\$80,000 to \$89,999	10	4%	0	0%	10	8%
\$90,000 to \$99,999	10	4%	0	0%	0	0%
\$100,000 to \$124,999	10	4%	15	7%	20	15%
\$125,000 to \$149,999	10	4%	0	0%	0	0%
\$150,000 to \$199,999	10	4%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	10	8%

	2006		2011		2016	
	#	%	#	%	#	%
Total	235		220		130	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 218: Average and Median Renter Household Income, Electoral Area K, (2006 - 2016)

		2006	2011	2016
ELECTORAL AREA K	Renter Average Income	\$43,961	\$54,479	\$85,131
	Renter Median Income	\$42,131	\$43,214	\$82,237

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 219: Number of Renter Households in Specified Income Brackets, Electoral Area K, (2006 - 2016)

	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	10	15%	0	0%	0	0%
\$5,000 to \$9,999	10	15%	0	0%	10	33%
\$10,000 to \$14,999	10	15%	0	0%	0	0%
\$15,000 to \$19,999	0	0%	0	0%	0	0%
\$20,000 to \$24,999	0	0%	0	0%	0	0%
\$25,000 to \$29,999	0	0%	0	0%	0	0%
\$30,000 to \$34,999	10	15%	0	0%	0	0%
\$35,000 to \$39,999	10	15%	0	0%	0	0%
\$40,000 to \$44,999	10	15%	0	0%	0	0%
\$45,000 to \$49,999	10	15%	0	0%	0	0%
\$50,000 to \$59,999	10	15%	0	0%	0	0%
\$60,000 to \$69,999	10	15%	0	0%	0	0%
\$70,000 to \$79,999	0	0%	0	0%	0	0%
\$80,000 to \$89,999	0	0%	0	0%	0	0%
\$90,000 to \$99,999	0	0%	0	0%	0	0%
\$100,000 to \$124,999	0	0%	0	0%	10	33%
\$125,000 to \$149,999	0	0%	0	0%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	10	33%

	2006		2011		2016	
	#	%	#	%	#	%
\$200,000 and over	0	0%	0	0%	0	0%
Total	65		45		30	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 220: Owner Household Income, Electoral Area K, (2006 - 2016)

Community		2006	2011	2016
ELECTORAL AREA K	Average Income	\$66,020	\$46,343	\$64,126
	Median Income	\$61,402	\$27,790	\$50,471

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 221: Number of Owner Households in Specified Income Bracket, Electoral Area K, (2016)

Electoral Area K	2006		2011		2016	
	#	%	#	%	#	%
Under \$ 5,000	0	0%	0	0%	0	0%
\$5,000 to \$9,999	0	0%	0	0%	0	0%
\$10,000 to \$14,999	10	6%	0	0%	0	0%
\$15,000 to \$19,999	10	6%	0	0%	15	15%
\$20,000 to \$24,999	10	6%	0	0%	0	0%
\$25,000 to \$29,999	15	9%	45	26%	10	10%
\$30,000 to \$34,999	0	0%	0	0%	10	10%
\$35,000 to \$39,999	0	0%	0	0%	10	10%
\$40,000 to \$44,999	10	6%	0	0%	0	0%
\$45,000 to \$49,999	10	6%	0	0%	0	0%
\$50,000 to \$59,999	0	0%	0	0%	10	10%
\$60,000 to \$69,999	35	22%	0	0%	0	0%
\$70,000 to \$79,999	20	13%	0	0%	0	0%
\$80,000 to \$89,999	10	6%	0	0%	10	10%
\$90,000 to \$99,999	10	6%	0	0%	0	0%
\$100,000 to \$124,999	10	6%	0	0%	10	10%
\$125,000 to \$149,999	0	0%	0	0%	0	0%
\$150,000 to \$199,999	0	0%	0	0%	0	0%

Electoral Area K	2006		2011		2016	
	#	%	#	%	#	%
\$200,000 and over	0	0%	0	0%	10	10%
Total	160		175		100	

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

ECONOMIC SECTORS AND LABOUR FORCE

Table 222: Total Number of Workers, Electoral Area K, (2006 - 2016)

Community	2006	2011	2016
Electoral Area K	340	235	180

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 223: Number of Workers by Industry, Electoral Area K, (2006 - 2016)

Industry	Number of Workers		
	2006	2011	2016
Agriculture, forestry, fishing and hunting	165	55	70
Mining, quarrying, and oil and gas extraction	0	0	0
Utilities	0	0	0
Construction	10	20	20
Manufacturing	10	35	15
Wholesale trade	0	0	0
Retail trade	15	15	0
Transportation and warehousing	20	0	0
Information and cultural industries	0	0	0
Finance and insurance	0	0	0
Real estate and rental and leasing	0	0	0
Professional, scientific and technical services	0	0	0
Management of companies and enterprises	0	0	0
Administrative and support, waste management and remediation services	0	0	0
Educational services	30	0	0
Health care and social assistance	15	0	15
Arts, entertainment and recreation	0	0	0
Accommodation and food services	15	0	10
Other services (except public administration)	10	0	0
Public administration	35	10	40

Total	335	235	180
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Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 224: Unemployment Rate and Participation Rate, Electoral Area K, (2006 - 2016)

Community		2006	2011	2016
Electoral Area K	Unemployment Rate	10.3	0.0	5.4
	Participation Rate	75.6	58.8	64.9

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey and 2006 Census of Population

Table 225: Commuting Destination, Electoral Area K, (2016)

Community	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/Territory
Electoral Area K	40	40	0	0

Source: Statistics Canada, 2016 Census of Population

HOUSING UNITS

Table 226: Total Number of Housing Units, Electoral Area K, (2016)

Housing Units	2016
Total number of housing units	130

Source: Statistics Canada, 2016 Census of Population

Table 227: Breakdown by Structural Type of Units, Electoral Area K, (2016)

Housing Mix	2016 #	2016 %
Single-Detached	120	92%
Semi-Detached	0	0%
Row House	0	0%
Apartment or Flat in a Duplex	0	0%
Apartment with fewer than 5 storeys	0	0%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	0	0%

Housing Mix	2016 #	2016 %
Movable Dwelling ⁷	0	0%
Total	130	

Source: Statistics Canada, 2016 Census of Population

Table 228: Housing Composition by Size, Electoral Area K, (2016)

Unit Size	2016
Bachelor	0
1-Bedroom	15
2-Bedroom	35
3-Bedroom	55
4+Bedroom	25

Source: Statistics Canada, 2016 Census of Population

Table 229: Number and Percentage Breakdown by Date Built, Electoral Area K (2016)

Date Built	2016	
	#	%
Pre-1960	10	8%
1961-1980	10	8%
1981-1990	50	40%
1991-2000	45	36%
2001-2005	0	0%
2006-2010	10	8%
2011-2016	0	0%
Total	125	

Source: Statistics Canada, 2016 Census of Population

Table 230: Assessed Value by Unit Size, ELECTORAL AREA K, (2019)

Assessed Value: By Unit Size	Units #	Average Per Unit \$
1-Bedroom Units	51	\$81,922
2-Bedroom Units	93	\$88,277

⁷ Includes mobile homes, house boats, recreational vehicles

Assessed Value: By Unit Size	Units #	Average Per Unit \$
3+Bedroom Units	125	\$230,298
Total	269	\$133,499

Source: BC Assessment. 2019 Assessment Roll

Table 231: Assessed Value by Property Class, ELECTORAL AREA K, (2019)

Assessed Value: By Structure Type	Units #	Average Per Unit \$
Single Family Dwelling	71	\$97,837
Duplex, Non-Strata Side by Side or Front / Back	4	\$269,800
Manufactured Home (Within Manufactured Home Park)	11	\$81,480
Manufactured Home (Not In Manufactured Home Park)	19	\$71,747
Seasonal Dwelling	1	\$124,200
2 Acres Or More (Single Family Dwelling, Duplex)	125	\$216,256
2 Acres Or More (Seasonal Dwelling)	12	\$81,400
2 Acres Or More (Manufactured Home)	26	\$135,983
Total	269	\$152,739

Source: BC Assessment. 2019 Assessment Roll

Table 232: Sales Value by Unit Size, ELECTORAL AREA K, (2019)

Sales Value by Unit Size: ELECTORAL AREA K	Sales Count #	Average Per Unit \$
1-Bedroom Units	1	\$151,000
2-Bedroom Units	2	\$137,000
3+Bedroom Units	1	\$258,000
Total	4	\$182,000

Source: BC Assessment. 2019 Assessment Roll

Table 233: Sales Value by Property Class, ELECTORAL AREA K, (2019)

Sales Value by Property Class: ELECTORAL AREA K	Sales Count #	Average Per Unit \$
Single Family Dwelling	2	\$206,500
2 Acres Or More (Single Family Dwelling, Duplex)	1	\$119,000
2 Acres Or More (Manufactured Home)	1	\$151,000
Total	4	\$170,750

