




# Housing Needs Report Chetwynd

2021



PEACE RIVER  
REGIONAL DISTRICT





This report was prepared for the District  
of Chetwynd through a joint project with  
the Peace River Regional District.

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## Executive Summary

This Housing Needs Report provides a detailed assessment of relevant housing related data for the District of Chetwynd (Chetwynd or the District). The purpose of this report is to establish an understanding of housing needs in the District prior to the development of future policy considerations.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information nonetheless remains the most reliable data available for the purposes of this type of reporting, as it is collected only through Statistics Canada's Census. The legislative requirements stipulate the use of census data in British Columbia Housing Needs Reports. This data is supplemented by more recent data from sources such as Canada Mortgage and Housing Corporation and BC Housing, as well as feedback collected from residents and stakeholders in the community. Report updates are required every five years and can be used to monitor trends.

### Community Engagement

Residents of Chetwynd were invited to participate in an online survey and stakeholders were invited to participate in focus groups and individual interviews. The top housing challenges identified through community and stakeholder engagement were housing affordability, supportive housing, and housing condition.

### Population and Age

From 2006 to 2016, the population of Chetwynd decreased slightly to 2,503 (a decline of 5%). However, it is projected that since 2017 the population of Chetwynd has been growing again to approximately 2,430 in 2020. The median age of residents was 32.7 in 2016, compared to BC's 43.0, indicating a much younger population overall in the community.

### Shadow Population

The shadow population that exists throughout the region has a significant impact on housing in both rural areas and the municipalities within the PRRD. With mining, hydro, oil and gas, forestry and agricultural industries active in the region, there are significant numbers of work camps situated across the PRRD to house employees that do not live permanently in the surrounding communities. Work camps reduce the impact of large numbers of individuals moving in and out of communities as work is available, and influencing vacancy and rental rates on a large scale.

### Households

From 2006 to 2016, the number of households decreased by 2% (20 households) from 1,025 to 1,005, and the average household size decreased from 2.6 to 2.5 persons. A large proportion of Chetwynd households are occupied by 1 or 2 persons (61%) and the predominant household type are couples with children (41%) in 2016. The majority of Chetwynd households are owned (69%).



## Income

There are large differences in renter and owner incomes, as the median income of renter households was 54%, or \$47,000, lower than owner households in 2015.

## Current Housing Stock

As of 2016, there were 1,005 dwellings in Chetwynd, 55% of which were single detached dwellings. The majority of all dwelling types had three or more bedrooms (70%). Rented dwellings consisted of fewer single-detached dwellings than owned dwellings, and included more row houses, and apartments in buildings less than five storeys, among others. Fifty-one percent (51%) of housing units in Chetwynd were built prior to 1980, and majority of the housing stock only requires regular maintenance (56%) or minor repairs (37%). In 2019, the average sales price for a single-family dwelling (3 or more bedrooms) was \$279,527.

## Housing Indicators

Of all Chetwynd households in 2016, 6.1% lived in inadequate dwelling units, 2.5% lived in unsuitable conditions, and 15.7% spent more than 30% or more of their income on shelter costs indicating issues with affordability. A small proportion of senior owner households experienced issues with adequacy in their dwelling unit. Additionally, a much higher

proportion of renters than owners experienced Core Housing Need<sup>1</sup> (21.0% vs. 4.5%) and Extreme Core Housing Need (11.3% vs. 1.5%).

## Key Areas of Local Need

### Affordability

Stakeholders indicated that due to limited development in the community, there is a lack of affordable housing units and lack of variety in housing types. It is especially difficult for renter households, senior households, and single income households to find affordable housing in the community.

### Supportive Housing

Stakeholders indicated that there is a lack of supportive senior living accommodations and there aren't any long-term care services available in the hospital. There are also no supportive housing facilities in the community (such as halfway houses).

### Housing Condition

Stakeholders indicated that there is a lack of available high quality housing units in the community and it is difficult to get investors to build new homes. It is also difficult to find contractors to renovate existing units.

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<sup>1</sup> CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, it would have to spend 30% or more of its total before-tax income to


pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on shelter costs.






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# 1.0 Introduction

The District of Chetwynd (Chetwynd or the District) is in the centre of the Electoral Area E of the Peace River Regional District (PRRD) near the foothills of the Rocky Mountains. As of the 2016 Census, the District served a population of 2,503 and was a service centre for approximately 3,000 residents that live in the surrounding area. The District's economy remains resource industry focused.

Chetwynd residents face unique housing challenges, based on their location, community context, and current economic and growth drivers within the community and the region. Across BC, a housing affordability crisis has emerged due to high demand for housing from a growing population, low interest rates, and the attractiveness of housing as an investment. Increasingly, the cost of renting and owning is creating unprecedented financial burdens for households.

In 2019, the Government of BC introduced changes to the Local Government Act, Part 14, Division 22, requiring municipalities and regional districts to complete Housing Needs Reports to understand current and future housing needs and use the findings to inform local plans and policies. Each local government must complete their first report by 2022 with updates required every five years thereafter. The Union of British Columbia Municipalities (UBCM) is providing funding for local governments to support the completion of the first round of reports. The PRRD was awarded funding through this program and retained Urban Matters to complete Housing Needs Reports for 4 municipalities within its boundaries, including this report for Chetwynd, as well as reports for Dawson Creek, Hudson's Hope, and Pouce Coupe. Separate reports have also been prepared for each electoral area within the PRRD. All reports are developed based on the local context while also providing a regional lens for housing in the PRRD.

The purpose of the PRRD Housing Needs Assessment Project is to:

- Develop an understanding of the current housing availability, suitability, and affordability across the entire housing continuum;
- Make projections and recommendations on future population growth and significant expected changes in housing demand;
- Provide a breakdown of housing units by type, size, condition, and state of repair; and
- Provide recommendations for relevant policy updates for participating local governments.

This Housing Needs Report includes relevant housing related data for Chetwynd and establishes a baseline understanding of housing need prior to the development of full housing needs reports across the PRRD and its partner municipalities in this endeavour.

Recognizing that the 2016 Census data used throughout this report is already somewhat dated, particularly for a region with a largely cyclical economy, this information remains as the most reliable data due to its basis in the Census. It is required through legislation that this data be used in British



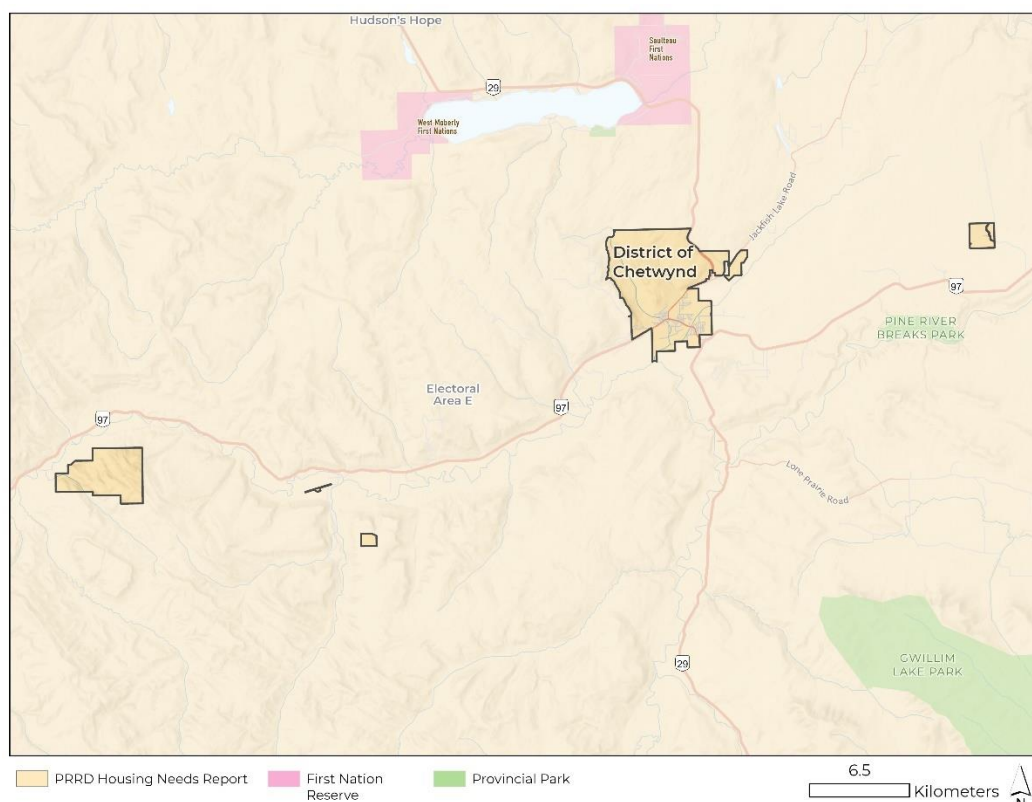
Columbia Housing Needs Reports. The future needs projections and engagement sections are intended to ensure that a more current snapshot of needs is captured. Over time, as future Housing Needs Reports are produced, it will be important to be able to track trends in both Census data and qualitative data collected through engagement.

## 1.1 Overview

Chetwynd is located approximately 100 kilometers west of the City of Dawson Creek, situated between the District of Hudson's Hope and the District of Tumbler Ridge (Figure 1). Chetwynd encompasses approximately 65.32 square kilometers and had a population of 2,503 as of the 2016 Census. Chetwynd comprises about 4% of the PRRD's total population. Between 2006 and 2016, the median age in Chetwynd remained relatively stable between 32.9 and 32.7, indicating a slightly younger population than the PRRD as a whole which has a median age of 34.1.

Census data labelled as Chetwynd refers only to the population within the municipality's boundary and does not account for the population living within First Nation reserves. Census data labelled PRRD refers to all populations within the boundaries of the regional district, including First Nations, municipalities, and electoral areas. There are 320 households or 1% of the total private households in the PRRD who reside in band housing as of the 2016 Census.

Figure 1 – Study Area Overview Map



In 2016 there were 1,005 dwellings in Chetwynd. Compared to the PRRD as a whole, Chetwynd has a lower proportion of single-detached dwellings (55%) than that PRRD (67%), and a greater proportion of row houses, apartments with less than five storeys, other single-attached dwellings, and moveable dwellings. The most common housing type for renters were apartments with less than five storeys (33%). Most dwellings require regular maintenance only (56% of all dwellings), while 37% require minor repairs and 5.4% require major repairs.

Like other communities in the PRRD, Chetwynd is experiencing increasing pressures on its housing market and having housing that is accessible to different demographics. As the population grows and ages, affordability and changing demographics are shifting the types of housing that can support local needs and development trends; what was once desirable may no longer meet the future needs of the population as well.

In its 2016 Official Community Plan (OCP), the District included policies around encouraging housing development to meet the demands in the community which includes affordable and accessible housing. The plan also encourages affordable housing opportunities and the development of balanced housing stock for resident's need.

## 1.2 Housing Needs Reports Requirements

The Housing Needs Reports Regulation (B.C. Reg. 90/2019) requires the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock, as well as projected population, households, and housing stock.<sup>2</sup> Most of this data is made available by the Government of BC through their data catalogue. While not all 50 data indicators are summarized in the body of the report, all required data that is currently available for Chetwynd can be found in the Data Appendix (Appendix A).

This report fulfills the Housing Needs Reports requirements for Chetwynd, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the District of Chetwynd, the PRRD, and other stakeholders to inform the planning and development of housing in the community, through local plans, policies, and the management of development. It is also a public report intended to inform the public and stakeholders to help improve local understanding of housing needs.

This report provides an overview of housing needs based on analysis of this quantitative data from these sources, as well as qualitative data from engagement. This data is used to identify housing units required

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<sup>2</sup> [https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements\\_apr17\\_2019.pdf](https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf)

currently and over the next five years, the current number of households in Core Housing Need, and statements about key areas of local need, in fulfilment of Housing Needs Reports regulations.<sup>3</sup>

## 1.3 Data Limitations

This report refers to both the standard Census Profile from Statistics Canada, as well as custom data that was prepared for the purpose of completing Housing Needs Reports. The custom data refers to private households only and figures may be different than what is publicly available through the Census Profiles.

The 2011 National Household Survey (NHS) was voluntary and as a result had a much lower response rate than the mandatory long-form Census. Because of this, data from the 2011 NHS is of a lower quality than Census data from other years. The data is used as supplementary data to inform historical household and housing related trends between 2006 and 2016.

The statistical data reported in this document was collected prior to COVID-19 and may not entirely reflect current housing trends. The data reported should be considered together with Section 7 COVID-19 Implications of this report. The findings in the concluding summary at the end of each section considers both available data, desktop research on COVID-19 implications on the housing system, and what was heard from stakeholders during engagement about the on-the-ground implications in the region.

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<sup>3</sup> <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>

## 2.0 Community Engagement Findings

### 2.1 Overview

To better understand local housing needs, community and stakeholder engagement was completed between July and September 2020. This process collected insight on local housing challenges and opportunities from the perspective of Chetwynd residents, local stakeholders, and neighbouring First Nations. Additional stakeholder interviews were undertaken in December 2020 and January 2021 to ensure stakeholders across the region were well represented in the study. This section provides an overview of the engagement process.

#### 2.1.1 COMMUNITY SURVEY

A community survey was available from July 15 to August 30, 2020. It was available through the District's website as well as through paper copies by request. The purpose of the survey was to collect information about housing needs and challenges of residents.

A total of 37 respondents from Chetwynd responded to the survey, which represents roughly 15% of Chetwynd's population in 2016, including 10 individuals who identified as First Nation or Metis. Sixty-four percent (64%) were owners (21 respondents), 27% were renters (9 respondents), and 6% did not rent or own, and 3% have a fixed address. The survey received responses from individuals ranging from ages of 15 to 24 and 85 and over, with a wide range of household incomes.

#### 2.1.2 STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

Interviews and focus groups were completed with service providers and housing providers across the PRRD, as well as First Nations who were able to provide insight into Indigenous housing needs in the region. One community specific interview was completed with the Chetwynd Mental Health & Addictions Community Program. Interviews were also completed with staff from Doig River First Nation, McLeod Lake Indian Band, Saulteau First Nations, and Kelly Lake Cree Nation.

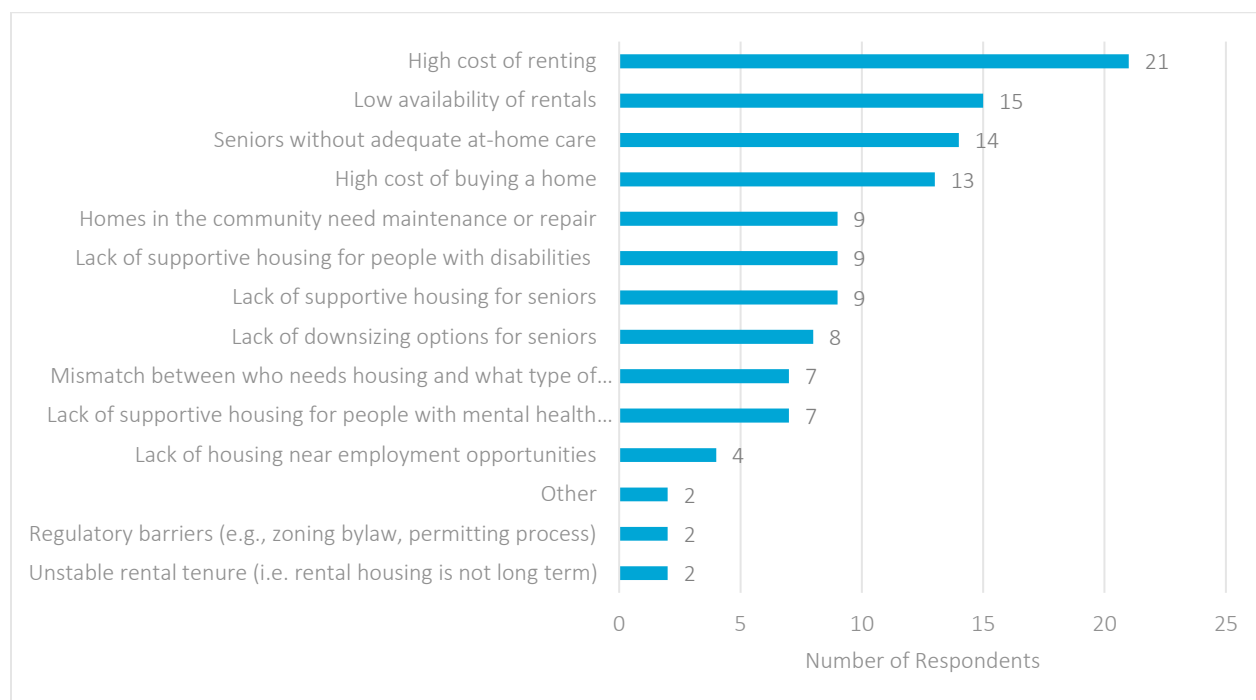
The full results of the survey and focus groups and interviews can be found in Appendix B.

### 2.2 Findings for Chetwynd

#### 2.2.1 HOUSING CHALLENGES

Stakeholders and survey participants were asked about housing challenges and opportunities specific to Chetwynd. Figure 2 illustrates the top housing challenges that survey participants identified for Chetwynd. The high cost of renting in Chetwynd was the most common concern. Three of the top five issues for all respondents were related to affordability, housing condition and supportive housing. The following sections summarize the challenges shown in Figure 2 and other challenges mentioned by survey participants and stakeholders.

Figure 2 – Top Community Issues in Chetwynd



## 2.2.2 AFFORDABILITY

Stakeholders identified that due to limited development in the community over the last 10 years there is a lack of available affordable housing units. Especially for renter households, senior households, and single income households it is difficult to find affordable housing in the community. There is a gap in housing options between single family units and apartment units, which indicates a need for a more diverse housing stock which will help with expanding affordable options.

## 2.2.3 SUPPORTIVE HOUSING

Stakeholders indicated that there is a lack of supportive senior living accommodations and there aren't any long-term care services available in the hospital. There are also no supportive housing facilities in the community (such as halfway houses). There is a women's shelter, but nothing for men. A local business provides shelter, but residents must be sober and limit their stays to 48 hours.

## 2.2.4 HOUSING CONDITION

Stakeholders indicated that there is a lack of available high quality housing units in the community and it is difficult to get investors to build new homes. It is also difficult to find contractors to renovate existing units.

# 2.3 Regional Findings

## 2.3.1 HOUSING AFFORDABILITY AND SUPPLY

Interviewees observed that there are more housing developments during strong economic periods which increases the availability of housing. However, these strong economic situations were also

observed to drive housing unaffordability as prices rise due to the influx of workers, and rent costs are meant to accommodate temporary workers. For some service providers, it has also been challenging to recruit staff, partly due to housing. Limited supply of the type of homes residents were looking was a top challenge.

### 2.3.2 SENIOR HOUSING

For seniors in the region, interviewees report that there are long waitlists for seniors housing of up to two to three years. It was also reported that seniors with dementia who do not have access to appropriate housing and supports may be prematurely placed in long-term care. In rural communities with limited services, seniors are having to move to areas that have access to service or closer to family.

### 2.3.3 SUPPORTIVE HOUSING

Stakeholders identified a need for supportive housing for seniors, Indigenous Elders, youth, individuals with mental health issues or disabilities.

#### **Youth**

Stakeholders point out that youth, under 19, who require medical care are put into long-term care. More youth housing near larger municipalities would ensure that they can attend nearby schools and receive education.

#### **Individuals with Disabilities**

Despite recent improvements in housing for individuals with disabilities (e.g. brain injuries, mobility issues, MS, there is still a need for more housing options for these individuals in new buildings. Stakeholders noted that the default accommodations (e.g. extended hospitals stays or long-term care) for individuals with disabilities is not suitable for their needs and prevents them from accessing services. Individuals stay for extended periods of times in hospitals when there isn't proper housing available, which have resulted in over capacity in hospitals.

#### **Individual with Mental Health Issues**

Interviewees pointed out that individuals suffering from mental health issues often face additional barriers when looking for housing. Service providers reported that there is a lack of low barrier housing available for people at different stages of their lives and individuals are often turned away from rentals and shelters due to their conditions, limiting them to access the supports they require. One stakeholder mentioned there is a particular need for increasing programming that serve men with mental health issues.

#### **Indigenous Housing**

There is a shortage of housing for Indigenous households living both on and off reserve. Interviewees report that Indigenous households need better access to medical services, mental health supports, and safe homes when living off reserve.



One of the major issues influencing the availability of housing on reserve is the lack of funding for repairing existing homes or building new ones. The application process to receive funding is time-consuming and difficult. Additionally, interviewees report that the current minimum building code is unsuitable for meeting the needs of climate conditions (e.g. high snow load). Many homes have not been built to withstand climate conditions and need to be replaced. Materials for replacements are limited locally and must be sourced from communities that are farther away.

Interviewees reported a need for better quality housing suited for the northern climate that serves diverse household needs (e.g. families, singles, Elders). There is also need for more nearby community infrastructure and services to support existing homes (e.g. schools, shops, medical support for Indigenous Elders).

## 2.4 Opportunity Areas

### Collaborations and Partnerships

Stakeholders highlighted the importance of fostering collaborations in the District between communities and First Nations, and pursuing partnerships with service providers, housing providers and BC Housing. Collecting data and conducting assessments was identified as important to addressing current and future housing needs and issues. Stakeholders felt that increasing knowledge of housing needs will support the District in preparing for future funding and investment opportunities.

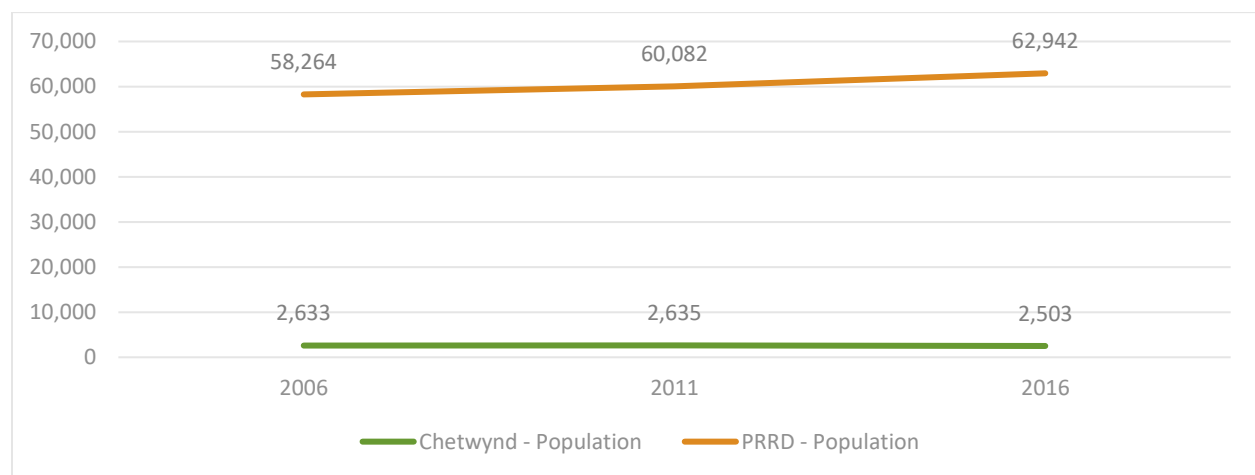
## 3.0 Chetwynd Community Profile

The demographic and economic context of a community shape its housing needs. Age and stage of life, household type and size, income, and employment all directly affect the type of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data from the Statistics Canada Census Profiles and data tables and custom data prepared for Housing Needs Reports.

### 3.1 Population

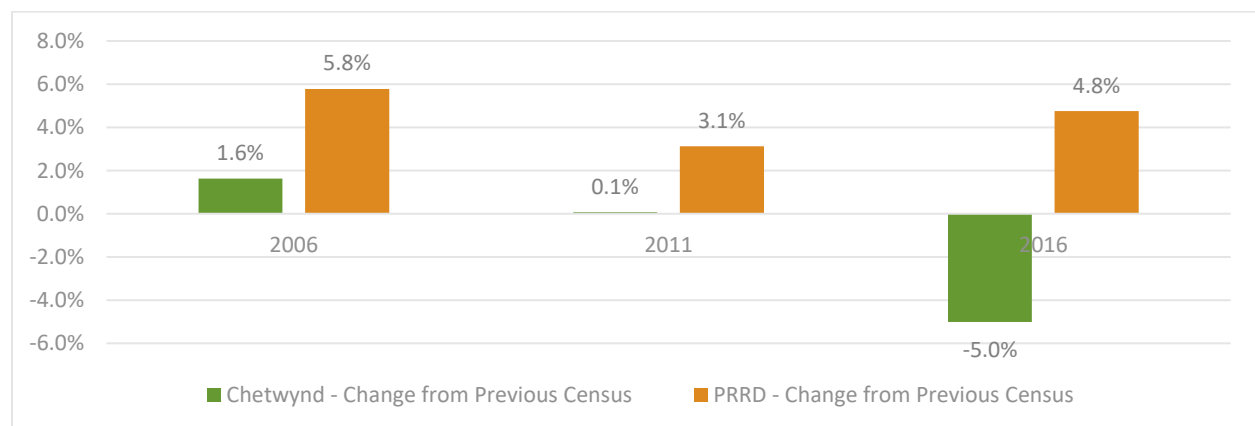
Between 2006 and 2016, the population of Chetwynd decreased by 5%, or 130 residents, from 2,633 to 2,503 residents (Figure 3). During the same period, the PRRD grew by 4.8%. The population in Chetwynd grew at moderate rates between 2006 and 2011, before experiencing a decline over the last two Census periods (2011 and 2016) (Figure 4).

