



REGIONAL DISTRICT
of Fraser-Fort George

HOUSING NEEDS REPORT

APPENDIX A: **REGIONAL ENGAGEMENT SUMMARY REPORT**



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ABOUT THIS REPORT

The Regional District of Fraser-Fort George Engagement Summary Report summarizes what we heard from June 2021 to September 2021 as part of the Regional Housing Needs Report planning process. The following is a summary of the engagement opportunities and key findings that were gathered through multiple engagement activities including: key informant interviews, focus groups, council presentations, a community survey, and survey of RDFFG rural Directors. The findings are presented for each engagement type and are broken down into local and regional themes where applicable.

ENGAGEMENT OBJECTIVES

Community engagement was a key component of the Regional District of Fraser-Fort George (RDFFG) Electoral Area Housing Needs Report process. Beginning in June 2021 and ending with the last focus group in September 2021, M'akola Development Services and staff from the RDFFG hosted and conducted a variety of engagement events including preliminary findings presentations at Board meetings, focus groups, key informant interviews, and online surveys. Objectives for the engagement process included:

RDFFG HOUSING NEEDS REPORT ENGAGEMENT OBJECTIVES

- 1. Acquire information that will help in meeting the requirements of the Local Government Act for a housing needs assessment.**

In smaller communities, Census Canada data can be unreliable and may not paint an accurate picture of housing need. Additionally, the most recent available data is from 2016 and may be out of date in communities that have experienced market fluctuations or substantial shifts in employment or population. Engagement captures up-to-date data that informs findings and helps researchers determine the accuracy of external data sources.

- 2. Help confirm the acknowledged demographic and resident population groups that have been identified as facing significant housing challenges and identify any gaps in the existing knowledge base.**

Quantitative data can be very effective at showing housing need, but often qualitative data like quotes or stories can have a greater impact with community members and decision makers. Additional data captured through the engagement process will supplement quantitative findings and give the Regional District information about the people affected by housing, rather than just numbers.

- 3. Promote Equity Through the Engagement Process**

Planning processes that incorporate equity and inclusion have been shown to promote health, well-being, and community connectedness, regardless of the outcome or findings of the study. When people are asked to participate in a planning process, they are more likely to feel a sense of ownership over decisions that are made and are more likely to support recommendations or priorities set by decision makers.

- 4. Gather ideas around best practices and unique solutions to address current and predicted areas of housing need.**

Community engagement helps the researchers meet members of the community and observe the different housing processes at work. This informs recommendations that leverage community assets rather than focus on deficits.

Each engagement event and process were designed to contribute to these objectives and capture meaningful data from community members across the housing spectrum.

LEVEL OF ENGAGEMENT

Through the RDFFG Housing Needs Report project, the project team engaged with stakeholders, First Nations, Municipal, and Regional District staff and Board members. The table below provides an overview of each stakeholder group, the level of engagement available to them. The level of engagement is adapted from the International Association for Public Participation's (IAP2) spectrum of engagement.

	Inform	Consult	Involve	Collaborate	Empower
Engagement Goal	Providing balanced and objective information to assist individuals and organizations in understanding the problem, alternatives, opportunities and/or solutions.	Obtaining feedback on analysis, alternatives and/or decisions.	Working directly with individuals and organizations throughout the process to ensure that concerns and aspirations are understood and considered.	Partnering with individuals and organizations in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the organizations and individuals external to the RDFFG.
RDFFG Stakeholders		<ul style="list-style-type: none"> • Rural Residents/Public • Housing Providers • Health/Social Services Providers • Development & Real Estate Community and non-profit/for-profit developers • Key Employers • School District Staff • Planning Committees & Commissions 	<ul style="list-style-type: none"> • RDFFG Elected Officials • Municipal Staff 	<ul style="list-style-type: none"> • RDFFG Staff 	
First Nations Governments		<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • First Nations Governments and Indigenous Communities (L'heidli T'enneh, Simpcw First Nation, McLeod Lake Indian Band) 		

ENGAGEMENT LIMITATIONS

Despite the best efforts of the project team and staff at the Regional District of Fraser-Fort George (RDFFG), COVID-19 changed the engagement process for this study dramatically. Many in the non-profit and service sector had limited ability to contribute time and energy to responding directly to invitations to participate or helping researchers contact community members with lived experience in the supported housing system. In-community focus groups scheduled for September 2021 were directly impacted by increased requirements, including mask requirements which may have impacted attendance. The project team pivoted by conducting additional one-on-one interviews, which could be conducted more safely and easily under Provincial Health Orders.

Despite restrictions and challenges, the project team was able to travel to the RDFFG twice in September for focus groups and meetings with staff.

Attempts were made during the engagement process to discuss housing needs with the relevant First Nations communities of the RDFFG. One of the three First Nations were able to meet with us for this study, and it is recommended that for the next housing needs assessment, it be a priority to meet with all three First Nations groups through interviews or focus groups.

ENGAGEMENT OPPORTUNITIES

BOARD PRESENTATIONS

In July of 2021, staff from M'akola Development Services and the Regional District of Fraser-Fort George (RDFFG) presented as a delegation at a Regional District Board meeting. The presentation included a description of the study, the engagement process, and the requirements of the Ministry of Municipal Affairs and Housing and Union of BC Municipalities. Preliminary data findings were also presented and the Board was asked for feedback and initial impressions of the statistics. Directors were given the opportunity to ask the project lead questions and were encouraged to ask any additional questions or share resources and suggestions for key informants after the meeting.

CONTEXT GATHERING INTERVIEWS AND STAFF QUESTIONNAIRE

The project team held context gathering interviews and distributed a staff questionnaire at the beginning of the engagement process to determine important community actors, any relevant community events or initiatives, and past successful engagement techniques. Interviews were largely informal, conducted with partners who work regionally or in multiple study communities, and were designed to gauge the general sense of housing in the RDFFG, rather than determine specific needs or demands. Answers to the questionnaire informed engagement design and gave the project team an idea of what important issues might come up in interviews and focus groups with community members.

HOUSING SURVEY

The RDFFG Housing Survey was designed to fill quantitative data gaps and capture housing experiences from as many as possible throughout the region. The survey opened on June 18th, 2021 and was available through the RDFFG website for approximately six weeks, closing on July 30th, 2021. The consulting team, with significant support from Regional District communications staff, utilized existing local distribution channels, such as social media pages and community newsletters. Promotional material was made available to focus group and interview participants who were asked to share broadly with their networks. The RDFFG also produced a media release which was picked up and featured in local newspapers. Short articles advertising the assessment and survey appeared in CKPG Today on June 18th 2021 and the Prince George Citizen on July 6th 2021.

In addition to the newspaper ads and media release, the survey was advertised on the RDFFG Facebook Page on July 6th and June 23rd and 2021. This post was then shared and reposted an additional 30 times by community members to other Facebook Pages including the District C Farmers' Institute; Pineview, BC Community Connection; Bear Lake B.C.; Valemount 'N Area Discussion Board; Beverly Community Association; Tabor Lake Community Connection; Nukko Lake Community; and Buckhorn Community Post. Several individuals also shared the post to their own Facebook profile.

Do you have input to share on housing needs in the rural areas outside of Prince George, McBride, Valemount and Mackenzie?

Complete this short online survey before July 30:

<https://www.rdffg.bc.ca/housing>



Survey advertisement that appeared on the RDFFG Facebook Page on July 23rd 2021.



RDFFG HOUSING NEEDS ASSESSMENT UNDERWAY

The Regional District of Fraser-Fort George is completing a Housing Needs Assessment to better understand housing challenges across the rural and Electoral Areas of the Regional District

Over the coming weeks, the Regional District will be engaging with residents, stakeholders and Indigenous communities as it works to better inform and understand the kind of housing most needed in the region by identifying existing and projected gaps in housing supply.

Through the assessment, the Regional District hopes to get a clearer picture of the following:

- Key areas of local need, including affordable housing, rental housing, special needs housing, seniors housing, family housing, and shelters and housing for people at risk of homelessness
- The number of housing units required to meet current and anticipated housing needs for at least the next five years, by housing type. Housing 'type' is defined as dwelling size (number of bedrooms)
- The number and percentage of households in core housing need and extreme core housing need

Information from the assessment will help shape discussion and consideration when developing or considering amendments to Regional District Official Community Plans.

The first step in the process is a public survey. The survey is completely confidential and is available online at www.rdffg.bc.ca/housing. Hard copies of the survey are available by contacting the Regional District office at 250-960-4400 or 1-800-667-1959. The survey is available until July 30.

The survey takes about 5–10 minutes to complete and will help build a more complete picture of the housing situation in the Region. As the region grows and changes, the data and information provided today will help address the housing needs and demands in the Regional District of Fraser-Fort George area both today, and tomorrow.

-30-

Media Contact
Renee McCloskey, APR
Manager of External Relations
Phone 250 960-4453

Regional District of Fraser-Fort George Main Office: 155 George Street, Prince George, BC V2L 1P8
Tel: 250-960-4400 • Fax: 250-563-7520 • Toll Free: 1-800-667-1959 • www.rdffg.bc.ca

Media release posted to the RDFFG website and sent to media outlets.

KEY INFORMANT INTERVIEWS

Key informant interviews targeted service providers, non-profit organizations, key employers, and community leaders who work primarily with community members who are struggling to find affordable, supportive and stable housing. Though time and resource intensive, key informant interviews provide different information and context than community surveys, demographics, and housing data. They capture information about harder-to-reach populations and provide an opportunity for informants to give descriptive answers to questions, often sharing stories or personal experiences. Interviews lasted between 30 and 45 minutes depending on the interview subject. In consultation with planning staff from the Regional District, the consulting team selected key informants based on following criteria:

- 1) Informants had to be geographically relevant and diverse. Interviewees had to live or work within the study area. Some collectively represented all areas and communities within the Regional District, others represented only one area. Because minimal services and industry are in the electoral areas, most interviewees provided information from the perspective of not an electoral area specifically—but from the Regional District as a whole or a municipality. However, due to the size and interconnected nature of the Regional District, much of the information was able to be extrapolated for the electoral areas.
- 2) Informants should have knowledge of the housing sector or knowledge of the experiences of specific demographic groups navigating the housing sector.
- 3) Informants should be service providers, employers, or community leaders who primarily work within the community development, social services, education, health, tourism, or economic development.
- 4) Informants should understand or work with market housing and local government bylaws that government development.

See the next section for a list of participants and Appendix B for interview questions.

FOCUS GROUPS

Focus groups or roundtable discussions typically were held with larger groups, usually between four and ten participants each. These engagement events provided an opportunity for deeper discussion amongst different organizations about the challenges and opportunities of the current housing environment. The aim was to identify Regional District and community nuances and collect relevant materials or data to inform the Report's broader data collection activities. These discussions helped to establish the foundation for data collection, particularly in those communities that had minimal database data available. Sessions consisted of a presentation of preliminary data followed by a facilitated discussion around housing in the region. Focus group themes, questions, and responses are included in the following section.

WHAT WE HEARD

CONTEXT GATHERING INTERVIEWS AND STAFF QUESTIONNAIRE

Five context gathering interviews and a questionnaire were distributed and conducted in May and June 2021 with key representatives from regional organizations, local housing services, and Regional District of Fraser Fort George (RDFFG) staff.

Date	Location	# of Engagements (approx.)
May and June 2020	Videoconference and Questionnaire	5

Technique	Position or Organization
Interview	Northern Health
Interview	Local Development Consultant
Interview	Local Planner
Interview	Local Affordable Housing Provider
Questionnaire	Regional District Staff

Interviews were largely informal, conducted with partners who work regionally or in multiple study communities, and were designed to gauge the general sense of housing in the RDFFG, rather than determine specific needs or demands. Answers to the questionnaire and interview responses informed engagement design and gave the project team of when important issues they could expect to come up in conversations with community members.

KEY THEMES

1) Seniors' Housing

Some stakeholders immediately identified an aging population and housing pressures associated with changing demographics as a key concern to be catalogued in the study and captured in engagement. The project team prioritised interviews with seniors' housing providers or community advocacy groups and integrated questions about housing for older adults into interview scripts.

2) Relationship Between Electoral Areas and Municipalities

Many stakeholders commented on the important relationship between the electoral areas and neighbouring municipalities. Most rural residents access services and other amenities in municipalities and almost all acute housing services like supports for unhoused community members and integrated addictions and mental health supports are located in Prince George. Rather than solely focusing on rural communities, the project team also included regional stakeholders, involved staff from municipalities, and catalogued some of the housing issues that may be less present in rural areas, but are important Regional factors.

3) Affordability Still Reasonable in Electoral Areas

Though affordability was still reasonable in the electoral areas, rising cost and availability of rentals were identified as another priority issue. To capture data from renters navigating the housing system, interviews prioritized housing advocates and non-profit providers who facilitate rental housing. The project team also encouraged non-profit providers to spread the survey through their network of renters whenever possible.

4) Construction Challenges and Difficulty Attracting Development

Stakeholders with knowledge of development conditions commented on the difficulty of building new, affordable units in both electoral areas and municipalities. Building costs are increasing, senior government funding is difficult to get, and electoral areas have servicing restraints that make multi-family development complicated. With this in mind, the project team focused their inquiries on how electoral areas could support and supplement affordable housing initiatives in municipalities, rather than lead new developments.

5) **Recreational Properties**

Identified as an emerging trend, especially in the electoral areas close to Prince George, the project team was asked to look at the impact recreational properties on surrounding housing markets. The data team specifically examined how cost of ownership, assessment rates, and cost of renting has increased in areas with increased demand for recreational property. Questions about recreational properties were also integrated into interview scripts.

ELECTED OFFICIALS SURVEY

Date	Location	# of Engagements (approx.)
June 2021	Online via RDFFG Website and Direct Link sent to Directors	5

The Electoral Area Directors survey received **five responses** from elected officials representing electoral areas. The survey was administered online through the Alchemer platform, and data from residents was stored and stored on Canadian servers, in compliance with Provincial and Federal privacy legislation. Available online beginning in June, responses were collected over a 4 week period. The survey was distributed through direct emails to elected officials and was advertised at project presentations to the Regional Board.

Elected officials were asked if and how they would like to be involved in the project and if they knew of any key community members we should contact as part of the engagement process. Directors were also invited to respond to open-answer questions about key housing issues in their communities. Responses are summarized below. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

OPEN ANSWER QUESTIONS

What are some of the key housing issues being faced by members of your community?

All five directors responded to this question, often with generous and thorough answers. Key themes of responses have been broken out here:

- Limited Housing Supply

“Lack of housing generally, for rent or purchase. The whole of the RD needs affordable housing, greater housing density and planned neighborhoods.”

“Availability of low cost rental housing. The buoyant PG area real estate market is driving up housing prices here in Electoral Area E and owners are opting to sell at inflated prices rather than rent out at lower rental rates.”

“Availability, access and affordability.”

“Limited rural rental stock.”

- Aging Population and Ability to Age in Place

“Elderly who would like to age in a rural area but need support (maintenance to stay in place or seniors housing-nothing available).”

“Housing/neighborhoods dedicated to the needs of seniors and aging community members.”

- Rising Cost of Housing and Changing Demographics

“Escalating costs to purchase, exurbanites moving to areas and not fitting in to rural culture.”

Do you think there are specific resources or strategies that would help members of your community meet their housing needs?

Key themes of responses have been broken out here:

- Incentives to Encourage Rental Housing

“Perhaps financial incentives for at least some of the rental housing owners to keep their housing in the rental market. Right now, the Community of Hixon has four main sources of rental housing stock - two older motels, two mobile home parks, a few individual homes and an older rental housing complex.”

- Increased Support for Regional District Staff Tasked with Navigating Housing Issues

“Human resources to facilitate funding and development”

- Additional Seniors’ Housing Units, With and Without Supportive Elements

Is there anything else that you would like to tell us about your Area or any other housing concerns you would like to share?

Key themes of responses have been broken out here:

- Need for Long Range Planning to Address Housing Issues

“A long range plan with short term, medium and long term objectives. Valemount has redone their official community plan that addresses many of these issues. McBride needs to do the same.”

- Need for to think Strategically About Development Potential of Rural Areas

“In the rural areas we are seeing increased demand for rural properties. We have to carefully consider zoning and rezoning requests to help minimize conflict between industry/agriculture/residential needs.”

HOUSING SURVEY

Date	Location	# of Engagements (approx.)
June to July 2021	Online via RDFFG Website	358

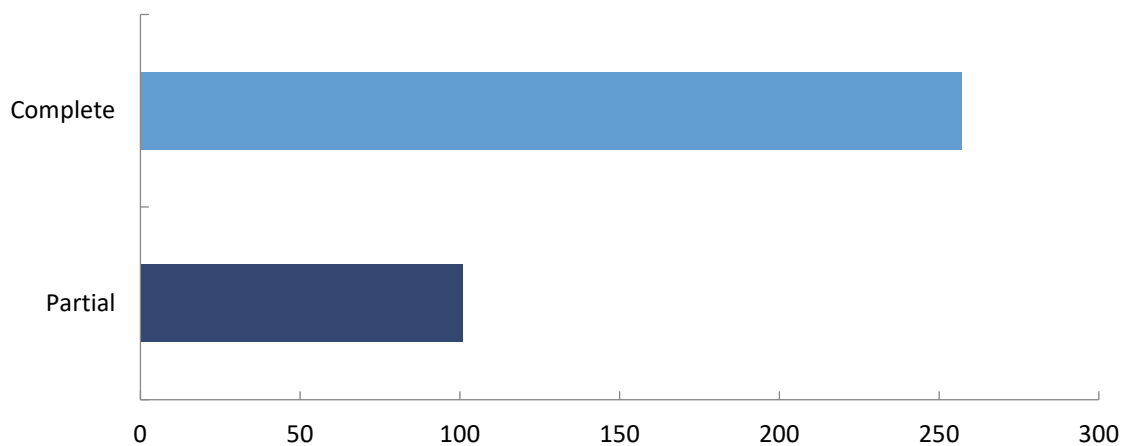
The community survey received **358 responses** from individuals throughout the Regional District of Fraser-Fort George. The survey was administered online through the SurveyGizmo/Alchemer platform, and data from residents was collected anonymously was stored and stored on Canadian servers, in complete compliance with Provincial and Federal privacy legislation. Available online beginning in June, with responses received throughout June and July of 2021 when the survey was made available via the Regional District's housing website. RDFFG Staff and the project team promoted through the survey through social media, local newspapers and newsletters, and community partners networks.

It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

RESPONSE NUMBER AND LOCATIONS

The number of total survey respondents was 358. Most respondents (257) completed the entire survey and 101 respondents completed only some questions.

Figure 1: Number of Respondents



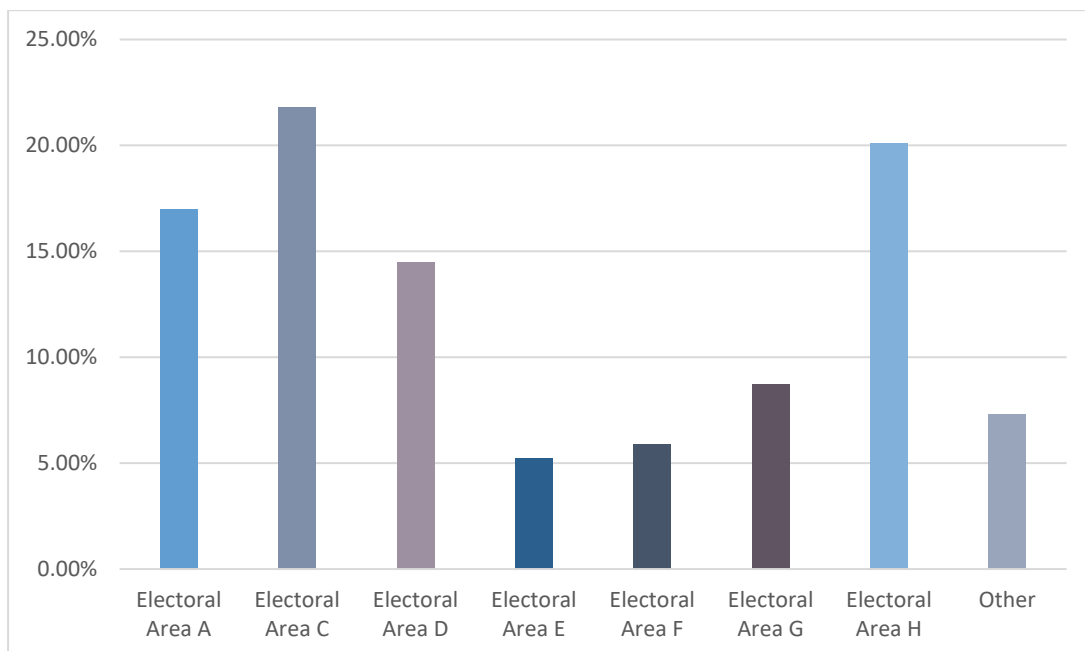
The location of survey respondents is broken down by geographical location as shown in Table 1.

Table 1: Location of Survey Respondents

	Percent	Number
Electoral Area A	16.9%	49
Electoral Area C	21.7%	63
Electoral Area D	14.5%	42
Electoral Area E	5.2%	15
Electoral Area F	5.9%	17
Electoral Area G	8.6%	25
Electoral Area H	20.0%	58
Other, please describe:	7.2%	21
City of Prince George	3.8%	11
Village of McBride	0.7%	2
Hart Highlands	0.7%	2
District of Mackenzie	0.3%	1
Hixon	0.3%	1

The largest proportion of survey responses were received from residents of the Electoral Area C (21.8% or 63 responses), followed by Electoral Area H (20.1% or 58 responses), and Electoral Area A (17.0% or 49 responses). Responses were received from every participating Electoral Area.