Source: BC Assessment. 2019 Assessment Roll

HOUSING VALUES: CORE HOUSING NEED

Table 234: Affordability - Households Spending 30%+ of Income on Shelter Costs, Electoral Area K, (2006 - 2016)

Households Spending 30%+ of Income on Shelter Costs	2006		2011		2016	
	#	%	#	%	#	%
All Households	10	4%	25	12%	15	12%
Renter	0	0%	0	0%	10	40%
Owner	0	0%	0	0%	10	10%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 235: Adequacy - Households in Dwellings Requiring Major Repairs, Electoral Area K, (2006 - 2016)

Households in Dwellings Requiring Major Repairs	2006		2011		2016	
	#	%	#	%	#	%
All Households	40	17%	0	0%	10	8%
Renter	10	15%	0	0%	10	40%
Owner	35	21%	0	0%	10	10%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 236: Suitability - Households in Overcrowded Dwellings, Electoral Area K, (2006 - 2016)

Households in Overcrowded Dwellings	2006		2011		2016	
	#	%	#	%	#	%
All Households	0	0%	0	0%	15	12%
Renter	0	0%	0	0%	10	40%
Owner	0	0%	0	0%	10	10%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 237: Households in Core Housing Need, Electoral Area K (2006 - 2016)

Households in Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	15	7%	35	16%	15	12%
Renter	0	0%	0	0%	10	40%
Owner	10	6%	30	17%	0	0%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

Table 238: Households in Extreme Core Housing Need, Electoral Area K (2006 - 2016)

Households in Extreme Core Housing Need	2006		2011		2016	
	#	%	#	%	#	%
All Households	x	4%	0	0%	10	8%
Renter	0	0%	0	0%	10	40%
Owner	0	0%	0	0%	10	10%

Source: Statistics Canada, 2016 Census of Population, 2011 National Household Survey, 2006 Census of Population and 2006, 2011, 2016 Long-form Census Data

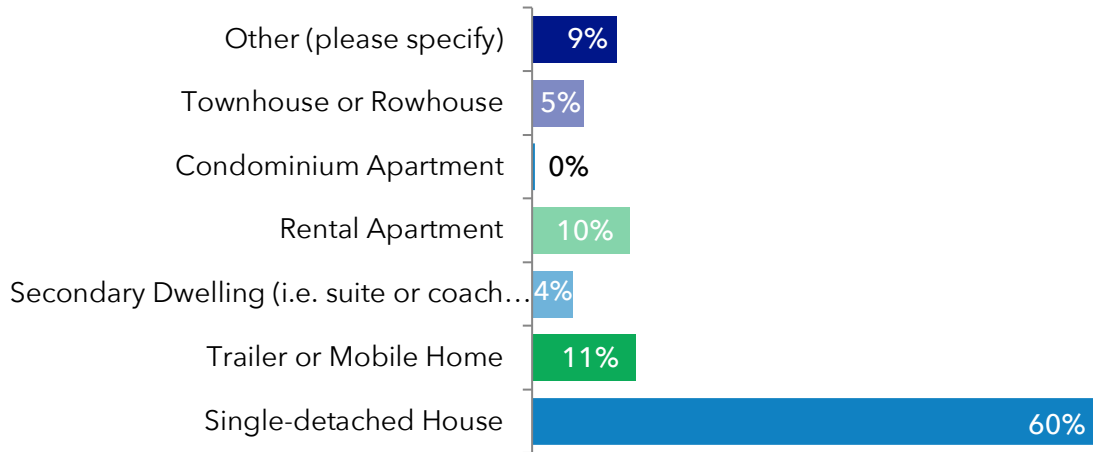
Appendix B: Survey Results

Survey Summary

- As part of this study, an online survey was conducted, which yielded nearly 350 responses.
 - The survey yielded insights from the full spectrum of the Study Area's residents, with respondents from all age groups, living situations, incomes and identities.
 - A significant majority of the responses came from the Williams Lake area
 - 15% of respondents were located in the Electoral Areas surrounding Williams Lake.
- Respondents reported significant and varied obstacles to obtaining adequate housing in the study area.
 - Preeminent among these obstacles was a lack of availability.
 - Respondents reported that the housing stock that is available can often be unaffordable, and many reported obstacles, such as No Pet rules
 - Respondents also noted a mismatch between the cost and size of the housing supply and the type of demand
 - Several complained about the units that do not have adequate maintenance and are in states of disrepair.
 - The word 'slumlord' was mentioned frequently.
- While the Study Area's housing stock consists predominantly of single-family homes, the types of households that occupy these homes take a variety of forms.
 - Respondents reported living in multi-generational homes, living with tenants, and providing live-in caregiving to elderly relatives.
- The sources and levels of income residents use to pay for accommodation varies significantly too.
 - Some subsist on government disability; others work from home or are self-employed as ranchers.
 - Whether working multiple jobs or retired, respondents reported significantly different sources and levels of income, demonstrating the need for a housing stock as diverse as Study Area residents.

Question 1

My home is a:



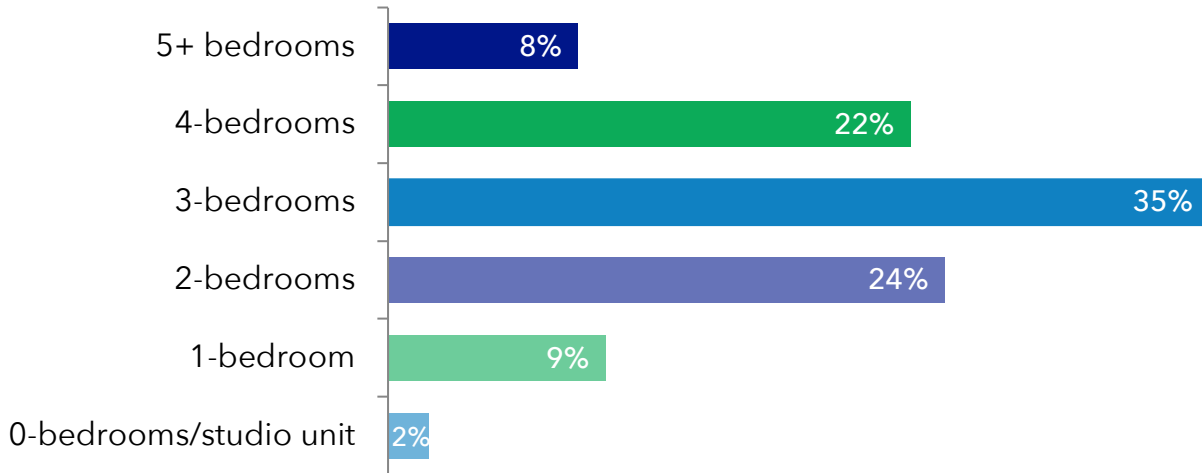
My home is a:		
Single-detached House	59.65%	207
Trailer or Mobile Home	10.95%	38
Secondary Dwelling (i.e. suite or coach house)	4.32%	15
Rental Apartment	10.37%	36
Condominium Apartment	0.29%	1
Townhouse or Rowhouse	5.48%	19
Other (Responses below)	8.93%	31
		347

Other Responses
Living with our son.
basement suite
Motel
Motel
Rental trailer/mobile
basement suite
Duplex
Fourplex
Friends place
Duplex
Room in someone's home, since I couldn't find an affordable place
Staying with family

Other Responses
Motel room on monthly rent
Trailer rental
Living in my parents' house
Duplex
Duplex
Basement suite
Duplex
rented cabin
Staying with a relative
Duplex
basement suite
House with a basement suite
Duplex
House
Rented cabin
couch surfing
Room
BC housing
Senior moved from another province looking for 1 bdrm apt

Question 2

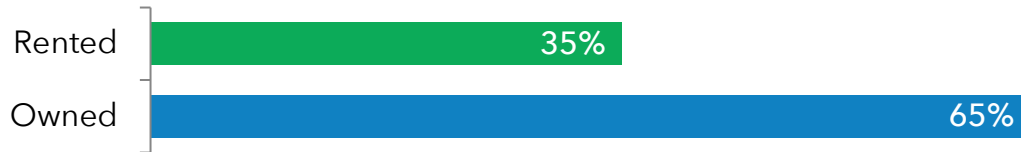
How many bedrooms are in your home?



