



**South Cariboo Housing Needs Assessment  
Presentation of Report & Recommendations**

**April 29, 2022**

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# Outline:

**Background & Methodology**

**Community Engagement**

**Community Demographic and Economic Profile**

**Housing Profile**

**Challenges**

**Recommendations**

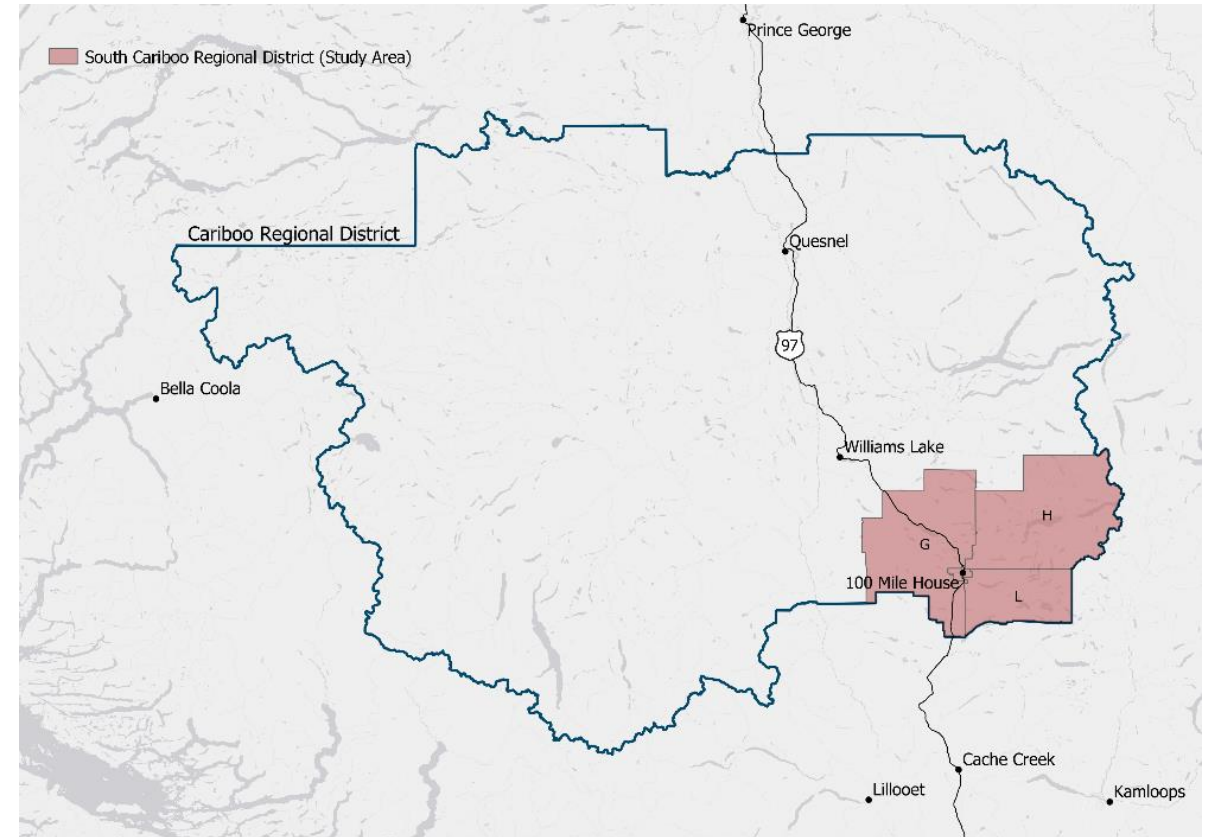
