REGIONAL DISTRICT
of Fraser-Fort George

HOUSING NEEDS REPORT

APPENDIX B: COMMUNITY HOUSING PROFILES
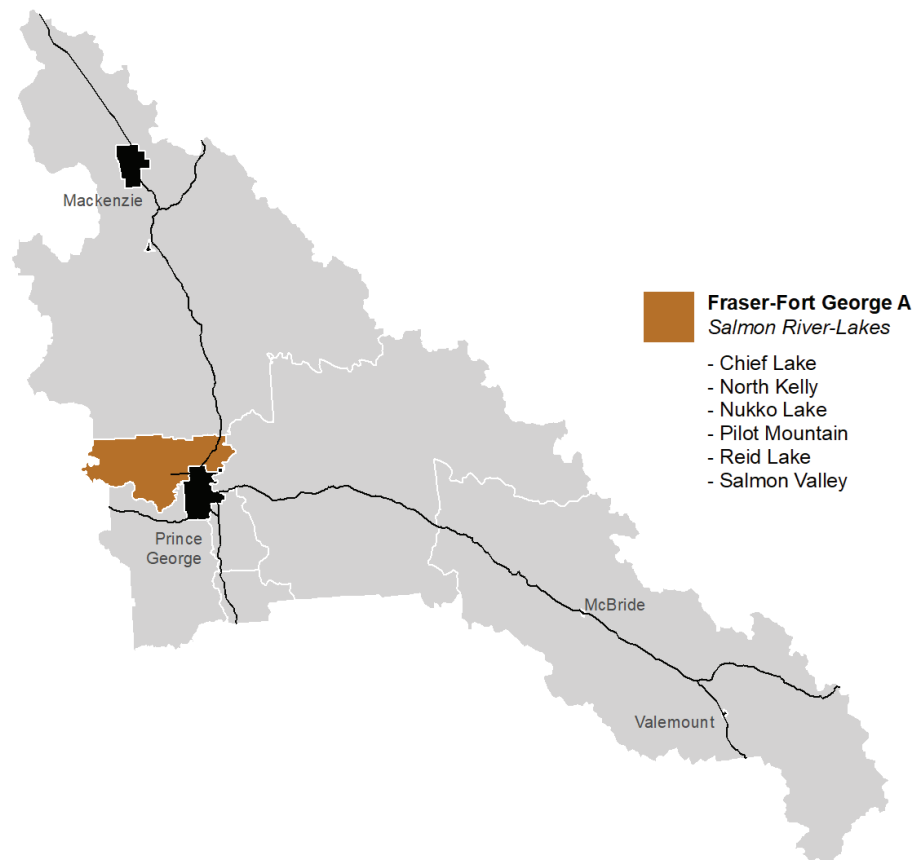
ELECTORAL AREA A
Community Summary
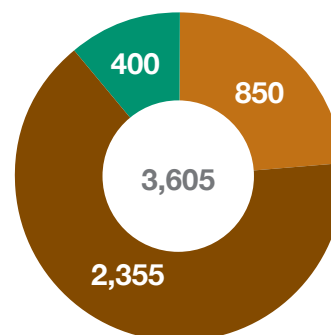
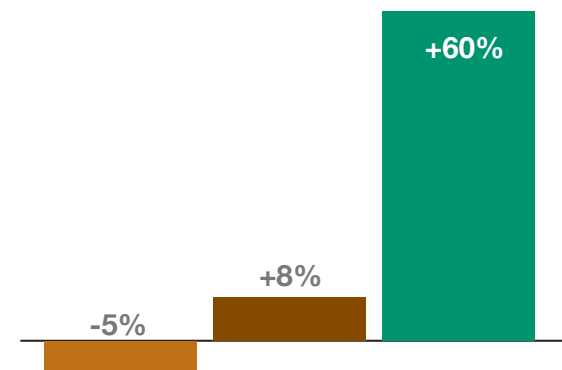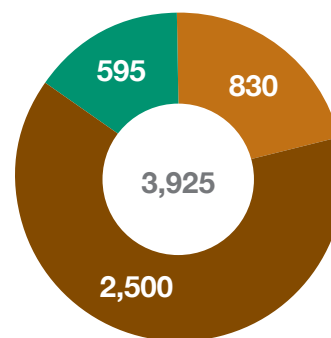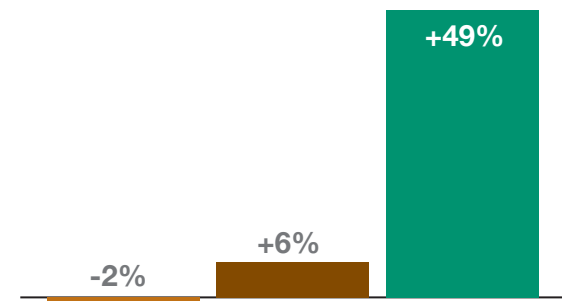**REGIONAL DISTRICT**
of Fraser-Fort George

Fraser-Fort George A
Salmon River-Lakes

- Chief Lake
- North Kelly
- Nukko Lake
- Pilot Mountain
- Reid Lake
- Salmon Valley

Mackenzie

Prince George

McBride

Valemount

POPULATION

2016

400 | 850
3,605
2,355

Change: '06-'16

-5% +8% +60%

2026

595 | 830
3,925
2,500

Change: '16-'26

-2% +6% +49%

■ Youth (< 20)   ■ Working Age (20-64)   ■ Seniors (65+)
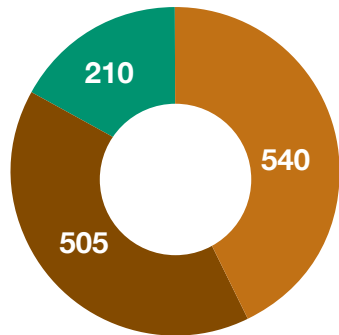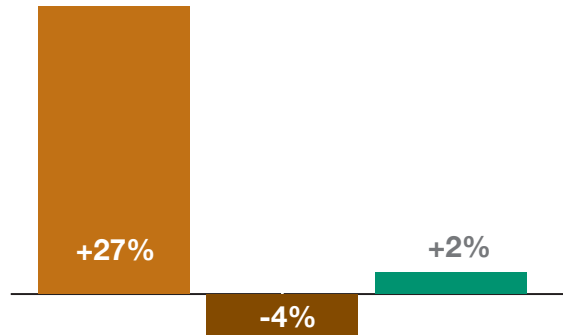
- Electoral Area A's population grew 8% from 2006 to 2016 to 3,605 people; only the total youth population shrank. Projections anticipate that the population may continue along a similar trajectory of 9% by 2026, possibly reaching 3,925 people.

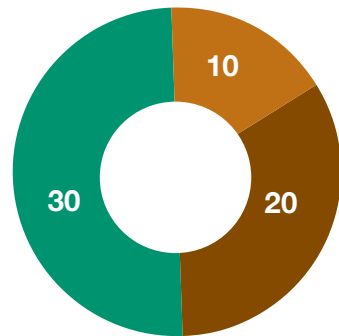- The median age may grow from 42.6 (2016) to 44.5 (2026).
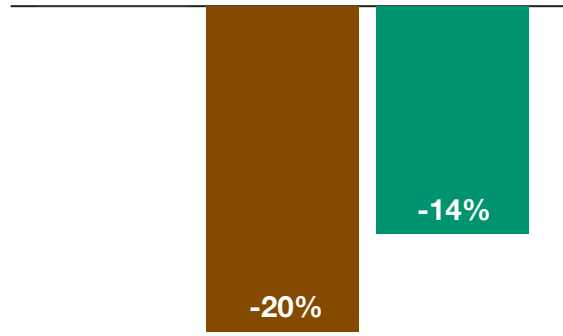
FAMILIES

Owners 2016

- 540
- 505
- 210

Change: '06-'16

- +27%
- -4%
- +2%

Renters 2016

- 10
- 20
- 30

Change: '06-'16

- -20%
- -14%

Legend:
- Families w/out Children
- Families w/ Children
- Non-families (e.g. singles/roommates)

Total renter households shrank 20% between 2006 and 2016, while owner households grew 7%. Families without children (like senior couples) grew fastest at 28%.

During the same period, total families with children contracted 5% due to total losses among owner and renter households.

HOUSEHOLDS

+5%

Total permanent households grew to 1,325 from 2006 to 2016

Household Rental
↓ 20%

Household Ownership
↑ 7%

Households that Rent in 2016
5%

INCOME

Median HH Income '15 · Change: '05-'15

- $96,000 +9%
- $97,900 +9%
- $50,450 +49%

- $93,550
- $128,750
- $60,950
- $55,850

Legend:
- Total Households
- Owner Households
- Renter Households
- Couple w/o Child
- Couple w/ Child
- Lone Parent
- Singles/Roommates
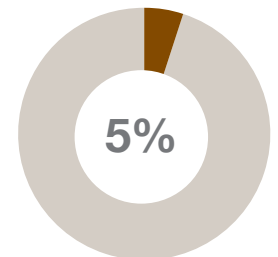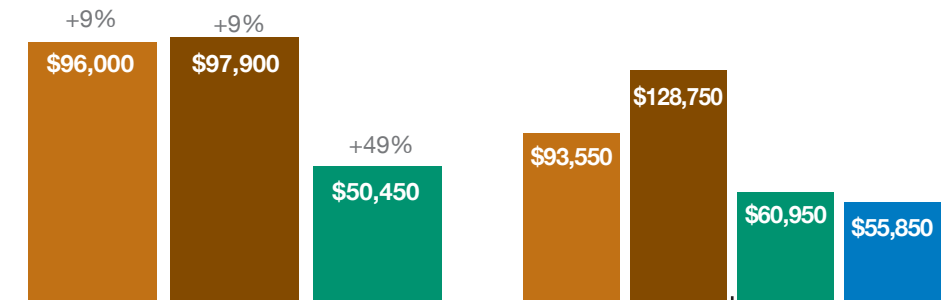
Households Earning more than $100,000
↑ 25%

Households Earning less than $100,000
↓ 7%

8% of Electoral Area A residents are in "Low Income" according to Statistics Canada; 7% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 · Change: '06-'16

+3%
1,880

+24%
800

-6%
155

- Unemployed
- Employed
- Non-Participants

Labour Rate 2016

71.8%

66.3%

7.6%

- Unemployment Rate
- Employment Rate
- Participation Rate

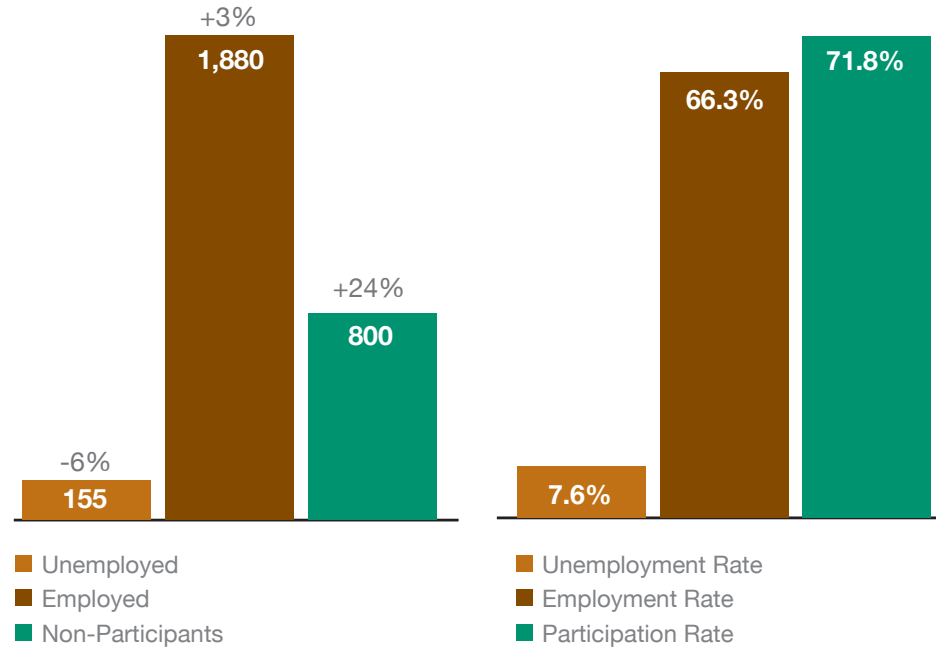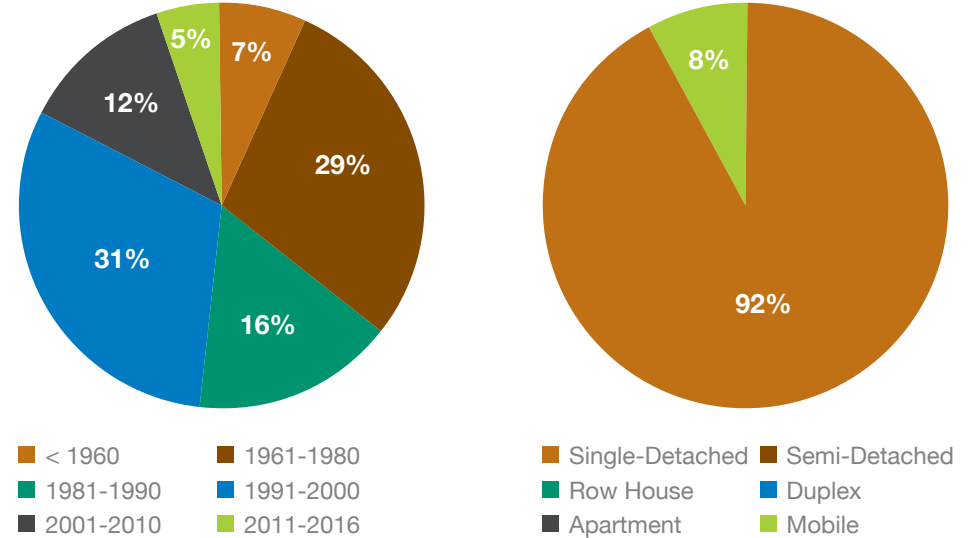- Electoral Area A's labour force (people working or seeking work) grew 2% from 2006 to 2016, while those not in the labour force (e.g. retirees) jumped 24%.

- The total and rate of unemployed persons decreased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Construction	255	12.6%	+ 65%	0%
Health Care	250	12.4%	+ 56%	6%
Manufacturing	205	10.1%	- 20%	0%

HOUSING

Dwelling Age 2016

7%
29%
16%
31%
12%
5%

- < 1960
- 1961-1980
- 1981-1990
- 1991-2000
- 2001-2010
- 2011-2016

Dwelling Type 2016

8%
92%

- Single-Detached
- Semi-Detached
- Row House
- Duplex
- Apartment
- Mobile

- No renter households occupy dwellings built after 1990 versus 50% of owners.

- The majority of dwellings are single-detached (92%), followed by mobile homes (8%).

- Electoral Area A builds about 14 units annually. Housing projections anticipate that the local population could demand 12 units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)

75
175
490
585
2016
1,320

105
205
515
540
2021
1,365

155
230
530
520
2026
1,435

- Age 15 to 34
- Age 35 to 54
- Age 55 to 64
- Age 75+
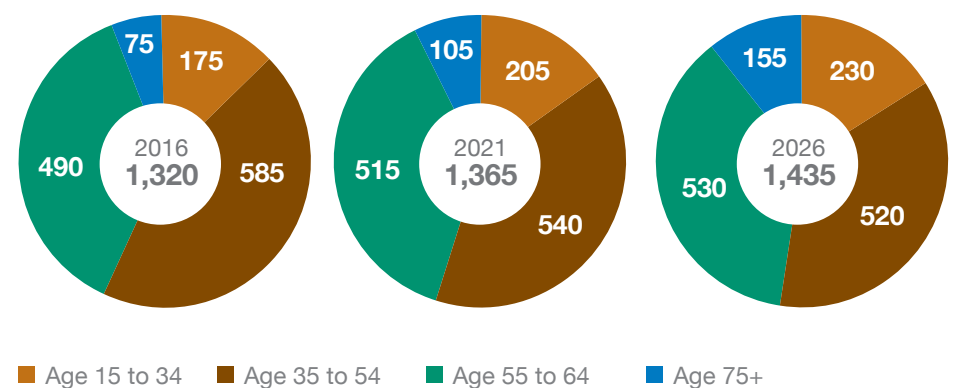
HOUSING COSTS & AVAILABILITY

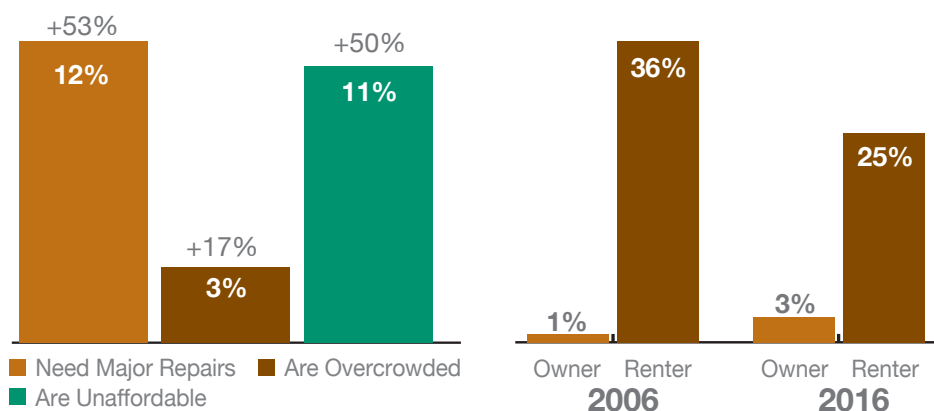| Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	$383,750	+43%
Single Family Home	$414,850	+39%
Overall CMHC Rent	$1,010	+37%
1 Bedroom	$865	+36%
3+ Bedroom	$1,240	+47%

CMHC Rents based on Prince George (outside Downtown) results.