How many bedrooms are in your home?		
0-bedrooms/studio unit	1.73%	6
1-bedroom	9.25%	32
2-bedrooms	23.70%	82
3-bedrooms	34.97%	121
4-bedrooms	22.25%	77
5+ bedrooms	8.09%	28
		346

Question 3

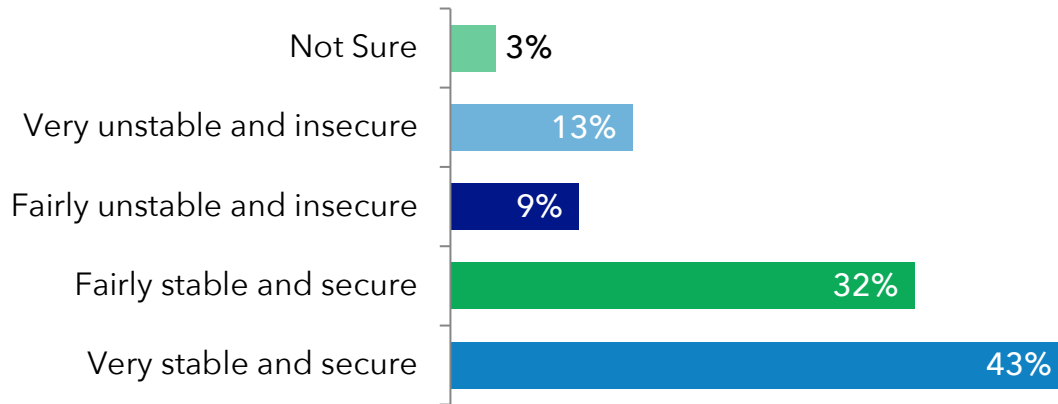
Is your home owned or rented?



Is your home owned or rented?		
Owned	65.12%	224
Rented	34.88%	120
		344

Question 4

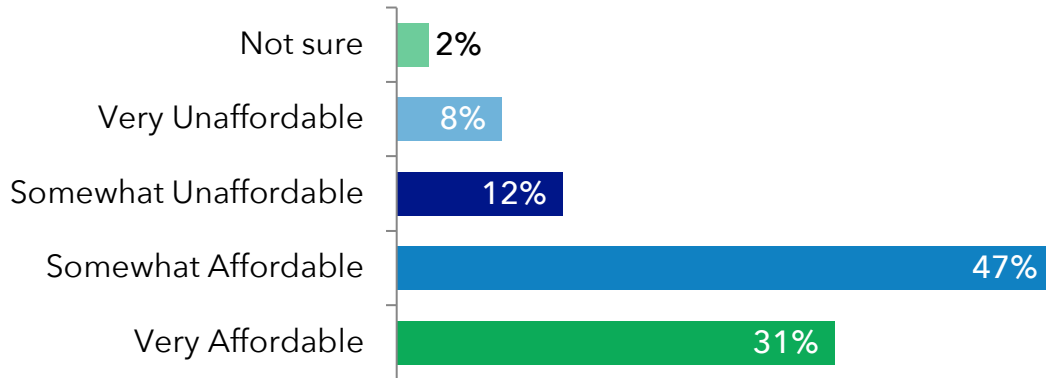
How do you feel about your current housing situation?



How do you feel about your current housing situation?		
Very stable and secure	42.94%	149
Fairly stable and secure	32.28%	112
Fairly unstable and insecure	8.93%	31
Very unstable and insecure	12.68%	44
Not Sure	3.17%	11
		347

Question 5

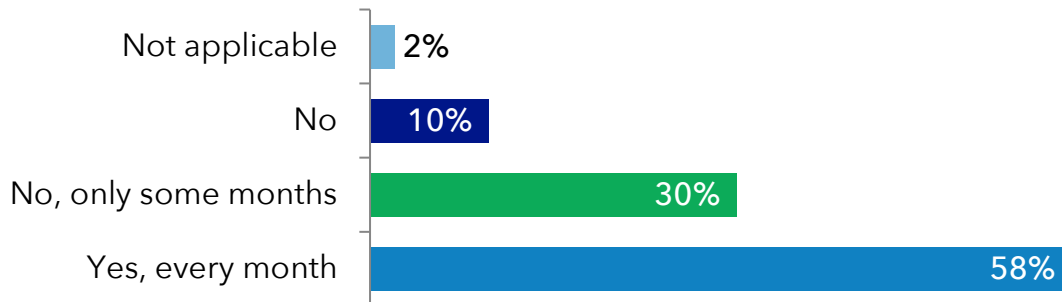
Do you consider your housing to be:



Do you consider your housing to be:		
Very Affordable	31.30%	108
Somewhat Affordable	46.96%	162
Somewhat Unaffordable	11.88%	41
Very Unaffordable	7.54%	26
Not sure	2.32%	8
		345

Question 6

Thinking of your own situation, after paying your rent or mortgage each month, and any utilities not included, do you have enough money left for other basic needs, including food, clothing, and transportation?

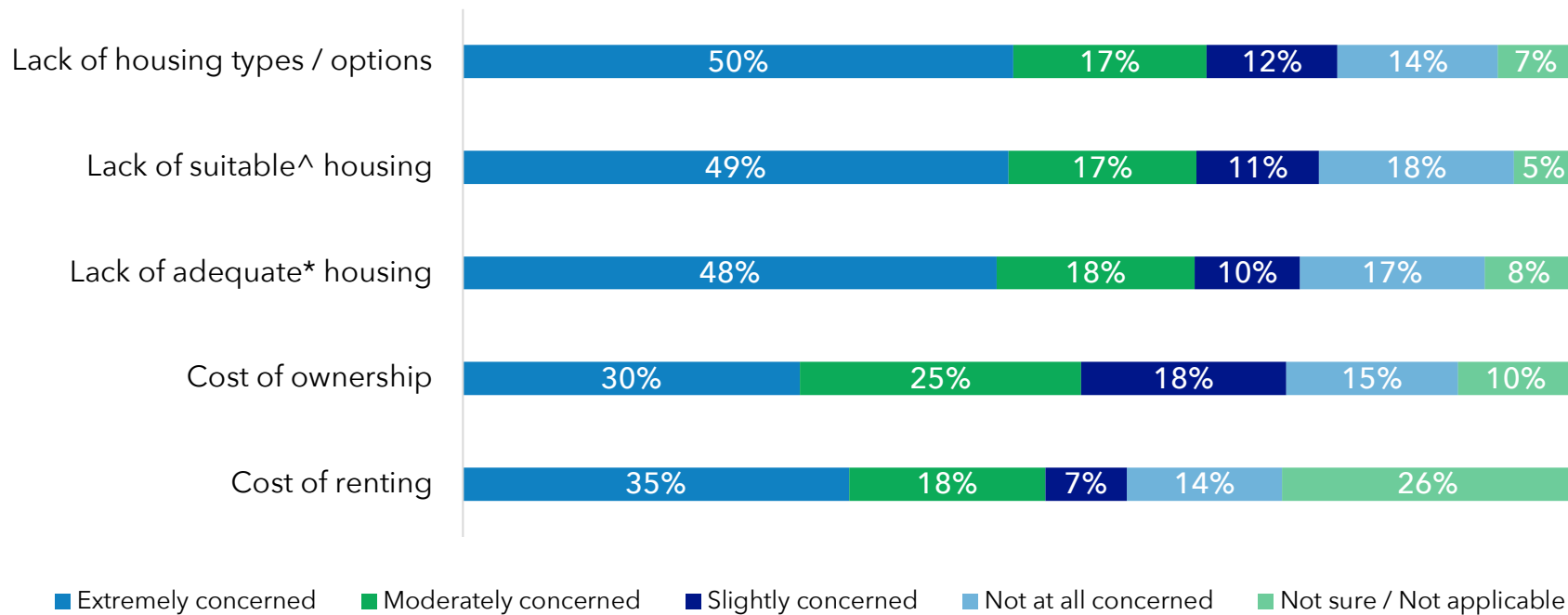


Thinking of your own situation, after paying your rent or mortgage each month, and any utilities not included, do you have enough money left for other basic needs, including food, clothing, and transportation?

Yes, every month	57.93%	201
No, only some months	30.26%	105
No	9.80%	34
Not applicable	2.02%	7
		347

Question 7

How concerned are you with the following housing-related issues for your household?