Figure 2: Location of Survey Respondents



RESPONDENT DEMOGRAPHY

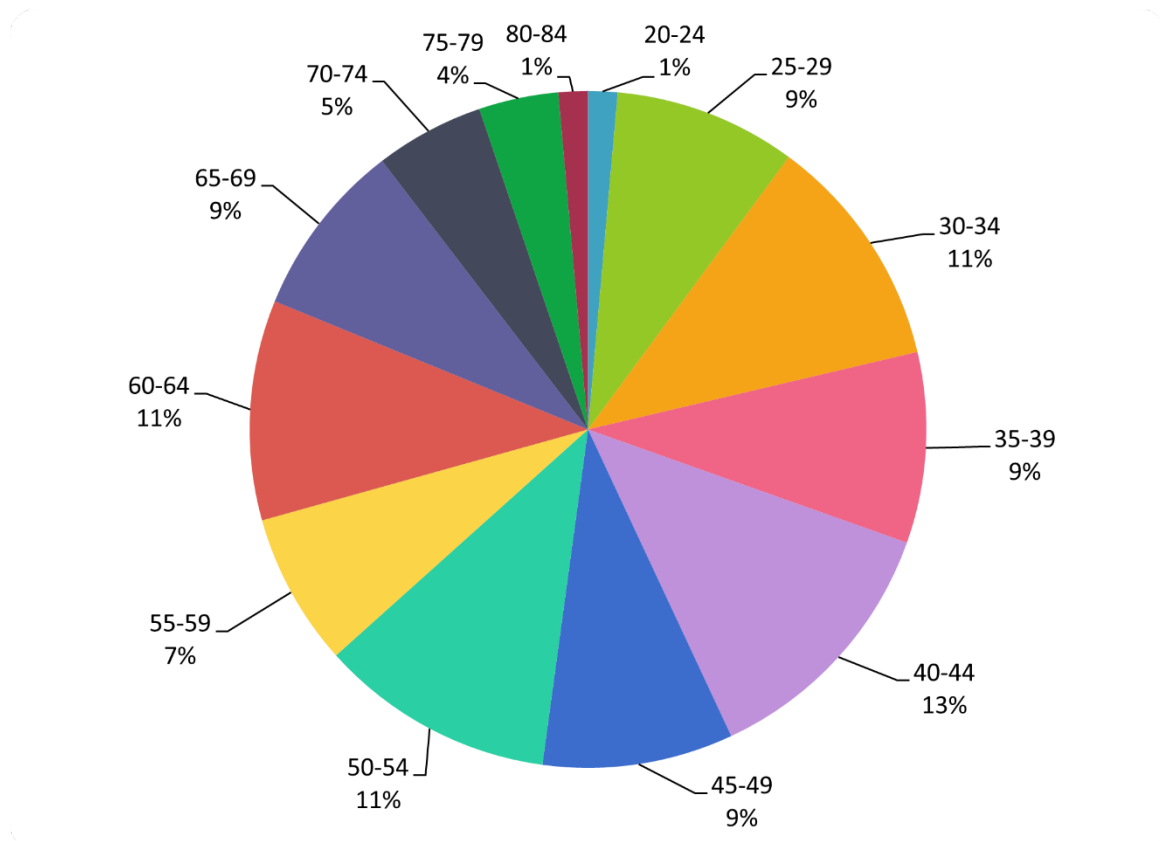
Do you identify as First Nations, Inuit or Métis? About 6.7% (or 19 respondents) indicated that they identified as First Nations, Inuit or Métis. Of those who responded “Yes” most indicated they were Métis (10), Saik'uz (1), McLeod Lake Indian Band (1), Cree (1), Cree Métis (1), and Métis Inuit (1). Four (4) respondents did not indicate that they belonged to a specific Nation or Family Group.

To what age group do you belong? About 52% of respondents were between 20 and 49 years of age. About 30% were younger than 40 and 19% were older than 65. The largest respondent category was 40-44, representing 12.6% of respondents. The median age of respondents was about 47 years of age, older than the 2016 median age of the Regional District, which was 39.9 years. The survey was not applicable to the 15% of residents in the region aged 14 and under and received minimal responses from those under 20, likely pushing the median age of respondents higher.

Residents of the RDFFG aged 20 to 64 made up approximately 62% of the regional population in 2016 but accounted for about 81% of survey respondents indicating a higher than proportionately expected response rate amongst non-senior residents.

The median age of owner respondents was 52 years while the median renter respondent was only 42.

Figure 3: Age Distribution of Respondents

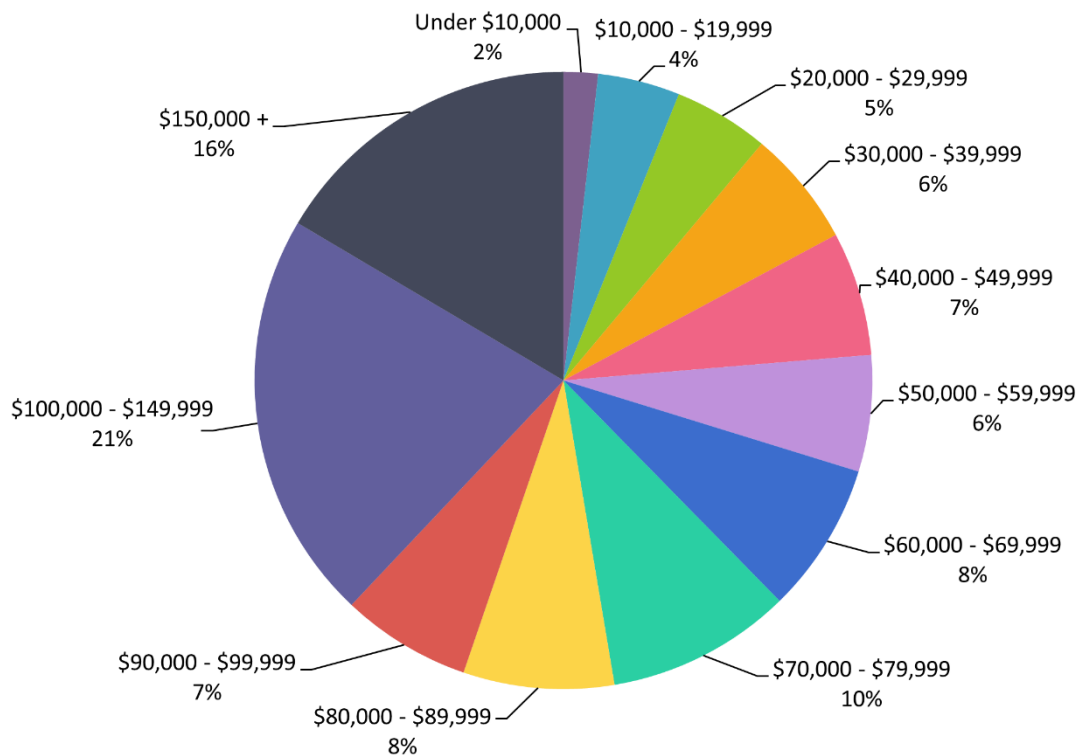


What is your approximate annual income (before tax)? Approximately 38% of survey respondents had an approximate annual income (before tax) of \$100,000 or more while 17.2% of respondents reported an annual income of less than \$40,000. The median annual income of respondents was

about \$85,000, in line with the Statistics Canada's reported rural RDFFG 2015 median income of \$88,300.

Renter respondents earned a median income of about \$45,000 per year while the median owner respondent earned about \$90,000 per year. In 2015, Statistics Canada reported that the median renter household earned \$51,850 and the median owner household earned \$93,000 in the rural RDFFG. The relatively proximity of respondent reported incomes and Statistics Canada reported incomes suggests a reasonable degree of accuracy in survey responses.

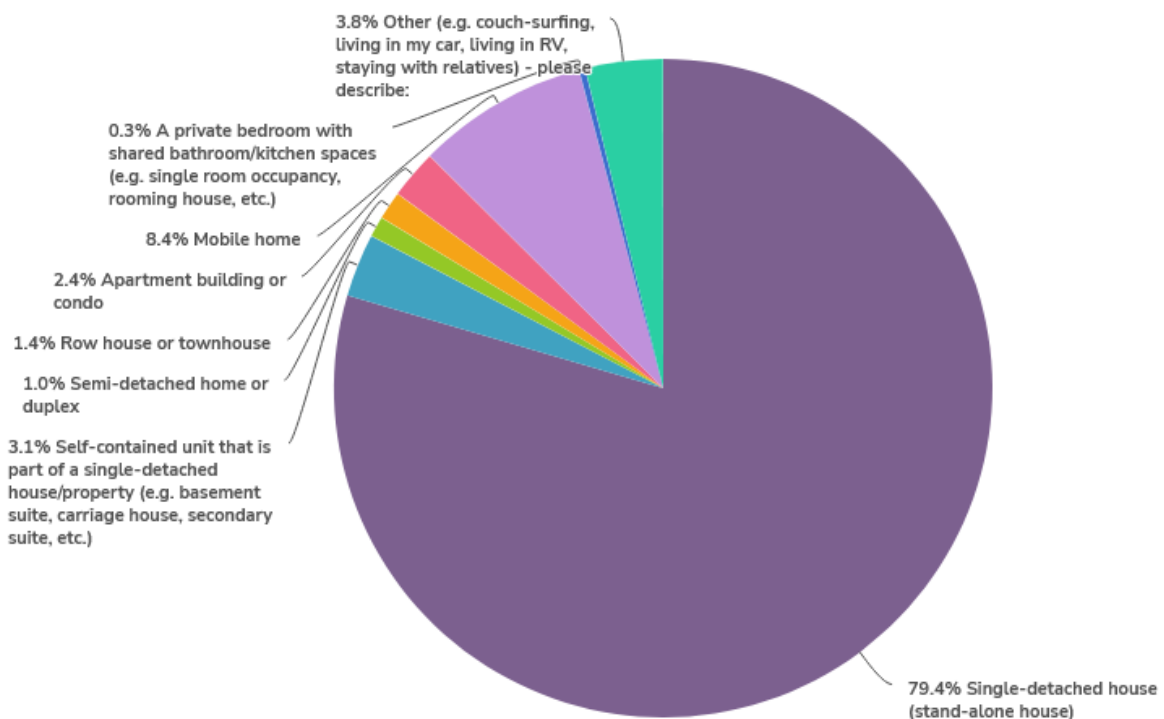
Figure 4: Approximate annual household income (before tax)



RESPONDENT HOUSEHOLDS

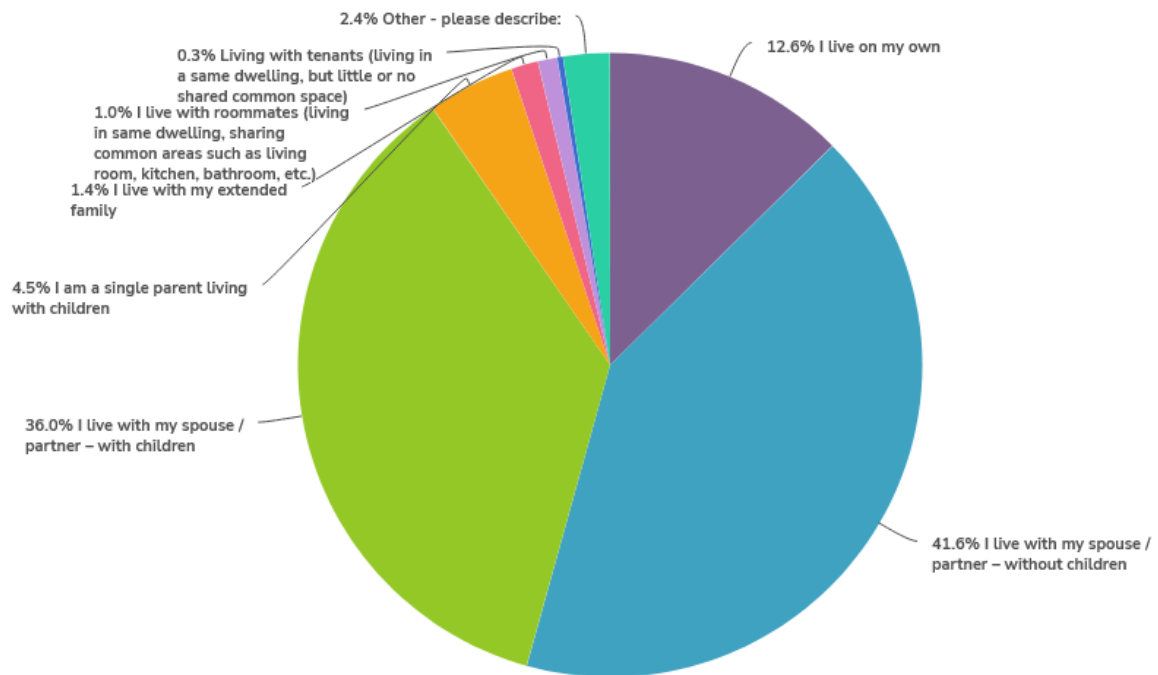
What type of housing do you live in? Most respondents (80%) indicated that they lived in a single-detached home. Nine percent (9%) indicated that they lived in mobile homes, 3.1% lived in a self-contained suite that is part of a single-detached house/property (basement suite, carriage house, secondary suite, etc.), 2.4% lived in apartment buildings or condos, 1.4% lived in row or townhouses, and 1% lived in semi-detached homes. Of the survey respondents, only 0.3% lived in a private room with shared bathroom and kitchen spaces. Eleven respondents, or 3.8%, responded “other”, which included: living in RVs, primitive cabins, or living with relatives.

Figure 5: Respondent Housing Types



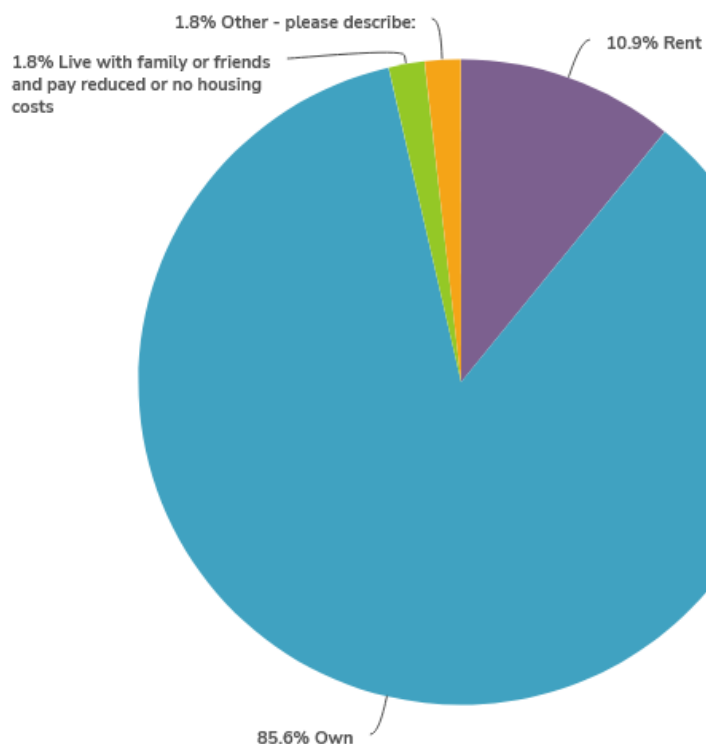
How would you describe your household? Most respondents (77.6%) indicated that they lived in a couple household. About forty-two (41.6%) of respondents were couples without children and 36% were couples with children. About 13% of respondents said they lived on their own, 4.5% were single parents with children, 1% lived with roommates, and 1% lived with extended family. Of those who responded “other”, one lived in a co-op and others indicated they were living with parents.

Figure 6: Respondent Household Types



Do you rent or own your housing? Most respondents (85%) indicated that they owned, while 11% indicated they rented. This differs from the proportions of renters (27%), and owners (72%) across the District.

Figure 7: Renter and Owner Respondents

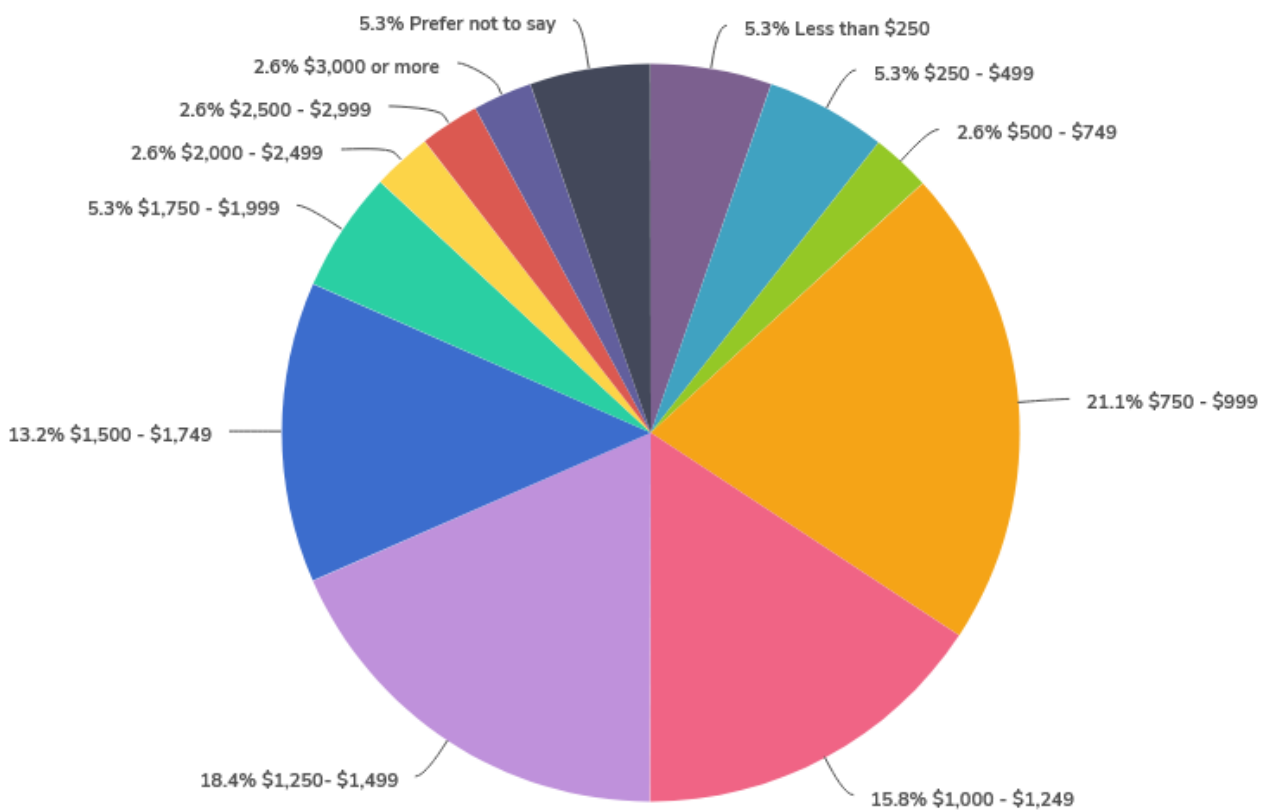


RENTERS

Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)? About 17% of respondents indicated that their housing costs cost between \$750 and \$999, and 41.4% indicated that their monthly expenditures were between \$1000 and \$1499. Another 17.2% indicated that they spent between \$1500 and \$1749 on housing costs. Most respondents spend between \$750 and \$1,500 per month on rent.

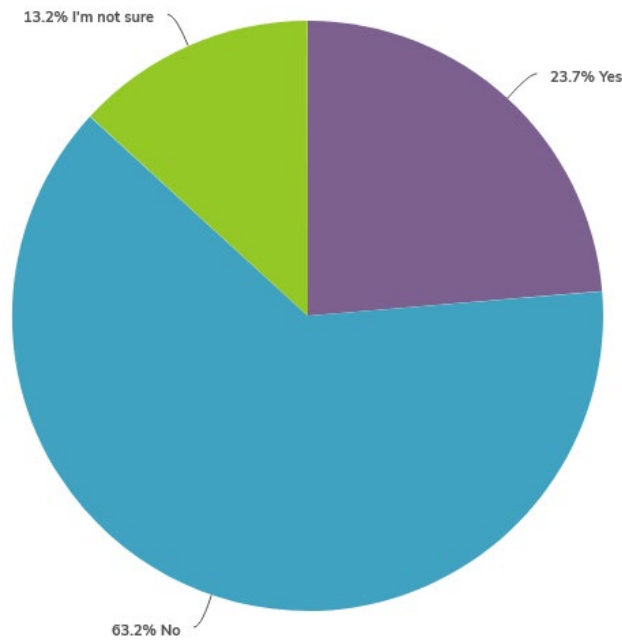
Primary rental market data collected by the Canada Mortgage and Housing Corporation indicates that the median rent for Prince George is around \$885 per month, which is significantly less than the median rent reported by respondents of around \$1,250. This indicates that available data likely underestimates rental housing cost.

Figure 8: Reported Renter Housing Costs per Month



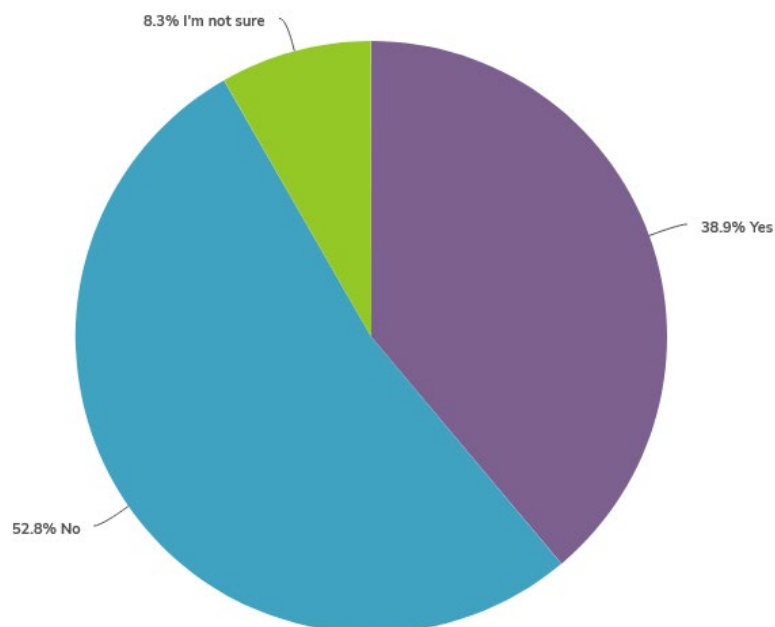
Do you believe your housing costs are affordable for you? Sixty-three percent (63.2%) of renter respondents indicated that their housing costs were not affordable to them, compared to 23.7% who believed it was. An additional 13.2% were unsure. Statistics Canada affordability data for the rural RDFFG indicates that only 19% of renters are in an unaffordable housing circumstance. This illustrates the limitations of available data and indicates that affordability statistics likely underestimate perceived affordability of renter housing.

Figure 9: Renter Respondents, Do you believe your housing costs are affordable to you?



Does your current housing meet your needs? Fifty-two percent (52%) of renter respondents indicated that their current housing did not meet their needs, compared to 37% who believed it did. An additional 11% were unsure.

Figure 10: Renter Respondents, Does your current housing meet your needs?



Why does your current housing not meet your needs? Of those who responded “no” to the above question, most indicated that their current home was some combination of too expensive, in need of major repair, or too small. Affordability and condition were the most common concerns. Of the respondents that answered, “other”, the following reasons were provided: no green space, not pet friendly, or too small for family growth. Many renters indicated that they would like to be able to own their own home, but don’t feel that they are able to purchase a home due to a competitive market.