48 dwellings sold in 2020; **77% were single-detached homes.**

According to CMHC, **about 2%** of RDFFG's rentals stock (based on Prince George) is vacant.

CORE HOUSING CRITERIA

% of HHs '16 · Change: '06-'16

+53%
12%
+17%
3%
+50%
11%

- Need Major Repairs
- Are Overcrowded
- Are Unaffordable

Core Housing Need: '06-'16

1%
36%
3%
25%

Owner	Renter	Owner	Renter
2006		**2016**	

- The number and percentage of homes in disrepair, that are overcrowded, and are unaffordable grew since 2006.

- Overall Core Housing Need increased from 3% to 5% between 2006 and 2016; renter household need fell, but remained about 8x more likely than owner households.

ENGAGEMENT

Housing Need

350

Over 350 rural residents responded to a survey administered in Summer of 2021

53%

of renter respondents indicated that their current housing did not meet their needs.

21%

of owner respondents indicated that their current housing did not meet their needs.

Community Quotes

"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."
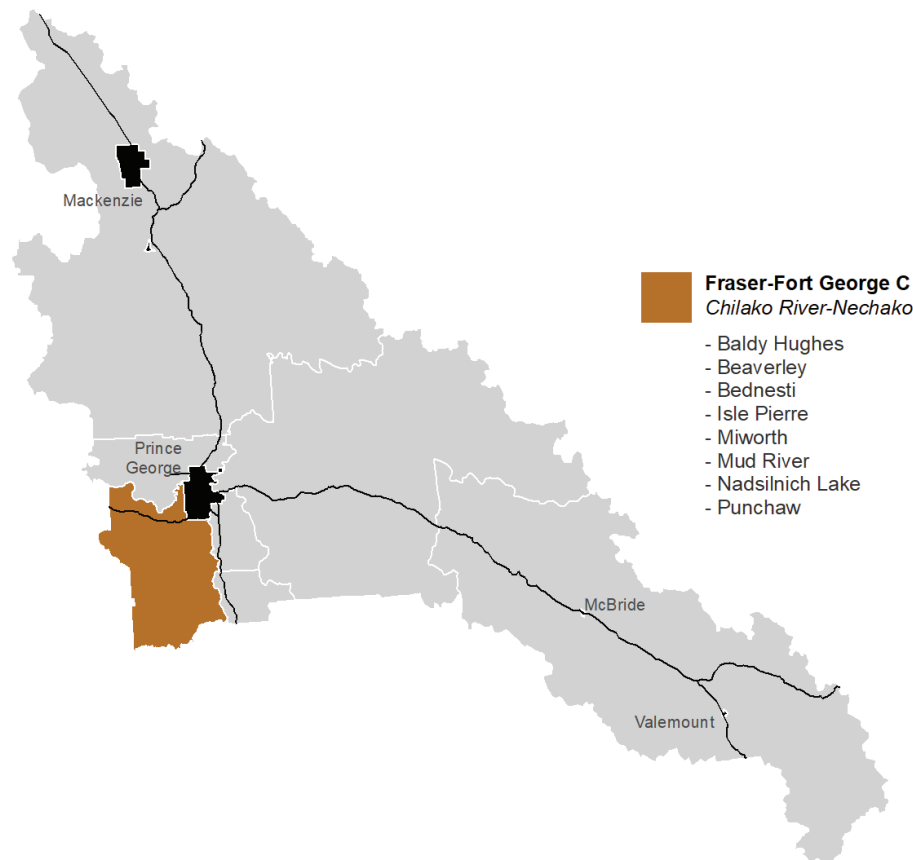
"We are saving for a down payment on a detached home. With the cost of the rental and the increasingly unattainable housing costs…, I seriously doubt we will be able to purchase in the foreseeable future. …If we are unable to purchase in the near future we will likely relocate."
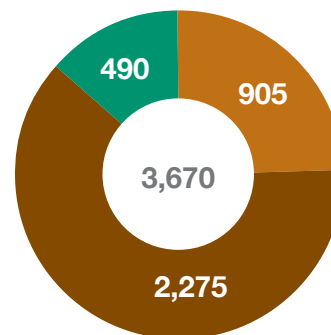
ELECTORAL AREA C
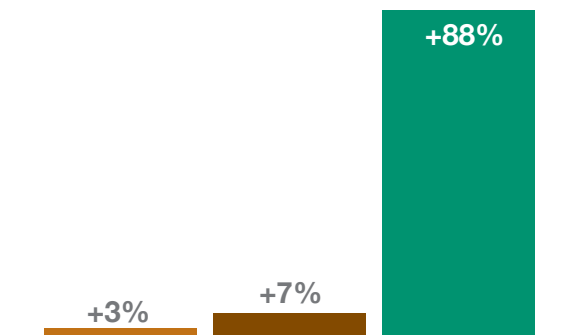## Community Summary
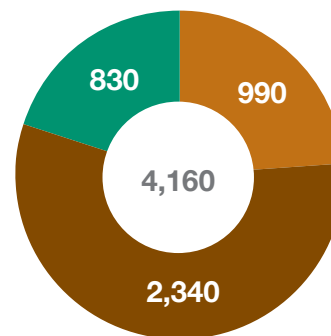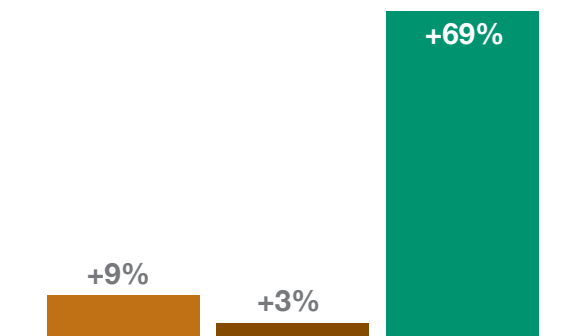
REGIONAL DISTRICT
of Fraser-Fort George

Fraser-Fort George C
Chilako River-Nechako

- Baldy Hughes
- Beaverley
- Bednesti
- Isle Pierre
- Miworth
- Mud River
- Nadsilnich Lake
- Punchaw

POPULATION

2016

905
490
2,275
3,670

Change: '06-'16

+88%
+3%
+7%

2026

990
830
2,340
4,160

Change: '16-'26

+69%
+9%
+3%

■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

- Electoral Area C's total population expanded 13% from 2006 to 2016 to 3,670 people, due mostly to significant increases in total seniors (though youth and working age populations also grew). Projections anticipate that the population could continue at the same growth rate over the ten years to 2026, possibly reaching 4,160 people.

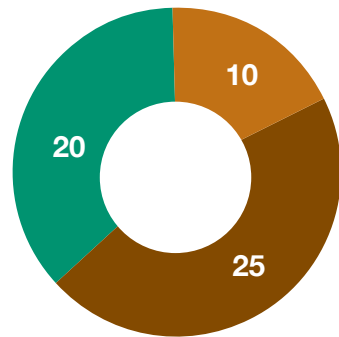- The median age may grow from 45.5 (2016) to 47.5 (2026).
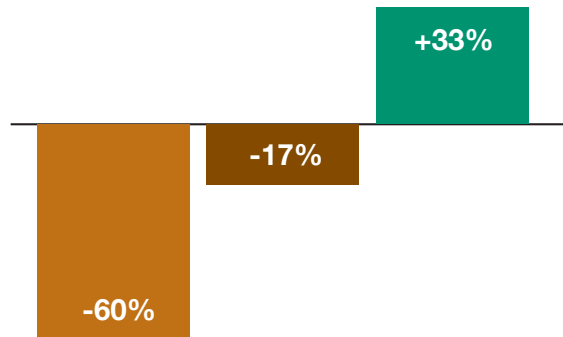
FAMILIES

Owners 2016
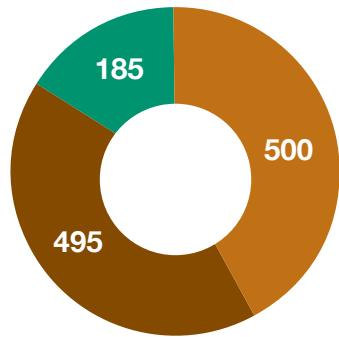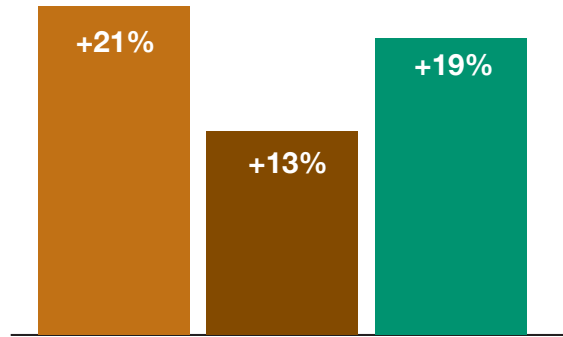
185
500
495

Change: '06-'16

+21%
+13%
+19%

Renters 2016

10
20
25

Change: '06-'16

-60%
-17%
+33%

■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)

Total renter households shrank 20% from 2006 to 2016, while total owner households rose 12%. All family types experienced an increase in their totals during that decade.

Greatest growth among family types was among single / roommate households (up 24% overall), followed by families without children (like senior couples) at 16%, and families with children at 11%.

HOUSEHOLDS

+11%

Total permanent households grew to 1,285 from 2006 to 2016

Household Rental
↓ 20%

Household Ownership
↑ 12%

Households that Rent in 2016
5%
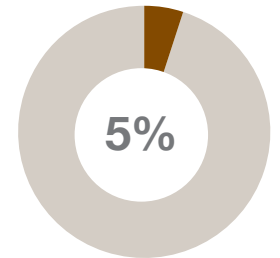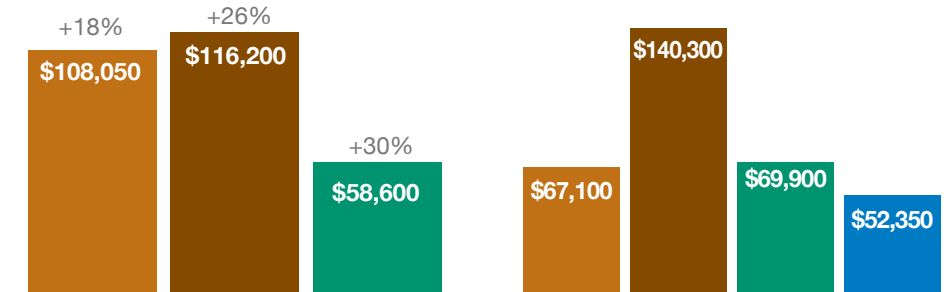
INCOME

Median HH Income '15 · Change: '05-'15

+18%
$108,050
+26%
$116,200
+30%
$58,600

$67,100
$140,300
$69,900
$52,350

■ Total Households
■ Owner Households
■ Renter Households

■ Couple w/o Child   ■ Lone Parent
■ Couple w/ Child   ■ Singles/Roommates

Households Earning more than $100,000
↑ 38%

Households Earning less than $100,000
↓ 11%

6% of Electoral Area C residents are in "Low Income" according to Statistics Canada; 5% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 · Change: '06-'16

- -15% **115** (Unemployed)
- +7% **1,910** (Employed)
- +26% **860** (Non-Participants)

Labour Rate 2016

- **5.7%** (Unemployment Rate)
- **66.4%** (Employment Rate)
- **70.2%** (Participation Rate)

Legend:
- ■ Unemployed
- ■ Employed
- ■ Non-Participants
- ■ Unemployment Rate
- ■ Employment Rate
- ■ Participation Rate

- Electoral Area C's total labour force (people working or seeking work) rose 6% between 2006 and 2016, while those not in the labour force (e.g. retirees) jumped 26%.
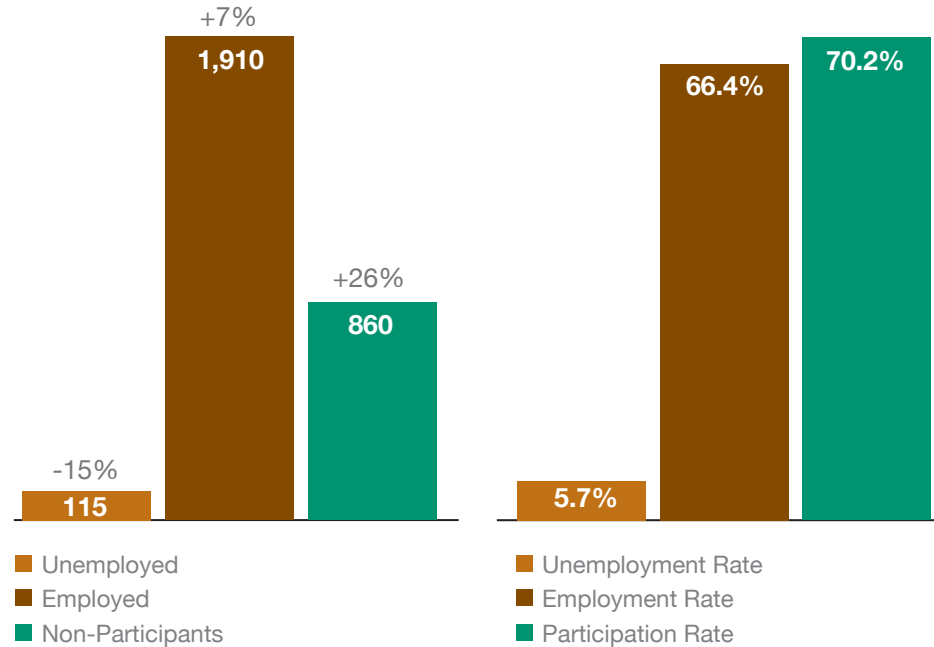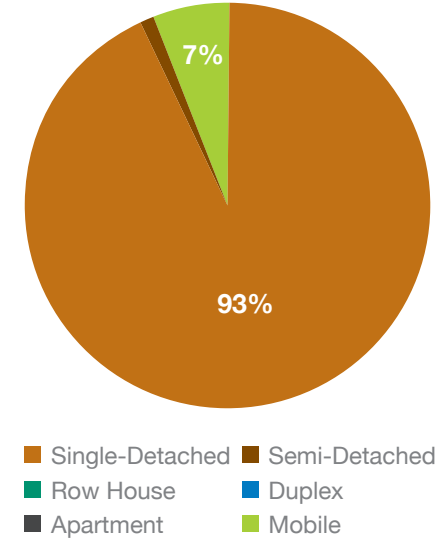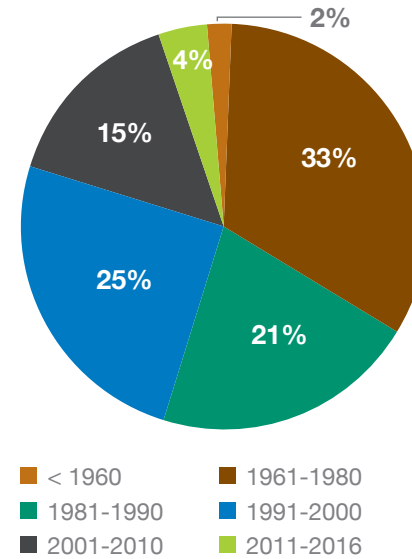
- Total and rate of unemployed persons decreased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Health Care	285	14.2%	+ 46%	5%
Retail Trade	215	10.7%	+ 50%	9%
Construction	195	9.7%	- 9%	0%

HOUSING

Dwelling Age 2016

- 2%
- 33%
- 21%
- 25%
- 15%
- 4%

Legend:
- ■ < 1960
- ■ 1961-1980
- ■ 1981-1990
- ■ 1991-2000
- ■ 2001-2010
- ■ 2011-2016

Dwelling Type 2016

- 93%
- 7%

Legend:
- ■ Single-Detached
- ■ Semi-Detached
- ■ Row House
- ■ Duplex
- ■ Apartment
- ■ Mobile
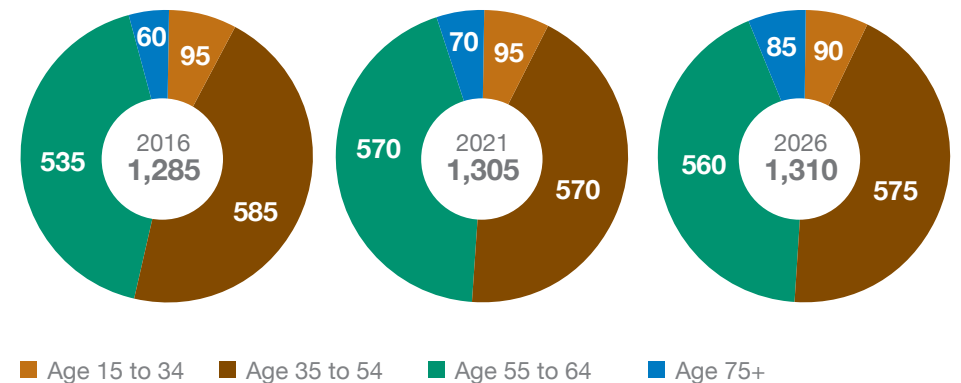
- 33% of renter households occupy a dwelling built after 1990 versus 45% of owner households.

