



REGIONAL DISTRICT
of Fraser-Fort George

Regional District of Fraser-Fort George

APPENDIX G: INTERIM HOUSING NEEDS REPORT

DECEMBER 2024



Acknowledgments

In the spirit of truth, healing and reconciliation, we acknowledge that the Regional District of Fraser–Fort George (RDFFG) is located within the traditional Indigenous territories of the Lheidli T'enneh First Nation, McLeod Lake Indian Band, Simpcw First Nation and West Moberly First Nations.

This land acknowledgement intends to inform readers of the colonial history across British Columbia and reminds all of us that the lands and waters are a precious resource that hosts us and sustains our wellbeing.

The development of this Interim Housing Needs Report was led by the RDFFG and supported by staff from Development Services.

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1. Introduction

The Regional District of Fraser–Fort George (RDFFG) Interim Housing Needs Report (IHNR) includes all information mandated by the Province of British Columbia (BC) to meet the interim housing need reporting requirements for the RDFFG Electoral Areas (A Salmon River–Lakes, C Chilako River–Nechako, D Tabor Lake–Stone Creek, E Woodpecker–Hixon, F Willow River–Upper Fraser Valley, G Crooked River–Parsnip, and H Robson Valley–Canoe).

The first section of this report outlines the history of housing needs report requirements, followed by the mandatory calculations results for the RDFFG Electoral Areas. The next section explores a more complex analysis of the regional results to understand the current market and non-market housing demand. The report concludes with high-level analysis and key consideration statements.

The IHNR reporting requirements for each Electoral Area are included in Appendix A.

2. Housing Needs Reports in BC

Since 2019, BC has required local governments to complete a Housing Needs Report (HNR) every five years, with the first reports due in 2022. Although the mandate called for an estimated number of housing units needed over the next five years to meet demand, it lacked standardized guidelines or methodology for producing these estimates. As a result, most communities projected household growth based on the previous five years, which often reinforced existing shortages or mismatches within the housing system. Additionally, no enforcement mechanism or policy implementation requirement was included to address the likely underestimated housing need.

In 2023, amendments to the Local Government Act and the Vancouver Charter introduced additional requirements for HNRs. Local governments are now required to follow a standardized methodology (the HNR method, described in Section 3) to project housing needs over 5- and 20-year timeframes and to update their official community plans (OCPs) and zoning bylaws to accommodate the identified number of housing units. Although regional governments are not mandated to complete the OCP and zoning bylaw alignment, they are encouraged to consider the demand projections as they undertake regional planning initiatives. Local governments can choose to either complete an IHNR with the new information requirements or undertake a full update by January 1, 2025.

2.1 Interim Housing Needs Report Requirements

The IHNRs are required to include three new additional items:

3. The number of housing units needed currently and over the next 5 and 20 years (calculated using the standardized HNR method);
4. A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
5. A description of the actions taken by local government, since receiving the most recent housing needs report, to reduce housing needs.

The RDFFG and its participating Electoral Areas have elected to complete the interim report requirements using 2021 census data.

3. HNR Method Results

In June 2024, the Province of BC released a standardized HNR demand calculation methodology. The HNR Method estimates the total number of housing units required to address a community’s current and anticipated housing needs over 5- and 20-year timeframes, based on publicly available data sources that can be applied to communities of various scales. It is composed of six components (labeled A through F in Table 1). The standardized method for calculating demand ensures that all local governments produce consistent and comparable assessments of their housing need.

Table 1: HNR Method Components

Component	Housing units for:	Intention
A	Households in Extreme Core Housing Need	To estimate the number of new units required for those in vulnerable housing situations. Extreme need refers to those paying more than 50% of household income on shelter costs.
B	Individuals experiencing homelessness	To quantify the supply of permanent housing units required for those currently experiencing homelessness.
C	Suppressed households	To address those households that were unable to form between 2006 and the present due to a constrained housing environment (e.g., low vacancy rates, high rent prices, escalating house sale prices).
D	Anticipated household growth	To quantify the additional households required to accommodate an increasing population over twenty years. Note that anticipated growth for electoral areas is based on regional projections.
E	Increasing the rental vacancy rate to 3%	To add surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates.
F	A local demand buffer	To reflect additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the “demand buffer” and is designed to better account for the number of units required to meet “healthy” market demand in different communities.

For the purposes of HNRs, a demand factor is based on a ratio of housing price to housing density and is calculated for each applicable community.