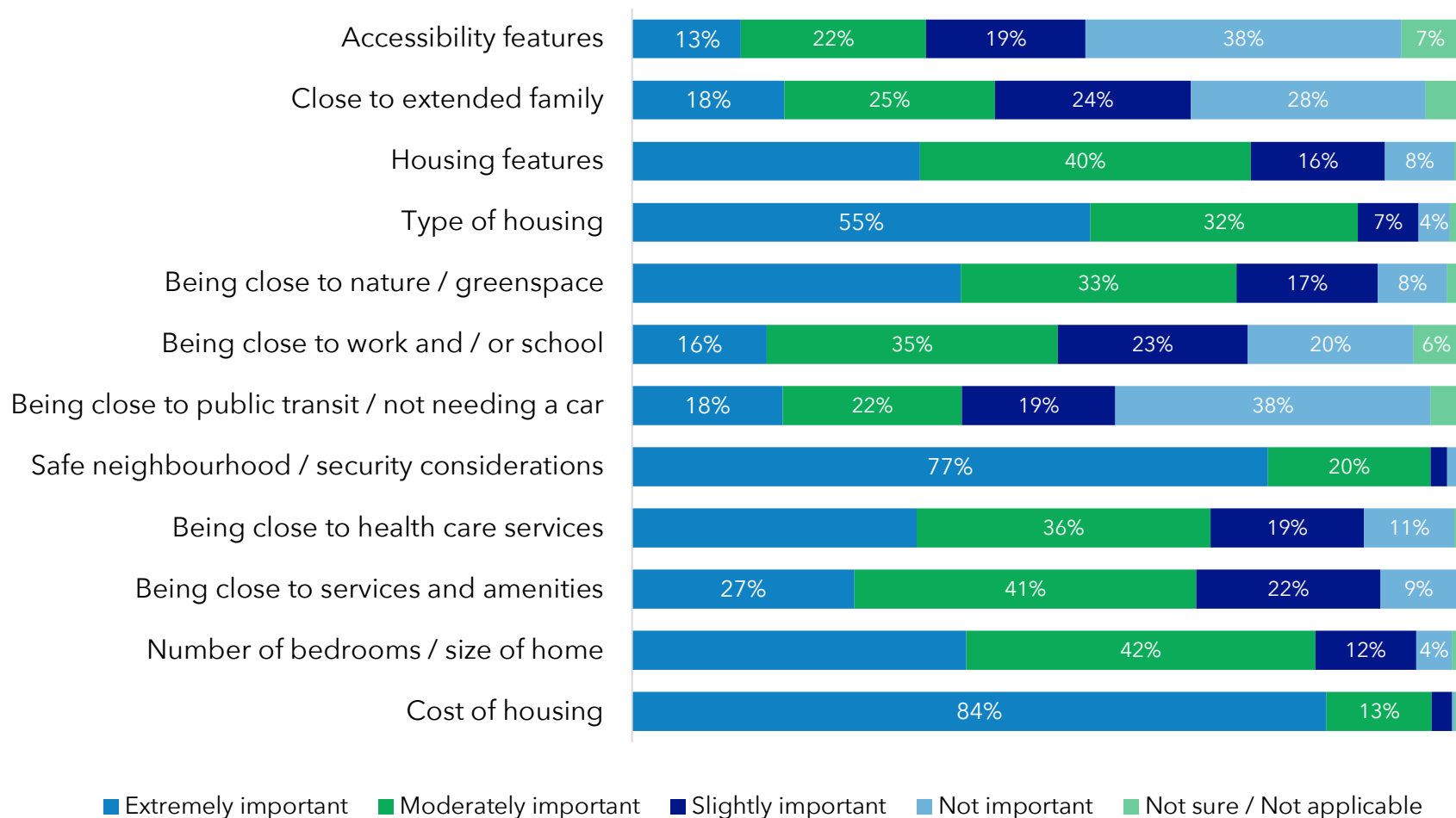


How concerned are you with the following housing-related issues for your household?

	Extremely		Moderately		Slightly		Not at all concerned		Not sure / Not applicable		Total
	%	Count	%	Count	%	Count	%	Count	%	Count	
Cost of renting	35%	114	18%	58	7%	24	14%	46	26%	86	328
Cost of ownership	30%	102	25%	85	18%	62	15%	52	10%	35	336
Lack of adequate* housing	48%	162	18%	60	10%	32	17%	56	8%	27	337
Lack of suitable^ housing	49%	165	17%	57	11%	37	18%	59	5%	18	336
Lack of housing types / options	50%	168	17%	59	12%	40	14%	49	7%	23	339
											346

Question 8

How important are the following considerations when choosing where to rent or buy a home?

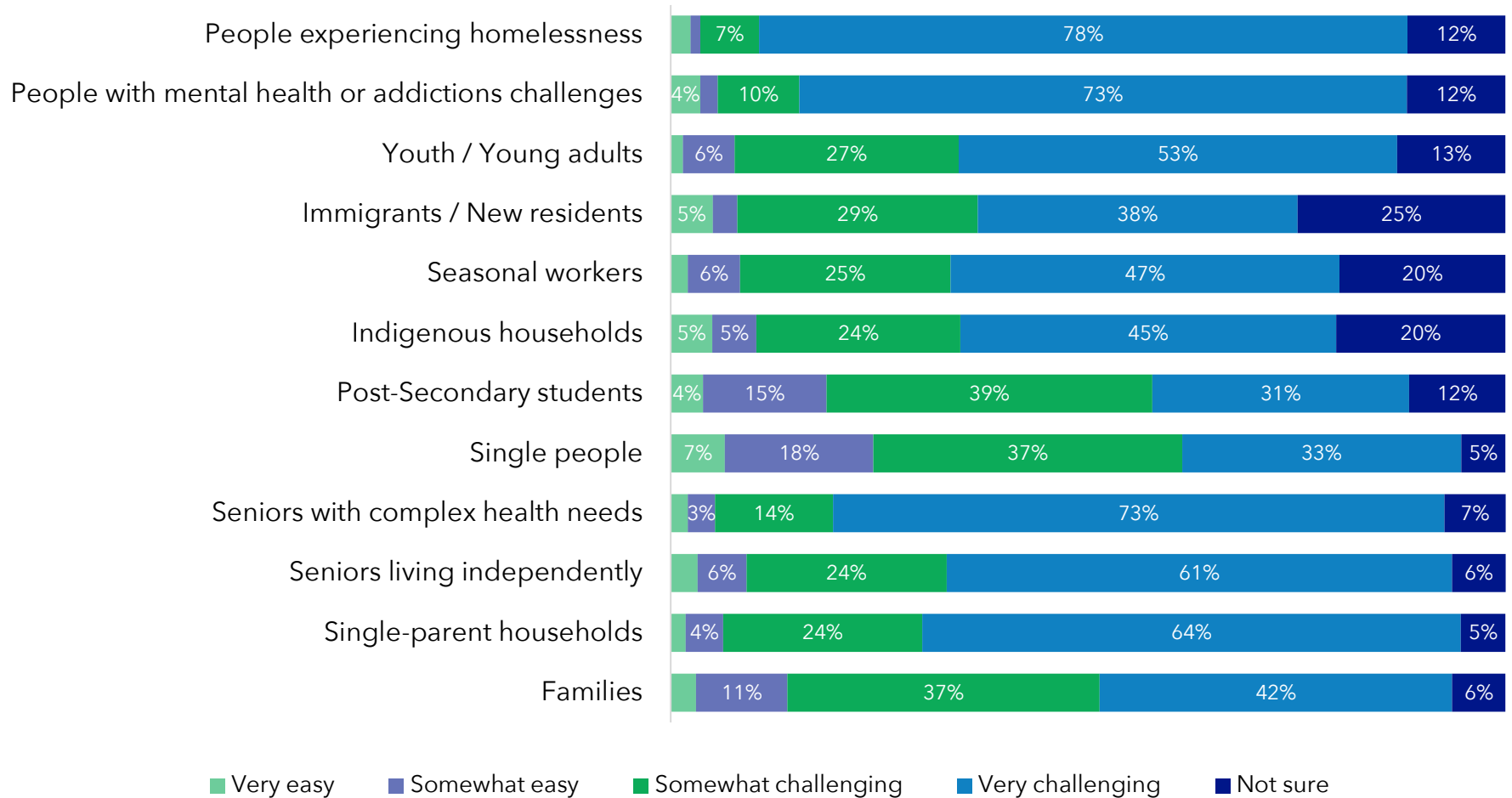


How important are the following considerations when choosing where to rent or buy a home?											
	Extremely		Moderately		Slightly		Not important		Not sure / Not applicable		Total
	%	Count	%	Count	%	Count	%	Count	%	Count	
Cost of housing	84%	277	13%	42	2%	8	0%	1	0.61%	2	330
Number of bedrooms/home size	40%	139	42%	145	12%	42	4%	15	0.87%	3	344
Being close to services and amenities (e.g. groceries, recreation, arts & culture)	27%	93	41%	143	22%	77	9%	32	0.29%	1	346
Being close to health care services	34%	119	36%	123	19%	64	11%	38	0.58%	2	346
Safe neighbourhood / security considerations	77%	266	20%	68	2%	7	1%	4	0.29%	1	346
Being close to public transit / not needing a car	18%	63	22%	75	19%	64	38%	132	3.47%	12	346
Being close to work +/- school	16%	56	35%	121	23%	79	20%	69	5.52%	19	344
Being close to nature/greenspace	40%	137	33%	115	17%	59	8%	29	1.45%	5	345
Type of housing (e.g. house, apartment, townhouse)	55%	190	32%	111	7%	25	4%	13	1.17%	4	343
Housing features (e.g. no stairs, amount of outdoor space, secondary suite)	35%	120	40%	138	16%	56	8%	29	0.58%	2	345
Close to extended family	18%	63	25%	87	24%	81	28%	97	4.09%	14	342
Accessibility features (e.g. power door openers, wide doors, wheel-in shower stalls, accessible kitchen work surfaces)	13%	45	22%	77	19%	66	38%	131	7.00%	24	343
											346

Question 9

Who do you think has the greatest challenge in finding housing that meets their needs in your community?

For each group, please indicate how challenging it is to find appropriate housing.



Who do you think has the greatest challenge in finding housing that meets their needs in your community?
For each group, please indicate how challenging it is to find appropriate housing.

