



District of 100 Mile House— Cariboo Regional District

Interim Housing Needs Assessment for 100 Mile House & South Cariboo



November 2024



VRBANICS

CREATING SPECIAL PLACES | Since 1976

Methodology

- Provincial Methodology
 - Extreme Core Housing Need
 - Homelessness
 - Supressed Household Formation
 - Projected Population Growth
 - Rental Vacancy
 - Demand Factor
- Census Data
- CMHC Data
- BCStats



Limitations

	POPULATION	2016-2021 GROWTH	2001-2021 GROWTH	2021 DWELLINGS	VACANT DWELLINGS
100 MILE HOUSE	1,928	-2.6%	10.9%	974	6.9%
AREA G	5,312	3.0%	6.2%	2,948	18.6%
AREA H	1,884	5.6%	2.3%	1,386	36.4%
AREA L	4,769	13.4%	12.4%	3,746	39.0%
SOUTH CARIBOO TOTAL	13,893	5.9%	8.3 %	9,054	12.4%

- Provincial Methodology
 - Limited relation to real-world feasibility
 - Circular Inputs
 - Mystery Demand Factor
- Electoral Area Data Availability
 - EA data often interpolated from CRD wide figures
 - Small sample sizes
- Housing Is Regional

Findings

	5-YEAR	20-YEAR
100 MILE HOUSE	157	508
ELECTORAL AREA G	215	528
ELECTORAL AREA H	90	241
ELECTORAL AREA L	203	497
E.A. SUBTOTAL	508	1,266
SOUTH CARIBOO TOTAL	665	1,774

Findings

	5-YEAR	20-YEAR
A: EXTREME CORE HOUSING NEED	41.89	167.64
B: HOMELESSNESS	67.26	134.54
C: SUPRESSED HOUSEHOLD FORMATION	123.67	494.71
D: ANTICIPATED HOUSEHOLD GROWTH	374.52	745.58
E: RENTAL VACANCY	4.10	16.40
F: DEMAND BUFFER	53.87	215.47
STUDY AREA TOTAL	665	1,774

Findings: 100 Mile House

ONE HUNDRED MILE HOUSE DM (CSD, BC)

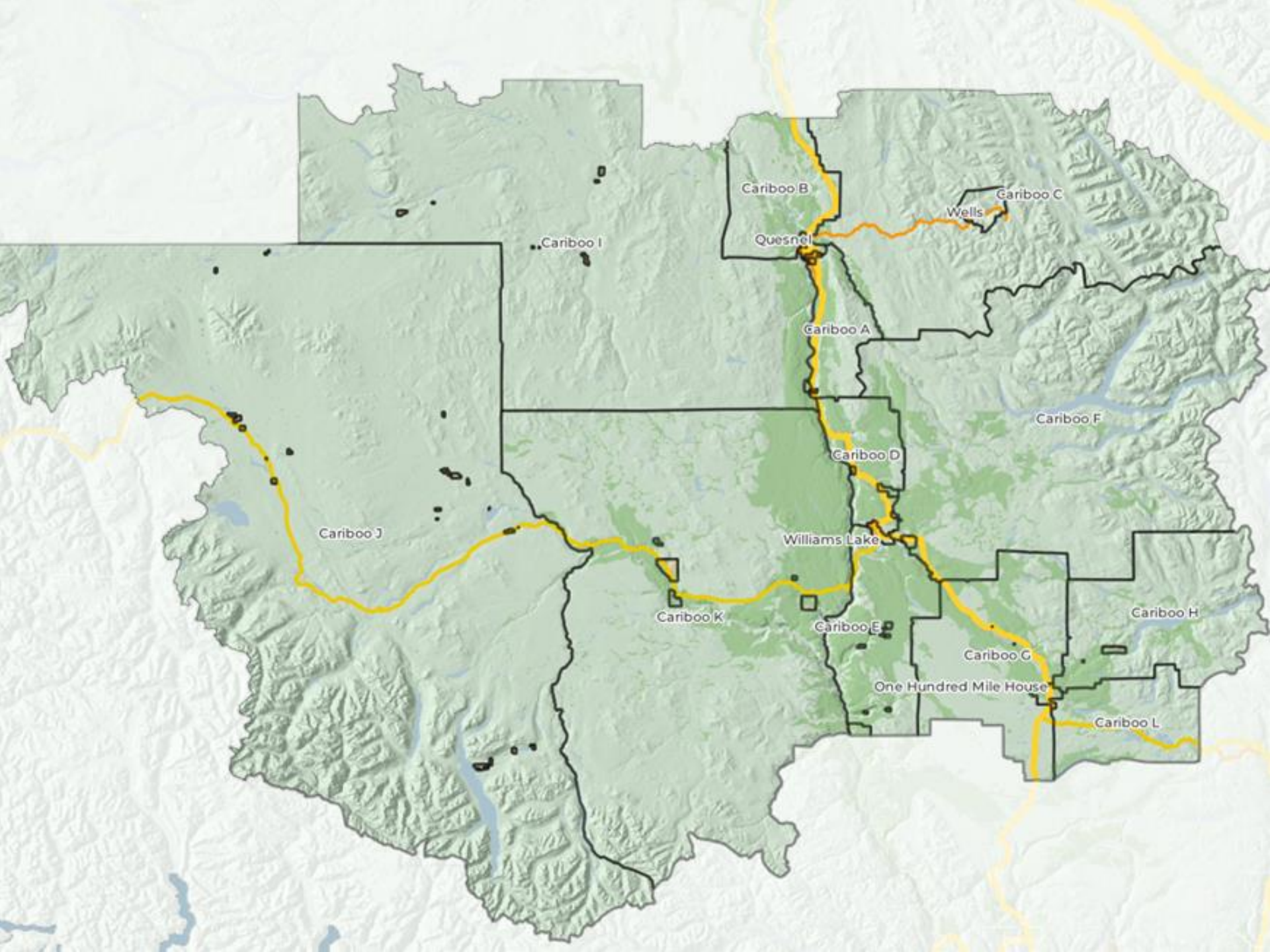
COMPONENT	5 Year Need	20 Year Need
A. EXTREME CORE HOUSING NEED	14.98	59.94
B. PERSONS EXPERIENCING HOMELESSNESS	8.78	17.57
C. SUPPRESSED HOUSEHOLD FORMATION	19.14	76.58
D. ANTICIPATED GROWTH	58.66	131.40
E. RENTAL VACANCY RATE ADJUSTMENT	1.74	6.94
F. ADDITIONAL LOCAL DEMAND	53.87	215.47
TOTAL NEW UNITS - 5 YEARS	157	
TOTAL NEW UNITS - 20 YEARS		508

- 508 units in 20 years
- Driver: Additional Local Demand
 - “Demand buffer”

Key Recommendations



- 89 Units Per year
 - 25 units in 100 Mile House
- Restrain construction fees
- Continue efforts to expand housing choices
- Standardization
- Estimates are not an exact science



Cariboo B

Cariboo C

Cariboo I

Quesnel

Wells

Cariboo A

Cariboo F

Cariboo J

Cariboo D

Williams Lake

Cariboo K

Cariboo E

Cariboo H

Cariboo G

One Hundred Mile House

Cariboo L