The results of the HNR method calculation for the Electoral Areas are displayed in Table 2. Note that the sums of the individual Electoral Areas do not equate to the Electoral Area total due to rounding.

Table 2: 5-, and 20-Year HNR Method Housing Demand Estimates* (Electoral Areas A-H combined) RDFFG Electoral Areas

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)
A	Households in Extreme Core Housing Need	7	26
B	Individuals experiencing homelessness	99	198
C	Suppressed households	98	391
D	Anticipated household growth	641	1,239
E	Increasing the rental vacancy rate to 3%	2	10
F	A local demand buffer	0	0
TOTAL		847	1,864

** Note that totals may not equal the sum of the components due to rounding*

Important note: While it is required by legislation to report both the 5- and 20-year demand, the BC government is more interested in the 20-year projection. The short-term projection was a focus of the previous iteration of the HNR legislation which has since been revised to encourage communities to align housing projections with long term planning policies and tools (e.g., official community plans, zoning bylaws).

Values presented above in Table 2 provide the minimum requirements of the HNR method calculation for IHNRs, however, a more detailed analysis of this demand is helpful to better understand the type, size and price point required to meet the needs of local households. The next section provides additional analysis on the unit breakdowns for the 5- and 20-year breakdowns of the HNR method calculation.

3.1 Distribution of Demand

An adaptation of the HNR Method provides a rough idea of current market and non-market housing demand and what the Electoral Areas can expect over the 20-year projection period. HNR Method guidelines do not prescribe how to perform this analysis, allowing for community level discretion.

The outcome of this analysis is illustrated in Table 3, which shows the anticipated demand, disaggregated by the number of bedrooms and intended market / price model. Note that non-market housing has been further separated into “affordable / below-market” housing and “deeply affordable” housing.

Key Definitions

Market Rent Units: Average rent that similar properties in a specific area are commanding. It reflects the prevailing conditions in the local rental market.

Affordable/Below-Market Housing Units: Rents that are explicitly offered at prices below market (e.g., 80% of Median Market Rent criteria described by CMHC funding opportunities or rent-geared-to-income (RGI)).

Deeply Affordable Units: Rents offered at the shelter rate of income assistance and often combined with support services.

To identify what portion of the community might benefit from non-market housing, we consider how UBC’s Housing Assessment Resources Tools (HART) income categories (see below) overlap across the housing continuum. The historical proportions of households earning “very low” and “low” incomes are applied to the demand totals. The demand for deeply affordable and below-market units.

HART Income Categories

- **Very low income:** 20% or less of area median household income (AMHI), generally equivalent to shelter allowance for income support recipients.
- **Low income:** 21-50% AMHI, generally equivalent to one full-time minimum wage job.
- **Moderate income:** 51-80% AMHI, generally equivalent to a starting salary, depending on the job and sector.
- **Median income:** 81-120% AMHI, representing the ‘middle class.’
- **High income:** More than 120% AMHI, the group with the greatest housing wealth.

Table 3: 5- and 20-Year HNR Method Housing Demand Estimates, RDIFFG Electoral Areas

	Market		Affordable / below-market		Deeply affordable		Total	
	5-year	20-year	5-year	20-year	5-year	20-year	5-year	20-year
0- / 1-bed	105	232	139	300	90	186	334	718
2-bed	168	375	29	64	19	40	216	478
3-bed	141	307	18	43	12	27	171	376
4+ bed	108	248	12	27	8	17	127	292
Total	522	1,161	198	434	128	269	847	1,864

4. Analysis and Key Considerations

- The HNR method projections indicate that the RDFFG Electoral Areas may need to build 847 units by 2026 and 1,864 units by 2041. While much of the demand will come from future growth, a notable portion relates to the number of suppressed households since 2006.
- Components A (Households in Extreme Core Housing Need), B (Individuals Experiencing Homelessness), C (Suppressed Households), and E (Increasing the Rental Vacancy to 3%) attempt to catalog unmet “current” demand, and thus serve as an estimate of the existing shortage (without considering any changes since 2021, which is the reference year).
- As suggested by the calculated shares of units by number of bedrooms, market housing demand will likely focus more on 2- and 3-bedroom units, whereas non-market solutions may distribute more to 0- and 1-bedroom dwellings.
- Market housing should remain the primary contributor to the local inventory, though there is a clear need for non-market interventions. By 2041, the Electoral Areas may need a total of 434 affordable / below-market units and 269 additional deeply affordable units. If the estimated demand for market rental or ownership housing has been met, the region should not prohibit further development. The historical shortage of available housing across the housing continuum has been a major factor in escalating ownership and rental prices within the region.
- The data presented here is intended to support and supplement the work already being undertaken by the RDFFG and its partners. Progress has been made to address housing need since the last HNR completed in 2021 (see Appendix A for a detailed overview of actions completed by each Electoral Area). Regular five-year updates to the estimates will be important to determine how effectively recent development has addressed the identified needs across the Electoral Areas. Though it will be challenging to meet the projected demand, the RDFFG Electoral Areas, with support from non-profit and private partners, and senior levels of government, can meet these housing targets.