**Discussion**

# Background & Methodology:

Legislative Obligation and More

The Study Area

Data Sources and Research



# Community Engagement:

## Public Meetings

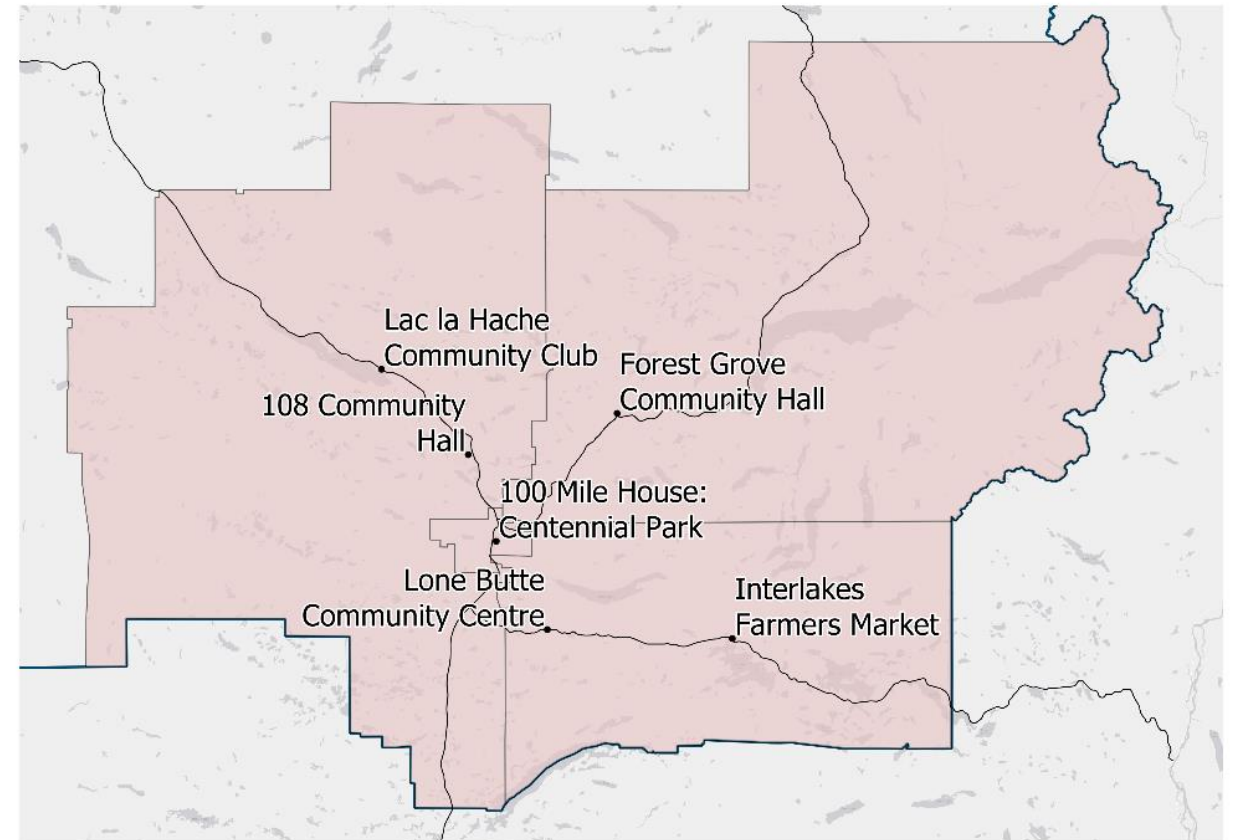
- public concerns about housing

## Survey

- highlights of findings

## Interviews with Key Informants

- what we learned



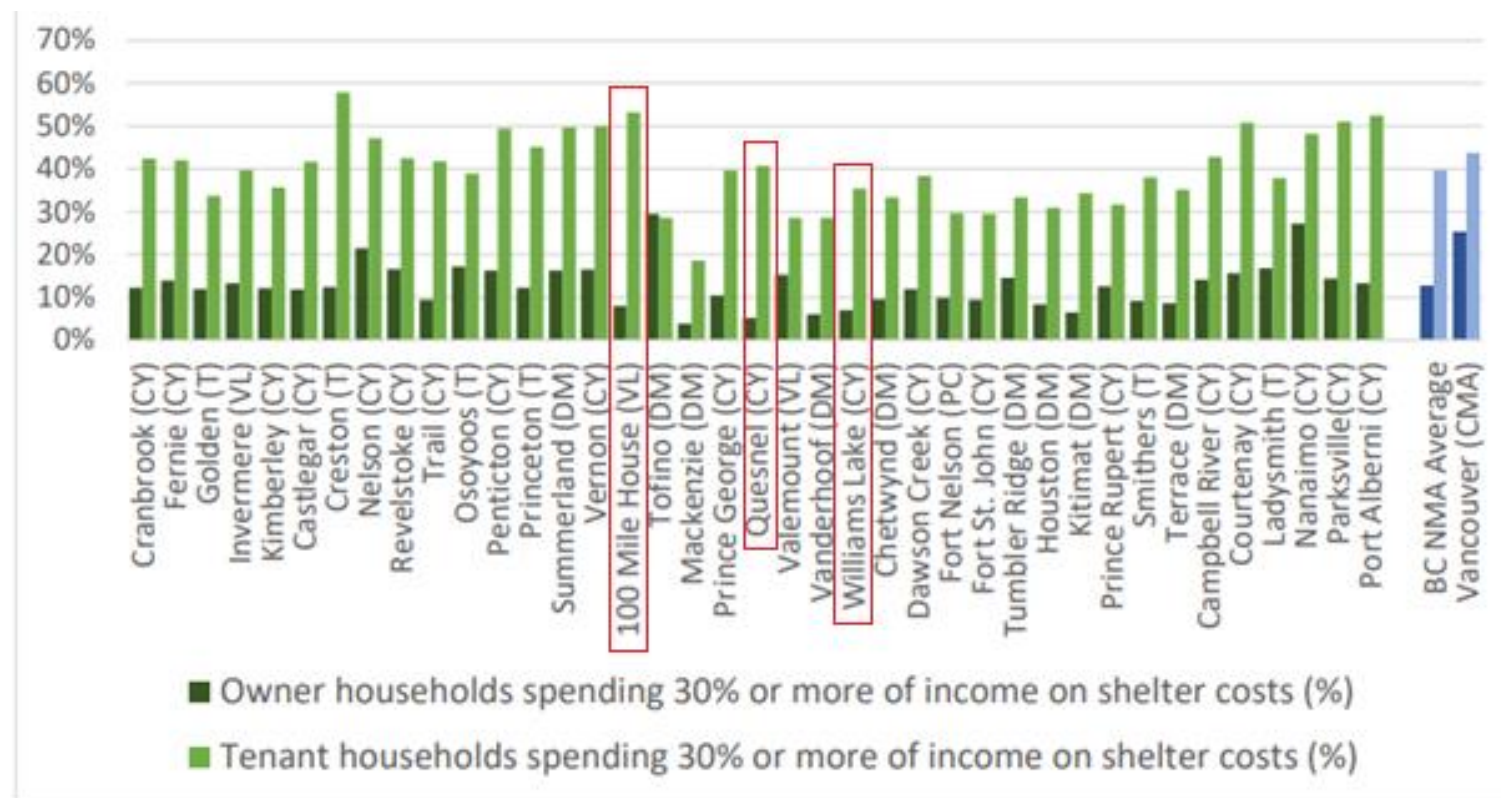
# Community Demographic and Economic Profile:

An Aging Population

Employment Trends

Income Levels

- Renters vs Owners



# Housing Profile:

Typology vs. Future Needs

Aging Housing Stock

Core Housing Need

Housing Prices

# Challenges:

1	Rapid price increases make it more difficult to enter the housing market
2	There is a shortage of rental housing across the region
3	Impending shortage of housing options for downsizing seniors
4	Emerging homelessness issues
5	Lack of skilled building trades limits pace of development and increases costs

# Recommendations:

1	Rapid price increases make it more difficult to enter the housing market	Lead*
a	Examine zoning for 100 MH to encourage higher density near town and	100/CRD
	single-family detached on hillsides. Flexible zoning will reduce opposition.	100/CRD
i	Alt - give planning dept authority to implement density bonusing to increase density.	100MH
b	Create developer incentives to increase density.	100MH
i	Apply based on density and increase incentive for rental units.	100MH



# Recommendations:

2	There is a shortage of rental housing across the region	Lead*
a	Provide incentives for development of rental housing, especially med/high density	100MH
i	Land use decisions delegated down to planning departments	100MH
ii	Reduce/remove parking and loading zone requirements	100MH
b	Support people who develop or modify secondary rental suites/buildings	100/CRD
i	Develop homeowner guides	100/CRD
ii	Offer planning support/certainty for people adding or registering suites	100/CRD
iii	Ensure zoning regs re: secondary rentals not restrictive for owners	100/CRD
iv	Allow worker housing on industrial sites where "nuisance issue" unlikely	CRD
v	Allow sec. suites with a meaningful maximum size, e.g. 1,200 to 1,500 sq ft	100/CRD
vi	Provide assistance to existing rental buildings to encourage expansion/renovation	100MH

# Recommendations:

	3 Address impending shortage of housing options for downsizing seniors	Lead*
a	Keep seniors in CRD communities longer to buy some time	CRD
i	Consider funding targeted transit option improvements to secondary centres	CRD
ii	Bring satellite services to secondary clusters (e.g. Lone Butte and Forest Grove	CRD/IH
	such as Interior Health)	
b	Encourage development of independent living seniors housing in secondary clusters	CRD
c	Zoning - encourage long-term rental accessible secondary suites in rural areas	CRD
	to allow families to move to and/or rent those long-term to families	
d	Work with existing seniors care providers to ask what is needed to expand	100/CRD
	to other sites. Connect them to existing funding streams from senior government.	

# Recommendations:

	4 Emerging homelessness issues	Lead*
a	Support 100MH non-profits by convening discussions to initiate at least one more	100/CRD
	BC Housing project to get built. Convene a meeting with all stakeholders.	
b	Further develop the Housing First program with as much effort as possible.	100/CRD

# Recommendations:

	5 Lack of skilled building trades limits pace of development and increases costs	Lead*
a	Provide education on more affordable options. Investigate modular options,	100/CRD
	sharing resources via websites and social media.	
b	Coordination of transportation between developers and builders: create a	100/CRD
	portal for people to connect with each other.	

# Recommendations:

6. Conduct an investigation of the possibility for development of crown land surrounding the District of 100 Mile House
7. Adopt the Federal government's National Housing Strategy
8. Offer support to non-profits to investigate possible affordable housing developments
9. Review site ownership in the South Cariboo.
10. Complete a review of tradeoffs used in working with developers



# Questions and Discussion