Figure 3 – Population Changes in Chetwynd and PRRD, 2006-2016



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

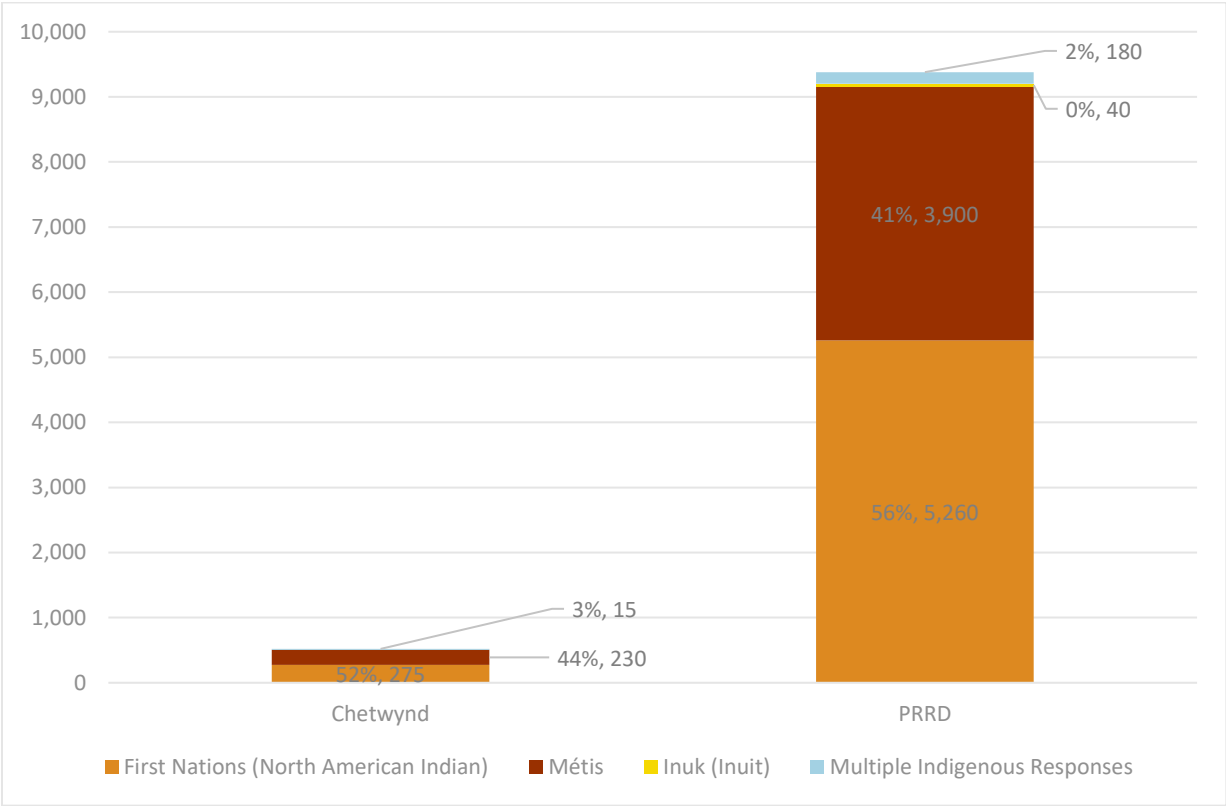
Figure 4 – Population Changes in Chetwynd and PRRD, 2006-2016



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

Chetwynd has a total of 525 individuals or 21% of the population in private households (2,470 individuals) who identify as Indigenous as of the 2016 Census (Figure 5). Of this group, 52% identify as First Nations, 44% as Métis and 3% identified with multiple Indigenous identities. The Indigenous population in Chetwynd makes up approximately 6% of the overall Indigenous population in the PRRD as recorded in the 2016 Census.

Figure 5 – Indigenous Identity for Population in Private Households, 2016

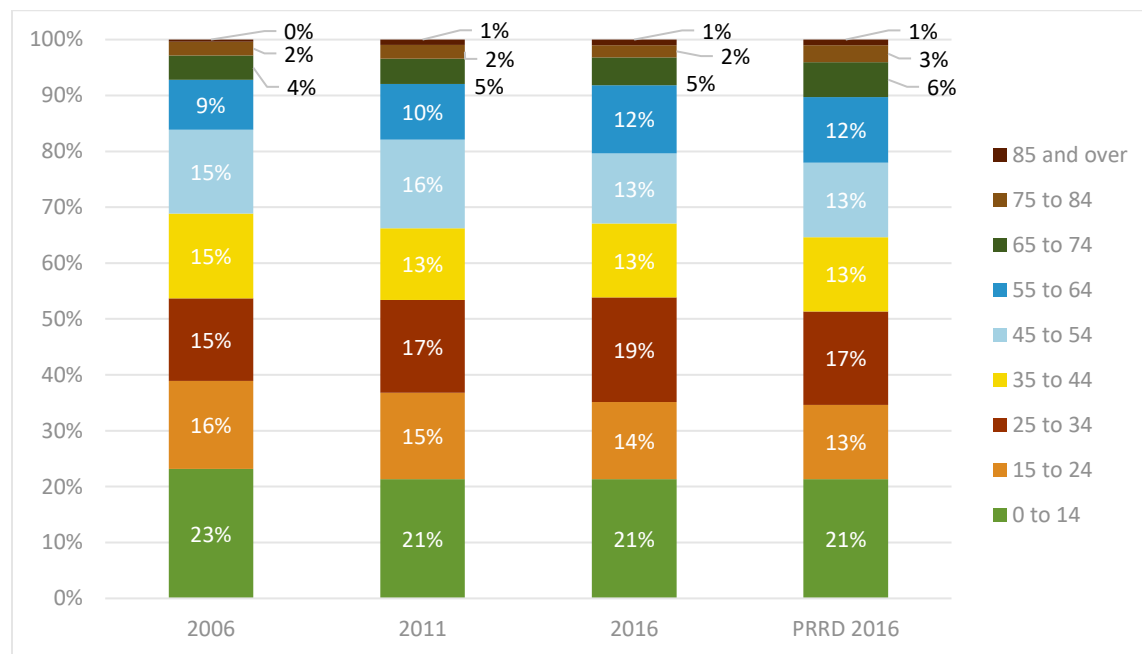


Source: Statistics Canada Census Program, Census Profile 2016

### 3.2 Age

From 2006 to 2016, the median age in Chetwynd declined slightly from 32.9 to 32.7, indicating a trend of younger residents moving into the area, or older residents leaving the community. The median age in Chetwynd is lower than the PRRD (34.1) and BC (43.0). Age group distribution over the past three Census reports show a relatively stable population, with a proportional increase of adults aged 25 to 34 of 4%, the largest change in the share of any age cohort in the community. The age distribution in Chetwynd is comparable with the PRRD in 2016.

Figure 6 – Age Distribution in Chetwynd, 2006-2016



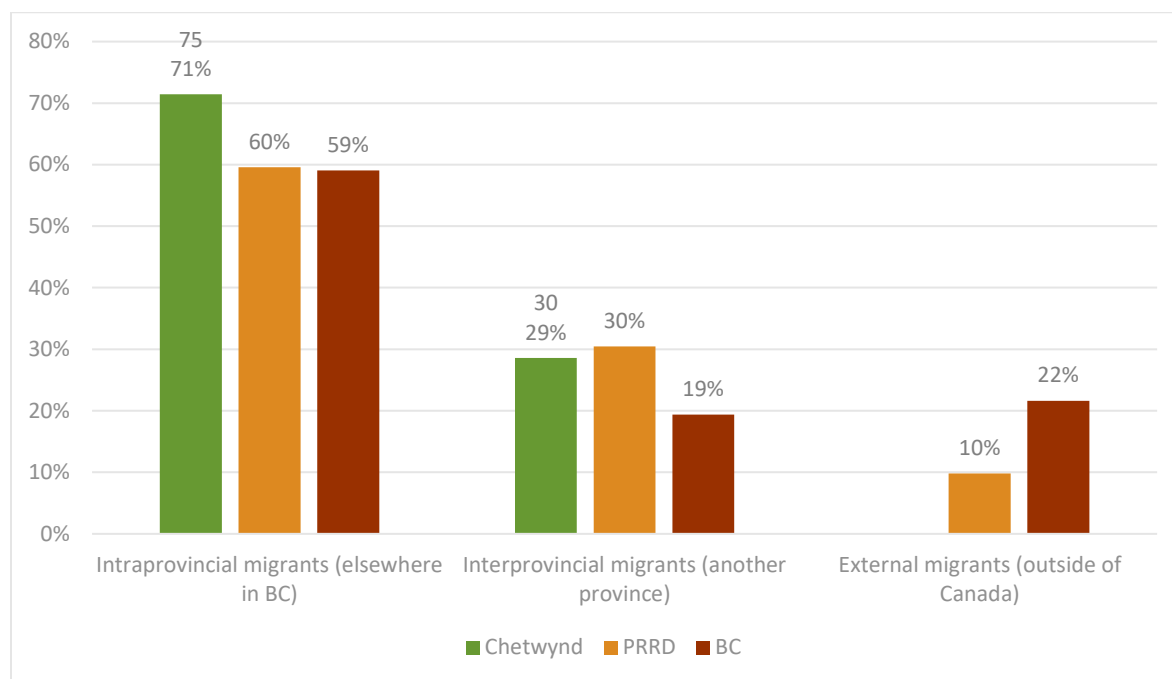
Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

### 3.3 Mobility

In Chetwynd, 4% of the population moved into the municipality between 2015 and 2016, compared to the 6% in the PRRD and 7% in BC. Of those who moved to Chetwynd, 3% were intra-provincial migrants (people who moved from elsewhere in BC), 1% were inter-provincial migrants (people who moved from another province), and 0% are external migrants (people who moved from outside of Canada).

Compared to the PRRD, Chetwynd has a lower proportion of individuals who moved both intra- and inter-provincially

Figure 7 – 1 Year Ago Mobility Status in Chetwynd, PRRD and BC



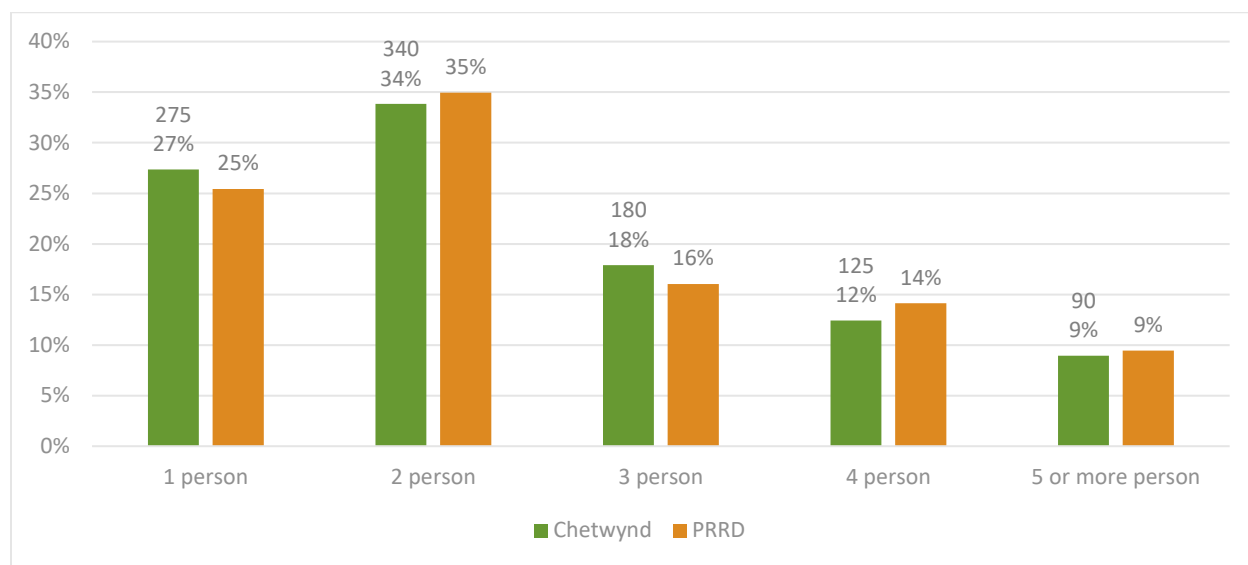
Source: Statistics Canada Census Program, Census Profiles 2016

### 3.4 Households

From 2006 to 2016, the number of households in Chetwynd decreased by 20 households, or 2%, from 1,025 to 1,005. Compared to the addition of 130 individuals, the decrease in household growth suggests that population is outpacing the formation of households. The average household size in Chetwynd decreased slightly from 2.6 to 2.5 persons from 2006 to 2016, which is the same as the PRRD's average household size of 2.5 persons in 2016. Thirty nine percent (39%) of households in Chetwynd are 3 person or more households (i.e. family households), which is the same proportion of households as in the PRRD (Figure 8).

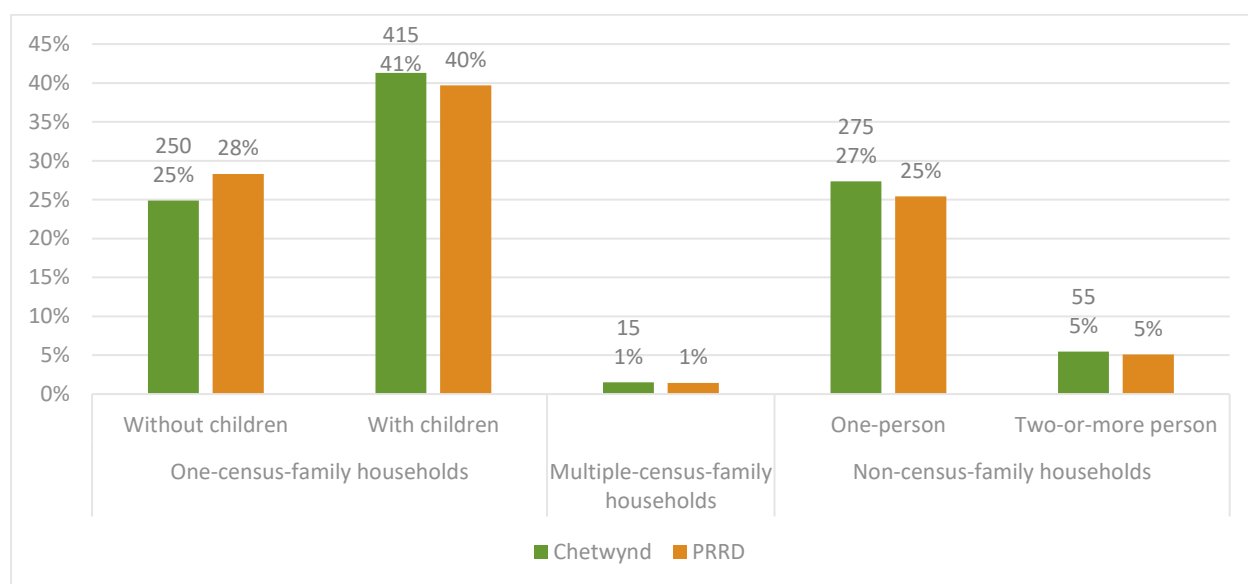
Chetwynd has a slightly lower proportion of family households without children (25%) than the PRRD (28%), and a slightly higher proportion of one-person non-census family households (households consisting of one person) at 27% compared to 25%, respectively (Figure 9). These figures show that families are somewhat less likely to live in the community than in the region as a whole, and households are more likely to be non-census family households (i.e. one person living alone or unrelated roommates), but that family households still make up the majority of households in the community (66%).

Figure 8 – Household by Size Comparison in Chetwynd and PRRD, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 9 – Households by Household Type in Chetwynd and PRRD, 2016

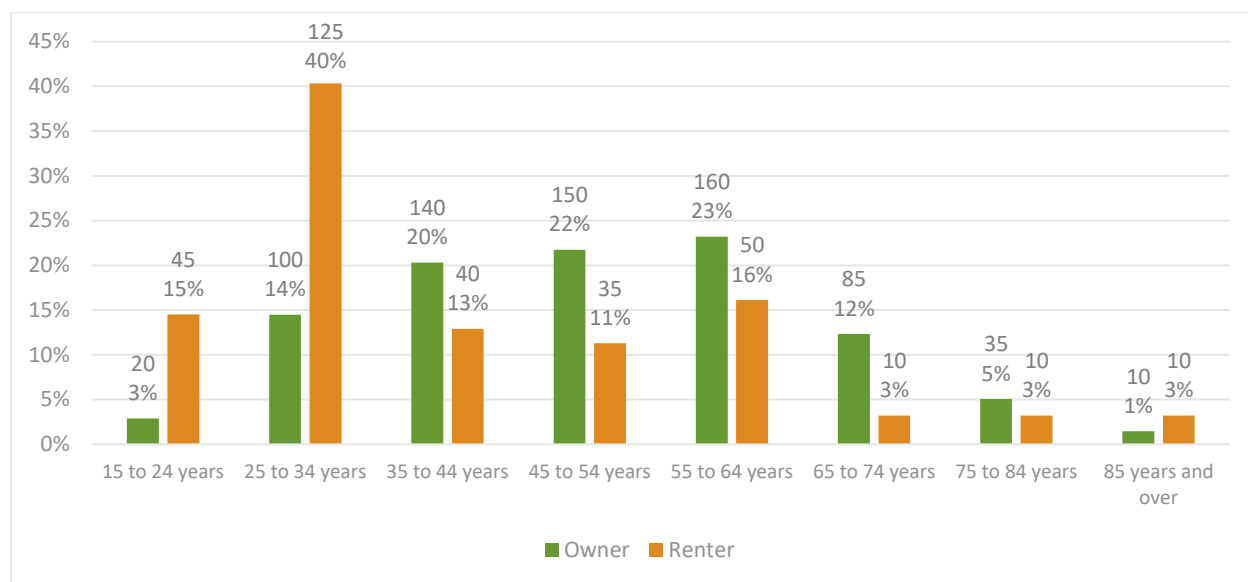


Source: Statistics Canada Census Program, Census Profiles 2016

Figure 10 shows the ages of primary household maintainers by tenure, to illustrate the distribution of tenure across age groups in 2016. Primary household maintainer refers to the person leading a household. The Census allows two to be identified per household and the data is based on the first entry. In Chetwynd, there was a smaller proportion of households headed by the oldest age groups than in the region. Renter households are more likely to be led by a younger age group (68% of renters were under the age of 44), while 63% of owners were 45 or older.



Figure 10 – Age of Primary Household Maintainer by Tenure, 2016

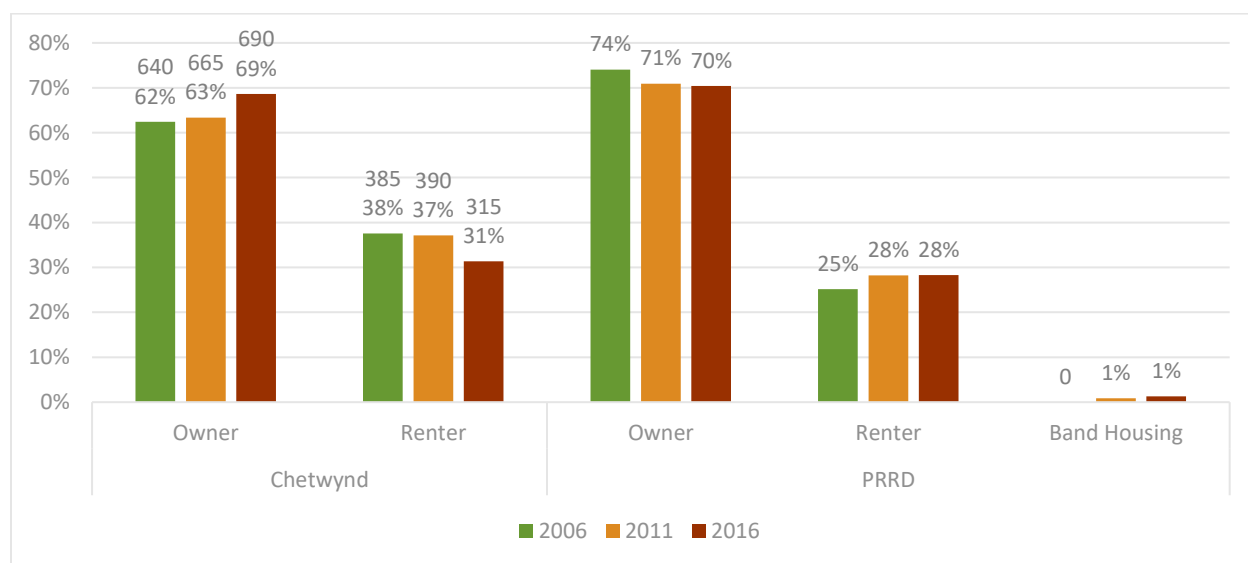


Source: Statistics Canada Census Program, Census Profiles 2016

### 3.4.1 TENURE

In 2016, Chetwynd had a similar proportion of renter households in the community (31%) compared to the BC (32%) and is slightly higher than the PRRD (28%). Chetwynd has seen the proportion of owner households increase over the past three Census periods, from 62% in 2006 to 69% in 2016 (Figure 11). On the other hand, the PRRD experienced a reverse trend during this time period, where the proportion of owners decreased from 74% to 70%.

Figure 11 – Households by Tenure in Chetwynd, 2006-2016



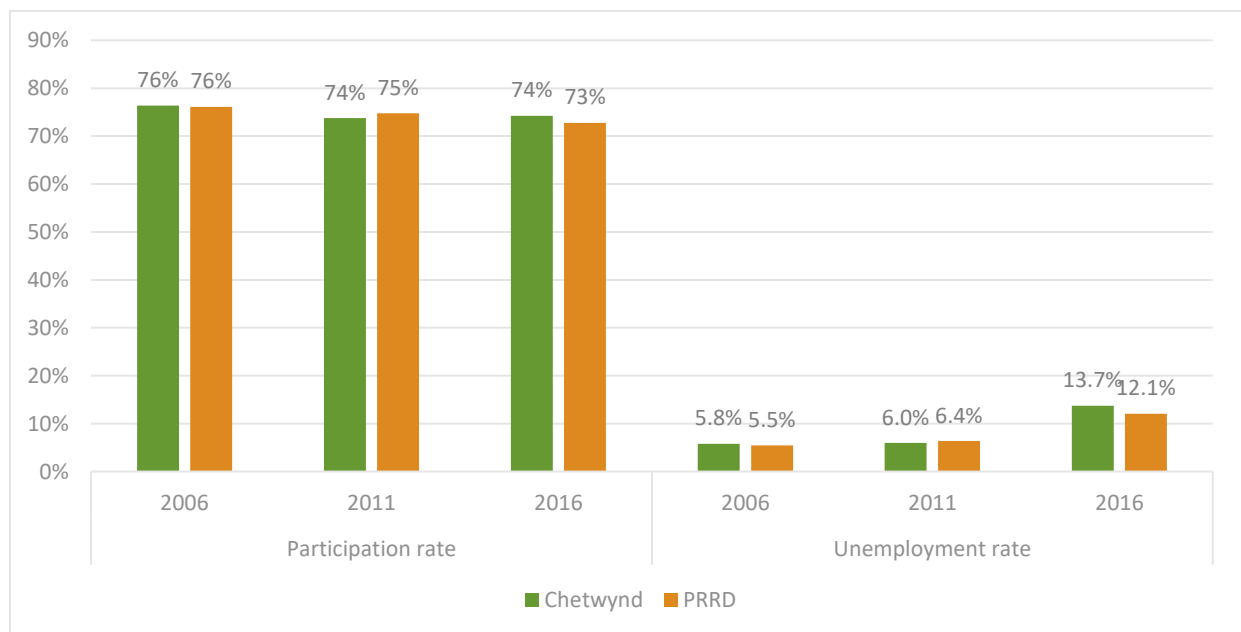
Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

### 3.5 Economy

Between 2006 and 2016, Chetwynd saw a slight decrease in labour participation from 76% to 74%. The unemployment rate in Chetwynd increased from 5.8% to 13.7% over the same time period, however, the estimated unemployment rate for Northeast region of BC in October 2019 is much lower at 2.6%<sup>4</sup>. This increase in unemployment between 2006 and 2016 took place during a period of time where there was a downturn in the oil and gas economy in 2014 and 2015. This trend was also reflected in the overall region as the PRRD participation rate also decreased from 76% to 73% and the unemployment rate increased from 5.5% to 12.1%.

In 2016, the top five industries employing Chetwynd residents included manufacturing (16%), accommodation and food services (11%), retail trade (10%), construction (8%), health care and social services and agricultural, forestry, fishing and hunting (7%). However, the current distribution of labour force by industry in Chetwynd is likely to have changed from 2016. Since 2016, there have been several large projects initiated in the PRRD, including the construction of the Coastal GasLink pipeline, Site C construction, Pembina pipeline expansion, and major growth in the Montney region. Many employees working on these projects live in Dawson Creek and in work camps situated across the PRRD, and some employees may be residents of neighbouring communities such as Chetwynd.

Figure 12 – Labour Participation and Unemployment Rate in Chetwynd and PRRD, 2006-2016



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

<sup>4</sup> As reported by Statistics Canada from the Labour Force Survey. Table 14-10-0293-02 Labour force characteristics by economic region, three-month moving average, unadjusted for seasonality (x 1,000).