- The majority of dwellings are single-detached (93%), followed by mobile homes (7%).

- Electoral Area C builds about 12 units annually. Housing projections anticipate that the local population will demand 3 units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)

2016 — 1,285
- 95 (Age 15 to 34)
- 585 (Age 35 to 54)
- 535 (Age 55 to 64)
- 60 (Age 75+)

2021 — 1,305
- 95 (Age 15 to 34)
- 570 (Age 35 to 54)
- 570 (Age 55 to 64)
- 70 (Age 75+)

2026 — 1,310
- 90 (Age 15 to 34)
- 575 (Age 35 to 54)
- 560 (Age 55 to 64)
- 85 (Age 75+)

Legend:
- ■ Age 15 to 34
- ■ Age 35 to 54
- ■ Age 55 to 64
- ■ Age 75+

HOUSING COSTS & AVAILABILITY

| Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	$474,700	+46%
Single Family Home	$509,350	+53%
Overall CMHC Rent	$1,010	+37%
1 Bedroom	$865	+36%
3+ Bedroom	$1,240	+47%

CMHC Rents based on Prince George (outside Downtown) results.

65 dwellings sold in 2020; **89% were single-detached homes.**

According to CMHC, **about 2%** of RDFFG's rentals stock (based on Prince George) is vacant.

CORE HOUSING CRITERIA

% of HHs '16 · Change: '06-'16

Core Housing Need: '06-'16

- Need Major Repairs
- Are Overcrowded
- Are Unaffordable
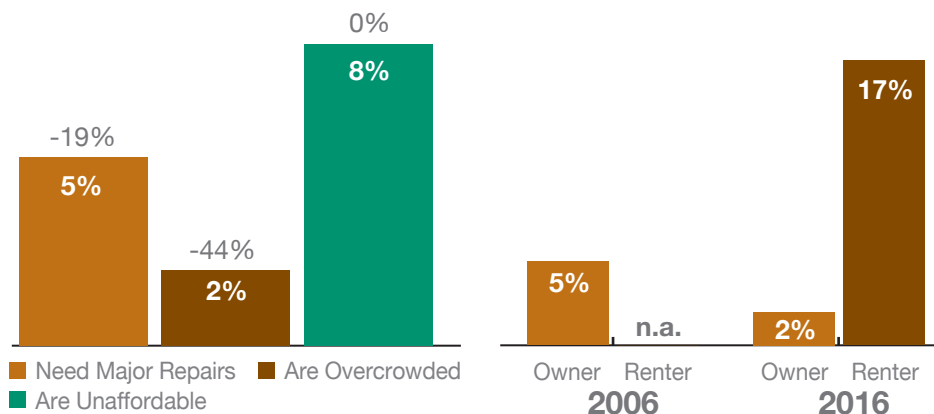
- The number and percentage of homes in disrepair and that are overcrowded fell since 2006. The number of homes that were unaffordable remained the same while total households increased, leading to a reduced rate of unaffordability in 2016.

- The share of households in Core Housing Need decreased from 5% to 2% from 2006 to 2016. Based on a small sample size, about 17% of renter households were in need.

ENGAGEMENT

Housing Need

350
Over 350 rural residents responded to a survey administered in Summer of 2021

53%
of renter respondents indicated that their current housing did not meet their needs.

21%
of owner respondents indicated that their current housing did not meet their needs.

Community Quotes

"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."
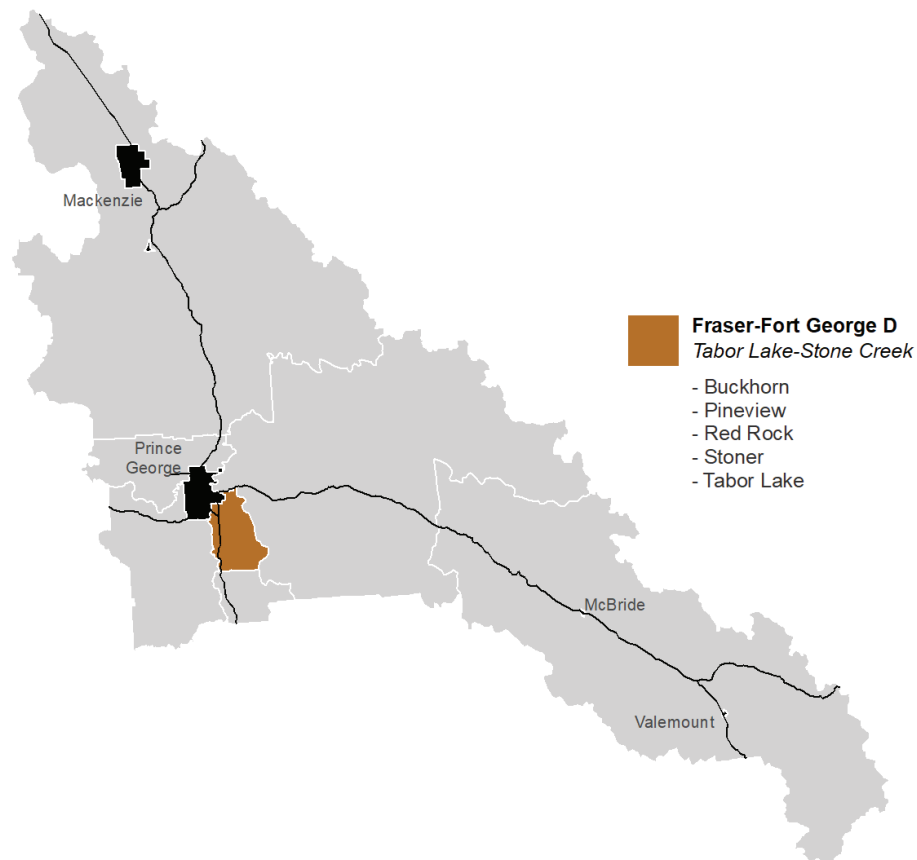
"Many older people who could sell their current residence and retire to a smaller home that is less expensive to operate and maintain are being denied that opportunity."
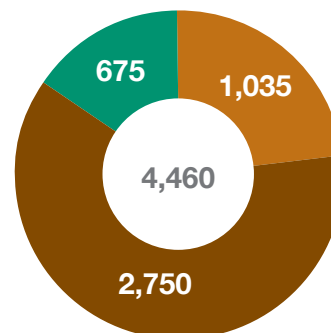
ELECTORAL AREA D
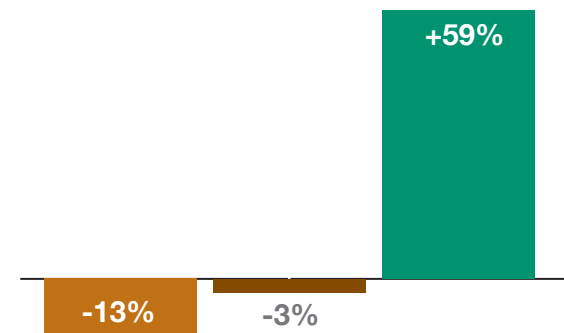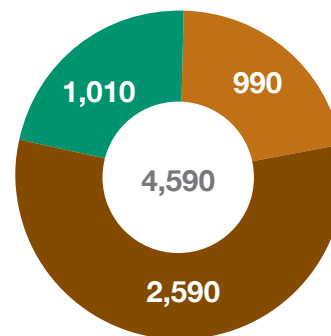## Community Summary

REGIONAL DISTRICT
of Fraser-Fort George

Fraser-Fort George D
Tabor Lake-Stone Creek

- Buckhorn
- Pineview
- Red Rock
- Stoner
- Tabor Lake

Prince George

Mackenzie

McBride

Valemount

POPULATION

2016

675
1,035
4,460
2,750

Change: '06-'16

+59%

-13%
-3%

2026

1,010
990
4,590
2,590

Change: '16-'26

+50%

-4%
-6%
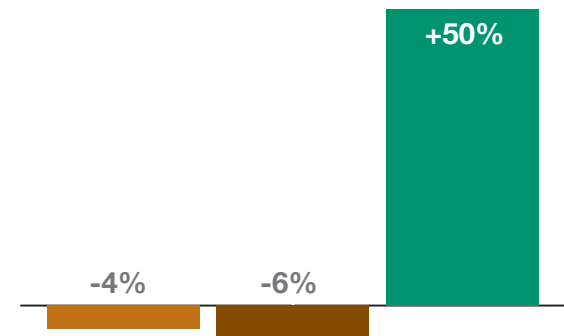
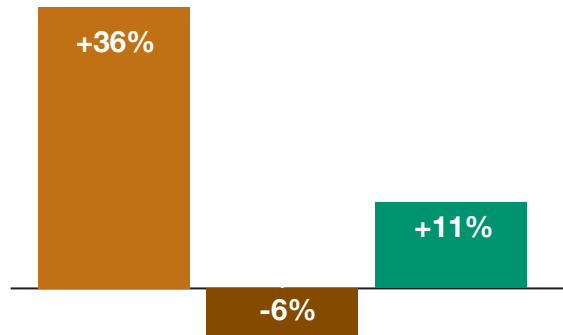■ Youth (< 20)   ■ Working Age (20-64)   ■ Seniors (65+)

- Electoral Area D's population remained about the same from 2006 to 2016 to 4,460 people. Total seniors increased while total youth and working age people decreased. Projections anticipate that the population may expand 3% by 2026, reaching about 4,590 people.

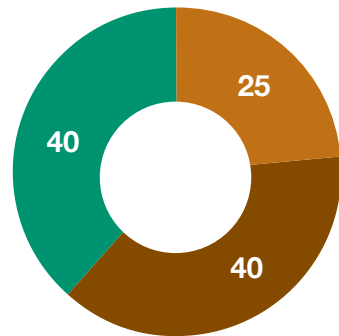- The median age may grow from 46.2 (2016) to 48.4 (2026).
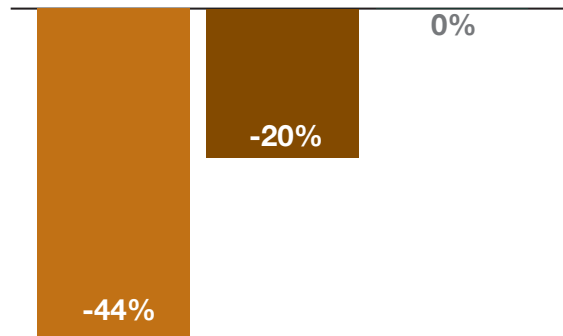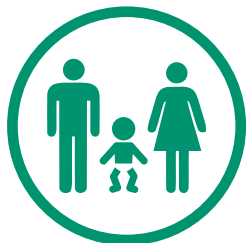
FAMILIES

Owners 2016
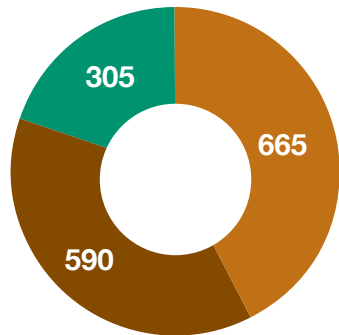
- 305
- 665
- 590

Change: '06-'16

- +36%
- -6%
- +11%

Renters 2016

- 25
- 40
- 40

Change: '06-'16

- -44%
- -20%
- 0%

Legend:
- Families w/out Children
- Families w/ Children
- Non-families (e.g. singles/roommates)

Total renter households shrank 34% from 2006 to 2016, while total owner households rose 8%.

Greatest growth among family types was among families without children (up 28%), while total families with children shrank 7%.

HOUSEHOLDS

+3%
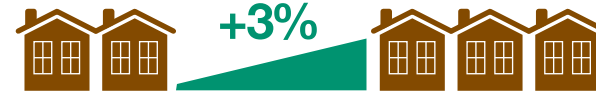
Total permanent households grew to 1,680 from 2006 to 2016

Household Rental
↓ 34%

Household Ownership
↑ 8%

Households that Rent in 2016
6%
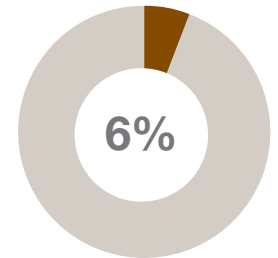
INCOME

Median HH Income '15 · Change: '05-'15
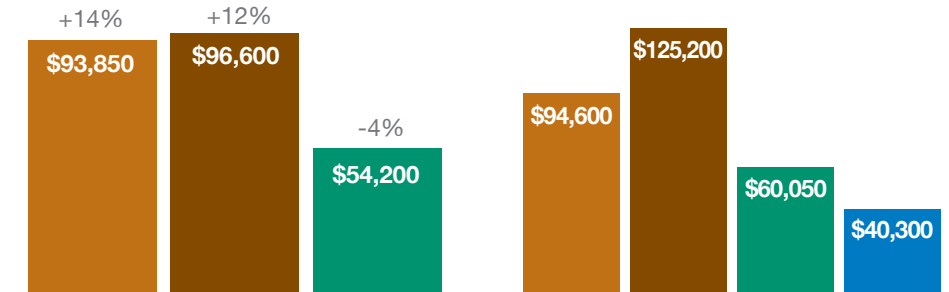
- +14% $93,850
- +12% $96,600
- -4% $54,200

- $94,600
- $125,200
- $60,050
- $40,300

Legend:
- Total Households
- Owner Households
- Renter Households
- Couple w/o Child
- Couple w/ Child
- Lone Parent
- Singles/Roommates

Households Earning more than $100,000
↑ 30%

Households Earning less than $100,000
↓ 11%

10% of Electoral Area D residents are in "Low Income" according to Statistics Canada; 13% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 · Change: '06-'16

-10%
2,245

+28%
1,135

+6%
185

- Unemployed
- Employed
- Non-Participants

Labour Rate 2016

68.1%

62.9%

7.6%

- Unemployment Rate
- Employment Rate
- Participation Rate

- Electoral Area D's labour force (people working or seeking work) shrank 8% from 2006 to 2016, while those not in the labour force (like retirees) grew 28%.