5. Conclusion

This report provides the legislatively required content for IHNRs in BC. An adaptation of the HNR Method provides an idea of current market and non-market housing demand and what the RDFFG Electoral Areas can expect over the 20-year projection period. The supplemental analysis will support the RDFFG to prioritize housing typologies and tenures that better meet the housing demands of current and future Electoral Area households.



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APPENDIX G: INTERIM HOUSING NEEDS REPORT

Interim Housing Needs Report Requirements
(Electoral Areas A-H)



Regional District of Fraser-Fort George

Electoral Area A (Salmon River-Lakes)

Interim Housing Needs Report Requirements



Electoral Area A (Salmon River-Lakes) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year
Total demand from 2021 base year	197	446
Total demand from current year (2024)*	250	441

**Note: This calculation is not a requirement. The HNR method calculation uses 2021 as the base year. The 2024 projection is an additional projection to further support and inform future planning initiatives.*

Anticipated Housing Demand Calculations

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)
A	Households in Extreme Core Housing Need	1	6
B	Individuals experiencing homelessness	23	46
C	Suppressed households	29	115
D	Anticipated household growth	144	278
E	Increasing the rental vacancy rate to 3%	1	2
F	A local demand buffer	0	0
TOTAL		197	446

Transportation Statement

Current residential development patterns within the Regional District of Fraser–Fort George (RDFFG) are predominantly rural and dispersed, posing significant challenges in establishing transportation infrastructure that supports alternative modes of transportation, such as walking, cycling, and public transit. At present, the region lacks public transit options and the necessary infrastructure to facilitate active transportation, including shoulders on rural roads and dedicated off-street pathways.

With limited funding models to support transportation infrastructure across the region, even in areas where new housing developments are planned, the scope of transportation service options for future expansion remains constrained. The RDFFG recognizes the critical role that active transportation plays in connecting communities and supporting broader social determinants of health, particularly in relation to housing. Given

these considerations, the RDFFG acknowledges the opportunity to further explore options for developing transportation networks that can accommodate alternative modes of transportation in line with community needs and future housing policy directives.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
2022	The Regional District organized and supported the establishment of a Regional Housing Working Group, consisting of Indigenous governing bodies and member municipalities. Initial meetings have identified the purpose and scope of the group, and further engagement is required to determine needs and next steps.
2024-ongoing	The Official Community Plan (OCP) for Electoral Area A is under review, and the new OCP will incorporate updated housing policies aimed at addressing current housing needs.
Ongoing	Ongoing discussions between the RDFFG and local residents/organizations regarding affordable, multi-family, and senior housing developments. The RDFFG continues to provide resources to help these groups understand housing development processes and requirements.
Ongoing	RDFFG staff regularly participate in workshops, seminars, and training sessions hosted by the province and other organizations (e.g., Planning Institute of BC) to stay informed of new legislative requirements and best practices for regional housing development.

Zoning Amendments	
Date	Description of Action or Policy
June, 2024	Zoning Bylaw amendments in alignment with Bill 44 (SSMUH) requirements were implemented. These amendments permit a primary residence and one secondary suite within all restricted residential zones.