### 3.6 Household Median Income

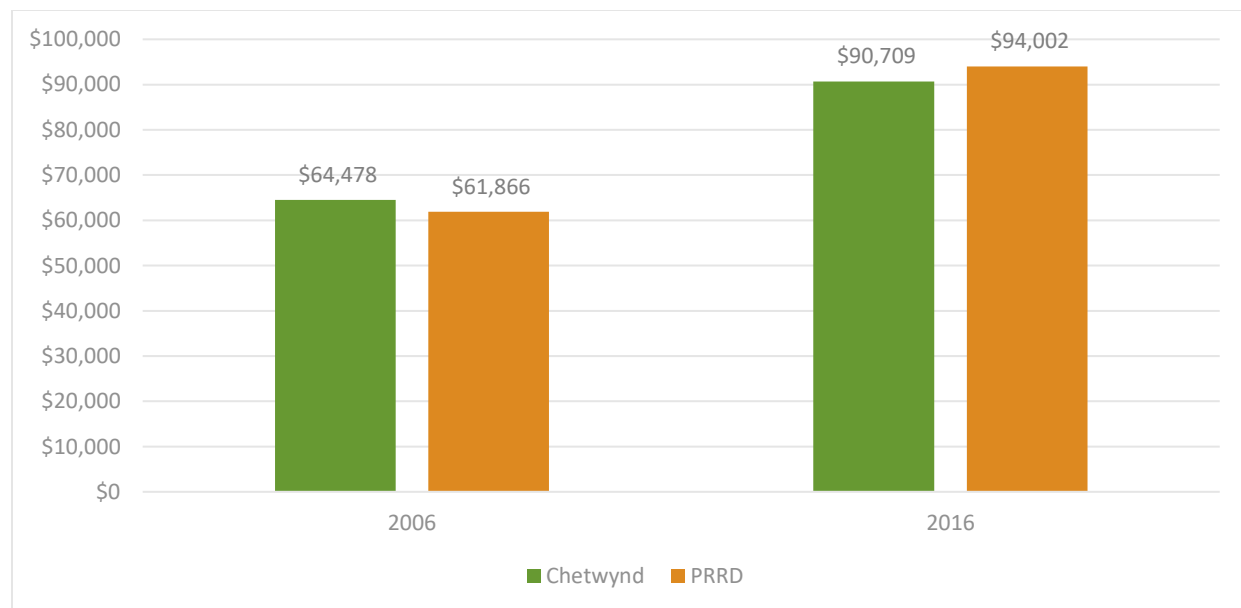
Between 2006 and 2016, median before-tax private household income grew by 33% in Chetwynd, compared to 37% across the PRRD. Chetwynd has comparable median incomes to the total PRRD population (Figure 13).

Median household income differs by household type. Female lone parents and non-census families (typically individuals living alone have the lowest median household incomes across household types. Couples with children had the highest median income, which is typical as they represent households generally at the peak of their earning potential and may have two-income streams (Figure 14). Couples without children typically represent older couples whose children have left and contain both households nearing retirement (who may be high earners) and couples who are retired, who are living off investments and pensions.

The median renter household income in a community is often much lower than the median owner household income. In Chetwynd, the median renter household income in 2016 was \$56,000, compared to the median owner household income of about \$103,000, meaning the renter median income was only 54% of owner median income (Figure 15).

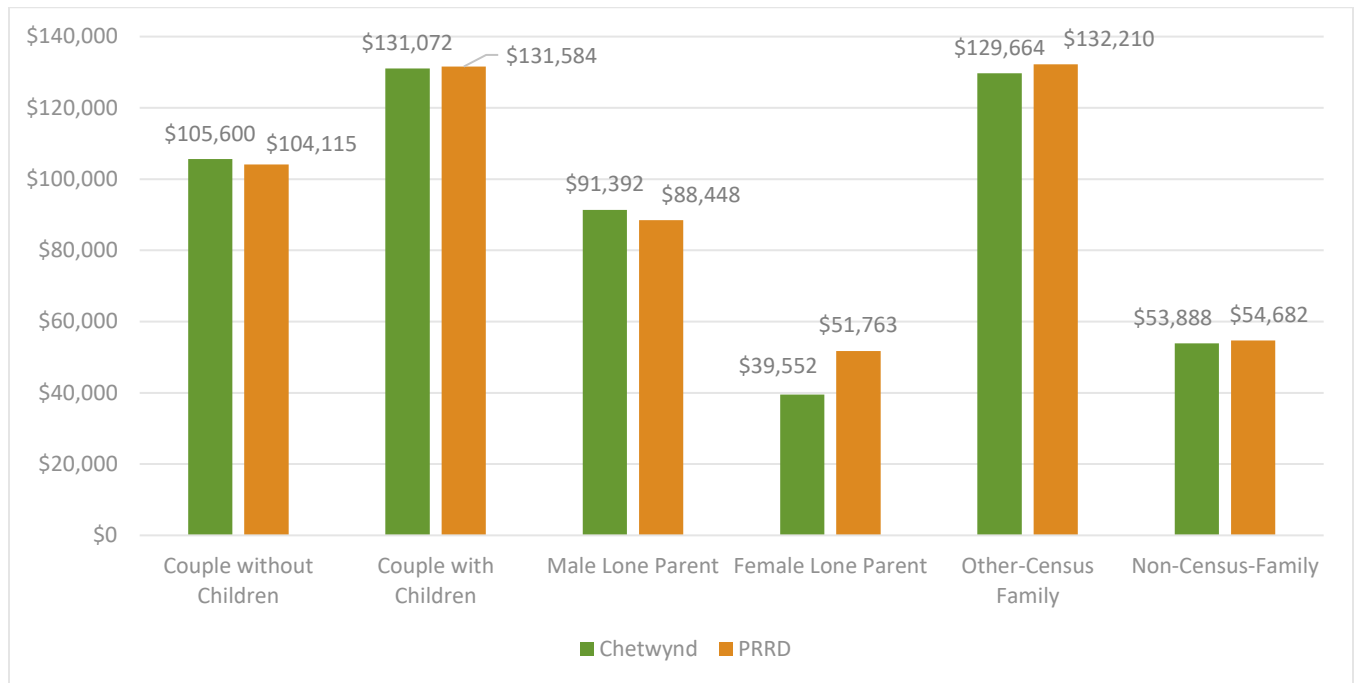
Of the renter households, 51% earn less than \$60,000, while owner household income is more evenly distributed across income groups (Figure 16). This indicates that renters may not necessarily choose this tenure but rent because they are unable to afford ownership as an option, which also puts them at risk of affordability issues if housing prices increase in the community.

Figure 13 – Median Before-Tax Private Household Income, 2006-2016



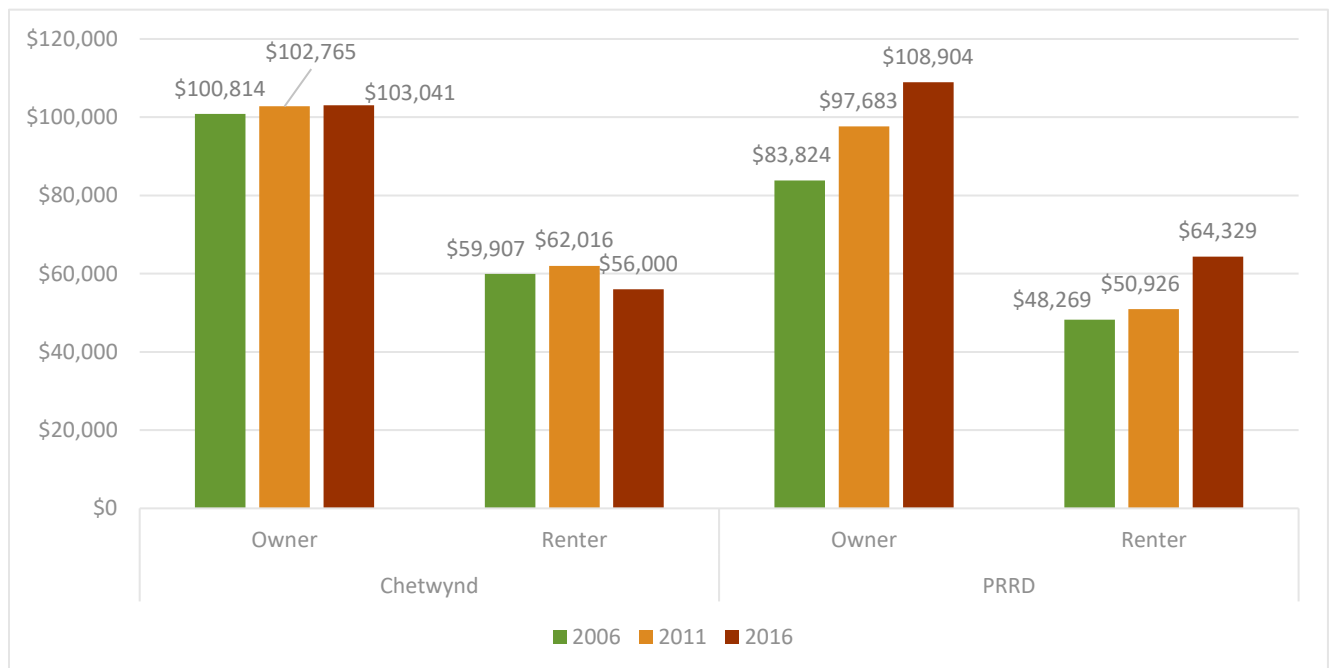
Source: Statistics Canada Census Program, Census Profiles 2001, 2006, 2016, NHS Profile 2011

Figure 14 – Median Total Household Income in Chetwynd and PRRD, 2016



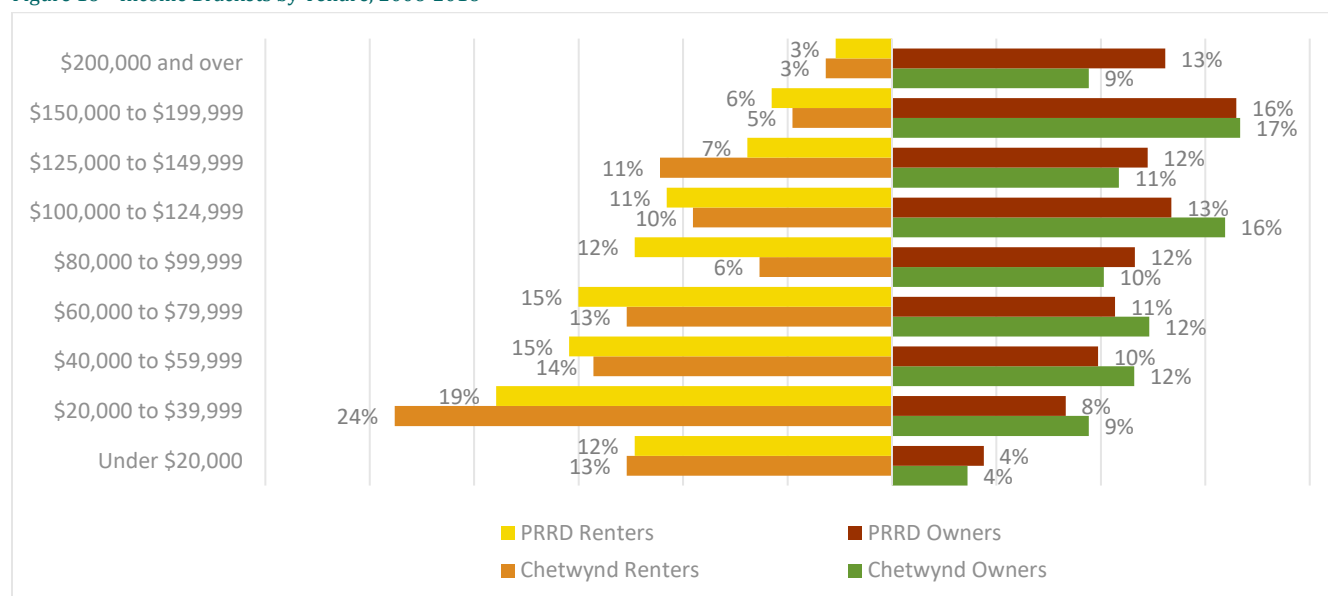
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Figure 15 – Median Income by Tenure in Chetwynd and PRRD 2006-2016



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

Figure 16 – Income Brackets by Tenure, 2006-2016



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

## 3.7 Summary

Between 2006 and 2016, Chetwynd population increased only slightly and reached 2,503 in 2016. However, it is estimated that the population began to grow after 2017, and in 2020 it is projected to be 2,428 (see Section 5.1). The median age of Chetwynd residents was 32.7 in 2016, which was comparable to the median age of the total PRRD population of 34.1, indicating a younger population. There are 525 individuals who identify as Indigenous in Chetwynd (52% First Nations, 44% as Métis and 3% had identified multiple Indigenous identities) who make up 21% of the Chetwynd population in private households.

In 2016, Chetwynd experienced some population change as a result of individuals moving to the area from elsewhere in British Columbia. Only 30 new Chetwynd residents that year relocated to the area from another province or from outside Canada.

The number of households in Chetwynd decreased slightly by 2% between 2006 and 2016. During the same period, the average household size decreased slightly to 2.5 persons. The majority of households in Chetwynd are occupied by 1 or 2 persons. Compared to the PRRD, Chetwynd had fewer family households without children and a higher percentage of one-person non-census family households.

In Chetwynd in 2016, 69% of households are owned and 31% are rented, and the median income of owner households increased from 2006 to 2016 while the median incomes of renter households fluctuated and were 60% lower than owner households. However, the median income of private households in Chetwynd increased slightly over the same time period. Households with the highest median income in 2016 were couples with children.

Although there was a fluctuating unemployment rate in Chetwynd between 2006 and 2016 due to a downturn in the oil and gas industry in 2014 and 2015, the unemployment rate for October 2019 for the Northeast region of BC is estimated to be 2.6%.

## 4.0 Housing Profile

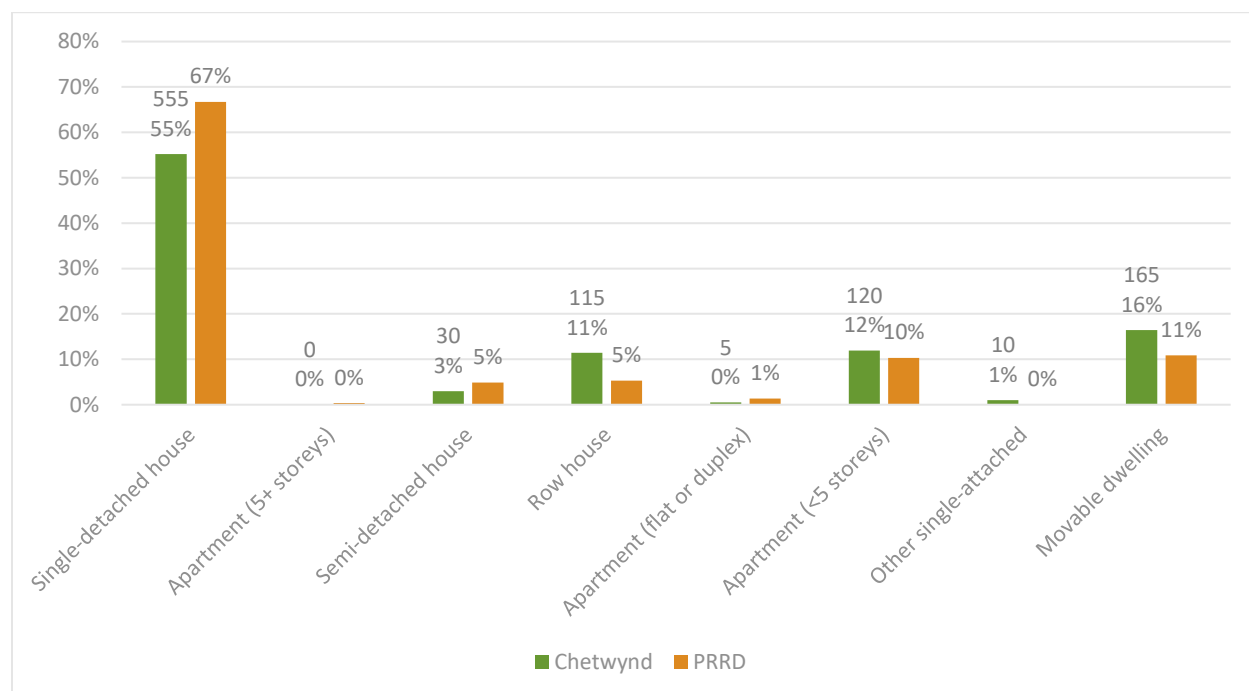
This section provides an overview of community housing stock (dwelling type, size, and age), market and non-market housing trends, and indicators of housing need. The content in this section forms the basis of the statements about key areas of local need provided in Section 8.

### 4.1 Overview of Housing Stock

#### 4.1.1 HOUSING UNITS

As of 2016, there were 1,005 dwellings in Chetwynd. The dominant form of housing in Chetwynd is single-detached house (55%). While this is true of the region, Chetwynd had a lower proportion of single-detached house than the PRRD (67%), while having a greater proportion of movable dwellings, apartment, row houses, and semi-detached houses (Figure 17).

Figure 17 – Dwelling by Structure Type in Chetwynd and PRRD<sup>5</sup>



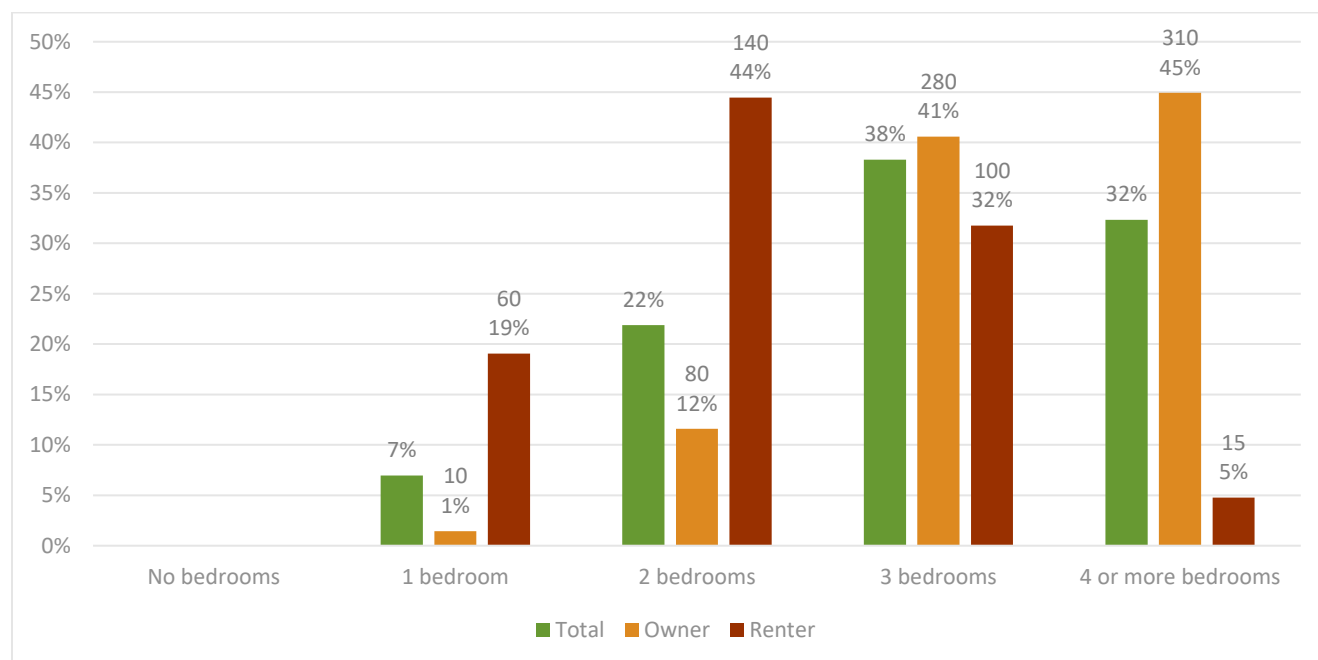
Source: Statistics Canada Census Program, Census Profiles 2016

<sup>5</sup> Some unit types may not show the number of units. This is due to randomized rounding implemented by Statistics Canada, where small data sets may appear as 0, or in some cases may lead to proportions not adding to 100%.



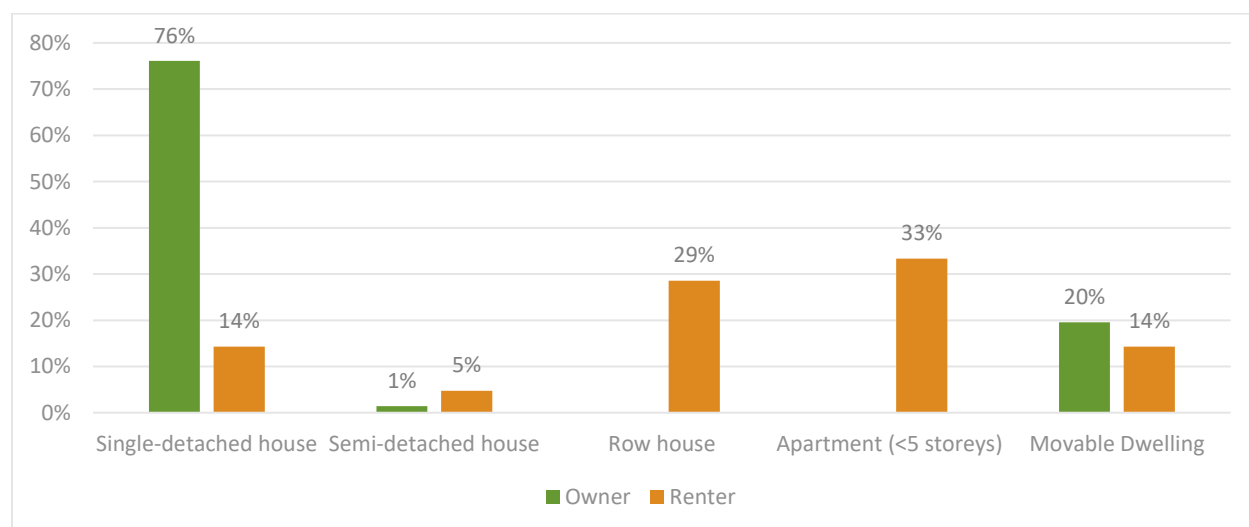
In 2016, 70% of dwellings in Chetwynd had had three or more bedrooms (Figure 18). Most dwellings with three bedrooms or more were owned (86%), and 47% were rented of that size. Sixty-three percent (63%) of rented dwellings had two bedrooms or fewer. The most common structural housing type in Chetwynd for owners were single detached houses (76%), while the most common housing type for renters were apartments with less than five storeys (33%) (Figure 19).