	Very easy		Somewhat easy		Somewhat challenging		Very challenging		Not sure / Not applicable		Total
Families	3.04%	10	10.94%	36	37.39%	123	42.25%	139	6.38%	21	329
Single-parent households	1.79%	6	4.48%	15	23.88%	80	64.48%	216	5.37%	18	335
Seniors living independently	3.22%	11	5.85%	20	23.98%	82	60.53%	207	6.43%	22	342
Seniors with complex health needs	2.06%	7	3.24%	11	14.12%	48	73.24%	249	7.35%	25	340
Single people	6.51%	22	17.75%	60	36.98%	125	33.43%	113	5.33%	18	338
Post-Secondary students	3.85%	13	14.79%	50	39.05%	132	30.77%	104	11.54%	39	338
Indigenous households	5.00%	17	5.29%	18	24.41%	83	45.00%	153	20.29%	69	340
Seasonal workers	2.08%	7	6.23%	21	25.22%	85	46.59%	157	19.88%	67	337
Immigrants / New residents	5.04%	17	2.97%	10	28.78%	97	38.28%	129	24.93%	84	337
Youth / Young adults	1.47%	5	6.19%	21	26.84%	91	52.51%	178	12.98%	44	339
People with mental health or addictions challenges	3.55%	12	2.07%	7	9.76%	33	72.78%	246	11.83%	40	338
People experiencing homelessness	2.35%	8	1.18%	4	7.06%	24	77.65%	264	11.76%	40	340
Other (responses on next page)											20
											344

Question 10

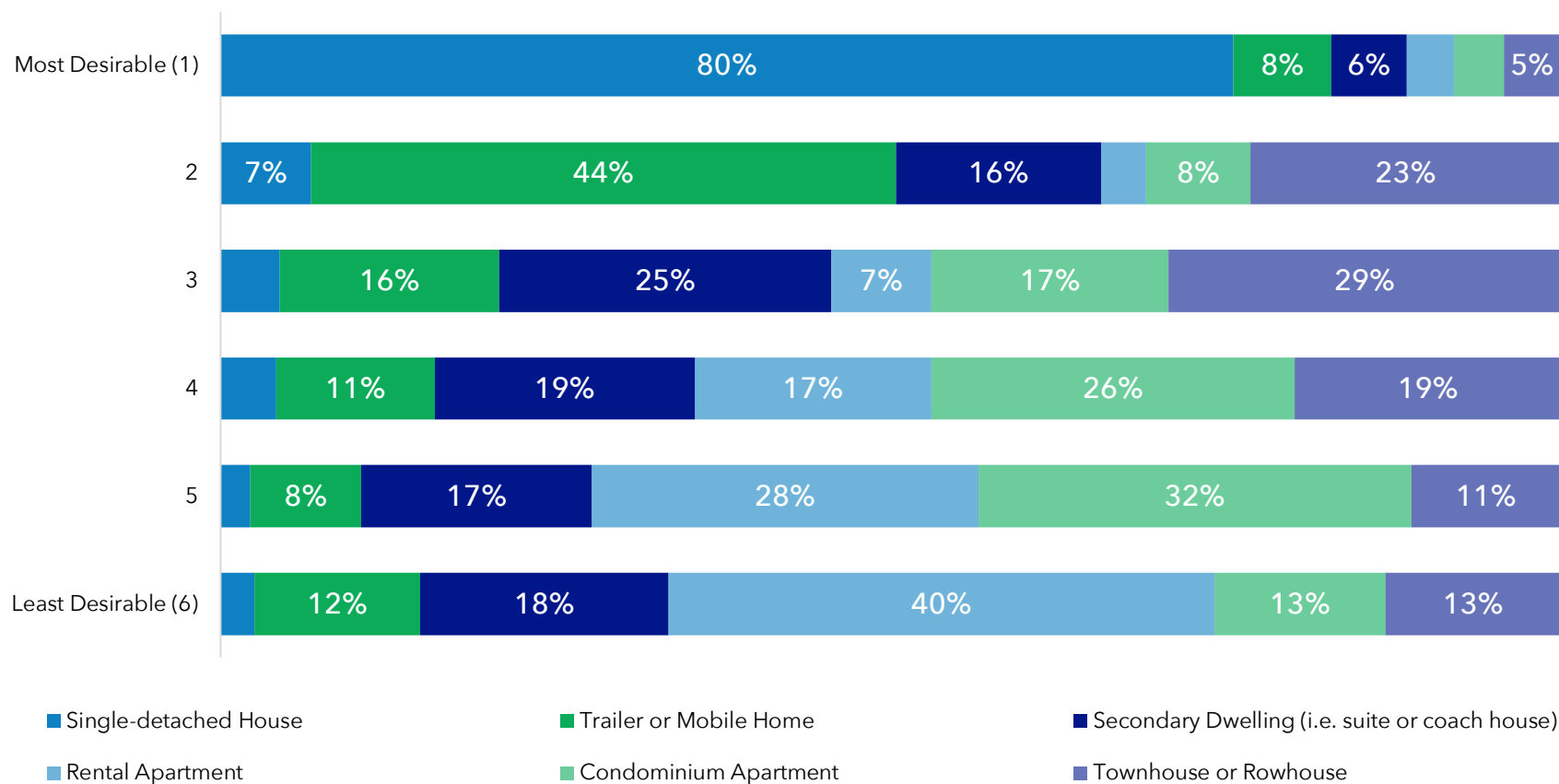
Are you currently considering a move to a different home?



Are you currently considering a move to a different home?		
Yes	35.28%	121
No	52.19%	179
Not sure	12.54%	43
		343

Question 11

Regardless of whether you are currently looking to move to a different home or not, if you had to move to a different property tomorrow, what type of home would you prefer? Please rank your preferences with 1 being the most desirable.

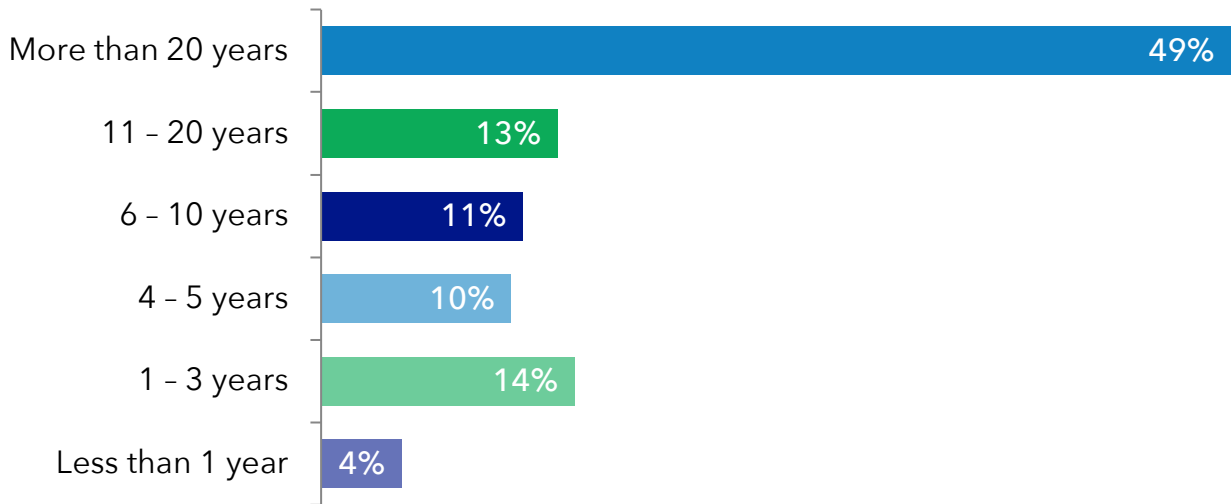


Regardless of whether you are currently looking to move to a different home or not, if you had to move to a different property tomorrow, what type of home would you prefer?
Please rank your preferences with 1 being the most desirable.