- The total and rate of unemployed persons increased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Construction	295	12.3%	+ 14%	3%
Health Care	235	9.8%	0%	4%
Manufacturing	200	8.4%	- 46%	3%

HOUSING

Dwelling Age 2016

10%
44%
15%
15%
4%
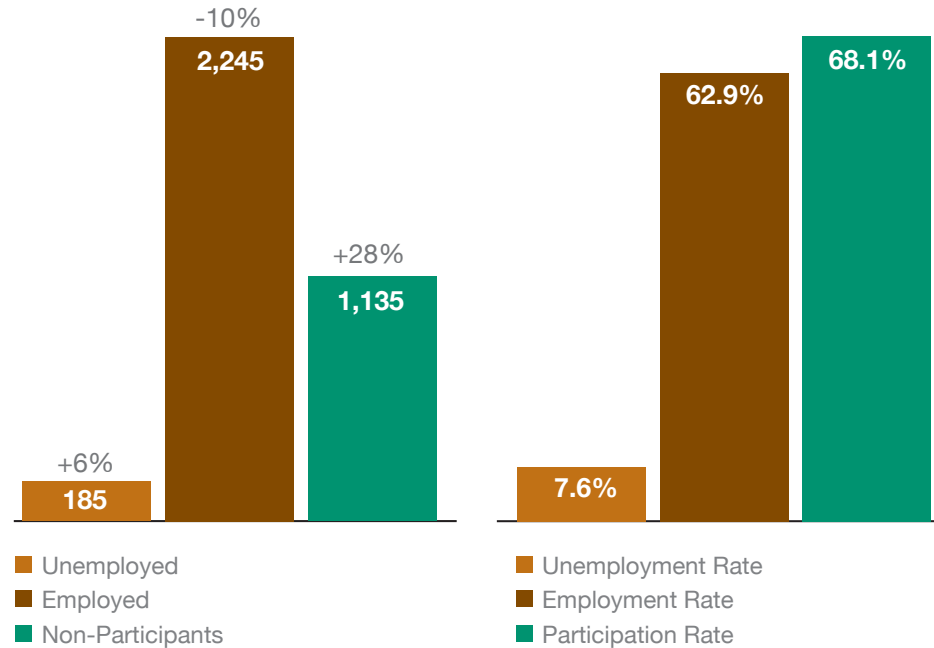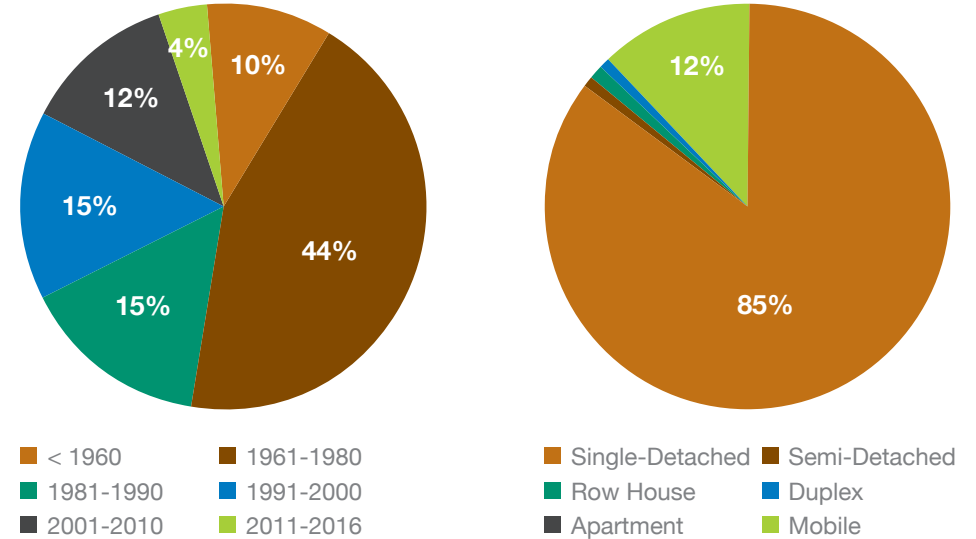12%

- < 1960
- 1961-1980
- 1981-1990
- 1991-2000
- 2001-2010
- 2011-2016

Dwelling Type 2016

12%
85%

- Single-Detached
- Semi-Detached
- Row House
- Duplex
- Apartment
- Mobile

- 0% of renter households occupy a dwelling built after 2000, versus 16% of owners.

- The majority of dwellings are single-detached (85%), followed by mobile homes (12%).

- Electoral Area D builds about 14 units annually. Housing projections anticipate that the local population could demand 12 units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)

2016
1,680
175 / 670 / 680 / 145

2021
1,710
155 / 610 / 720 / 225

2026
1,795
140 / 580 / 735 / 340

- Age 15 to 34
- Age 35 to 54
- Age 55 to 64
- Age 75+
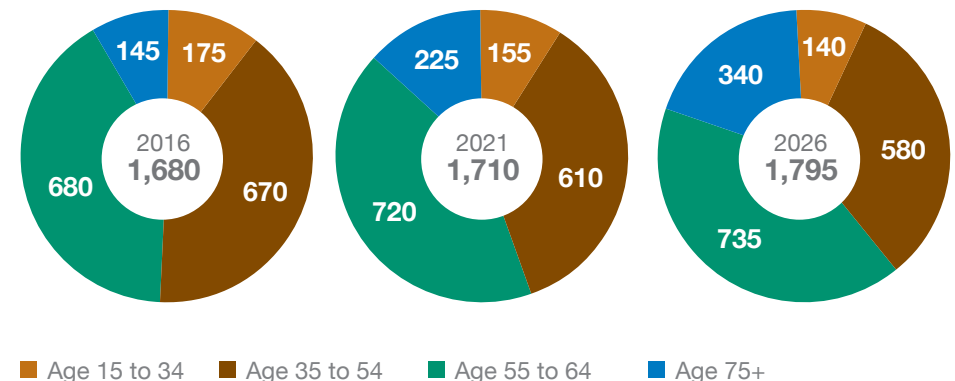
HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	$415,500	+60%
Single Family Home	$459,400	+54%
Overall CMHC Rent	$1,010	+37%
1 Bedroom	$865	+36%
3+ Bedroom	$1,240	+47%

CMHC Rents based on Prince George (outside Downtown) results.

65 dwellings sold in 2020; **80% were single-detached homes.**

According to CMHC, **about 2%** of RDFFG's rentals stock (based on Prince George) is vacant.
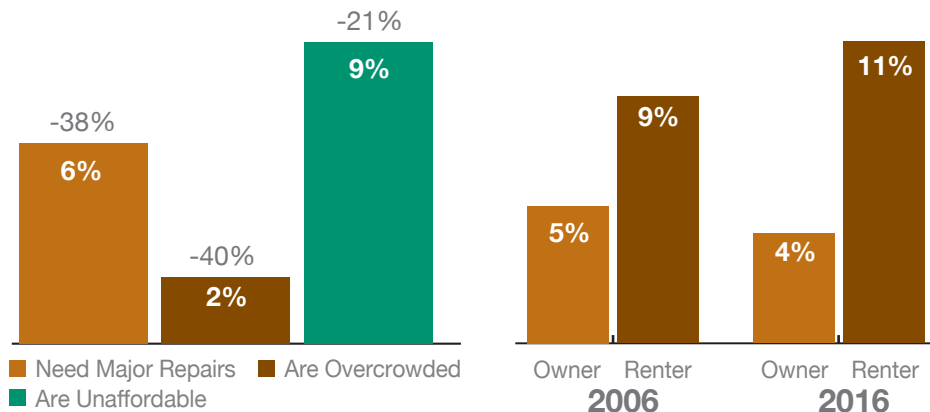
CORE HOUSING CRITERIA

% of HHs '16 · Change: '06-'16

- -38% / 6%
- -40% / 2%
- -21% / 9%

Legend:
- Need Major Repairs
- Are Overcrowded
- Are Unaffordable

Core Housing Need: '06-'16

	Owner	Renter	Owner	Renter
	5%	9%	4%	11%
	2006		**2016**	

- The number and percentage of homes in disrepair, that are overcrowded, and are unaffordable fell since 2006.

- The overall Core Housing Need rate decreased from 6% to 4%. Based on a smaller sample size, renter households experience shy of 3% more proportional need than owners.

ENGAGEMENT

Housing Need

350 Over 350 rural residents responded to a survey administered in Summer of 2021

53% of renter respondents indicated that their current housing did not meet their needs.

21% of owner respondents indicated that their current housing did not meet their needs.

Community Quotes

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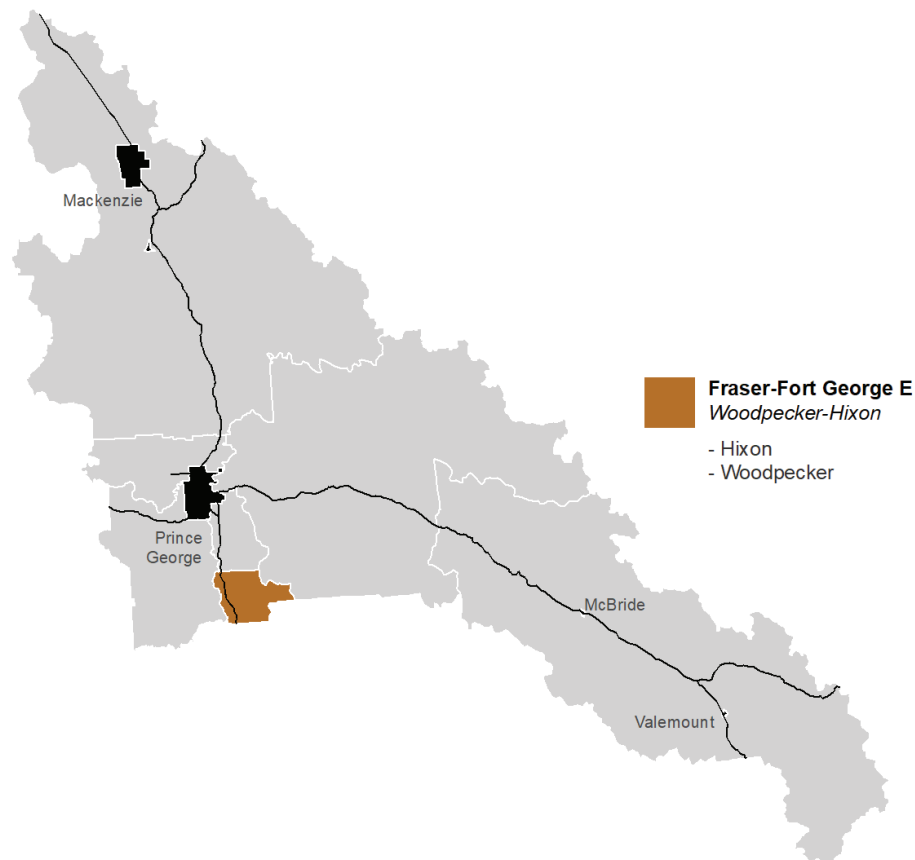
"Seniors deserve better, we work our whole life and yet there is nothing being offered to us for safe, affordable housing in the end years for us."

ELECTORAL AREA E
Community Summary

REGIONAL DISTRICT
of Fraser-Fort George

Fraser-Fort George E
Woodpecker-Hixon

- Hixon
- Woodpecker

POPULATION

2016

135 | 115
560
310

Change: '06-'16

0%   +5%   +23%

2026

175 | 120
610
315

Change: '16-'26

+4%   +2%   +30%
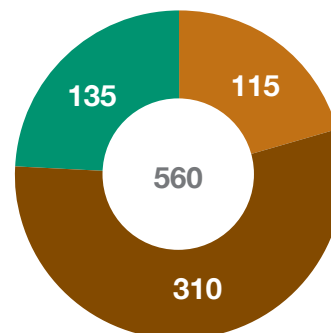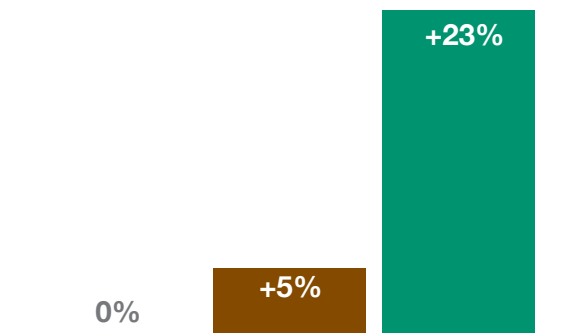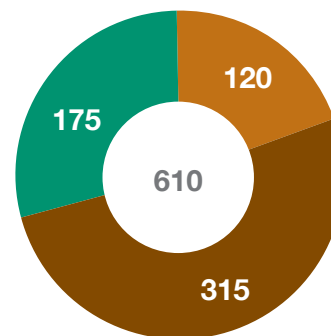
■ Youth (< 20)   ■ Working Age (20-64)   ■ Seniors (65+)

- Electoral Area E's total population grew about 8% from 2006 to 2016 to 560 people, with the largest percent gains occurring within the senior age cohort. Projections anticipate that the population may continue to increase by 9% over the decade to 2026, possibly reaching 610 people.

FAMILIES

Owners 2016

- 70 — Families w/out Children
- 50 — Families w/ Children
- 50 — Non-families

Change: '06-'16

- -18%
- +43%
- +43%

Renters 2016

- 20 — Families w/out Children
- 10 — Families w/ Children
- 15 — Non-families

Change: '06-'16

- +100%
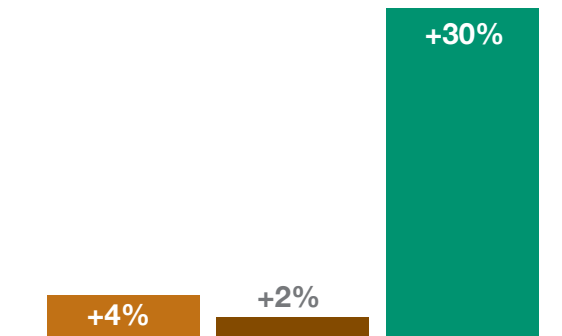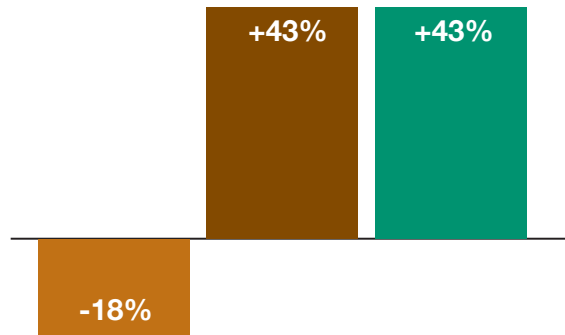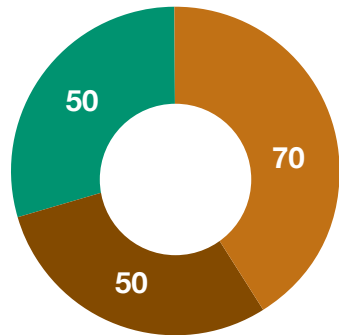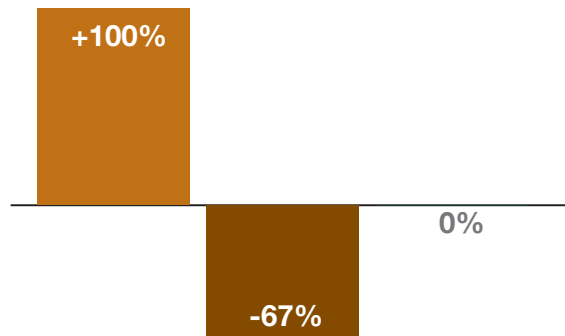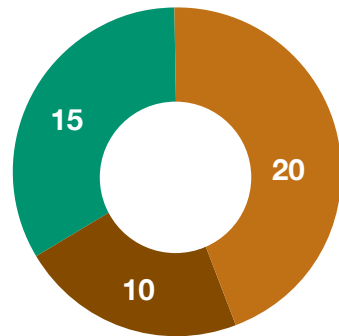- -67%
- 0%

■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)

Total renter households shrank 9% from 2006 to 2016, while total owner households rose 3%.

Although total families with children who are in owner occupied housing experienced an increase over the decade, there was enough losses among renter occupied housing to result in an overall decrease in households with children.

Overall, only single person / roommate households experienced an increase in their total, in part due to an aging population.

HOUSEHOLDS

+2%

Total permanent households grew to 225 from 2006 to 2016
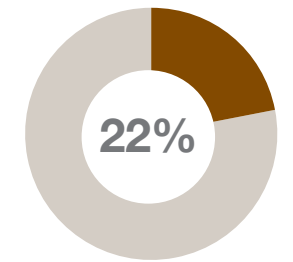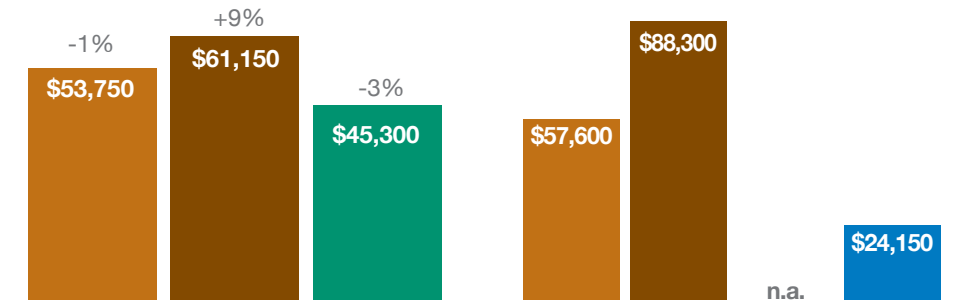
Household Rental
↓ 9%

Household Ownership
↑ 3%

Households that Rent in 2016
22%

INCOME

Median HH Income '15 · Change: '05-'15

- -1% — $53,750
- +9% — $61,150
- -3% — $45,300

- $57,600
- $88,300
- n.a.
- $24,150

■ Total Households ■ Owner Households ■ Renter Households

■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than $100,000
unchanged

Households Earning between $20,000 and $39,999
↑ 36%

30% of Electoral Area E residents are in "Low Income" according to Statistics Canada; 33% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 · Change: '06-'16

- **-36%** 45 (Unemployed)
- **-8%** 180 (Employed)
- **+50%** 210 (Non-Participants)

Labour Rate 2016

- **20.5%** (Unemployment Rate)
- **51.4%** (Employment Rate)
- **50.6%** (Participation Rate)

- ■ Unemployed
- ■ Employed
- ■ Non-Participants

- ■ Unemployment Rate
- ■ Employment Rate
- ■ Participation Rate

- Electoral Area E's labour force (people working or seeking work) shrank 17% from 2006 to 2016; those not in the labour force (like retirees) jumped 50%.