Figure 18 – Dwellings by Unit Size by Tenure in Chetwynd, 2016



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

Figure 19 – Dwellings by Structure Type and Tenure, 2016

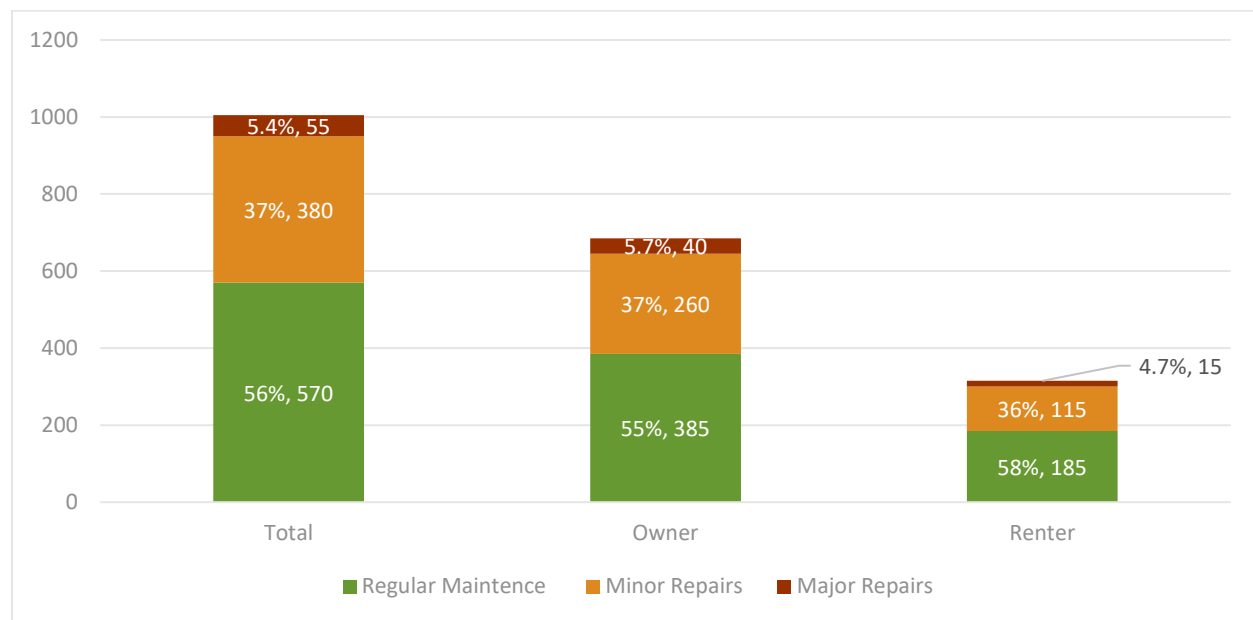


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

#### 4.1.2 CONDITION OF HOUSING

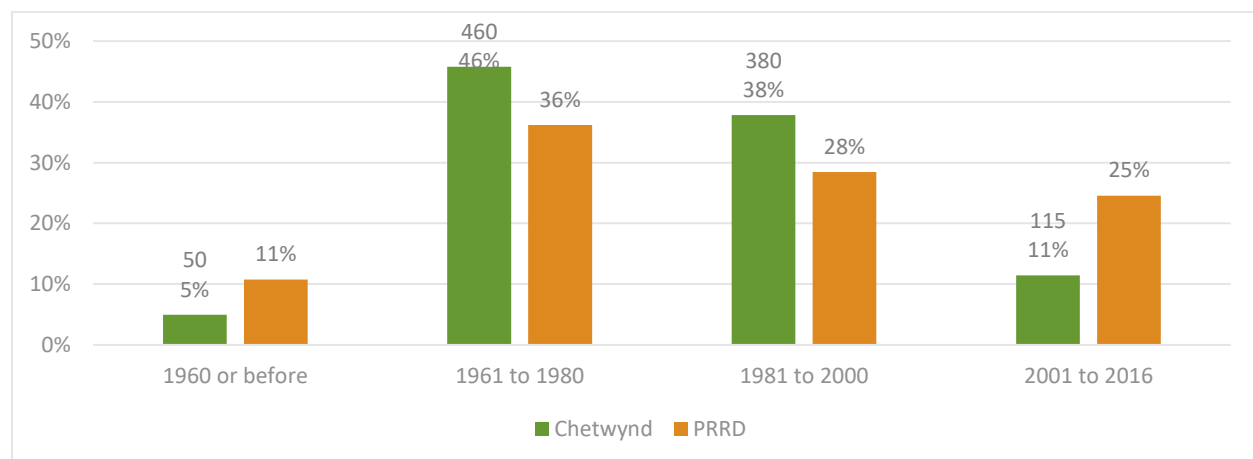
In 2016, most dwellings require regular maintenance only (56% of all dwellings), while 37% required minor repairs and 5.4% require major repairs (Figure 20). Compared to the PRRD, dwellings in Chetwynd are slightly older, with 51% being built before 1980 (compared to 47% in the PRRD over the same time period). This corresponds with the relatively high rates of housing requiring minor or major repairs. Having an older housing stock overall indicates the potential need for investments from homeowners and rental property owners to ensure dwelling units are maintained to a high standard, which may not be possible in all income brackets, thus lowering the quality of housing available in the market.

Figure 20 – Condition of Dwelling by Tenure, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016222

Figure 21 – Dwellings by Period of Construction in Chetwynd and PRRD, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

### 4.1.3 OCCUPIED PRIVATE DWELLINGS

Private dwellings that are occupied by usual residents means a house in which a person or household is permanently residing. Dwellings that are not occupied by usual residents usually means that the housing unit is either vacant or rented out on a temporary basis. In Chetwynd, 78% of private dwellings were occupied and 22% (289 units) were unoccupied.

Table 1 – Occupied Private Dwellings, Chetwynd, 2016

	Number of Dwellings	Proportion of Total Private Dwellings (%)
<b>Total private dwellings</b>	1,294	100%
<b>Private dwellings occupied by usual residents</b>	1,005	78%
<b>Private dwellings not occupied by usual residents</b>	289	22%

Source: Statistics Canada Census Program, Census Profiles 2016

### 4.1.4 RECENT CHANGES IN HOUSING STOCK

Between 2016 and 2018, the total value of all residential building permits issued by the District of Chetwynd fluctuated significantly which corresponds with the economic downturn experienced in the region in late 2015 and into 2016. As of July 2020, the total value of residential building permits issued in Chetwynd for the year to date was \$55,000. These figures do include the value of all residential projects including deck developments and accessory buildings such as garages and sheds, in addition to any new residential dwelling units.

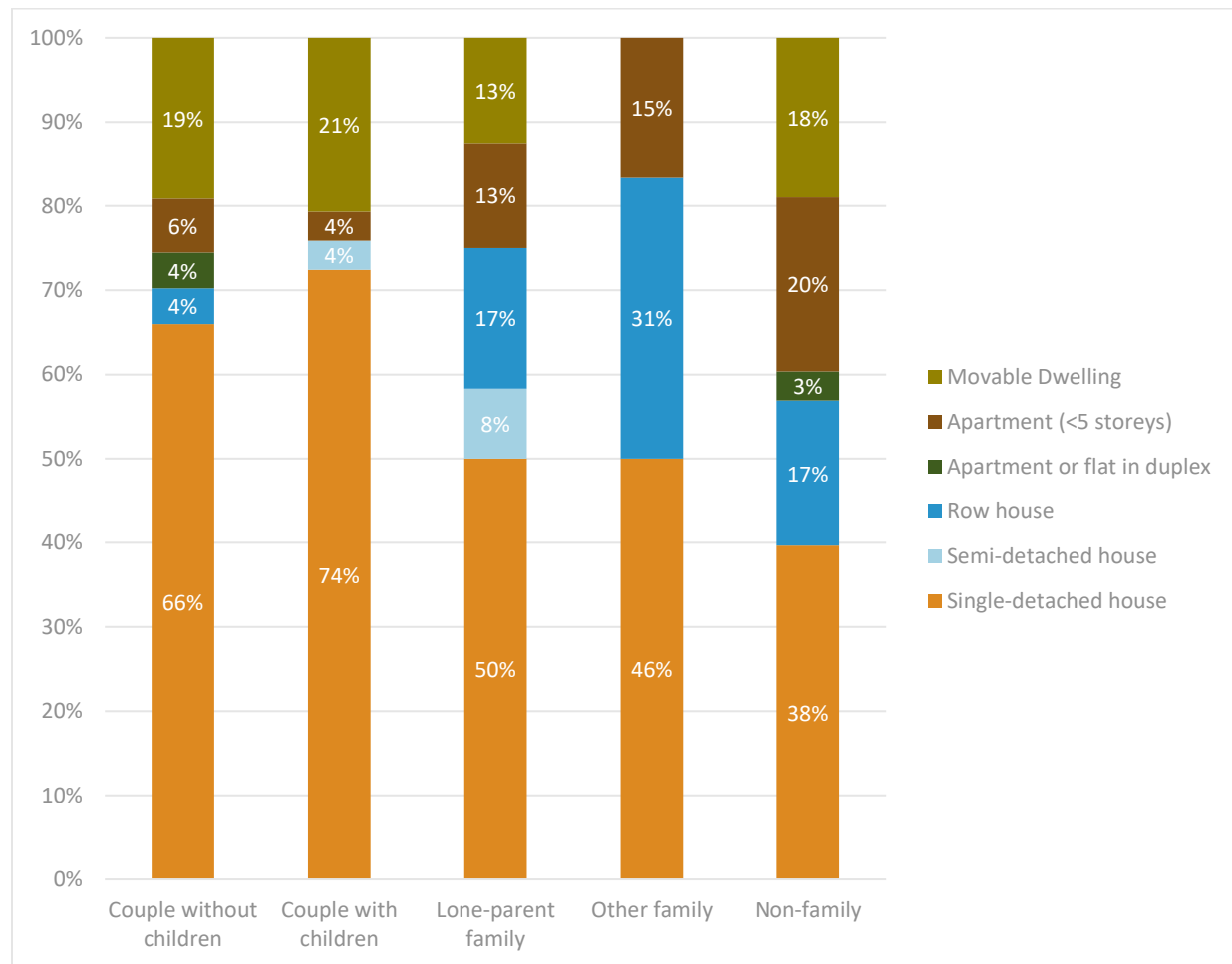
Table 2 – Residential Building Permit Values, Chetwynd, 2016-2018

	Residential Building Permit Value
<b>2016</b>	\$514,571.00
<b>2017</b>	\$258,600.00
<b>2018</b>	\$351,650.00

#### 4.1.5 HOUSEHOLDS AND STRUCTURE TYPES

In Chetwynd, the majority of all family types live in a single-detached house. Over 74% of couples with children and 66% of couples without children live in a single-detached house, while 38% of non-families live in a single detached house. Twenty percent (20%) of non-families live in an apartment structure that are less than 5 storeys (Figure 22). However, 21% of families with children live in movable dwellings, which may indicate a need for more affordable single-detached dwellings.

Figure 22 – Households by Structure and Family Type in Chetwynd, 2016

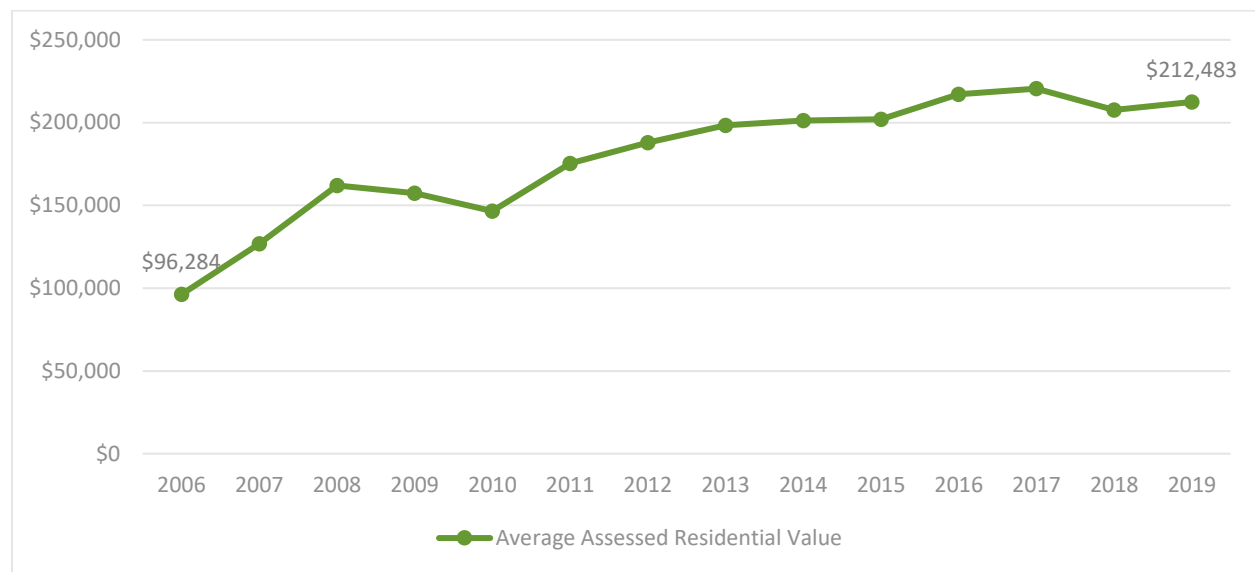


Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016227

## 4.2 Trends in Homeownership Market

Based on assessment values for residential properties in Chetwynd, the average house value (e.g. includes all housing types), has increased from \$96,284 to \$212,483 over the last 14 years. This equivalent to an increase of approximately 121% from 2006 to 2020. The upward trend has been steady for Chetwynd over this time period.

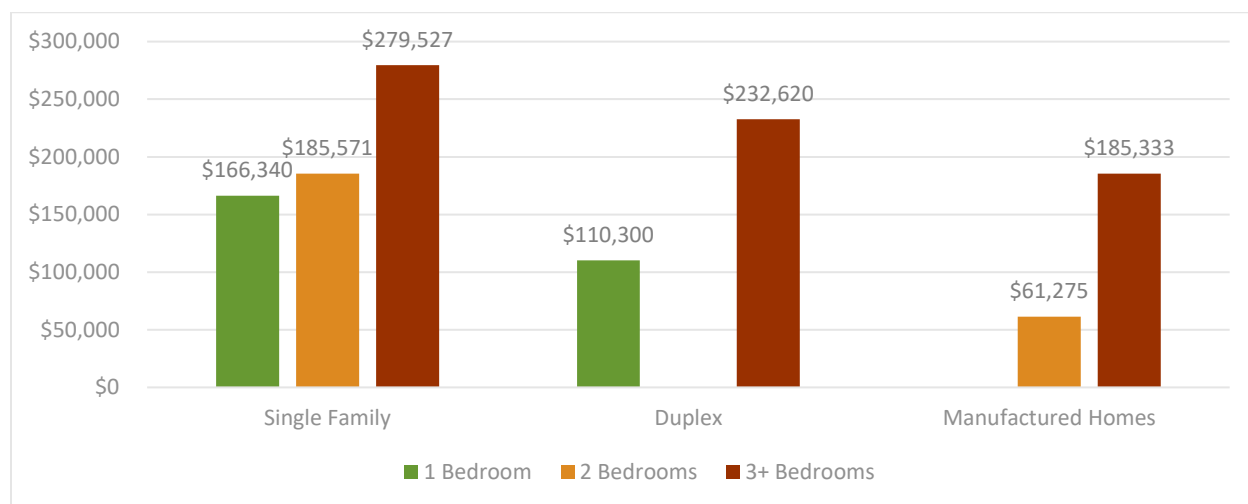
Figure 23 – Average Assessed Residential Values in Chetwynd, 2006-2019



Source: BC Assessment, 2019

In Chetwynd, single family dwellings with three or more bedrooms had the highest average conveyance price (i.e. sales price) in 2019 at \$279,527 (Figure 24). Manufactured homes with three or more bedrooms were comparable in price to single family dwellings with two bedrooms. Dwellings with suites with three or more bedrooms had the highest median residential value, followed by single family dwellings with three or more bedrooms (Figure 25). Note that these sales prices are highly dependent on the number of sales occurring in the given year of the assessment (e.g. 2019) and should be interpreted in comparison to the 2019 assessed values.

Figure 24 – Average Residential Category by Conveyance Price Types and Bedrooms Types in Chetwynd, 2019



Source: BC Assessment, 2019

Figure 25 – Median Residential Category Residential Value by Type and Bedroom Type



Source: BC Assessment, 2019

#### 4.2.1 Homeownership Affordability Gap Analysis

An affordability gaps analysis was prepared to assess gaps between shelter costs and household incomes. This provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. Affordability is defined as spending less than 30% of gross household income on shelter costs.

For ownership housing, shelter costs are primarily driven by housing prices via mortgage payments, but also include other monthly expenses like property tax, utilities, home insurance, municipal services charges, and strata fees. The shelter costs for the affordability analysis use the 2019 average conveyance price (e.g. sales price) for the most common structural types in Chetwynd.



The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate the household is spending less than 30% of monthly household income on shelter costs; orange indicates they are spending 30% to 49%, and red indicates they are spending 50% or more.<sup>6</sup>

The main gaps in affordability are in lone parent families affording single family dwellings, as well as non-census families who are on the threshold of affording single family dwellings (Table 3). Other family types have considerably higher median household incomes than these family types because other census families can include multi-generational or other family living arrangements with multiple incomes. All other housing types at the average 2019 sales price were affordable for all other family types.

Table 3 – Affordability Gap Analysis for Owners in Chetwynd

	Median Household Income (2019)	Affordable Monthly Shelter Costs	Monthly Shelter Affordability Gap	
			Single Family Dwellings (\$279,355)	Movable Dwelling (\$94,300)
Couples without children	\$142,866	\$3,572	\$1,908	\$2,960
Couples with children	\$177,327	\$4,433	\$2,770	\$3,822
Lone parent families	\$63,208	\$1,580	-\$83	\$969
Non-census families	\$72,905	\$1,823	\$159	\$1,211
Other census families	\$175,423	\$4,386	\$2,722	\$3,774

*\*For the purposes of this analysis, mortgage payments are calculated using a 25-year amortization, with 2.14% interest rate, and a 10% down payment.*

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

	Spending less than 30% of their income on shelter costs
	Spending approximately 30%-49% of their income or less on shelter costs
	Spending 50% or more of their income or less on shelter costs

## 4.3 Trends in Rental Market

The rental market can be divided into primary rental and secondary rental. The primary rental market consists of purpose-built rental buildings with multiple units while the secondary rental market consists of rented homes, secondary suites, individually rented condominium units, and other dwellings that are not purpose built. Both primary and secondary rental unit data is unavailable through CMHC for

<sup>6</sup> Statistics Canada considers households spending 30% or more of total before-tax household income to be living in unaffordable housing. This may include households in Core Housing Need. Households spending 50% or more of total before-tax household income may be in Extreme Core Housing Need. These indicators are described in more detail in Sections 4.7 and 4.8.

Chetwynd. Additionally, data for temporary accommodation rental market (or short-term rental market) is unavailable for Chetwynd.

While there are data availability issues on rent and vacancy for many smaller communities in British Columbia, including communities in Peace River, housing indicators and Core Housing Need (sections 4.7 and 4.8) provide an indication of the challenges renters currently face in Chetwynd. It is also anecdotally noted that due to high rents in Chetwynd, a common housing option for people living in Chetwynd are recreational vehicles (RV). RVs may be parked on rented spaces from RV parks in Chetwynd, which are currently full, or on rented spaces in private properties.

## 4.4 Non-Market Housing

As of March 31, 2020, there were a total of 51 reported non-market units in Chetwynd where BC Housing has a financial relationship, of which 3 were emergency shelter units, 6 were transitional supported and assisted living units, 31 were independent social housing units, and 11 were rent assisted units in the private market.

In addition to the existing 3 emergency shelter beds in the community, there are currently 3 emergency units (in which 1 will be a shower) under construction by Tansi Friendship Centre in Chetwynd.

## 4.5 Homelessness

Through engagement efforts, homelessness in Chetwynd wasn't identified by stakeholders as a major issue facing the community. Other than the Chetwynd Food Bank, there are limited services available in the community for individuals experiencing homelessness.

## 4.6 Student Housing

The only purpose built post-secondary student housing known in the PRRD is at Northern Lights College in Dawson Creek and Fort St. John. Dawson Creek has a 190 bed student dormitory and Fort St. John has a 102 bed dormitory. As of the 2018/2019 school year, there was a total of 599 full-time equivalent enrolments at Northern Lights College across all campuses. Between the 2008/2009 and 2018/2019 school years, the Northern Lights College full-time equivalent enrollments decreased by 37% respectively.

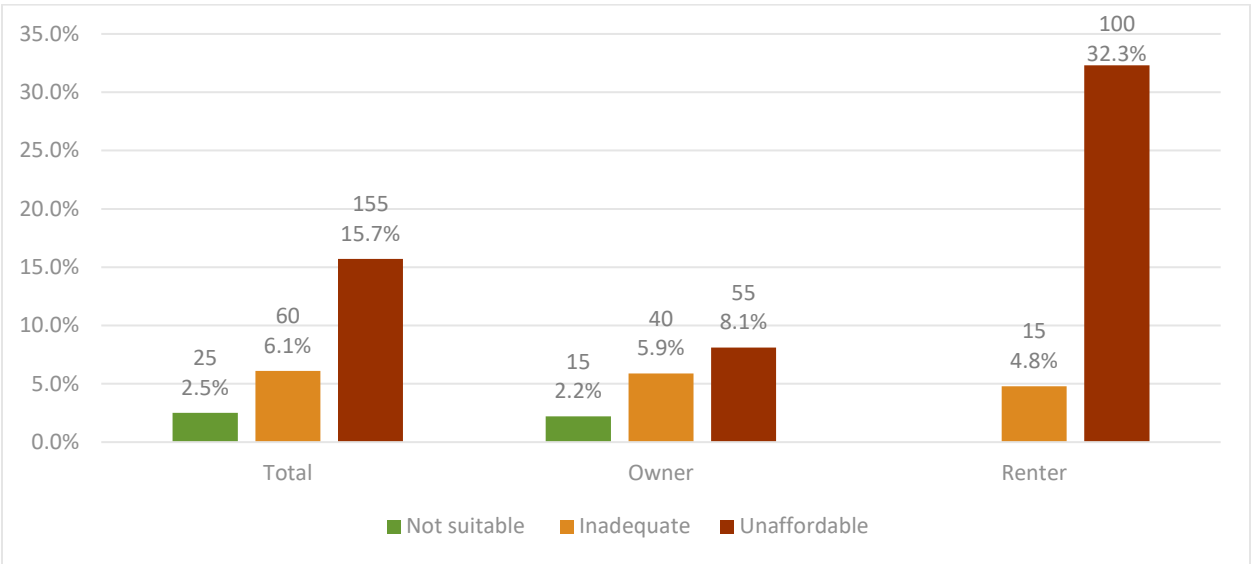
## 4.7 Housing Indicators

Housing indicators show when households are not meeting one or more housing standards defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.

In Chetwynd, as of 2016, 6.1% of households were living in inadequate housing, and 2.5% were living in unsuitable housing. Affordability is the first most common housing standard not met in Chetwynd (Figure 26). Sixteen percent (15.7%) of all households in 2016 spent 30% or more of their income on shelter costs, including 32.3% of renter households and 8.1% of owner households, meaning renters were three times as likely to experience affordability issues. A higher proportion of owners than renters live in unsuitable housing.

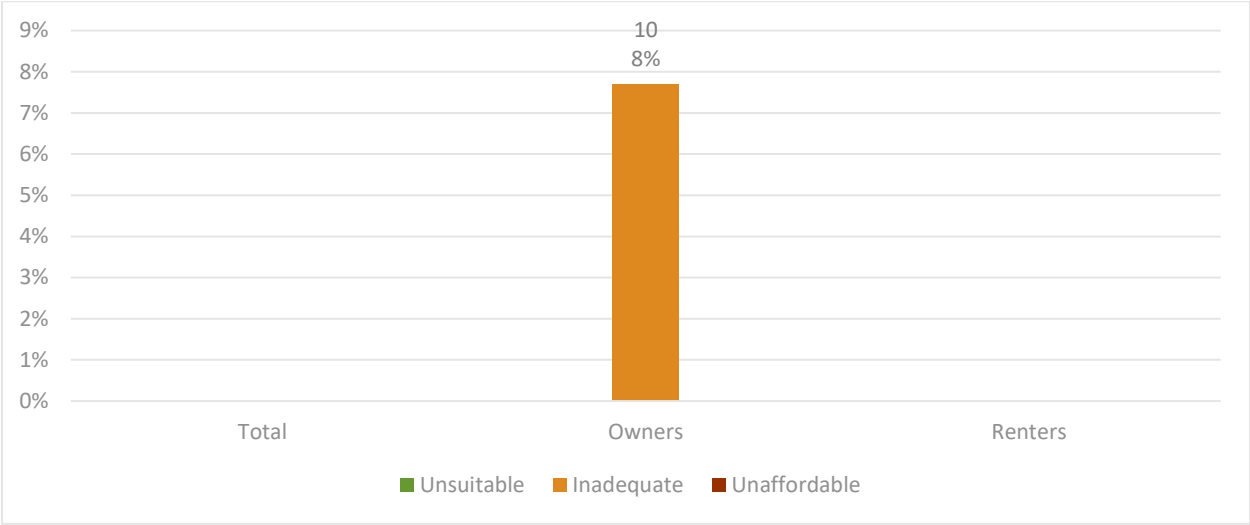
Figure 26 – Unsuitable and Unaffordable Housing by Tenure for Private Households in Chetwynd, 2016



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

Seniors housing is an important topic in the region, and as such housing indicators for seniors provide an indication of how seniors may differ from the population as whole with regards to housing issues. However, due to limited and a very small sample size (a total of 150 senior led households, 130 of which are owner households) only 8% of senior led (aged 65 and older) owner households experiencing housing need had issues with adequacy. Due to the small number of renter households who are seniors, those who are experiencing a housing challenge may be suppressed in the data.

Figure 27 – Housing Indicators of Seniors Households, 2016



Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016231

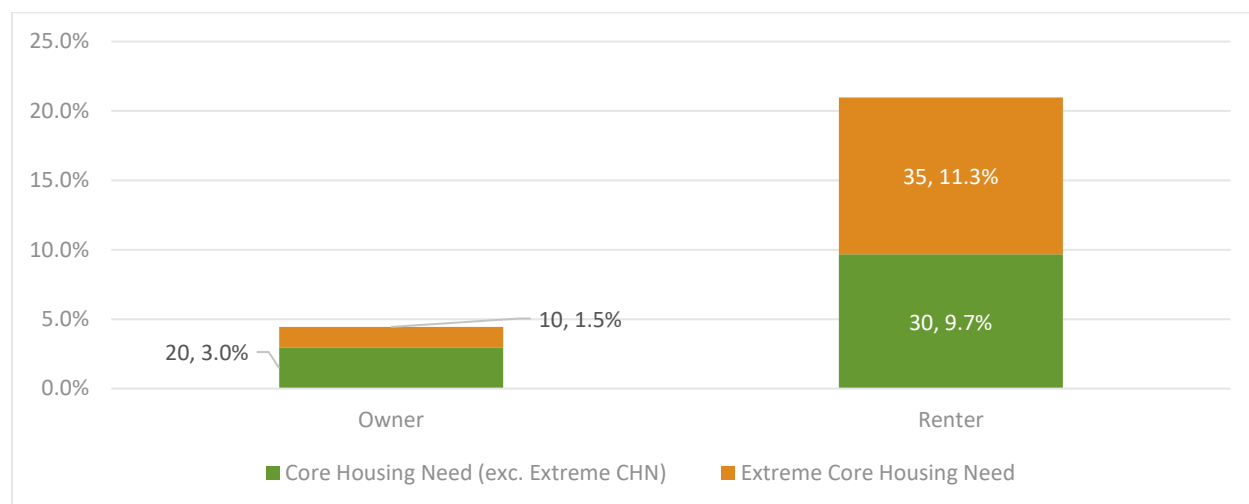
### 4.8 Core Housing Need

CMHC defines Core Housing Need as a household whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators. In addition, a household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Those in Extreme Core Housing Need meet the definition of Core Housing Need and spend 50% or more of their income on housing.