	Ranking					
	Most Desirable 1	2	3	4	5	Least Desirable 6
Single-detached House	80.06%	6.85%	4.36%	4.05%	2.18%	2.49%
Trailer or Mobile Home	7.77%	44.26%	16.22%	11.49%	8.11%	12.16%
Secondary Dwelling (i.e., suite or coach house)	5.96%	15.56%	24.50%	18.87%	16.89%	18.21%
Rental Apartment	3.70%	3.37%	7.41%	17.17%	28.28%	40.07%
Condominium Apartment	3.96%	7.92%	17.49%	26.40%	31.68%	12.54%
Townhouse or Rowhouse	4.50%	23.47%	28.94%	19.29%	10.93%	12.86%

Question 13

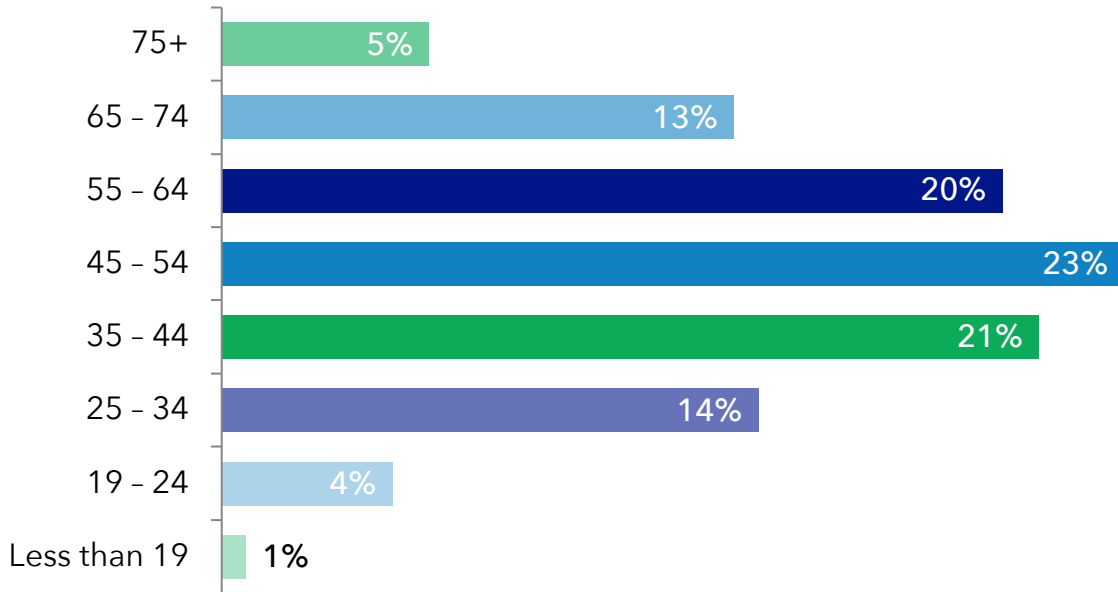
How long have you lived in the Central Cariboo region?



How long have you lived in the Central Cariboo region?		
Less than 1 year	4.31%	14
1 - 3 years	13.54%	44
4 - 5 years	10.15%	33
6 - 10 years	10.77%	35
11 - 20 years	12.62%	41
More than 20 years	48.62%	158
		325

Question 14

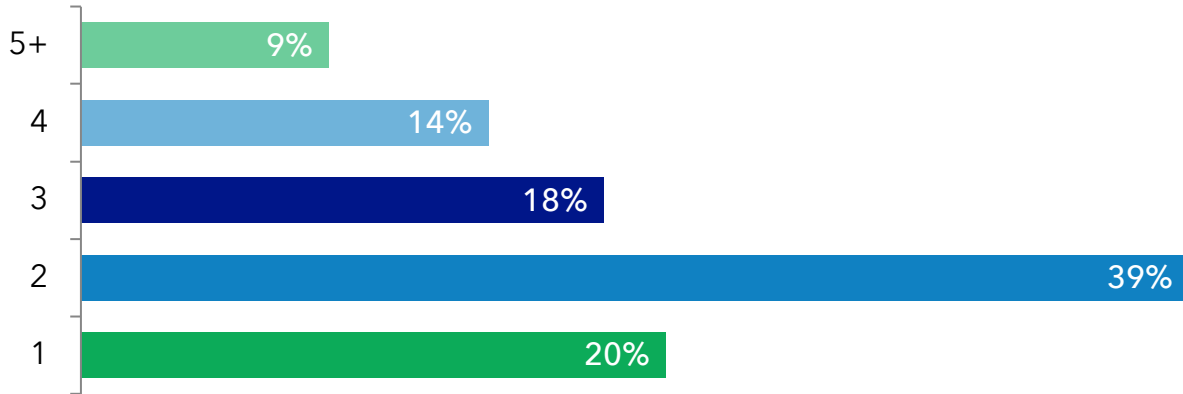
Please identify your age group:



Please identify your age group:		
Less than 19	0.62%	2
19 - 24	4.32%	14
25 - 34	13.58%	44
35 - 44	20.68%	67
45 - 54	22.84%	74
55 - 64	19.75%	64
65 - 74	12.96%	42
75+	5.25%	17
		324

Question 15

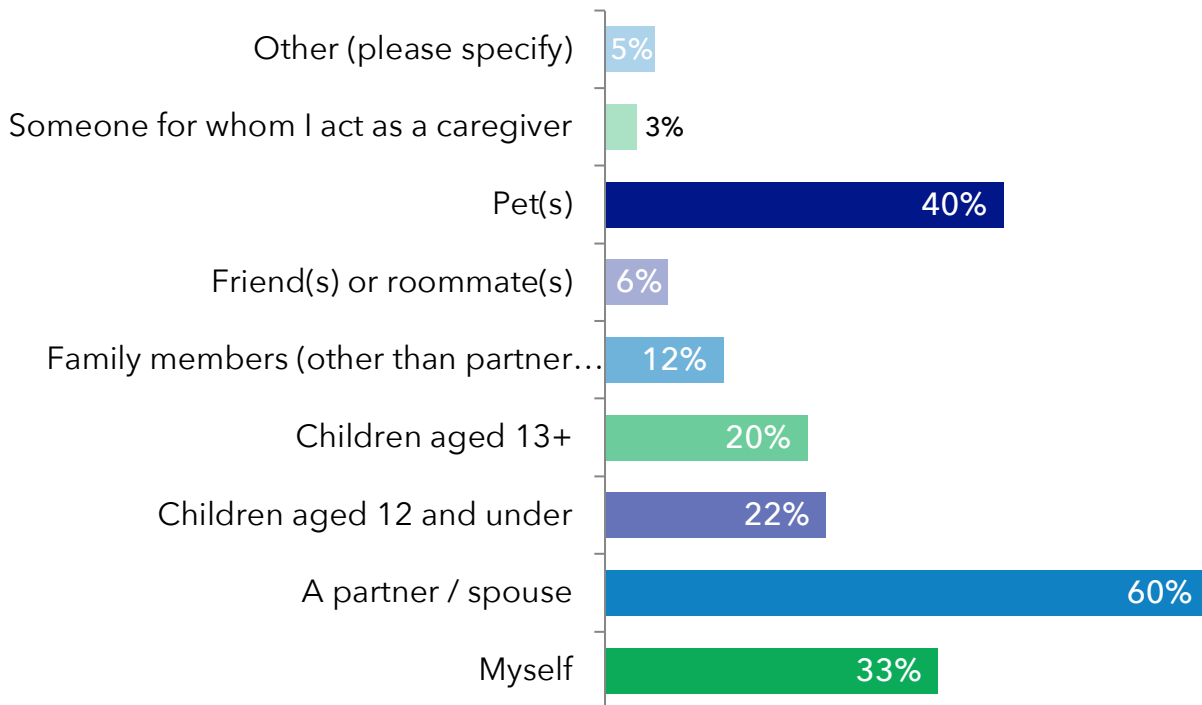
Including yourself, how many persons are living in your home?



Including yourself, how many persons are living in your home?		
1	20.37%	66
2	38.58%	125
3	18.21%	59
4	14.20%	46
5+	8.64%	28
		324

Question 16

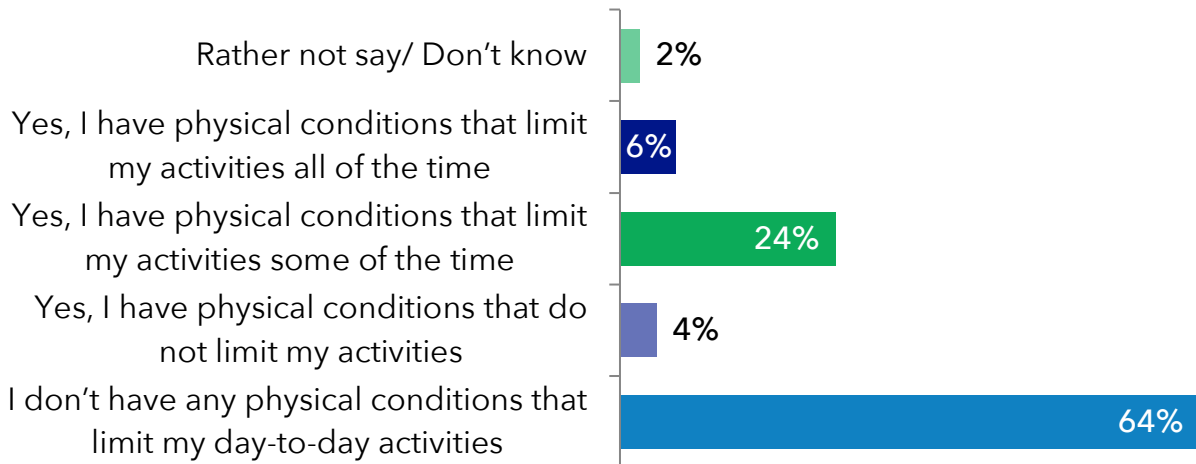
I live with / by (check all that apply):