Figure 11: Renter Reported Housing Issues

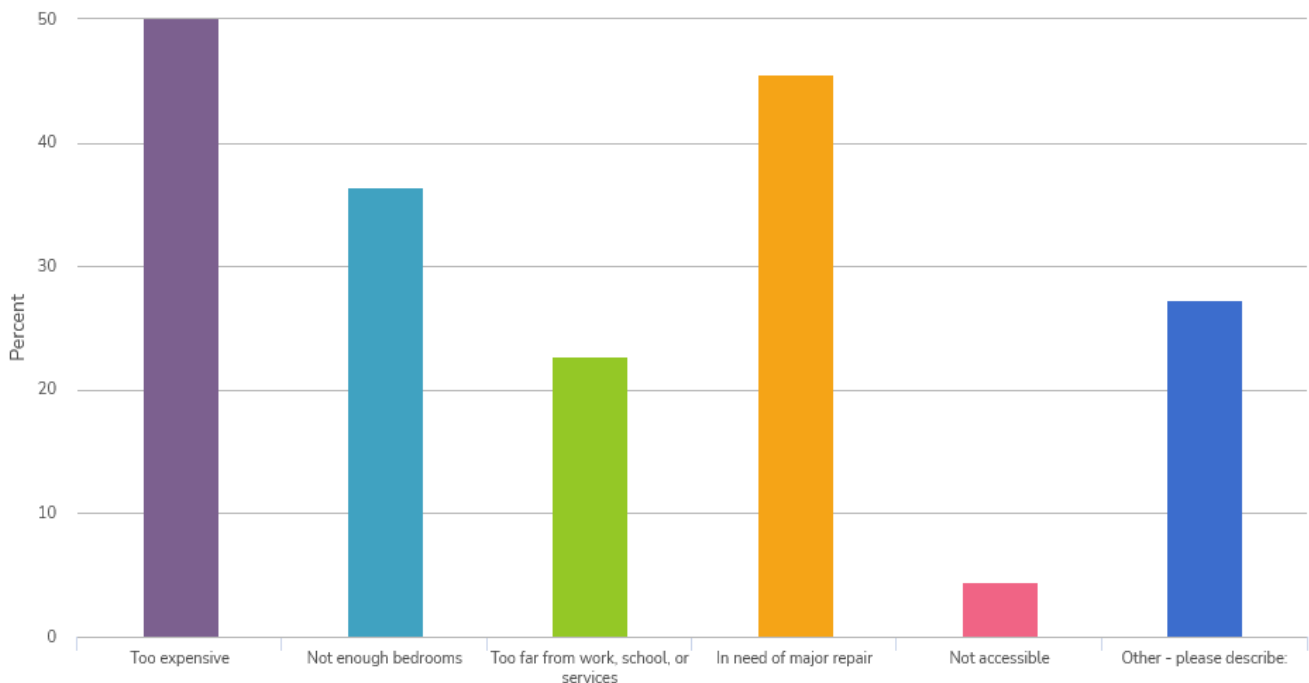


Table 2: Renter Reported Housing Issues

Option	Percent	Number
Too Expensive	50.0%	11
Not Enough Bedrooms	36.4%	8
Too Far From Work, School, or Services	22.7%	5
In Need of Major Repair	45.5%	10
Not Accessible	4.5%	1
Other, please describe:	27.3%	6

Selected Quotes from Respondents who Indicated “Other”:

“It’s ok for me as a single person, but I worry about finding a place that's affordable and in a safe location when I move in with my significant other and/or look to start a family.”

“I've been trying to get into the housing market for 2 years. I can now no longer afford to buy a house with such an increase in prices. I didn't spend over 100 000\$ at university and attend for 8 years to then never afford a home. On every offer I have been outbid between 30K and 50K and usually by people moving from out of town. There is also not too many smaller homes for single young professionals that don't involve strata”

“Need pet friendly rental with dog space but was impossible to find. Have no green spaces for dogs.”

“Ok for me for now - but not when I have children.”

In the next five years do you think any of these will be a problem for you? When asked which issues they expected to face in the next five years, renter respondents indicated that stability and costs associated with rent or mortgage and utilities were the largest concern. Other major concerns were the cost of utilities, the size of units, rental units not being maintained/repared, and the stability of housing (concerns about renovictions, loss to vacation rentals, etc.). Renters were understandably more concerned about stability of housing than owners.

Figure 12: Potential Problems for Renter Respondents in Next Five Years

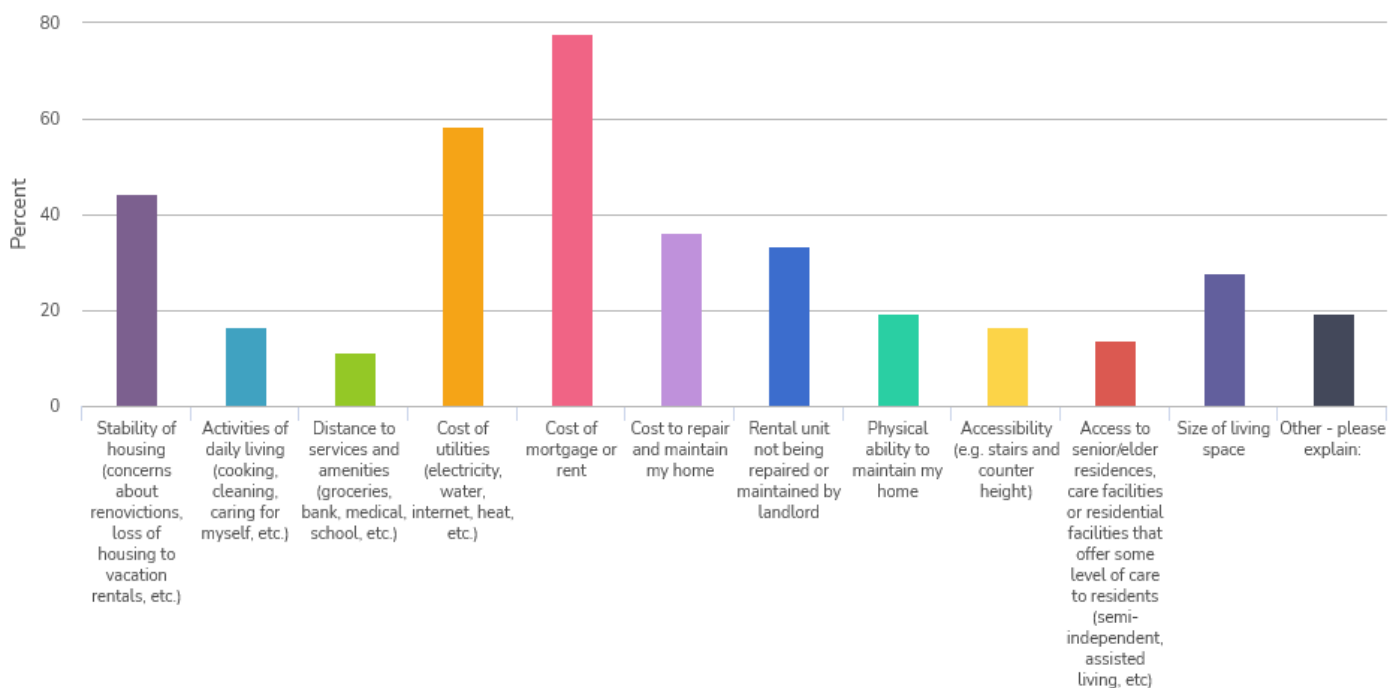


Table 3: Potential Problems for Renter Respondents in Next Five Years

Option	Percent	Number
Stability of housing (concerns about renovictions, loss of housing to vacation rentals, etc.)	44.4%	16
Activities of daily living (cooking, cleaning, caring for myself, etc.)	16.7%	6
Distance to services and amenities (groceries, bank, medical, school, etc.)	11.1%	4
Cost of utilities (electricity, water, internet, heat, etc.)	58.3%	21
Cost of mortgage or rent	77.8%	28
Cost to repair and maintain my home	36.1%	13
Rental unit not being repaired or maintained by landlord	33.3%	12
Physical ability to maintain my home	19.4%	7
Accessibility (e.g. stairs and counter height)	16.7%	6

Access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents (semi-independent, assisted living, etc.)	13.9%	5
Size of living space	27.8%	10
Other - please explain:	19.4%	7

Many renter respondents indicated they had concerns that were not listed and indicated “other” with a short explanation. Key themes of responses have been broken out here:

- Limited stock available for rent and purchase, and rising prices of both

“Having a vacant extra property that is not being lived in should be treated as it is in the lower main land . Penalties should be as this is taking away from available homes”

“There is a lack of affordable single dwelling family homes to rent in PG or in the rural parts surrounding PG.”

“The cost of housing is a barrier to me - I cannot get into the market, esp. with rent being so high and with the affordable options needing lots of repairs. Is there a grant/funding model that could be used to repair old housing stock?”

“Right now the housing market is in such high competition. It is hard to find housing that meets your specific needs and when you do (there) are many other applicants applying to be accepted.”

“We are saving for a down payment on a detached home. With the cost of the rental and the increasingly unattainable housing costs in PG, I seriously doubt we will be able to purchase in the foreseeable future.” ... “If we are unable to purchase in the near future we will likely relocate to a community of similar size but has more to offer.”
- Availability of pet and animal friendly rentals

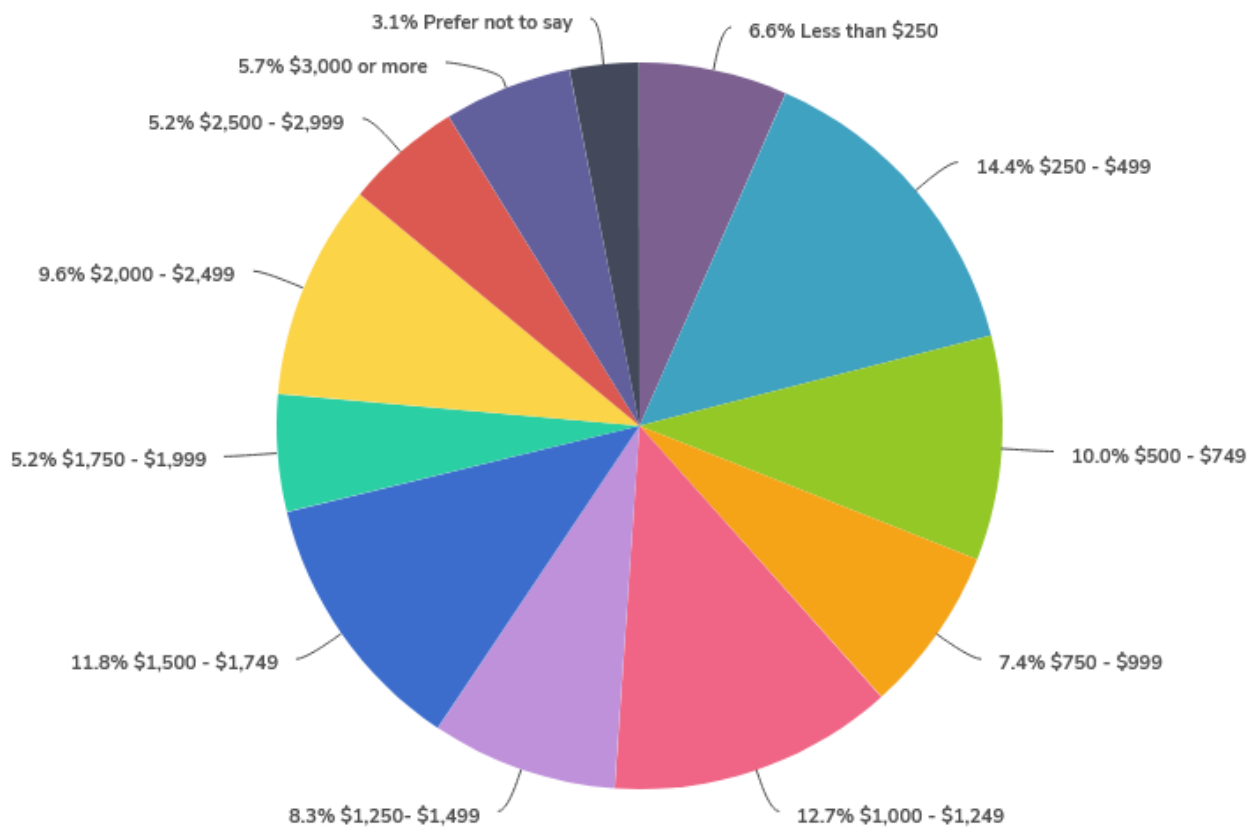
“In rural areas the same rental tenancy act (applies) I have 2 months to move and find a place with farm animals. My animals will be sent to the butcher if I don't find a place (before) then or (be forced to) sell (the animals)”
- Limited availability of seniors housing, or housing affordable and appropriate for seniors

“Just because a person gets older does not mean we want to live in a tiny one bedroom senior residence We want to live independently in a place that has reasonable rent. The majority of us cannot afford the so called affordable rental places that are geared towards people with a higher income level.”

HOMEOWNERS

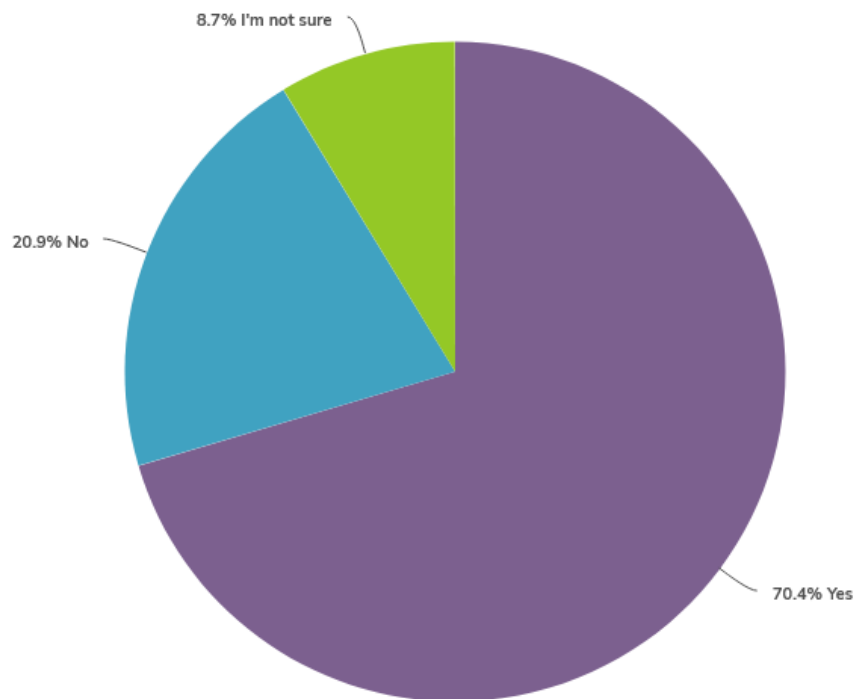
Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)? The most frequent owner reported housing cost was between \$250 and \$499 per month (14.4%), but respondents were relatively evenly distributed across available options. About 13% of respondents spend between \$1,000-\$1,249, and 12% spend between \$1,500 and \$1,749. The median monthly housing cost for owners was less than that of renters, slightly under \$1,250 per month.

Figure 13: Reported Owner Housing Costs per Month (not including insurance or utilities)



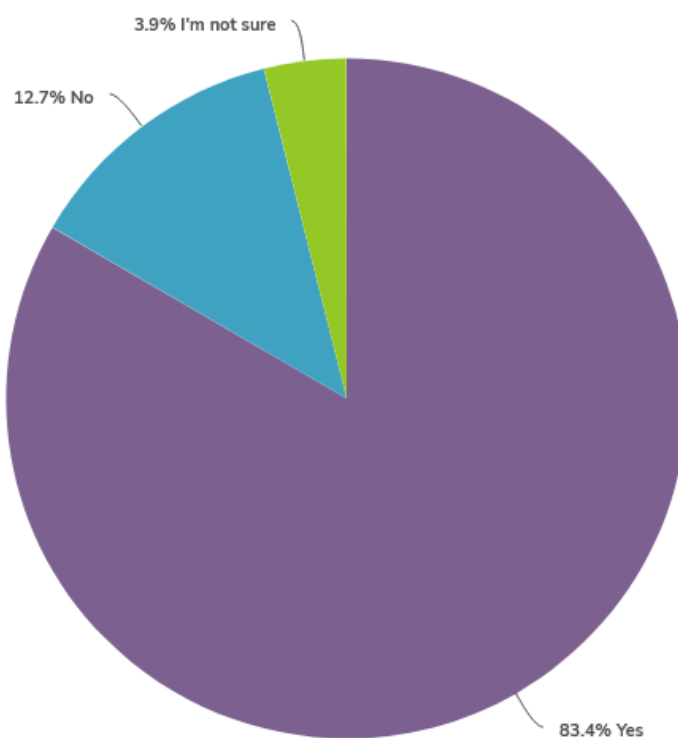
Do you believe your housing costs are affordable for you? Owners were much more likely than renters to report that their monthly housing costs were affordable. Only 21% of owners indicated they were in an unaffordable housing situation, and 70% indicated their housing costs were affordable. An additional 9% were unsure. Statistics Canada affordability data for the rural RDFFG indicates that only 9% of owners are in an unaffordable housing circumstance. As with renter data, this illustrates the limitations of available data in rural communities and indicates that affordability statistics likely underestimate perceived affordability of owner housing.

Figure 14: Owner Respondents, Are your Housing Costs Affordable to you?



Does your current housing meet your needs? A majority of owner respondents indicated that their current housing did meet their needs (83%). Only 17% indicated it did not or they were unsure. Though still a high number, this indicates that by all of the metrics studied in this report, owners are much more able to meet their housing needs through the market.

Figure 15: Owner Respondents, Does your current housing meet your needs?



Why does your current housing not meet your needs? Of those who responded “no” to the above question, most indicated that their current home was some combination of too small, or in need of repairs. About 22% indicated it was too expensive, and 11.1% indicated it was too far from services. 11.1% said they didn’t feel safe, and 14% needed a more accessible dwelling.

Figure 16: Owner Reported Housing Issues

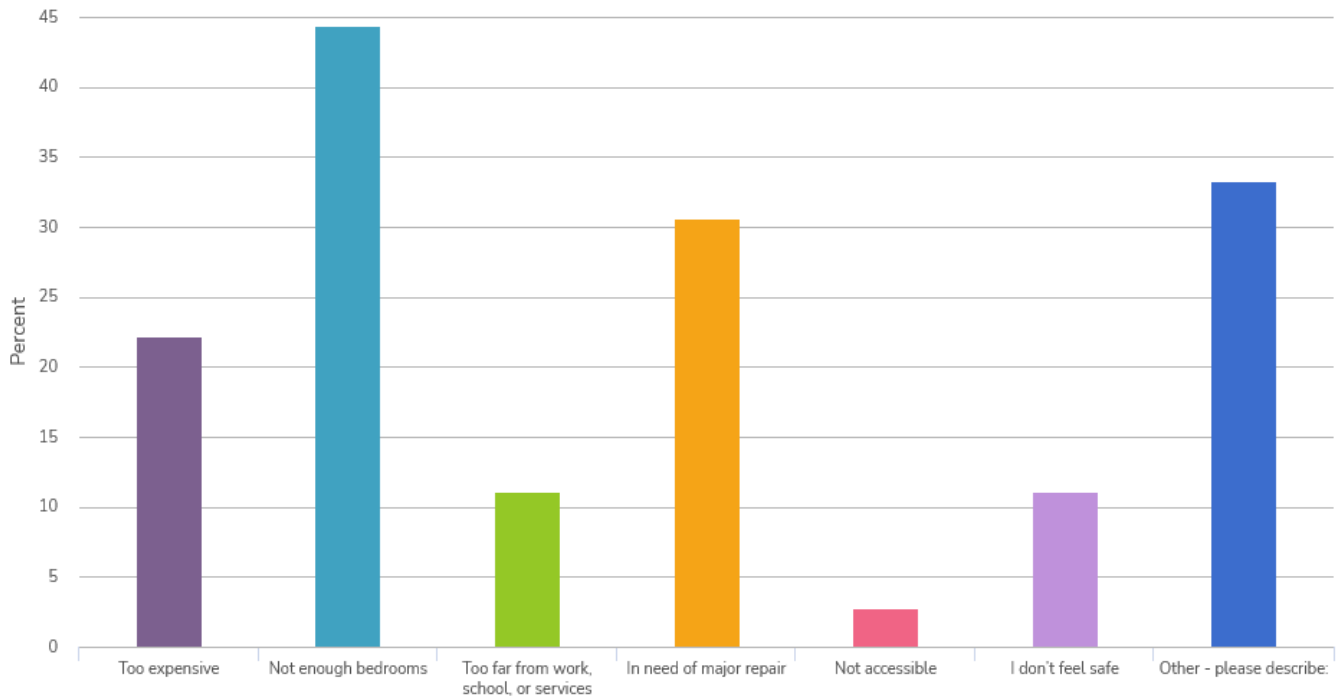


Table 4: Owner Reported Housing Issues

Option	Percent	Number
Too Expensive	22.2%	8
Not Enough Bedrooms	44.4%	16
Too Far From Work, School, or Services	11.1%	4
In Need of Major Repair	30.6%	11
Not Accessible	2.8%	1
I Don't Feel Safe	11.1%	4
Other, please describe:	33.3%	12

Renter respondents who indicated their home did not meet their needs for other reasons included the following responses:

- Current lot too big for aging homeowner, too much maintenance
- Need for wheelchair accessible housing
- Lack of services
 - Lack of high-speed internet was a frequently cited example

In the next five years do you think any of these will be a problem for you? When asked which issues they expected to face in the next five years, owner respondents indicated the cost of repairs and utilities (often related) was the most common expected challenges. Ability to maintain property and

distance to services were also expected to be a challenge. This is likely due to the older owner population for whom cost, and stability are less concerning than housing issues associate with aging homes and residents.