In 2016, Chetwynd had a higher proportion of renters than owners experiencing Core Housing Need (21% vs. 4.5%). This is not atypical of BC communities, where renters with lower incomes are more likely to experience housing vulnerability. Of those households in Core Housing Need, a much higher proportion of renters than owners experienced Extreme Core Housing Need (11.3% vs. 1.5%) (Figure 28). Overall, Chetwynd has 65 renter households and 30 owner households in Core Housing Need.

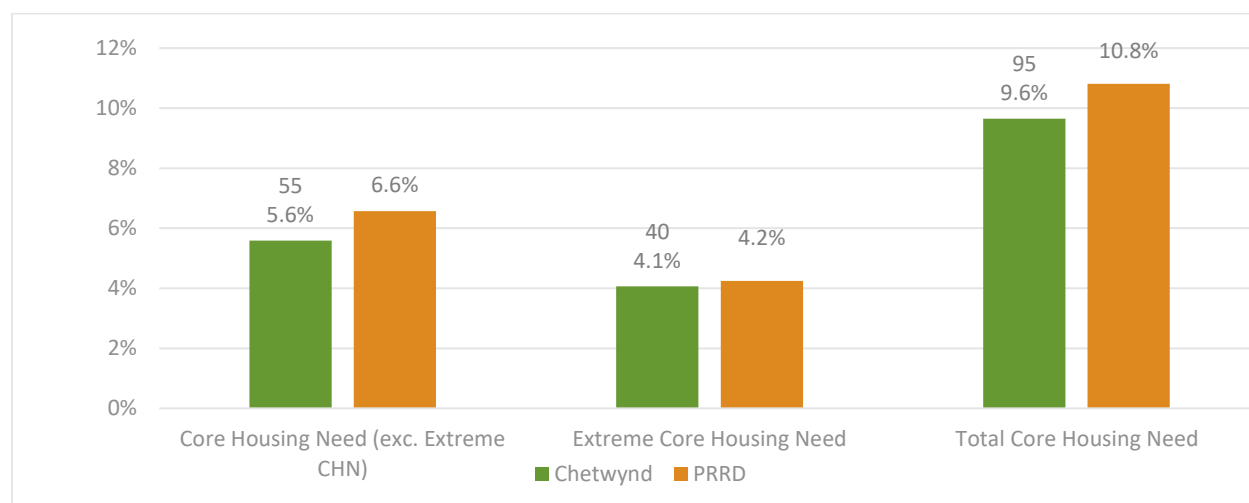
As compared to the PRRD, Chetwynd has a lower proportion of households living in Core Housing Need, and a comparable proportion of households in Extreme Core Housing Need. Which reflects the high median incomes and resulting ability to afford residential property in Chetwynd, and issues of affordability, suitability and adequacy being more prevalent in renter households. As compared to the PRRD, Chetwynd has a lower proportion of households living in Core Housing Need and Extreme Core Housing Need (Figure 29).

Figure 28 – Private Households by Core Housing Need and by Tenure, 2016



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

Figure 29 – Private Households in Core Housing Needs in Chetwynd and PRRD, 2016



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

## 4.9 Summary

As of 2016, there were 1,005 dwellings in Chetwynd, 55% of which were single-detached dwellings. The remaining units were movable dwellings, apartments with less than five storeys, row houses, and a small proportion of semi-detached houses, and other single attached units. Of all dwellings, 70% had three or more bedrooms, with 86% of owned dwellings being of that size. However, 63% of rented dwellings had two or less bedrooms. Owned dwellings consisted of 76% single detached houses, 20% movable dwellings, and the remaining proportion were single attached or semi-detached houses. Rented dwellings consisted of 14% single detached dwellings and the remaining proportion were apartments with less than five storeys (33%), row houses (29%), and semi-detached houses (5%), and movable dwellings (14%).

Of all Chetwynd dwellings, 56% require only regular maintenance and 37% require minor repairs, leaving only a small proportion needing major repairs. The need for repairs also corresponds with the fact that 46% of dwellings in the District were built prior to 1980. In 2019 the average sales price for a single-family dwelling (3 or more bedrooms) was \$279,527.

Of all households in Chetwynd in 2016, 6.1% were living in inadequate dwelling units, 2.5% were living in unsuitable conditions, and 15.7% were spending 30% or more of their income on shelter costs indicating issues with affordability. A small proportion of senior owner households experienced issues with adequacy in their dwelling unit. Additionally, a much higher proportion of renters than owners experienced Core Housing Need (21% vs. 4.5) and Extreme Core Housing Need (11.3% vs. 1.5%). Among senior households, the main concern is with adequacy of housing units with 8% of households over the age of 65 experiencing issues.

## 5.0 Anticipated Population

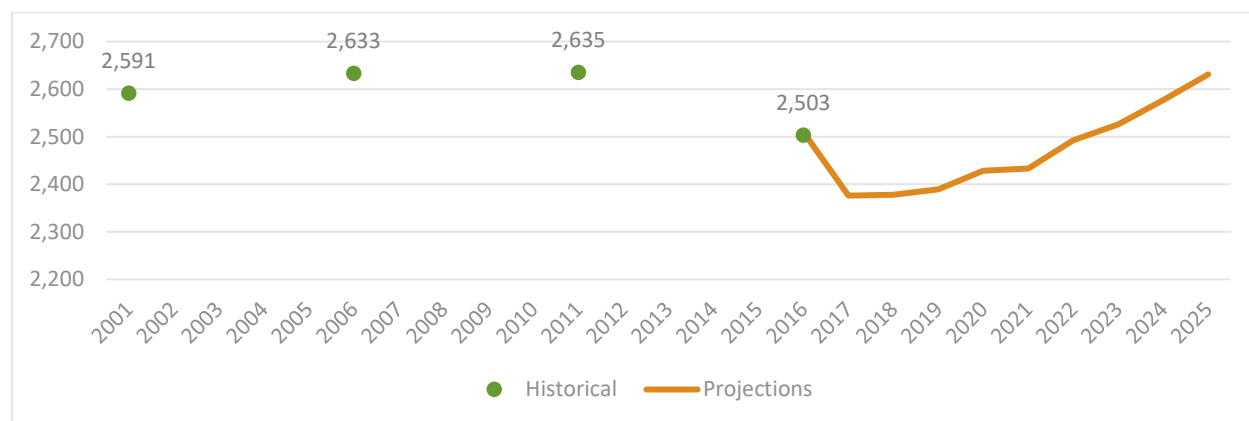
This section summarizes population, household, and housing unit projections for the next five years, as required for Housing Needs Reports. Population projections such as these offer a glimpse at a possible future scenario. Real community growth depends on many influencing factors, including the economy, housing market, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. The availability, type, and affordability of housing in the community will influence growth and the demographic make up of the community.

The projections presented here use 2016 as the base year, which was the last year of a full population counts through the Census. This means that projections are presented for 2016 to 2020, as well as 2020 to 2025. Although the years 2017, 2018, and 2019 have already passed, full population counts were not conducted in these years, which means that data for these years is projected from 2016. The population projections are based on BC Statistics' population projections for the Chetwynd Community Health Service Area. While the service area's boundaries do not align exactly with the Chetwynd boundary, it is a close match and the projections provide general trends for how the District is anticipated to grow. Appendix C provides a summary of the population projection methodology used in this report.

### 5.1 Population and Household Growth

It is expected with a cyclical economy that there will be major population changes that correspond with the current state of local industries. Between 2001 and 2016, the Chetwynd population decreased from 2,591 to 2,503. BC Statistics estimates there was a population decrease between 2016 and 2017 for the Peace River South service area which is reflected in Chetwynd's population projection trend for that time period. This significant decrease can be attributed to the economic downturn the region experienced in 2016 and the resulting impact on oil and gas activities across northeastern BC. Due to renewed activity in the oil and gas industry, the Chetwynd population is projected to have started growing since 2017, to reach an approximate population of 2,631 in 2020 (an increase of 128 residents from 2016) (Figure 30).

Figure 30 – Historical and Projected Population, 2001-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom PRRD Population Projections

Table 4 – Projected Population and Population Growth, 2016-2025

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
<b>Population Projections</b>	2,503	2,428	2,631	75	203

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Chetwynd Population Projections

## 5.2 Age Projections

Between 2016 and 2020, the 15 to 24, 25 to 34, and 45 to 54 years age categories is projected to have experienced a decline in population. It is projected that between 2020 and 2025, those same categories as well 55 to 64 years age categories will also experience a decline in population. The median age in Chetwynd is expected to increase from 36.1 in 2020 to 39.5 in 2025 (Table 6).

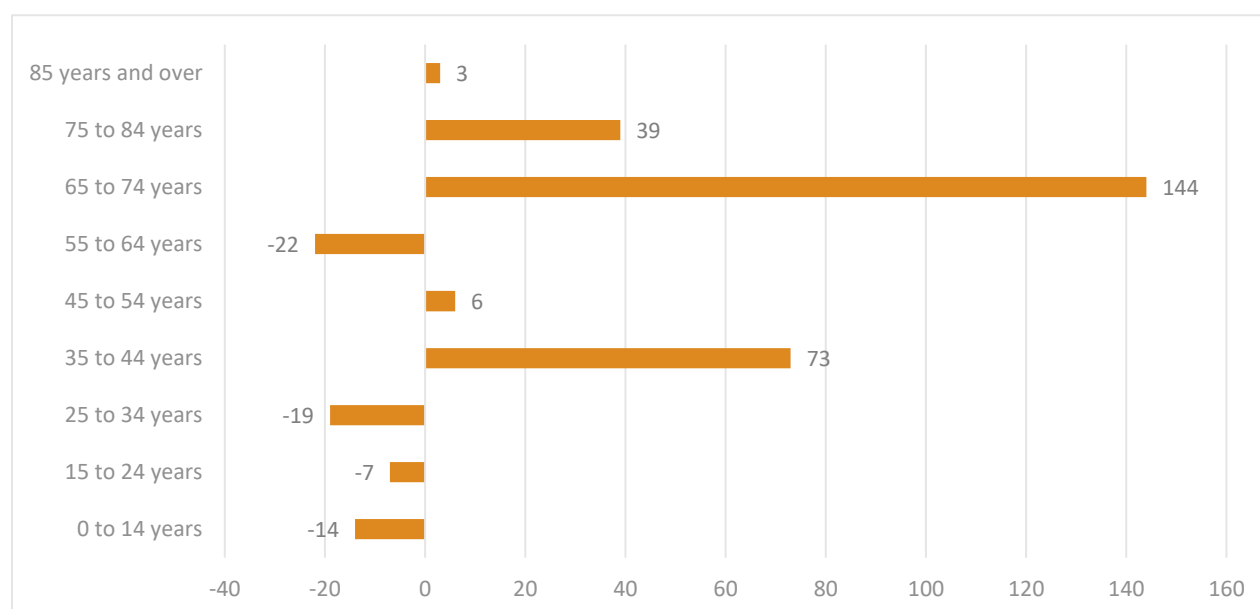
Table 5 – Projected Population Change by Age, 2016-2025

	2016 to 2020	2020 to 2025
0 to 14 years	-11	-14
15 to 24 years	-113	-7
25 to 34 years	-42	-19
35 to 44 years	-5	73
45 to 54 years	-120	6
55 to 64 years	4	-22
65 to 74 years	152	144
75 to 84 years	54	39
85 years and over	-1	3
<b>Total</b>	<b>-82</b>	<b>203</b>

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Chetwynd Population Projections



Figure 31 – Projected Population Change by Age, 2020-2025



Source: Derived from Statistics Canada Census Program, and BC Stats Custom Chetwynd Population Projections

Table 6 – Median and Average Age, 2016-2025

	2016 Actual	2016 Estimate	2020	2025
<b>Median</b>	32.6	32.9	35.8	38.8
<b>Average</b>	34.9	34.9	38.4	41.0

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Chetwynd Population Projections

## 5.3 Household Projections

The number of households in Chetwynd increased by 65 between 2016 and 2020 and is expected to increase again by 179 households by 2025 (Table 7).

Table 7 – Projected Households Growth, 2016-2025

	2016	2020	2025
<b>Households</b>	1,015	1,080	1,259
<b>Change from prior period</b>	N/A	65	179

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Chetwynd Population Projections

The number of households decreased across all family types between 2016 and 2020, except for couples without children and non-census families. This decrease could have been due to the downturn in the economy in which families may have perceived the region to be a less attractive place to reside. It is expected that between 2020 and 2025, all household types will increase, most significantly for couples without children and non-census families (Table 8). Growth in the couples without children category is likely related to the aging population trend, which is typically accompanied by an increase in individuals and couples living alone as adult children age and move out.

Table 8 – Household Projections by Family Type, 2016-2025

	2016 to 2020	2020 to 2025
<b>Couple without Children</b>	71	73
<b>Couple with Children</b>	-29	32
<b>Lone-Parent</b>	-4	12
<b>Other-Census-Family</b>	-12	0
<b>Non-Census-Family</b>	39	62
<b>Total</b>	65	179

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Chetwynd Population Projections

Table 9 shows estimates of the unit sizes required to house additional households of various types. Note that these are rough estimates based on an assumed number of bedroom preferences for each household type. The actual size of units required is dependent on a number of factors, including individual family preference and lifestyle, as well as economic means and affordability. These estimates are used to project the additional units needed by bedroom sizes. About 67% of families with children and other families will require dwellings with 3+ bedrooms and 50% of couples without children households will require 2-bedroom dwellings.

Table 9 – Household by Family Type to Bedroom Conversion Rates

	Bachelor / 1 Bedroom	2 Bedroom	3+ Bedroom
<b>Couple without Children</b>	50%	50%	0%
<b>Families with Children and Other Families</b>	0%	33%	67%
<b>Non-Family</b>	60%	30%	10%

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Chetwynd Population Projections

Table 10 provides an estimate of unit sizes required for 2016 to 2020 and 2020 to 2025 based on projected household growth. A total of 65 units were needed to meet growth between 2016 and 2020, and an additional 179 units will be needed between 2020 and 2025, the majority of which being bachelor/1 bedroom units and two bedroom units.

Table 10 – Projected Additional Dwelling Needs by Bedroom Type, 2016-2025

	2016-2020	2020-2025	Cumulative Total
<b>Anticipated Housing Growth</b>	<b>65</b>	<b>179</b>	<b>244</b>
<b>Anticipated Housing Units</b>	<b>65</b>	<b>179</b>	<b>244</b>
<b>Bachelor/ 1 Bedroom</b>	59	74	133
<b>2 Bedroom</b>	6	70	76
<b>3+ Bedroom</b>	0	36	36

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Chetwynd Population Projections

## 5.4 Summary

Between 2016 and 2025, the population is expected to increase to approximately 2,631. Accordingly, the number of households is expected to increase to 1,259 by 2025. It is also projected that between 2020 and 2025, 15 to 24, 25 to 34, 45 to 54, and 55 to 64 years age categories will experience a decline in population, while the median age is expected to increase to 40 by 2025. Due to the increase in population and number of households, 65 new units are projected to be needed between 2016 and the end of 2020, and an additional 179 units will be needed between 2020 and the end of 2025. The number of currently unoccupied dwellings in the community should also be considered in accommodating these needs.

## 6.0 Shadow Population and Work Camp Implications

With mining, hydro, electric power generation, forestry and agricultural industries active in the PRRD, there are significant numbers of work camp style developments throughout the region to house employees that do not live permanently in the surrounding communities. This has created a significant shadow population in the region. As a result, there is increased pressure on housing, infrastructure, transportation, and services for health, education, and community support due to the present shadow population. It is difficult to understand the true impact of the shadow population in the region due to the lack of available data on the number of non-permanent workers living in the region.

The region experiences both benefits and challenges from hosting a shadow population and allowing for work camps. It is important for communities in the region to understand the impact of shadow populations and work camps to assist in planning for development and being able to anticipate requirements for community infrastructure, including housing, in the future<sup>7</sup>.

### 6.1 Community and Industry Benefits

Communities can benefit from permitting work camp style developments and a large shadow population in that there is potential for significant job creation and employment opportunities. Specifically, in terms of housing needs, work camps exist to house a set number of people for a determined period of time, so their existence reduces the need to develop new permanent residential areas to accommodate temporary increases in population. Because work camps are largely self servicing, surrounding communities are somewhat protected from impacts of cyclical economies.

Industry benefits from housing employees in work camp style developments in that there are often fewer start-up costs to get to the operation stage, thus increasing the number of employment opportunities in the region more quickly than trying to find housing units for all employees in surrounding communities. The use of work camps also spreads the risk and impact of economic downturns over many communities where workers may be commuting from as opposed to a singular community. Additionally, the investments in camp infrastructure and accommodations may be reused multiple times in various locations, creating significant efficiencies. Work camps are seen as the less expensive option to house employees temporarily rather than buying or renting units in nearby communities.

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<sup>7</sup> Policy, Communications, Capacity: A Time to Lead – Scoping the Impacts and Benefits of Work Camps in the Peace Region – W. Beamish Consulting (June 2013) [http://prrd.bc.ca/board/agendas/2013/2013-15-8827692533/pages/documents/4bPolicyCommunicationsCapacity-AtimetoLead\\_June25\\_001.pdf](http://prrd.bc.ca/board/agendas/2013/2013-15-8827692533/pages/documents/4bPolicyCommunicationsCapacity-AtimetoLead_June25_001.pdf)

## 6.2 Community and Industry Impacts

There is great concern for the negative impacts associated with a shadow population in the region that affect economic, social, environmental, demographic, and cultural factors. In many cases, the presence of work camps create an increased need for community health services and social services as well as an increase in crime and safety concerns due to the non-permanent nature of the population. There is a great deal of concern around the maintenance of a community's social fabric when the permanent resident workforce is in the minority and there is less of a meaningful commitment to the host community. There are also demographic factors to consider, as male populations in a community are usually larger where there is a large shadow workforce.

The major implication that the shadow population has on housing in the region include a more limited availability of all housing types, shortage of rental properties, shortage of available hotel rooms for tourists, and limited accommodations for students and non-industry workers. In some cases, real estate prices are driven up due to companies and employees working in the region buying up available units, thus decreasing housing affordability for locals. In addition to the homeownership market, this scenario also tends to lead to increased rental prices due to companies renting units for employees, and thus decreasing availability and affordability for permanent residents. Overall, where there is a significant shadow population, there are often less affordable housing options available for middle or low income brackets of permanent residents. When demand significantly out paces supply due to a shadow population in a community, there are also often increases in illegal suites, campground stays, hotel stays, etc.<sup>8</sup>

The waves of economic activity specifically increase use on infrastructure assets including water, sewage, utilities, roads, etc., directly from industry which brings new workers to the community, and increases the shadow population. Especially during times of economic downturn, the resulting losses in household income can create increased demand for welfare, education, training, and other support services, in addition to creating strains on physical and mental health and social relationships.

## 6.3 Managing Housing Pressures

Several communities within the PRRD have been reviewing the impact of the shadow population and work camps in the region for the past decade. As a result, there have been many policies already developed to ensure the permanent populations continue to have access to appropriate and affordable housing units, and the non-permanent populations can still be accommodated. Community responses to housing pressures as a result of a shadow population have included:

- Amending Official Community Plans and Zoning Bylaws to encourage development of legal secondary suites to increase density and available housing;

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<sup>8</sup> Ryser, L., Markey, S., Manson, D., & Halseth, G. (2014). From boom and bust to regional waves: Development patterns in the Peace River region, British Columbia. *Journal of Rural and Community Development*, 9(1), 87-111. <https://journals.brandonu.ca/jrcd/article/view/837/185>

- Providing additional support for low income permanent residents to retain affordable housing;
- Providing financial incentives such as tax breaks on multi unit developments;
- Encouraging the establishment of long term lease agreements to mitigate constant turnover;
- Encouraging the development of additional hotels, apartments, and condo units; and
- Developing additional social housing units.

## 7.0 COVID-19 Implications

In March 2020, COVID-19 was declared a global pandemic. Local economies have been, and continue to be, significantly impacted as governments closed international borders, mandated businesses to close, and issued stay-at-home directives for everyone but essential workers.

This section provides an overview of preliminary economic impacts based on the information available during this study process. While there were immediate economic effects due to precautionary measures, the full impact of the pandemic is still emerging and will continue to need monitoring.

### 7.1 Preliminary Economic Impacts

The economic impact has been and continues to be greatest in industries such as tourism, accommodations, food services, recreation, transportation and retail. The effect on employment and income are significant and the repercussions of reduced incomes—and reduced savings—will be felt for months and years to come. Several key demographics are expected to face significant challenges:

- Students approaching graduation and recent graduates seeking part-time or full-time work will likely see delays in finding work compared to previous years.
- Bars, restaurants, retail, and similar service jobs are unlikely to return to 100% capacity for some time due to social distancing measures.
- Older workers who have lost their jobs and may face difficulties re-entering the workforce.
- Those nearing retirement may be pushed into retiring earlier than planned for or see their savings impacted.
- Those who own their homes are typically in more stable financial positions than renters, particularly long-time homeowners. However, those who recently entered the homeownership market will be facing significant pressures if one or more members of their household has lost their job. As of the end of June 2020, 16% of mortgage holders in Canada have enrolled in mortgage deferrals since the pandemic started and the impact of these will likely not be felt until late 2020<sup>9</sup>.
- Owners who rent their properties in the secondary market either long term or short term may find it more difficult to rent their units or see their revenue decrease as renters face job loss.

In the PRRD, the impacts of COVID-19 can be felt by residents, workers, businesses, and industries. As of March 2020, 39,000 individuals were employed in the Northeastern economic region of British Columbia, as compared to 35,400 employed in July 2020. As of July 2020, the unemployment rate of the

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<sup>9</sup> Global News (August 2020). Mortgage deferrals will end soon for many Canadians. Then what? Retrieved from <https://globalnews.ca/news/7286008/coronavirus-mortgage-deferrals-end-canada/>.

Northeastern British Columbia economic region had reached 9.5%, compared to 4.9% at the same time last year. Comparatively, the unemployment rate across British Columbia reached 11% in July 2020<sup>10</sup>. As of September 2020, the regional unemployment rate has declined to 7%, making it the lowest rate in all of British Columbia<sup>11</sup>.

According to the British Columbia Northern Real Estate Board (BCNREA), sales in the northern region were down 22% in the first six months of 2020 as compared to the same time period in 2019<sup>12</sup>. The value of total sold properties was also down by 24%. Properties of all types available for purchase were down 16%. According to the British Columbia Real Estate Association (BCREA), the region can expect to continue to see weaker sales figures due to the global pandemic, however as the economy gradually reopens, demand is expected to pick up and resale supply will be slow to respond, thus forecasting an increased average sale price through to the end of 2020<sup>13</sup>.

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<sup>10</sup> Alaska Highway News (August 2020). Northeast B.C. adds 1,800 jobs in July. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/northeast-b-c-adds-1-800-jobs-in-july-1.24182694>

<sup>11</sup> Alaska Highway News (September 2020). 1,700 jobs added in August. Retrieved from: <https://www.alaskahighwaynews.ca/regional-news/1-700-jobs-added-in-august-1.24197903>

<sup>12</sup> Although Dawson Creek and Chetwynd are part of the South Okanagan Real Estate Board, information about the BCNREA provide insight to housing trends in the PRRD region overall.

<sup>13</sup> British Columbia Northern Real Estate Board (July 2020). Second Quarter News Release. Retrieved from: <http://bcnreb.bc.ca/files/images/graphs/Q22020/2020SecondQuarterNewsRelease.pdf>



## 8.0 Summary of Key Areas of Local Need

This section includes most of the information that is required by the regulations, including the number of units needed by unit size (from Section 5) and statements of key areas of local need (based primarily on the content in Sections 3 and 4). The statements of key areas of local need are interpretations of the data and engagement feedback.

### 8.1 Number of Units Needed by Unit Size

Table 11 presents the projected housing units needed in Chetwynd based on population growth. Because the anticipated growth in households is limited, the projection does not include a breakdown of household and family types, however it is anticipated that a variety of unit sizes will be needed.

Table 11 – Anticipated Units Projection

	2016-2020	2020-2025	Total
Anticipated Housing Growth	65	179	244
Anticipated Housing Units	65	179	244
Bachelor/ 1 Bedroom	59	74	133
2 Bedroom	6	70	76
3+ Bedroom	0	36	36

Source: Derived from Statistics Canada Census Program, and BC Stats Custom Chetwynd Population Projections

### 8.2 Statements of Key Areas of Local Need

#### 8.2.1 AFFORDABLE HOUSING

Affordability as an indicator of Core Housing Need is one of the most pressing housing issues facing residents of Chetwynd. Fifteen percent (15%) of all Chetwynd households in 2016 spent 30% or more of their income on shelter costs, including 32.3% of renter households (100 households) and 8.1% of owner households (55 households).