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Electoral Area C (Chilako River-Nechako)

Interim Housing Needs Report Requirements



Electoral Area C (Chilako River-Nechako) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year
Total demand from 2021 base year	184	389
Total demand from current year (2024)	80	227

**Note: This calculation is not a requirement. The HNR method calculation uses 2021 as the base year. The 2024 projection is an additional projection to further support and inform future planning initiatives.*

Anticipated Housing Demand Calculations

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)
A	Households in Extreme Core Housing Need	0	0
B	Individuals experiencing homelessness	24	48
C	Suppressed households	15	59
D	Anticipated household growth	146	281
E	Increasing the rental vacancy rate to 3%	0	1
F	A local demand buffer	0	0
TOTAL		184	389

Transportation Statement

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communities and supporting broader social determinants of health, particularly in relation to housing. Given these considerations, the RDFFG acknowledges the opportunity to further explore options for developing transportation networks that can accommodate alternative modes of transportation in line with community needs and future housing policy directives.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
2022	The Regional District organized and supported the establishment of a Regional Housing Working Group, consisting of Indigenous governing bodies and member municipalities. Initial meetings have identified the purpose and scope of the group, and further engagement is required to determine needs and next steps.
Ongoing	Ongoing discussions between the RDFFG and local residents/organizations regarding affordable, multi-family, and senior housing developments. The RDFFG continues to provide resources to help these groups understand housing development processes and requirements.
Ongoing	RDFFG staff regularly participate in workshops, seminars, and training sessions hosted by the province and other organizations (e.g., Planning Institute of BC) to stay informed of new legislative requirements and best practices for regional housing development.

Zoning Amendments	
Date	Description of Action or Policy
June, 2024	Zoning Bylaw amendments in alignment with Bill 44 (SSMUH) requirements were implemented. These amendments permit a primary residence and one secondary suite within all restricted residential zones.

Official Community Plans/Rezoning Applications Approved or Ongoing	
Date	Description of Action or Policy
2023 - Ongoing	Open application to amend the Electoral Area C Official Community Plan (OCP) and zoning to increase the allowable residential density. The OCP amendment to the general housing policies will permit the consideration of more than two residences on a lot, provided there is at least 4 hectares of site area per residence.

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Electoral Area D (Tabor Lake-Stone Creek)

Interim Housing Needs Report Requirements



Electoral Area D (Tabor Lake-Stone Creek) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year
Total demand from 2021 base year	247	548
Total demand from current year (2024)	280	508

**Note: This calculation is not a requirement. The HNR method calculation uses 2021 as the base year. The 2024 projection is an additional projection to further support and inform future planning initiatives.*

Anticipated Housing Demand Calculations

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)
A	Households in Extreme Core Housing Need	1	5
B	Individuals experiencing homelessness	29	58
C	Suppressed households	32	126
D	Anticipated household growth	184	356
E	Increasing the rental vacancy rate to 3%	1	3
F	A local demand buffer	0	0
TOTAL		247	548

Transportation Statement

Current residential development patterns within the Regional District of Fraser-Fort George (RDFFG) are predominantly rural and dispersed, posing significant challenges in establishing transportation infrastructure that supports alternative modes of transportation, such as walking, cycling, and public transit. At present, the region lacks public transit options and the necessary infrastructure to facilitate active transportation, including shoulders on rural roads and dedicated off-street pathways.

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communities and supporting broader social determinants of health, particularly in relation to housing. Given these considerations, the RDFFG acknowledges the opportunity to further explore options for developing transportation networks that can accommodate alternative modes of transportation in line with community needs and future housing policy directives.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
2022	The Regional District organized and supported the establishment of a Regional Housing Working Group, consisting of Indigenous governing bodies and member municipalities. Initial meetings have identified the purpose and scope of the group, and further engagement is required to determine needs and next steps.
Ongoing	Ongoing discussions between the RDFFG and local residents/organizations regarding affordable, multi-family, and senior housing developments. The RDFFG continues to provide resources to help these groups understand housing development processes and requirements.
Ongoing	RDFFG staff regularly participate in workshops, seminars, and training sessions hosted by the province and other organizations (e.g., Planning Institute of BC) to stay informed of new legislative requirements and best practices for regional housing development.

Zoning Amendments	
Date	Description of Action or Policy
June, 2024	Zoning Bylaw amendments in alignment with Bill 44 (SSMUH) requirements were implemented. These amendments permit a primary residence and one secondary suite within all restricted residential zones.

Official Community Plan/Rezoning Applications Approved or Ongoing	
Date	Description of Action or Policy
2022	Approved application to amend the Electoral Area D Official Community Plan (OCP) and zoning bylaw, reducing the parcel size requirement to allow a second residence. This application was initiated by a landowner, but the OCP amendment will impact general housing policies for a broader area.