I live with / by (check all that apply):		
Myself	33.02%	107
A partner / spouse	59.88%	194
Children aged 12 and under	21.91%	71
Children aged 13+	20.06%	65
Family members (other than partner and/or children)	11.73%	38
Friend(s) or roommate(s)	6.17%	20
Pet(s)	39.51%	128
Someone for whom I act as a caregiver	3.09%	10
Other (Responses below)	4.94%	16
		324

Question 17

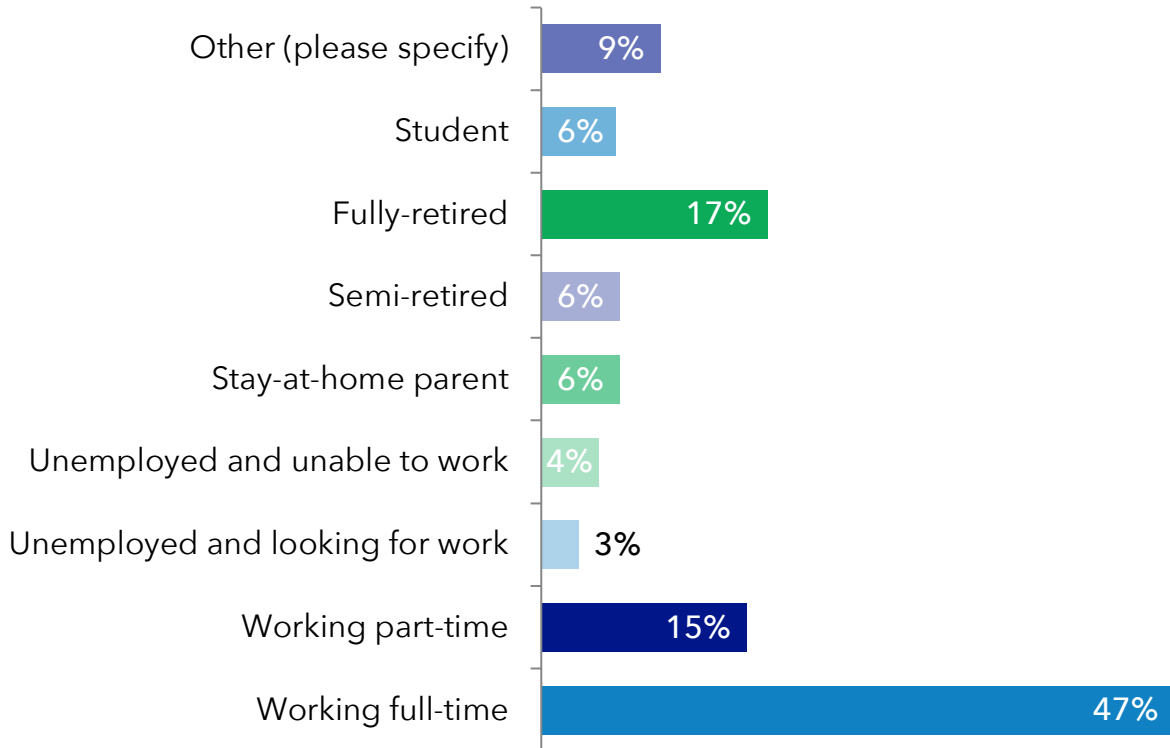
Do you have any physical conditions (long-term illness, infirmity, or disability) that can limit your normal day to day activities?



Do you have any physical conditions (long-term illness, infirmity, or disability) that can limit your normal day to day activities?		
I don't have any physical conditions that limit my day-to-day activities	63.89%	207
Yes, I have physical conditions that do not limit my activities	4.01%	13
Yes, I have physical conditions that limit my activities some of the time	23.77%	77
Yes, I have physical conditions that limit my activities all of the time	6.17%	20
Rather not say/ Don't know	2.16%	7
		324

Question 18

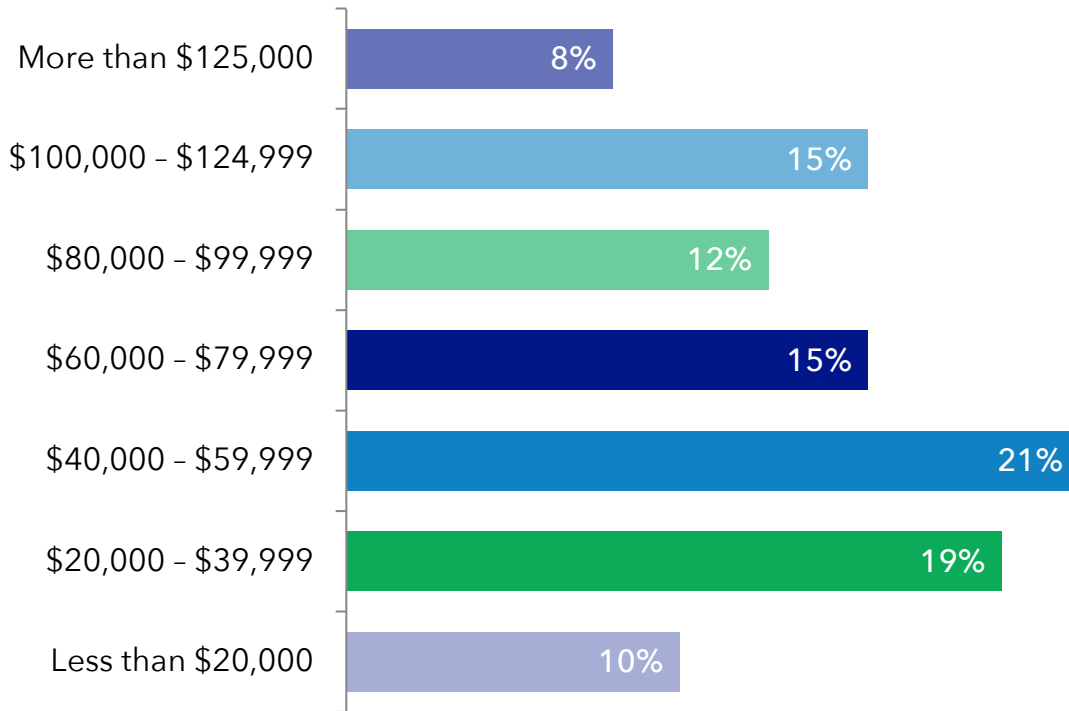
Are you (check all that apply):



Are you (check all that apply):		
Working full-time	47.38%	154
Working part-time	15.38%	50
Unemployed and looking for work	2.77%	9
Unemployed and unable to work	4.31%	14
Stay-at-home parent	5.85%	19
Semi-retired	5.85%	19
Fully-retired	16.92%	55
Student	5.54%	18
Other (Responses below)	8.92%	29
		325

Question 19

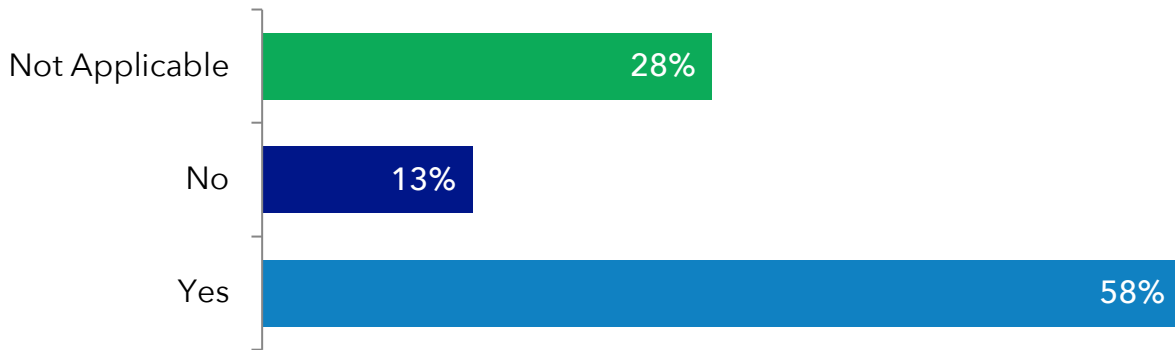
What is your household's approximate annual income?