Through engagement, stakeholders indicated that it can be difficult to recruit needed employees in the community due to the lack of affordable housing. Lack of supply and unaffordable pricing was attributed to strong economic situations when there are influxes of workers in the community. It was indicated that finding affordable housing options in the community is especially challenging for one-person or single-income households. Particularly with individuals and families receiving Income Assistance, stakeholders identified difficulties securing housing. As a result of the stigma of income-assistance has also resulted in some discrimination from rental companies. A verity of senior housing options is also a concern.

### 8.2.2 RENTAL HOUSING

Between 2006 and 2016, both the number and proportion of renter households decreased, from 38% to 31% representing a decrease of 70 renter households in the community. Renter households predominantly reside in apartment complexes (33%), with the remaining renter households occupying row housing, movable dwellings, and single detached houses.

In 2016, Chetwynd had a much higher proportion of renters (9.7% or 30 households) than owners (3% or 20 households) experiencing Core Housing Need. Anecdotally, it has been noted that due to the high rents in the community, recreational vehicles (RV) parked in RV parks or on private properties are a common housing type for renters.

Through engagement, stakeholders indicated that high cost and lack of available rental housing was one of their top concerns in the community. Stakeholders indicated a need for additional purpose-built rental units in the community.

### 8.2.3 SPECIAL NEEDS HOUSING

Stakeholders indicated through engagement that despite recent improvements in housing for individuals with disabilities in the community, there is still a need for more supportive housing options as many rely on extended hospital stays or long-term care homes that do not provide the services they need. Additionally, stakeholders indicated that individuals experiencing mental health issues often face barriers when looking for housing due to their condition, limiting them access to the supports they require.

### 8.2.4 HOUSING FOR SENIORS

Seniors in Chetwynd are more likely to be at risk of housing issues. Of senior households in Chetwynd in 2016 (aged 65 and over), 8% of households (10 households) experiencing housing need had issues with adequacy of their housing unit.

### 8.2.5 HOUSING FOR FAMILIES

Families in Chetwynd are generally well served by the housing choices available to them in the community. Over 74% of couples with children live in single-detached homes, while 50% of lone parents live in single-detached homes. Some households may require more affordable options suited to the needs of the family (i.e. 21% of couples with children live in movable dwellings, indicating a possible need for additional affordable single-detached dwellings in the community).

### 8.2.6 HOMELESSNESS

Homelessness in Chetwynd wasn't identified by stakeholders as a major issue facing the community. Other than the Chetwynd Food Bank, there are limited services available in the community for individuals experiencing homelessness.

### 8.2.7 CONCLUSION

Female lone parents and non-census families (typically individuals living alone) have the lowest median household incomes across household types in Chetwynd, and are most likely to experience housing

unaffordability because of this. In 2016, the median household income of female lone parents was \$39,552, which is less than half of the overall median household to \$90,709. The median household income of non-census families was slightly higher than female lone parents, although still comparatively low, at \$53,888.

In terms of housing affordability, lone parent families earning the median household income in Chetwynd (\$63,208) would have to overspend in order to own an average single-detached dwellings at the sale price of \$279,355 (i.e. spending more than 30% of their income on shelter costs). This affordability gap is expected to be even higher for female lone parents who earn less than the typical lone parent family.

While renters made up 31% of the households in Chetwynd (315 households) in 2016, they were also more likely to face housing challenges than owner households. One out of every 3 renter households in Chetwynd spent 30% or more of their income on shelter costs in 2016 compared to 8% of owner households. Additionally, a higher proportion of renters than owners experienced both Core Housing Need (21% vs. 4.5%) and Extreme Core Housing Need (11.3% vs 1.5%) in 2016. This group would likely benefit from measures that decreased affordability challenges.

In conclusion, more housing choice could be provided to groups who are facing housing affordability challenges in Chetwynd. By increasing the range of rental housing and smaller housing type (e.g. apartments, row houses, duplexes) then female lone parent families, individuals living alone or renters could have more opportunity to access affordable housing that is suitable for them.

# Glossary

**Activity Limitation:** “Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia> – Core Housing Need, Activity Limitations

**Adequate Housing Standard:** “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

**Affordable Housing Standard:** “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

**Apartment in a building that has fewer than five storeys:** A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

**Apartment in a building that has five or more storeys:** A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

**Apartment or flat in a duplex:** One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

**Census Family:** Census families include couples with and without children, and a single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

**Core Housing Need:** “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its

total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).” Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

**Household Income:** The sum of incomes for all household members.

**Household Maintainer:** A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

**Headship Rate:** The proportion of individuals of a given age group who are primary household maintainers.

**Household Type:** “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

**Income:** For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

**Labour Force:** The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>

**Mobile Home:** A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

It is designed and constructed to be transported on its base frame (or chassis) in one piece.

The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

**Multiple Census Families:** A **household** in which two or more **census families** (with or without additional persons) occupy the same private dwelling. **Family households** may also be divided based on the presence of persons not in a **census family**.

<https://www12.statcan.gc.ca/census-recensement/2011/ref/dict/households-menage012-eng.cfm>

**National Occupancy Standard:** Standard for the number of bedrooms required by a household based on household composition. For example, lone-parents living with their child would require two bedrooms, one for themselves and one for their child.

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=100731>

**Non-Census-Family Households:** Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DEC&Id=251053>

**Other Family or Other Census Family:** When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

**Other Movable Dwelling:** A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

**Other single-attached house:** A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

**Participation Rate:** The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

**Primary Household Maintainer:** The first (or only) maintainer of a household listed on the census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

**Seniors:** Individuals aged 65 and over.

**Shelter Cost:** Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

**Subsidized Housing:** “‘Subsidized housing’ refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

**Suitable Housing Standard:** “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

**Supportive housing:** A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

**Supportive Housing for Seniors:** This document defines assisted living and long term or residential care options as supportive housing for seniors.

**Transitional Housing:** “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>



# **Appendix A**

## **Data Appendix**



## Appendix A – Data Appendix

The Housing Needs Reports requirements list a large amount of data that needs to be collected. Most of it does not need to be included in the actual report. While the proposed Housing Needs Report template includes most of the required data, there are some pieces that we generally put in the appendix for the following reasons:

1. Better data is available through other sources. For example, BC Assessment data is only available for 2019 and does not provide a historical view of trends in the housing market. Instead, we report on data available from local real estate boards.
2. It doesn't add to the understanding of housing needs. Some of the data that is required doesn't help us understanding housing needs. For example, we do include labour participation and unemployment rates because these factor into understanding housing affordability trends. However, we don't include a detailed breakdown of workers by industry because this doesn't illuminate housing needs for workers.
3. To manage the length of the report. Housing Needs Reports can be very long. Reporting on too much data can make the report hard to read and less accessible to both local government staff and other stakeholders who may refer to it. Our approach has been to focus on the data that adds to the picture of housing needs and put anything that doesn't in the appendix.

The data presented in the data appendix may differ slightly from the report as there are different sources of data. The custom data organization from the Ministry of Municipal Affairs and Housing typically represents data for private households (which excludes collective dwellings) and not total households.

### BC Assessment

#### *Average and median assessed values for all units since 2005 [Section 6 (1) (f) (i)]*

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Average	\$96,284	\$126,840	\$162,076	\$157,489	\$146,557	\$175,312	\$188,003	\$198,415	\$201,242	\$202,088
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average	\$217,087	\$220,691	\$207,691	\$212,483	\$210,549
Median	N/A	N/A	N/A	N/A	N/A

\*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

***Average and median assessed values by structure type since 2005 [Section 6 (1) (f) (ii)]***

	2006	2007	2008	2009	2010
Average Assessed Value by Structural Type					
Single Family	\$111,864	\$147,841	\$189,019	\$185,951	\$168,937
Dwelling with Suite	\$85,075	\$115,988	\$152,663	\$161,622	\$178,256
Duplex, Triplex, Fourplex, etc.	\$69,927	\$92,140	\$117,220	\$117,220	\$116,650
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	N/A	N/A	N/A	N/A	N/A
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
Average Assessed Value by Structural Type					
Single Family	\$203,784	\$217,607	\$228,862	\$234,204	\$231,900
Dwelling with Suite	\$169,972	\$215,816	\$248,168	\$245,600	\$229,421
Duplex, Triplex, Fourplex, etc.	\$113,620	\$152,110	\$162,710	\$161,000	\$146,540
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$76,797	\$79,853	\$88,111	\$84,975	\$96,001
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average Assessed Value by Structural Type					
Single Family	\$248,622	\$257,256	\$241,935	\$251,318	\$248,752
Dwelling with Suite	\$244,428	\$247,511	\$241,853	\$232,200	\$261,818
Duplex, Triplex, Fourplex, etc.	\$165,340	\$192,055	\$191,236	N/A	N/A
Row Housing	N/A	N/A	\$67,829	\$66,557	\$66,543
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$102,160	\$86,404	\$95,398	\$95,618	\$88,106
Median Assessed Value by Structural Type	N/A	N/A	N/A	N/A	N/A

\*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**Average and median sales prices for all unit types since 2005 [Section 6 (1) (g) (i)]**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Average	\$102,158	\$126,810	\$137,324	\$157,482	\$195,036	\$183,684	\$198,653	\$208,767	\$203,363	\$239,690
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
Average	\$255,963	\$252,108	\$234,556	\$208,489	\$244,531
Median	N/A	N/A	N/A	N/A	N/A

\*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

**Average and median sales prices by structural type since 2005 [Section 6 (1) (g) (ii)]**

	2006	2007	2008	2009	2010
<b>Average Sales Price by Structural Type</b>					
Single Family	\$129,042	\$155,033	\$178,108	\$191,372	\$213,023
Dwelling with Suite	\$104,500	\$132,500	N/A	\$220,000	#DIV/0!
Duplex, Triplex, Fourplex, etc.	\$87,817	\$96,000	\$141,500	\$95,000	\$130,000
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$44,774	\$71,800	\$66,620	\$92,071	\$89,833
<b>Median Sales Price by Structural Type</b>	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
<b>Average Sales Price by Structural Type</b>					
Single Family	\$208,254	\$241,750	\$237,080	\$238,845	\$262,086
Dwelling with Suite	\$187,500	N/A	N/A	N/A	\$210,000
Duplex, Triplex, Fourplex, etc.	\$107,500	\$218,000	\$157,000	N/A	N/A
Row Housing	N/A	N/A	N/A	N/A	N/A
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$72,108	\$94,732	\$127,671	\$93,370	\$124,950
<b>Median Sales Price by Structural Type</b>	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
<b>Average Sales Price by Structural Type</b>					
Single Family	\$291,424	\$292,786	\$270,935	\$263,085	\$279,355
Dwelling with Suite	N/A	N/A	\$169,000	\$218,200	\$394,800
Duplex, Triplex, Fourplex, etc.	\$217,500	\$255,000	N/A	N/A	N/A
Row Housing	N/A	N/A	\$61,750	\$64,500	\$67,500
Apartment	N/A	N/A	N/A	N/A	N/A
Manufactured Home	\$121,114	\$137,316	\$119,975	\$89,904	\$94,300
<b>Median Sales Price by Structural Type</b>	N/A	N/A	N/A	N/A	N/A

**Average and median sales price by unit size since 2005 [Section 6 (1) (g) (iii)]**

	2006	2007	2008	2009	2010
<b>Average Sales Price by Number of Bedrooms</b>					
0	N/A	N/A	N/A	N/A	N/A
1	N/A	N/A	N/A	N/A	N/A
2	\$58,985	\$76,725	\$84,750	\$101,833	\$120,000
3+	\$87,390	\$123,281	\$160,378	\$157,361	\$188,850
<b>Median Sales Price by Number of Bedrooms</b>	N/A	N/A	N/A	N/A	N/A

	2011	2012	2013	2014	2015
<b>Average Sales Price by Number of Bedrooms</b>					
0	N/A	N/A	N/A	N/A	N/A
1	\$101,709	\$113,435	\$136,211	\$112,725	\$160,667
2	\$207,973	\$234,870	\$222,371	\$240,869	\$258,406
3+	\$101,709	\$113,435	\$136,211	\$112,725	\$160,667
<b>Median Sales Price by Number of Bedrooms</b>	N/A	N/A	N/A	N/A	N/A

	2016	2017	2018	2019	2020
<b>Average Sales Price by Number of Bedrooms</b>					
0	N/A	N/A	N/A	N/A	N/A
1	\$342,000	N/A	N/A	N/A	N/A
2	\$86,031	\$120,688	\$118,638	\$109,750	\$97,818
3+	\$282,493	N/A	\$267,315	\$261,302	\$287,000
<b>Median Sales Price by Number of Bedrooms</b>	N/A	N/A	N/A	N/A	N/A

\*Information for the median values of individuals units has not been provided. Additionally, given the information available, no estimation approach was identified that would provide a reasonable estimate of the median value across entire types.

<b>Average Residential Category Total Conveyance Price by Type and Bedroom Type*</b>				
	<b>Number of Bedrooms</b>			
	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3+ Bedrooms</b>	<b>Total</b>
<b>Single-Detached</b>		\$185,571	\$279,527	\$263,085
<b>Dwelling with Suite</b>		\$180,000	\$230,933	\$218,200
<b>Duplex, Triplex, Fourplex, etc.</b>				
<b>Row Housing</b>		\$63,125	\$70,000	\$64,500
<b>Apartment (Condo)</b>				
<b>Manufactured Home</b>		\$61,275	\$185,333	\$89,904
<b>Seasonal Dwelling</b>				
<b>Other*</b>				

\*"Other" includes properties subject to section 19(8) of the Assessment Act.

Source: BC Assessment, 2019

## Census

### Total number of workers over past 3 Census reports [Section 5 (a)]

Workers in the Labour Force for Population in Private Households			
	2006	2011	2016
Workers in labour force	1,550	1,505	1,455

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

### Number of workers by industry over past 3 Census reports [Section 5 (b)]

Workers by NAICS Sector for Population in Private Households						
	2006		2011		2016	
	#	%	#	%	#	%
<b>Total</b>	1,550	100%	1,505	100%	1,455	100%
<b>All Categories</b>	1,540	99%	1,500	100%	1,435	99%
<b>11 Agriculture, forestry, fishing and hunting</b>	90	6%	105	7%	100	7%
<b>21 Mining, quarrying, and oil and gas extraction</b>	205	13%	250	17%	85	6%
<b>22 Utilities</b>	50	3%	0	0%	20	1%
<b>23 Construction</b>	110	7%	95	6%	120	8%
<b>31-33 Manufacturing</b>	225	15%	230	15%	230	16%
<b>41 Wholesale trade</b>	30	2%	15	1%	30	2%
<b>44-45 Retail trade</b>	115	7%	95	6%	150	10%
<b>48-49 Transportation and warehousing</b>	125	8%	75	5%	85	6%
<b>51 Information and cultural industries</b>	40	3%	20	1%	15	1%
<b>52 Finance and insurance</b>	30	2%	20	1%	30	2%
<b>53 Real estate and rental and leasing</b>	60	4%	45	3%	20	1%
<b>54 Professional, scientific and technical services</b>	45	3%	30	2%	50	3%
<b>55 Management of companies and enterprises</b>	0	0%	0	0%	10	1%
<b>56 Administrative and support, waste management and remediation services</b>	15	1%	45	3%	40	3%
<b>61 Educational services</b>	110	7%	65	4%	60	4%
<b>62 Health care and social assistance</b>	65	4%	120	8%	100	7%
<b>71 Arts, entertainment and recreation</b>	10	1%	0	0%	15	1%
<b>72 Accommodation and food services</b>	100	6%	130	9%	165	11%
<b>81 Other services (except public administration)</b>	65	4%	70	5%	70	5%
<b>91 Public administration</b>	50	3%	50	3%	35	2%
<b>Not Applicable</b>	10	1%	0	0%	20	1%

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

**Commuting destination in 2016 (within Census subdivision, to different Census subdivision, to different Census division, to another Province/Territory) [Section 7 (d), (e), (f), (g)]**

	#	%
<b>Total</b>	1,045	100%
<b>Commute within census subdivision (CSD) of residence</b>	970	93%
<b>Commute to a different census subdivision (CSD) within census division (CD) of residence</b>	60	6%
<b>Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence</b>	15	1%
<b>Commute to a different province or territory</b>	10	1%

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

**Renter and owner household income – average [Section 4 (f), (g)]**

	2006	2011	2016
<b>Average</b>	86,234	91,560	100,550
<b>Owner</b>	99,519	105,583	114,159
<b>Renter</b>	64,315	67,596	70,642

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

**Number of non-movers, non-migrants, migrants over past three Census reports [Section 3 (1) (a) (x)]**

	2006	2011	2016
<b>Total</b>	2,565	2,575	2,410
<b>Mover</b>	580	690	525
<b>Migrant</b>	330	255	105
<b>Non-migrant</b>	245	435	425
<b>Non-mover</b>	1,985	1,885	1,880

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

**Average household income [Section 4 (a), (b)]**

<b>Average and Median Before-Tax Private Household Income</b>			
	2006	2011	2016
<b>Average</b>	\$86,234	\$91,560	\$100,550

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

### Households in specified income brackets [Section 4 (c)]

Before-Tax Private Household Income by Income Bracket						
	2006		2011		2016	
	#	%	#	%	#	%
<b>Total</b>	1,025	100%	1,055	100%	1,005	100%
<b>\$0-\$4,999</b>	10	1%	15	1%	10	1%
<b>\$5,000-\$9,999</b>	10	1%	25	2%	0	0%
<b>\$10,000-\$14,999</b>	0	0%	0	0%	30	3%
<b>\$15,000-\$19,999</b>	40	4%	0	0%	20	2%
<b>\$20,000-\$24,999</b>	35	3%	20	2%	50	5%
<b>\$25,000-\$29,999</b>	85	8%	15	1%	50	5%
<b>\$30,000-\$34,999</b>	35	3%	40	4%	20	2%
<b>\$35,000-\$39,999</b>	25	2%	40	4%	30	3%
<b>\$40,000-\$44,999</b>	50	5%	45	4%	30	3%
<b>\$45,000-\$49,999</b>	25	2%	15	1%	40	4%
<b>\$50,000-\$59,999</b>	75	7%	65	6%	60	6%
<b>\$60,000-\$69,999</b>	50	5%	95	9%	65	6%
<b>\$70,000-\$79,999</b>	120	12%	65	6%	55	5%
<b>\$80,000-\$89,999</b>	35	3%	70	7%	40	4%
<b>\$90,000-\$99,999</b>	50	5%	50	5%	55	5%
<b>\$100,000-\$124,999</b>	120	12%	190	18%	140	14%
<b>\$125,000-\$149,999</b>	110	11%	115	11%	110	11%
<b>\$150,000-\$199,999</b>	120	12%	75	7%	130	13%
<b>\$200,000 and over</b>	30	3%	60	6%	70	7%

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

### Number of units that are subsidized housing [Section 6 (1) (e)]

Subsidized Housing Units	
	2016
<b>Subsidized housing units</b>	51

\*Units that have a financial relationship with BC Housing.

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

### Renter households in subsidized housing [Section 3 (1) (ix)]

Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)						
	2006		2011		2016	
	#	%	#	%	#	%
<b>Renter households</b>	385	100%	390	100%	315	100%
<b>Renter households in subsidized housing</b>	#N/A	#N/A	0	0%	60	19%

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



## CMHC

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

Average and Median Monthly Rent by Number of Bedrooms															
	20 05	20 06	20 07	20 08	20 09	20 10	20 11	20 12	20 13	20 14	20 15	20 16	20 17	20 18	20 19
<b>Average</b>	N/A														
<b>No- bedroom</b>															
<b>1-bedroom</b>															
<b>2-bedroom</b>															
<b>3-or-more bedrooms</b>															

Source: CMHC Primary Rental Market Survey



# **Appendix B**

## **Engagement Summary**

# Appendix B – Engagement Summary

## 1.0 Housing Needs Survey Summary

### 1.1 Introduction

As part of the PRRD Housing Needs Reports project, a community survey on housing needs was available from July 15 to August 13, 2020 (extended from the original August 5 close date). It was available online through the District's website, as well as through paper copies by request. The purpose of the survey was to collect information about the housing needs and challenges of residents. Survey results for each community have been analyzed and the results for Chetwynd are presented here.

A total of 37 respondents from Chetwynd responded to the survey, including 10 individuals who identified as First Nations or Metis. Respondents were allowed to skip questions, submit the survey at any point, and pick multiple answers for select questions. Responses from open-ended questions were reviewed and summarized by the themes that emerged.

Note: Percentages are based on the number of respondents to each question. (N=) in the figure titles provide the total number of respondents that answered the question. The bars on each graph will show the percentage of respondents that selected each answer and the x axis will show the number of respondents that selected each answer.

### 1.2 Demographic Questions

Demographic questions were asked to understand who completed the survey. Responses to these questions are compared to the 2016 census to show how representative survey responses are in relation to the community.

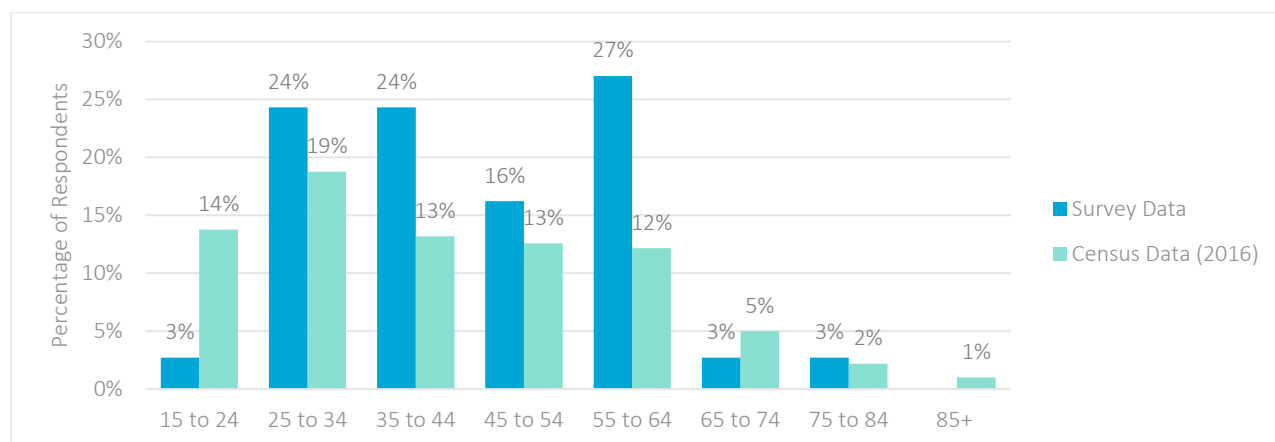
#### 1.2.1 AGE

The survey had higher representation of individuals 25 to 64 compared to the District of Chetwynd's total population in 2016<sup>14</sup>. The survey received few responses from individuals 15 to 24 and 85 and over which is typical of surveys of this kind.

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<sup>14</sup> Source: Statistics Canada Census Program, Census Profiles 2016

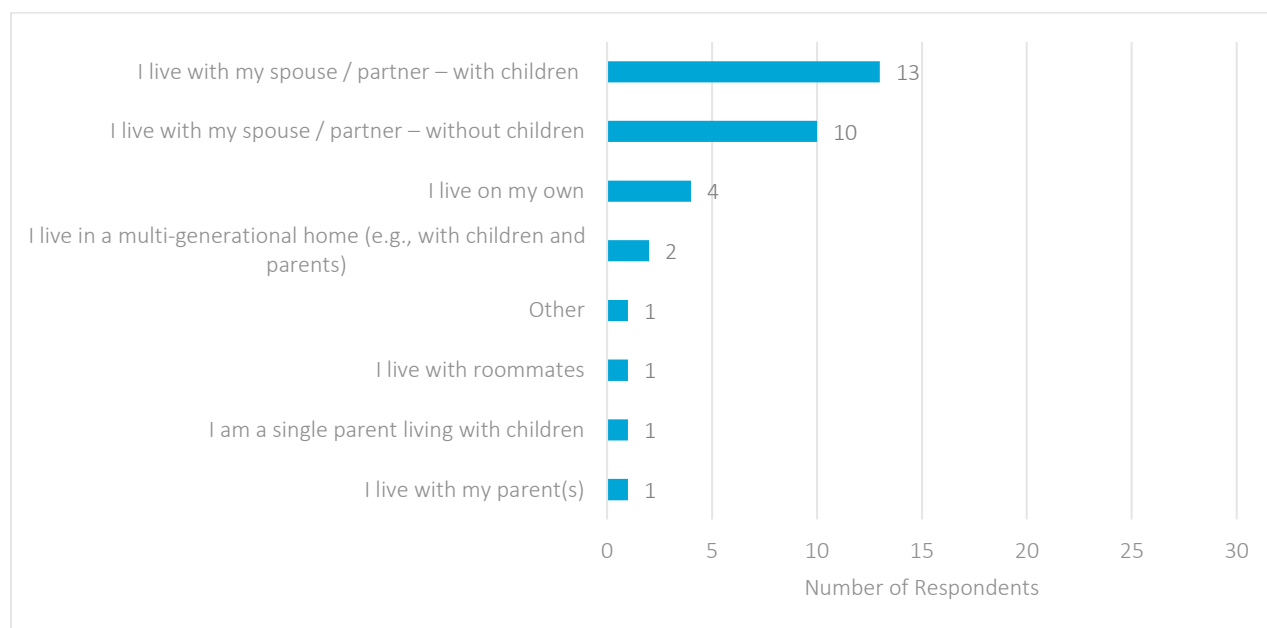
Figure 32 – Age of Respondents (N=37) Compared to 2016 Census



### 1.2.2 HOUSEHOLD TYPE AND SIZE

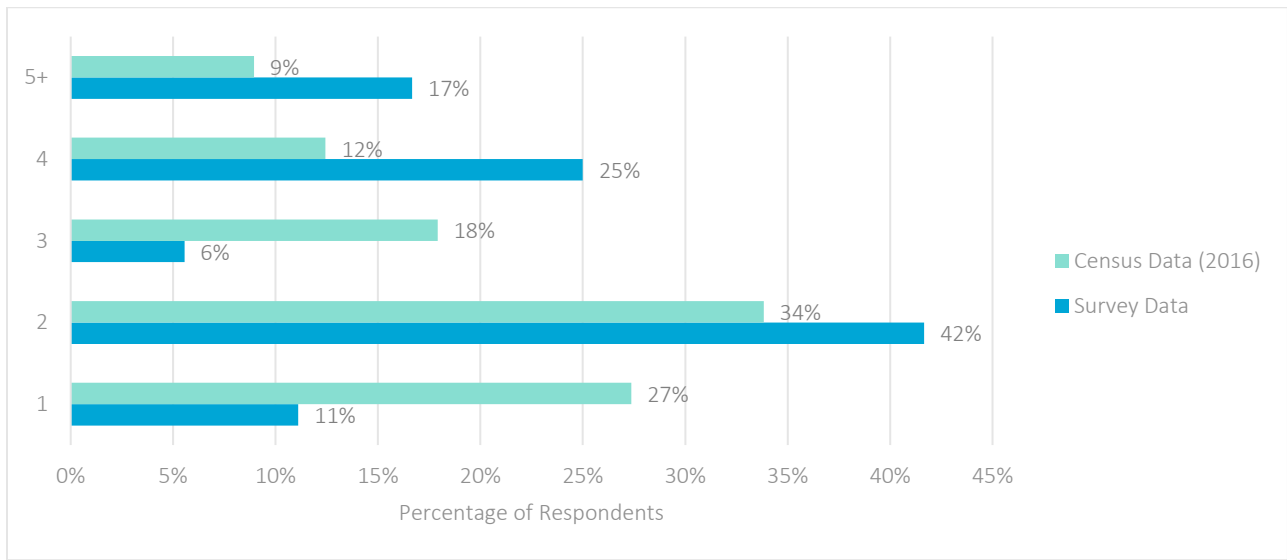
Survey respondents were asked to describe their household (Figure 33). The most common responses were living with a spouse or partner with children (13 respondents) or without children (10 respondents), followed by living on their own (4 respondents).