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Electoral Area E (Woodpecker-Hixon)

Interim Housing Needs Report Requirements



Electoral Area E (Woodpecker-Hixon) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year
Total demand from 2021 base year	35	85
Total demand from current year (2024)	48	88

**Note: This calculation is not a requirement. The HNR method calculation uses 2021 as the base year. The 2024 projection is an additional projection to further support and inform future planning initiatives.*

Anticipated Housing Demand Calculations

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)
A	Households in Extreme Core Housing Need	0	2
B	Individuals experiencing homelessness	3	7
C	Suppressed households	7	29
D	Anticipated household growth	24	47
E	Increasing the rental vacancy rate to 3%	0	1
F	A local demand buffer	0	0
TOTAL		35	85

Transportation Statement

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these considerations, the RDFFG acknowledges the opportunity to further explore options for developing transportation networks that can accommodate alternative modes of transportation in line with community needs and future housing policy directives.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
2022	The Regional District organized and supported the establishment of a Regional Housing Working Group, consisting of Indigenous governing bodies and member municipalities. Initial meetings have identified the purpose and scope of the group, and further engagement is required to determine needs and next steps.
Ongoing	Ongoing discussions between the RDFFG and local residents/organizations regarding affordable, multi-family, and senior housing developments. The RDFFG continues to provide resources to help these groups understand housing development processes and requirements.
Ongoing	RDFFG staff regularly participate in workshops, seminars, and training sessions hosted by the province and other organizations (e.g., Planning Institute of BC) to stay informed of new legislative requirements and best practices for regional housing development.



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Electoral Area F (Willow River- Upper Fraser Valley)

Interim Housing Needs Report Requirements



Electoral Area F (Willow River-Upper Fraser Valley) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year
Total demand from 2021 base year	71	146
Total demand from current year (2024)	56	108

**Note: This calculation is not a requirement. The HNR method calculation uses 2021 as the base year. The 2024 projection is an additional projection to further support and inform future planning initiatives.*

Anticipated Housing Demand Calculations

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)
A	Households in Extreme Core Housing Need	0	0
B	Individuals experiencing homelessness	8	17
C	Suppressed households	4	16
D	Anticipated household growth	58	113
E	Increasing the rental vacancy rate to 3%	0	1
F	A local demand buffer	0	0
TOTAL		71	146

Transportation Statement

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communities and supporting broader social determinants of health, particularly in relation to housing. Given these considerations, the RDFFG acknowledges the opportunity to further explore options for developing transportation networks that can accommodate alternative modes of transportation in line with community needs and future housing policy directives.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
2022	The Regional District organized and supported the establishment of a Regional Housing Working Group, consisting of Indigenous governing bodies and member municipalities. Initial meetings have identified the purpose and scope of the group, and further engagement is required to determine needs and next steps.
Ongoing	Ongoing discussions between the RDFFG and local residents/organizations regarding affordable, multi-family, and senior housing developments. The RDFFG continues to provide resources to help these groups understand housing development processes and requirements.
Ongoing	RDFFG staff regularly participate in workshops, seminars, and training sessions hosted by the province and other organizations (e.g., Planning Institute of BC) to stay informed of new legislative requirements and best practices for regional housing development.
Zoning Amendments	
Date	Description of Action or Policy
June, 2024	Zoning Bylaw amendments in alignment with Bill 44 (SSMUH) requirements were implemented. These amendments permit a primary residence and one secondary suite within all restricted residential zones.

Regional District of Fraser-Fort George

Electoral Area G (Crooked River-Parsnip)

Interim Housing Needs Report Requirements



Electoral Area G (Crooked River-Parsnip) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year
Total demand from 2021 base year	17	43
Total demand from current year (2024)	73	95

**Note: This calculation is not a requirement. The HNR method calculation uses 2021 as the base year. The 2024 projection is an additional projection to further support and inform future planning initiatives.*

Anticipated Housing Demand Calculation Methodology

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)
A	Households in Extreme Core Housing Need	0	1
B	Individuals experiencing homelessness	1	3
C	Suppressed households	4	17
D	Anticipated household growth	11	22
E	Increasing the rental vacancy rate to 3%	0	0
F	A local demand buffer	0	0
TOTAL		17	43

Transportation Statement

Current residential development patterns within the Regional District of Fraser–Fort George (RDFFG) are predominantly rural and dispersed, posing significant challenges in establishing transportation infrastructure that supports alternative modes of transportation, such as walking, cycling, and public transit. At present, the region lacks public transit options and the necessary infrastructure to facilitate active transportation, including shoulders on rural roads and dedicated off-street pathways.