- Electoral Area E has among the highest unemployment rates of the RDFFG at 20.5%. Nevertheless, this is a decrease from 2006's 26.9%.

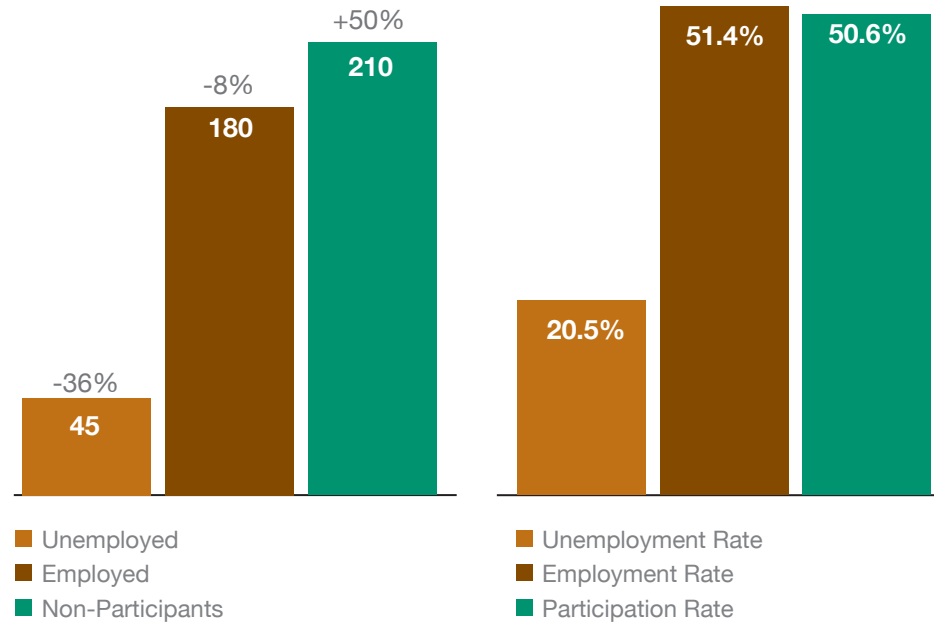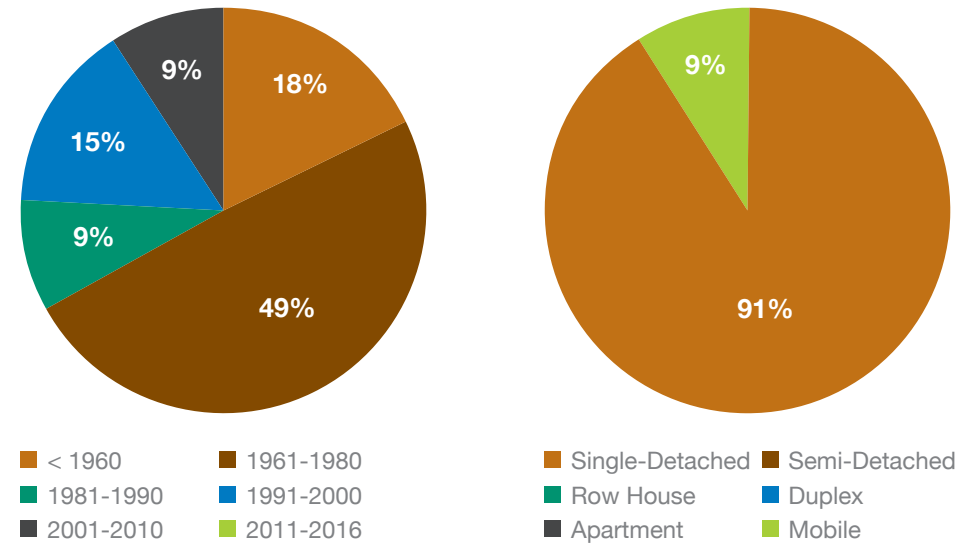| Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Construction	40	17.8%	+ 100%	0%
Educational Services	30	13.3%	n.a.	33%
Transporation & Warehousing	25	11.1%	- 17%	40%

HOUSING

Dwelling Age 2016

- 18%
- 49%
- 9%
- 15%
- 9%

- ■ < 1960
- ■ 1961-1980
- ■ 1981-1990
- ■ 1991-2000
- ■ 2001-2010
- ■ 2011-2016

Dwelling Type 2016

- 9%
- 91%

- ■ Single-Detached
- ■ Semi-Detached
- ■ Row House
- ■ Duplex
- ■ Apartment
- ■ Mobile

- Based on a small sample size, nearly 0% of renter households occupy a dwelling built after to 1980, versus 44% of owner households.

- The majority of dwellings are single-detached (91%), followed by mobile homes (9%).

- Electoral Area E builds less than 1 unit annually. Housing projections anticipate that the local population could demand 1 unit annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)

2016 225
- 10
- 65
- 125
- 30

2021 230
- 5
- 50
- 135
- 40

2026 235
- 40
- 135
- 60

- ■ Age 15 to 34
- ■ Age 35 to 54
- ■ Age 55 to 64
- ■ Age 75+
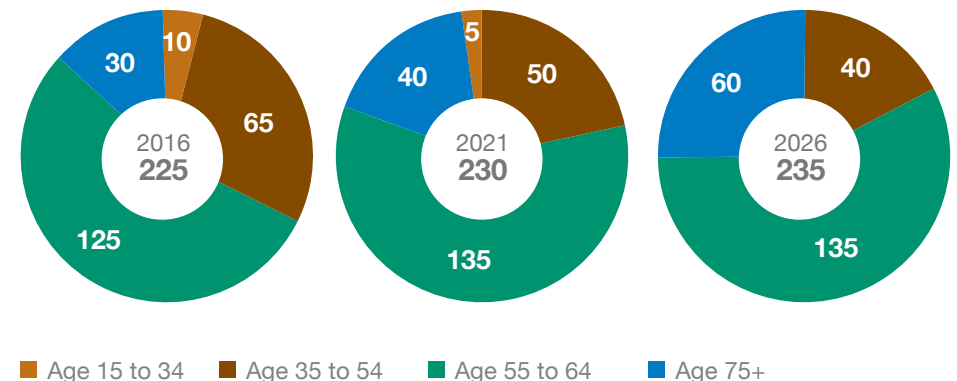
HOUSING COSTS & AVAILABILITY

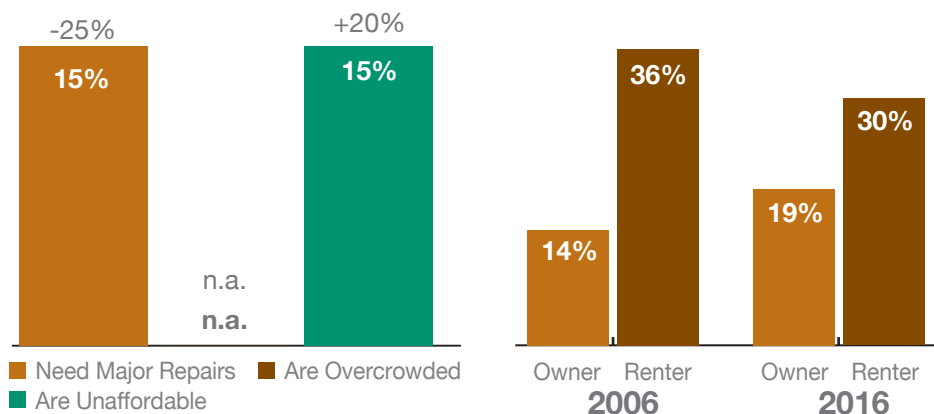| *Adjusted for inflation*	2020	Change '11-'20
Overall Sale Price	$224,950	+62%
Single Family Home	$244,950	+88%
Overall CMHC Rent	$1,010	+37%
1 Bedroom	$865	+36%
3+ Bedroom	$1,240	+47%

CMHC Rents based on Prince George (outside Downtown) results.

6 dwellings sold in 2020; **83% were single-detached homes.**

According to CMHC, **about 2%** of RDFFG's rentals stock (based on Prince George) is vacant.

CORE HOUSING CRITERIA

% of HHs '16 · Change: '06-'16

-25%
15%
Need Major Repairs

n.a.
n.a.
Are Overcrowded

+20%
15%
Are Unaffordable

Core Housing Need: '06-'16

2006: Owner 14%, Renter 36%
2016: Owner 19%, Renter 30%

- The number and percentage of homes that are considered unaffordable increased since 2006. Rates of homes in disrepair improved over the decade.
- The overall Core Housing Need rate dropped from 2006 to 2016, led by improvements to renter households in need.
- Like low income prevalence, Electoral Area E has among the highest rates of Core Housing Need within the RDFFG.

ENGAGEMENT

Housing Need

350 Over 350 rural residents responded to a survey administered in Summer of 2021

53% of renter respondents indicated that their current housing did not meet their needs.

21% of owner respondents indicated that their current housing did not meet their needs.

Community Quotes

"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."
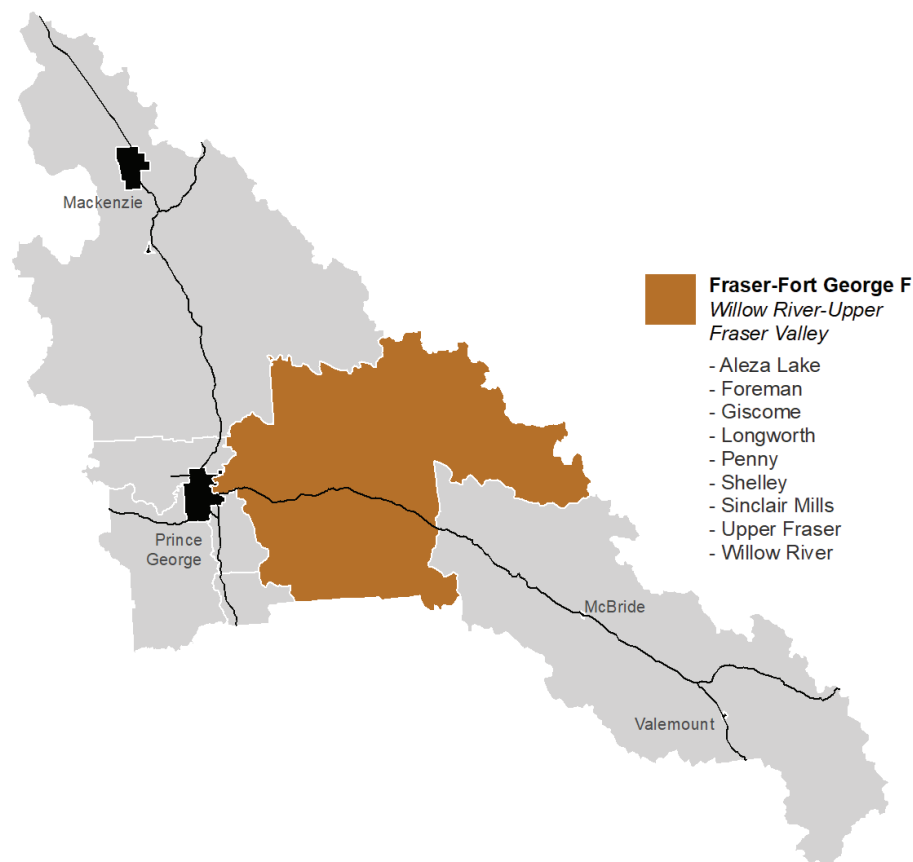
"There is no rental housing available"

"...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."
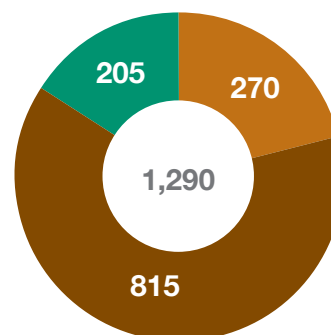
ELECTORAL AREA F
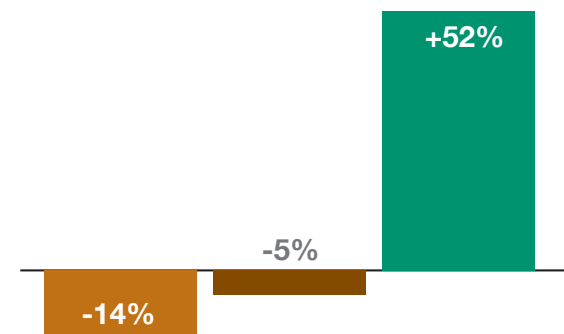## Community Summary

REGIONAL DISTRICT
of Fraser-Fort George

Fraser-Fort George F
Willow River-Upper Fraser Valley

- Aleza Lake
- Foreman
- Giscome
- Longworth
- Penny
- Shelley
- Sinclair Mills
- Upper Fraser
- Willow River

POPULATION

2016

205 | 270 | 1,290 | 815

Change: '06-'16

+52% | -5% | -14%

2026

290 | 260 | 1,285 | 735

Change: '16-'26

+41% | -4% | -10%
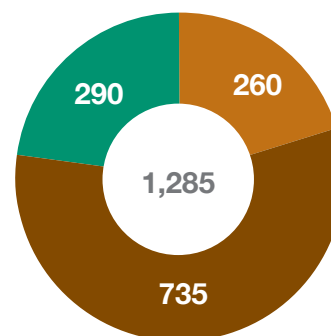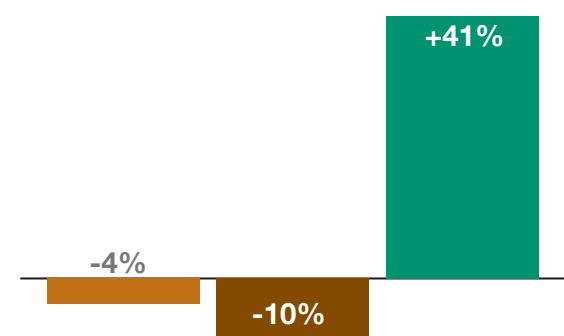
■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

- Electoral Area F's total population shrank by a slight 1% from 2006 to 2016 to 1,290 people. Rapid percent gains in its total seniors could not buffer losses to youth and working age populations.

- Projections anticipate a continued decline, although still by a negligible 0.5%, possibly hitting 1,285 people by 2026.

- The median age may rise from 45.6 (2016) to 49.6 (2026).

FAMILIES

Owners 2016

135 | 170 | 175

Change: '06-'16

+26%
+9%
+4%

Renters 2016
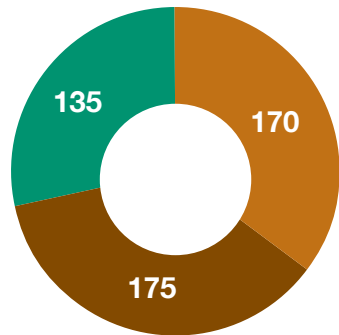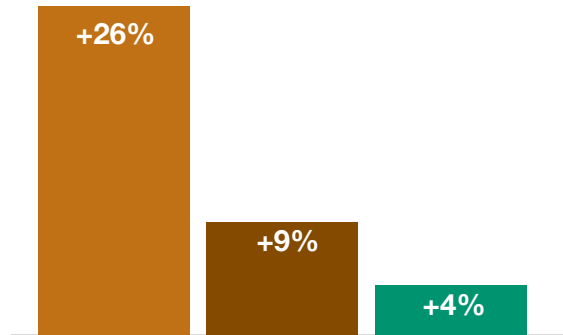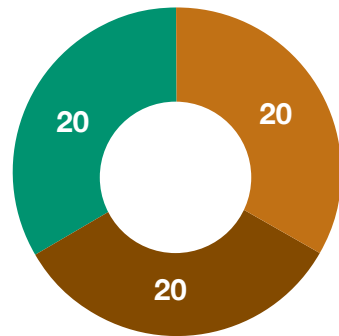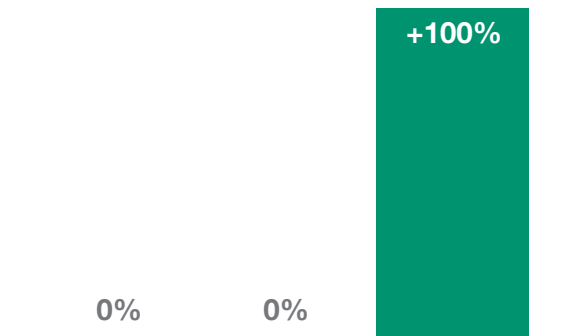

20 | 20 | 20

Change: '06-'16

0%
0%
+100%

■ Families w/out Children   ■ Families w/ Children   ■ Non-families (e.g. singles/roommates)

Owner and renter household totals both grew from 2006 to 2016 (2% and 10%, respectively), thanks to increases to most family types.