Figure 17: Owner Respondents, Expected Housing Concerns in the Next Five Years

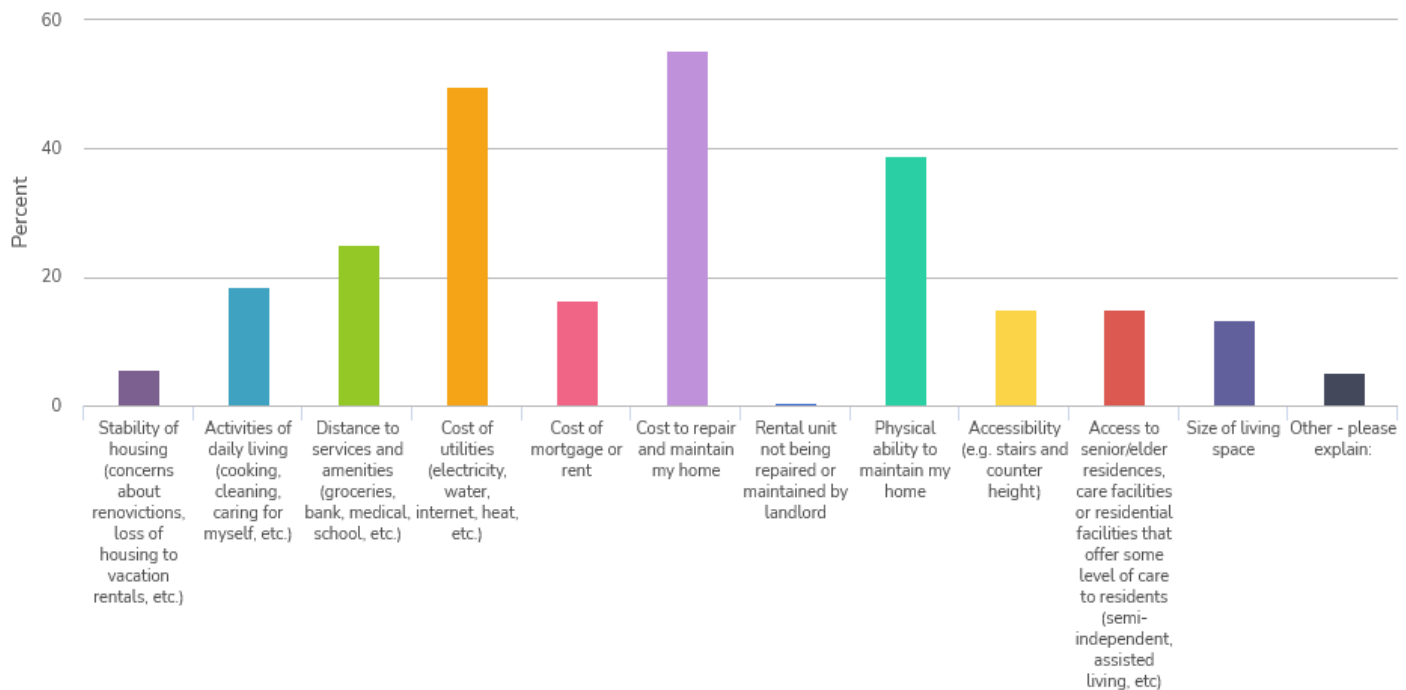


Table 5: Owner Respondents, Expected Housing Concerns in the Next Five Years

Option	Percent	Number
Stability of housing (concerns about renovictions, loss of housing to vacation rentals, etc.)	5.6%	11
Activities of daily living (cooking, cleaning, caring for myself, etc.)	18.5%	36
Distance to services and amenities (groceries, bank, medical, school, etc.)	25.1%	49
Cost of utilities (electricity, water, internet, heat, etc.)	49.7%	97
Cost of mortgage or rent	16.4%	32
Cost to repair and maintain my home	55.4%	108
Rental unit not being repaired or maintained by landlord	0.5%	1
Physical ability to maintain my home	39.0%	76
Accessibility (e.g. stairs and counter height)	14.9%	29
Access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents (semi-independent, assisted living, etc.)	14.9%	29
Size of living space	13.3%	26
Other - please explain:	5.1%	10

Many owner respondents indicated they had concerns that were not listed and indicated “other” with a short explanation. Key themes of responses have been broken out here:

- Cost of Insurance

“The extreme high cost of house insurance outside the city limits is financially crippling.”

- Property Taxes

" As a senior I am wondering why, at 65, we get a break from the provincial government on our taxes but not our rural taxes. Every cent makes a difference to a senior on a fixed income. Utilities are skyrocketing and we want to stay in our own homes."

- Lack of Affordable Housing

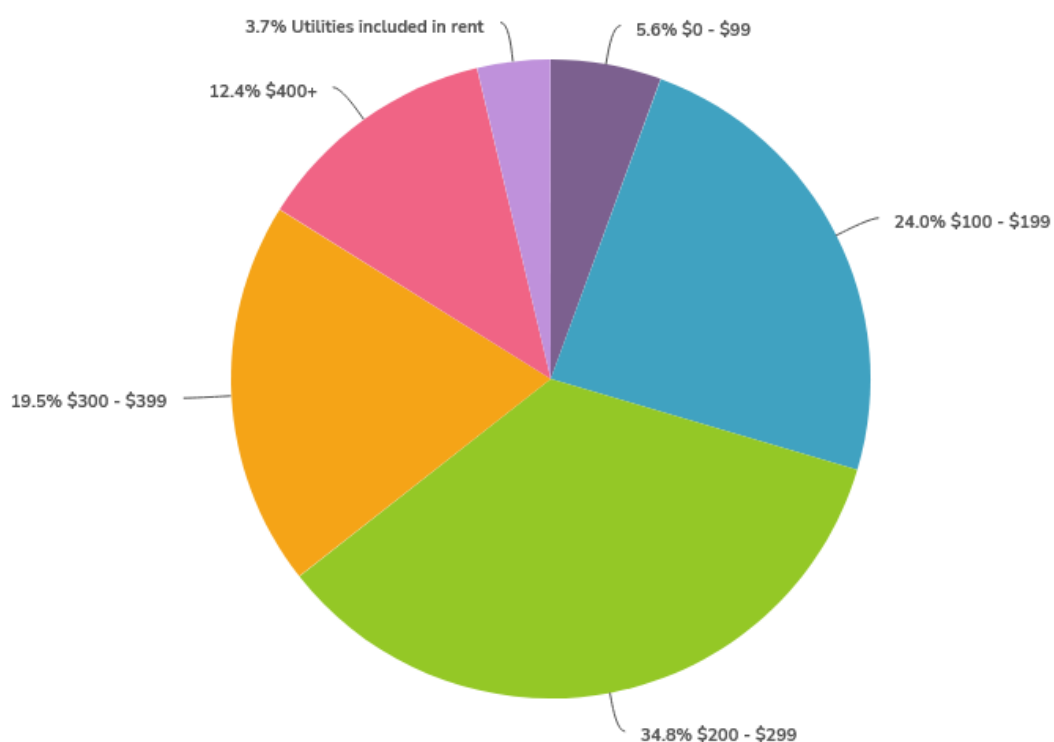
“We are lucky because we got into the housing market when the market was low, however, our kids will not be so lucky and will likely be housing insecure without our help.”

“There is starting to be a lack of affordable housing either to buy or rent.”

ENERGY COSTS AND CHALLENGES

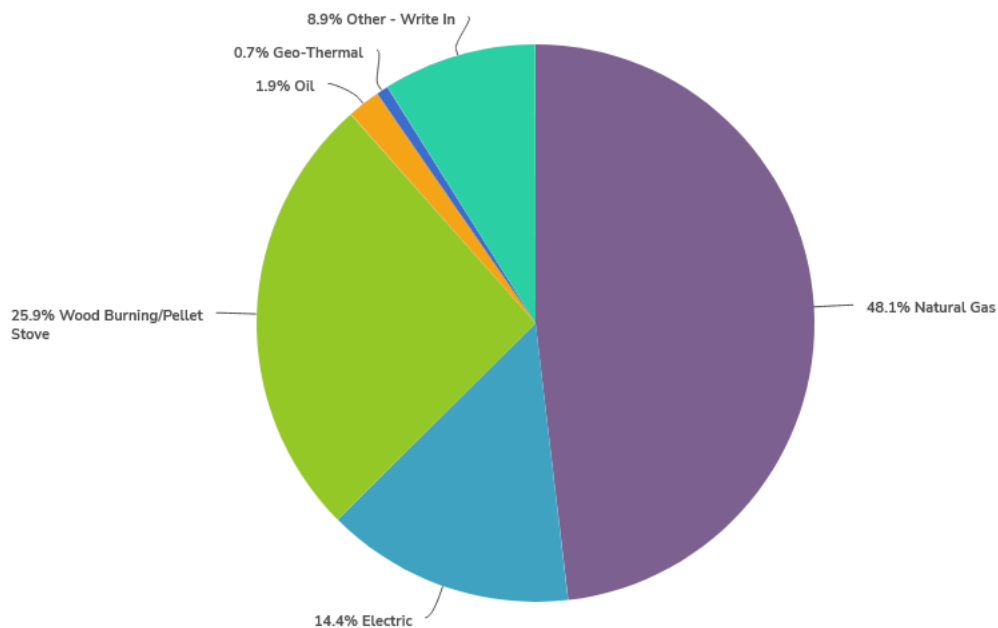
How much per month does your household spend on heat/utilities? About one-third of survey respondents (34.8%) indicated they spend between \$200 and \$299 on heat and utilities. An additional 24% spend between \$100 and \$199 and 19.5% spend between \$300 and \$399 per month. The median expenditure on heat and utilities was around \$275 per month.

Figure 18: Reported Month Household Utility Cost



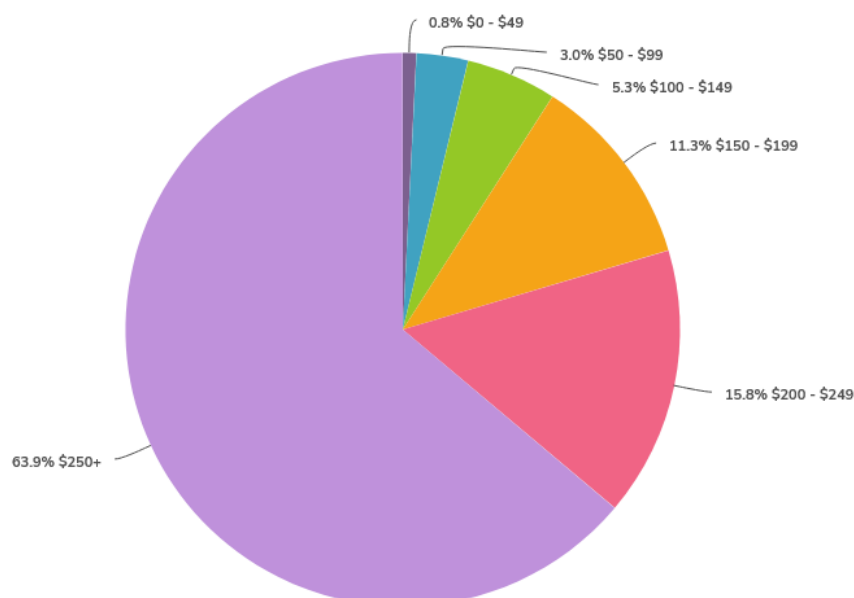
What is your household's heating method? Nearly half of all respondents (48.1%) heat their home with natural gas, followed by wood (25.9%), and electric (14.4%). Of those who responded "other", most heated with propane (4) or used a combination of multiple heating methods.

Figure 19: Respondents Home Heating Method



Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc. About two-thirds of survey respondents (63.9%) indicated they spend between more than \$250 a month on transportation. Higher than average transportation costs are to be expected in rural areas as many rural residents drive up to hour to access basic services.

Figure 20: Reported Monthly Household Transportation Cost



In general, are your home's energy bills (including transportation, heating, and electricity costs) affordable? A significant proportion (41%) of all respondents indicated that their energy bills were not affordable to them. A greater proportion of renters (57.5%) reported unaffordable energy bills than owners (38.5%). Overall, many respondents find maintaining utilities for their home a challenge that impacts the affordability of their dwelling.

Figure 21: Affordability of Reported Energy Expenses – All Respondents

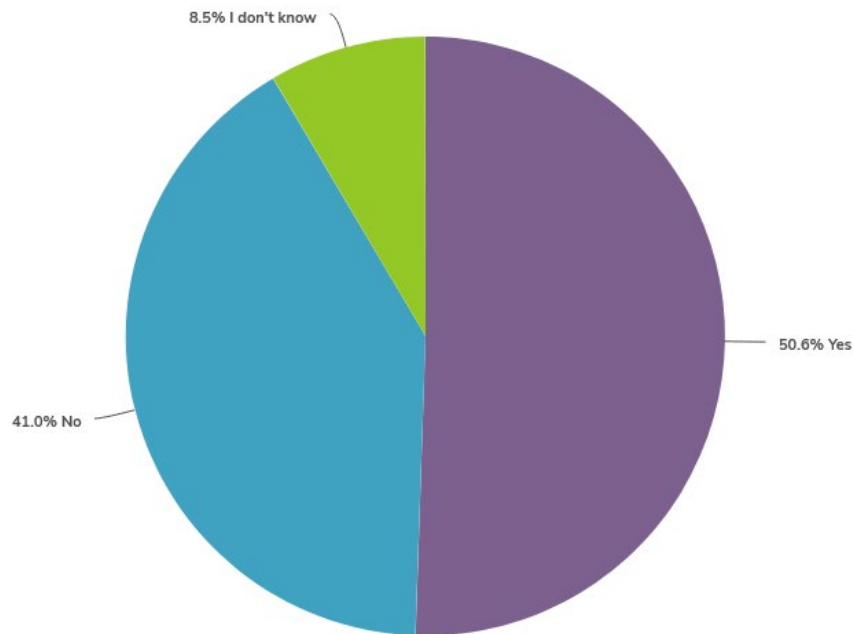


Figure 22 Affordability of Reported Energy Expenses – Renters

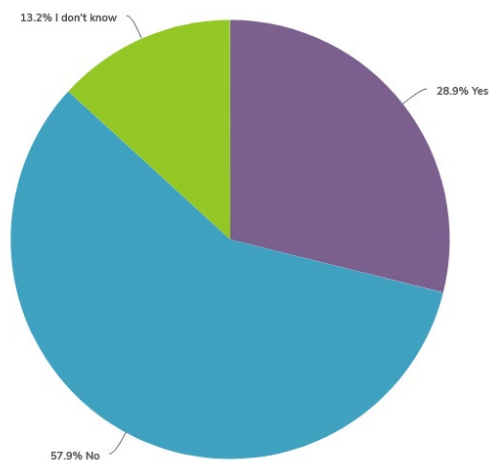
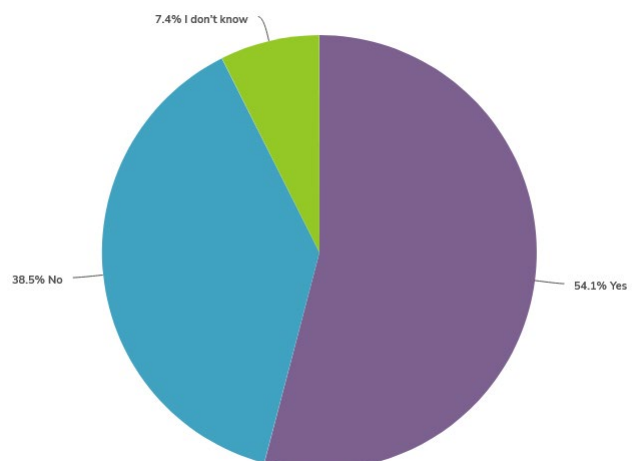


Figure 23 Affordability of Reported Energy Expenses – Owners



When you or your family had difficulty paying energy bills in the past, did any of the following happen? While 137 respondents responded that their utilities were currently affordable, only 125 respondents indicated that this question was not applicable to them, indicating that at least 12 respondents who may be able to afford their energy bills now may not have been able to in the past. Thirty-four percent (34.5%) reported holding off on leisure activities and an additional 23.5% kept the home at a temperature too cold to be comfortable. Twenty-six percent (25.8%) said they did not pay other bills, and 21.6% indicated that they spent less time with family and friends to save money. Respondents were able to select multiple options.

Figure 24: When Energy Bills Were Too Expensive, Which of the Following Happened?

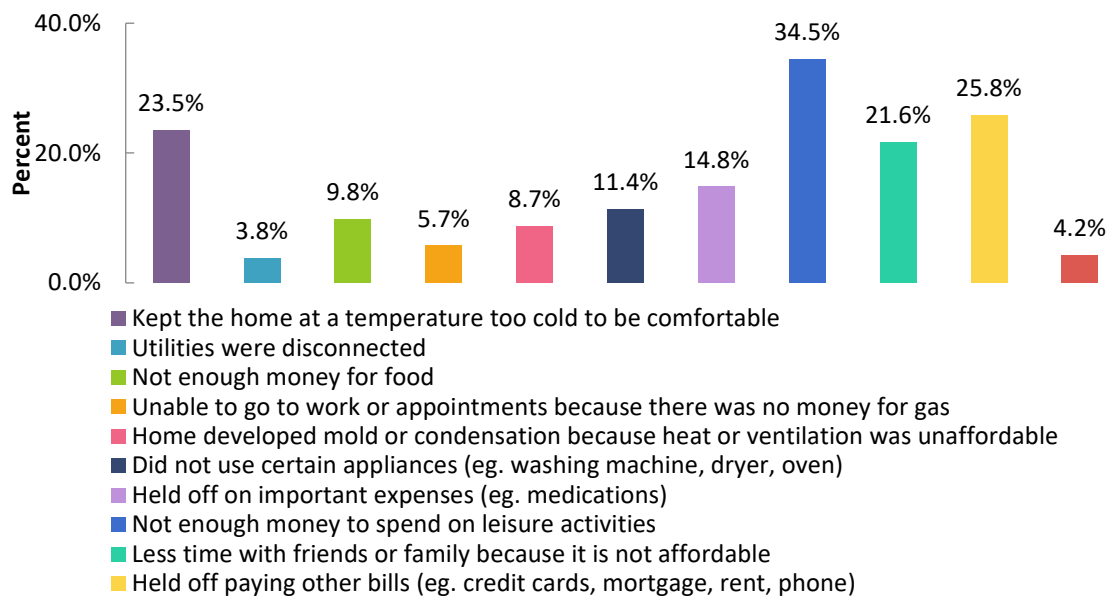


Table 6: When Energy Bills Were Too Expensive, Which of the Following Happened?

Option	Percent	Number
Kept the home at a temperature too cold to be comfortable	23.5%	62
Utilities were disconnected	3.8%	10
Not enough money for food	9.8%	26
Unable to go to work or appointments because there was no money for gas	5.7%	15
Home developed mold or condensation because heat or ventilation was unaffordable	8.7%	23
Did not use certain appliances (e.g. washing machine, dryer, oven)	11.4%	30
Held off on important expenses (e.g. medications)	14.8%	39
Not enough money to spend on leisure activities	34.5%	91
Less time with friends or family because it is not affordable	21.6%	57
Held off paying other bills (e.g. credit cards, mortgage, rent, phone)	25.8%	68
Other - Write In	4.2%	11
Not applicable	47.3%	125

Eleven respondents indicated “other” and included a short explanation. Key quotes have been included here:

“Put off paying bill as long as we could and paid min when they would threaten to cut off utilities”

“Took on credit card debt.”

“Choosing housing that didn't entirely suit our needs but was within our price range.”

What are the first things that your household goes without when money is tight? For most respondents (78.8%), the first thing they go without is entertainment and leisure activities. As things get tighter, households are more likely to stop paying other bills (26.4%), cut back children’s activities (22.7%), or internet and phone (19%).

Figure 25: Expenses that are not Paid When Money is Tight

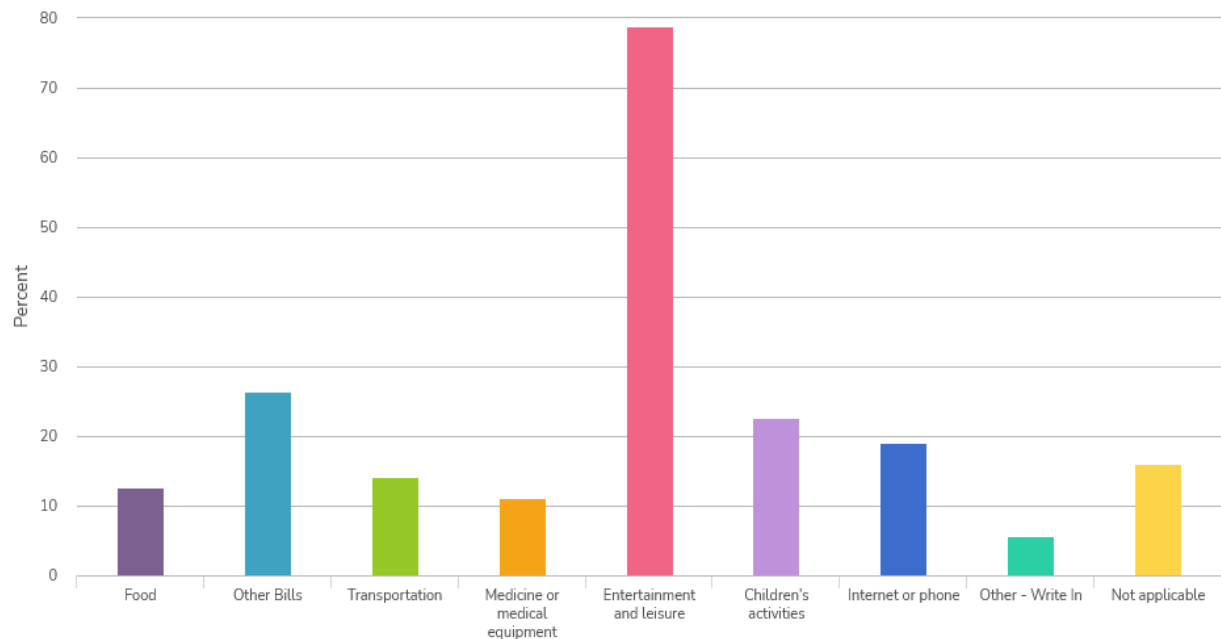


Table 7: Expenses that are not Paid When Money is Tight

Option	Percent	Number
Food	12.6%	34
Other Bills	26.4%	71
Transportation	14.1%	38
Medicine or medical equipment	11.2%	30
Entertainment and leisure	78.8%	212
Children's activities	22.7%	61
Internet or phone	19.0%	51
Other - Write In	5.6%	15
Not applicable	16.0%	43

“We pay mortgage first, then utilities. After that we buy pet food, then our food. Sometimes our food is just pasta and staples. If there's no money left we go without everything else. People say ditch the pets but I'm responsible for them and not abandoning them.”

OPEN ANSWER QUESTIONS

Are you aware of any housing issues that do not directly affect you, but may affect members of your community? The following themes and responses have been highlighted as indicative of the trends seen across all responses.

1. *Housing, especially rental housing, is unavailable or unattainable for many community members.*

- Lack of available and affordable rental housing, making it especially difficult to find housing if you have disabilities, pets, etc.
- Cost of houses is increasing, making it difficult to purchase housing.
- Lack of supportive housing options

“Housing is simply too expensive for many. It's difficult to buy into the market as the low end is too expensive, rent is too expensive, the rental market is tight.”

“Our community needs more subsidized housing and more recovery housing. It is unacceptable that so many members of our community live in tents on the streets without proper water, bathrooms, showers. This should be a priority for our community.”

“If facing any barriers such as un-abled bodies, addiction, mental health, etc. It is hard to have a landlord accept you as a tenant. Princes keep rising making the idea of purchasing a home more and more out of reach.”

“Rental affordability for my young adult children.”

“Finding rentals, especially if you have pets.”

2. *Seniors' housing, with and without integrated care, and downsizing options for older residents were a key concern across the Region.*

- Many respondents indicated a need for more seniors' housing, especially one-level, accessible options.

“My parents are worried they will be a burden later in their lives and that stems from the housing issues on this city.”

“Ageing parents not living in elderly friendly housing requiring costly upgrades to bathrooms and chair lifts to be able to remain in their homes as they desire.”

“Need more senior complexes”

“To stay in the community, if I moved out of my home I would be moving into apartments or town houses that are 30+ years old, all have stairs and small hallways not suitable for anyone with mobility aids.”

3. Condition of homes is a key concern

- Available housing is in poor condition, and does not get necessary repairs

“Some cannot afford or are unwilling to maintain their homes or property. Structures are being build improperly and without permits.”