Figure 33 – Household Types (N=33)



Respondents were also asked about the size of their household. Compared to the census data which captures the actual population, the survey had more representation from two-person households and households with four or more people, and lower representation from one-person and three-person households (Figure 34).

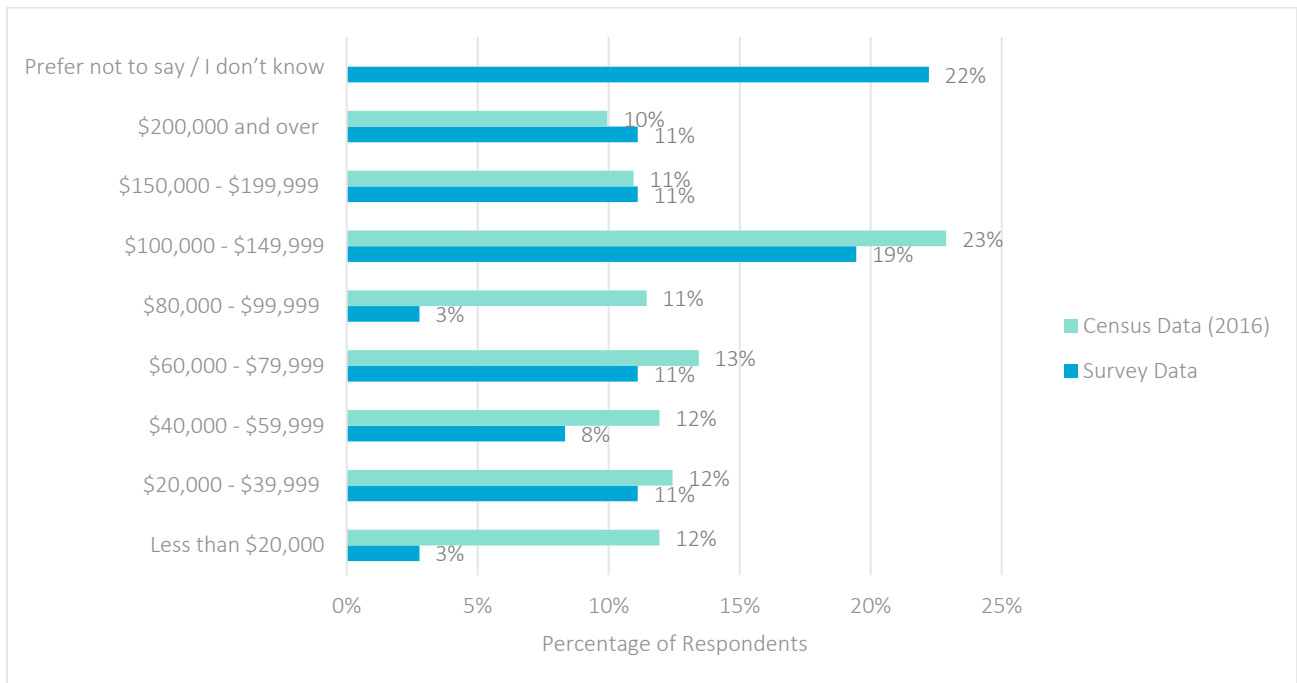
Figure 34 – Number of People in Households (N=36) Compared to 2016 Census



### 1.2.3 HOUSEHOLD INCOME

The distribution of respondents in other household income brackets was similar to the District of Chetwynd’s overall income distribution.

Figure 35 – Annual Household Income (N=36) Compared to 2016 Census



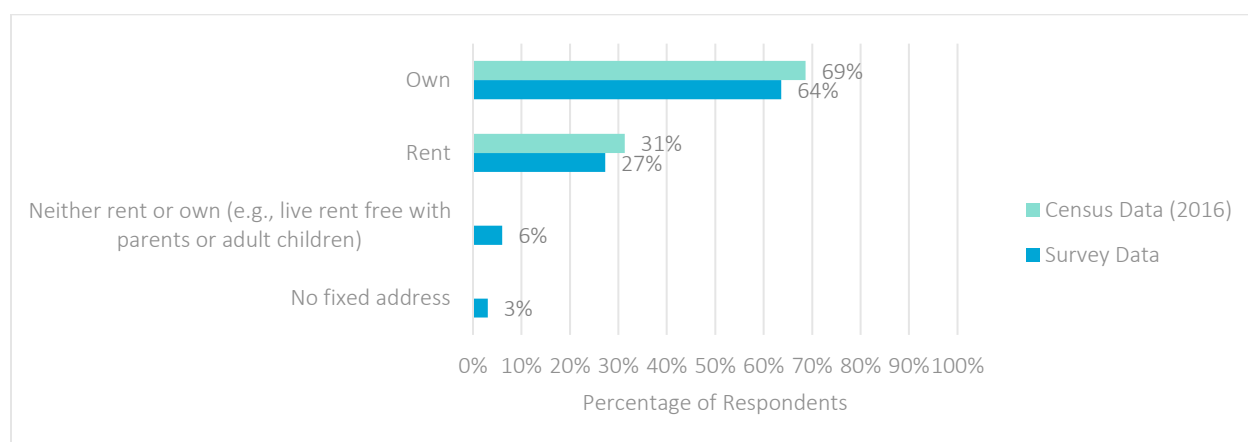
## 1.3 Housing Experiences

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

### 1.3.1 CURRENT HOME

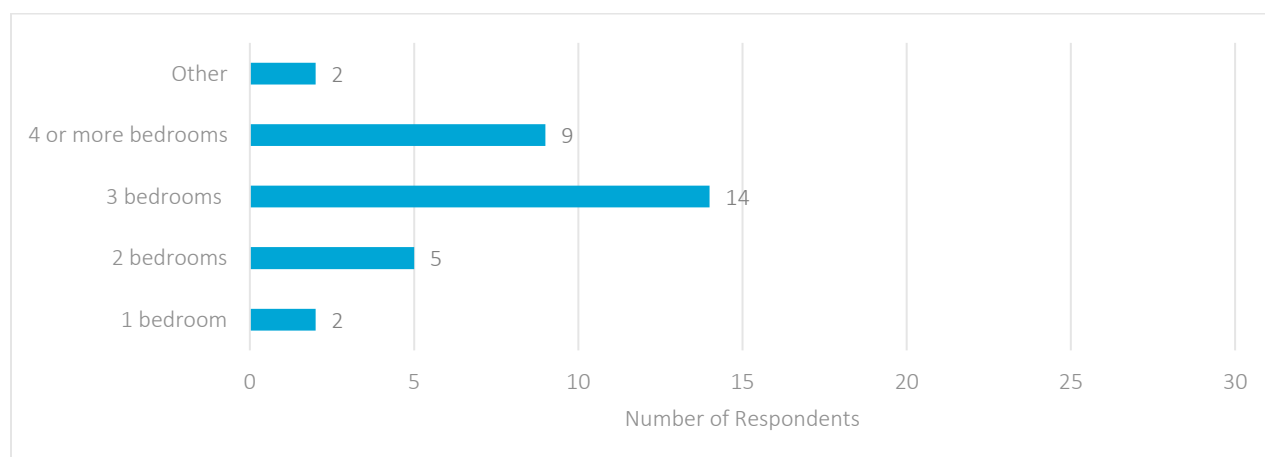
The distribution of homeowners and renters was similar to the District of Chetwynd's overall household distribution. Two survey respondents indicated that they neither rent or own and one respondent did not have a fixed address.

Figure 36 – Tenure Type (N=33) Compared to 2016 Census



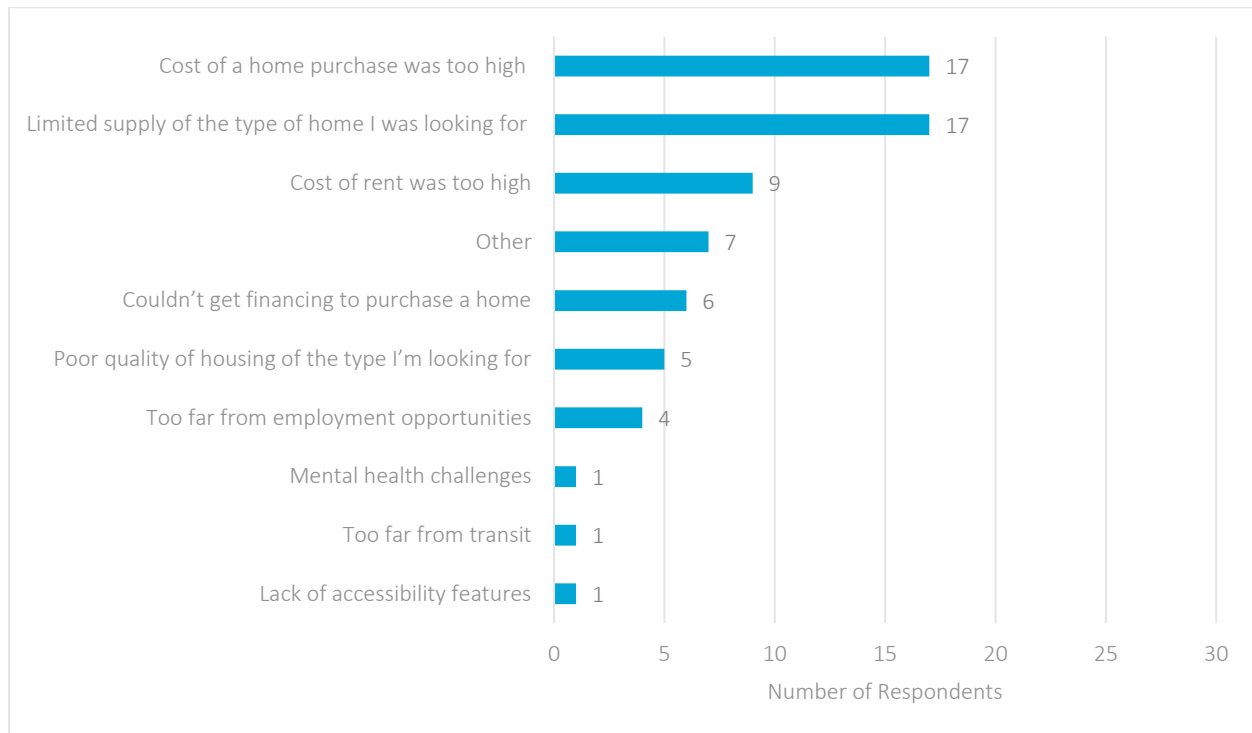
Most respondents live in larger homes with three or more bedrooms. One respondent that indicated 'other' lives in a camper.

Figure 37 – Number of Bedrooms in Current Home (N=32)



Respondents were asked to identify any barriers they faced when searching for their current home. The top barriers experienced were the limited supply of type of home they were looking for (17 respondents), the cost of purchasing (17 respondents) or renting (9 respondents). Respondents that selected 'other' described other barriers including access to medical services, home needing repair, homes that were not pet-friendly.

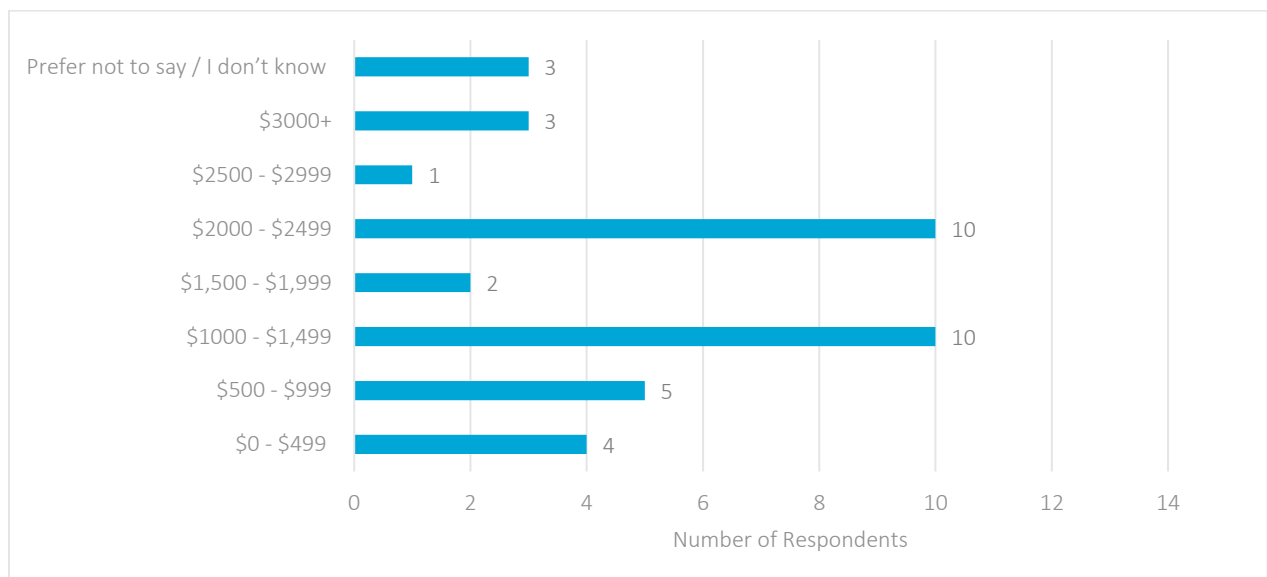
Figure 38 – Barriers During Search of Current Home (N=25)



### 1.3.2 CURRENT HOUSING COSTS

Respondents were asked about their housing costs each month, including rent, mortgage payments, condominium fees, and utilities. While respondents' housing costs varied, the most common ranges were between \$1,000 to \$1,499 and \$2,000 to \$2,999.

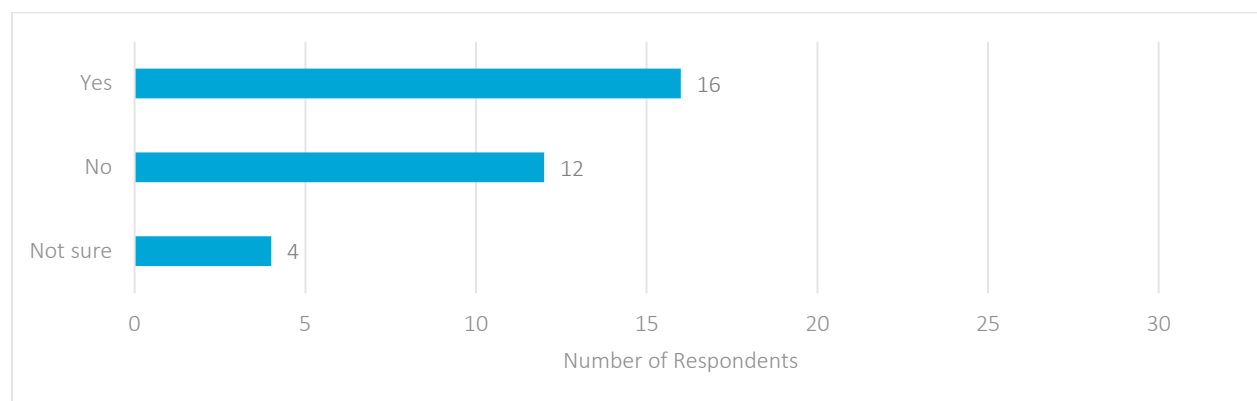
Figure 39 – Housing Costs (N=32)



Only one respondent indicated that they received financial assistance to support their housing costs.

Sixteen respondents believe their housing costs are affordable to them and 12 respondents reported their housing costs are unaffordable. Four were not sure.

Figure 40 – Housing Costs Affordability (N=32)



### 1.3.3 CURRENT AND ANTICIPATED HOUSING ISSUES

Respondents were asked about challenges they are currently facing or anticipate facing in the next five years. Figure 41 shows the top housing issues respondents are currently facing. Respondents were able to select as many issues that applied to them. The most common housing issue for respondents is the lack of adequate storage (15 respondents), followed by uncertainty of being able to purchase a home (8 respondents) and homes being too small (8 respondents).

Figure 41 – Top Housing Issues (N=15)

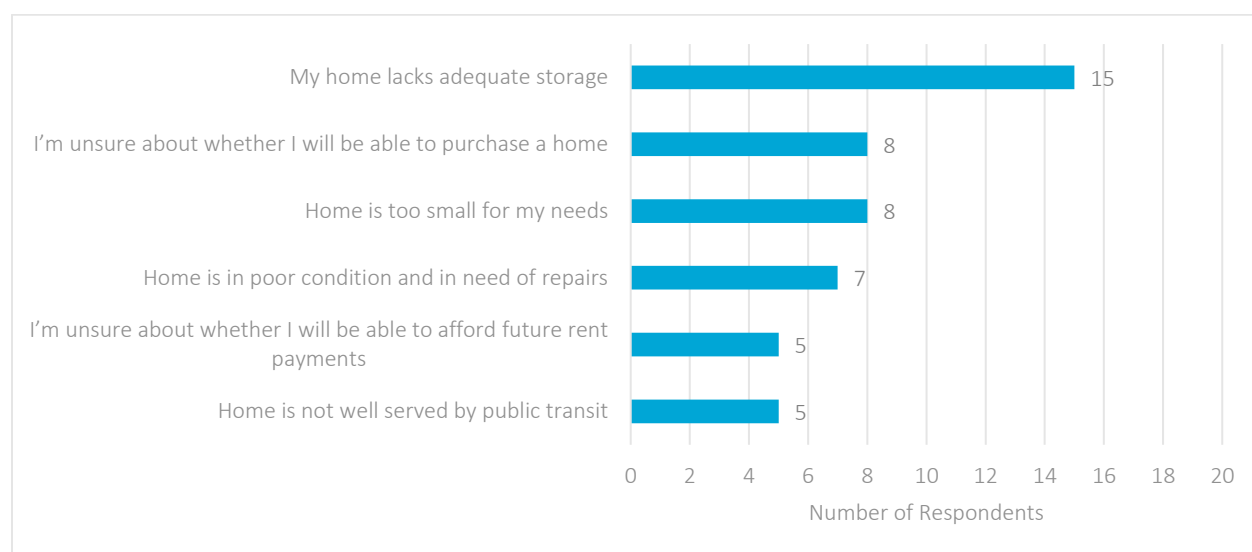
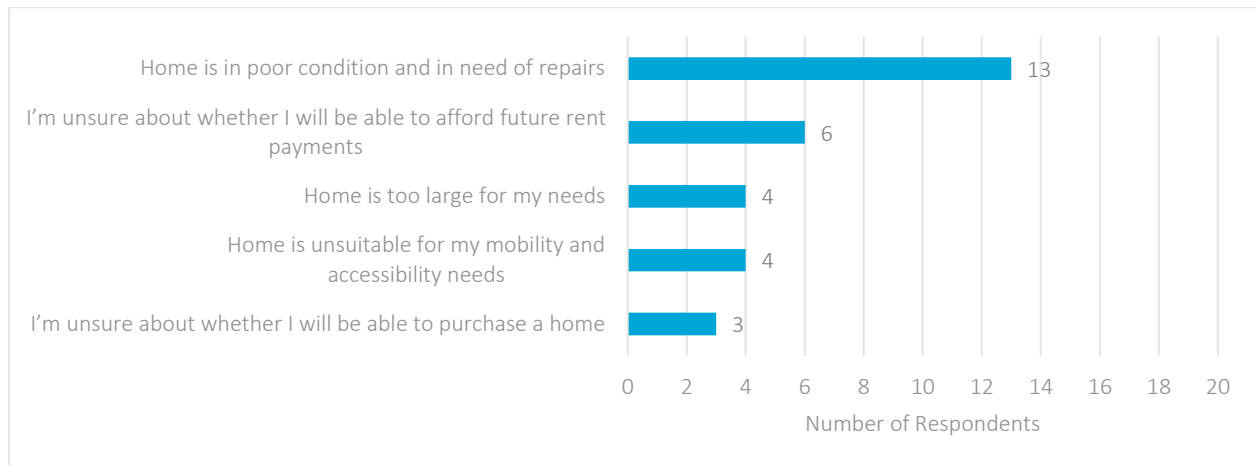


Figure 42 shows the top housing issues respondents anticipate in the next five years. Respondents were able to select as many issues that applied to them. The most housing issue most commonly anticipated was that the respondents' homes would be in poor condition and in need of repairs (13 respondents), followed by uncertainty of being able to afford rent payments (6 respondents).



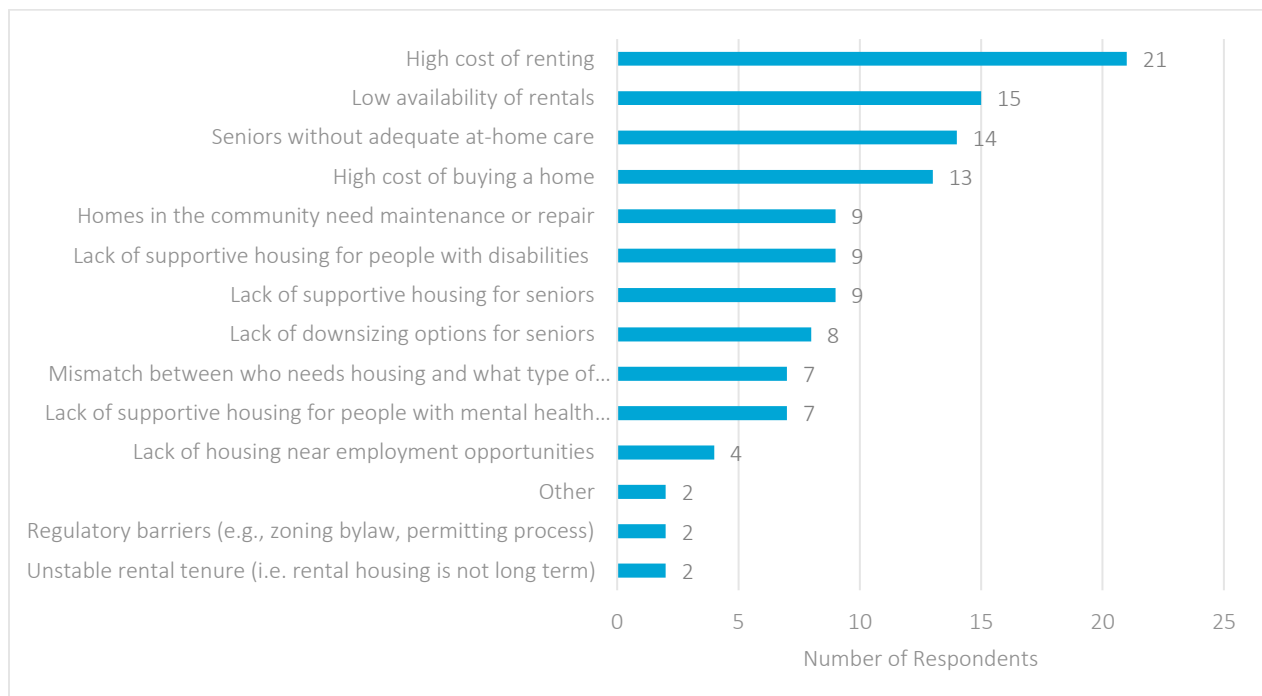
Figure 42 – Top Housing Issues Anticipated in the Next 5 Years (N=13)



## 1.4 Community Issues

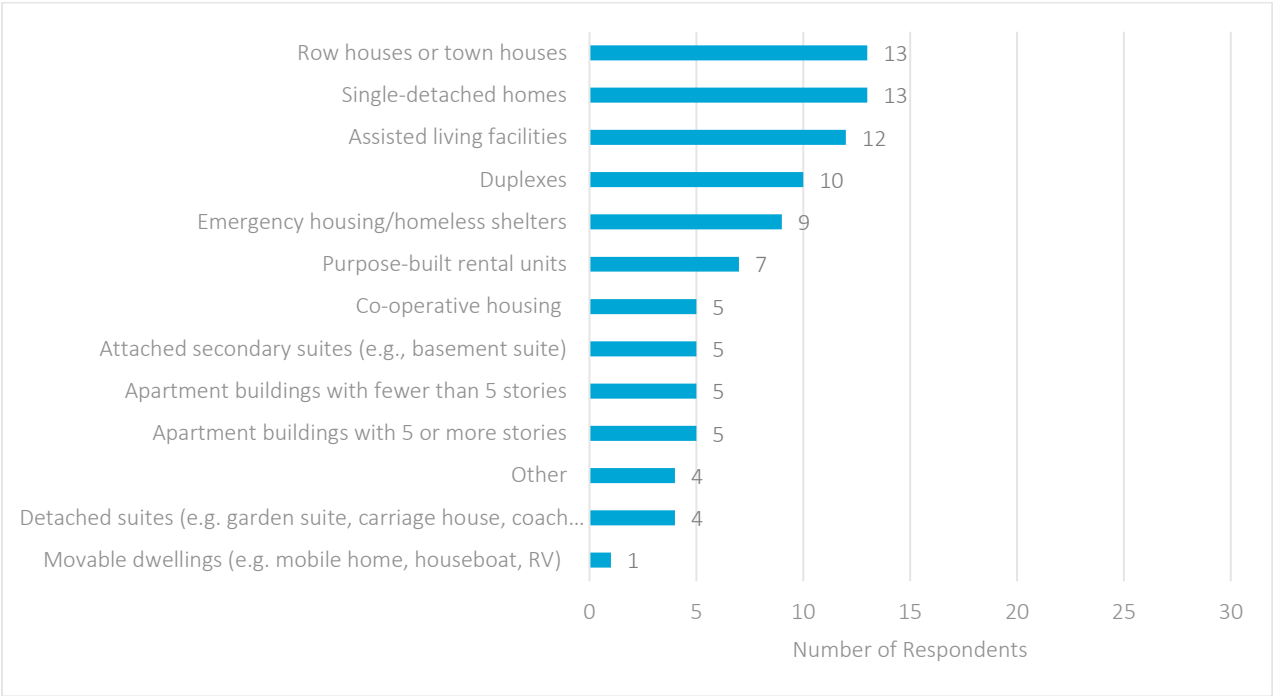
Figure 43 shows the community issues reported by respondents in the District of Chetwynd. The high cost of renting (21 respondents) and low availability of rental units (15 respondents) in Chetwynd were the most common concerns, followed by inadequate at-home care for seniors (14 respondents). One respondent commented that due to the high costs of rentals, it is difficult for Chetwynd to attract people to move into the District for employment.

Figure 43 – Community Housing Issues (N=29)



Respondents were asked what forms of housing were missing in the community. Respondents suggested that the most needed forms of housing in Chetwynd were row houses or town houses (13 respondents), single detached houses (13 respondents), and assisted living facilities (12 respondents). Respondents commented that while rentals are available, many are unsuitable for the size of the family, unaffordable, or not pet-friendly. Another respondent commented that apartments need elevators for accessibility.

Figure 44 – Forms of Housing Needed (N=29)



Respondents were asked if they had any additional comments. One respondent commented that current rent costs are meant to accommodate temporary workers (e.g. Site C and pipeline workers) but local residents are unable to afford the costs. Another respondent suggested that the District of Chetwynd’s Council should promote more growth in the community.

## 2.0 Interview and Focus Group Summary

This section summarizes the findings from the stakeholder engagement completed through individual interviews and focus groups. Focus group discussions and the first round of stakeholder interviews were held in August and September 2020. After a low response rate from stakeholders in Fall 2020, a second round of interviews were undertaken in December 2020 and January 2021 to ensure stakeholders across the region were well represented in this study. Interview and focus group questions focused on identifying gaps in housing and housing-related services across the housing continuum. Interviews were completed with staff within neighbouring First Nations, regional elected officials, service providers and housing providers. The questions also sought to uncover the broader community and economic context of housing issues. While questions varied depending on the stakeholder's expertise, they followed three major themes:

- Challenges, barriers and unmet needs in housing and housing-related services
- Potential opportunities
- Potential best practices and strategies to help address housing needs

Stakeholder engagement provides important housing context not captured by statistical information. Each key stakeholder brings important insight and individual perspectives. Some information may be anecdotal or based on personal perspectives. The information in this section should be considered in conjunction with other parts of this document.

Results from the interviews are summarized thematically below. Numbers in parentheses indicate how many interviewees mentioned each statement or topic. In some sections, there was only one interview. In this case, there are no parentheses. Note, these numbers are provided for context, but low numbers do not necessarily indicate that the statement or topic is less relevant. In some cases, one or a few interviewees had specialized knowledge or context that were not provided by others.

### 2.1 Participants

Representatives from the following organizations were interviewed:

Peace River Regional District		
Name(s)	Organization	Description
First Nations or Indigenous Organizations		
Starr Acko	Doig River First Nation	A First Nations community of the Peace River area, which is signatory of Treaty No. 8. The community is comprised of Dane-zaa traditions and language.
Jim Fast	McLeod Lake Indian Band	A community of the Tse'Khene Nation (People of the Rocks), located near the unincorporated village of McLeod Lake.

Peace River Regional District		
Name(s)	Organization	Description
Cindy O'Brien, Niki Ghostkeeper	Saulteau First Nation	A First Nations community located in the Peace River area, which is signatory of Treaty No. 8. The community is comprised of the Saulteau (Anishinabe), Nehiyaw (Cree) and Mountain Dunne-Za (Beaver) people.
Cliff Calliou	Kelly Lake Cree Nation	The As'in'i'wa'chi Ni'yaw Nation, also known as Kelly Lake Cree Nation (KLCN), is a community of over 800 members, located in the Peace River region.
Service Providers		
Donna Ward, Angela De Smit	Northern Health	An organization that focuses on providing support and services relating to mental health, substance use and elder care.
Jim Collins	Save Our Northern Seniors	An organization that works on extended care for seniors.
Cameron Eggie*	Fort St. John Salvation Army	The Fort St. John branch of the international Christian organization.
Lisa Jewell* (also participated in a stakeholder interview)	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.
Patricia Taylor*	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Housing Providers		
Liane McNeil and Linda Kennedy	Fort St. John Community Bridge	An organization that provides counselling and housing assistance, including the North Peace Community Housing (a 24-unit complex), the Homeless Prevention Program and the Transition House.
Public Service Agents		
Amber Vieweg* and Kristen Danczak*	Peace River Regional District	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

\*Focus group participants

Dawson Creek		
Name	Organization	Description
Service Providers		
Jacqueline Janssen	Networks Ministries	An organization that provides support to people experiencing homelessness
Linda Studley*	Better at Home – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Arden Smith* (also participated in a stakeholder interview)	Housing and Safety – South Peace Community Resource Society	A non-profit organization dedicated to meeting the social, educational and personal needs of the community by providing services that develop skills for living.
Jodi Cousins*	Axis Family Resources	Provides specialized support services – both residential and non-residential – to children and youth, families and adults throughout many communities in the North and Interior Regions of British Columbia.
Deris Fillier	Dawson Creek Salvation Army	Provides provide food, clothing, network support, and a listening ear to those in need.
Linda Walker	Cut Thumb Glass	Rental property manager.
Laurabel and Michelle	Community Living BC Dawson Creek	Provides housing support services for individuals with disabilities and complex needs such as addiction, mental health, history of trauma, etc.
First Nations or Indigenous Organizations		
April McEwen	Nawican Friendship Centre	A non-profit organization that provides services to Aboriginal People in the Dawson Creek and south Peace River area; designed to encourage, enhance, and promote the traditional values, culture, and well-being of Aboriginal people by strengthening individuals, family, and community.
Jenn Selby-Brown	Dawson Creek Native Housing/Aboriginal Housing Management Association	Supporting Indigenous and Metis individuals who are homeless or at risk persons who face barriers in the community.
Housing Providers		
Marla Reed	Dawson Creek Society for Community Living	Provides services for adults with disabilities and social housing for individuals with disabilities, families, and seniors.

\*Focus group participants

Hudson's Hope		
Name	Organization	Description
Service Providers		
Bill Lindsay	Hudson's Hope Health Care and Housing Society	A society providing health care and housing supports.
Patti Campbell	Friend's of Hudson's Hope	Provides food bank services, Christmas hampers, elder care services, outreach services, and support for medical travel expenses.
Shellie Howard	Hudson's Hope Library	Local library resource centre.

Chetwynd		
Name	Organization	Description
Service Providers		
Sara Hoehn and Jason Farquharson	Chetwynd Mental Health & Addictions Community Program	Operates under Northern Health – an interprofessional team providing mental health and medical services to the community.

Pouce Coupe		
Name	Organization	Description
Service Providers		
Sukrit Parmar	Pouce Coupe Food Bank	A non-profit organization dedicated to providing free food to people within the Village of Pouce Coupe and rural area.
Cory Lizotte	Pouce Coupe Community Church	Community church.

Electoral Area B		
Name	Organization	Description
Elected Officials		
Karen Goodings	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Housing Providers		
Trevor Bolin	Re-Max	A full-service real estate broker that supports much of the PRRD, specifically Fort St. John and Electoral Areas C and B.
Service Providers		
Glen Longley	Prespatou School	A school with approximately 300 students in Kindergarten to Grade 12 with 34 staff members.
Pat Lang	Wonowon Elementary School	An elementary school in Electoral Area B.
Herman Klassen	Prespatou Farmer's Institute	A regional organization that helps farmers be more efficient and effective and services as a

Electoral Area B		
Name	Organization	Description
		liaison between farmers and government to resolve issues.
Melody Braun / Susan Gilmour	Upper Pine School	Elementary and Secondary School in Rose Prairie.

Electoral Area C		
Name	Organization	Description
Elected Officials		
Director Brad Sperling	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Joseph Lang	Fort St. John Association for Community Living	A non-profit organization that has contracts with Community Living BC to provide services to adults with developmental disabilities.
Lisa Jewell	Fort St. John Women's Resource Society	A women's resource organization that strives to empower women and girls and people of low income with the tools to improve the quality of their own lives.

Electoral Area D		
Name	Organization	Description
Elected Officials		
Director Leonard Hiebert	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.
Service Providers		
Judy Seidl and Art	Tomslake Cultural Community Association	The Association operates a local community hall that hosts regular activities, meals, and events.
Ernie Hiller	Swan Lake Enhancement Society	Volunteer group that works to ensure the community is an enjoyable place to live. They organize events such as community clean ups, trail development, and monitoring the lake.
Jennifer Critcher	Tower Lake Community Centre	The Community Centre hosts a variety of community events and private gatherings.

Electoral Area E		
Name	Organization	Description
Service Provider		
Linda Garland	Moberly Lake Community Association	A registered society made up of Moberly Lake residents and stakeholders.
Elected Officials		
Director Dan Rose	Peace River Regional District Board	The governing body, established in 1987, for the Peace River area that provides regional, sub-regional and local services to residents.

## 2.2 Peace River Regional District

A number of participants worked in multiple communities of the PRRD. This section summarizes the engagement findings for the region as a whole or subregions that include more than one project partner community.

### 2.2.1 FIRST NATIONS OR INDIGENOUS ORGANIZATIONS

Representatives from four First Nations were interviewed: Doig River First Nation, Sauleau First Nation, McLeod Lake Indian Band and Kelly Lake Cree Nation. All nations have some housing on-reserve, ranging from 50 to 150 housing units.

- Sauleau First Nation has 150 units, including three tri-plex units, ten Elder units, and many single detached homes. There are 30 households on the Nation's waitlist.
- Doig River First Nation has 55 units with recent approval to build five tiny homes for Elders and 20 households on its waitlist.
- McLeod Lake Indian band has 56 units and 25 on its waitlist. Almost all units are single-detached dwellings, with one multi-unit building, which has six units. There are about five houses offered off-reserve as well. The band is about 60 homes below the Canadian average for on reserve housing stock.
- Kelly Lake Cree Nation has 36 houses in the community, including 8 rental homes that the Nation is managing through the Westkagen Housing Management. Twenty-two houses are owned by the Nation, and the rest are owned by the community. The Nation is not included in Treaty 8, resulting in exclusion from many funding opportunities.

### Challenges / Needs

#### *Off Reserve*

Two nations have off-reserve housing units (Doig River First Nation has three units in Fort St. John and McLeod Lake First Nation has five units off-reserve). Interviewees reported that members living off-reserve in PRRD (including Fort St. John and Dawson Creek) often find that rental units are expensive, limited and often poorly maintained (3). Finding affordable rental is difficult, especially when industry is in a strong economic state and rents are driven up by an influx of workers. Off-reserve community members need affordable rental units that are closer to services. There are also limited services or supports for those living off reserve, including medical services and mental health supports (1). There is a need for supervised or safe homes for members with mental illness (1).

#### *On Reserve*

There is a shortage of housing on reserve—all nations have a waitlist of community members who wish to move back to the reserve (5). Elder housing is limited and more single-detached dwellings are needed (1). Multiple interviewees discussed the shortage of land for building new housing (3).

More housing is needed on reserve to allow for off-reserve members to move back (4). Sauleau First Nation has 30 households on the waitlist. Doig River First Nation has about 20 on its waitlist, and McLeod Lake First Nation has 25 on its waitlist. Interviewees also reported that there is a need for more



housing diversity on reserve to serve a wide range of household needs, including families, singles, and Elders.

There is very limited funding to build new houses or repair existing ones (3). The application process for funding is time consuming and tedious (2). The cost to repair and maintain existing homes is high (4). One interviewee reported that they go to Fort St. John for all supplies, which increases costs. Funding for repairs is limited, making it difficult to adequately maintain the existing housing stock (3). One nation is currently trying to repair 10-15 houses and replace the roofs (1).

One interviewee discussed the importance of housing that meets the needs of the climate, including the high snow load. The 'cookie cutter' approach to housing does not meet the needs of the community or climate. Many homes that were poorly built need to be replaced altogether (1). This interviewee reported that the Nation lost funding for six houses because the community wanted to build homes that varied from the traditional 'box style' homes typically seen on-reserve. This minimum building code, said the interviewee, is not enough to withstand the harsh climate. It can also be hard to find materials for repairs that are appropriate for the climate.

There is limited infrastructure to support the existing housing (2). Central heating, water provision and road maintenance are key infrastructure challenges (1). Community members have to travel at least 45 minutes to attend school and access shops and services (1). One Nation is hoping for a new Community Hall (1).

## **Projects / Opportunities**

Interviewees identified the following opportunities for addressing housing in the region:

- One community is building tiny homes, while another is building ten timber homes for Elders. Another reported plans to build more single-family homes and units for individuals over the next five years.
- Data gathering and needs assessments (such as this study) were identified as important to addressing housing needs (1).
- Work with PRRD to provide housing (1)
- Provide off-reserve housing in PRRD towns (1)
- Increase investment and interest in the North in general (2)
- Build and maintain strong relationships with municipalities, including Electoral Area C, Fort St. John and Dawson Creek. Doig River First Nation has a strong relationship with Fort St. John and Dawson Creek. (1)
- Build more awareness for people with mental health concerns and addictions (1)
- Provide mental health housing that offers a supervised setting, providing independence for tenants (1)

### **2.2.2 SERVICE PROVIDERS, HOUSING PROVIDERS, PUBLIC SERVICE AGENTS**

#### **Challenges / Needs**

The cyclical nature of local industries impacts the district's housing market. When the industry is strong, more housing is developed, which increases the availability of housing. One of the major challenges the

district faces is housing those who have been in the hospital. In Fort St. John, there is a policy where people will not be discharged into the streets. As a result, many folks stay in the hospital for longer than needed, because there isn't proper housing available. This impacts the ability for service providers to provide support to community members.

From the experience of housing providers, housing needs have increased and despite rental availability, many residents still cannot afford market housing. Additionally, single people on Income Assistance cannot afford what is offered.

Interviewees identified the following housing needs:

### *Supportive Housing*

- Mental health supports are needed (2). One interviewee sees many people, particularly men, with mental health issues who are not adequately cared for. People suffering from mental health issues are often turned away from rentals and shelters, due to mental health struggles.
- The default accommodation for people with disabilities is the hospital or long-term care, which is not suitable. People often stay in the hospital for extended periods of time because there isn't the proper housing available. This limits the ability to provide adequate care in hospitals for acute care, resulting in over-capacity in hospitals. It is costly and ineffective to keep folks in the hospital, but there is often nowhere else for them to go (1).
- Despite the recent improvements in disability housing, there is a need for at least 10% of new housing to have rooms for disability. Particularly, there is a need for people with brain injuries, mobility issues, or MS, according to one interview. Individuals who receive disability support are often on restricted budgets which makes it difficult to find appropriate housing (2).
- Housing is needed for young adults (under 19) who need medical care—until they turn 19, they are put into long-term care (1). Youth housing in the larger municipalities would enable youth to attend school.

### *Senior Housing*

- Despite a recent increase in supply, senior housing supply is low (2). The waitlist for senior housing is two to three years.
- Having fixed incomes makes it difficult for many seniors to find appropriate accommodations and as a result there are many who live in sub-standard units (1).
- Dementia friendly housing is needed, as there is none in the area. As a result, people are prematurely placed in long-term care (some live in long-term care for 10-15 years) (1).
- Seniors tend to leave rural areas to move to towns closer to services or back with family, according to one interviewee. These seniors often move into a North Peace Senior Housing Society unit (there is one apartment in Fort St John that caters to seniors). Yet, there are about 80-100 people on the waitlist for units with the North Peace Senior Housing Society. It is important to consider the specific needs of rural seniors (1).
- There is a need to bring Elders from nearby nations closer to medical support (1).

### *Other Challenges and Needs*

- Some service providers face challenges recruiting staff, due partly to housing challenges (1).
- The district needs better transportation connections from the more affordable communities (which are more remote) to the economic centres (1).

- The projects provided by Fort St. John Community Bridge need more maintenance that the organization cannot afford (1).
- Physical housing provision has unsustainably high maintenance costs.
- The lack of low barrier housing is a major concern (2). People need a place no matter their life stage or circumstance.
- There is limited housing choice, and the housing that is available is generally unaffordable (2).
  - Limited affordable housing units for one-person and single-income homes (1). Single people on Income Assistance cannot afford what is available.
- One interviewee discussed the stigma towards rental assistance. The Homeless Prevention Program has been working with rental companies to rebuild the relationship between the companies and renters on Income Assistance (1). Rental companies have become cynical about who they support because of the challenges they have experienced. If potential tenants are applying and are on Income Assistance, rental companies automatically do a criminal record check. Some of the rental companies have stopped taking people who are on Income Assistance.
- There is a need for supportive housing for individuals and families leaving abusive relationships.
- The temporary workforce creates challenges for determining housing needs.
- There is a need for accessible housing to support individuals with disabilities and allow seniors to age in place.
- It is difficult for seniors living in rural areas to access health care services. Virtual doctor support is becoming more common but can be a challenge for seniors to access and use. There is a need for dedicated doctors to service rural areas and support those aging in place.

## Projects

Various housing initiatives exist in the community, and other opportunities are being explored. The following projects were identified in the interviews:

- Mennonite's Elder's Lodge which provides meals and housekeeping for seniors in Prespatou. Service providers are working with BC Housing to develop further initiatives (1).
- Heritage, an assisted living facility, has 24 suites and provides meals and medical care to residents (1).
- According to one interviewee, there is opportunity to provide private assisted living, which could provide more options and availability (1).
- BC Hydro built an apartment in Hudson's Hope for staff and medical workers, who can stay there for free (1).
- BC Housing built a passive apartment building (50 units) which includes an allocation for low income housing (1).
- There are two apartments for medical students who can rent at CMHC rates.
- Northern Health is working on a proposal to build a space for long term/mild dementia, and which community is best suited for that (1)
- Northern Health is exploring opportunities to build and operate senior housing in the region. Private investors are interested in Fort St. John (1).
- Northern Health recently opened a tusher house with four beds (1)
- The Better at Home initiative provides support with house-keeping duties and food provision, servicing 150 people (1).
- Northern Lights College in Dawson Creek provides Northern Health staff with housing.

## Opportunities

The following opportunities were discussed in the interviews:

- Collaboration between government, industry, Treaty 8 and the community has the potential to provide improved services and housing across the PRRD. Northern Health is very interested in pursuing partnerships (2).
- Use of hotels for temporary housing (as seen in Victoria) or repurposing hotels into affordable housing units (2).
- It is important to have an overarching plan for the PRRD to identify the core issues and needs (1). PRRD should be prepared for future funding announcements from the province. If proposals are ready when funding is announced, PRRD will be better suited to receive the funding (1).
- Provide housing for those leaving the hospital.
- Additional funding is required to support the Homeless Prevention Program (2).
- Pursuit of BC Housing Funding for services (2).
- There are many unused buildings and undeveloped sites in rural areas and municipalities that could be repurposed for housing projects or accommodate support services.
- Encourage development by providing tax incentives or property tax extensions.
- PRRD should implement a Development Service Bylaw.
- Review development application procedures to understand any road blocks to development.
- Collaborative conversations need to take place between emergency services, District Officials, and healthcare workers to understand need and possible housing solutions.
- Establish a database of senior accommodations and support services across the region.

## 2.3 Chetwynd

This section summarizes feedback provided by one local Chetwynd stakeholder who participated in an interview.

### 2.3.1 CHALLENGES / NEEDS

- Limited development in Chetwynd leads to unaffordable housing choices.
- Homelessness is increasing in the community, adding challenges for support shelters, especially due to COVID-19. Tent cities pop up because people cannot find housing but disappears in the winter since they couch surf.
- There is a lack of available high quality housing units in the community and it is difficult to get investors to build new homes. It is also difficult to find contractors to renovate existing units.
- There has been no growth or development over the last 10 years and no upcoming plans for new housing developments.
- There aren't any senior accommodations or long-term care services in the hospital.
- There are no supportive housing facilities (such as halfway houses). There is a women's shelter, but nothing for men. A local business provides shelter, but residents must be sober and limit their stays to 48 hours.
- There is a lack of affordable housing for seniors and single income households. Renting is also unaffordable.
- There is a gap in housing options between single family units and apartment units – no multi-family options.
- Most low income housing units are managed by local realtors.
- Difficult for individuals being treated for mental health issues because when they leave treatment, they have to return to their former living situation instead of a supportive housing situation.
- Recruitment and retention of staff in the community is difficult because they can't afford to rent or buy so they will commute from other communities. For example, there is a doctor that wants to be in the community but can't find anything to rent.

A decorative wavy line in shades of green, starting from the top left and flowing towards the top right, with a slight dip in the middle.

# **Appendix C**

## **Population Projection Methodology**

# Appendix C – Population Projection Methodology

The population projections presented in this report are based on simple trends over the last four census periods (2001, 2006, 2011, and 2016). The projection represents a simple approximation of the trend with the expectation we that the trend will level out fairly rapidly over time (converge to a steady population level).

The household projections presented within this report are the result of combining the population projections presented above with a simplified headship based approach. The headship rates are by the age of primary household maintainer. These headship rates describe the proportion of individuals within a given age group who “head” a household of a given type (defined by a combination of maintainer age, household family type, and tenure). In general, for simplicity, and due to the relatively consistent headship rates observed over time, the headship rates in Chetwynd are assumed to remain constant (by age group) over time.

The household projections are arrived at by combining the population projections and the headship rates in the following way: if population projections indicated there would be an additional 100 individuals between the ages of 25 and 64, and the headship rates in 2016 suggested that 58% of individuals aged between 45 and 54 led households, then we would project that there would be an additional 58 households led by someone between the ages 25 and 64.

Simplistic projections of the number of units by bedroom required to house these households are based on an assumed distribution of bedroom-needs by the age of the primary household maintainer.

## Limitations

The population projections presented here are limited by the fact that they are, by necessity, based on historical patterns of growth. Implicitly, these population projections assume that conditions will generally remain the same.<sup>15</sup> Of course, this may not be the case – it may be that economic factors will change the pattern of growth, that preferences will change substantially, or even that the supply of housing will lead to changes in the factors that make up population change.

The household projections are limited inherently by their reliance on their major inputs: in so far as population projections are limited, so too are the household projections as they rely on these.

Similarly, the household projections are limited by the assumption of constant headship rates over time.

In general, the direction of the projections presents a conceptual limitation. While “population demand” (interest in moving to or staying in Chetwynd) certainly will impact the formation of households and the

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<sup>15</sup> Or will continue to change in the same manner as they have been changing in the past.

development of housing in Chetwynd, in an attractive and growing region, the provision of housing may determine household and population growth. In summary, the actual provision of housing over time may invalidate the population and household projections presented within this report.