What is your household's approximate annual income?		
Less than \$20,000	9.65%	30
\$20,000 - \$39,999	18.97%	59
\$40,000 - \$59,999	21.22%	66
\$60,000 - \$79,999	15.11%	47
\$80,000 - \$99,999	12.22%	38
\$100,000 - \$124,999	15.11%	47
More than \$125,000	7.72%	24
		311

Question 20

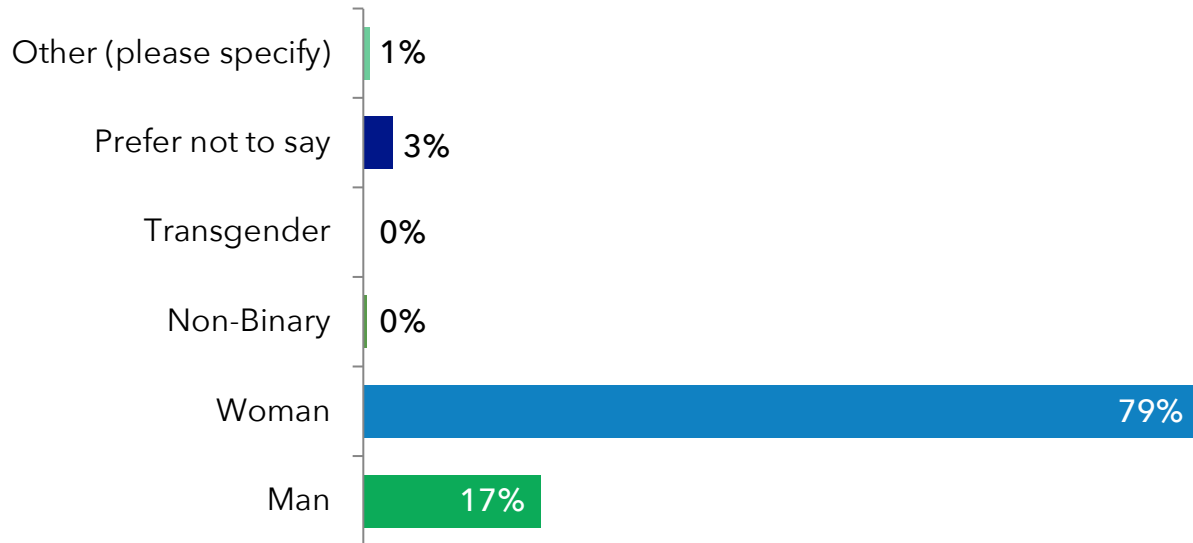
If you are working, do you work in the same community/municipality/electoral area as you live?



If you are working, do you work in the same community/municipality/electoral area as you live?		
Yes	58.20%	188
No	13.31%	43
Not Applicable	28.48%	92
		323

Question 22

How do you primarily identify?



How do you primarily identify?		
Man	16.88%	54
Woman	79.38%	254
Non-Binary	0.31%	1
Transgender	0.00%	0
Prefer not to say	2.81%	9
Other (Responses below)	0.63%	2
		320

Other (please specify)
demi girl
Aboriginal

Question 23

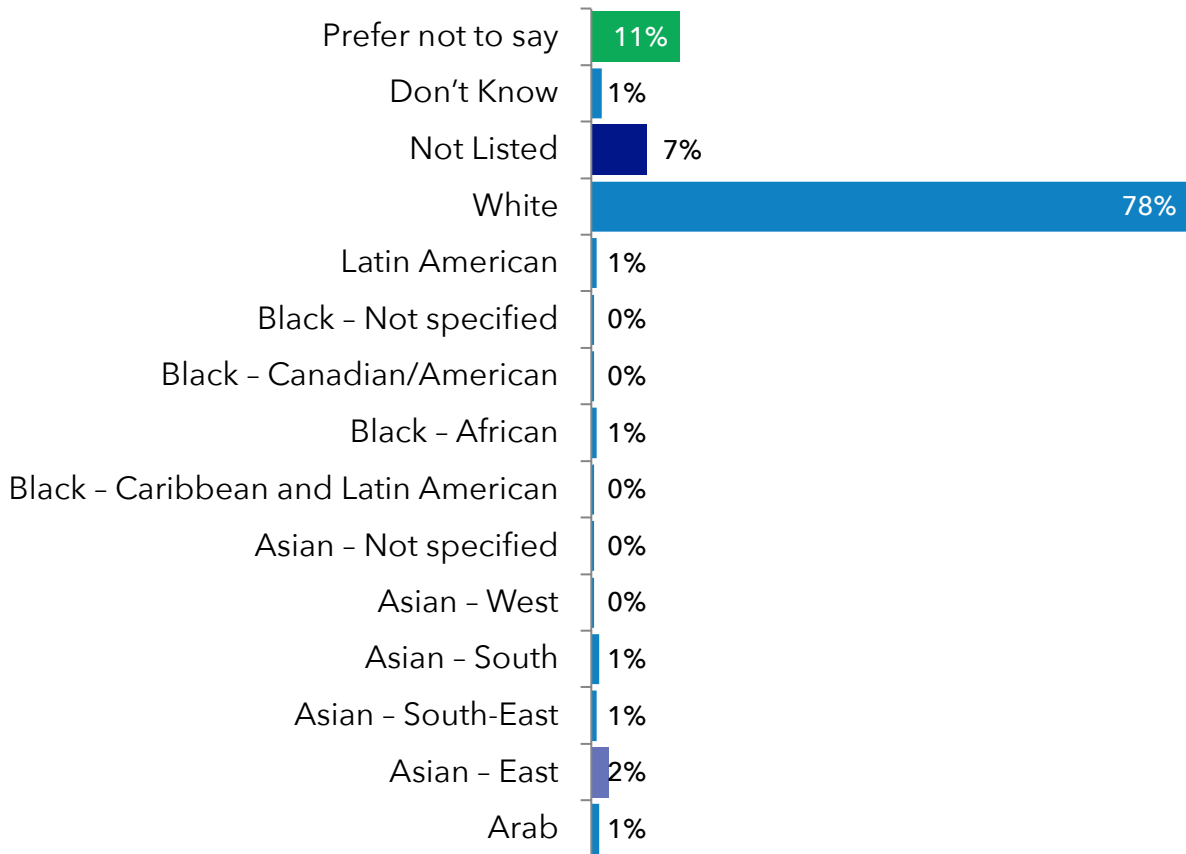
Do you identify as Indigenous?



Do you identify as Indigenous?		
Yes	11.91%	38
No	86.52%	276
Not sure	1.57%	5
		319

Question 24

Do you identify with any of the following racial groups?
Choose all that apply.

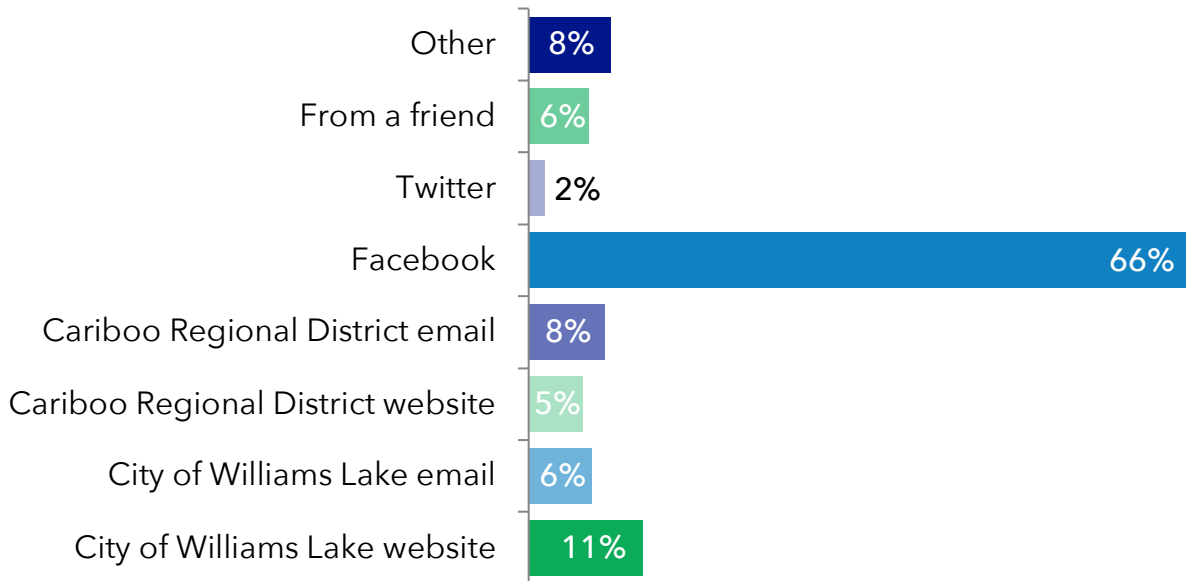


Do you identify with any of the following racial groups? Choose all that apply.		
Arab	0.98%	3
Asian - East	2.29%	7
Asian - South-East	0.65%	2
Asian - South	0.98%	3
Asian - West	0.33%	1
Asian - Not specified	0.33%	1
Black - Caribbean and Latin American	0.33%	1
Black - African	0.65%	2
Black - Canadian/American	0.33%	1
Black - Not specified	0.33%	1
Latin American	0.65%	2
White	77.78%	238

Do you identify with any of the following racial groups? Choose all that apply.		
Not Listed	7.19%	22
Don't Know	1.31%	4
Prefer not to say	11.44%	35
		306

Question 26

How did you hear about this Housing Needs Survey?
Choose all that apply.



How did you hear about this Housing Needs Survey? Choose all that apply.		
City of Williams Lake website	11.29%	36
City of Williams Lake email	6.27%	20
Cariboo Regional District website	5.33%	17
Cariboo Regional District email	7.52%	24
Facebook	65.52%	209
Twitter	1.57%	5
From a friend	5.96%	19
Other (Responses below)	8.15%	26
		319