Total families without children (like senior couples) rose 23% over ten years, outpacing families with children and single person / roommate households.

HOUSEHOLDS

+2%

Total permanent households grew to 540 from 2006 to 2016
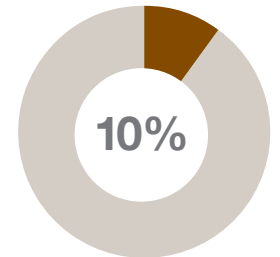
Household Rental

⬆ 10%

Household Ownership
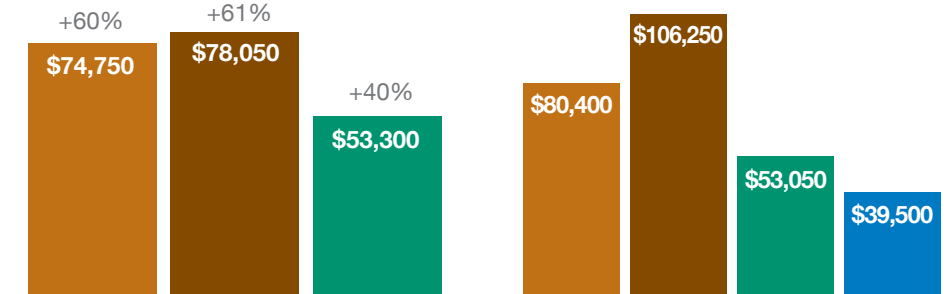
⬆ 2%

Households that Rent in 2016

10%

INCOME

Median HH Income '15 · Change: '05-'15

+60%   +61%
$74,750 $78,050
      +40%
      $53,300

$80,400 $106,250
      $53,050 $39,500

■ Total Households   ■ Couple w/o Child   ■ Lone Parent
■ Owner Households   ■ Couple w/ Child   ■ Singles/Roommates
■ Renter Households

Households Earning more than $100,000

⬆ 95%

Households Earning less than $100,000

⬇ 18%

18%
of Electoral Area F residents are in "Low Income" according to Statistics Canada; 15% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 · Change: '06-'16

- +42% 85
- -4% 575
- -5% 385

■ Unemployed
■ Employed
■ Non-Participants

Labour Rate 2016

- 12.9%
- 55.5%
- 63.2%

■ Unemployment Rate
■ Employment Rate
■ Participation Rate

- Electoral Area F's total labour force (people working or seeking work) expanded by a slight 1% 2006 to 2016; those not in the labour force (like retirees) decreased 5%.

- Total unemployed persons grew faster than the labour force, resulting in a higher unemployment in 2016 versus 2006.

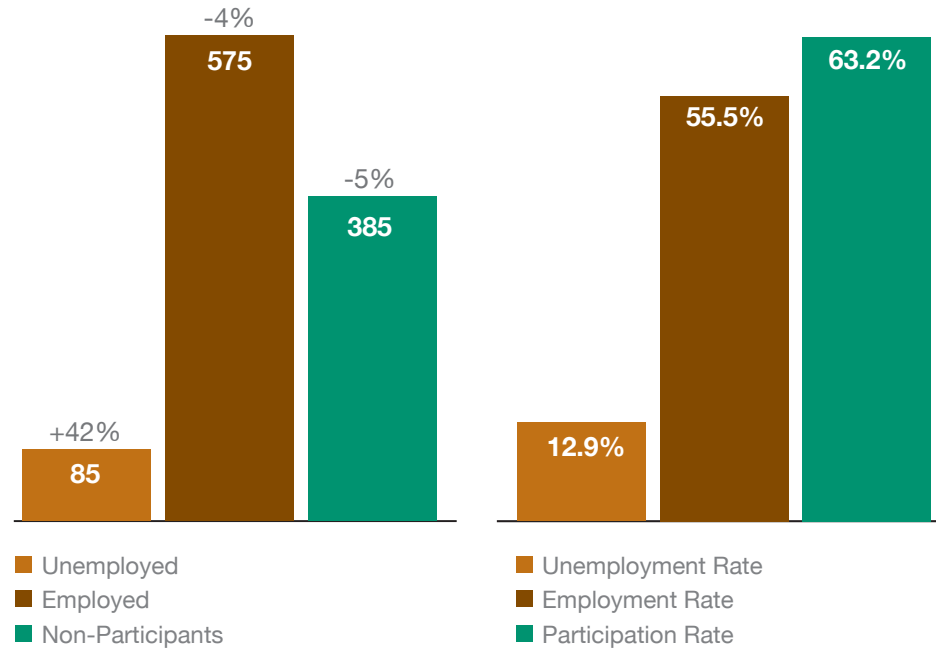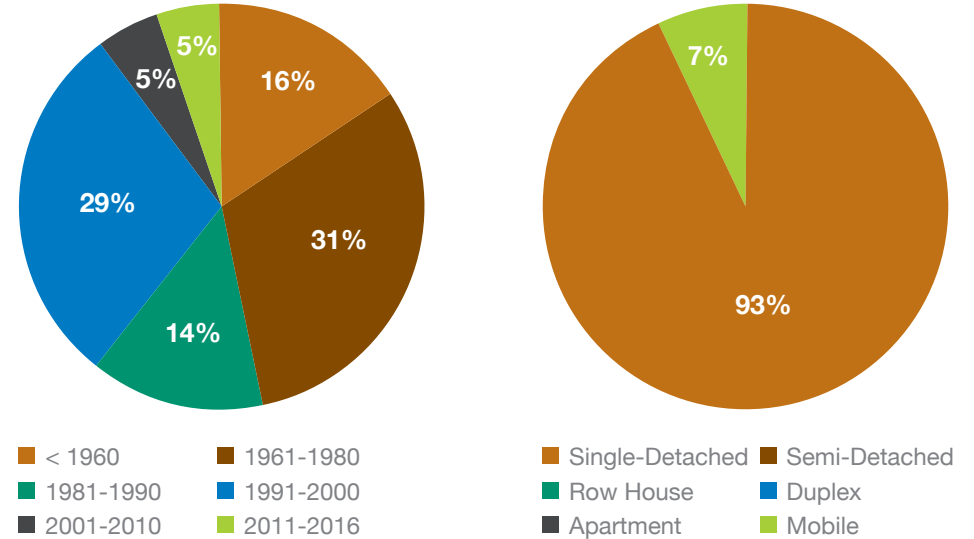| Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Agriculture, Forestry Fishing, & Hunting	85	13.1%	- 11%	18%
Transportation & Warehousing	80	12.3%	- 20%	25%
Retail Trade	70	10.8%	+ 100%	0%

HOUSING

Dwelling Age 2016

- 16%
- 31%
- 14%
- 29%
- 5%
- 5%

■ < 1960
■ 1961-1980
■ 1981-1990
■ 1991-2000
■ 2001-2010
■ 2011-2016

Dwelling Type 2016

- 93%
- 7%

■ Single-Detached
■ Semi-Detached
■ Row House
■ Duplex
■ Apartment
■ Mobile

- 17% of total renter households occupy a dwelling built after 2000, versus 9% of total owner households.

- The majority of dwellings are single-detached (93%), followed by mobile homes (7%).

- Electoral Area F builds about 3 additional units annually. Housing projections anticipate that the local population may demand shy of 1 fewer units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)

2016 540
- 60
- 220
- 245
- 30

2021 555
- 50
- 215
- 275
- 15

2026 535
- 40
- 205
- 290

■ Age 15 to 34
■ Age 35 to 54
■ Age 55 to 64
■ Age 75+
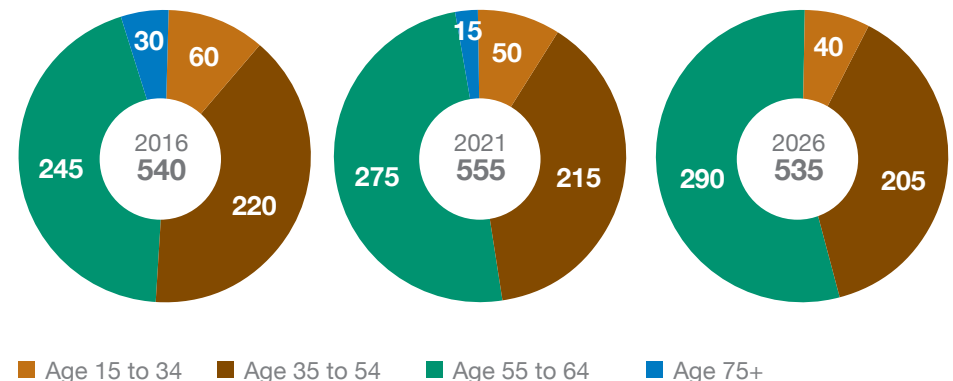
HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	$255,150	+23%
Single Family Home	$258,400	+10%
Overall CMHC Rent	$1,010	+37%
1 Bedroom	$865	+36%
3+ Bedroom	$1,240	+47%

CMHC Rents based on Prince George (outside Downtown) results.

25 dwellings sold in 2020; **88% were single-detached homes.**
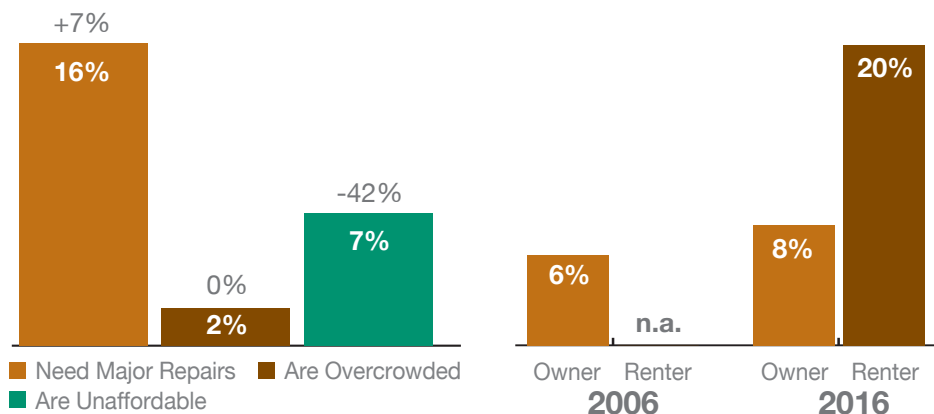
According to CMHC, **about 2%** of RDFFG's rentals stock (based on Prince George) is vacant.

CORE HOUSING CRITERIA

% of HHs '16 · Change: '06-'16   **Core Housing Need: '06-'16**

+7%   16%   0%   2%   -42%   7%

Need Major Repairs · Are Overcrowded · Are Unaffordable

6%   n.a.   8%   20%

Owner Renter Owner Renter
2006   **2016**

- The number and percentage of homes that are considered unaffordable in Electoral Area F decreased since 2006. Rates of overcrowding remained unchanged, while the prevalence of homes in disrepair slightly increased.

- The overall Core Housing Need rate grew from 2006 to 2016, with an increase of about 10 households within both tenures.

ENGAGEMENT

Housing Need

350 Over 350 rural residents responded to a survey administered in Summer of 2021

53% of renter respondents indicated that their current housing did not meet their needs.

21% of owner respondents indicated that their current housing did not meet their needs.

Community Quotes

"…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."
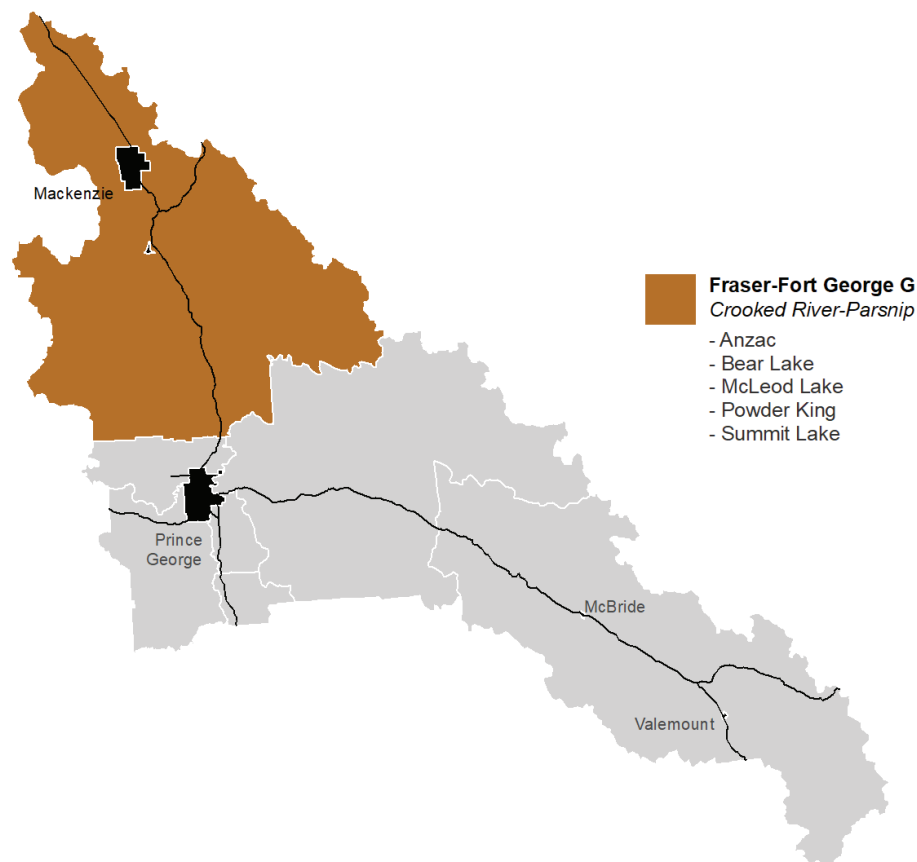
"…it would be nice if a secondary house was permitted… A second residence would permit farm help to keep us in our homes longer."
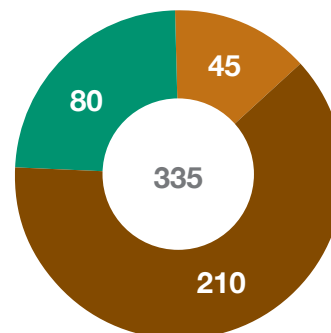
ELECTORAL AREA G
Community Summary

REGIONAL DISTRICT
of Fraser-Fort George

Fraser-Fort George G
Crooked River-Parsnip
- Anzac
- Bear Lake
- McLeod Lake
- Powder King
- Summit Lake

POPULATION

2016

45
80
335
210

Change: '06-'16

+100%
-25%
-16%

2026

45
150
380
185

Change: '16-'26

0%
-12%
+88%
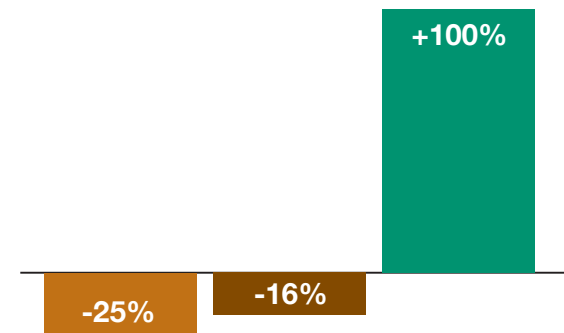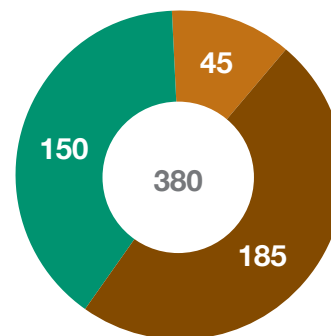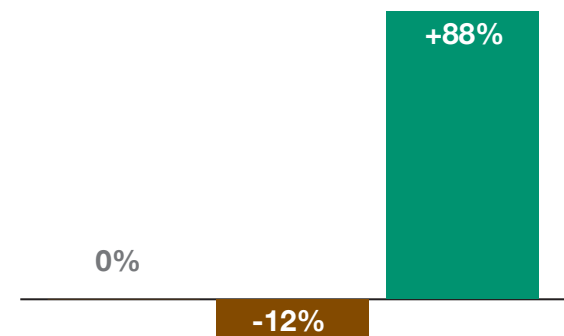
■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

- Electoral Area Gs' total population shrank about 4% between 2006 and 2016 to 335 people. Rapid percent gains in its total seniors could not buffer losses to youth and working age populations.

- Projections to 2026 anticipate a rebound of possibly 13%, with the population potentially reaching 380 people.

- The median age was 54.2 in 2016 and may reach 63.7 by 2026.

FAMILIES

Owners 2016

- 20
- 30
- 65

Change: '06-'16

- -13%
- +0%
- -50%

Renters 2016

- 10
- 10
- 15

Change: '06-'16

- 0%
- n.a.
- -33%
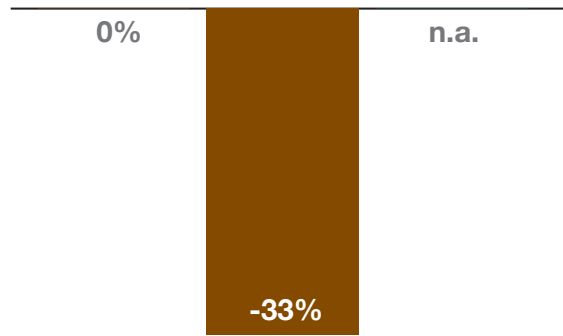
■ Families w/out Children　■ Families w/ Children　■ Non-families (e.g. singles/roommates)

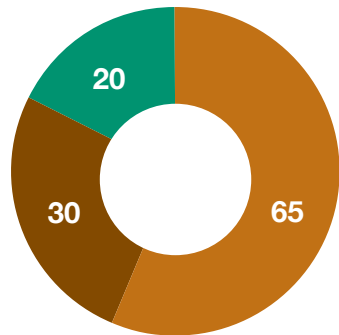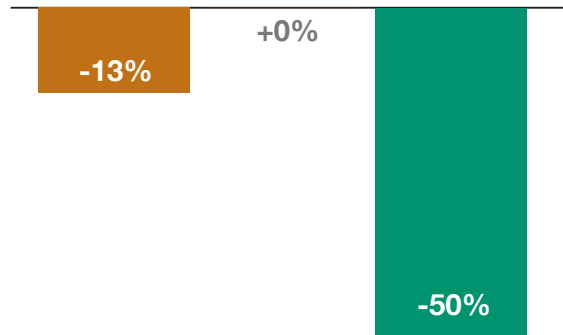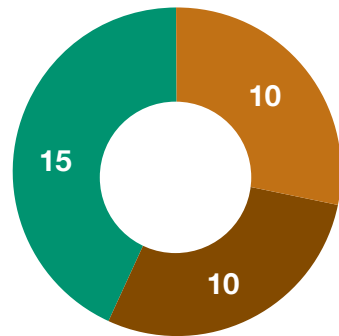Total owner households shrank 24% from 2006 to 2016, while total renter households grew 50%. Although not shown in the chart (due to no number existing in 2006), renting single person / roommate households were the main contributor to the increase.

Overall, all family types experienced a decrease over the decade, led by families with children at 22%.

HOUSEHOLDS

-9%

Total permanent households grew to 145 from 2006 to 2016

Household Rental
↑ 50%

Household Ownership
↓ 24%

Households that Rent in 2016
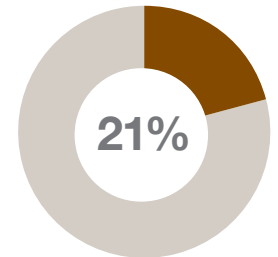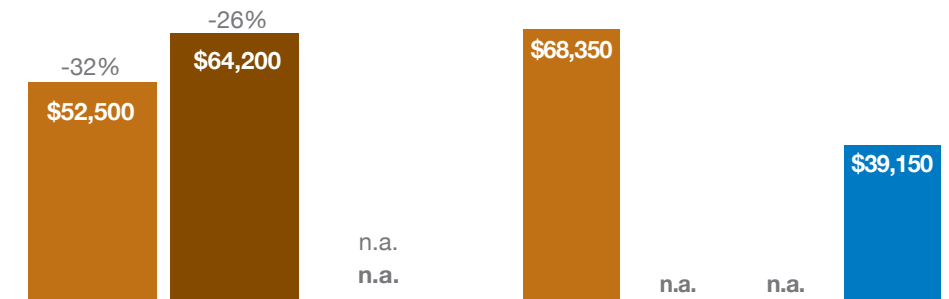
21%

INCOME

Median HH Income '15 · Change: '05-'15

- -32% $52,500
- -26% $64,200
- n.a. n.a.
- $68,350
- n.a. n.a.
- $39,150

■ Total Households
■ Owner Households
■ Renter Households

■ Couple w/o Child　■ Lone Parent
■ Couple w/ Child　■ Singles/Roommates

Households Earning more than $100,000
↓ 30%

Households Earning less than $100,000
↑ 11%

15% of Electoral Area G residents are in "Low Income" according to Statistics Canada; 29% of children aged 6 to 17 belong to a low income household.

EMPLOYMENT

Labour Force '16 · Change: '06-'16

- -14% / 160 (Employed)
- +50% / 15 (Unemployed)
- -13% / 100 (Non-Participants)

Labour Rate 2016

- 8.3% (Unemployment Rate)
- 60.0% (Employment Rate)
- 65.5% (Participation Rate)

Legend:
- ■ Unemployed
- ■ Employed
- ■ Non-Participants

- ■ Unemployment Rate
- ■ Employment Rate
- ■ Participation Rate

- Electoral Area Gs' total labour force (people working or seeking work) shrank 8% between 2006 and 2016; those not in the labour force (not seeking work) also decreased (13%).

- While the labour force shrank, the number of unemployed increased slightly. This resulted in a higher unemployed rate.

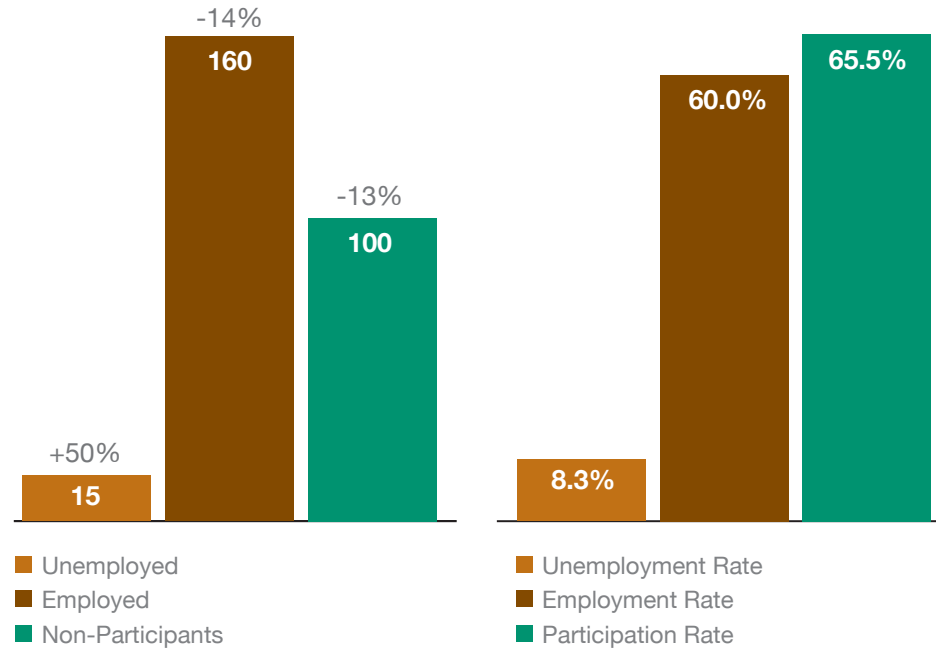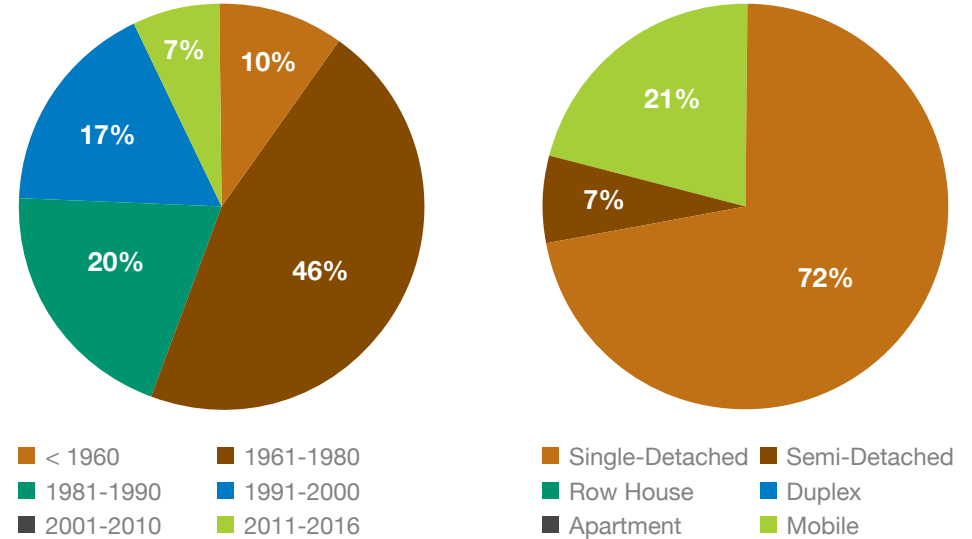| Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Manufacturing	40	23.5%	- 56%	0%
Health Care	20	11.8%	+ 33%	67%
Agriculture, Forestry, Fishing, & Hunting	20	10.8%	n.a.	0%

HOUSING

Dwelling Age 2016

- 10% (< 1960)
- 46% (1961-1980)
- 20% (1981-1990)
- 17% (1991-2000)
- 7% (2011-2016)

Dwelling Type 2016

- 72% (Single-Detached)
- 7% (Semi-Detached)
- 21% (Mobile)

Legend:
- ■ < 1960
- ■ 1961-1980
- ■ 1981-1990
- ■ 1991-2000
- ■ 2001-2010
- ■ 2011-2016

- ■ Single-Detached
- ■ Row House
- ■ Apartment
- ■ Semi-Detached
- ■ Duplex
- ■ Mobile

- The most dominant housing form in 2016 was the single-detached dwelling (72% of dwellings), followed by mobile homes (21%), and some semi-detached homes (7%).

- Electoral Area Gs adds about 2 units annually to its supply. Housing projections anticipate that the local population could demand about the same as what is being built annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)

2016 · 145
- 50
- 95
- 10

2021 · 150
- 35
- 105
- 10

2026 · 160
- 25
- 125
- 10

Legend:
- ■ Age 15 to 34
- ■ Age 35 to 54
- ■ Age 55 to 64
- ■ Age 75+
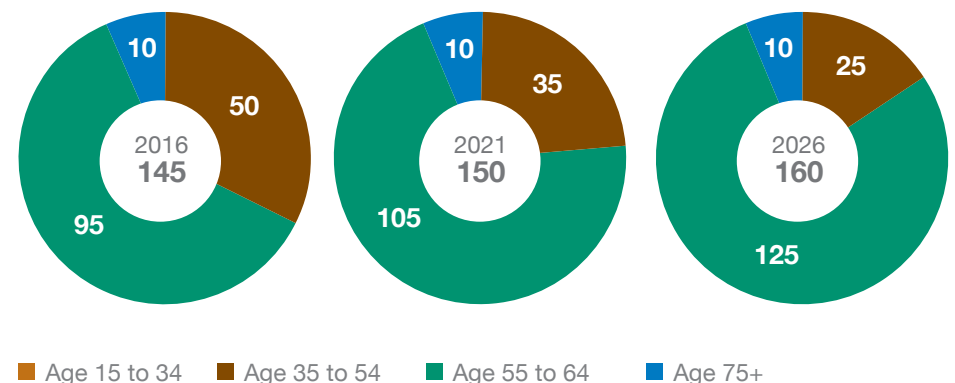
HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	$199,850	-21%
Single Family Home	$234,150	-7%
Overall CMHC Rent	$1,010	+37%
1 Bedroom	$865	+36%
3+ Bedroom	$1,240	+47%

CMHC Rents based on Prince George (outside Downtown) results.
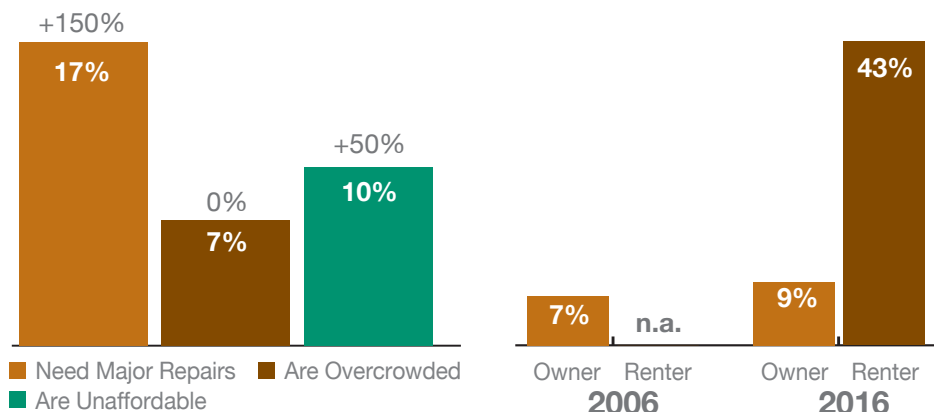
14 dwellings sold in 2020; **64% were single-detached homes** and **29% were manufactured homes.**

According to CMHC, **about 2%** of RDFFG's rentals stock (based on Prince George) is vacant.

CORE HOUSING CRITERIA

% of HHs '16 · Change: '06-'16

+150%

17%

0%

7%

+50%

10%

- Need Major Repairs
- Are Overcrowded
- Are Unaffordable

Core Housing Need: '06-'16

7%   n.a.

9%   43%

Owner	Renter	Owner	Renter
2006		**2016**	

- Based on a small total household size, the number and percentage of homes that are unaffordable increased from 2006 to 2016. The volume and prevalence of homes in disrepair also grew.

- The overall Core Housing Need rate grew from 2006 to 2016 for both owner and renter households. In 2016, renters were about 4x more likely to be in core need (proportionally).

ENGAGEMENT

Housing Need

350 Over 350 rural residents responded to a survey administered in Summer of 2021

53% of renter respondents indicated that their current housing did not meet their needs.

21% of owner respondents indicated that their current housing did not meet their needs.

Community Quotes

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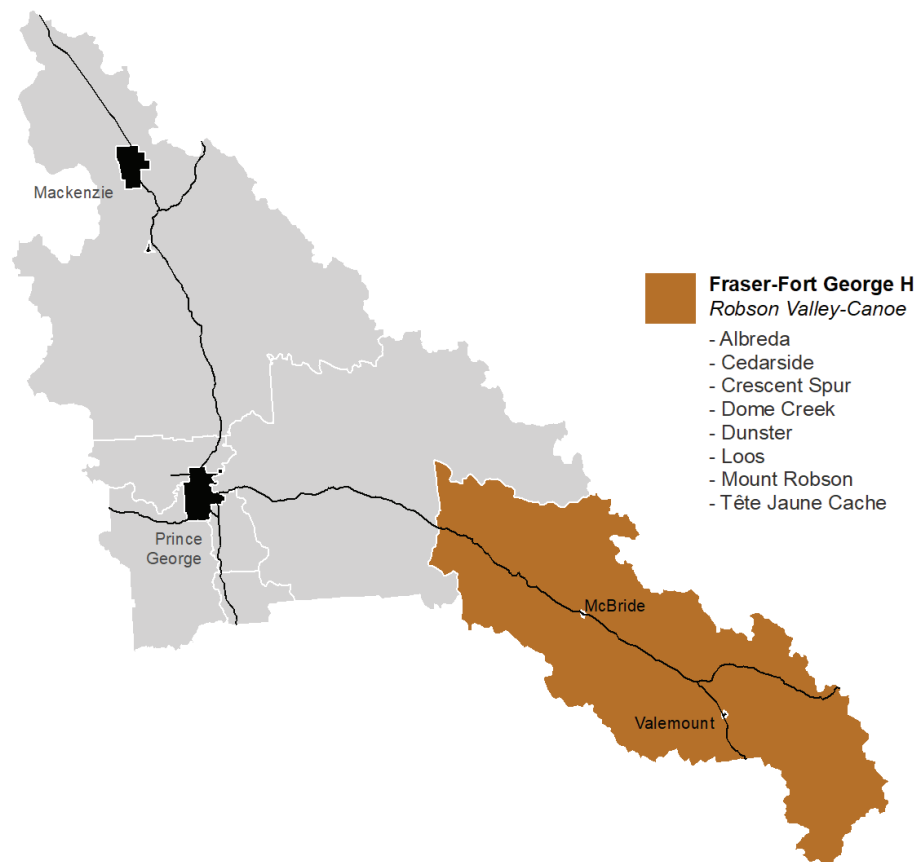
"There is a lack of new housing options in town. To stay in the community, if I moved out of my home I would be moving into apartments or town houses that are 30+ years old, all have stairs and small hallways not suitable for anyone with mobility aids."
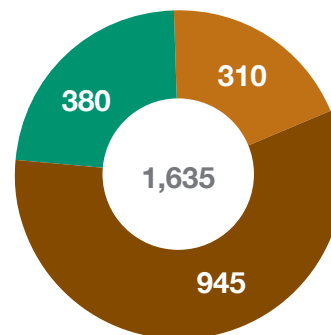
ELECTORAL AREA H
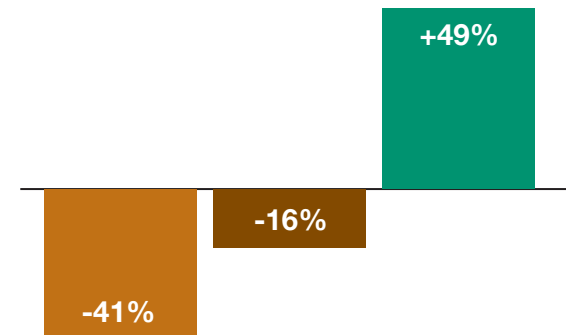## Community Summary

REGIONAL DISTRICT
of Fraser-Fort George

Fraser-Fort George H
Robson Valley-Canoe
- Albreda
- Cedarside
- Crescent Spur
- Dome Creek
- Dunster
- Loos
- Mount Robson
- Tête Jaune Cache

POPULATION

2016

1,635
310
945
380

Change: '06-'16

+49%
-16%
-41%

2026

1,430
150
725
555

Change: '16-'26

+46%
-23%
-52%
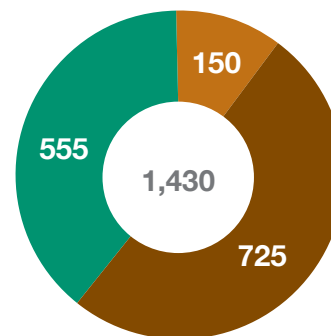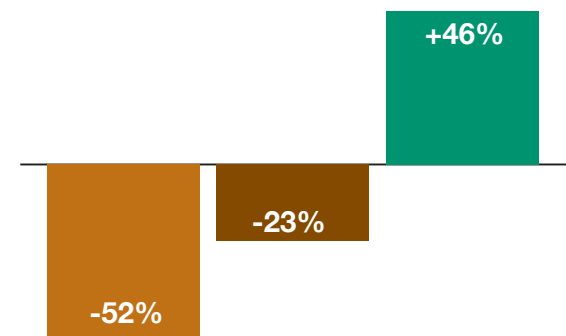
■ Youth (< 20)   ■ Working Age (20-64)   ■ Seniors (65+)

- Electoral Area Hs' total population fell 14% between 2006 and 2016 to about 1,635 people. Large percent increases to total seniors were not enough to buffer losses to youth and working age persons.

- Projections to 2026 anticipate a continued decline, with the population potentially reaching 1,430 by 2026.

- The median age was 53.8 in 2016 and may reach 62.6 by 2026.

FAMILIES

Owners 2016

- 300
- 155
- 150

Change: '06-'16

- +13%
- -40%
- +29%

Renters 2016

- 20
- 15
- 40

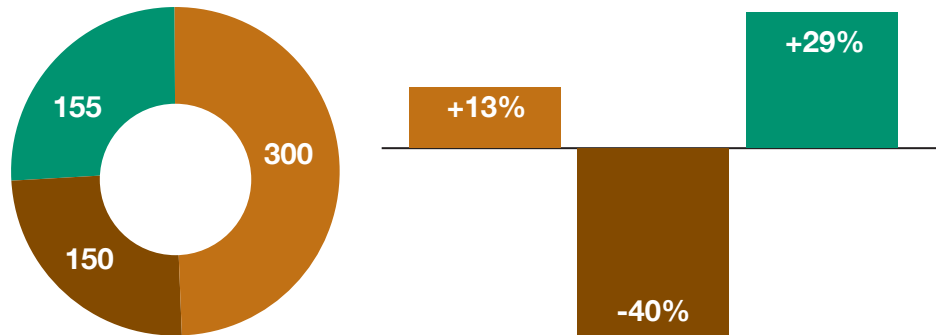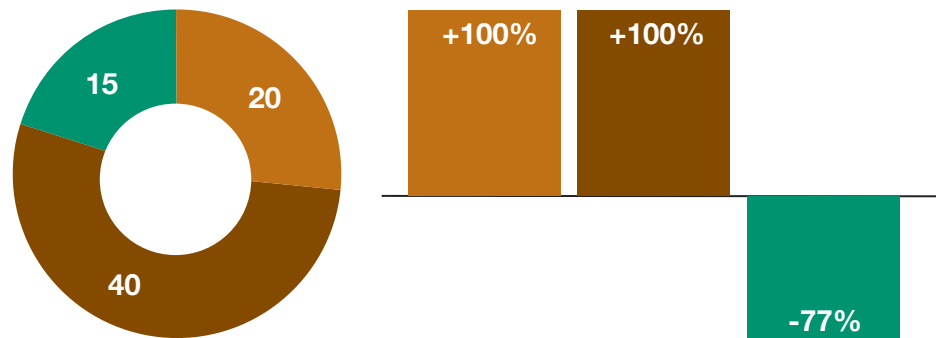## Change: '06-'16

- +100%
- +100%
- -77%

Legend:
- Families w/out Children
- Families w/ Children
- Non-families (e.g. singles/roommates)

Overall, only total families without children (like senior couples) demonstrated an increase from 2006 to 2016. Total families with children shrank 30% over the decade. Notwithstanding, trends among renter and owner household varied.

Owner households experienced a decrease in families with children over the decade, while renter household demonstrated an increase, highlighting a possible shift in preferred tenure (either due to actual changes in habits or a matter of availability of owned options).

HOUSEHOLDS

-8%

Total permanent households grew to 685 from 2006 to 2016

Household Rental
↓ **17%**

Household Ownership
↓ **7%**

Households that Rent in 2016
11%

INCOME

Median HH Income '15 · Change: '05-'15

- +8% — $52,700
- +2% — $52,950
- +136% — $47,350

- $59,250
- $91,900
- $34,200
- $28,650

Legend:
- Total Households
- Owner Households
- Renter Households
- Couple w/o Child
- Couple w/ Child
- Lone Parent
- Singles/Roommates
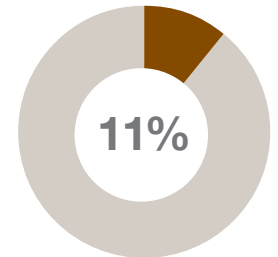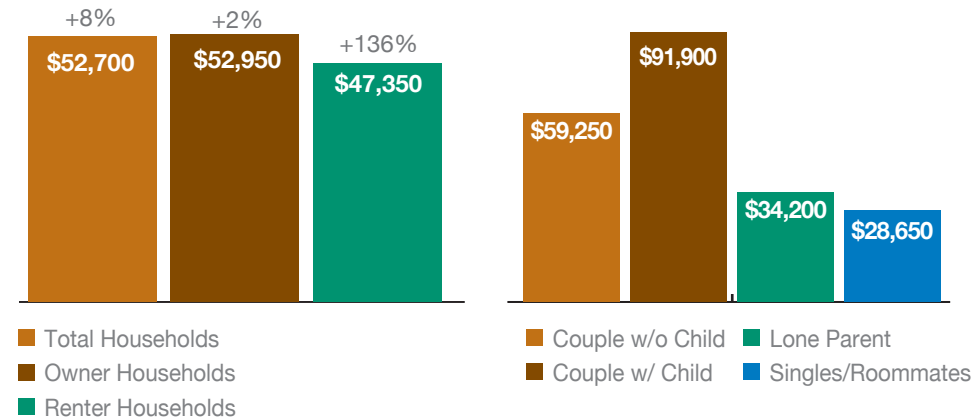
Households Earning more than $100,000
↑ **8%**

Households Earning less than $100,000
↓ **8%**

22% of Electoral Area H residents are in "Low Income" according to Statistics Canada; 38% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 · Change: '06-'16

-25%
795

+14%
480

+129%
80

Labour Rate 2016

64.9%

59.0%

9.1%

- Unemployed
- Employed
- Non-Participants

- Unemployment Rate
- Employment Rate
- Participation Rate

- Electoral Area Hs' total labour force (people working or seeking work) fell 20% from 2006 to 2016; those not in the labour force (like retirees) rose 14%.
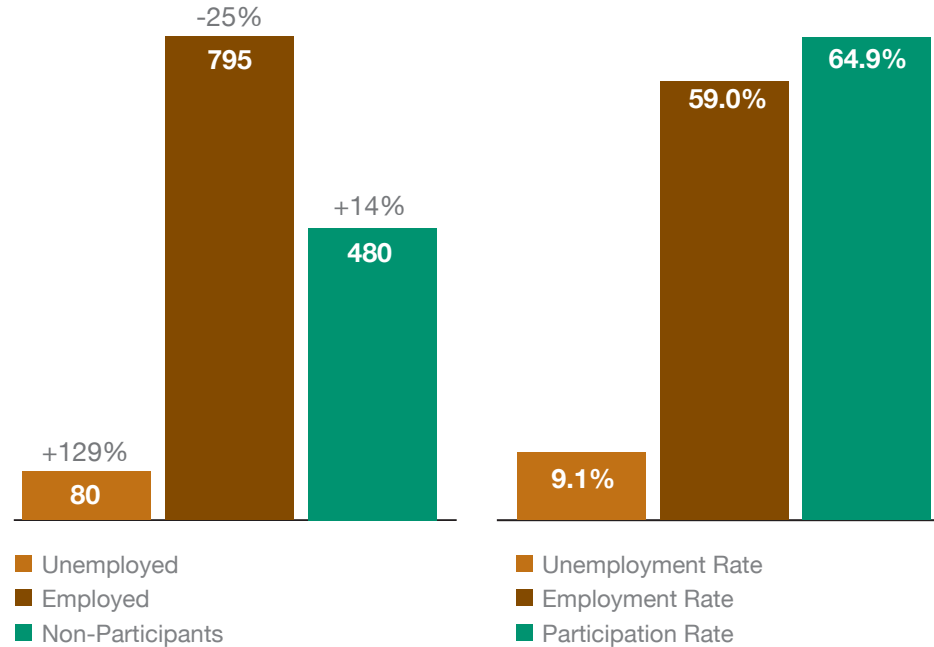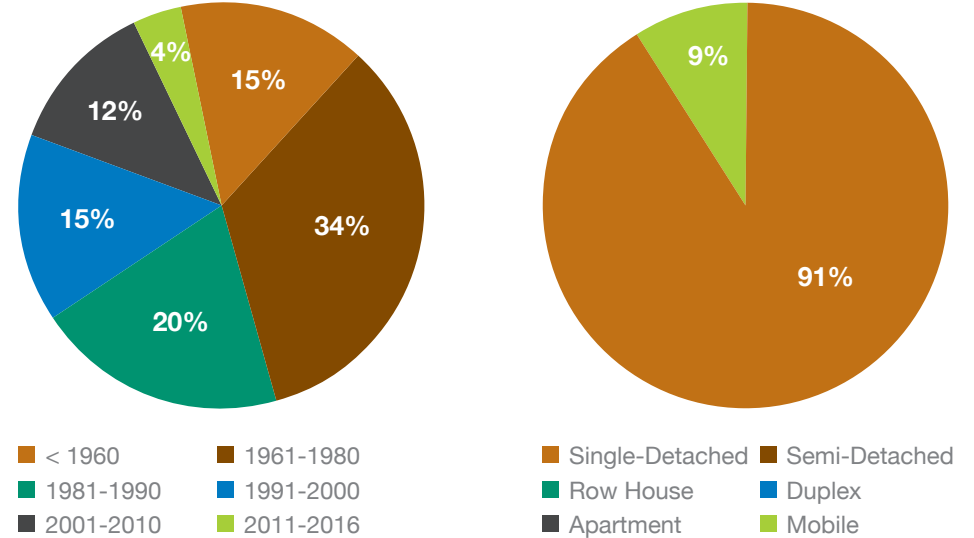
- The number and percentage of unemployed persons increase over the decade, even as the total labour force decreased.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Agriculture, Forestry, Fishing, & Hunting	220	25.0%	- 24%	16%
Lodging & Food	120	13.6%	+ 71%	8%
Transportation & Warehousing	75	8.5%	+ 15%	13%

HOUSING

Dwelling Age 2016

- 15%
- 34%
- 20%
- 15%
- 12%
- 4%

- < 1960
- 1961-1980
- 1981-1990
- 1991-2000
- 2001-2010
- 2011-2016

Dwelling Type 2016
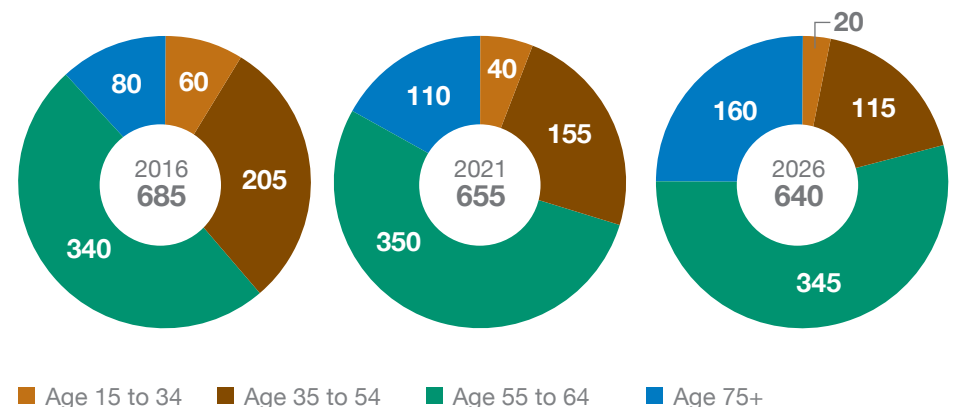
- 91%
- 9%

- Single-Detached
- Semi-Detached
- Row House
- Duplex
- Apartment
- Mobile

- By 2016, the most dominant housing form was the single-detached home (91%), followed by mobile/manufactured homes (9%).

- Electoral Area Hs builds about 5 additional units annually. Housing projections anticipate a loss in housing demand between 2016 and 2026. The historical increase in housing prices above inflation suggests there may continue to be residual demand uncaptured by projection results, perhaps for recreational or second properties.

HOUSING DEMAND (by Maintainer Age)

2016 685
- 60
- 205
- 340
- 80

2021 655
- 40
- 155
- 350
- 110

2026 640
- 20
- 115
- 345
- 160

- Age 15 to 34
- Age 35 to 54
- Age 55 to 64
- Age 75+

HOUSING COSTS & AVAILABILITY

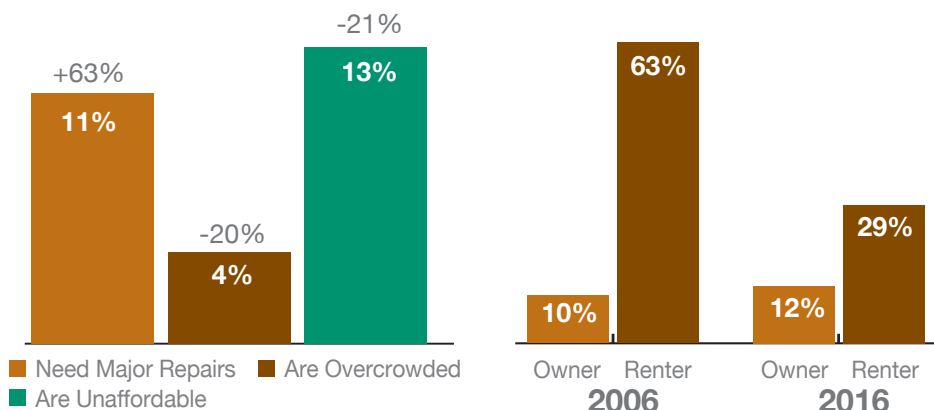| Adjusted for inflation	2019	Change '11-'19
Overall Sale Price	$293,100	+96%
Single Family Home	$362,700	+61%
Overall CMHC Rent	$1,010	+37%
1 Bedroom	$865	+36%
3+ Bedroom	$1,240	+47%

CMHC Rents based on Prince George (outside Downtown) results.

22 dwellings sold in 2020; **59% were single-detached homes** and the rest were mobile/manufactured homes.

According to CMHC, **about 2%** of RDFFG's rentals stock (based on Prince George) is vacant.

CORE HOUSING CRITERIA

% of HHs '16 · Change: '06-'16

+63% **11%** Need Major Repairs
-20% **4%** Are Overcrowded
-21% **13%** Are Unaffordable

Core Housing Need: '06-'16

	2006		2016	
	Owner	Renter	Owner	Renter
	10%	63%	12%	29%

- The number and percentage of homes that are unaffordable decreased from 2006 to 2016, while those that were considered in disrepair increased during the same period.
- The overall Core Housing Need rate decreased from 2006 to 2016, due mostly to improvements for renter households. Nevertheless, renters are more than 2x more likely (proportionally) to experience Core Housing Need than owners.

ENGAGEMENT

Housing Need

350 Over 350 rural residents responded to a survey administered in Summer of 2021

53% of renter respondents indicated that their current housing did not meet their needs.

21% of owner respondents indicated that their current housing did not meet their needs.

Community Quotes

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

"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."