“Housing in the area is old, sub-standard with poor foundations. There are few houses available – not much choice. Costs of reno is high. Cost of construction is high.”

“ I have friends and family struggling. Most pay more in rent than they should and live in sad conditions (moldy suites, leaky walls, pests, all sorts of gross living conditions) but rent has skyrocketed and they're terrified to complain to the landlord and have to move. “

“there are many living out this way that are living in sub-standard and health hazardous conditions”

4. Zoning and Building Permitting Restrictions

“Zoning for secondary dwellings on acreages over 2 acres. Parents are getting on in age. Would like to be able to let them have their own dwelling on the property. Most families don't want to be under the same roof.”

“There really needs to be regulations that will allow tiny homes, either as the sole housing on a lot, or as a second home on larger lots.”

“Uncertainty in the ALR regarding second residences. Perhaps the Regional District could update it's zoning through an omnibus change to be consistent with the new regulations (when/if they are published) so that owners do not need to rezone if the ALC will approve a 2nd home. This could help bolster our rental stock!”

“The ALR should be revisited. Huge acreage with single family homes can easily be divided into more manageable acreage, developed with smart organizing and offer new families homes with a lifestyle and ability to grow their own food.”

5. Land or homes being purchased, and laying unused for all, or majority of, the year

“... There are several vacant houses in the valley owned by absentee owners, corporate mainly. This raised housing costs, made it harder for young families to be here, closed our school and changed the way taxes are collected.”

“It seems a lot of farm land is being bought up and not farmed...”

Do you have any ideas for how housing could be improved for you or members of your community?

Respondents had many ideas for improving the housing system in their communities, though many did not provide specific implementation solutions. In general, ideas fell into three categories:

1. *Increase the stock of affordable housing through a variety of mechanisms*

- Build more apartments for renters
- More senior housing
- Build affordable housing
- More purpose built rental
- Allow carriage houses or detached suites on acreages
- Encourage one-level, accessible development
- Facilitate building permit process/ provide support in navigating the process and requirements
- Facilitate the rezoning for affordable housing
- Grant funding for home repairs
- Allow for the subdivision of larger lots

2. *More non-market options to support those with the least resources*

- More support for those navigating the supportive housing system
- More affordable homes for those on income assistance
- More senior government support and subsidies
- More supportive housing options

3. *Improved services to rural areas*

- Improvements to cell phone service infrastructure- Reduce number of “dead spots”
- Improvements to public transportation services
- Increased services for seniors (in home care, grocery delivery, etc.)
- Rebates for homeowners in Northern communities for power, heating, etc.

Finally, survey respondents were asked; is there anything else you would like to tell us about your housing experience or are there any other housing concerns you would like to share with us?

Responses to this question, largely aligned with the themes presented in the two questions above. Responses are organized by theme and by Electoral Area.

ELECTORAL AREA A

- **Cost of home insurance**

“The extreme high cost of house insurance outside the city limits is financially crippling. With the additional increase to building supplies, the replacement value of my home is ridiculous and therefore the increase to my insurance costs will more than likely force us to move. We love living outside the city (reduced property taxes is a plus), however, the insurance and utility costs will more than likely have us giving up our dream home and moving into a more affordable - smaller place.”

“No fire protection so home insurance is super high & many go without.”

- **Cost of utilities**

“We live on septic and are being told septic dump rates will skyrocket next year. Utilities are getting out of control and are costing so much now the regional district is raising sewage dump fees for everyone living on septic?! It's not just BC hydro, Fortis gas, telephone, internet, regionals taxes, gas (fuel tax), and home insurance skyrocketing, even city and regional district seem to be jacking up their taxes. We make enough we should be comfortable and instead we fight to pay rising utilities and taxation costs each year..... stop please!”

“cost of hydro is ridiculous considering there was no alternative when our house and many others were built.”

- **Housing is too expensive, especially for the younger generations**

“We are saving for a down payment on a detached home. With the cost of the rental and the increasingly unattainable housing costs in PG, I seriously doubt we will be able to purchase in the foreseeable future. ... If we are unable to purchase in the near future we will likely relocate to a community of similar size but has more to offer.”

“Almost impossible for my kids to purchase a home. Any home. If we hadn't if bought years ago, we would not be able to afford a home today on our income.”

- **Supportive housing**

“If facing any barriers such as unabled bodies, addiction, mental health, etc. It is hard to have a landlord accept you as a tenant. Princes keep rising making the idea of purchasing a home more and more out of reach.”

“I want to see everyone with a roof over their heads but having said that, the people who need the housing, need to also get assistance with getting their whole lives up and running and contributing to society. A lift up to get back on your feet ...”

- **People moving in with family members because they cannot afford a place of their own**

“Our adult son and pregnant wife are currently living with us because rentals are too expensive and mortgages are out of reach.”

“... my adult son must live with me as he cannot afford any housing in the city (PG) yet he cannot afford the transportation costs to drive into the city every day from out here in the RDFFG either. Catch 22.”

- **Need for simpler, more promising permitting process and changes to zoning restrictions**

“Give owner builders permits. Don’t lose applications. Respond to queries about applications. Provide help and guidance to people. ... Do not throw out application without follow up...”

“Secondary suites allow people to stay in their homes for a better lifestyle, and provide housing to those looking in a very tight market”

“Allow more multi units”

“Allow greater diversity in land use, while protecting the country feel by smart regulations.”

- **The lack of safe roads around Nukko Lake area**

“Improve chief lake road (Nukko Lake section) so going to town for services is safer.”

“Put some speed controls in through the 60km area by Nukko Lake school. Make is safe for the children out here. Daily there is industrial and community drivers flying through there”

ELECTORAL AREA C

- **Young adults or people entering the market now are not as lucky as the previous generation of homebuyers**

“We are lucky because we got into the housing market when the market was low, however, our kids will not be so lucky and will likely be housing insecure without our help.”

- **Increasing interest in shared housing arrangements as a solution to lack of seniors' housing**

"I would like to have the option to build a second home on our rural property. Something not attached to the main house. Like a laneway home except on rural properties 2 acres and larger. This is to facilitate elderly parents or children saving for a home of their own. Attached suites do not meet the needs of those that want independence from the rest of the family members."

"I'm frustrated with the ALR rules limiting my ability to house my parents and support them in their retirement. Our seniors housing is overflowing but supporting our aging population is made impossible by unnecessary land restrictions."

- **Allow the option to build multiple units on a lot**

"Remove ALR restrictions on additional residences."

"Being able to sub divide your property to add a rental or sell"

ELECTORAL AREA D

- **Lack of Affordable Housing, to rent or own**

"There is starting to be a lack of affordable housing either to buy or rent."

"Definitely a lack of affordable rental that are safe."

"There seems to be a shortage in rental units in rural areas."

- **Lack of Safe/ Affordable Seniors Housing**

"Finding housing, affording rent, getting into a seniors facility, ability to care for one self at home, affording utilities."

"I had no options when looking for a place to live-had to take the only sort of wheelchair accessible housing I could get, but it doesn't at all meet my needs. Why aren't we encouraging builders to create accessible housing?"

"looking ahead to retirement and beyond, I think ensuring the availability and access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents will be far more important to us. We are already thinking that we will not be living in our home in our 80's, or even younger, because it is too much house with a lot of stairs as we age."

- **Availability and Cost of Utilities/Public Services**

“We need better and closer facilities for garbage. Apparently when they finish Reno's at the Cummins dump Buckhorn residents won be able to use it. This is a huge concern since we do not currently have anywhere else to dump larger items.”

“The cost of electricity is becoming too high, especially for people that heat with electricity.”

“Lack of transportation means people have to live in town even if they don't want to.”

“At the age we are now, in 5 years we may not be driving and that would be a hardship with no city bus nearby.”

“City is implementing outrageous dumping fees and RDFFG buries their head in the sand about issues it will cause. Water fees are going up every year and RDFFG refuses to help the improvement district. The cost of rural living is quickly becoming more expensive than living in the city.”

ELECTORAL AREA E:

- **Respite/ Caregiving Services and Supportive Housing**

“As in other smaller communities we live in an area where there is no home or respite available. Resources should be available so caregivers who are dealing with persons that have disabilities do not burn out.”

“Needs to be more affordable supportive housing for those with special needs.”

- **Water Quality**

“In this area most of us do not have good clean drinking water in our homes. We need to purchase it from a store or go to the community hall and use their outside tap.”

“The high cost of well maintenance would lead me to believe that several people in my community are drinking inadequate quality water.”

- **Tenancy Act on Rural Property**

“In rural areas the same rental tenancy act applies but it doesn't work the same here it took me 2 years to find a place in rural areas now I have 2 months to

move and find a place with farm animals. My animals will be sent to the butcher if I don't find a place for them or sell"

- **Lack of Rental Housing**

"There is no rental housing available"

"In the community I live in there is very little rental accommodations for people"

"A shortage of rental housing in Hixon."

ELECTORAL AREA F:

- **Secondary Residences/ Subdivision:**

"The regional district needs to allow co-op ownership with multiple housing on one piece of land in the country to allow people to age in place supporting each other. Not everyone wants to move to the city as they age."

"Current bylaws permit a second residence (mobile home) it would be nice if a secondary house was permitted. Mobiles are a depreciating asset have a shortened economic life, and generally are ugly. A second residence would permit farm help to keep us in our homes longer."

- **Recycling**

"One of biggest struggles is dealing with recycling. As we do not have good facilities to recycle all things, we have to take to one place in town which is a struggle many people throw recycling out because of this. We also have people dumping appliances and waste all over the place as no one wants to drive to foothills to dispose of the waste. The last thing is support for the community halls to run more events and services. Overall the RD is doing great work with the challenges it faces with the geographic area managed"

ELECTORAL AREA G:

- **No Seniors Housing/Services**

"Mackenzie has no small lots or properties available for mobile homes or modular homes. This would be ideal for seniors who no longer want to live and maintain their current homes and would like to downsize and continue living

here. Mackenzie is also in need of a long term care facility and assisted living services.”

“Lack of senior housing in the community, actually none! Only one apartment building with an elevator and they are owned not a rental.”

“... No elderly care programs that are consistent enough to allow them independence without moving into Prince George.”

“There is a lack of new housing options in town. To stay in the community, if I moved out of my home I would be moving into apartments or town houses that are 30+ years old, all have stairs and small hallways not suitable for anyone with mobility aids.”

ELECTORAL AREA H

- **High housing prices and high cost of repairs**

“Housing prices are too expensive to move to a bigger home and it's too expensive to fix where you live”

- **Need for Seniors Housing Options**

“I am concerned that I can no longer afford to buy a house in McBride or Valemount if I am no longer able to drive because of age, eyesight and hearing.”

“We desperately need a care facility for the elderly. I have to move my father who has dementia to Prince George this week because we as a family and the caregivers from home support are unable to care for him any longer. Now we have the 2 hour drive to go see him, so we won't be able to do that every day. And before long my mother will need a facility.”

- **Unoccupied housing**

“Unoccupied houses on property owned by absentee landowners in this area which has a housing shortage. This should not be allowed”

“The buying up of many large properties by absentee landowners” ... “who do not utilize the homes on them and do not make them available for rent, and thus remove a lot of the potential of my community.”

- **Lack of available rental housing**

“Adult children living with us since there is little available affordable housing.”

“People keep saying there is a lack of affordable housing choices”

“Lack of affordable housing for many single and low income families”

“More single income friendly options for single parents”

KEY INFORMANT INTERVIEWS

Thirteen key informants were interviewed from June to July 2021, including key representatives from regional organizations, local housing services, and related fields. In each interview, informants were invited to respond to a series of “conversation starter” questions then elaborate with greater detail. Though all participants were comfortable sharing quotes with researchers, some were not comfortable sharing their name or organization. Informants are categorized below by location and category instead.

Date	Location	# of Engagements
June to July 2021	Via Videoconference	13

Location	Position or Organization
RDFFG – no specific area	Health provider
McBride	Non-profit community service provider
Electoral Area H	Local government
Electoral Area E	Local government
Electoral Area C	Local government
Prince George	Non-profit community service provider
Prince George	Local government
Prince George	Non-profit community service provider
Prince George	Non-profit community service provider
Prince George	Housing advocate
Prince George	Housing advocate and provider
Simpcw First Nation	Housing advocate and provider
McBride	Housing advocate and provider
Electoral Area E	Resident
Electoral Area E	Resident
Electoral Area E	Resident

In each interview, informants were invited to respond to a series of “conversation starter” questions then elaborate with greater detail. Key quotes and themes are summarized here.

KEY REGIONAL THEMES

1) Housing Costs are Increasing

The cost of both renting and owning are increasing in most areas of the RDFFG, including the electoral areas. In addition to market inflation from people moving from the lower mainland into the area (discussed in #2 below), informants indicated a lack of housing supply as a key challenge. Many interviewees believed that housing would not be as large an issue if there were more homes available of all types for renting and owning (e.g. ranchers, mobile homes, apartments, condos, single family homes, supportive housing, long-term care homes, carriage homes).

The business case for affordable housing is becoming increasingly difficult to make. Cost of lumber, availability of tradespeople, and new quality control mechanisms for affordable housing mean that affordable units are more expensive to build, more challenging to construct, and rely on larger subsidies and increased funding. Senior funders rarely place affordable units in rural communities, and when they do, it is even more rare to see new units outside of rural municipalities. New non-market units will be incredibly important to the

RDFFG moving forward, but the Regional District should focus on finding ways to support increased affordable private development in rural areas and work with municipalities to attract non-market housing to appropriate settings.

“It’s hard to find a one-bedroom for under \$1000”

“Families are struggling to be able to afford to own, and rental housing is not as stable ... many families are constantly on the move which is disruptive when you have kids.”

“Mobile homes are a great option. They are slowly becoming a more attractive idea are less stigmatized.”

2) Migration from Larger Centres

People from larger centres including Kamloops, Vancouver, and even Ontario are discovering the appeal of living in the RDFFG and are moving into the area. These new residents can afford to spend more on housing than existing residents, largely due to equity from a previous home in a higher value market. This is partly why cost of housing in the RDFFG is increasing. This trend has become more common with COVID-19, as remote work becomes more popular and people desire more outdoor space away from highly populated areas.

“I’m seeing mostly families moving into the area from the lower mainland.”

“There is a growing interest in families from around Vancouver moving up here and buying farmland.”

3) Insufficient Social and Supportive Housing Options

In response to the lack of affordable market rental options, interviewees identified stable, secured affordable housing as a key solution. Non-market housing, typically funded by BC Housing or the Canada Mortgage and Revenue Corporation (CMHC), was suggested as an important way to improve housing options and secure rental costs at an affordable rate while the market fluctuates. Families, seniors, and elders were identified as priority populations for non-market intervention.

Additionally, many interview respondents identified a lack of social and supportive housing options for those dealing with mental illness, addictions, or a disability. Often, individuals chose to remain in their community and face the challenge of obtaining transportation to access services on a monthly or weekly basis in Prince George or elsewhere. Routinely, low-income individuals or people requiring supportive housing must leave the rural areas and migrate to municipalities or even larger centres. Informants understood that the rural areas are not always well suited to providing non-market or supportive housing but encouraged greater collaboration between the RDFFG and member municipalities to address these challenges.

“We need substantial funding from the province and feds to get housing projects off the ground, but it’s too hard to compete with larger cities.”

“The City could provide programming around mental health and addictions. Too many waitlists for services currently. Elizabeth Fry offers counseling for children who've experienced domestic violence but there's a waitlist for that too.”

“We need housing – but with the OTHER SUPPORTS TOO. Need staff like life skills worker need to feel comfortable going in weekly and helping people one on one.”

4) Need for Shifting Mindsets

Health and wellness, poverty, and housing are deeply interrelated challenges. It is difficult to improve in one of these areas when another need is not being met. Too many people face challenges trying to navigate all three of these areas without adequate support. To improve the housing situation, interviewees suggested we need a shift in mindsets to reduce stigma around poverty, and mental health and addictions. In some parts of the Regional District there is also a feeling of “Not in my Backyard” (NIMBY) toward tiny homes, secondary suites, and rental housing. There is an assumption that if you can’t afford housing or don’t have suitable housing, you haven’t worked hard.

“More supportive housing for people experiencing mental health and addiction issues makes the community and surrounding areas safer. Safe, appropriate housing keeps people from offending, helps people stay clean, and free of addictions.”

“To encourage subsidized housing, we need to frame the discussion NOT around ‘how do we get more people housed?’ but ‘how do we help families stay together?’”

“If people were housed, they wouldn’t have their medications stolen.”

“We cannot simply give people housing and be done with it. People need supports.”

“Housing is how clients will remain stable. If they have housing, they are more likely to stay on the road of not offending. This takes away a risk to the community as well as for themselves.”

“Even shelters are barring people with mental health issues from staying because they're disruptive. So then they're sleeping on the street and being fined for this but they can't pay it.”

“Housing waitlists too long - the men released from jail only have a couple months etc. The don't have the luxury of time.”

“There is stigma about being a criminal. Housing applications often ask if they have a criminal record, but the even if they have a criminal record, they are often very responsible and doesn't fit the stigma of not keeping their places tidy etc.”

5) Lack of Suitable Housing for Seniors

There is minimal housing for seniors— homes on the ground floor, homes with elevators, and homes with interiors that are properly designed for individuals with mobility issues. Once seniors become less mobile, they are unable to age in their own home, and too often they are also unable to age in their own community due to the lack of options available locally.

The only options for independent living are long-term care facilities located in McBride and Prince George. There is also an existing subsidized rental apartment building for seniors and people with mental health issues; however, multiple interviewees said that there are many challenges with housing seniors and people with mental health and addictions together. Many interviewees expressed interest in home retrofit programs for making homes more suitable for seniors or people with mobility issues. Retrofitting and renovating existing homes is seen as a more viable option than building new housing.

In particular, participants identified the need for more rancher-style homes as well as care homes. Care homes do not need to offer a full spectrum of supports and services, but some supports such as cleaning services would be very desirable. Persons with a disability would benefit from similar housing options. As a result of this need, seniors are having to move to Prince George or another regional centre, or else move in with a family member. This is particularly challenging as most of the seniors in the RDFFG have lived in the same community for decades.

Participants highlighted the importance of partnering with municipalities to address this problem and that perhaps the best place for seniors supportive housing is in a regional centre given logistics and costs associated with staffing and services.

Seniors' housing is a key need in many communities and is expected to grow in importance as the population of the RDFFG ages. Accessible units, affordable for those on a fixed or single income were brought up many times. Older residents want to remain close to their community but feel there are too few options for them to downsize, and that they cannot afford the units that would meet their needs. This leads to people living in larger homes that are too challenging for them to maintain.

"Seniors' assets don't qualify them for subsidized housing, yet they can't afford market prices."

"Life expectancy for seniors declines when they move to a different community just so they can have suitable housing."

"Our seniors are forced to move away from the community where they have lived for decades—where their friends and family are, where their activities are, and where they feel is their home."

"There isn't much available for seniors, other than people coming to help with chores and home maintenance. People want to avoid long term care, and find homes that are somewhere in between family housing and long-term care—like small homes or a condo or apartment. It's more expensive to supply care in houses that are spread out than it is to build long term care facilities."

"There are cultural difference in the rural areas. More attachment to the home because their grandparents etc. were the ones who built it or it's been passed down so it's very difficult to want to sell."

“A strength is that our seniors are fit here so are healthier and tend to be able to age in place longer. Older people tinker with cars, have hobbies or work on unpaid gigs passed retirement—more than in urban areas.”

“The Majority of people looking for housing are seniors.”

6) Funding is Needed from Senior Levels of Government

Most key informants understand the limitations of Regional Government to address housing issues and feel their work is reasonably supported in that context. However, nearly all interviewees feel that more support is necessary from higher levels of government to address housing needs in rural areas. Despite a critical need for many rural residents, funding requirements that are currently in place at the higher levels of government do not reflect what is achievable in rural areas. Societies in a smaller communities find it difficult to compete with larger centres and interviewees expressed that they lack the human resources, capacity, population, land values, and equity to produce successful funding applications.

Interviewees feel that funders expect small town residents to simply move to larger centres if they need supports or access to subsidized housing. However, there are many reasons preventing singles, couples, and families from relocating to a larger centre. Some residents may feel safer in small communities where everyone looks out for each other, while others have family or work ties. Others have lived there for decades, their whole life, and for generations. Some residents’ grandparents or great grandparents built their home, resulting in a strong attachment to the area. Interviewees expressed that a rural lifestyle is healthier in many ways; for instance, people tend to “tinker” and pursue hobbies well past retirement, so people remain physically and mentally active for longer.

Instead of allocating funds to where there is greatest need and least financial risk to the funder, funders need to consider how to help smaller communities provide more suitable, affordable housing so that residents can remain in their own community.

“We have received lots of support in terms of a land deal from the Regional District, but upper levels of government do not set us up for success. It is very discouraging.”

7) Utility and Servicing Requirements Makes Density a Challenge

The cost of utilities is a major issue in the electoral areas of the RDFFG. Despite anecdotal data indicating an increase in people moving to the rural areas from other communities, many informants reported that slow internet speeds routinely deter people from moving to, working in, and vacationing in remote areas. There is also a reliance on individual septic tanks per acreage, which greatly limits development density. Interviewees expressed the desire for alternative water and septic systems to allow for denser development—or even a second dwelling through subdivision, duplex, or a tiny home or carriage home.

“It would be interesting to see if there are opportunities for carriage homes or something like that for all properties.”

“The obvious amenity that all rural communities would appreciate is better Broadband Connectivity”

“We can't create more lots because need space for water and sewer—we're stuck w 1 acre lots per single family home. It's a problem.”

“If I had a magic wand, I'd improve the water and septic system to increase capacity.”

“Satellite and internet is unaffordable for many, especially seniors.”

8) Transportation Options Will Help People Stay in Their Homes Longer

Several interviewees took a moment to express their concern with transportation. They said that with more affordable, convenient transit or other transportation options, more people would be able to remain in the community. Seniors routinely rely on family or friends to drive them into town because they cannot drive or it is too expensive to own a car. Some bus services go from the electoral areas into the city centres (for example, from Hixon into Prince George and Quesnel), but interviewees feel that a more convenient, accessible, affordable transit system would be hugely beneficial.

“Seniors are having to schedule all their appointments and errands for one day a month so they don't have to constantly make travel arrangements into Prince George.”

“Driving issues in the winter is the worst. The general store tries to bring everything seniors may need so that people don't have to go to town to get it.”

9) Maintenance Issues

Interviewees explained that many rentals and owner-occupied homes in Electoral Areas are old and in major need of repair. Interviewees agree that this lack of maintenance is due to cost. In fact, the cost to renovate may be comparable to or greater than what the property is worth. Prices of materials and contractors have risen within the last five years, and it can also be expensive to transport materials and labour to rural areas. There have been very few new builds in the electoral areas in the last several years for this reason as well. Interviewees expressed interest in home retrofitting loans, grants, and partnering with students in trades programs to encourage household repairs.

“On Reserve, there are issues with mold and outdated electrical systems, which has unfortunately led to multiple fires.”

“People need money to better maintain their homes.”

“Instead of a brand-new build, it is more viable to renovate, retrofit, or transform existing housing stock, and we need to look at it from an equity lens so that housing becomes better suited to the needs of our seniors and persons with a disability.”

FOCUS GROUPS

Seven focus groups were conducted from July to September 2021, with representatives from non-profit and seniors' housing, economic development, municipal and Regional government, and social services sectors. Participants were asked to identify housing successes, challenges and issues within their communities while also identifying how a housing needs study would be used by their organizations or sectors. Key insights were shared into housing needs, opportunities and challenges across the region. Many representatives who participated in focus groups brought a regional perspective to the discussion and their representative organizations provided services to all communities within the study area.

Group Theme	Invitees/Participants
Real Estate	BC Northern Real Estate Board
Seniors Housing Issues	Village Housing Committee Valemount Senior Citizens Housing Society PG Housing for Seniors
Municipal and Regional Collaboration	Prince George McBride Mackenzie Regional District
Housing Conditions	Fire Chiefs (Regional District)
Electoral Area F Perspective	East Line Community (Electoral Area F)
Electoral Area G Perspective	Bear Lake Commission (Electoral Area G)

Date	Location	# of Engagements (approx.)
July-September 2021	Videoconference	3
September 2021	In person	3

Focus group participants were selected to help address areas of housing need that key informant interviews or the community survey had not already covered. Focus groups provided an opportunity for participants to learn about the initial findings of the study, and respond to data and discussion prompts. The following entities or groups were invited to engage in a focus group.

1) Rural Real Estate Agents

Real estate agents navigate the ownership housing market on a daily basis. They are keenly aware of changes in demand, the type and quantity of housing needed in the communities they work in, and how the individuals engaging their services are changing. Most of their knowledge is in housing ownership trends but they also have insights into the rental housing market.

2) Seniors' Housing Advocates

Seniors and Elders were identified early in the process as a priority population to engage. One focus group brought together three organizations that address and advocate for seniors' housing needs in the RDFFG. These groups understand what challenges seniors are facing and how development and service delivery work in the rural RDFFG.

3) Municipal CAOs

Partnership between the Regional District and rural Municipalities was identified early as a key opportunity for housing action in the RDFFG. Municipal CAOs were engaged to identify overlapping need and potential for collaborative housing action and policy.

4) Regional Fire Chiefs

Regional Fire Chiefs know rural communities better than anyone. Often, they inspect older buildings, have an idea of where homes of deteriorating condition are concentrated, and understand servicing and water limitations.

5) Electoral Area F – Willow River

Willow River in Electoral Area F is a small unincorporated community east of Prince George. Survey responses from area F were minimal, so the project team made a point of scheduling a visit to the community in person.

6) Electoral Area G – Bear Lake Community Commission

The Bear Lake Local Community Commission administers local services in the community of Bear Lake, a small unincorporated community on Highway 97 North of Prince George. The project team took advantage of a regular scheduled meeting to similarly fill in survey gaps as response rates from Electoral Area G were relatively low.

KEY REGIONAL THEMES

Many of the key themes discussed in focus groups were repeated in the key informant interviews. For clarity, this section highlights new information solicited through the focus group process.

1. Cost of Rural Development and Support with Opening Land for Development

Participants in the Area F focus group noted how expensive and difficult it is to develop housing on rural properties, especially for individuals. Many participants noted that rental units are scarce and buyers from other parts of Canada are driving up costs of ownership. One solution was to help local residents develop land themselves. Paying for services, septic, and water is prohibitively expensive making this out of reach for many. Participants suggested opening up new land for developments, and identified some sites that were ready to develop, but unused.

2. Need to Partner and Hold Regular Meetings

Focus group participants identified a need to focus on building partnerships and communicating effectively with the Regional District and Municipalities to gain greater support for funding, land, and human resources. This was seen as key to moving forward and addressing housing issues. Focus group participants agreed that a key component of effective communication and partnership-building would be for organizations, elected officials, and community partners to meet regularly. A monthly meeting between housing committees and regional/municipal staff would promote the sharing of ideas around what is and is not working locally and in other communities, promote partnerships, and help with delegating concrete action items. Communities need reliable, regular opportunities to have their voices heard. Focus groups indicated that municipalities, non-profits, and senior funders need to start the partnership process now to enable quicker funding and building when money becomes available.

3. Cost of Housing Increasing as People Move up Larger Communities

There is a perception that new community members are moving to the RDFFG as more people recognize rural areas as places that offer a desirable lifestyle and an “affordable” cost of living. The trend is driving local ownership prices up, partly because of the increased demand, and partly because migrants into the area have more equity to spend having sold a property in a higher value market. From a local’s perspective, this is making it even more challenging to find housing in a market that was already challenging before. While this movement from the Lower Mainland has always been a trend, it has increased substantially since COVID-19 as working from home becomes more common and people are looking to escape large city centres. Notably, this trend is not being observed everywhere in the RDFFG such as in Mackenzie, though it may just be delayed in these areas.

As the costs of rentals outpace incomes and people from wealthier markets move to communities in the RDFFG, residents will increasingly need stable, secure, non-market housing, with and without supports. In most municipalities, a relatively small number of units should make a significant difference for those needing housing.

4. Policy Interventions

Participants emphasized the need for local/regional policy change in addition to federal and provincial policy intervention. Local government has the ability to pressure upper levels of government in different ways. Participants suggested that regular meetings would be beneficial with local volunteer groups, housing societies, and other housing advocates to remain knowledgeable on issues and motivated to prompt and be part of positive changes (see #1 key theme: 1. Partnerships and Regular Meetings with Municipalities and Local Groups”). Local policy intervention ideas included:

- Identifying potential sites for development and prioritize disposal for affordable housing
- Accommodating higher densities, including in agricultural areas (it was noted that the Agricultural Land Reserve is already moving in this direction)
- Reducing restrictions around mobile homes and secondary dwellings

5. A Northern Problem Requires a Northern Solution

Focus group participants were clear that northern problems require a northern solution. While discussions should be had and the electoral areas should absolutely aim to learn from challenges and successes of other communities, it is not effective to rely on a solution solely because it has worked elsewhere. The location, size, demographics, and capacity of the RDFFG is unique, as is the case with any smaller community. There is a need for provincial and federal governments to recognize this unique angle through the support they provide. Participants expressed that more funding available from supported housing is difficult to develop, mainly because of limited funding and available land.

6. Creative Living Arrangements

Focus groups said that locals were gaining increasing interest in co-living arrangements, sometimes with younger individuals who can help with home maintenance and household chores. Many also said that they are seeing seniors moving in with their children and their families to remain in their community rather than moving to Prince George or another city which would provide more suitable housing options for seniors. Another trend that participants were not sure how long will last, is families becoming more interested in buying acreages and becoming first-generation farmers.

Finally, focus group participants expressed an interest in trailers, mobile homes, and tiny homes to address housing need. For example, seniors have downsized by moving into a trailer, and young adults have moved back home to live in a trailer on their parents' property. Sometimes, several trailers are parked on one lot. While there is a significant presence of mobile, manufactured, and trailer homes in the RDFFG, tiny homes are less common. However, some participants believed that tiny home villages could provide a more affordable, tightly-knit community with perhaps a community centre and garden, and rent-to-own program for seniors looking to downsize or individuals looking to enter the housing market. The challenges of acquiring the land and obtaining funding for a tiny home village was identified during focus groups. Smaller dwellings, including trailers and tiny homes, also require proper enforcement of specific building code regulations, or they may pose major health and safety risks. The Regional District can help permit smaller dwellings through bylaws, such as by minimizing lot and dwelling size requirements. Furthermore, by ensuring trailers and tiny homes are built to code, residents will live more safely and affordably, rather than in illegal suites and unsuitable living conditions.

7. Further Possible Solutions

In addition to the solutions focus groups highlighted in the key themes above, participants had some additional ideas to confronting local housing challenges as follows:

- Local government prioritization of non-profit, affordable, and supported housing through zoning, fast tracking, and 100% development cost waivers
- Infrastructure/services map identifying areas permitting higher density development
- Gentle densification through mobile homes, duplexes, and carriage homes/Tiny Homes
- Improving septic system capacity through alternative technologies

ADDITIONAL RESOURCES AND FINDINGS

In addition to the surveys, interviews, and focus groups for this housing study, there were some existing housing needs resources that are worth noting in this study. While some are geared to specific electoral areas, much of the information can be generalized or at least considered for other rural areas of the RDFFG.

SUNRISE RIDGE SENIOR HOUSING SOCIETY: SENIORS HOUSING NEEDS ASSESSMENT – Community Development Institute, University of Northern British Columbia (March 2014)

Of respondents in Electoral Areas D and E:

- 34% said their homes needed minor (22%) or major (12%) repairs, partly indicative of an ageing housing stock
- 9% planned to move to a new home; 28% had not yet decided
- 14% said there were either many or an adequate amount of houses in their community that could meet their needs, and when asked about affordability, 55% said there are no other affordable housing options in their community.
- 90% said that they did not yet need seniors housing but 6 people already needed seniors housing. The number of respondents looking for any type of seniors housing supports was expected to drastically increase in the next 5-10 years, going from 10 households (2014), to 32 households in the next five years (2019), and 49 households in the next ten years (2024)
- it would appropriate to create 2-bedroom units to provide ample options for the current population (suitable for non-couples and couples— two bedrooms allows for separate sleeping arrangements often required as a result of health problems).
- The largest group of people to indicate that they need seniors housing immediately are located in Pineview (n=3), followed closely by Hixon (n=2)
- People were willing to pay from rents below \$500 per month to rents above \$1,000 per month, and purchase prices both above and below \$200,000. To be affordable for the majority of individuals, monthly housing costs for both owners and renters in these three areas must be between \$625 and \$1,225.
- Considerations for building seniors housing: close to preexisting services; locate them close together; small lawns and gardens; rooms and hallways should allow enough space to turn mobility devices around; no stairs; extra space and an electric outlet at the doorway for scooters

CITY OF PRINCE GEORGE: HOUSING NEED AND DEMAND STUDY – Community Development Institute, University of Northern British Columbia (June 2014)

Key Findings:

- There is a need for smaller housing units that are accessible, secure, and located close to services and shopping areas. Housing for older seniors should contemplate the need to provide services such as assistance with housekeeping, meals, personal care, and transportation.
- Single-detached houses continue to be the dominant housing form, but there has been an increase in the diversity of housing options available over the last decade, with more apartment complexes under five stories and duplex apartments, including secondary suites.

- Ownership opportunities continue to be focused on single-detached homes, although there are growing opportunities to purchase other housing forms, such as apartments and row houses.
- Outside of the market, there will continue to be a need for non-market (subsidized) housing for those who cannot find housing at an appropriate cost in the market or who require additional services to assist with daily living.
- Over the next 10-20 years, housing need and demand will be shaped by three factors: an aging population, the in-migration of new residents, and the need for renovation and revitalization of the large aging housing stock in established neighbourhoods.

2019 DISTRICT OF MACKENZIE HOUSING NEEDS REPORT

– MNP (December 2019)

Based on trends in household formation, the state of current housing stock and the gaps identified between housing needs and housing supply, future and emerging housing needs are outlined as follows:

- Future housing needs include units suitable for seniors and persons with mobility challenges.
- With an average household size of 2.3 persons and shift to non-family households, there is emerging housing demand for one- and two-bedroom units to accommodate smaller households.
- The share of dwellings requiring major repairs has increased since 2006 and is higher than the proportion observed in BC and Prince George. Consequently, future housing needs include the repair, renovation or update to existing housing stock.

VALEMOUNT HOUSING NEEDS & DEMANDS ASSESSMENT

– Housing Strategies Inc. (January 2016)

Recommendations from the assessment include:

- Assist non-profit and for-profit developers of affordable housing with taking full advantage of available grants and subsidies for affordable housing.
- Develop and implement a Commercial Linkage policy that establishes commercial and industrial requirements and formulas for employee housing.
- Develop and implement a Perpetually Affordable Housing Program whereby, through Inclusionary Zoning, 10% of all new single-family housing units developed in the city must be priced at 60% of market value and made available to households earning less than \$60,000.
- Conduct a review and inventory of existing municipal land and building assets to determine if and where there is municipal land that could potentially be used to support an affordable housing development.

VILLAGE OF MCBRIDE HOUSING NEEDS ASSESSMENT

– David Nairne & Associates LTD. (December 2019)

Summary:

- The cost of housing is outpacing income levels and the rental market is not keeping up with demand.
- Both the focus groups participants, and survey respondents cited the lack of housing for seniors, limited rental opportunities and affordability as the main housing issues facing McBride.
- The greatest need for housing in the short and long term is for seniors housing, with varying levels of care. The second highest need is for families in the community.

APPENDIX A: COMMUNITY SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

1) WHICH COMMUNITY DO YOU LIVE IN? THIS SURVEY AND STUDY ARE MEANT TO CAPTURE DATA FROM RESIDENTS OF THE RDFFG'S ELECTORAL AREAS, NOT ITS MUNICIPALITIES. FOR INFORMATION ON MUNICIPAL HOUSING NEEDS REPORTS, PLEASE REFER TO MUNICIPAL WEBSITES.

☐ Electoral Area A (Salmon River-Lakes - includes Chief Lake, Nukko Lake, Ness Lake, Reid Lake, North Kelly, Pilot Mountain, Salmon Valley)

☐ Electoral Area C (Chilako River-Nechako - includes Beaverly, Miworth Bednsti Lake, Isle Pierre, Nadsilnich Lake and Mud River)

☐ Electoral Area D (Tabor Lake-Stone Creek – includes Tabor Lake, Pineview, Buckhorn, Red Rock and Stoner)

☐ Electoral Area E (Woodpecker-Hixon)

☐ Electoral Area F (Willow River-Upper Fraser Valley – includes Shelley, Giscome, Willow River, Upper Fraser, Sinclair Mills, Longworth and Penny)

☐ Electoral Area G (Crooked River-Parsnip – includes Summit Lake, Bear Lake, McLeod Lake, Powder King and areas around Mackenzie)

☐ Electoral Area H (Robson Valley-Canoe – includes Dome Creek, Dunster, Crescent Spur, Tete Jaune, Mount Robson, Albreda and areas outside McBride and Valemount)

☐ Other, please describe:: _____

2) WHAT IS YOUR GENDER?

☐ Male

☐ Female

☐ Non-Binary / third gender

☐ Prefer to self-describe:: _____

3) DO YOU IDENTIFY AS FIRST NATIONS, INUIT, OR MÉTIS?

☐ Yes

☐ No

4) PLEASE TELL US WHAT NATION OR FAMILY YOU IDENTIFY AS A MEMBER OF:

5) TO WHICH AGE GROUP DO YOU BELONG?

☐ 0-14

☐ 15-19

- ☐ 20-24
- ☐ 25-29
- ☐ 30-34
- ☐ 35-39
- ☐ 40-44
- ☐ 45-49
- ☐ 50-54
- ☐ 55-59
- ☐ 60-64
- ☐ 65-69
- ☐ 70-74
- ☐ 75-79
- ☐ 80-84
- ☐ 85+

6) WHAT IS YOUR APPROXIMATE ANNUAL HOUSEHOLD INCOME (BEFORE TAX)?

- ☐ Under \$10,000
- ☐ \$10,000 - \$19,999
- ☐ \$20,000 - \$29,999
- ☐ \$30,000 - \$39,999
- ☐ \$40,000 - \$49,999
- ☐ \$50,000 - \$59,999
- ☐ \$60,000 - \$69,999
- ☐ \$70,000 - \$79,999
- ☐ \$80,000 - \$89,999
- ☐ \$90,000 - \$99,999
- ☐ \$100,000 - \$149,999
- ☐ \$150,000 +

7) HOW WOULD YOU DESCRIBE YOUR HOUSEHOLD?

- ☐ I live on my own
- ☐ I live with my spouse / partner – without children
- ☐ I live with my spouse / partner – with children
- ☐ I am a single parent living with children
- ☐ I live with my extended family
- ☐ I live with roommates (living in same dwelling, sharing common areas such as living room, kitchen, bathroom, etc.)
- ☐ Living with tenants (living in a same dwelling, but little or no shared common space)
- ☐ Other - please describe:: _____

8) WHAT TYPE OF HOUSING DO YOU LIVE IN?

- ☐ Single-detached house (stand-alone house)
- ☐ Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- ☐ Semi-detached home or duplex
- ☐ Row house or townhouse
- ☐ Apartment building or condo

- ☐ Mobile home
- ☐ A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- ☐ Other (e.g. couch-surfing, living in my car, living in RV, staying with relatives) - please describe::

9) DO YOU RENT OR OWN YOUR HOUSING?

- ☐ Rent
- ☐ Own
- ☐ Live with family or friends and pay reduced or no housing costs
- ☐ Other - please describe:: _____

10) APPROXIMATELY HOW MUCH DO YOU SPEND EACH MONTH ON HOUSING COSTS INCLUDING RENT, MORTGAGE PAYMENTS, CONDOMINIUM FEES, AND UTILITIES (HEAT, WATER, AND ELECTRICITY)?

- ☐ Less than \$250
- ☐ \$250 - \$499
- ☐ \$500 - \$749
- ☐ \$750 - \$999
- ☐ \$1,000 - \$1,249
- ☐ \$1,250 - \$1,499
- ☐ \$1,500 - \$1,749
- ☐ \$1,750 - \$1,999
- ☐ \$2,000 - \$2,499
- ☐ \$2,500 - \$2,999
- ☐ \$3,000 or more
- ☐ Prefer not to say

11) DO YOU BELIEVE YOUR HOUSING COSTS ARE AFFORDABLE FOR YOU?

- ☐ Yes
- ☐ No
- ☐ I'm not sure

12) APPROXIMATELY HOW MUCH DOES YOUR HOUSEHOLD SPEND ON TRANSPORTATION EACH MONTH? INCLUDE GAS, CAR MAINTENANCE, INSURANCE, PUBLIC TRANSIT, BICYCLE MAINTENANCE, ETC.

- ☐ \$0 - \$49
- ☐ \$50 - \$99
- ☐ \$100 - \$149
- ☐ \$150 - \$199
- ☐ \$200 - \$249
- ☐ \$250+

13) APPROXIMATELY HOW MUCH DOES YOUR HOUSEHOLD SPEND ON HEAT AND UTILITIES EACH MONTH ON AVERAGE?

- ☐ \$0 - \$99
- ☐ \$100 - \$199
- ☐ \$200 - \$299
- ☐ \$300 - \$399
- ☐ \$400+
- ☐ Utilities included in rent

14) HOW DO YOU PRIMARILY HEAT YOUR HOME?

- ☐ Natural Gas
- ☐ Electric
- ☐ Wood Burning/Pellet Stove
- ☐ Oil
- ☐ Solar
- ☐ Diesel
- ☐ Geo-Thermal
- ☐ Other - Write In: _____

15) IN GENERAL, ARE YOUR HOME'S ENERGY BILLS (INCLUDING TRANSPORTATION, HEATING, AND ELECTRICITY COSTS) AFFORDABLE?

- ☐ Yes
- ☐ No
- ☐ I don't know

16) IF YOU OR YOUR FAMILY HAD DIFFICULTY PAYING YOUR ENERGY BILLS IN THE PAST, DID ANY OF THE FOLLOWING HAPPEN? CHECK ALL THAT APPLY.

- ☐ Kept the home at a temperature too cold to be comfortable
- ☐ Utilities were disconnected
- ☐ Not enough money for food
- ☐ Unable to go to work or appointments because there was no money for gas
- ☐ Home developed mold or condensation because heat or ventilation was unaffordable
- ☐ Did not use certain appliances (e.g. washing machine, dryer, oven)
- ☐ Held off on important expenses (e.g. medications)
- ☐ Not enough money to spend on leisure activities
- ☐ Less time with friends or family because it is not affordable
- ☐ Held off paying other bills (e.g. credit cards, mortgage, rent, phone)
- ☐ Other - Write In: _____
- ☐ Not applicable

17) IF MONEY IS TIGHT, WHAT ARE THE FIRST THINGS YOUR HOUSEHOLD GOES WITHOUT? CHECK ALL THAT APPLY.

- ☐ Food
- ☐ Other Bills
- ☐ Transportation
- ☐ Medicine or medical equipment
- ☐ Entertainment and leisure
- ☐ Children's activities
- ☐ Internet or phone
- ☐ Other - Write In: _____
- ☐ Not applicable

18) DOES YOUR CURRENT HOUSING MEET YOUR NEEDS?

- ☐ Yes
- ☐ No
- ☐ I'm not sure

19) IF NOT, PLEASE SELECT ALL THAT APPLY:

- ☐ Too expensive
- ☐ Not enough bedrooms
- ☐ Too far from work, school, or services
- ☐ In need of major repair
- ☐ Not accessible
- ☐ I don't feel safe
- ☐ Other - please describe:: _____

20) IN THE NEXT FIVE YEARS DO YOU THINK ANY OF THESE WILL BE A PROBLEM FOR YOU? CHECK ALL THAT APPLY.

- ☐ Stability of housing (concerns about renovictions, loss of housing to vacation rentals, etc.)
- ☐ Activities of daily living (cooking, cleaning, caring for myself, etc.)
- ☐ Distance to services and amenities (groceries, bank, medical, school, etc.)
- ☐ Cost of utilities (electricity, water, internet, heat, etc.)
- ☐ Cost of mortgage or rent
- ☐ Cost to repair and maintain my home
- ☐ Rental unit not being repaired or maintained by landlord
- ☐ Physical ability to maintain my home
- ☐ Accessibility (e.g. stairs and counter height)
- ☐ Access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents (semi-independent, assisted living, etc.)
- ☐ Size of living space
- ☐ Other - please explain:: _____

21) IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

22) ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

23) DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

Thank You!

APPENDIX B: KEY INFORMANT INTERVIEW SCRIPT AND QUESTIONS

Thank you for agreeing to participate in the Regional District of Fraser-Fort George Housing Needs report process. Below is a list of potential questions that may come up during the stakeholder interview process. Stakeholder interviews are semi-structured, so please feel free to elaborate and go into detail with your responses.

Interviews should last between 30 and 45 minutes.

Interview Questions:

1. Can you please tell us:
 - a. About your organization
 - b. How you hear about housing need through your position?
 - c. If you offer any housing or housing related services?
 - d. Do you serve any specific population groups? If yes, please explain.
2. Why do you feel housing is an important issue in the Regional District of Fraser-Fort George?
3. Are there specific groups you see facing more housing challenges?
 - a. Seniors
 - b. Families
 - c. Renters
 - d. Individuals with disabilities
 - e. Women and children
 - f. People with an Indigenous identity or who are part of a visible minority
4. Have there been any changes in housing needs or demand over recent years (e.g. 5 years)?
5. If yes, are there any specific housing services, housing resources, or housing types that you feel are needed in your community?
6. Could you describe a little more what you or your organization is doing/what is being done to address housing in your community?
7. What are some barriers that make working to address housing in the region a challenge?
8. If you had a magic wand, what is one thing you would change in your community that would improve housing and/or make the work of your organization easier?
9. How can we make this report more useful to you or your organization?

Thank you for your time and sharing your valuable knowledge and experience with us today. We will share all final documents with you once they are prepared.

APPENDIX C: FOCUS GROUP QUESTIONS

Each focus group consisted of a 20-30-minute presentation of preliminary data and engagement findings followed by a facilitated discussion around key questions:

1. What are the critical housing needs you see in your region?

Prompts:

- Rental Housing
- Ownership Housing
- Housing for Specific Populations
- Housing with Supportive Elements
- Specific Housing Services or Supports

2. What is working in your region?

Prompts:

- Strong Market Demand
- Supportive Policies
- Responsive Local Governments
- New Infrastructure
- Culture of Collaboration
- Non-Profit Housing Sector

3. What is not working? What challenges or obstacles are you facing?

Prompts:

- Funding
- Land
- Partnership
- Supportive Policy
- Community Perspectives/Stigma

4. Are there specific resources or strategies that would help you address need in your communities?

Prompts:

- Policies
- Partnership Models
- Additional Studies
- Examples from Other Communities

5. How can we make this report more useful for you?

Prompts:

- Reporting Structures
- Highlighted Geographies
- Public Events

APPENDIX D: COMPLETE “OPEN ANSWER” RESPONSES

Provided without analysis, the complete list of all “open answer” responses given for questions 21 through 23 of the Regional Survey. Responses have been organized by Electoral Area.

ELECTORAL AREA A

21. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

Cost of home owners insurance is astronomical

The extreme high cost of house insurance outside the city limits is financially crippling. With the additional increase to building supplies, the replacement value of my home is ridiculous and therefore the increase to my insurance costs will more than likely force us to move. We love living outside the city (reduced property taxes is a plus), however, the insurance and utility costs will more than likely have us giving up our dream home and moving into a more affordable - smaller place. :(

Taxes do not equal what you get in return for services. There are not enough grants available to upgrade if you become disabled.

Worried about federal initiative to tax equity on my home.

Not enough rental suites

We live on septic and are being told septic dump rates will skyrocket next year. Utilities are getting out of control and are costing so much now the regional district is raising sewage dump fees for everyone living on septic?! It's not just Bc hydro, Fortis gas, telephone, internet, regionals taxes, gas (fuel tax), and home insurance skyrocketing, even city and regional district seem to be jacking up their taxes. We make enough we should be comfortable and instead we fight to pay rising utilities and taxation costs each year..... stop please!

No fire protection so home insurance is super high & many go without. Cost of septic cleaning has become very high.

Would like to be able to add a suite to our home In garage allow it. It would make it more affordable to stay when we retire

The community has to grow so I think regional should start removing farm land so more house can get built and bring stable water source to the community.

More affordable house insurance. Need a firehall and fire protection to reduce costs and increase safety in emergencies or fire situations.

Right now the housing market is in such high competition. It is hard to find housing that meets your specific needs and when you do there are many other applicants applying to be accepted.

Trying to get a house has been the most exhausting frustrating process I have ever experienced. I find it incredible ridiculous that it is this way in a province that has all the natural resources readily available if rules were changed slightly. We have the best wood in the world. Families are not able

to directly access the wood supply. Families that have their own mill are also unable to access the wood supply. There seems to be no community forest lands around Prince George that families can use to build even though we are surrounded by forest. Our grieving family after the loss of two children is still struggling also with very high housing costs even though we could have built our own home as we have property with building logs a mill a backhoe all the tools services are put in septic well and power. Everything is ready to go two sets of engineered plans submitted owner builder test passed. Rdffg now says they do not know where my application is. I am beyond frustrated with the rdffg process lack of communication and ability to lose my applications. Please call me. If you have any info about my lost application or how I should proceed that would be greatly appreciated. Extremely frustrated. Thank you.

We need more homes in the Nukko area ,the land is there ,we need to open up the allowable subdividable properties so developers can build apartments or townhomes or huge subdivisions

I am new to the Nukko Lake area but could the speed bump going into Eena Lake road be marked. If you don't know it's there coming off the main road at 80 and being surprised in a car with a massive speed bump meant to be run over at 10km/hr is dangerous. Especially as family get surprised by it as well

Am told it is too expensive to bring utilities such as natural gas past train tracks....they do it everywhere else. Remote everything is expensive

No

Housing is stupid expensive. Almost impossible for my kids to purchase a home. Any home. If we hadn't if bought years ago, we would not be able to afford a home today on our income. Not enough choice. We would like to downsize to condo/townhome but don't want luxury. Need garage. Glad to see apartment building coming to Chief Lake Rd area. Need more variety of housing. Need more affordable housing. Transportation is big issue. A car is very expensive but one cannot be without own vehicle if you live on outskirts of PG. I ride a bike a lot but the culture in PG makes that a frightening experience. No safe way to go down Hart hwy and Foothills not at all convenient. Way too many big diesel pick ups with big attitudes.

Our area needs more small farms, like 5-10 acres.

I love where I live and don't wish to move. I am more fortunate than many in that I paid-off my home prior to being disabled by a drunk driver. I cannot afford repairs or upgrades though. The federal government has a program that would let me upgrade insulation etc, but one must pay out-of-pocket then get reimbursed, which is not feasible for me and many others. A federal and/or provincial program with a no-interest or low-interest loan option and forgivable loans would help me make the needed repairs so I can stay in my home.

We are saving for a down payment on a detached home. With the cost of the rental and the increasingly unattainable housing costs in PG, I seriously doubt we will be able to purchase in the foreseeable future. The changes to mortgage stress tests have further pushed first-time buyers out of the market and created a situation that permits people already in the market to dominate. If we are unable to purchase in the near future we will likely relocate to a community of similar size but has more to offer.

I'd like to remain in my own home as long as possible, but needing help, I would like to be able to have my daughter build on my property to help me. Not sure if we can afford the cost of it all.

My biggest worry is how much it's going to cost me to stay in my home when I'm "retired" and my income is gone. The annual taxes will be affordable, my mortgage will be paid off but hydro is so much even on equal payment plan and so is oil.

Honestly, prices are high and they're just going to keep going up. It's horrible but I don't think it's up to the city to create more low income housing that's still out of most of our budgets. It's a great step and I love the effort, but I think for those of us who are low income, the government needs to step forward and create more supports. Disabled people can't afford to live alone, we can't save to buy houses usually, we're just out here trying to survive. CERB really painted a grand picture that people need minimum \$2000 to live on and a single person on disability usually gets \$950, with a \$700 allowance from part time work if we can manage it. We're out here paying over half our income in rent and bills. Some months, all of it. I'm lucky we bought our house. We pooled our resources and I'm living okay. Not flourishing, but I'm okay. If something happens and I have to go back into rentals, I'm going to struggle. I struggled before in them and rent was cheaper, I'm honestly a little terrified of ever having to move. I think all I'd like to add about the housing developments popping up. Please put some tiny parks beside them. Playgrounds. Community gardens. Gazebos if spacing allows it. I know space is limited and parking is important but please try. If people can only afford to live in apartments and condos it would be nice to have access those things right outside and it would make each of those spaces a little more livable. Thanks for listening!

cost of hydro is ridiculous considering there was no alternative when our house and many others were built. We are penalized through the two-tier costing system even though using a cleaner energy than fossil fuel.

I am very concerned about the never ending increase in property taxes, services not available or rumored to be reduced (transfer station) so little rural policing and the ever increasing demands on our volunteer fire department personnel and operations including capital purchases.

Why are lakeside property overtaxed compared to others. If taxes continue to rise has they have been we will be forced to sell to maintain our quality of life. The lakeside properties are over evaluated we could never sell our property at the evaluated value.

Concern of government interference in free market. Government imposing increased regulations for landlords.

22. ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

Seniors on fixed income do not have assistance when nature/uncontrollable disasters happen to assist to remain in their homes, such as flooding, fire, mudslide

High rent and mortgage prices.

Not enough affordable rentals, house market inflated prices

Yes, all my family are having housing issues, the affordability is out of control, not just the cost or rent but all the extra utilities and costs associated with living in a home.

Cannot get home support services when needed. Home insurance costs due to no fire protection.

No
Distance to groceries
We need more houses in nukko lake
If facing any barriers such as unabled bodies, addiction, mental health, etc. It is hard to have a landlord accept you as a tenant. Princes keep rising making the idea of purchasing a home more and more out of reach.
I understand how people end up in tents. One job loss equaling one mortgage foreclosure on any home as all are much to expensive for average families. All average families and single people that I know are struggling and barely if at àll able to buy their own homes. I lived in a old owned mobile home for 20 years while we saved for our owner build house that we are not able to get a permit on I undertand compltely why people just give up dont have the energy to fight their way through the permit process. I dont know what to say to my children about why I am not allowed to build because I dont understand it myself. I have done all that was asked of me. I feel I have put massive money and time into this process and my story has scared many others from even attempting to build themselves. It is just not feasible to spend hundreds of thousands of dollars to be stopped by permit process and teardown threats. I wish I had been told the truth about owner builders being stopped before spending hundreds of thousands of dollars on property and equiptment. Please respond.
No
It seems a lot of farm land is being bought up and not farmed. People selling their million dollar home in the lower mainland and coming up here driving prices up and just letting the land go to waste
Lack of rentals Cost of houses are absolutely ridiculous
No
Our adult son and pregnant wife are currently living with us because rentals are too expensive and mortgages are out of reach
Affordability is huge. Choice - need a variety co-op, apartment, condo, townhome, single family, zoning for tiny home etc
I heard there was a subdivision proposed in the Pilot Mountain area. Why would a rural area build a subdivision with tiny city-sized lots? It is not a good idea.
Yes, my adult son must live with me as he cannot afford any housing in the city (PG) yet he cannot afford the transportation costs to drive into the city every day from out here in the RRFFG either. Catch 22.
No
I want to see everyone with a roof over their heads but having said that, the people who need the housing, need to also get assistance with getting their whole lives up and running and contributing to society. A lift up to get back on your feet but not a complete handout and abuse of the system.
Lack of affordable pet friendly rentals

Oh lord I don't even know if I want to get into this. Yes. Yes yes. I have friends and family struggling. Most pay more in rent than they should and live in sad conditions (moldy suites, leaky walls, pests, all sorts of gross living conditions) but rent has skyrocketed and they're terrified to complain to the landlord and have to move. Many were renovicted as soon as housing prices went up and houses started going for sale. Some rented those houses for the better part of a decade, but renovating means renting the suite out for more profit. I can count at least 20 families renovicted and displaced. I gained my roommate because the house she was renting with friends sold. After renos their 3 bedroom \$1200 suite went up to \$2400 not including utilities. That's pushing \$1000 a bedroom. We bought our house last year because it went up for sale and we were absolutely terrified we wouldn't be able to find pet friendly housing in our budget. We pay a high mortgage through a broker but it's lower than renting and the only reason we could buy was from the downpayment my parents had saved from selling their old house. We were lucky.

no

High rental costs. Need for higher density housing at this part of town

I am very upset that the OCP that our community took great time and effort to develop in conjunction with the RDFFG has now been set aside and basically ignored. Variance permits should be consulted on by the community and not pushed through without proper public consultation.

The lake is over used by many oversize boats in the summer causing shore erosion. Very few follow the rules of no wake within 30m from shore. The cost of repair to shoreline is overwhelming not to mention affected wildlife damages!

Landlords giving up renting to individuals due too government imposed regulations preventing evictions of tenants who are not paying rent and destroying property.

23.DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

I wish I knew the answers

Also concerned about rising prices of septic replacement costs and maintenance.

More rental suites, Income for home owner and affordable housing for rural renters

Keep taxes low, stop raising fees and help people who don't living in the city afford to Keep living outside the city the way they want to. Stop taxing us more and help keep Utilities low.

Improve chief lake road (nukko lake section) so going to town for services is safer.

No

Local groceries. Better internet

Secondary suites allow people to stay in their homes for a better lifestyle, and provide housing to those looking in a very tight market

More community events at nukko lake

Fire protection

More low barrier housing, affordable rent prices (since their is such high competition prices are risen to the max)

Give owner builders permits. Dont lose applications. Respond to queries about applications. Provide help and guidance to people(families with children working ery hard to be self sufficient)in YOUR PROSSESS. Do not throw out application without follow up. Stop changing the permit rules. Follow up. These applications are a result of decades (life times) of planning by people who are trying their best under extremely difficult conditions and situations to be self sufficient. To have your application tossed out because something was miss understood... is heartless and immediately puts that family it a very difficult housing situation. We have never done this before. Rdffg seems to change the rules and do everthing in its power to stop owner builds. Rdffg has all the authority over building and missuses this power to stop people from building homes at every step possible. If you are not allowed to build you set up a tèt or use other means to protect yourself and your family from the elements. I may have to park an RV on my land or use the 1959 mobile home that is there already. If permits are not forthcoming it forces people to shelter themselves other ways. Again pleas please repond and explain what is going on with my permit application. I would like to build homes and be part of the solution. I would need comunication and permits. My cousins in the south have Windley Contracting and have done many tough jobs that the various districts have needed from water systems to sluffing of our own highway south. Communication is key to acomplishing anything. They have also built appartment blocks. I find this all very interesting but my own family house has been in totally stopped so I am quite leary of investing any more of myself to this process as I am spinning my wheels hitting walls with what I think should be a very straight forward honorable endeavour. Please make logs available to local families for homes first and private mills so that local people can afford lumber to build. Utilize poplar in buildings so that it may grow in the forrests as naturally occuring firebreaks that could further protect peoples homes from wildfire. If used under good overhangs and well protected from water it could be a valuable fast growing inexpensive safe from wildfire building material. Easy access to logs for small mill owner operators. I have a mill that has been sitting idle for 10 years as again process through govt to get any logs to mill is a brutal test of a persons will to get through yet another permit process. My attempt was not successful. Hence the mill sits rusting instead of employing people creating product that is in short supply andwill b in shorter supply since we have lost more structures to wildfire. Please respond]

Allow more multi units

Put some speed controls in through the 60km area by Nukko Lake school. Make is safe for the children out here. Daily there is industrial and community drivers flying through there

I would like to see more seniors housing built north of the city

More choice. Government subsidized homes. Place for RVs, tiny homes. Affordability

Allow more industry to locate here to increase the ovulation so that schools could reopen. Allow greater diversity in land use, while protecting the country feel by smart regulations.

More low cost housing is needed and more programs to help the disabled/low income folks to stay in their home.

I do not have any solutions but there needs to be something done soon to permit people to enter the market and not become lifelong renters. The value of home ownership is quickly becoming unattainable to many people - especially those under 30. The reality is that my wife and I refuse to be lifelong renters and will relocate if housing costs in PG are not addressed.

Convert old motels/hotels (there are at least 2 such places already in PG) into transitional housing to get people off the street and safe and help them work towards re-entering the work force and society. The Old Greyhound Bus Depot could be similarly converted. Empty government owned office space too.

Not really anything more than I've already stated. Unless you can convince the government to give more supports I think it's going to be quite a struggle for a long time to come. Though I'll mention again Please add some green spaces, gardens or playgrounds to the existing housing being built.

enforce subdivision rules regarding house sizes, activities, etc.

Go back to the OCP and honor it

Overcrowding on lakeshore properties is a problem should net reduce lake frontage measurements. Make it easier to split off shore properties

Housing First principles include providing landlords with the assurance they will be guaranteed to receive their monthly rent and that the unit will look the same or better once the tenant moves out. If this was implemented many landlords would open up their homes for renters, thereby reducing homelessness. Right now the risk is too high for landlords as it is difficult to recoup costs from bad tenants.

ELECTORAL AREA C

21. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

I hope you look at the income insecure types and homeless in this town and try to help them. Housing as a basic human right should be established in this city.

No

Limited availability of 5 acre building lots surrounding Prince George.

We are lucky because we got into the housing market when the market was low, however, our kids will not be so lucky and will likely be housing insecure without our help.

Building too big is a bad idea in a long run, we built what we thought was a small retirement home and now it's too big, too much to maintain. Now we need smaller to enjoy life besides maintaining a home.

We have lived in this house since 1989, hope to live here as long as we can. Property was purchased by my father in 1952 so we hope to have it in the family another 70 years!!!

I would like to have the option to build a second home on our rural property. Something not attached to the main house. Like a laneway home except on rural properties 2 acres and larger. This is to facilitate elderly parents or children saving for a home of their own. Attached suites do not meet the needs of those that want independence from the rest of the family members. Thank you.

I'm frustrated with the ALR rules limiting my ability to house my parents and support them in their retirement. Our seniors housing is overflowing but supporting our aging population is made impossible by unnecessary land restrictions.
To have better internet, cell service to reduce the costs. No options and forced to pay higher costs.
Wish the we were able to drop off free loads of unwanted garbage at the landfill a couple times a year to help with illegal dumping. Areas are PG are embarrassing and gross with the amount of illegal dumping happening
NA
I see lots of multilevel housing being built but no bungalow style or ranch style housing that would benefit people remaining in their homes as they age, without a lot of costly upgrades. Our population is aging and I don't see cramming in multilevel houses as a benefit.
RDFFG rules on dwelling size are out of touch with the times. Why dictate minimum square footage? I want to build on a second property to get out of the city, and have met with nothing but red tape.
We will be downsizing in a few years. The property taxes on our house continually go up. We spent a lot of time and money building our home, but at this stage of life it's not worth all the cost to stay in it.
One source of extreme angst comes from insurance costs. Animals, wood heat, older mobile home, distance from fire hall all contribute to extremely expensive insurance options. Exorbitant expense for the value of the property.
There is a lack of affordable single dwelling family homes to rent in PG or in the rural parts surrounding PG.

22. ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

My parents are worried they will be a burden later in their lives and that stems from the housing issues on this city.
Cost of housing has skyrocketed and the ability for my children to purchase a home when they are ready is not looking very promising.
Yes, homeless population in Prince George, ability for young people to get into the housing market.
Price
Lack of affordable housing options in rural areas. An independent carriage house on a property with an existing residence would go a long way to helping the young to live inexpensively while saving for a home of their own.
No

Zoning for secondary dwellings on acreages over 2 acres. Parents are getting on in age. Would like to be able to let them have their own dwelling on the property. Most families don't want to be under the same roof.
People in rural areas are trying to subdivide properties to build more houses or build second dwellings on 5 acer lots. This is unwanted and the water table cant handle this
Home ownership for is increasingly becoming more and more difficult to get into the market
Just the fact that many people can no longer afford to live or buy here (PG as a whole) which is very sad
Ability to purchase home
No
Price of real estate is high
Ageing parents not living in elderly friendly housing requiring costly upgrades to bathrooms and chair lifts to be able to remain in their homes as they desire.
Neighbor living year round in a cabin with no running water ...using outhouse year round so concerned about environmental impact etc. Also excessive amounts of gravel brought in and placed on creek bank destroying vegetation etc. A complaint with RD has been filed.
My only concern living out in our wonderful Miworth community is the trains. We have to cross 3 tracks and CN is in the business to make money not necessarily care about rural communities that are impacted from their service.
Housing is simply too expensive for many. It's difficult to buy into the market as the low end is too expensive, rent is too expensive, the rental market is tight.
Yes! Many older people who could sell there current residence and retire to a smaller home that is less expensive to operate and maintain are being denied that opportunity.
Rental affordability for my young adult children.
Same as question 19

23.DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

Housing for ALL people should be a basic human right like water.
Not at this time.
It would be nice to see more development of acreage building lots (5 acres)
Supportive housing and services for the most vulnerable. This should be a joint government initiative (local, regional, provincial, federal).
Not really

Yes, not allowing a summer residence to be a full time home. Especially with no running water or sewer. I believe the outhouse is harmful to the lake we live on.
As I've mentioned in question 19 and 20 we need transitional options on our own property so our children can transition into homes of their own.
More government funding of low income housing. Everyone deserves a home.
Remove ALR restrictions on additional residences.
Being able to sub divide your property to add a rental or sell
Look at shared septic lagoon for West Lake Rd side of the lake like there is on the West Lake Estates side of the lake.
Second dwellings
More RCMP presence in rural areas to help combat theft.
Stop letting people buy multiple houses and drive up profits and rent.
No
Trail systems to connect Beaverly Miworth University greenways
No
Build more elderly friendly housing considering accessibility so people can age comfortably in their homes
Nothing at this time
Help with the trains! Our hearts just broke watching a community burn down in BC from sparks from a train. I have followed multiple burn spots following a train out to our community in the past. It is a concern.
More, less expensive housing where rent is tied to inflation and cost of living. Simple but not easy.
Allow people to decide what is best for them in terms of size, and get to hell out of their way.
Same as question 19

ELECTORAL AREA D

21. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

There is starting to be a lack of affordable housing either to buy or rent.

As a senior I am wondering why, at 65, we get a break from the provincial government on our taxes but not our rural taxes. Every cent makes a difference to a senior on a fixed income. Utilities are skyrocketing and we want to stay in our own homes.

I am concerned about water quality. It's too high in manganese and we need to buy bottled water. Please upgrade your water utility in Pineview.

Seniors deserve better, we work our whole life and yet there is nothing being offered to us for safe affordable housing, in the end years for us.

don't like the fact that in a complex of .. say 10 units .. which are basically all the same.. there could be 10 different rental fees

Due to child care costs I'm forced to stay at home, becoming a single income family. We had 2 sets of twins and our house is too small now, but due to the housing market, we cannot afford to move into a bigger house. Our current home also needs upgrades which we cannot afford at this time, which we need to do in order to get our home insurance renewed. But between the constant rise in everything (groceries, heating, electric, phone services and gas for the vehicle) and wages never increasing it is getting to be impossible to keep up. Even if wages increase, everything else goes up with it, so I dunno what the answer is there. But housing shouldn't be allowed to be sold to out of country investors or people with numerous properties. That is why no one can afford to get what they physically need and driving up the cost for the average family trying to make ends meet.

Organized community watch would be beneficial. As the RCMP detachments are at least 25mims away.

I had no options when looking for a place to live-had to take the only sort of wheelchair accessible housing I could get, but it doesn't at all meet my needs. Why aren't we encouraging builders to create accessible housing?

looking ahead to retirement and beyond, I think ensuring the availability and access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents will be far more important to us. We are already thinking that we will not be living in our home in our 80's, or even younger, because it is too much house with a lot of stairs as we age.

At the age we are now, in 5 years we may not be driving and that would be a hardship with no city bus nearby.

I am only interested if the rental of unit is NOT based on income

I make \$25/hr. The average 4 bedroom home (I have three kids), not in the "hood", will cost me 70-80% of my wages, not including utilities. We lost our home in a fire and were forced to buy a falling apart trailer out of city limits as finding a rental within our budget that allowed pets was impossible. My husband's become an alcoholic since, so to say I've been browsing the rentals is an understatement. It's impossible. Me and the kids are stuck here. I make too much for assistance, but too little to rent a home for me and my kids without starving us. Something is very wrong when \$25/hr can't rent a decent home.

We love living here!

I am concerned about the increased cost of housing and the cost of materials and labor for necessary maintenance. And so many new homes are built so big, I think it is very difficult for people to find modest/affordable homes that are in good condition. Paying less for a home these days so often means buying something that is in major need of repair.

Insurance company is forcing me to replace roof even though there is nothing wrong with my roof. I have a tin roof and maintain it properly it could last for 60 years

We need more Wartime housing built and the wartime housing we have just needs a bit of pressure washing.

We need better and closer facilities for garbage. Apparently when they finish Reno's at the Cummins dump Buckhorn residents won be able to use it. This is a huge concern since we do not currently have anywhere else to dump larger items.

There seems to be a shortage in rental units in rural areas.

22. ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

Lack of affordable seniors housing

The cost of electricity is becoming too high, especially for people that heat with electricity.

Flooding may be a concern, so please assess drainage system with high levels of rain.

There are a lot of issues, and everyone I know struggles with something.

Finding housing, affording rent, getting into a seniors facility, ability to care for one self at home, affording utilities.

Lack of transportation means people have to live in town even if they don't want to.

Smaller houses with one level for older folks seem to be a thing of the past, because developers can build multiple levels on the same footprint (at the same cost of the footprint) and sell for more. More seniors will need safe, accessible rental housing or much smaller homes that are affordable on fixed income and suitable to those of differing abilities as they age.

Lower rent.

nothing that an aging population might encounter ... wheelchair accessibility, "maid" service,

\$\$\$\$\$\$\$\$\$\$\$\$

No

high costs

Same as above, applies to ourselves and extended family (adult kids looking for first time home as well as senior parents wanting to downsize into something that doesn't require a bunch of fixing up).

Cost for elderly housing (my dad is 70)

prices are to high people can't afford mortgages. City is implementing outrageous dumping fees and RDFFG buries their head in the sand about issues it will cause. Water fees are going up every year and RDFFG refuses to help the improvement district. The cost of rural living is quickly becoming more expensive than living in the city.

We need more affordable wartime housing with front and back yards in town.

Housing costs in general are way too high. Regular people can no longer afford to buy a first home and the rental market is just as bad , if not worse. I fear for future generations being able to live a good quality of life. There is a huge gap in people wanting to have kids because these days, they can't afford to have children. Right this minute it doesn't seem like a huge deal but in 10-20 years, we will have a real problem in regards to filling jobs in every single aspect. I'm lucky, I was able o buy a house when I was in my 20's and my mortgage is low. But for people in their 20 s , having a house is just not reachable no matter how hard they work. We have to do better

Lack of affordable housing to buy or rent.

Definitely a lack of affordable rental that are safe.

Shortage of rental homes in a country setting

23.DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

Something needs to be done about the rising costs of utilities. People shouldn't have to worry about a light bulb being left on for an extra 5 minutes because Hydro is so high. 13 years ago my hydro bill was \$85 a month now it is \$300 a month. The only thing that has changed is that everything I have is now energy efficient and we have so called smart meters. My income hasn't increased 3.5 times in 13 years. It's getting crazy.

Establishment of affordable seniors housing

As a northern community where we have to have heat in the winter to survive, there should be a type of northern rebate for heating with natural gas and electricity.

Rural areas should be meant for single housing units. The increased traffic increases road maintenance and we do not support large campgrounds and travel agencies.

Build senior housing and offer at an affordable cost to seniors

Need low cost retirement home in Pineview.

Quit selling properties to investors in other countries or at least minimize how many they can buy. Same goes for local ones, I know one man who owns 20 property which he "rents" but most his houses are not taken care of and now filled with mold, so now he can't rent them out.. so there are properties just sitting vacant when someone could have made them a home for their family. Instead a rich man will just allow them to rot and it won't effect him any.

Better policing

Lower rent, more housing available especially for seniors

Consider people with disabilities first, since housing that works for us also works for everyone else.

Incentivize developers to build smaller, single level homes in mini-communities, or townhomes/apartments that are community oriented for seniors with access to amenities and affordable on fixed incomes.

More lower rent apartments needed in the PG area on the bus routes.

Maybe put more into housing and less into "whimsical balloons" and parking garages. Get someone in who can do a budget and not blow it out of the water.
No
build more subsidized housing, more and bigger grants for first time home owners
Need affordable purchase costs for homes based on income, I'd think
One thing I struggle with is the lack of controls in our rural communities that address the accumulation of junk on private property. Some of our neighbors are experiencing a drop in value of their property because their neighbors yards are like junk yards (derlict buildings, old cars and heavy equipment etc... really an eyesore for everyone but also taking away property value for those around them).
Keep up with bugging people about their properties being an eye sore(places that look like junyards or clutter everywhere) City sewage would be nice ?
RDFFG could do a better job of managing the funds they have for service. The dump has been closed for 6 weeks and basically nothing has been done. All permits could have been applied for while dump was open. Bird study should have been done last year and work planned around it not as an after thought. RDFFG suggests everyone go to Shelley transfer site but it is not even marked properly everyone is driving around lost. RDFFG could have better public consultation on projects and community needs. This is a great start
Restoration not renovations
Lower cost housing
Build more
Allow land owners to build more homes on their acres.
We need a seniors residence in the Pineview/Buckhorn area, out of the bowl.

ELECTORAL AREA E

21. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

As in other smaller communities we live in an area where there is no home or respite available. Resources should be available so caregivers who are dealing with persons that have disabilities do not burn out.

In this area most of us do not have good clean drinking water in our homes. We need to purchase it from a store or go to the community hall and use their outside tap.

In rural areas the same rental tenancy act apply but it doesn't work the same here it took me 2 years to find a place in rural areas now I have 2 months to move and find a place with farm animals. My animals will be sent to the butcher if I don't find a place for then or sell

The high cost of well maintenance would lead me to believe that several people in my community are drinking inadequate quality water.

Needs to be more affordable supportive housing for those with special needs.

22. ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

There is no rental housing available,

In the community I live in there is very little rental accommodations for people

Rental housing . senior housing .

There are a few seasonal houses in our town that are being used for criminal activities when the owners are not living in them and no full time police presents to help out with the problem. It can take 30 min or longer to get the RCMP here

A shortage of rental housing in Hixon.

H

Not enough rental accommodation. Some cannot afford or are unwilling to maintain their homes or property. Structures are being build improperly and without permits.

23. DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

Yes, build a housing complex that is affordable, with would also be accessible.

Build rental units

We have Enbridge running through our little area here, having access to natural gas would be a big help and a good start. All we have now is propane tanks.

Better farm rental laws

Allow smaller properties in rural areas. Allow more subdivision.

ELECTORAL AREA F

21. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

Plain and simple, life is expensive! It's extremely difficult to attempt to live with only one income.

There are seniors who rented over 20 years homes selling they're are no rentals leaving them homeless as in town is not feasible.

The regional district needs to allow co-op ownership with multiple housing on one piece of land in the country to allow people to age in place supporting each other. Not everyone wants to move to the city as they age.

One of biggest struggles is dealing with recycling. As we do not have good facilities to recycle all things, we have to take to one place in town which is a struggle many people throw recycling out because of this. We also have people dumping appliances and waste all over the place as no one wants to drive to foothills to dispose of the waste. The last thing is support for the community halls to run more events and services. Overall the RD is doing great work with the challenges it faces with the geographic area managed

Current bylaws permit a second residence (mobile home) it would be nice if a secondary house was permitted. Mobiles are a depreciating asset have a shortened economic live, and generally are ugly. A second residence would permit farm help to keep us in our homes longer.

Cost of bc hydro is very expensive in rural areas.

22. ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

People I know are living in Houses they cannot afford to fix so end up living in conditions no human should

there are many living out this way that are living in sub-standard and health hazardous conditions

No

Water quality in area

Some it scares me

Our community needs more subsidized housing and more recovery housing. It is unacceptable that so many members of our community live in tents on the streets without proper water, bathrooms, showers. This should be a priority for our community. This kind of housing should be an option in the country.

No

Not enough proper housing for seniors in community. Some have no water or sewer as it is too expensive,

23. DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

Somehow make life less expensive lol

better pensions!! bus connection??? shopping assistance (someone tried offering this but it was too expensive as he was doing it on his own, maybe a subsidy for something like this?)

In the Shelley area, the Community Park and services are remote for the entire expanding community. Very poor planning.

Homes that are vacant be sold or cleaned up not let to sit and fall apart look like dumps and could cause problems if kids ect go inside them

See previous comments: affordable co-op type housing, subsidized recovery housing.

Community water

ELECTORAL AREA G

21. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

Native housing I was renting from did not maintain housing. Current house unfinished and wouldn't pass building inspection, cost over 3/4 of income. Last winter inside tempature around -10 to 10. Rental property none property cost raising.

Lack of senior housing in the community, actually none ! Only one apartment building with an elevator and they are owned not a rental.

Mackenzie has no small lots or properties available for mobile homes or modular homes . This would be ideal for seniors who no longer want to live and maintain their current homes and would like to downsize and continue living here. Mackenzie is also in need of a long term care facility and assisted living services.

Mackenzie is one of the most affordable towns in all of BC and that is why we moved here. We were drowning, paying too much for rent to live in other towns. Real estate values are criminally over-priced, but not here, and I like it that way!

There should be opportunities for the average citizen to by lakeside, lake view, or rural property.

The housing in Mackenzie is expensive for Seniors. There also is not enough housing for Seniors.

Limited number of contractors (plumbing, electrical, construction, landscaping, carpentry) working in residential renovations with limited reno season results in a delayed timeline to get things done, if at all.

22. ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

Abounded and neglected houses!

Not having enough rental options

No senior housing. Only one apartment building with elevator and only one or two rancher homes in Mackenzie.

Not enough accommodations for senior housing. ie - assisted living.

Lack of housing for young couples just starting out that can't afford to buy a house. We need more townhouses.
Yes there's not enough to support our town
Rent too high. Double what people pay for a mortgage then have to pay utilities on top of it. Can't afford to pay rent and save for down payment on a house. Mortgage rules make qualifying for a first time house nearly impossible
Finding rentals, especially if you have pets. New rental need to be built, though, not buying up all entry level homes and turning them into rentals cuz then you cut a bunch of potential new owners out of the market and force them to have to keep renting and that is wrong.
No schools within reasonable distance. No elderly care programs that are consistent enough to allow them independence without moving into prince george.
not enough rentals, specifically ones that allow dogs.
Not enough low-income housing Need assisted living for our Elders/Seniors Need more senior complexes
Yes, need more affordable Senior residences
Yes. Transportation is a huge issue.
There is a lack of new housing options in town. To stay in the community, if I moved out of my home I would be moving into apartments or town houses that are 30 years old, all have stairs and small hallways not suitable for anyone with mobility aids.
Hours of operation for bear lake postal services Schooling access of all ages Elderly care opportunities/facilities

23.DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

Senior housing located in the lot adjacent to the hospital.
Sell small lots for mobile home or modular homes. The trailer courts here are privately owned and are not kept up and they are not a safe place to live because of all the drug dealers living in them.
At this time there is no cell coverage or internet in the Pine Pass. Access to these would definitely improve housing in the area, particularly for people looking to buy in the area.
More rent subsidies available to more people. Increase the income bracket to qualify for subsidies
If there was better daycare options then more young families would buy homes here and rejuvenate the town.
Having some form of educational program out here for kids from kindergarten to grade 12
Allow average citizen to purchase rural property, crown land.
Access to a bank machine, a clean store, fire department and public transportation would help many in this area.

Not every change at home can be a DIY project.

Having a school Increased postal hours Better support for the elderly

Current community water system is based around the sawmill. If the mill ever closes there is concern for future of water supply and cost.

ELECTORAL AREA H

21. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

My home is old.

I also own a rental property which had a fire this year. My renter had to move losing my rental supplement income. While doing the fire renovation we found the outside wall in half the house where not insulated at all. Extra cost accumulated over tearing drywall to insulate the exterior walls. That should help with heating and mold situation.

We need to allow tiny homes as legitimate housing.

Not enough senior housing in the Robson Valley, which is forcing ageing population to seek accommodation in bigger centers.

We are in desperate need of small plots of land in the Robson Valley that allow for a few animals and simple life so we can afford to feed ourselves.

Worrying about foreign investment

Property taxes have got to stop rising!!!!!!

There are many people who would like to live in Dunster but there is a lack of housing. Many homes are empty while people look for housing because large tracts of land are being bought by Americans for private hunting preserves and they refuse to rent out the houses on the land they have purchased. All this foreign ownership is in the ALR but it is not being used for food production something many of the people interested in living here are willing to do. We live comfortably on a small income because we were able to buy our land in the 1980s when land was affordable and wages made land ownership a possibility; land prices are prohibitive now because foreign ownership by billionaires who are willing to pay any amount to acquire the land has raised the price of land and raised our taxes considerably. As taxes keep rising I suspect they will be the issue which drives us off our land.

Our two story rental home was put up for sale. 5 beds 2 bath. We decided to move and took the ONLY rental available. Same rent. \$1125. But 3 beds one bath. We are a family of five. We have made it work the best we can. There is NOTHING else to rent. And if something does come up, it is triple the rent it used to be. Only pipe liners can afford and they know that. There is a very serious housing crisis in Valemount.

no

Housing prices are too expensive to move to a bigger home and it's too expensive to fix where you live

There are a large number of older farmers in the valley who may possibly want to sell their land but stay within the area as this is where their friends, families and community are. There is no housing available, affordable or market for them to move into the village of McBride and thereby be close to amenities but still within their community

I am concerned that I can no longer afford to buy a house in McBride or Valemount if I am no longer able to drive because of age, eyesight and hearing.

Purchased home without knowing vermiculite insulation...would like to remove but need help and don't know where to turn

There is a severe lack of affordable housing. At our ages 56/71 we should be able to live in a house rather than a mobile. The housing market in Valemount is ridiculous. There are no rentals and you would have to make 100,000 a year to buy.

Keep the druggies out you idiots.

We desperately need a care facility for the elderly. I have to move my father who has dementia to Prince George this week because we as a family and the caregivers from home support are unable to care for him any longer. Now we have the 2 hour drive to go see him, so we won't be able to do that every day. And before long my mother will need a facility.

we are very fortunate to have stable housing in a rural community, gravity water from the Rocky Mountains, an abundance of accessible fire wood, fertile soil for our productive garden and good access on a secondary road.

Unoccupied houses on property owned by absentee landowners in this area which has a housing shortage. This should not be allowed

We are a young family making a living on a farm in the valley. My husband's ancestors arrived here with the first settlers. We recognize that there are other young families who would like to have a similar life here, but the cost of land, buildings, equipment, livestock, etc make it very difficult to realize that dream. And yet this is one of the cheaper areas in BC to buy land. We & a couple other families are throwing around some ideas to make farming here more accessible - including the concept of a community farm on community owned land. This may not solve the issue of housing in & of itself, but we feel it's a possible way to make connections in the community, keep people on the land as much as possible & boost the local economy.

I worry about the affordability for the upcoming generation. Costs have become too high.

Although I myself am doing fairly well, Our valley has a housing shortage partly due to outsiders buying agricultural land for prices locals can not afford and not utilizing them except for hunting land.

NA

It is difficult to find affordable and adequate rental accommodations in this area.

I am VERY concerned with the detrimental impacts to available housing for new residents, and young families in our community due to the purchasing of the majority of available land by the Fraser River Development Corporation. This syndicate has purchased most of the rural properties in

recent years. They have left all residences abandoned and will not rent out the homes or properties. They have also driven the price of real estate in the area to a level that makes it impossible for young families to compete or purchase their own homes. As a father of 5 children (many of whom would prefer to live locally) I see this situation as dire for the survival of our community.

22. ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

People keep saying there is a lack of affordable housing choices

My renter could not find accommodations for three months, nothing to rent in McBride. The price was double what she was paying at my place.

Tiny homes need to be allowed

Private corporations buying properties in the Dunster area and not allowing people to live in the houses on those properties. Those houses are sitting empty.

Adult children living with us since there is little available affordable housing.

My son and his family can't get a rental and they simply can't afford to buy.

Foreign investment

The ALR should be revisited. Huge acreage with single family homes can easily be divided into more manageable acreage, developed with smart organizing and offer new families homes with a lifestyle and ability to grow their own food.

Foreign ownership is affecting our community. As fewer people live here the few services we have will vanish over time. Our school was closed, our post office could be the next to go and once our local store goes we will be forced to drive to McBride or Valemount which will be more difficult as we age.

There is not enough housing in McBride to meet the demand

no

lack of seniors and supportive housing

Lack of affordable housing for many single and low income families

No rentals

Terrible decent housing shortage in and around McBride

Lack of supply. Proposed projects for the community are ill conceived and poorly thought out.

Need for affordable housing for ownership

There is a desperate lack of housing in McBride which is contributing to the economic stability of the area as even if an industry or an entrepreneur wants to develop there is no housing for employees. This has a domino effect on the entire region.

We have no intermediate care facilities in the Valley where people are quite capable of living on their own but need help with medical problems, cooking and cleaning and help bathing and taking their medications. Many of our seniors have to move to another area to have such services. This cuts them off from their families and friends in the Robson Valley

housing in the area is old, sub-standard with poor foundations. There are few houses available - not much choice. Costs of reno is high. Cost of construction is high.

Seems more people would like access to garden/farm but don't have the resources. Rental properties are in high demand. Small acreages almost do not exist. This prices out many young families from the more rural areas.

Huge demand for rentals

I know there is shortage of homes and rentals available. There has been very little investment because we have loss of jobs due to forestry reliance very few new homes built in last 15 years or so.

No rentals

Low income housing is still needed here in the valley

Not enough rental houses in the McBride area.

Yes

Need for affordable housing.

VERY aware of the effects of corporate/foreign ownership of 18 large parcels of land in the Dunster area that is prohibiting young families from settling in our are. This is destroying our community. Many rural farm houses sit empty as the Fraser River Land Holdings Corp. guide American big game hunters on farm land and in wilderness areas. BIG PROBLEM with no evident solutions!

Same response as to question 19

Yes. There are several vacant houses in the valley owned by absentee owners, corporate mainly. This raised housing costs, made it harder for young families to be here, closed our school and changed the way taxes are collected.

There is an American company who has purchased most of the available houses in the Valley for their own gain, leaving the community short of housing.

Although I myself am doing fairly well, Our valley has a housing shortage partly due to outsiders buying agricultural land for prices locals can not afford and not utilizing them except for hunting land.

Shortage of appropriate housing for starter families. Rentals or purchases.....

The buying up of many large properties by absentee landowners (The Fraser Land Partners, who have a local front but are made up of billionaire Americans) who do not utilize the homes on them and do not make them available for rent, and thus remove a lot of the potential of my community, Dunster, to grow and thrive. The coming of these people to this valley has also driven up land prices, which (being large parcels) were already decreasing inaccessibility to new young farmers, which are the essential demographic that is often missing in my community.

As per my last response, the single biggest threat to the survival of our community is the un-mitigated absorption of the majority of local property by Fraser River Development Corporation (a foreign multinational investment firm). This company has been driving the price of real estate to unsustainable levels in recent years by paying top dollar for any property on the market. All properties purchased by the firm have been left abandoned and gated with high security fences and cameras. Currently the only use of these properties has been to bait wildlife to be slaughtered by foreign trophy hunters. This not only poses a significant risk to adjacent residents of injury or death by stray bullets, but is also significantly impacting wildlife populations in the area. Although most of these properties contain viable housing which could fulfill the needs of young families looking to rent or buy in the area, the actions of Fraser River Developments has made this impossible.

23. DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

I am of the opinion that this is a wider issue that needs to be addressed by the Province and the Feds. There needs to be more focus on building attached housing or apartments... not everyone needs (or wants) a large house or property.

We need a good apartment complex to accommodate family and a complex for seniors since we have an aging population.

Allow tiny homes

There is a need for assisted living.

Please allow development of smaller land parcels. 10 acres and 5 acres would be amazing to work with and would allow families to live sustainably.

Tiny homes for Veterans and seniors and a new hospice. Affordable housing in the form of tiny homes here and in PG.

See number 20

If all the large parcels of farm land are being taken out of production then the regional district and/or the provincial government could make parcels of crown land available for 5 to 10 acre lots or ALR rules can be bent in favour of community growth as it now is for golf courses, malls, subdivisions, dams and private preserves. I know that all levels of government are capable of finding solutions quickly when they choose to, the hold up will be whether various levels of government care for small communities or not.

no

Lack of licensed builders is also an issue

Help bring housing prices down

We need low cost housing for seniors.

We need to remove old, not habitable housing stock and replace it. We need a developer or infusion of cash

Grants for home improvements without tax increase

The McBride and District Housing Society has been trying unsuccessfully to obtain funding to start the building of new housing units. As a small community with low equity and no equity partners available we have run into many road blocks over the past 2 years. We will continue to persevere as the need is great.

I would suggest that Beaverview Lodge in McBride and Golden Years Lodge in Valemount have a wing for Intermediate care with nursing services and cooking and housekeeping services and that more "low Income Housing" be available for the younger people in a separate facility where they can get counseling services and programs to fill their unique needs.

Less restrictions on subdivision, within 15 km of any existing Post Office.

We need value added industry and jobs so there will be enough stability for private sector to start investing in building new homes and rentals

Apartment buildings or townhouses so people have an option of lower prices to buy/rent.

More single income friendly options for single parents

Limit corporate ownership of land - change the laws that allow greed to run rampant. As climate change progresses we will be seeing urban refugees fleeing cities to find a simple, sustainable life style. They will need housing.

Do not allow foreign owners to hold land with housing which they do even use for their own use. It just is vacant land that a family could be living in and contributing to the life of the community

I think it would be fantastic if the ALR would allow larger parcels of land to be subdivided into smaller pieces (10-30 acres) for small farm use. Our community does not want or need recreations acreages owned by wealthy city dwelling who only come here on the weekends & contribute minimally to our economy. Our community wants & needs pieces of land that are the right size for a market gardening operation, a mushroom farm, or any other type of niche market agriculture operation that will provide homes & livelihoods for folks here in the valley who want to make a life on the land.

More low cost senior and fixed income complexes would be an asset.

I think a our law should be passed regarding out of country ownership of so much land in B.C. without the owners living in the space. This is a big problem in communities.

Please let people in the ALR have second dwellings on one title and rent it out or have relatives live there.

Make sub-division more plausible TRIANGULATIONS CUT OFF BY ROADWAYS FOR EXAMPLE.....

Amend or support the amendments of any acts which pertain to ownership of Canadian land by foreign interests, so that absentee landowning is a lot less attractive. Money is not an impediment to these people, so there must be other structures to deter them. Amend or support amendments to the ALR agricultural land reserve, so that ag land is used for agriculture and exclusively not for private hunting reserves, thus allowing at least our community to not be overrun by a new economy that does not generate local wealth. Support amendments to ALR that allow for the subdivision of AG land for the purpose of creating smaller farms (10-20 acres) to reflect the

changing nature of farming and make land much more affordable. Tax large scale and foreign land ownership to pay for subdivisions and infrastructure to rebuild our community.

Outlaw purchase of property within our community by foreign investors or real estate speculators!!