With limited funding models to support transportation infrastructure across the region, even in areas where new housing developments are planned, the scope of transportation service options for future expansion remains constrained. The RDFFG recognizes the critical role that active transportation plays in connecting communities and supporting broader social determinants of health, particularly in relation to housing. Given

these considerations, the RDFFG acknowledges the opportunity to further explore options for developing transportation networks that can accommodate alternative modes of transportation in line with community needs and future housing policy directives.

Actions Taken by The Regional District and Electoral Area G Since Receiving the Most Recent Housing Needs Report

General Housing Actions	
Date	Description of Action or Policy
2022	The Regional District organized and supported the establishment of a Regional Housing Working Group, consisting of Indigenous governing bodies and member municipalities. Initial meetings have identified the purpose and scope of the group, and further engagement is required to determine needs and next steps.
Ongoing	Ongoing discussions between the RDFFG and local residents/organizations regarding affordable, multi-family, and senior housing developments. The RDFFG continues to provide resources to help these groups understand housing development processes and requirements.
Ongoing	RDFFG staff regularly participate in workshops, seminars, and training sessions hosted by the province and other organizations (e.g., Planning Institute of BC) to stay informed of new legislative requirements and best practices for regional housing development.
Zoning Amendments	
Date	Description of Action or Policy
June, 2024	Zoning Bylaw amendments in alignment with Bill 44 (SSMUH) requirements were implemented. These amendments permit a primary residence and one secondary suite within all restricted residential zones.

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Electoral Area H (Robson Valley-Canoe)

Interim Housing Needs Report Requirements



Electoral Area H (Robson Valley-Canoe) Interim Housing Needs Report Requirements

Number of Housing Units Required to Meet Current and Anticipated Need

Description	5-year	20-year
Total demand from 2021 base year	95	208
Total demand from current year (2024)	124	207

**Note: This calculation is not a requirement. The HNR method calculation uses 2021 as the base year. The 2024 projection is an additional projection to further support and inform future planning initiatives.*

Anticipated Housing Demand Calculation Methodology

Component	Housing units for:	5 year (by 2026)	20 year (by 2041)
A	Households in Extreme Core Housing Need	3	13
B	Individuals experiencing homelessness	10	21
C	Suppressed households	7	30
D	Anticipated household growth	74	143
E	Increasing the rental vacancy rate to 3%	0	2
F	A local demand buffer	0	0
TOTAL		95	208

Transportation Statement

Current residential development patterns within the Regional District of Fraser–Fort George (RDFFG) are predominantly rural and dispersed, posing significant challenges in establishing transportation infrastructure that supports alternative modes of transportation, such as walking, cycling, and public transit. At present, the region lacks public transit options and the necessary infrastructure to facilitate active transportation, including shoulders on rural roads and dedicated off-street pathways.

With limited funding models to support transportation infrastructure across the region, even in areas where new housing developments are planned, the scope of transportation service options for future expansion remains constrained. The RDFFG recognizes the critical role that active transportation plays in connecting

communities and supporting broader social determinants of health, particularly in relation to housing. Given these considerations, the RDFFG acknowledges the opportunity to further explore options for developing transportation networks that can accommodate alternative modes of transportation in line with community needs and future housing policy directives.

Looking Back (Housing Actions Completed Since the Last HNR)

General Housing Actions	
Date	Description of Action or Policy
2022	The Regional District organized and supported the establishment of a Regional Housing Working Group, consisting of Indigenous governing bodies and member municipalities. Initial meetings have identified the purpose and scope of the group, and further engagement is required to determine needs and next steps.
Ongoing	Ongoing discussions between the RDFFG and local residents/organizations regarding affordable, multi-family, and senior housing developments. The RDFFG continues to provide resources to help these groups understand housing development processes and requirements.
Ongoing	RDFFG staff regularly participate in workshops, seminars, and training sessions hosted by the province and other organizations (e.g., Planning Institute of BC) to stay informed of new legislative requirements and best practices for regional housing development.
Zoning Amendments	
Date	Description of Action or Policy
June, 2024	Zoning Bylaw amendments in alignment with Bill 44 (SSMUH) requirements were implemented. These amendments permit a primary residence and one secondary suite within all restricted residential zones.

Consulting support from:

