



Housing Needs Report 2020 District of New Hazelton

January 2021

Land Acknowledgement

This report has been prepared for the District of New Hazelton in the Regional District of Kitimat-Stikine. The District of New Hazelton is located on the traditional, ancestral and unceded territories of the Gitxsan and Wet'suwet'en people and includes the Indigenous communities and nations of Gitanmaax, Gitanyow, Gitsegukla, Gitwangak, Hagwilget (Tse-kyá), Kispiox (Anspayaxw), Sik-e-Dakh (Glen Vowell), and Witset (Moricetown). They have been custodians of this land for thousands of years and we would like to pay our respect to their Elders and knowledge keepers both past and present.

Contents

Introduction	1
Population and Household Growth	2
The District of New Hazelton	3
2.0 Summary Report District of New Hazelton	4
PART 1: KEY INDICATORS AND INFORMATION	5
PART 2: KEY FINDINGS.....	7
Opportunities for Action	12
Appendix: Technical Report	15

Introduction

Local governments are required to prepare Housing Needs Reports. This report seeks to provide a better understanding of current and future housing needs in the Upper Skeena region. The information set out in this report is intended to support local planning and decision making, and to provide baseline measures for tracking and reporting on existing and emerging housing needs for the District of New Hazelton.

The findings set out in this report were informed by feedback received through key informant interviews and engagement with key community partners and stakeholders from across the Upper Skeena region.

This report also relies on the collection and analysis of different housing-related measures and indicators gathered from different sources including:

- The 2016 Census
- The 2011 Census and National Household Survey
- The 2006 Census
- BC Housing (Unit Count Report)
- BC Assessment data
- Local housing market information including MLS and other market-related data
- B.C. Stats including population and household projections available through P.E.O.P.L.E. 2020 at the regional district and local health area level

Key Findings and Observations:

As noted in a preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society, it is recognized that the Upper Skeena region is a unique area located in Electoral Area B that has no identifiable boundaries. Indigenous peoples have lived in the region for thousands of years with the presence of both Settler and Indigenous populations plus unceded First Nations territories and colonial laws resulting in a multitude of jurisdictions and governmental organizations operating in the region. The report goes on to note that the regional heterogeneity makes the area unique but also presents complexities. In undertaking this research and in reflecting on the housing needs of those who live in the Upper Skeena region, it is necessary to take into consideration the multiple viewpoints, perspectives, experiences and needs of those living in this region.

Source: *Upper Skeena Housing Needs and Demands—A First Report: January 2019*

Population and Household Growth

Population growth can affect housing demand. Statistics Canada, through the Census, provides the most reliable and comprehensive source of baseline and trend data for population and housing demand projections. This includes considerations related to:

- Historical patterns of growth (regional and locally)
- Changes in the general population and age profile of households in a community and region
- Intra-and inter-provincial migration
- Patterns of housing consumption and current housing demand

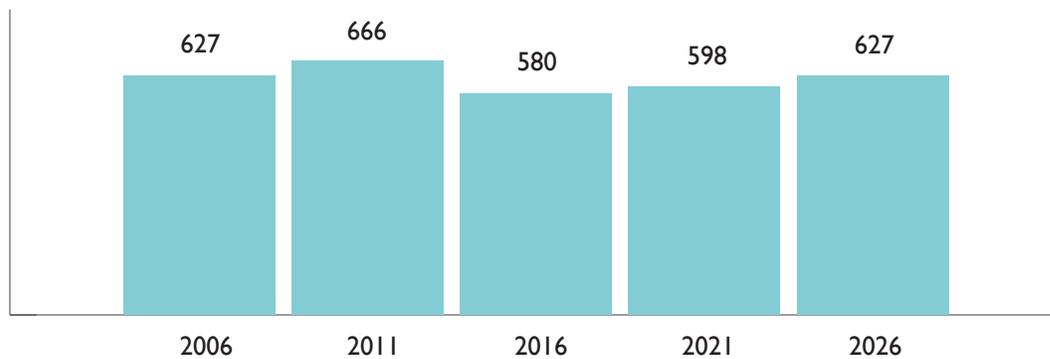
In preparing the population and household projections set out in this report, the following actions were taken:

- The development of a baseline scenario for the Village of Hazelton, the District of New Hazelton and Electoral Area B using information from the 2006, 2011 and 2016 Census
- Analysis of historical patterns of growth as well as an analysis of recent population and household trends
- Consideration of changes in the general social, demographic, and economic profile of households living in the Upper Skeena region
- Consideration of expected population and household growth projections prepared by B.C. Stats (P.E.O.P.L.E. 2020) at the Regional District and Local Health Area level

The District of New Hazelton

Between 2016 and 2021, it is expected that the District of New Hazelton will grow by 18 people and by a further 29 people between 2021 and 2026. This translates into an increase of 47 people between 2016 and 2026 and represents a population growth rate of 8%.

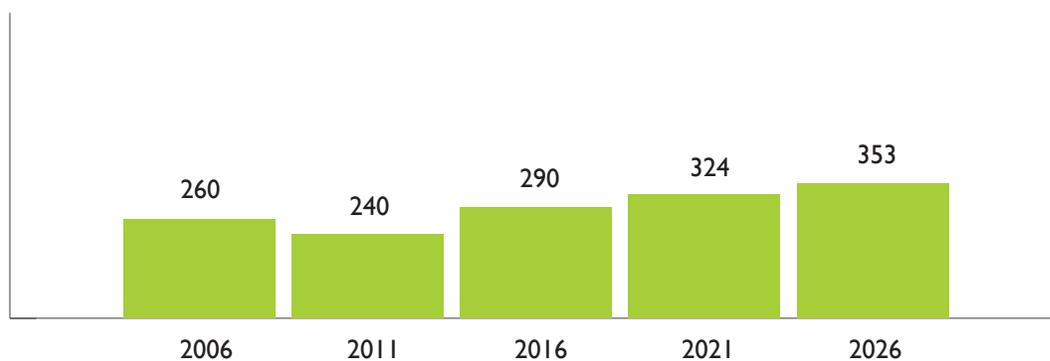
Graph 1: Population Growth in the District of New Hazelton



Source: Statistics Canada 2006, 2011 and 2016 Census and population projections based on P.E.O.P.L.E. 2020 for the Upper Skeena Local Health Area and analysis of historical patterns and trends

Between 2016 and 2021, it is expected that the District of New Hazelton will grow by 34 households with a further increase of 29 households between 2021 and 2026. This translates into an increase of 63 households between 2016 and 2026 and represents a household growth rate of 21.7%.

Graph 2: Household Growth in the District of New Hazelton



Source: Statistics Canada 2006, 2011 and 2016 Census and regional household growth projections prepared by B.C. Stats and analysis of historical patterns and trends



2.0 Summary Report District of New Hazelton

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: District of New Hazelton

REGIONAL DISTRICT: Regional District of Kitimat-Stikine

DATE OF REPORT COMPLETION: December 2020

PART 1: KEY INDICATORS AND INFORMATION

LOCATION	Neighbouring Municipalities and Electoral Areas: The District of New Hazelton is located in the Regional District of Kitimat-Stikine in the Upper Skeena region. It is located approximately 8 kms to the south of the Village of Hazelton. The District of New Hazelton is also located in Electoral Area B which includes the unincorporated communities of Cedarvale, Two Mile, South Hazelton, Kispiox Valley and Kitwanga.			
	Neighboring First Nations: The District of New Hazelton is located on the traditional, ancestral and unceded territory of the Gitksan and Wet'suwet'en peoples and includes proximity to the Indigenous communities and nations of Gitanmaax, Gitanyow, Gitsegukla, Gitwangak, Hagwilget (Tse-ky), Kispiox (Anspayaxw), Sik-e-Dakh (Glen Vowell), and Witsset (Moricetown).			
POPULATION	Population: 580		Change since 2006: minus 7.5%	
	Projected population in 5 years: 598		Projected change: +3.1%	
	Number of households: 290		Change since 2006: minus 11.5%	
	Projected number of households 2016 to 2021: 324		Projected change: 11.7%	
	Average household size: 2.3			
	Projected average household size in 5 years: 2.2 (estimated)			
	Median age (local): 47.1	Median age (RD): 40.4	Median age (BC): 42.5	
	Projected median age in 5 years: 49.1			
	Seniors 65+ (local): 125 (21.6%)	Seniors 65+ (RD): 14.9%	Seniors 65+ (BC): 18.2 %	
	Projected seniors 65+ in 5 years: 176		29.4%	
	Owner households: 210 (72.4%)		Renter households: 80 (27.6%)	
Renter households in subsidized housing: 20 units of seniors' housing				
INCOME	Median household income	Local	Regional District	BC
	All households	\$61,176	\$ 71,534	\$ 69,979
	Renter households	\$28,487	\$ 47,005	\$ 45,848
	Owner households	\$68,917	\$ 81,988	\$ 84,333

ECONOMY	Participation rate: 57.7%	Unemployment rate: 20.0%
	Major local industries: The three main industries in the Upper Skeena Region are public administration, tourism and forestry. Many working in the region are employed in various public sector jobs by the municipalities, local band governments, the School District, and Wrinch Memorial Hospital. Tourism is a key driver in the Upper Skeena Region, with citizens employed in cultural and historical tourism, and outdoor recreation tourism, especially in hunting and fishing guiding. Forestry also remains a key employer in the region, with residents employed by both local forestry companies and in provincial forest management.	

HOUSING	Median assessed housing values: \$216,500	Median housing sale price: \$284,500
	Median monthly rent: \$668	Rental vacancy rate: N/A
	Housing units—total: 290	Housing units—subsidized housing: 20
	Annual registered new homes: N/A	Annual registered new homes—rental: N/A
	Households below affordability standards (spending 30%+ of income on shelter): 45 (15.5%)	
	Households below adequacy standards (in dwellings requiring major repairs): 35 (12.1%)	
	Households below suitability standards (in overcrowded dwellings): 10 (3.4%)	

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

The District of New Hazelton Official Community Plan, Bylaw No. 322, 2016 identified housing-related goals and policies to encourage a variety of housing options and densities for a diverse population with a focus on:

- Supporting a housing mix by encouraging density through multi-family developments
- Promoting and preserving the development of rental accommodation in appropriate areas
- Supporting a diversity in the housing stock including a mix of unit types, unit sizes and densities to meet the full range of housing needs in the community.

2. Any community consultation undertaken during development of the housing needs report:

The community consultation process included a series of key informant interviews with community partners and stakeholders from across the Upper Skeena region. The key informant interviews included engagement with municipal staff in the Village of Hazelton and the District of New Hazelton, representatives from the real estate and housing finance sector and key community partners including the Skeena Housing Coalition Society.

An on-line and paper survey was created and was available at the local municipal offices. However, there was only a limited number of responses received (less than 5) from across the region. It is likely that the geographic diversity of the region combined with the distance between communities contributed to the low response rate.

To address this limitation and invite a range of perspectives and insights from across the region, the Skeena Housing Coalition Society convened a meeting of their Board of Directors to review the preliminary findings and to offer their insights as to possible areas for consideration. The

Skeena Housing Coalition was established to work together across the Upper Skeena region to create a coordinated, multi-agency response to improve housing conditions for residents living in the region.

Through its work in collaboration with others including working to build partnerships across all levels of government (Federal, Provincial, regional, local and First Nations), a central focus of the Skeena Housing Coalition Society is to leverage the resources, investments and expertise needed to effectively respond to the existing and emerging housing needs for families and individuals in the Upper Skeena region.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies):

Interviews were completed with administrative staff from the Village of Hazelton, the District of New Hazelton, and planning staff in the RDKS. Interviews were also completed with representatives from the Northern Health Authority as well as housing development consultants working with BC Housing in the delivery of current Federal/Provincial housing supply initiatives.

4. Any consultation undertaken with First Nations:

Efforts were made but there was only a limited response. Additional engagement with key First Nations partners and Indigenous community partners and organizations was accomplished through engagement with the Skeena Housing Coalition Society which includes First Nations membership on their Board of Directors. There is also additional follow-up research and engagement planned with a focus on understanding the particular needs of Indigenous communities in the Upper Skeena region.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently		Anticipated (5 years)	
	Count	Percentage	Count	Percentage
0 bedrooms (bachelor)	--	--	10	3.1%
1-bedroom	25	8.6%	39	12.0%
2-bedroom	95	32.8%	105	32.4%
3+ bedroom	170	58.6%	170	52.5%
Total	290	100.0%	324	100.0%

Comments:

Population and household projections through P.E.O.P.L.E. 2020 estimate that the District of New Hazelton is expected to grow by 63 households between 2016 and 2026. This includes an expected increase of 34 households between 2016 and 2021 and an additional 29 households between 2021 and 2026. To respond to this increased demand, the recommended unit mix is focused on increasing the supply of smaller bachelor/studio and 1-bedroom units and is based on recognition that 72.7% of all households in the Upper Skeena region are smaller 1-person and 2-person households while only 38.2% of the housing stock in the region is smaller 1-bedroom and 2-bedroom units. Moreover, with the changing needs of an aging population, it is expected that demand for seniors housing will continue to grow.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	260	100%	240	100%	290	100%
Of which are in core housing need	70	26.9%	70	29.2%	55	19.0%
Of which are owner households	50	71.4%	35	50.0%	20	36.4%
Of which are renter households	20	28.6%	35	50.0%	35	63.6%

Comments:

Core housing need is a measure developed by CMHC (Canada Mortgage and Housing Corporation) to identify the number of households who are unable to find housing in their community that is suitable in size and that is in good repair without spending 30% or more of their income on their housing costs. Table 2 provides information on the number of households in the District of New Hazelton in core housing need including the general tenure profile.

Based on information from the 2016 Census, almost 1 in 5 households in the District of New Hazelton was in core housing need, with renter households accounting for almost 64% of the total. The available data also shows that between 2011 and 2016, the total number of households in core housing need has continued to decrease, with a decrease in the number of owners in core housing need accounting for the change.

To a large extent, income determines where a household fits on the housing continuum and the range of housing choices available. Based on the 2016 Census, a household in core housing need in the District of New Hazelton had an average annual income of \$28,140 with renter households reporting an average annual income of \$18,401.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	260	100%	240	100%	290	100%
Extreme core housing need	20	7.7%	25	10.4%	20	6.9%
Of which are owner households	10	40.0%	0	0.0%	10	50.0%
Of which are renter households	15	60.0%	20	100.0%	10	50.0%

Comments:

The 2016 Census shows that there were 20 households living in the District of New Hazelton who were in extreme housing need. These are households who are spending 50% or more of their income on their housing costs and who are at increased risk of homelessness with a decrease in their income or an increase in their rent having the potential to push them into homelessness. This includes 10 renter households (12.5% of all renters) as well as 10 owners (4.8% of all owners).

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing

There is a significant need for affordable housing at all points along the housing continuum from entry-level ownership choices for young families and individuals living in the District of New Hazelton to an expanded range of rental housing choices (market and non-market).

Priorities identified through the consultation and engagement process included more affordable housing choices for families and individuals wishing to move to the Upper Skeena region for employment as well as those already living in the region. Given constraints in the current supply, it was recognized that to successfully attract and retain key workers, there is the need to work to ensure that there is an adequate range of housing choices available.

Housing for low-income seniors was also identified as a priority including an expanded range of housing choices to meet the needs of an aging population.

The need for targeted strategies which include both transitional housing and wrap around supports was also identified as a priority with the Upper Skeena region reporting a relatively high level of housing insecurity and homelessness among those living in the region.

2. Rental housing (market and non-market)

Through this research, it was evident that there is a critical shortage of affordable rental housing in the Upper Skeena region. In response, there is the need to explore opportunities to increase the supply of purpose-built rental housing as well as expand the inventory and mix of non-market and social housing units across the region.

Based on the research that was completed, it was observed that half of the rental housing stock in the District of New Hazelton was built before 1980, with a large proportion of this housing being found in the secondary rental market – a less secure, less stable source of housing when compared to purpose-built rental housing.

Through the community consultation process, there was an interest expressed in exploring different housing types and models designed to expand the inventory of rental housing including consideration of different types of mixed income and mixed tenure models. It also includes consideration of coach houses, garden suites and other forms of accessory dwelling units as a way of expanding the inventory of rental housing.

3. Special needs housing

Special needs housing typically includes group home units as well as targeted housing strategies that include wrap around services. It can also include different types of models that integrate both housing and support as well as ownership or rental housing that has been modified to accommodate specific accessibility or mobility-related needs. Based on information provided through B.C. Housing, there are 20 units of independent seniors' housing in the District of New Hazelton to respond to the needs of seniors living in the area.

Based on the 2016 Census, 110 individuals in the District of New Hazelton reported a permanent disability or health and activity limitation, representing 19.0% of the population. At the same time, there were an additional 150 individuals who indicated that they experienced episodic challenges, representing 25.9% of the population. Many of these households will continue to live independently in the community, however, some households may require different services and supports as their needs change. A preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society also identified the need for 10 to 12 units of housing with services and wrap around supports for individuals with developmental, intellectual, and other types of mental or cognitive conditions including Autism and FASD. Exploration of different types of intergenerational housing and support was also identified as a potential model to be considered within the context of the Upper Skeena region.

4. Housing for seniors

The District of New Hazelton has a large and growing number of seniors 65 and older including a growing number of older seniors (85 years and older). At the time of the 2016 Census, there were 110 seniors between the ages of 65 and 84 living in the District of New Hazelton with an additional 15 seniors 85 and older. Combined this represents a total of 125 seniors 65 or older living in the District of New Hazelton or 21.6% of the total population in 2016.

Based on population growth projections prepared by B.C. Stats, it is estimated that the number of seniors 65 and older living in the District of New Hazelton will increase by 51 seniors between 2016 and 2021 with an additional 80 seniors expected between 2021 and 2026. This represents an increase of 130 seniors between 2016 and 2026, or a doubling of the seniors' population in the District of New Hazelton.

To effectively meet the needs of an aging population, there is the need to continue to explore strategies to increase the range of housing choices available to seniors, including a mix of smaller 1-bedroom and 2-bedroom units. It is likely that there will also be the need for more ground-oriented housing that is both adaptable, accessible and that incorporates the principles of universal design. Through the key informant interviews, the observation was also made that there is the need for more supportive seniors' housing and assisted living spaces across the region. Given the regional context, it is likely that the District of New Hazelton will experience increased demand from seniors living in the rural areas in Electoral Area B, some of whom may eventually need to downsize and move closer to the types of services and amenities needed to support their on-going independence and healthy aging.

5. Housing for families

Family households (with and without children) account for almost 65% of all households in the Upper Skeena region. Within the District of New Hazelton, family households accounted for approximately 62.1% of all households with half of these households having children. Through the key informant interviews the need for an expanded range of housing choices affordable to single parent family households was identified as well as the need for an expanded mix of ownership and rental housing in order to continue to support the region in its efforts to attract and retain key workers.

6. Housing for individuals experiencing homelessness

The preliminary housing needs assessment report (2019) prepared for the Skeena Housing Coalition Society observed that the Upper Skeena region does not have any emergency shelter spaces for men, women, youth, or families and that there is a significant and growing need for shelter spaces and transitional and supportive housing across the Upper Skeena region. It is also worth noting that a temporary shelter was put in place in the Village of Hazelton but it was only intended to be temporary and was not considered to be suitable or appropriate for longer term arrangements. In 2020, the Upper Skeena Housing Coalition Society completed further research which identified 72 families and individuals from across the Upper Skeena region who are without a place to call home. Working together to address the growing homelessness crisis in the Upper Skeena region should continue to be an important area of focus for local, regional, provincial and federal partners.

7. Any other population groups with specific housing needs identified in the report

The preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation on behalf of the Skeena Housing Coalition Society documented a diverse range of needs around vulnerable and 'at risk' populations including:

- Housing for vulnerable and 'at risk' youth
- Family housing including housing for single parent family households

- Culturally appropriate housing for Indigenous people
- Housing for people with disabilities (cognitive and physical)
- Housing for women and children fleeing violence
- Housing for low-income seniors and Elders
- Housing for single person households including those receiving income assistance

To meet these needs, consideration should be given to the development of targeted strategies including multi-level partnerships which include partnerships with local housing and service providers as well as partnerships across all levels of government across the Upper Skeena region.

Were there any other key issues identified through the process of developing your housing needs report?

8. The quality and condition of the existing housing stock

At the time of the 2016 Census, 630 units or 60.3% of the housing stock in the Upper Skeena region was built before 1980. Many of these units are 40 years old or older and could be approaching the end of their useful economic life. In many cases, it is likely that this housing will require investments either in the form of repair or replacement. In the District of New Hazelton, there were 175 units built before 1980.

Limitations of the Census Data for Smaller Geographies Due to Random Rounding

When working with smaller geographies, it is important to be aware of some of the challenges arising from the practices employed by Statistics Canada in terms of “random rounding” and “data suppression”. In the case of random rounding, it is necessary to note that there can be some variability in the numbers reported due to random rounding - an approach adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of ‘5’ or ‘10.’ In using the data, it is necessary to follow the guidance provided by Statistics Canada which notes that:

“To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.” Retrieved from Statistics Canada at [https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-
apropos/about-
apropos.cfm?Lang=E&wbdisable=true#aa8](https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-
apropos/about-
apropos.cfm?Lang=E&wbdisable=true#aa8)

Limitations of the Census Data for Smaller Geographies Due to Data Suppression

When working with smaller geographies, it is important to be aware of some of the challenges arising from the practices employed by Statistics Canada in terms of “data suppression”. Specifically, in addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondent’s personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size. For example, areas with a population of less than 40 persons are suppressed. If the community in question has a population of less than 40 persons, only the total population count will be available. The practice of data suppression can also apply to demographic sub-populations. Suppression of data can also occur as a result of poor data quality or other technical reasons.

OPPORTUNITIES FOR ACTION

The following are some potential opportunities for action that were identified through the process:

1. Address the critical shortage of rental housing (market and non-market)
2. Increase the range of housing choices for individuals and families
3. Increase the range of housing choices for seniors
4. Increase the diversity and mix of housing types
5. Address the needs of vulnerable and 'at risk' priority populations
6. Address the growing homelessness crisis
7. Continue to work to create a shared regional response to housing needs in the Upper Skeena region

In working to address the housing needs and challenges that have been identified it is important to recognize that an effective housing system enables choice and promotes access to opportunities through building healthy and inclusive communities and a supportive social infrastructure. As well, within the context of Northern B.C. communities, having a diverse range of housing choices is recognized as being integral to supporting a sound economic development strategy. Based on the results of an earlier study of Northern B.C. communities completed by UNBC (2016), it was observed that:

“housing can either be an enabler or limiting factor for communities in realizing the potential of economic opportunities. If communities lack an adequate supply of suitable housing, they will not be able to retain existing residents or attract new workers and business investment” (UNBC, 2016).

Taking these factors into consideration, this section sets out some possible strategies or actions for the District of New Hazelton and the other partners in the Upper Skeena region to consider.

Address the critical shortage of rental housing (market and non-market)

Through this research, it was evident that there is a critical shortage of affordable rental housing in the Upper Skeena region. This includes the need to increase the supply of purpose-built rental housing in the region as well as the need to expand the mix of social housing and non-market choices. As noted through this research, there is only a limited number of non-market housing units available in the region despite significant and on-going demand. A large proportion of the rental housing stock is found in the secondary rental market, which is a less secure, less stable source of rental supply. As well, a larger proportion of the rental housing stock in the Upper Skeena region is older stock that is in need of repairs. To respond to these pressures, it is necessary for the communities in the

Upper Skeena region to continue to come together to leverage existing partnerships and relationship to secure additional housing investment to expand the supply of both market and non-market housing stock.

Increase the range of housing choices available for individuals and families

Through the key informant interviews the need for an expanded range of housing choices for families was identified as a priority both in the form of entry-level ownership opportunities as well as rental housing choices. In particular, it was noted that given the supply constraints in the region, it can be difficult to attract and retain key workers and young professionals wishing to move to the region. As well, the concern was raised that the shortage of available opportunities has also meant that young adults living in the region are forced to remain living at home or move away because of the limited housing choices available. To successfully attract and retain key workers to the Upper Skeena region, there is the need to work to ensure that there is an adequate range of housing choices available.

Increase the range of housing choices for seniors

The Upper Skeena region is home to a large and growing population of seniors 65 and older. At the time of the 2016 Census, almost 1 in 3 households living in the Upper Skeena region was led by someone over the age of 65. As well, the population and household growth projections suggest that the number of seniors in the Upper Skeena region is expected to double within the next 10 years (between 2016 and 2026). To meet this increased demand, there is the need to explore strategies to increase the range of housing choices available to seniors. This could include an expanded mix of smaller 1-bedroom and 2-bedroom units as well as more ground-oriented housing that is both adaptable, accessible and that incorporates the principles of universal design. Through the key informant interviews, the observation was also made that there is the need for more supportive seniors' housing and assisted living spaces in the region.

Increase the diversity and mix of housing types

A significant proportion of the housing stock in the Upper Skeena region is in the form of larger single detached homes. Through the community consultation process, there was an interest expressed in exploring different housing types and models including consideration of coach houses, row houses, 4-plex and 6-plex units. There was also community support for exploring different types of mixed income and mixed tenure models including the addition of coach houses, garden suites and other forms of accessory dwelling units as a way of expanding the supply of rental stock.

Expand the housing choices available for vulnerable and 'at risk' populations

The preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation on behalf of the Skeena Housing Coalition Society documented a diverse range of needs around vulnerable and 'at risk' populations including:

- Housing for vulnerable and 'at risk' youth
- Family housing including housing for single parent family households

- Culturally appropriate housing for Indigenous people
- Housing for people with disabilities (cognitive and physical)
- Housing for women and children fleeing violence
- Housing for low-income seniors and Elders
- Housing for single person households including those receiving income assistance
- Housing for Individuals who are homeless or 'at risk' of becoming homeless

To meet these needs, consideration should be given to the development of targeted strategies including multi-level partnerships both across housing and service providers as well as across all levels of government (Federal, Provincial, regional, local and First Nations) in order to leverage the resources, investments and expertise needed to effectively respond to the needs that have been identified.

Address the growing homelessness "crisis"

The preliminary housing needs assessment report (2019) prepared for the Skeena Housing Coalition Society observed that the Upper Skeena region does not have any emergency shelter spaces for men, women, youth, or families and that there is a significant and growing need across the Upper Skeena region. It is also worth noting that while the Village of Hazelton had been allowing for a temporary shelter to be put into place, it was always intended to be temporary and was not considered to be suitable or appropriate for longer term arrangements. In 2020, the Upper Skeena Housing Coalition Society completed further research that identified 72 families and individuals from across the Upper Skeena region who are without a place to call home.

Continue to work to create a shared regional response to housing needs

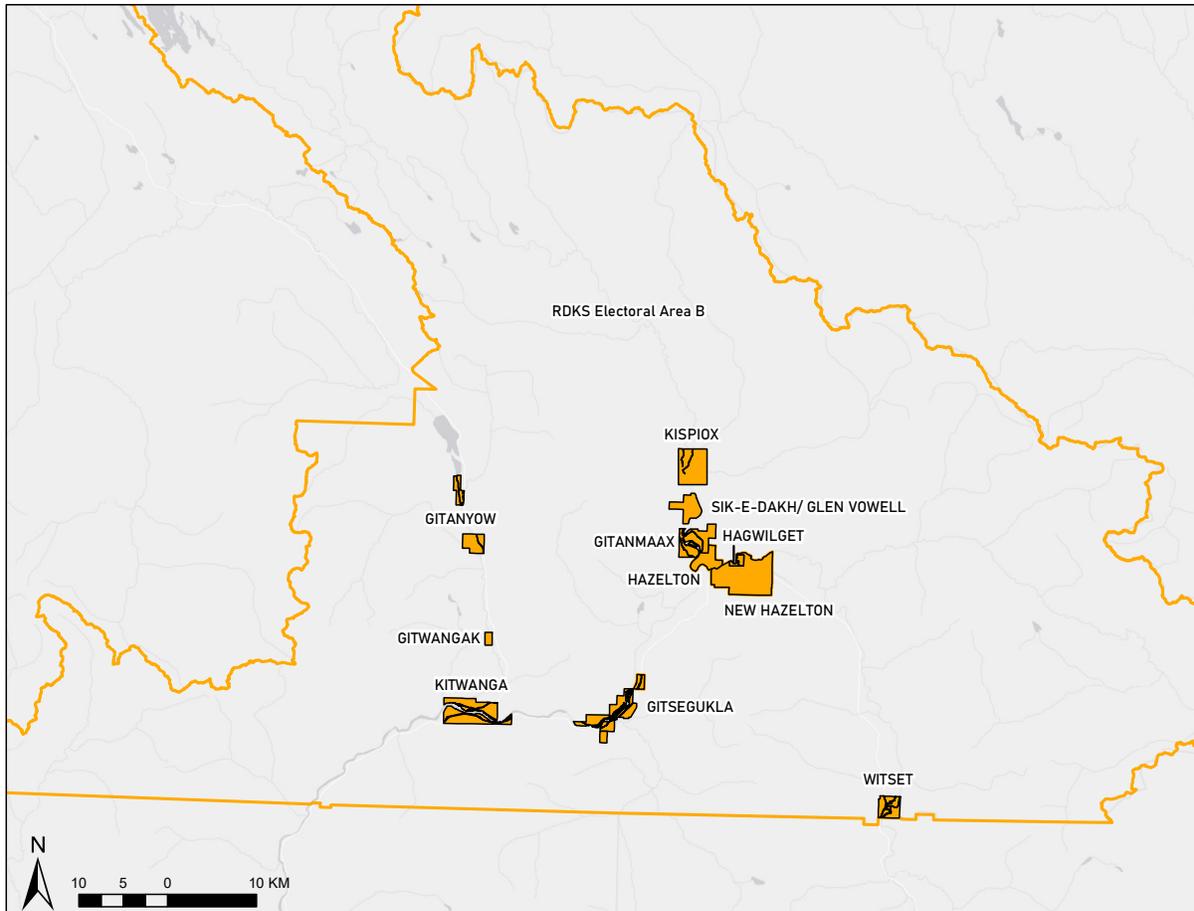
The Skeena Housing Coalition Society was established to bring partners together to create a coordinated multi-agency response to the housing needs in the Upper Skeena region. To work toward this goal, the Skeena Housing Coalition Society is committed to a vision of working together with others to create a collaborative, shared regional response to existing and emerging housing needs through on-going partnerships at the community level and across all levels of government. This commitment to the creation of a shared regional response represents an important part of the solution.

Appendix:

Technical Report

TECHNICAL APPENDICES

DISTRICT OF NEW HAZELTON



Contents

- 1.0 Population Data 8**
- 1.1 Population-Related Measures 8
- 1.2 Total Population 9
- 1.3 Population Growth 9
- 1.4 Average Age 9
- 1.5 Median Age.....10
- 1.6 Age Distribution.....10
- 1.7 Population (0 to 14).....10
- 1.8 % Change in the Population (0 to 14)..... 11
- 1.9 Population (15 to 19) 11
- 1.10 % Change in the Population (15 to 19) 11
- 1.11 Population (20 to 24).....12
- 1.12 % Change in the Population (20 to 24).....12
- 1.13 Population (25 to 64).....12
- 1.14 % Change in the Population (25 to 64).....13
- 1.15 Population (65 to 84).....13
- 1.16 % Change in the Population (65 to 84).....13
- 1.17 Population (85 and older)14
- 1.18 % Change in the Population (85 and older)14
- 2.0 Household Data 16**
- 2.1 Household-Related Measures16
- 2.2 Total Households18
- 2.3 Change in Number of Households18
- 2.4 Total Owners18
- 2.5 Net Change in Owners19
- 2.6 Owners with a Mortgage.....19
- 2.7 Total Renters19
- 2.8 Renters in Subsidized Housing20
- 2.9 Average Household Size20

2.10	Number of Persons Per Household.....	20
2.11	One Person Households	21
2.12	Two Person Households	21
2.13	Households of 3 or More Persons	21
2.14	Family and Household Type	22
2.15	Census Family Households.....	22
2.16	Families with Children	22
2.17	Families without Children.....	23
2.18	Non-Family Households.....	23
2.19	Single Person Households.....	24
2.20	Unrelated Persons Sharing	24
2.21	Single Household Maintainer	24
2.22	Two Household Maintainers	25
2.23	Three Household Maintainers.....	25
2.24	Age of Household Maintainer	26
2.25	Age of Household Maintainer by Tenure	26
2.26	Senior-Led Households.....	27
3.0	Housing Choices	29
3.1	Measures Related to Housing Choices in District of New Hazelton	29
3.2	Single Detached Units	31
3.3	Semi-Detached, Duplex, Rowhouse and Townhouse Units	31
3.4	Apartment Units	32
3.5	Apartment Duplex Units – Garden and Basement Suites.....	32
3.6	Moveable Dwelling Units	33
3.7	Housing Type by Tenure	34
3.8	Number of Bedrooms	35
3.9	Units with No Bedrooms	35
3.10	1-Bedroom Units.....	36
3.11	2-Bedroom Units	36
3.12	3-Bedroom Units.....	36
3.13	4+-Bedroom Units	37
3.14	Bedroom Size by Tenure (#)	38

3.15	Period of Construction	39
3.16	Period of Construction by Tenure (#)	40
3.17	Migration Patterns	41
3.18	Tenure Profile of Movers	42
3.19	The Inventory of Subsidized Housing Units	43
4.0	Income and Housing Cost	45
4.2	Average Household Income	46
4.3	Average Household Income by Tenure	46
4.4	Median Household Income.....	47
4.5	Median Household Income by Tenure	47
4.6	Income Distribution of All Households	48
4.7	Average Housing Costs (Owners)	49
4.8	Average Housing Costs (Renters)	49
4.9	Change in the Average Monthly Rent.....	49
5.0	Housing Need	51
5.1	Key Measures Related to Housing Needs	51
5.2	Households Falling Below Suitability Standards	52
5.3	Households Falling Below Adequacy Standards	53
5.4	Households Falling Below Affordability Standards	54
5.5	Households in Core Housing Need	55
5.6	Households in Extreme Housing Need	56
5.7	Individuals Experiencing Homelessness.....	57
6.0	Labour Market Data.....	60
6.1	Key Economic Related Indicators and Measures.....	60
6.2	Number of Workers	61
6.3	Number of Individuals Employed	61
6.4	Employment Rate	61
6.5	Unemployment Rate	62
6.6	Labour Market Participation Rate	62
6.7	Travel to Work	63
6.8	Number of Workers by Industry (NAICS).....	64
Appendix A:		73

Glossary & Definitions	74
Appendix B.....	81
B.1 The Affordability of Ownership.....	78
B.2 Affordability by Housing Type	Error! Bookmark not defined.
Appendix C.....	85
C.1 The Limitations of the Use of Census Data in Smaller Geographic Areas.....	85
C.2 Notes on Random Rounding and Data Suppression	82
C.3 Area and data suppression	82
C.4 Random rounding	82
C.5 Note on data quality and disclosure control	82

Index of Tables

Table 1.1	Population-Related Measures.....	8
Table 1.2	Total Population.....	9
Table 1.3	Change in Population (2006 to 2016).....	9
Table 1.4	Average Age.....	9
Table 1.5	Median Age.....	10
Table 1.6	Age Distribution.....	10
Table 1.7	Total Population Children and Youth (0 to 14).....	10
Table 1.8	% Change in the Population (0 to 14).....	11
Table 1.9	Total Population (15 to 19).....	11
Table 1.10	% Change in Population (15 to 19).....	11
Table 1.11	Total Population (20 to 24).....	12
Table 1.12	% Change in Population (20 to 24).....	12
Table 1.13	Total Population (25 to 64).....	12
Table 1.14	% Change in Population (25 to 64).....	13
Table 1.15	Total Population (65 to 84).....	13
Table 1.16	% Change in Population (65 to 84).....	13
Table 1.17	Total Population (85 and older).....	14
Table 1.18	Change in Population (85 and older).....	14
Table 2.1	Household-Related Measures.....	16
Table 2.2	Total Households.....	18
Table 2.3	Change in the Number of Households.....	18
Table 2.4	Total Owners.....	18
Table 2.5	Net Change in Owners.....	19
Table 2.6	Owners with a Mortgage.....	19
Table 2.7	Total Renters.....	19
Table 2.8	Renters in Subsidized Housing.....	20
Table 2.9	Average Household Size.....	20
Table 2.10	Number of Persons Per Household.....	20
Table 2.11	Number of 1-Person Households.....	21
Table 2.13	Number of 3+-Person Households.....	21
Table 2.14	Family and Household Type.....	22
Table 2.15	Census family Households.....	22
Table 2.16	Families with Children.....	23
Table 2.17	Families without Children.....	23
Table 2.18	Non-Family Households.....	23
Table 2.19	Single Person Households.....	24
Table 2.20	Unrelated Persons Sharing.....	24
Table 2.21	Single Household Maintainer.....	25
Table 2.22	Two Household Maintainers.....	25
Table 2.23	Three Household Maintainers.....	25
Table 2.25	Age of Household Maintainer by Tenure.....	26
Table 2.26	Senior-Led Households (2016).....	27

Table 3.1	Measures Related to Housing Choices in the District of New Hazelton	29
Table 3.2	Single Detached Housing Units	31
Table 3.3	Semi-Detached, Duplex, Rowhouse and Townhouse Units.....	31
Table 3.4	Apartment Units.....	32
Table 3.5	Apartment Duplex Units- Garden and Basement Suites.....	32
Table 4.6	Moveable Dwelling Units.....	33
Table 3.7	Housing Type By Tenure.....	34
Table 3.8	Number of bedrooms	35
Table 3.9	No Bedrooms	35
Table 3.10	1-bedroom Units.....	36
Table 3.11	2-bedroom Units	36
Table 3.12	3-bedroom Units.....	36
Table 3.13	4+-bedroom Units	37
Table 3.14	Number of Units by Bedroom Size	38
Table 3.15	Housing Stock by Period of Construction	39
Table 3.16	Period of Construction by Tenure (#).....	40
Table 3.17	Migration Patterns.....	41
Table 3.18	Tenure Profile of Movers.....	42
Table 3.19	Inventory of Subsidized Housing Units	43
Table 4.3	Average Household Income by Tenure	46
Table 4.4	Median Household Income	47
Table 4.5	Median Household Income by Tenure	47
Table 4.6	Income Distribution of All Households.....	48
Table 4.7	Average Housing Costs - Owners.....	49
Table 4.8	Average Housing Costs -Renters.....	49
Table 4.9	Change in the Average Monthly Rent	49
Table 5.1	Key Housing Indicators and Outcomes Related to Housing Costs	51
Table 5.2	Households Falling Below Suitability Standards	52
Table 5.3	Households Falling Below Adequacy Standards.....	53
Table 5.4	Households Falling Below Affordability Standards.....	54
Table 5.5	Households in Core Housing Need	55
Table 5.6	Households in Extreme Housing Need	56
Table 6.1	Key Economic Related Indicators and Measures	60
Table 6.2	Number of Workers	61
Table 6.3	Number of Individuals Employed	61
Table 6.4	Employment Rate	61
Table 6.5	Unemployment Rate	62
Table 6.6	Labour Market Participation	62
Table 6.7	Travel to Work.....	63
Table 6.8	Workers by Key Industry	64
Table B.1	Monthly Mortgage Payments and Qualifying Income	78
Table B.2	The Continuum of Ownership & Rental Housing Choices in The District of New Hazelton	80

POPULATION DATA

1.0 Population Data

This section provides information on some of the key social, demographic and population-related measures influencing the need for housing in the District of New Hazelton. This includes information on population growth and change as well as information on housing needs across specific population and household groups. Table 1.1 provides some of the key findings related to the District of New Hazelton and some of the key drivers of local housing demand. The darker circles signify some of the population and household related factors that are likely to have a significant impact on existing and emerging housing needs in the District of New Hazelton while the lighter circles signal factors that have less of an impact for the District of New Hazelton.

1.1 Population-Related Measures

TABLE 1.1 POPULATION-RELATED MEASURES

<p>Local population growth</p> <p>The population in the District of New Hazelton shows significant fluctuation growing by 39 individuals (6%) between 2006 and 2011 and declining by 86 individuals from 2011 to 2016.</p>	●
<p>Regional population growth</p> <p>The population in the Regional District of Kitimat-Stikine shows significant fluctuation declining by 638 individuals (2%) between 2006 and 2011 and remaining relatively constant between 2011 and 2016 (a net growth of 6 individuals).</p>	○
<p>Proportion of the regional population</p> <p>The District of New Hazelton accounts for approximately 2% of the total population in the Regional District of Kitimat-Stikine. However, it is worth noting that while the population of the Regional District of Kitimat-Stikine declined between 2006 and 2011, the District of New Hazelton reported an increase.</p>	●
<p>Children and youth (0 to 14 years old)</p> <p>There are 95 children and youth living in the District of New Hazelton, down from 130 in 2011. The District of New Hazelton has a lower proportion of children 0-14 (16%) when compared to the Regional District of Kitimat-Stikine (19%) but more than the Province as a whole (15%)</p>	○
<p>Young adults (15 to 24 years old)</p> <p>There are 60 young adults living in the District of New Hazelton, down from 85 in 2011. The District of New Hazelton also has a lower proportion of young adults (10%) when compared to the Regional District of Kitimat-Stikine (12%) and the Province as a whole (12%).</p>	○
<p>Adults (25 to 64 years old)</p> <p>There are 300 adults age 25 to 64 living in the District of New Hazelton, down from 350 in 2011. The District of New Hazelton also has a lower proportion of adults 25 to 64 (52%) when compared to the Regional District of Kitimat-Stikine (55%) and the Province as a whole (55%)</p>	●
<p>Seniors (65 years and older)</p> <p>There are 125 seniors 65 years and older living in the District of New Hazelton, up from 95 in 2011. The District of New Hazelton has a higher proportion of seniors 65+ (22%) when compared to the Regional District of Kitimat-Stikine (15%) and the Province as a whole (18%)</p>	●
<p>Older seniors (85 years and older)</p> <p>In 2016, there were 15 older seniors 85 years and older living in the District of New Hazelton. The District of New Hazelton also has a higher proportion of seniors 85+ (3%) when compared to the Regional District of Kitimat-Stikine (1%) and the Province as a whole (2%).</p>	●

1.2 Total Population

There were 580 individuals living in the District of New Hazelton at the time of the 2016 Census. This represents approximately 2% of the total population in the Regional District of Kitimat-Stikine. The population of the Regional District of Kitimat-Stikine in 2016 was 37,367.

TABLE 1.2 TOTAL POPULATION

	2006	2011	2016
British Columbia	4,113,487	4,400,057	4,648,055
Regional District of Kitimat-Stikine	37,999	37,361	37,367
District of New Hazelton	627	666	580
% of the Regional Population	1.7%	1.8%	1.6%

Source: Statistics Canada. Census 2001, 2006, 2011 and 2016

1.3 Population Growth

Between 2006 and 2011 the population in the District of New Hazelton showed an increase of 39 individuals (6%). However, between 2011 and 2016, the population in the District of New Hazelton reported a decrease of 86 individuals (13%). Between 2006 and 2011, the population in the Regional District of Kitimat-Stikine decreased by 638 individuals. Between 2011 and 2016, there was a modest increase in the population (6 individuals).

TABLE 1.3 CHANGE IN POPULATION (2006 TO 2016)

	2006 to 2011	2011 to 2016
British Columbia	4,400,057	4,648,055
Change in population (Province)	286,570	247,998
% change in the population	7.0%	5.6%
Regional District of Kitimat-Stikine	37,361	37,367
Change in population (Region)	(638)	6
% change in the population	(1.7%)	--
District of New Hazelton	666	580
Change in population (Community)	39	(86)
% change in the population	6.2%	(12.9%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.4 Average Age

At the time of the 2016 Census, the average age of residents living in the District of New Hazelton was 42.4 years, higher than the regional average age of 39.6 years and the Provincial average which was 41.8 years.

TABLE 1.4 AVERAGE AGE

	2006	2011	2016
British Columbia	39.2	40.7	41.8
Regional District of Kitimat-Stikine	36.1	38.4	39.6
District of New Hazelton	35.2	33.4	42.4

Source: Statistics Canada. Census 2006, 2011 and 2016

1.5 Median Age

At the time of the 2016 Census, the median age of residents living in the District of New Hazelton was 47.1 years, higher than the regional median age of 40.4 years and the Provincial median age of 42.5 years.

TABLE 1.5 MEDIAN AGE

	2006	2011	2016
British Columbia	40.5	41.6	42.5
Regional District of Kitimat-Stikine	38.0	40.1	40.4
District of New Hazelton	36.4	27.8	47.1

Source: Statistics Canada. Census 2006, 2011 and 2016

1.6 Age Distribution

At the time of the 2016 Census, individuals between the ages of 0 and 14 accounted for 16% of the total population in the District of New Hazelton compared to 19% of the total population in the Regional District of Kitimat-Stikine. At the same time, 6% of the population living in the District of New Hazelton was between the ages of 15 and 19 while 4% were between the ages of 20 and 24. Approximately 52% of the population living in the District of New Hazelton was between the ages of 25 and 64 while 19% of the population was between the ages of 65 and 84. There were also 15 individuals (3% of the population) who were 85 and older.

TABLE 1.6 AGE DISTRIBUTION

	0-14	15-19	20-24	25-64	65-84	85 +
British Columbia (#)	691,390	258,980	287,560	2,561,145	739,785	109,190
British Columbia (%)	14.9%	5.6%	6.2%	55.1%	15.9%	2.3%
Regional District of Kitimat-Stikine (#)	6,895	2,270	2,225	20,405	5,100	475
Regional District of Kitimat-Stikine (%)	18.5%	6.1%	6.0%	54.6%	13.6%	1.3%
District of New Hazelton (#)	95	35	25	300	110	15
District of New Hazelton (%)	16.4%	6.0%	4.3%	51.7%	19.0%	2.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.7 Population (0 to 14)

The population between the ages of 0 to 14 in the District of New Hazelton has remained relatively constant between 2011 and 2016. At the time of the 2016 Census, there were 95 children and youth between the ages of 0 and 14. Based on the most recent Census, children and youth between the ages of 0 to 14 account for 22% of all individuals living in the District of New Hazelton and 19% of the total population in the Regional District of Kitimat-Stikine.

TABLE 1.7 TOTAL POPULATION CHILDREN AND YOUTH (0 TO 14)

	2006	2011	2016
British Columbia (#)	679,600	677,360	691,390
British Columbia (%)	16.5%	15.4%	14.9%
Regional District of Kitimat-Stikine (#)	8,075	7,210	6,895
Regional District of Kitimat-Stikine (%)	21.3%	19.3%	18.5%
District of New Hazelton (#)	140	130	95
District of New Hazelton (%)	22.3%	19.5%	16.4%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.8 % Change in the Population (0 to 14)

Between 2011 and 2016, the number of individuals between the ages of 0 to 14 living in the District of New Hazelton decreased by 35 persons. At the same time, the total number of individuals between the ages of 0 to 14 decreased by 4%, or 315 individuals across the Regional District of Kitimat-Stikine.

Table 1.8 % Change in Population (0 to 14)

	2006 to 2011	2011 to 2016
British Columbia (#)	(2,240)	14,030
British Columbia (%)	-0.3%	2.1%
Regional District of Kitimat-Stikine (#)	(865)	(315)
Regional District of Kitimat-Stikine (%)	(10.7%)	(4.4%)
District of New Hazelton (#)	(10)	(35)
District of New Hazelton (%)	(7.1%)	(26.9%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.9 Population (15 to 19)

Young adults between the ages of 15 to 19 living in the District of New Hazelton has continued to decline. At the time of the 2016 Census, there were 35 individuals between the ages of 15 and 19 living in the District of New Hazelton, down from 50 in 2011. Based on the most recent Census (2016), young adult between the ages of 15 to 19 account for 6% of the population in the District of New Hazelton and 6% of the population in the Regional District of Kitimat-Stikine.

TABLE 1.9 TOTAL POPULATION (15 TO 19)

	2006	2011	2016
British Columbia (#)	273,565	275,165	258,980
British Columbia (%)	6.7%	6.3%	5.6%
Regional District of Kitimat-Stikine (#)	3,205	2,815	2,270
Regional District of Kitimat-Stikine (%)	8.4%	7.5%	6.1%
District of New Hazelton (#)	50	50	35
District of New Hazelton (%)	8.0%	7.5%	6.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.10 % Change in the Population (15 to 19)

Between 2011 and 2016 the number of individuals between the ages of 15 to 19 living in the District of New Hazelton declined by 15 individuals. At the same time, individuals between the ages of 15 to 19 decreased by 19%, or 545 individuals across the Regional District of Kitimat-Stikine.

TABLE 1.10 % CHANGE IN POPULATION (15 TO 19)

	2006 to 2011	2011 to 2016
British Columbia (#)	1,600	(16,185)
British Columbia (%)	0.6%	(5.9%)
Regional District of Kitimat-Stikine (#)	(390)	(545)
Regional District of Kitimat-Stikine (%)	(12.2%)	(19.4%)
District of New Hazelton (#)	--	(15)
District of New Hazelton (%)	--	(30%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.11 Population (20 to 24)

There were 25 young adults between the ages of 20 and 24 living in the District of New Hazelton in 2016, 10 fewer than in 2011. At the same time, there were 2,225 young adults between the ages of 20 and 24 living in the Regional District of Kitimat-Stikine, 5 more than in 2011. Young adults aged 20-24 made up 4% of the population in the District of New Hazelton and 6% of the population in the Regional District of Kitimat-Stikine.

TABLE 1.11 TOTAL POPULATION (20 TO 24)

	2006	2011	2016
British Columbia (#)	265,905	279,825	287,560
British Columbia (%)	6.5%	6.4%	6.2%
Regional District of Kitimat-Stikine (#)	2,030	2,220	2,225
Regional District of Kitimat-Stikine (%)	5.3%	5.9%	6.0%
District of New Hazelton (#)	30	35	25
District of New Hazelton (%)	4.8%	5.3%	4.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.12 % Change in the Population (20 to 24)

Between 2011 and 2016 the number of individuals between the ages of 20 to 24 living in the District of New Hazelton has continued to decline. At the same time, individuals between the ages of 20 to 24 remained relatively unchanged across the Regional District of Kitimat-Stikine.

TABLE 1.12 % CHANGE IN POPULATION (20 TO 24)

	2006 to 2011	2011 to 2016
British Columbia (#)	13,920	7,735
British Columbia (%)	5.2%	2.8%
Regional District of Kitimat-Stikine (#)	190	5
Regional District of Kitimat-Stikine (%)	9.4%	0.2%
District of New Hazelton (#)	5	(10)
District of New Hazelton (%)	16.7%	(28.6%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.13 Population (25 to 64)

There were 300 individuals between the ages of 25 and 64 in the District of New Hazelton in 2016, 50 fewer than in 2011. At the same time, there were 20,405 individuals between the ages of 25 and 64 in the Regional District of Kitimat-Stikine, 35 fewer than in 2011. Individuals aged 25 to 64 made up 52% of the population in the District of New Hazelton and 55% of the population in the Regional District of Kitimat-Stikine.

TABLE 1.13 TOTAL POPULATION (25 TO 64)

	2006	2011	2016
British Columbia (#)	2,294,600	2,478,985	2,561,145
British Columbia (%)	55.8%	56.3%	55.1%
Regional District of Kitimat-Stikine (#)	20,840	20,450	20,405
Regional District of Kitimat-Stikine (%)	54.8%	54.7%	54.6%
District of New Hazelton (#)	325	350	300
District of New Hazelton (%)	51.8%	52.6%	51.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.14 % Change in the Population (25 to 64)

Between 2011 and 2016, the number of individuals between the ages of 25 to 64 living in the District of New Hazelton declined by 50 individuals. At the same time, individuals between the ages of 25 to 64 also declined across the Regional District of Kitimat-Stikine.

TABLE 1.14 % CHANGE IN POPULATION (25 TO 64)

	2006-2011	2011-2016
British Columbia (#)	184,385	82,160
British Columbia (%)	8.0%	3.3%
Regional District of Kitimat-Stikine (#)	(390)	(45)
Regional District of Kitimat-Stikine (%)	(1.9%)	(0.2%)
District of New Hazelton (#)	25	(50)
District of New Hazelton (%)	7.7%	(14.3%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.15 Population (65 to 84)

There were 110 seniors between the ages of 65 and 84 living in the District of New Hazelton in 2016, 20 more than in 2011. At the same time, there were 5,100 seniors between the ages of 65 and 84 living in the Regional District of Kitimat-Stikine region in 2016, 785 more than in 2011.

TABLE 1.15 TOTAL POPULATION (65 TO 84)

	2006	2011	2016
British Columbia (#)	523,760	596,040	739,785
British Columbia (%)	12.7%	13.5%	15.9%
Regional District of Kitimat-Stikine (#)	3,610	4,315	5,100
Regional District of Kitimat-Stikine (%)	9.5%	11.5%	13.6%
District of New Hazelton (#)	80	90	110
District of New Hazelton (%)	12.8%	13.5%	19.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.16 % Change in the Population (65 to 84)

Between 2011 and 2016, the number of seniors (65 to 84) living in the District of New Hazelton increased by 20 individuals (22%). At the same time, the number of seniors (65 to 84) in the Regional District of Kitimat-Stikine increased from 4,315 to 5,100 individuals, an increase of 785 individuals (18%) between 2011 and 2016.

TABLE 1.16 % CHANGE IN POPULATION (65 TO 84)

	2006-2011	2011-2016
British Columbia (#)	72,280	143,745
British Columbia (%)	13.8%	24.1%
Regional District of Kitimat-Stikine (#)	705	785
Regional District of Kitimat-Stikine (%)	19.5%	18.2%
District of New Hazelton (#)	10	20
District of New Hazelton (%)	12.5%	22.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.17 Population (85 and older)

in 2016, across the Regional District of Kitimat-Stikine, there were 475 individuals 85 and older including 15 individuals living in the District of New Hazelton. The findings also show that the total number of older seniors (85+) has continued to increase now accounting for 1.3% of the total population in the Regional District of Kitimat-Stikine and almost 3% of the population in the District of New Hazelton.

TABLE 1.17 TOTAL POPULATION (85 AND OLDER)

	2006	2011	2016
British Columbia (#)	76,050	92,675	109,190
British Columbia (%)	1.8%	2.1%	2.3%
Regional District of Kitimat-Stikine (#)	245	360	475
Regional District of Kitimat-Stikine (%)	0.6%	1.0%	1.3%
District of New Hazelton (#)	5	5	15
District of New Hazelton (%)	0.8%	0.8%	2.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.18 % Change in the Population (85 and older)

Between 2011 and 2016, the number of older seniors (85 years and older) living in the District of New Hazelton increased by 10 individuals. At the same time, the number of older seniors (85 years and older) living in the Regional District of Kitimat-Stikine increased from 360 individuals to 475 individuals, an increase of 115 individuals (32%) between 2011 and 2016.

TABLE 1.18 CHANGE IN POPULATION (85 AND OLDER)

	2006-2011	2011-2016
British Columbia (#)	16,625	16,515
British Columbia (%)	21.9%	17.8%
Regional District of Kitimat-Stikine (#)	115	115
Regional District of Kitimat-Stikine (%)	46.9%	31.9%
District of New Hazelton (#)	N/A	10
District of New Hazelton (%)	N/A	200.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Additional details are included in Appendix C.

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

HOUSEHOLDS

2.0 Household Data

This section provides information on the different family and household arrangements across households living in the District of New Hazelton and includes comparative information for the Regional District of Kitimat-Stikine and the Province. Table 2.1 provides some of the key findings related to the District of New Hazelton and some of the key drivers of local housing demand. The darker circles signify some of the population and household related factors that are likely to have a significant impact on existing and emerging housing needs in the District of New Hazelton while the lighter circles signal that this is less of a factor in terms of the housing needs in the District of New Hazelton.

2.1 Household-Related Measures

TABLE 2.1 HOUSEHOLD-RELATED MEASURES

<p>Households and household growth The District of New Hazelton has continued to grow in terms of the number of households living in the community. Between 2011 and 2016, there was an increase of 50 households, from 240 households in 2011 to 290 households in 2016.</p>	●
<p>Regional household growth The number of households in the Regional District of Kitimat-Stikine reported an increase in households between 2011 and 2016, going from 14,755 in 2011 to 14,820 in 2016. This represents an increase of 65 households.</p>	●
<p>Owners There were 210 households in the District of New Hazelton who were owners. This represents 72.4% of all households. It is also worth noting that there was an increase of 50 owner households between 2011 and 2016.</p>	●
<p>Ownership Rate The District of New Hazelton has a lower rate of ownership (72%) when compared to the Regional District of Kitimat-Stikine (74%) but is higher than the Province as a whole (68%).</p>	●
<p>Owners with a mortgage Of the 210 owners living in the District of New Hazelton, 85 (41%) had a mortgage. However, in general the number of owners with a mortgage in the District of New Hazelton has continued to decline.</p>	○
<p>Renter households There were 80 renter households in the District of New Hazelton in 2016 which is consistent with the number of renter households reported in 2011. Renter households represents approximately 27.6% of all households.</p>	○
<p>Renters living in subsidized housing (Census data) Of the renter households living in the District of New Hazelton in 2016, the Census reported that approximately 10 households were living in subsidized housing, representing 3% of all households.</p>	○
<p>Average household size The average household size in the District of New Hazelton is 2.3 persons which is lower than the average household size for households in the Regional District of Kitimat-Stikine (2.5 persons) as well as the Province as a whole (2.4 persons). This has implications in terms of the demand for smaller housing units in the community.</p>	●
<p>1 person households There were 95 smaller 1-person households in the District of New Hazelton in 2016, up from 60 households in 2011 and representing 33% of all households.</p>	●

<p>2 person households There were 110 2-person households in the District of New Hazelton in 2016, up from 70 households in 2011, comprising 38% of all households.</p>	●
<p>Households of 3 or more persons There were 85 households of 3 or more persons in the District of New Hazelton in 2016, down from 110 households in 2011. The proportion of larger households in the District of New Hazelton is 29% which is significantly lower than the proportion of larger households in the Regional District of Kitimat-Stikine (38%) and the Province as a whole (36%).</p>	●
<p>Census family households There were 180 census family households in the District of New Hazelton in 2016, which represents a small increase from 175 households in 2011. It is also worth noting that the District of New Hazelton has a lower proportion of census families (62%) when compared to the Regional District of Kitimat-Stikine (67%) and the Province as a whole (64%).</p>	●
<p>Families with children There were 90 families with children living in the District of New Hazelton in 2016, which represents a decrease from 120 households in 2011. It is also worth noting that the District of New Hazelton has a lower proportion of families with children (31%) when compared to the Regional District of Kitimat-Stikine (38%) and the Province as a whole (56%).</p>	●
<p>Families without children There were 90 families without children living in the District of New Hazelton in 2016, which represents an increase from 50 households in 2011. It is also worth noting that the District of New Hazelton has a higher proportion of families without children (31%) when compared to the Regional District of Kitimat-Stikine (28%) and the Province as a whole (44%).</p>	●
<p>Non-family households There were 105 non-family households in the District of New Hazelton in 2016, which represents an increase from 60 households in 2011. It is also worth noting that the District of New Hazelton has a lower proportion of non-family households (36%) when compared to the Regional District of Kitimat-Stikine (31%) and the Province (34%).</p>	●
<p>Non-family households (single person households) Of the 105 non-family households in the District of New Hazelton in 2016, 95 (90%) were single person households. As well, the findings show that the number of single person households living in the District of New Hazelton has continued to increase between 2011 and 2016.</p>	○
<p>Non-family households (unrelated persons sharing) Of the 105 non-family households in the District of New Hazelton in 2016, 15 (14%) were unrelated persons sharing. As well, it is worth noting that the number of unrelated persons sharing represents 5% of all households in District of New Hazelton, higher than the proportion of unrelated persons sharing in the Regional District of Kitimat-Stikine (3.5%) and the Province as a whole (4.7%).</p>	○
<p>Number of household maintainers Of the 290 households in the District of New Hazelton in 2016, 200 (69%) had a single household maintainer while 90 (31%) had 2 or more household maintainers.</p>	○

This section provides additional information about the different family and household characteristics of families and individuals living in the District of New Hazelton:

2.2 Total Households

There were 290 households living in the District of New Hazelton at the time of the 2016 Census. This represents an increase of 50 households from 2011. The Regional District of Kitimat-Stikine realized an increase of 65 households between 2011 to 2016 with 14,820 households recorded at the time of the 2016 Census.

TABLE 2.2 TOTAL HOUSEHOLDS

	2006	2011	2016
British Columbia	1,643,150	1,764,637	1,881,970
Regional District of Kitimat-Stikine	14,375	14,755	14,820
District of New Hazelton	260	240	290
% of the Regional Total	1.8%	1.6%	2.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.3 Change in Number of Households

There was an increase of 50 households in the District of Hazelton between 2011 and 2016 while the Regional District of Kitimat-Stikine grew by 65 households during the same period.

TABLE 2.3 CHANGE IN THE NUMBER OF HOUSEHOLDS

	2006 -2011	2011-2016
British Columbia (#)	121,487	117,333
British Columbia (% change)	7.4%	6.6%
Regional District of Kitimat-Stikine (#)	380	65
Regional District of Kitimat-Stikine (% change)	2.6%	0.4%
District of New Hazelton (#)	(20)	50
District of New Hazelton (% change)	(7.7%)	20.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.4 Total Owners

Of the 290 households living in the District of New Hazelton in 2016, 205 (72%) were owners, up from 160 (67%) in 2011. Across the Kitimat-Stikine region, 10,965 households (74%) were owners while Province-wide, owners accounted for 68% of all households.

TABLE 2.4 TOTAL OWNERS

	2006	2011	2016
British Columbia	1,145,050	1,234,710	1,279,025
% of all households	69.7%	70.0%	68.0%
Regional District of Kitimat-Stikine	10,685	10,705	10,965
% of all households	74.3%	72.6%	74.0%
District of New Hazelton	160	160	210
% of all households	61.5%	66.7%	72.4%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.5 Net Change in Owners

The District of New Hazelton experienced a net increase of 50 owner households between 2011 and 2016 while the Regional District of Kitimat-Stikine reported a net increase of 260 owner households between 2011 and 2016.

TABLE 2.5 NET CHANGE IN OWNERS

	2006 to 2011	2011 to 2016
British Columbia (#)	89,660	44,315
British Columbia (% change)	7.8%	3.6%
Regional District of Kitimat-Stikine (#)	20	260
Regional District of Kitimat-Stikine (% change)	no change	2.4%
District of New Hazelton (#)	no change	50
District of New Hazelton (% change)	no change	31.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.6 Owners with a Mortgage

Of the 205 owner households in the District of New Hazelton, 85 (42%) reported that they had a mortgage. Across the Regional District of Kitimat-Stikine, of the 9,235 households who were owners, 5,115 had a mortgage (47%). Province-wide, 727,680 households reported that they had a mortgage or 57% of all owner households.

TABLE 2.6 OWNERS WITH A MORTGAGE

	2006	2011	2016
British Columbia	644,560	688,530	727,680
% of all owners	56.3%	55.8%	56.9%
Regional District of Kitimat-Stikine	4,920	4,635	5,115
% of all owners	46.0%	43.3%	46.6%
District of New Hazelton	85	105	85
% of all owners	53.1%	65.6%	40.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.7 Total Renters

Of the 290 households living in the District of New Hazelton in 2016, 80 (28%) were renters. Across the Regional District of Kitimat-Stikine, there were 3,515 renter households (24% of all households). Province-wide, approximately 32% of households were renters in 2016.

TABLE 2.7 TOTAL RENTERS

	2006	2011	2016
British Columbia	494,000	525,000	599,360
% of all households	30.1%	29.8%	31.8%
Regional District of Kitimat-Stikine	3,370	3,590	3,515
% of all households	23.4%	24.3%	23.7%
District of New Hazelton	95	80	80
% of all households	36.5%	33.3%	27.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.8 Renters in Subsidized Housing

Of the 80 renter households in the District of New Hazelton, the Census identified 10 households living in subsidized housing¹. Across the Regional District of Kitimat-Stikine, the Census identified 450 renter households in subsidized housing. Province-wide there were 73,830 households living in subsidized housing.

TABLE 2.8 RENTERS IN SUBSIDIZED HOUSING

	2006	2011	2016
British Columbia	--	69,995	73,830
% of all renter households	--	13.5%	12.5%
Regional District of Kitimat-Stikine	--	570	450
% of all renter households	--	17.9%	14.6%
District of New Hazelton	--	--	10
% of all renter households	--	--	11.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.9 Average Household Size

At the time of the 2016 Census, the average household size in the District of New Hazelton was 2.3 persons which is lower than the average household size for the region (2.5 persons) and the Province (2.4 persons). The average household size in the District of New Hazelton has declined from 2.7 persons in 2011 to 2.3 persons in 2016. At the same time, the average household size in Regional District of Kitimat-Stikine has remained constant at 2.5 persons.

TABLE 2.9 AVERAGE HOUSEHOLD SIZE

	2006	2011	2016
British Columbia	2.5	2.5	2.4
Regional District of Kitimat-Stikine	2.6	2.5	2.5
District of New Hazelton	2.4	2.7	2.3

Source: Statistics Canada. Census 2006, 2011 and 2016

2.10 Number of Persons Per Household

There were 95 1-person households in the District of New Hazelton (33%) in 2016. Similarly, there were 110 2-person households and 85 households of 3 or more persons. The District of New Hazelton has a higher prevalence of single person households (33%) when compared to the Regional District of Kitimat-Stikine (27%) and the Province (29%).

TABLE 2.10 NUMBER OF PERSONS PER HOUSEHOLD

	1-person	2-person	3-person	4-person	5-person
British Columbia (#)	541,910	663,770	277,690	243,125	155,470
British Columbia (%)	28.8%	35.3%	14.8%	12.9%	8.3%
Regional District of Kitimat-Stikine (#)	3,990	5,225	2,300	1,910	1,390
Regional District of Kitimat-Stikine (%)	26.9%	35.3%	15.5%	12.9%	9.4%
District of New Hazelton (#)	95	110	30	30	25
District of New Hazelton (%)	32.8%	37.9%	10.3%	10.3%	8.6%

Source: Statistics Canada. Census 2016

¹ This number is based on information reported in the Census and is a less reliable measure than the subsidized housing measures reported by BC Housing and included in the next section of this report.

2.11 One Person Households

Approximately one in 3 households (33% of all households) in the District of New Hazelton in 2016 were single person households. At the same time, 27% of households in the Regional District of Kitimat-Stikine were 1-person households, while 29% of households across the Province were comprised of a single person.

TABLE 2.11 NUMBER OF 1-PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	460,575	497,215	541,925
British Columbia (%)	28.0%	28.2%	28.8%
Regional District of Kitimat-Stikine (#)	3,545	3,895	3,990
Regional District of Kitimat-Stikine (%)	24.7%	26.4%	26.9%
District of New Hazelton (#)	80	60	95
District of New Hazelton (%)	30.8%	25.0%	32.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.12 Two Person Households

Approximately 38% of households in the District of New Hazelton in 2016 were 2 person households. At the same time, 35% of households in the Regional District of Kitimat-Stikine were 2-person households as well as 35% of households across the Province.

Table 2.12 Number of 2-Person Households

	2006	2011	2016
British Columbia (#)	562,225	612,380	663,780
British Columbia (%)	34.2%	34.7%	35.3%
Regional District of Kitimat-Stikine (#)	4,770	5,135	5,225
Regional District of Kitimat-Stikine (%)	33.2%	34.8%	35.3%
District of New Hazelton (#)	70	70	110
District of New Hazelton (%)	26.9%	29.2%	37.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.13 Households of 3 or More Persons

Approximately 29% of all households in the District of New Hazelton in 2016 were comprised of 3 or more persons. Similarly, 38% of households in the Regional District of Kitimat-Stikine and 36% of households across the Province were comprised of 3 or more persons.

TABLE 2.13 NUMBER OF 3+-PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	620,355	655,035	676,260
British Columbia (%)	37.8%	37.1%	35.9%
Regional District of Kitimat-Stikine (#)	6,055	5,715	5,600
Regional District of Kitimat-Stikine (%)	42.1%	38.7%	37.8%
District of New Hazelton (#)	110	110	85
District of New Hazelton (%)	42.3%	45.8%	29.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.14 Family and Household Type

Of the 290 households living in the District of New Hazelton in 2016, 180 (62%) were census families while 105 (36%) were non-census families. Across the Regional District of Kitimat-Stikine, 67% of households were census families (9,895) while 31% (4,515) were non-census families. Across the Province as a whole, census families accounted for 64% of all households while non-census families accounted for 34% of the total.

TABLE 2.14 FAMILY AND HOUSEHOLD TYPE

	Total Households	Census Families	Multi-Family Households	Non-Census Families
British Columbia (#)	1,881,970	1,196,165	55,465	630,340
British Columbia (%)	100.0%	63.6%	2.9%	33.5%
Regional District of Kitimat-Stikine (#)	14,820	9,895	415	4,515
Regional District of Kitimat-Stikine (%)	100.0%	66.8%	2.8%	30.5%
District of New Hazelton (#)	290	180	10	105
District of New Hazelton (%)	100.0%	62.1%	3.4%	36.2%

Source: Statistics Canada. Census 2016

2.15 Census Family Households

Between 2011 and 2016, the District of New Hazelton reported a small increase in census family households while the Regional District of Kitimat-Stikine reported a small decrease. Across the Province, there were 1,196,165 census family households in 2016, an increase of more than 61,000 households compared to 2011. Approximately 62% of all households in the District of New Hazelton were census family households, a lower proportion when compared to the Regional District of Kitimat-Stikine (67%) and the Province as a whole (64%).

TABLE 2.15 CENSUS FAMILY HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	1,074,850	1,134,700	1,196,165
British Columbia (%)	65.4%	64.3%	63.6%
Regional District of Kitimat-Stikine (#)	10,085	9,985	9,895
Regional District of Kitimat-Stikine (%)	70.2%	67.7%	66.8%
District of New Hazelton (#)	165	175	180
District of New Hazelton (%)	63.5%	72.9%	62.1%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.16 Families with Children

Families with children accounted for 50% of census family households and 31% of all households in the District of New Hazelton in 2016. This translates into 90 households. Between 2011 and 2016, there was a decrease of 30 family households with children. Across the Regional District of Kitimat-Stikine, families with children accounted for 57% of all census families and 38% of all households in the region. Between 2011 and 2016, the number of families with children across the Regional District of Kitimat-Stikine region decreased by 220 households. Province-wide, there was an increase of more than 17,000 families with children between 2011 and 2016 although the actual proportion of families with children decreased.

TABLE 2.16

FAMILIES WITH CHILDREN

	2006	2011	2016
British Columbia (#)	572,565	650,475	668,365
British Columbia (%)	34.8%	36.9%	35.5%
Regional District of Kitimat-Stikine (#)	5,585	5,900	5,680
Regional District of Kitimat-Stikine (%)	38.9%	40.0%	38.3%
District of New Hazelton (#)	115	120	90
District of New Hazelton (%)	44.2%	50.0%	31.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.17 Families without Children

Families without children represent a growing demographic both in the District of New Hazelton and the Regional District of Kitimat-Stikine. At the time of the 2016 Census, there were 90 family households in the District of New Hazelton that did not have children living at home. This represents an increase of 40 households from 2011. Similarly, the Regional District of Kitimat-Stikine reported 4,215 family households without children, an increase of 130 households between 2011 and 2016. Province-wide, the number of families without children increased by more than 43,000 households between 2011 and 2016.

TABLE 2.17

FAMILIES WITHOUT CHILDREN

	2006	2011	2016
British Columbia (#)	424,895	484,225	527,795
British Columbia (%)	25.9%	27.4%	28.0%
Regional District of Kitimat-Stikine (#)	3,790	4,085	4,215
Regional District of Kitimat-Stikine (%)	26.4%	27.7%	28.4%
District of New Hazelton (#)	45	50	90
District of New Hazelton (%)	17.3%	20.8%	31.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.18 Non-Family Households

Non-family households include single person households as well as unrelated individuals sharing. In 2016, there were 105 non-family households living in the District of New Hazelton, 36% of all households, and an increase of 45 households between 2011 and 2016. The Regional District of Kitimat-Stikine reported 4,515 non-family households, 31% of all households. The Province experienced an increase of more than 50,000 non-family households between 2011 and 2016 with non-family households representing almost 34% of all households.

TABLE 2.18

NON-FAMILY HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	526,790	580,070	630,340
British Columbia (%)	32.1%	32.9%	33.5%
Regional District of Kitimat-Stikine (#)	3,895	4,375	4,515
Regional District of Kitimat-Stikine (%)	27.1%	29.7%	30.5%
District of New Hazelton (#)	90	60	105
District of New Hazelton (%)	34.6%	25.0%	36.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.19 Single Person Households

In 2016, there were 95 single person households living in the District of New Hazelton (33% of all households), an increase of 35 households when compared to 2011 when single person household accounted for 25% of all households. The Regional District of Kitimat-Stikine reported 3,990 single person households in 2016, 27% of all households and an increase of 95 households. The Province experienced an increase of more than 43,000 single person households.

TABLE 2.19 SINGLE PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	460,580	497,215	541,925
British Columbia (%)	28.0%	28.2%	28.8%
Regional District of Kitimat-Stikine (#)	3,540	3,895	3,990
Regional District of Kitimat-Stikine (%)	24.6%	26.4%	26.9%
District of New Hazelton (#)	85	60	95
District of New Hazelton (%)	32.7%	25.0%	32.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.20 Unrelated Persons Sharing

In 2016, there were 15 households living in the District of New Hazelton which included two or more unrelated persons sharing, an increase from no households of this type in 2011. Across the Regional District of Kitimat-Stikine, there were 525 households which included two or more unrelated persons sharing, an increase of 50 households between 2011 and 2016. Between 2011 and 2016, the Province reported an increase of more than 5,000 households comprised of two or more unrelated persons sharing.

TABLE 2.20 UNRELATED PERSONS SHARING

	2006	2011	2016
British Columbia (#)	66,210	82,855	88,415
British Columbia (%)	4.0%	4.7%	4.7%
Regional District of Kitimat-Stikine (#)	355	475	525
Regional District of Kitimat-Stikine (%)	2.5%	3.2%	3.5%
District of New Hazelton (#)	10	--	15
District of New Hazelton (%)	3.8%	--	5.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.21 Single Household Maintainer

The term household maintainer refers to the number of persons in a household who are responsible for carrying the cost of the housing including paying the rent or mortgage and other expenses. Of the 290 households living in the District of New Hazelton in 2016, 200 (69%) were maintained by a single household maintainer, an increase of 20 households from 2011. Across the Regional District of Kitimat-Stikine, 9,055 households had a single household maintainer (61%) in 2016, down from 9,200 (62%) in 2011.

TABLE 2.21 SINGLE HOUSEHOLD MAINTAINER

	2006	2011	2016
British Columbia (#)	1,001,195	1,038,910	1,091,500
British Columbia (%)	60.9%	58.9%	58.0%
Regional District of Kitimat-Stikine (#)	9,255	9,200	9,055
Regional District of Kitimat-Stikine (%)	64.4%	62.4%	61.1%
District of New Hazelton (#)	195	180	200
District of New Hazelton (%)	75.0%	75.0%	69.0%

Source: Statistics Canada. Census 2016

2.22 Two Household Maintainers

Of the 290 households in the District of New Hazelton in 2016, 90 (31%) had 2 household maintainers while this was the case for 5,250 households (35%) in the Regional District of Kitimat-Stikine. Province-wide, there were 725,675 households with two household maintainers (39%).

TABLE 2.22 TWO HOUSEHOLD MAINTAINERS

	2006	2011	2016
British Columbia (#)	603,520	673,940	725,675
British Columbia (%)	36.7%	38.2%	38.6%
Regional District of Kitimat-Stikine (#)	4,850	5,260	5,250
Regional District of Kitimat-Stikine (%)	33.7%	35.6%	35.4%
District of New Hazelton (#)	65	60	90
District of New Hazelton (%)	25.0%	25.0%	31.0%

Source: Statistics Canada. Census 2016

2.23 Three Household Maintainers

There is a growing number of households with 3 or more household maintainers across the Regional District of Kitimat-Stikine. At the time of the 2016 Census, there were 515 households living in the Regional District of Kitimat-Stikine which reported 3 or more household maintainers, a significant increase of 220 households between 2011 and 2016. At the same time, in 2016 there were no households with 3 or more maintainers living in the District of New Hazelton. Province-wide, there were 64,795 households with 3 or more household maintainers, an increase of 13,015 households.

TABLE 2.23 THREE HOUSEHOLD MAINTAINERS

	2006	2011	2016
British Columbia (#)	38,430	51,780	64,795
British Columbia (%)	2.3%	2.9%	3.4%
Regional District of Kitimat-Stikine (#)	275	295	515
Regional District of Kitimat-Stikine (%)	1.9%	2.0%	3.5%
District of New Hazelton (#)	--	--	--
District of New Hazelton (%)	--	--	--

Source: Statistics Canada. Census 2016

2.24 Age of Household Maintainer

In 2016, there were no households in the District of New Hazelton led by someone under the age of 25. At the same time, 90 households (31%) in the District of New Hazelton were led by someone between the ages of 25 and 44. There were an additional 90 households (31%) led by someone between the ages of 45 to 64 and 110 households (38%) where the primary household maintainer was 65 or older. Across the Regional District of Kitimat-Stikine, there were 485 households led by someone under the age of 25 (3%) as well as an additional 4,305 households (29%) led by someone between the ages of 25 and 44. There were also 6,445 households (44%) where the primary household maintainer was between the ages of 45 and 64, and 3,585 households (24%) where the primary household maintainer was 65 or older.

Table 2.24 Age of Household Maintainer (2016)

	Under 25	25 to 44	45 to 64	65 and older
British Columbia (#)	58,620	558,140	768,730	496,480
British Columbia (%)	3.1%	29.7%	40.8%	26.4%
Regional District of Kitimat-Stikine (#)	485	4,305	6,445	3,585
Regional District of Kitimat-Stikine (%)	3.3%	29.0%	43.5%	24.2%
District of New Hazelton (#)	--	90	90	110
District of New Hazelton (%)	--	31.0%	31.0%	37.9%

Source: Statistics Canada. Census 2016

2.25 Age of Household Maintainer by Tenure

In 2016, 76% of owner households were 45 years of age or older including 42% who were 65 or older. Almost half of renter households (44%) were between the ages of 25 to 44 years while 22% were 45 to 64 years and 33% were 65 years or older. No renters or owners in the District of New Hazelton were under the age of 25.

TABLE 2.25 AGE OF HOUSEHOLD MAINTAINER BY TENURE

	Under 25	25 to 44	45 to 64	65 and older
British Columbia (#)	58,620	558,140	768,730	496,480
Owners	12,090	297,635	569,260	400,035
Renters	46,405	259,250	197,880	95,815
% of Owners	0.9%	23.3%	44.5%	31.3%
% of Renters	7.7%	43.3%	33.0%	16.0%
	Under 25	25 to 44	45 to 64	65 and older
Regional District of Kitimat-Stikine (#)	485	4,305	6,445	3,585
Owners (#)	160	2,650	5,150	3,005
Renters (#)	325	1,540	1,140	515
% of Owners	1.5%	24.2%	47.0%	27.4%
% of Renters	9.2%	43.8%	32.4%	14.6%
	Under 25	25 to 44	45 to 64	65 and older
District of New Hazelton (#)	--	90	90	110
Owners (#)	--	50	70	85
Renters (#)	--	40	20	30
% of Owners	--	24.4%	34.1%	41.5%
% of Renters	--	44.4%	22.2%	33.3%

Source: Statistics Canada. Census 2016

2.26 Senior-Led Households

The District of New Hazelton has a larger proportion of senior-led households when compared to the Regional District of Kitimat-Stikine or the Province. At the time of the 2016, 110 households in the District of New Hazelton (38%) were led by a senior. As well, in 2016, there were 10 households living in the District of New Hazelton where the primary household maintainer was 85 or older, representing 3% of all households. In the Regional District of Kitimat-Stikine, there were 255 households where the primary household maintainer was 85 years old or older (2%). Of the senior-led households living in the District of New Hazelton, there were 85 households led by a senior between the ages of 65 and 74 (29%), and 20 households led by a senior between the ages of 75 to 84 (7%). Across the Regional District of Kitimat-Stikine, there were 2,160 households led by a senior between the ages of 65 and 74 (15%) and an additional 1,170 households led by someone between the ages of 75 and 84 (8%). Province-wide, 26% of all households were led by a senior including 288,165 households (15%) led by someone between the ages of 65 and 74. There were also 152,230 households (8%) led by someone between the ages of 75 and 84 as well as 56,085 households (3%) led by someone 85 and older.

TABLE 2.26 SENIOR-LED HOUSEHOLDS (2016)

	Senior-Led Households	65 to 74	75 to 84	85 and older
British Columbia (#)	496,480	288,165	152,230	56,085
British Columbia (%)	26.4%	15.3%	8.1%	3.0%
Regional District of Kitimat-Stikine (#)	3,585	2,160	1,170	255
Regional District of Kitimat-Stikine (%)	24.2%	14.6%	7.9%	1.7%
District of New Hazelton (#)	110	85	20	10
District of New Hazelton (%)	37.9%	29.3%	6.9%	3.4%

Source: Statistics Canada. Census 2016

Notes on Data Suppression for Smaller Geographies in Addition to Random Rounding
 In addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondents' personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size. For example, areas with a population of less than 40 persons are suppressed. If the community searched has a population of less than 40 persons, only the total population counts will be available. Suppression of data can be due to poor data quality or to other technical reasons. Additional details are included in Appendix C. Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

HOUSING CHOICES

3.0 Housing Choices

This section includes information on the housing choices available to households living in the District of New Hazelton and includes comparative information for the Regional District of Kitimat-Stikine and the Province as a whole. This section includes information on the different types of housing available to rent or own as well as the different sources of rental supply. This section also includes considerations related to the age of the stock as well as the different types of housing supports available through Provincial housing programs. Table 3.1 provides some of the key findings related to the District of New Hazelton as they relate to local housing demand. The darker circles signify some of the supply-side considerations that can have an impact on existing and emerging housing needs while the lighter circles signal that this may be less of a concern for the District of New Hazelton.

3.1 Measures Related to Housing Choices in District of New Hazelton

TABLE 3.1 MEASURES RELATED TO HOUSING CHOICES IN THE DISTRICT OF NEW HAZELTON

<p>Single detached family housing Of the families and individuals living in the District of New Hazelton in 2016, 175 (60%) were living in single detached housing.</p>	○
<p>Semi-detached, duplex, rowhouse and townhouse units Of the families and individuals living in the District of New Hazelton in 2016, there were 35 households living in semi-detached, duplex, rowhouse and townhouse units.</p>	○
<p>Apartment stock Of the families and individuals living in the District of New Hazelton in 2016, there were 20 households living in apartment units (8% of the total stock).</p>	○
<p>Apartment duplex units – garden and basement suites Of the families and individuals living in the District of New Hazelton, none were living in duplex units such as garden or basement suites.</p>	●
<p>Manufactured home or moveable dwelling Of the households in the District of New Hazelton in 2016, 60 (21%) were living in a manufactured home or moveable dwelling.</p>	●
<p>Purpose-built rental housing Traditional purpose-built rental housing is typically in the form of apartment units and is typically considered to be a more stable source of rental housing supply when compared to rented single detached, row house or townhouse units. At the time of the 2016 Census, there were 20 purpose-built rental apartment units in the District of New Hazelton.</p>	○
<p>Rental units that are part of the secondary rental market Rented single detached, semi-detached, row house and townhouse units as well as manufactured homes are part of the secondary rental market. In the District of New Hazelton, 60 renter households were living in housing that is part of the secondary rental market (75% of the total rental housing supply). This form of housing is often viewed as a less stable source of rental supply.</p>	●
<p>Number of units (units with no bedrooms) Of the housing in the District of New Hazelton in 2016, there were no bachelor and studio units available even though there is a significant level of demand from smaller households.</p>	●

<p>Number of units (1-bedroom units) Of the housing in the District of New Hazelton in 2016, there were 25 1-bedroom units, representing 9% of the housing stock.</p>	●
<p>Number of units (2-bedroom units) Of the housing in the District of New Hazelton in 2016, there were 95 2-bedroom units, representing 33% of the housing stock.</p>	○
<p>Number of units (3-bedroom units) Of the housing in the District of New Hazelton in 2016, there were 85 3-bedroom units, representing 29% of the housing stock.</p>	○
<p>Number of units (4+-bedroom units) Of the housing in the District of New Hazelton in 2016, there were 85 4-bedroom units, representing 29% of the housing stock.</p>	○
<p>Age of the stock (period of construction) A large proportion of the housing stock in the District of New Hazelton is older stock including 60% of all units built in 1980 or earlier. As of 2016, only 40 units (14% of the stock) had been built since 2001.</p>	●
<p>Access to subsidized housing BC Housing produces an annual Unit Count Report which shows the total number of households living in subsidized housing or receiving housing assistance across the Province. In March 2020, BC Housing reported that there were 708 households in the Regional District of Kitimat-Stikine who were receiving some form of housing assistance. In the District of New Hazelton, there were 28 individuals who were receiving housing assistance including 20 units of seniors housing and 8 units in the form of SAFER or RAP.</p>	●

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Additional details are included in Appendix C.

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

This section provides additional details about the choices in the District of New Hazelton:

3.2 Single Detached Units

At the time of the 2016 Census, the District of New Hazelton had 175 single detached housing units, a decrease of 20 units between 2011 and 2016. At the same time, the Regional District of Kitimat-Stikine reported a net decrease of 150 single detached units between 2011 and 2016. Between 2011 and 2016, the Province reported a net decrease of more than 11,000 single detached units between 2011 and 2016. In looking at the 2016 Census, 60% of the housing stock in the District of New Hazelton was single-detached compared to 72% in the Regional District of Kitimat-Stikine.

TABLE 3.2 SINGLE DETACHED HOUSING UNITS

	2006	2011	2016
British Columbia (#)	807,940	841,950	830,595
British Columbia (%)	49.2%	47.7%	44.1%
Regional District of Kitimat-Stikine (#)	10,470	10,810	10,660
Regional District of Kitimat-Stikine (%)	72.8%	73.3%	71.9%
District of New Hazelton (#)	185	195	175
District of New Hazelton (%)	71.2%	81.3%	60.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.3 Semi-Detached, Duplex, Rowhouse and Townhouse Units

At the time of the 2016 Census, the District of New Hazelton reported 35 semi-detached, duplex, rowhouse or townhouse units, an increase of 20 units between 2011 and 2016. At the same time, the Regional District of Kitimat-Stikine reported 1,810 units of this type of housing, an increase of 65 units between 2011 and 2016. Across the Province, there were 226,780 semi-detached, duplex, rowhouse or townhouse units, an increase of more than 46,000 units between 2011 and 2016. In looking at the 2016 Census, this form of housing accounts for 14% of the total housing stock in the District of New Hazelton compared to 13% of the total stock in the Regional District of Kitimat-Stikine region and 12% of the stock across the Province.

TABLE 3.3 SEMI-DETACHED, DUPLEX, ROWHOUSE AND TOWNHOUSE UNITS

	2006	2011	2016
British Columbia (#)	167,085	180,520	226,780
British Columbia (%)	10.2%	10.2%	12.1%
Regional District of Kitimat-Stikine (#)	1,795	1,745	1,810
Regional District of Kitimat-Stikine (%)	12.5%	12.1%	12.6%
District of New Hazelton (#)	35	15	35
District of New Hazelton (%)	13.5%	5.8%	13.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.4 Apartment Units

At the time of the 2016 Census, there were 20 apartment units in the District of New Hazelton, an increase from 0 units in 2011. In the Regional District of Kitimat-Stikine there were 985 apartment units, a decrease of 50 units between 2011 and 2016. Across British Columbia, there were 562,635 apartment units, an increase of more than 58,000 units between 2011 and 2016. In the District of New Hazelton, apartment stock accounted for 8% of the total housing stock while this form of housing accounted for 7% of the total stock in the Regional District of Kitimat-Stikine and 30% of the housing stock across the Province.

TABLE 3.4 APARTMENT UNITS

	2006	2011	2016
British Columbia (#)	461,130	504,040	562,635
British Columbia (%)	28.1%	28.6%	29.9%
Regional District of Kitimat-Stikine (#)	1,030	1,035	985
Regional District of Kitimat-Stikine (%)	7.2%	7.2%	6.9%
District of New Hazelton (#)	10	N/A	20 ²
District of New Hazelton (%)	3.8%	N/A	7.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.5 Apartment Duplex Units – Garden and Basement Suites

Apartment duplex units include accessory units such as garden or basement suites. At the time of the 2016 Census, there were no apartment duplex units recorded in the District of New Hazelton. Region-wide, there were 465 apartment duplex units accounting for 3% of the total housing stock in the Regional District of Kitimat-Stikine. Apartment duplex units comprise 12% of the housing stock across the Province as a whole.

TABLE 3.5 APARTMENT DUPLEX UNITS- GARDEN AND BASEMENT SUITES

	2006	2011	2016
British Columbia (#)	163,730	180,520	226,780
British Columbia (%)	10.0%	10.2%	12.1%
Regional District of Kitimat-Stikine (#)	380	330	465
Regional District of Kitimat-Stikine (%)	2.6%	2.2%	3.1%
District of New Hazelton (#)	N/A	N/A	N/A
District of New Hazelton (%)	N/A	N/A	N/A

Source: Statistics Canada. Census 2006, 2011 and 2016

² These numbers should be used with caution as census rounding, and smaller geographies can affect the overall reliability of the information as reported. There may be better local information or measures that can help to offer more meaningful insights.

3.6 Moveable Dwelling Units

At the time of the 2016 Census, there were 60 moveable dwellings in the District of New Hazelton (21% of the housing stock). In the Regional District of Kitimat-Stikine region, there were 905 moveable dwelling units across the region, an increase of 80 units between 2011 and 2016. Within the Regional District of Kitimat-Stikine, moveable dwellings accounted for 6% of the total housing stock compared to 3% of the total housing stock Province-wide.

TABLE 3.6 MOVEABLE DWELLING UNITS

	2006	2011	2016
British Columbia (#)	43,265	47,240	49,585
British Columbia (%)	2.6%	2.7%	2.6%
Regional District of Kitimat-Stikine (#)	695	825	905
Regional District of Kitimat-Stikine (%)	4.8%	5.6%	6.1%
District of New Hazelton (#)	35	N/A	60
District of New Hazelton (%)	13.5%	N/A	20.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Additional details are included in Appendix C.

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3.7 Housing Type by Tenure

The following table shows the mix of housing types and tenure profile for the housing stock in the Regional District of Kitimat-Stikine as well as the mix of units in the District of New Hazelton. As shown below, just over 10% of single detached housing units in the Regional District of Kitimat-Stikine and the District of New Hazelton are rented. This is also the case for 71% of the semi-detached and row house stock. Similarly, approximately 1 in 5 manufactured home units in the Regional District of Kitimat-Stikine and 1 in 4 manufactured home units in the District of New Hazelton are rented.

TABLE 3.7 HOUSING TYPE BY TENURE

British Columbia						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	1,881,965	830,595	212,370	385,125	226,780	49,585
Owners (#)	1,279,025	727,615	148,775	148,555	131,895	41,330
Renters (#)	599,360	100,285	62,965	333,190	94,775	8,135
Owners (%)	68.0%	87.6%	70.1%	40.8%	58.2%	83.4%
Renters (%)	31.8%	12.1%	29.6%	59.2%	41.8%	16.4%
Regional District of Kitimat-Stikine						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	14,820	10,660	1,810	985	465	905
Owners (#)	10,965	9,105	875	75	220	690
Renters (#)	3,515	1,265	895	905	245	205
Owners (%)	74.0%	85.4%	48.3%	7.6%	47.3%	76.2%
Renters (%)	23.7%	11.9%	49.4%	91.9%	52.7%	22.7%
District of New Hazelton						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	290	175	35	20	N/A	60
Owners (#)	205 ³	155	10	N/A	N/A	40
Renters (#)	80	20	25	20	N/A	15
Owners (%)	70.7%	88.6%	28.6%	N/A	N/A	66.7%
Renters (%)	27.6%	11.4%	71.4%	100.0%	N/A	25.0%

³ This difference is attributable to data rounding used by Statistics Canada to protect the privacy and confidentiality of respondents in smaller communities. See Technical Appendix C for additional detail. The baseline measure used in this report is 210 owners and 80 renters in the District of New Hazelton.

Upper Skeena Housing Needs Report District of New Hazelton

3.8 Number of Bedrooms

A large proportion of the housing stock in the District of New Hazelton is in the form of larger 3- or 4-bedroom units while there is a limited supply of smaller 1-bedroom units. In the District of New Hazelton in 2016, there were 170 units of 3- or 4-bedrooms accounting for 59% of the total housing stock. At the same time, there were 25 1-bedroom units in the District of New Hazelton, accounting for 9% of the stock. Across the Regional District of Kitimat-Stikine, there were 10,610 units with 3 or 4 bedrooms, accounting for 72% of the total housing stock. There were also 980 1-bedroom units across the Regional District of Kitimat-Stikine accounting for 7% of the total stock. Across the District of New Hazelton, there were 95 2-bedroom units which accounted for 33% of the stock. Province-wide, 55% of the housing stock was in the form of larger 3- and 4- bedroom units while 1-bedroom units accounted for 17% of all units. There were also 514,015 2-bedroom units Province-wide representing 27% of the total stock.

TABLE 3.8 NUMBER OF BEDROOMS

	No bedrooms	1 Bedroom	2 Bedroom	3 Bedroom	4 or more bedrooms
British Columbia (#)	22,710	311,035	514,015	513,135	521,075
British Columbia (%)	1.2%	16.5%	27.3%	27.3%	27.7%
Regional District of Kitimat-Stikine (#)	60	980	3,170	5,635	4,975
Regional District of Kitimat-Stikine (%)	0.4%	6.6%	21.4%	38.0%	33.6%
District of New Hazelton (#)	N/A	25	95	85	85
District of New Hazelton (%)	N/A	8.6%	32.8%	29.3%	29.3%

Source: Statistics Canada. Census 2016

3.9 Units with No Bedrooms

There were no housing units in the District of New Hazelton which had no bedrooms (0% of the total housing stock). Across the Regional District of Kitimat-Stikine, there were 60 bachelor or studio units (units with no bedrooms). Provide-wide, bachelor units or studio units represent approximately 1% of the total housing stock.

TABLE 3.9 NO BEDROOMS

	2006	2011	2016
British Columbia (#)	64,355	31,900	22,710
British Columbia (%)	3.9%	1.8%	1.2%
Regional District of Kitimat-Stikine (#)	265	75	60
Regional District of Kitimat-Stikine (%)	1.8%	0.5%	0.4%
District of New Hazelton (#)	N/A	N/A	N/A
District of New Hazelton (%)	N/A	N/A	N/A

Source: Statistics Canada. Census 2006, 2011 and 2016

3.10 1-Bedroom Units

There were 25 1-bedroom housing units in the District of New Hazelton in 2016 representing 9% of the stock. In 2016, the Regional District of Kitimat-Stikine had 980 1-bedroom units representing 7% of the stock. Province-wide in 2016, there were 311,035, 1-bedroom units representing 17% of the stock.

TABLE 3.10 1-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	258,220	281,675	311,035
British Columbia (%)	15.7%	16.0%	16.5%
Regional District of Kitimat-Stikine (#)	1,170	935	980
Regional District of Kitimat-Stikine (%)	8.1%	6.3%	6.6%
District of New Hazelton (#)	45	25	25
District of New Hazelton (%)	17.3%	10.4%	8.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.11 2-Bedroom Units

There were 95 2-bedroom units in the District of New Hazelton in 2016 representing 33% of the stock. In 2016, the Regional District of Kitimat-Stikine had 3,170 2-bedroom units representing 21% of the stock. Province-wide in 2016, there were 514,015 2-bedroom units representing 27% of the stock.

TABLE 3.11 2-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	429,020	472,285	514,015
British Columbia (%)	26.1%	26.8%	27.3%
Regional District of Kitimat-Stikine (#)	2,965	3,130	3,170
Regional District of Kitimat-Stikine (%)	20.6%	21.2%	21.4%
District of New Hazelton (#)	50	70	95
District of New Hazelton (%)	19.2%	29.2%	32.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.12 3-Bedroom Units

There were 85 3-bedroom units in the District of New Hazelton in 2016 representing 29% of the stock. In 2016, the Regional District of Kitimat-Stikine had 5,635 3-bedroom units representing 38% of the stock. Province-wide in 2016, there were 513,135, 3-bedroom units comprising 27% of the stock.

TABLE 3.12 3-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	481,495	499,495	513,135
British Columbia (%)	29.3%	28.3%	27.3%
Regional District of Kitimat-Stikine (#)	5,670	5,645	5,635
Regional District of Kitimat-Stikine (%)	39.4%	38.3%	38.0%
District of New Hazelton (#)	120	75	85
District of New Hazelton (%)	46.2%	31.3%	29.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.13 4+-Bedroom Units

There were 85 units with 4 or more bedrooms in the District of New Hazelton in 2016 representing 29% of the stock. In 2016, the Regional District of Kitimat-Stikine had 4,975 units with 4 or more -bedrooms, comprising 34% of the stock. Province-wide in 2016, there were 531,075, units of housing which had 4 or more bedrooms, representing 28% of the stock.

TABLE 3.13 4+-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	410,065	479,280	521,075
British Columbia (%)	25.0%	27.2%	27.7%
Regional District of Kitimat-Stikine (#)	4,300	4,965	4,975
Regional District of Kitimat-Stikine (%)	29.9%	33.6%	33.6%
District of New Hazelton (#)	40	70	85
District of New Hazelton (%)	15.4%	29.2%	29.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.14 Bedroom Size by Tenure (#)

The following table shows the different housing sizes and number of bedrooms by tenure for the Regional District of Kitimat-Stikine as well as the District of New Hazelton. As shown below, within the District of New Hazelton, most of the smaller units (1-bedroom units) were rented while the larger units (3-bedroom and 4-bedroom units) were owned. There was an even split of 2-bedroom units between owners and renters.

TABLE 3.14 NUMBER OF UNITS BY BEDROOM SIZE

	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
British Columbia						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	1,881,970	22,710	311,035	514,015	513,135	521,075
Owners (#)	1,279,020	2,575	84,665	305,485	413,750	472,550
Renters (#)	599,360	20,125	226,110	207,670	97,960	47,495
Owners (%)	68.0%	11.3%	27.2%	59.4%	80.6%	90.7%
Renters (%)	31.8%	88.6%	72.7%	40.4%	19.1%	9.1%
Regional District of Kitimat-Stikine						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	14,820	60	980	3,170	5,635	4,975
Owners (#)	10,965	10	315	1,825	4,415	4,395
Renters (#)	3,515	55	650	1,275	1,050	490
Owners (%)	74.0%	16.7%	32.1%	57.6%	78.3%	88.3%
Renters (%)	23.7%	91.7%	66.3%	40.2%	18.6%	9.8%
District of New Hazelton						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	290	N/A	25	95	85	85
Owners (#)	205 ¹	N/A	N/A	50	85	70
Renters (#)	80	N/A	20	50	N/A	N/A
Owners (%)	70.7%	N/A	N/A	52.6%	100.0%	82.4%
Renters (%)	27.6%	N/A	80.0%	52.6%	N/A	N/A

Source: Statistics Canada. Census 2016

¹ This difference is attributable to data rounding used by Statistics Canada to protect the privacy and confidentiality of respondents in smaller communities. See Technical Appendix C for additional detail. The baseline measure used in this report is 210 owners and 80 renters in the District of New Hazelton.

3.15 Period of Construction

Sixty percent of the housing stock in the District of New Hazelton was built before 1980 (175 units) while there were an additional 75 units (40%) built between 1981 and 2000. Since 2001, there have been 40 units built (14% of the total stock) including 15 units built between 2011 and 2016 (5% of the stock). Across the Regional District of Kitimat-Stikine there were 8,685 units built before 1980 (59% of the stock). There were an additional 4,730 units built between 1981 and 2000 (32% of the stock). Since 2000, there have been 1,410 housing units built across the Regional District of Kitimat-Stikine, approximately 10% of the total housing stock.

TABLE 3.15 HOUSING STOCK BY PERIOD OF CONSTRUCTION

	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
British Columbia (#)	267,560	559,485	621,425	297,290	136,210
British Columbia (%)	14.2%	29.7%	33.0%	15.8%	7.2%
Regional District of Kitimat-Stikine (#)	2,675	6,010	4,730	870	540
Regional District of Kitimat-Stikine (%)	18.0%	40.6%	31.9%	5.9%	3.6%
District of New Hazelton (#)	40	135	75	25	15
District of New Hazelton (%)	13.8%	46.6%	25.9%	8.6%	5.2%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Additional details are included in Appendix C.

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3.16 Period of Construction by Tenure (#)

Across the Regional District of Kitimat-Stikine, there were 540 new housing units built since 2011 including 410 units (76%) which were owned as well as 110 units (20%) which were rented. Within the District of New Hazelton, there has been only limited housing construction since 2001 including no new units of rental housing.

TABLE 3.16 PERIOD OF CONSTRUCTION BY TENURE (#)

	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
British Columbia						
	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
Total Households	1,881,970	267,560	559,485	621,425	297,290	136,210
Owners (#)	1,279,025	167,340	340,675	458,365	215,915	96,730
Renters (#)	599,360	100,150	218,245	161,030	80,690	39,255
Owners (%)	68.0%	62.5%	60.9%	73.8%	72.6%	71.0%
Renters (%)	31.8%	37.4%	39.0%	25.9%	27.1%	28.8%
Regional District of Kitimat-Stikine						
	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
Total Households	14,820	2,675	6,010	4,730	870	540
Owners (#)	10,960	2,065	4,515	3,405	565	410
Renters (#)	3,515	605	1,460	1,115	225	110
Owners (%)	74.0%	77.2%	75.1%	72.0%	64.9%	75.9%
Renters (%)	23.7%	22.6%	24.3%	23.6%	25.9%	20.4%
District of New Hazelton						
	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
Total Households	290	40	135	75	25	15
Owners (#)	210	30	100	50	20	N/A
Renters (#)	80	10	30	25	N/A	N/A
Owners (%)	72.4%	75.0%	74.1%	66.7%	80.0%	N/A
Renters (%)	27.6%	25.0%	22.2%	33.3%	N/A	N/A

Source: Statistics Canada. Census 2016

3.17 Migration Patterns

In 2016, there were approximately 90 individuals living in the District of New Hazelton who reported that they moved in the year prior to the Census, including 50 individuals who moved to the District of New Hazelton from elsewhere. Across the Regional District of Kitimat-Stikine, there were 4,840 individuals who reported that they had moved to the region in the year prior to the Census, including 2,120 individuals who reported that they had moved from elsewhere. It is also worth noting that 87% of all residents in the Regional District of Kitimat-Stikine and 86% of residents in the District of New Hazelton did not move in the year prior to the Census.

TABLE 3.17 MIGRATION PATTERNS

	2006	2011	2016
British Columbia			
Non-Movers (#)	3,334,745	3,665,455	3,811,370
Non-Movers (%)	83.1%	85.6%	84.4%
Movers (#)	680,295	616,645	705,445
Movers (%)	16.9%	14.4%	15.6%
Migrants (#)	307,850	268,810	318,825
Migrants (%)	7.7%	6.3%	7.1%
Internal Migrants (#)	247,315	212,385	249,965
Internal Migrants (%)	6.2%	5.0%	5.5%
Regional District of Kitimat-Stikine			
Non-Movers (#)	32,720	31,295	31,650
Non-Movers (%)	87.5%	85.7%	86.7%
Movers (#)	4,655	5,235	4,840
Movers (%)	12.5%	14.3%	13.3%
Migrants (#)	1,690	2,245	2,120
Migrants (%)	4.5%	6.1%	5.8%
Internal Migrants (#)	1,640	2,085	2,015
Internal Migrants (%)	4.4%	5.7%	5.5%
District of New Hazelton			
Non-Movers (#)	565	500	560
Non-Movers (%)	90.4%	80.6%	86.2%
Movers (#)	60	120	90
Movers (%)	9.6%	19.4%	13.8%
Migrants (#)	45	85	50
Migrants (%)	7.2%	13.7%	7.7%
Internal Migrants (#)	50	85	50
Internal Migrants (%)	8.0%	13.7%	7.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.18 Tenure Profile of Movers

In looking at the tenure profile of movers, it important to note that movers can include those who were already living in the community or region but who moved to a different address. Of those living in the District of New Hazelton who reported that they had moved in the year prior to the 2016 Census, the majority (74%) were owners while approximately 1 in 5 households (22%) who moved to the community were renters. The general tenure profile of movers is comparable to the general profile of households moving to the broader Regional District of Kitimat-Stikine.

TABLE 3.18 TENURE PROFILE OF MOVERS

British Columbia			
	2006	2011	2016
Total Movers	680,295	616,645	705,445
Owners who Moved	355,920	300,600	348,475
Renters who Moved	322,890	314,210	355,890
Owners	52.3%	48.7%	49.4%
Renters	47.5%	51.0%	50.4%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Movers	14,820	2,675	6,010
Owners who Moved	10,960	2,065	4,515
Renters who Moved	3,515	605	1,460
Owners	74.0%	77.2%	75.1%
Renters	23.7%	22.6%	24.3%
District of New Hazelton			
	2006	2011	2016
Total Movers	290	40	135
Owners who Moved	210	30	100
Renters who Moved	80	10	30
Owners	72.4%	75.0%	74.1%
Renters	27.6%	25.0%	22.2%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Additional details are included in Appendix C. Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

3.19 The Inventory of Subsidized Housing Units

This section includes information on the inventory of subsidized housing available to families and individuals in different economic circumstances and lifecycle stages with the information below showing the mix of units and programs funded by BC Housing both within the Regional District of Kitimat-Stikine as well as the District of New Hazelton. As noted below, there were a total of 708 units of housing across the Regional District of Kitimat-Stikine funded by BC Housing in 2020. In the District of New Hazelton, there were 20 units of seniors' housing as well as 8 households that were receiving rent assistance through the Province's SAFER (Shelter-Aid for Elderly Renters) and RAP (Rental Assistance for Families).

TABLE 3.19 INVENTORY OF SUBSIDIZED HOUSING UNITS

	Province	Region	New Hazelton
Emergency shelter space	2,098	16	--
Homeless rent supplements	3,751	65	--
Transitional and supportive housing	11,204	60	--
Service Allocation – Housing for the Homeless	17,053	141	--
Housing for frail seniors	10,411	43	--
Group homes and special needs housing	6,048	25	--
Transitional housing for women and children fleeing violence	875	46	--
Service Allocation- Transitional, Supported, Assisted	17,334	114	--
Housing for low-income families	20,005	248	--
Housing for low-income seniors	20,095	106	20
Service Allocation – Independent Social Housing	40,100	354	20
Rental Assistance (RAP) for families ⁴	9,423	33	--
Shelter Aid for Elderly Renters (SAFER) ⁵	23,347	66	--
Service Allocation- Private Market Rent Assistance	32,770	99	8
Homeownership (BC HOME Partnership)	2,208	--	--
Service Allocation – Homeownership	--	--	--
Total Inventory of Subsidized Housing	110,465	708	28

Source: BC Housing Research and Corporate Planning, Unit Count Reporting Model, March 2020

⁴ Households receiving assistance under the RAP program receive the difference between the cost of their housing and the amount of rent that they can afford to pay up to a maximum rent ceiling of \$1,067 for a family of 3 and \$1,117 for a family of 4.

⁵ Households receiving assistance under the SAFER program receive the difference between the cost of their housing and the amount of rent that they can afford to pay up to a maximum rent ceiling of \$734.

INCOME PROFILE AND HOUSING COSTS

4.0 Income and Housing Cost

Income plays a central role in determining the housing choices available to families and individuals. This section provides information on the housing costs and incomes for households living in the District of New Hazelton as well as comparative information for the Regional District of Kitimat-Stikine and the Province as a whole. Table 4.1 provides information on the general income and housing cost profile including specific considerations related to housing affordability as well as future housing choices. The darker circles highlight factors which can affect the mix of housing choices available to families and individuals in the District of New Hazelton including housing cost and affordability pressures.

TABLE 4.1 KEY HOUSING INDICATORS AND OUTCOMES RELATED TO HOUSING COSTS

<p>Average household income In 2016, the average household income in the District of New Hazelton was \$70,950 (2015 incomes) which was \$15,614 (22%) below the average household income for the region.</p>	●
<p>Median household income In 2016, the median household income in the District of New Hazelton was \$61,176 (2015 incomes) which was \$10,358 (17%) below the median household income for the region.</p>	●
<p>Affordability threshold for households in low and very low income Households in low and very low incomes are households with an annual income that is between 30% and 50% of the area median income (AMI) which is typically set at the regional income. Based on the 2016 Census, the median household income for the Regional District of Kitimat-Stikine was \$71,534 which means that the affordability threshold for households with low or very low incomes was between \$21,500 and \$35,500. An affordable rent or housing cost for these households is between \$538 to \$888 per month.</p>	●
<p>Affordability threshold for households in low and low to moderate income Households in low and low to moderate incomes are households with an annual income that is between 50% and 80% of the area median income (AMI). Based on the median income of \$71,534 for the Regional District of Kitimat-Stikine, the affordability threshold for a household with low or low to moderate incomes is between \$35,500 and \$57,000. An affordable rent or housing cost for these households is between \$888 to \$1,425 per month.</p>	●
<p>Household incomes In 2016, there were 75 households in the District of New Hazelton with an annual income of \$35,000 or less. This represents 1 in 4 households (26% of total households). Of the 75 households, 30 households living in the District of New Hazelton with an annual income of less than \$20,000.</p>	●
<p>The cost of ownership Ownership costs in the District of New Hazelton are more affordable when compared to the broader Regional District of Kitimat-Stikine. Based on 2016 Census, average monthly housing costs reported across owners in the District of New Hazelton was \$757 per month compared to \$970 per month across the Regional District of Kitimat-Stikine.</p>	○
<p>The cost of renting Renting in the District of New Hazelton is more affordable when compared to the broader Regional District of Kitimat-Stikine. Based on 2016 Census, the average monthly housing cost reported across renters in the District of New Hazelton was \$668 per month compared to \$919 across the Regional District of Kitimat-Stikine.</p>	○

This section provides details on household incomes and housing costs in the District of New Hazelton:

4.2 Average Household Income

At the time of the 2016 Census, the average household income in the District of New Hazelton was \$70,950 which was \$4,062 higher than the corresponding rate in 2011. At the same time, the average household income was \$15,614 (22%) lower than the 2016 average household income for the Regional District of Kitimat-Stikine and \$23,228 (27%) lower than the 2016 average household income across the Province.

TABLE 4.2 AVERAGE HOUSEHOLD INCOME

	2006	2011	2016
British Columbia	\$80,072	\$84,086	\$90,354
Regional District Kitimat-Stikine	\$71,329	\$73,619	\$86,564
District of New Hazelton	\$57,225	\$66,888	\$70,950

Census 2006, 2011 and 2016

4.3 Average Household Income by Tenure

The table below includes information on the average household income of renters and owners living in the District of New Hazelton as well as the Kitimat-Stikine region and the Province as a whole. In 2016, the average household income (2015 incomes) for owners living in New Hazelton was \$81,906 while the average household income reported across renter households was \$43,394 which was 53% of the average household income of owners. The average household income for owners living in the Kitimat-Stikine region was \$96,558, while the average household income for renters living in the was \$59,038, which was 61% of the average household income of owners.

TABLE 4.3 AVERAGE HOUSEHOLD INCOME BY TENURE

	2006	2011	2016
British Columbia			
Total	\$80,072	\$84,086	\$90,354
Owners	\$93,202	\$96,840	\$105,394
Renters	\$49,988	\$54,507	\$58,525
Renter income as proportion of owner income	53.6%	56.3%	55.5%
Kitimat-Stikine Regional District			
Total	\$71,329	\$73,619	\$86,564
Owners	\$80,565	\$83,534	\$96,558
Renters	\$45,177	\$49,324	\$59,038
Renter income as proportion of owner income	56.1%	59.0%	61.1%
District of New Hazelton			
Total	\$57,225	\$66,888	\$70,950
Owners	\$65,550	\$74,117	\$81,906
Renters	\$43,124	\$51,507	\$43,394
Renter income as proportion of owner income	65.8%	69.5%	53.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.4 Median Household Income

At the time of the 2016 Census, the median household income in the District of New Hazelton was \$61,176 which was \$6,539 higher than the corresponding rate in 2011. At the same time, the median household income was \$10,358 (17%) lower than the 2016 median household income for the Regional District of Kitimat-Stikine and \$8,803 (14%) lower than the 2016 median household income across the Province.

TABLE 4.4 MEDIAN HOUSEHOLD INCOME

	2006	2011	2016
British Columbia	\$62,372	\$65,555	\$69,979
Regional District Kitimat-Stikine	\$59,716	\$59,716	\$71,534
District of New Hazelton	\$45,427	\$54,637	\$61,176

Source: Statistics Canada. Census 2006, 2011 and 2016

4.5 Median Household Income by Tenure

The table below includes information on the median household income of renters and owners living in the District of New Hazelton as well as the Regional District of Kitimat-Stikine and the Province as a whole. In 2016, the median household income (2015 incomes) for owners living in New Hazelton was \$68,917 while the median household income reported across renter households was \$28,487, which is 41% of the median household income for owners. The median household income for owners living in the Regional District of Kitimat-Stikine was \$81,988 while the median household income for renters living was \$47,005, which was 57% of the median income of owners.

TABLE 4.5 MEDIAN HOUSEHOLD INCOME BY TENURE

	2006	2011	2016
British Columbia			
Total	\$62,372	\$65,555	\$69,979
Owners	\$75,243	\$78,302	\$84,333
Renters	\$39,548	\$41,975	\$45,848
Renter income as proportion of owner income	52.6%	53.6%	54.4%
Kitimat-Stikine Regional District			
Total	\$59,716	\$59,716	\$71,534
Owners	\$73,168	\$71,312	\$81,988
Renters	\$34,816	\$36,109	\$47,005
Renter income as proportion of owner income	47.6%	50.6%	57.3%
District of New Hazelton			
Total	\$45,427	\$54,637	\$61,176
Owners	\$54,449	\$65,148	\$68,917
Renters	\$38,510	\$24,064	\$28,487
Renter income as proportion of owner income	70.7%	36.9%	41.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.6 Income Distribution of All Households

At the time of the 2016 Census, 26% of households living in the District of New Hazelton (75) had an annual income of less than \$35,000 including 10% of households (30) who had an annual income of less than \$20,000. An additional 10% of households (30) had an annual income between \$35,000 and \$50,000 while 85 households (29%) had an annual income of between \$50,000 and \$80,000. There were also 105 households (36%) with an annual income of \$80,000 or more. Across the Regional District of Kitimat-Stikine, there was a larger proportion of households with an annual income of more than \$80,000 (45%) when compared to the District of New Hazelton (36%).

TABLE 4.6 INCOME DISTRIBUTION OF ALL HOUSEHOLDS

	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	More than \$80K
British Columbia (#)	202,945	230,370	230,920	399,475	818,265
British Columbia (%)	10.8%	12.2%	12.3%	21.2%	43.5%
Regional District of Kitimat-Stikine (#)	1,370	1,880	1,865	3,075	6,630
Regional District of Kitimat-Stikine (%)	9.2%	12.7%	12.6%	20.7%	44.7%
District of New Hazelton (#) ⁶	30	45	30	85	105
District of New Hazelton (%)	10.3%	15.5%	10.3%	29.3%	36.2%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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⁶ Note: While the number of households in this table adds up to 295, this is due to Census rounding. The baseline total of households in the District of New Hazelton established that there were 290 households living in the District of New Hazelton at the time of the 2016 Census.

4.7 Average Housing Costs (Owners)

Owners living in the District of New Hazelton reported average monthly housing costs of \$757 per month in 2016, down from \$844 in 2011. Across the Regional District of Kitimat-Stikine, average monthly housing costs for owners was \$970 per month, up from \$859 from 2011. Province-wide, the average cost of ownership was \$1,387 in 2016. Additional information on the cost of ownership is set out in Appendix B.2 based on 2019 BC Assessment data.

TABLE 4.7 AVERAGE HOUSING COSTS - OWNERS

	2006	2011	2016
British Columbia	\$1,254	\$1,334	\$1,387
Regional District Kitimat-Stikine	\$846	\$859	\$970
District of New Hazelton	\$674	\$844	\$757

Source: Statistics Canada. Census 2006, 2011 and 2016

4.8 Average Housing Costs (Renters)

Renters living in the District of New Hazelton reported average monthly housing costs of \$668 per month in 2016, up from \$657 in 2011. Across the Regional District of Kitimat-Stikine, average monthly housing costs for renters were \$919 per month, up from \$755 from 2011. Province-wide, the average cost of renting was \$1,149 in 2016.

TABLE 4.8 AVERAGE HOUSING COSTS - RENTERS

	2006	2011	2016
British Columbia	\$980	\$1,075	\$1,149
Regional District Kitimat-Stikine	\$693	\$755	\$919
District of New Hazelton	\$625	\$657	\$668

Source: Statistics Canada. Census 2006, 2011 and 2016

4.9 Change in the Average Monthly Rent

Between 2011 and 2016, the average rent in the District of New Hazelton increased from \$657 per month to \$668 per month, an increase of \$11 (2%) while the average rent within the Regional District of Kitimat-Stikine increased by \$164 per month (22%). Province-wide, average rents increased from \$1,075 per month to \$1,149 per month, an increase of \$74 per month or 7%.

TABLE 4.9 CHANGE IN THE AVERAGE MONTHLY RENT

	2006-2011	2001-2016
British Columbia (\$ change)	\$95	\$74
British Columbia (% change)	9.7%	6.9%
Regional District Kitimat-Stikine (\$ change)	\$62	\$164
Regional District Kitimat-Stikine (% change)	8.9%	21.7%
District of New Hazelton (\$ change)	\$32	\$11
District of New Hazelton (% change)	5.1%	1.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

HOUSING NEED

5.0 Housing Need

This section includes information on the different measures related to housing needs in the District of New Hazelton including considerations related to the adequacy (i.e. the condition of the housing stock), the suitability (i.e. the level of crowding) and affordability (i.e. the number of households spending 30% or more of their income on their housing costs). This section also includes information on the number of households in core housing need including those who are in extreme housing need (i.e. households spending 50% or more of their income on their housing costs).

5.1 Key Measures Related to Housing Needs

TABLE 5.1 KEY MEASURES RELATED TO HOUSING NEEDS

<p>Households falling below suitability standards (i.e. conditions of crowding) At the time of the 2016 Census, there were 10 households in the District of New Hazelton who were living in housing that fell below the established suitability standards.</p>	○
<p>Households falling below adequacy standards (i.e. condition of the stock) At the time of the 2016 Census, there were 35 households in the District of New Hazelton who were living in housing that fell below the established adequacy standards.</p>	○
<p>Households falling below affordability standards (i.e. shelter-cost-to-income of 30%) At the time of the 2016 Census, there were 45 households in the District of New Hazelton who were living in housing that fell below the established affordability standards.</p>	○
<p>Households in core housing need At the time of the 2016 Census, there were 55 households in the District of New Hazelton who were in core housing need.</p>	●
<p>Households in extreme housing need At the time of the 2016 Census, there were 20 households the District of New Hazelton in extreme housing need. These were households who were spending 50% or more of their income on their housing costs.</p>	●
<p>Individuals experiencing homelessness The Skeena Housing Coalition has recently completed a homeless count for the Upper Skeena region.</p>	●

Notes on Census Rounding and the Implications for Smaller Geographies

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5.2 Households Falling Below Suitability Standards

Suitability applies to households that are unable to find housing that is suitable in size based on the needs of their household and Canada's National Occupancy standards. Households that are living below the suitability standard are typically households that are living in over-crowded conditions as a way of reducing their housing costs. At the time of the 2016 Census, there were 10 owner households in the District of New Hazelton who were living in housing that fell below the established suitability standard compared to no renter households living in housing that fell below the established suitability standard. A total of 3% of households in the District of New Hazelton were living in housing that fell below the established suitability standard. Region wide, approximately half of all households (48%) falling below the established suitability standard were owners while 51% were renters.

TABLE 5.2 HOUSEHOLDS FALLING BELOW SUITABILITY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	107,475	106,430	91,410
Owners (#)	45,840	48,135	36,240
Renters (%)	61,635	58,295	55,170
Owners (#)	42.7%	45.2%	39.6%
Renters (%)	57.3%	54.8%	60.4%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	510	345	385
Owners (#)	320	170	185
Renters (%)	190	175	195
Owners (#)	62.7%	49.3%	48.1%
Renters (%)	37.3%	50.7%	50.6%
District of New Hazelton			
	2006	2011	2016
Total Households	15	15	10
Owners (#)	N/A	N/A	10
Renters (%)	10	N/A	N/A
Owners (#)	N/A	N/A	100.0%
Renters (%)	66.7%	N/A	N/A

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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5.3 Households Falling Below Adequacy Standards

Adequacy applies to households that are unable to find housing that is in good repair that they can afford with the resources that they have available. Households that are living below the adequacy standard are typically households living in older housing stock that is in poor condition and that requires significant repairs or improvements. At the time of the 2016 Census, there were 35 households in the District of New Hazelton who were living in housing falling below the established adequacy standard which were evenly split between owner households and 15 renter households. Region-wide, there were 1,360 households who were living in housing which fell below the adequacy standard (11% of the total stock) of which 68% were owner households and 43% were renter households.

TABLE 5.3 HOUSEHOLDS FALLING BELOW ADEQUACY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	105,965	110,945	105,410
Owners (#)	63,990	70,140	64,040
Renters (%)	41,975	40,810	41,370
Owners (#)	60.4%	63.2%	60.8%
Renters (%)	39.6%	36.8%	39.2%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,525	1,405	1,360
Owners (#)	1,055	895	920
Renters (%)	475	510	450
Owners (#)	69.2%	63.7%	67.6%
Renters (%)	31.1%	36.3%	33.1%
District of New Hazelton			
	2006	2011	2016
Total Households	50	25	35
Owners (#)	35	20	15
Renters (%)	10	N/A	15
Owners (#)	70.0%	80.0%	42.9%
Renters (%)	20.0%	N/A	42.9%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Additional details are included in Appendix C.

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

5.4 Households Falling Below Affordability Standards

Affordability applies to households that are unable to find housing in their community that is affordable to their household without spending 30% or more of their income on their housing costs. At the time of the 2016 Census, of the 45 households in the District of New Hazelton who were spending more than 30% of their income on their housing costs (16% of all households), 78% were renters while 22% were owners. Region-wide, there were 1,620 households facing affordability challenges (13% of all households in the region). More than half (57%) were renter households while 43% were owners.

TABLE 5.4 HOUSEHOLDS FALLING BELOW AFFORDABILITY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	374,370	412,820	420,710
Owners (#)	206,605	229,175	212,165
Renters (%)	167,760	183,650	208,545
Owners (#)	55.2%	55.5%	50.4%
Renters (%)	44.8%	44.5%	49.6%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,775	1,775	1,620
Owners (#)	850	760	700
Renters (%)	930	1,010	920
Owners (#)	47.9%	42.8%	43.2%
Renters (%)	52.4%	56.9%	56.8%
District of New Hazelton			
	2006	2011	2016
Total Households	60	60	45
Owners (#)	40	25	10
Renters (%)	20	30	35
Owners (#)	66.7%	41.7%	22.2%
Renters (%)	33.3%	50.0%	77.8%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Additional details are included in Appendix C.

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

5.5 Households in Core Housing Need

Households in core housing need are households who are unable to find housing that is suitable in size and in good repair without spending 30% or more of their income on their housing cost. At the time of the 2016 Census, there were 55 households in the District of New Hazelton who were in core housing need of which 64% were renters and 36% were owners. Region-wide, there were 1,310 households in core housing need of which 63% were renters and 37% were owners. Approximately 19% of households in New Hazelton were in core housing need while 11% of all households in the Regional District of Kitimat-Stikine were in core housing need.

TABLE 5.5 HOUSEHOLDS IN CORE HOUSING NEED

British Columbia			
	2006	2011	2016
Total Households	221,470	247,280	260,225
Owners (#)	88,330	101,080	97,355
Renters (%)	133,140	146,200	162,870
Owners (#)	39.9%	40.9%	37.4%
Renters (%)	60.1%	59.1%	62.6%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,210	1,410	1,310
Owners (#)	485	490	480
Renters (%)	720	920	825
Owners (#)	40.1%	34.8%	36.6%
Renters (%)	59.5%	65.2%	63.0%
District of New Hazelton			
	2006	2011	2016
Total Households	70	70	55
Owners (#)	50	35	20
Renters (%)	20	35	35
Owners (#)	71.4%	50.0%	36.4%
Renters (%)	28.6%	50.0%	63.6%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Additional details are included in Appendix C. Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

5.6 Households in Extreme Housing Need

Households in extreme housing need are households who are unable to find housing that is suitable in size and in good repair without spending 50% or more of their income on their housing cost. At the time of the 2016 Census, there were 20 households in the District of New Hazelton (7% of all households) who were in extreme housing need. These households were evenly divided between owners and renters. Across the Regional District of Kitimat-Stikine, 430 households were in extreme housing need (4%) with 59% of these households being renters while 41% were owners. The total number of households in need across the region decreasing by 160 between 2011 and 2016. The level of extreme need in the Province remained around 6% of all households both in 2011 and 2016.

TABLE 5.6 HOUSEHOLDS IN EXTREME HOUSING NEED

British Columbia			
	2006	2011	2016
Total Households	94,505	107,530	112,590
Owners (#)	40,345	47,155	44,540
Renters (%)	54,165	60,380	68,050
Owners (#)	42.7%	43.9%	39.6%
Renters (%)	57.3%	56.2%	60.4%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	440	590	430
Owners (#)	150	180	175
Renters (%)	295	410	255
Owners (#)	34.1%	30.5%	40.7%
Renters (%)	67.0%	69.5%	59.3%
District of New Hazelton			
	2006	2011	2016
Total Households	20	25	20
Owners (#)	10	N/A	10
Renters (%)	15	20	10
Owners (#)	50.0%	N/A	50.0%
Renters (%)	75.0%	80.0%	50.0%

Source: Statistics Canada. Census 2016

5.7 Individuals Experiencing Homelessness

Homelessness is a significant and growing issue across many communities in British Columbia. Information contained in the housing and research literature suggests that people who are homeless in rural areas rarely fit the standard definition of homelessness. While some are literally homeless, the majority are living in extremely precarious housing situations or find themselves moving from one overcrowded or barely affordable housing situation to another. There are still others who must rely on family or friends or stay in housing that is in poor condition because that is all they can afford.

The history of colonialism within Canada and the impact of racial and cultural discrimination has contributed to heightened levels of homelessness among Indigenous people, with many Indigenous people continuing to face attitudes of racism and discrimination which negatively affect their access to housing, employment, and other opportunities.

A preliminary housing needs assessment report prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society (2019) observed that the Upper Skeena region does not have any emergency shelter spaces for men, women, youth, or families and that there are not any shelter spaces or drop-in services available during extreme weather events. As well, there is a shortage of transitional, supportive, and second stage housing for women and children fleeing violence.

In 2020, the Skeena Housing Coalition Society completed a homeless count in which 72 individuals in the Upper Skeena region were identified as being homeless. This number is equal to 75% of the number of individuals identified in the City of Terrace at the time of the 2018 Provincial Homeless Count and almost 2.5 times the number of individuals identified in the Town of Smithers.

While a temporary shelter was put in place in the Village of Hazelton to respond to the needs, it was always understood that this arrangement was temporary in nature and was not considered to be a suitable arrangement for the longer term. In recent months, there have been preliminary discussions with B.C. Housing about the high level of homelessness in the Upper Skeena region and the depth of needs. Through these conversations and in working in partnerships with local government partners and service providers, the Skeena Housing Coalition Society is hopeful that a lasting solution can be found.

Addressing the Needs of Vulnerable and 'At Risk' Populations

Housing for Women and Children Fleeing Violence

The preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society identified the need for additional housing and supports for women and children who are experiencing domestic violence including the need for a safe place to stay. Through their research, it was estimated that there are at least 75 people (87% of whom are women) who require short-term safe housing in the region, with at least half of these requiring access to longer term housing solutions. Through the key informant interviews, it was suggested that there have been some preliminary conversations around the creation of new transitional and supportive housing spaces in the District of New Hazelton for women and children fleeing violence. In looking at the level of need in the Upper Skeena region as well as the gaps in the current continuum of housing and supports for vulnerable and 'at risk' women, it is clear that there is the need for this type of housing.*

Housing for Vulnerable and 'At Risk' Youth

Vulnerable and 'at risk' youth were also identified as an important sector of the community who face significant barriers in finding suitable and appropriate housing in the Upper Skeena region. Based on the preliminary housing needs assessment report (2019) it was noted that the Ministry of Children and Family Development assists clients in finding low-income, affordable rental housing. However, due to the shortage of suitable and appropriate housing choices in the Upper Skeena region, clients are often forced to find housing in other communities. This has compelled youth to travel to the District of Houston (140 km east), the Town of Smithers (70 km east) and the City of Terrace (130 km west) in order to find suitable housing arrangements.

In having to travel these distances, youth are forced to leave their community and support networks including their friends and their families. This experience can be both lonely and isolating for many youth. To address the gap in the continuum of housing choices for vulnerable and 'at risk' youth there is the need for more affordable rental housing in the Upper Skeena region as well as wrap around services. Through the key informant interviews, it was also suggested that culturally responsive approaches should be considered including the possibility of exploring different types of intergenerational models of housing and support.

* The Province and the District have continued to work to meet the need with a site being identified for a new women's shelter.

LABOUR MARKET DATA

6.0 Labour Market Data

This section provides information on the local and regional economy including key labour market information about the number of individuals in the labour market, the employment and labour market participation rate as well as other information related to workforce housing demand. Table 6.1 highlights some of the labour market related information in the District of New Hazelton and the Regional District of Kitimat-Stikine.

6.1 Key Economic Related Indicators and Measures

TABLE 6.1 KEY ECONOMIC RELATED INDICATORS AND MEASURES

<p>Changes in the workforce</p> <p>In 2016, the District of New Hazelton reported a total of 300 workers in the labour force, up from 295 in 2011, a small increase of 5 individuals. Across the Regional District of Kitimat-Stikine, there were 19,430 workers (up from 18,535 in 2011).</p>	●
<p>Individuals who are employed</p> <p>In 2016, the District of New Hazelton reported that there were 235 individuals employed, up from 210 employed in 2011. Across the Regional District of Kitimat-Stikine, there were 16,670 individuals who were employed, up from 16,135 in 2011.</p>	●
<p>Employment rate</p> <p>In 2016, the District of New Hazelton reported an employment rate of 45.2% compared to 55.5% across the region. At the same time, the employment rate in the District of New Hazelton increased by 2.3% from 2011 to 2016.</p>	●
<p>Unemployment rate</p> <p>Between 2011 and 2016, the unemployment rate in the District of New Hazelton decreased from 27.6% to 20.0%, a decrease of 7.6%. Across the broader Regional District of Kitimat-Stikine, between 2011 and 2016, the unemployment rate increased from 12.9% to 13.8%, an increase of 0.9%.</p>	●
<p>Labour market participation rate</p> <p>The labour market participation rate in the District of New Hazelton in 2016 was 57.7% which was lower than the corresponding rate in both the Regional District of Kitimat-Stikine and the Province as a whole.</p>	●
<p>Commuting patterns</p> <p>In 2016, there were 70 individuals who lived and worked in the District of New Hazelton, representing 23.3% of the labour force. At the same time, there were 85 individuals who lived in the District of New Hazelton but who traveled to another part of the Regional District of Kitimat-Stikine for work (representing 28.3% of the workforce). There were also 10 individuals who were living in the District of New Hazelton and who were working in a different region (3.3%).</p>	○

6.2 Number of Workers

In 2016, the District of New Hazelton reported a total of 300 workers, up slightly from 295 in 2011. Across the Regional District of Kitimat-Stikine, there were 19,430 workers (up from 18,535 in 2011).

TABLE 6.2 NUMBER OF WORKERS

	2006	2011	2016
British Columbia	2,217,080	2,354,245	2,471,665
Regional District of Kitimat-Stikine	19,280	18,535	19,340
District of New Hazelton	330	295	300

Source: Statistics Canada. Census 2006, 2011 and 2016

6.3 Number of Individuals Employed

In 2016, there were 235 individuals employed in the District of New Hazelton, up from 210 employed in 2011. Across the Regional District of Kitimat-Stikine, there were 16,670 employed individuals, up from 16,135 in 2011.

TABLE 6.3 NUMBER OF INDIVIDUALS EMPLOYED

	2006	2011	2016
British Columbia	2,084,375	2,171,470	2,305,690
Regional District of Kitimat-Stikine	16,545	16,135	16,670
District of New Hazelton	270	210	235

Source: Statistics Canada. Census 2006, 2011 and 2016

6.4 Employment Rate

In 2016, the District of New Hazelton reported an employment rate of 45.2% compared to 55.5% across the Regional District of Kitimat-Stikine. The employment rate in the District of New Hazelton was also lower than the rate reported for the Province (59.6%). While the 2016 employment rate was up from 2011, it was more than 10% lower than the rate in 2006.

TABLE 6.4 EMPLOYMENT RATE

	2006	2011	2016
British Columbia	61.7	59.5	59.6
Regional District of Kitimat-Stikine	55.8	54.1	55.5
District of New Hazelton	55.8	42.9	45.2

Source: Statistics Canada. Census 2006, 2011 and 2016

6.5 Unemployment Rate

In 2016, the District of New Hazelton reported an unemployment rate of 20% compared to an unemployment rate of 13.8% across the Regional District of Kitimat-Stikine. Between 2011 and 2016, the unemployment rate in the District of New Hazelton decreased from 27.6% to 20%, a decrease of 7.6%. Across the Regional District of Kitimat-Stikine, between 2011 and 2016, the unemployment rate increased from 12.9% to 13.8%, an increase of 0.9%. The Provincial unemployment rate of 6.7% in 2016 was half that of the region and one third that of the District of New Hazelton.

TABLE 6.5 UNEMPLOYMENT RATE

	2006	2011	2016
British Columbia	6.0	7.8	6.7
Regional District of Kitimat-Stikine	14.2	12.9	13.8
District of New Hazelton	19.7	27.6	20.0

Source: Statistics Canada. Census 2006, 2011 and 2016

6.6 Labour Market Participation Rate

In 2016, the District of New Hazelton reported a labour market participation rate of 57.7%, down from 59.2% in 2011. Across the Regional District of Kitimat-Stikine, the labour market participation rate was 64.4% up from 62.2% in 2011. The labour market participation rate in the District of New Hazelton in 2016 was lower than the corresponding rate in the Regional District of Kitimat-Stikine and across the Province as a whole.

TABLE 6.6 LABOUR MARKET PARTICIPATION

	2006	2011	2016
British Columbia	65.7	64.6	63.9
Regional District of Kitimat-Stikine	65	62.2	64.4
District of New Hazelton	69.5	59.2	57.7

Source: Statistics Canada. Census 2006, 2011 and 2016

6.7 Travel to Work

In 2016, of those in the labour force in the District of New Hazelton, 70 individuals (23%) lived and worked in the District of New Hazelton. At the same time, 85 individuals (28%) lived in the District of New Hazelton but traveled to another part of the Regional District of Kitimat-Stikine for work. There were also 10 individuals who were living in the District of New Hazelton and who travelled to a different region to work (3%). Individuals who were not working at the time, who do not commute to work or who travelled to work outside of British Columbia were not included in this total.

TABLE 6.7 TRAVEL TO WORK

	2006	2011	2016
British Columbia			
Live/work in the same community	784,685	824,245	864,415
Live/work in the same region	744,965	769,295	807,840
Travel to another region for work	578,005	594,820	599,115
Regional District of Kitimat-Stikine			
Live/work in the same community	9,170	8,355	8,880
Live/work in the same region	3,865	3,870	4,065
Travel to another region for work	590	440	305
District of New Hazelton			
Live/work in the same community	60	60	70
Live/work in the same region	135	90	85
Travel to another region for work	30	15	10

Source: Statistics Canada. Census 2006, 2011 and 2016

6.8 Number of Workers by Industry (NAICS)

The table below provides information on the general workforce in the District of New Hazelton in 2006, 2011 and 2016 including changes in the general economic and employment profiles. Employment from health care and social assistance, educational services, accommodation and food services, public administration and construction were among some of the primary employment generators along with retail trade, transportation and warehousing, agriculture, forestry, fishing and hunting, and transportation and warehousing.

TABLE 6.8 WORKERS BY KEY INDUSTRY

	2006	2011	2016
Total	330	295	300
Not applicable	25	10	15
All Industry categories	310	285	285
Agriculture, forestry, fishing and hunting	35	20	15
Mining and oil and gas extraction	10	-	10
Utilities	-	-	-
Construction	10	20	25
Manufacturing	15	-	-
Wholesale trade	-	-	10
Retail trade	20	25	20
Transportation and warehousing	30	-	20
Information and cultural industries	-	-	10
Finance and insurance	-	-	-
Real estate and rental and leasing	-	-	-
Professional, scientific and technical services	-	-	-
Management of companies and enterprises	-	-	-
Admin/ support, waste management/remediation	-	-	-
Educational services	55	70	45
Health care and social assistance	65	25	50
Arts, entertainment, and recreation	-	-	-
Accommodation and food services	-	30	45
Other services (except public administration)	10	15	10
Public administration	45	25	30

Source: Statistics Canada. Census 2006, 2011 and 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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POPULATION ESTIMATES

7.1 Current and Future Housing Needs

In preparing a *Housing Needs Report*, local governments are required to develop estimates related to:

- Anticipated population and household growth over a 5-year time frame
- Anticipated changes in average and median age
- Changes in the demographic profile of individuals and households
- Estimated future housing demand by housing type, tenure, and bedroom size
- Estimated future demand by affordability (market and non-market)

This report sets out the methodology used to prepare the population and household projections for the District of New Hazelton and includes considerations related to:

- Historical trends and patterns of growth
- Expected growth locally and regionally
- Changes in the social and demographic profile of households living in the District of New Hazelton

7.2 Methodology

Statistics Canada, through the Census, provides the most reliable and comprehensive source of baseline and trend data for population and housing demand projections. This includes considerations related to:

- Historical patterns of growth (regional and locally)
- Changes in the general population and age profile of households in the region
- Intra-and inter-provincial migration
- Patterns of housing consumption and current housing demand
- Current housing demand by housing size and type

The process used in preparing the proposed population and household growth projections for the District of New Hazelton included the following steps:

- The creation of a baseline scenario using the 2016 Census data
- Analysis of historical and recent population and household trends
- Consultation with key stakeholders from across the community
- Analysis of expected employment related growth within the region
- An examination of changes in the general population and age profile for the region
- Comparison with the expected population and household growth projections using information available through B.C. Stats (P.E.O.P.L.E. 2020) at the Regional District and Local Health Area level

7.3 Estimated Population Growth

Like many other northern communities and regions, the Regional District of Kitimat-Stikine and the District of New Hazelton are subject to significant shifts in population resulting from broader social and economic forces. In 2016, the total population for the Regional District of Kitimat-Stikine was 37,445 individuals, while the population for the District of New Hazelton was 580 individuals accounting for 1.6% of the total population in the RDKS.

In looking at the historical patterns of growth, the Census shows that between 2006 and 2011 the population for the Regional District of Kitimat-Stikine decreased by 638 individuals, representing a negative population growth rate of 1.7%. However, between 2011 and 2016, the population in the Regional District of Kitimat-Stikine increase by a very modest 6 individuals, a 0.0% population growth rate.

Population projections prepared by B.C. Stats through P.E.O.P.L.E 2020 estimate that between 2016 and 2021 the population in the Regional District of Kitimat-Stikine will increase by 1,468 individuals or a growth rate of 4.0%. This expected rate of growth represents an average annual increase of 294 individuals, or a growth rate of 0.8%.

Between 2021 and 2026, the population in the Regional District of Kitimat-Stikine is expected to increase by an additional 2,065 individuals or a growth rate of 5.2%. This expected rate of growth represents an average annual increase of 413 individuals, or a growth rate of 1.0%.

Between 2006 and 2011, the District of New Hazelton reported an increase of 39 individuals, or a growth rate of 6.2%. This growth represents an average increase of in the population of 8 individuals.

Between 2011 and 2016, while the Regional District of Kitimat-Stikine reported a small increase in the population of 6 individuals, the District of New Hazelton reported a decrease of 86 individuals, or negative growth of 12.9%. On an annual basis, this represents an average decrease of 17 individuals.

The significant fluctuation in the population in the District of New Hazelton is consistent with the types of changes experienced across many smaller, northern communities in B.C. and can be a function of the aging of the population, the small population base, as well as the cyclical nature of the local economy. In looking forward to 2016 to 2026, B.C. Stats estimates that the Upper Skeena Local Health Area will experience positive population growth.

In using the population and household projections for the Upper Skeena Local Health Area as a general model for understanding future growth and changes within the local context, the findings suggest that the population for the District of New Hazelton will increase between 2016 and 2021 with an expected increase of 18 individuals, or a growth rate of 3.1%. On an annual basis, this represents a growth of 4 individuals. For 2021 to 2026, the District of New Hazelton is expected to grow by an additional 29 individuals or 4.7%, with an average annual increase of 6 individuals per year.

The analysis shows that between 2016 and 2026, the District of New Hazelton will experience a period of expansion and growth, compared to a decline in population in the prior Census period of 2011 to 2016.

TABLE 7.1: PROJECTED REGIONAL POPULATION GROWTH 2016-2026 (REGIONAL DISTRICT OF KITIMAT-STIKINE AND DISTRICT OF NEW HAZELTON)

Years	Regional District of Kitimat-Stikine			District of New Hazelton		
	Population	Population Change	Rate of Growth	Population	Population Change	Rate of Growth
2016	37,367	--	--	580		
2017	38,285	918	2.5%	593	13	2.2%
2018	37,894	(-391)	-1.0%	591	-2	-0.3%
2019	38,003	109	0.3%	587	-4	-0.7%
2020	38,464	461	1.2%	593	6	1.0%
2021	38,835	371	1.0%	598	5	0.9%
2022	39,251	416	1.1%	604	6	1.0%
2023	39,694	443	1.1%	610	6	1.0%
2024	40,133	439	1.1%	616	6	1.0%
2025	40,538	405	1.0%	622	6	0.9%
2026	40,900	362	0.9%	627	5	0.8%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.4 Estimated Household Growth

In 2016, there were 14,820 households living in the Regional District of Kitimat-Stikine including 290 households living in the District of New Hazelton, with the households living in the District accounting for 2.0% of all households in the Regional District of Kitimat-Stikine.

In looking at the historical patterns of growth, the Census shows that between 2006 and 2011 the total number of households in the Regional District of Kitimat-Stikine increased by 380 households, or a growth rate of 2.6%. Between 2011 and 2016, the total number of households in Regional District of Kitimat-Stikine increased by an additional 65 households, or a rate of growth of 0.4%.

Population and household projections prepared by B.C. Stats under P.E.O.P.L.E. 2020 estimate that between 2016 and 2021 the total number of households in the Regional District of Kitimat-Stikine will increase by 2,319 households, or a growth rate of 14.8%. Annually this represents an average increase of 464 households, or a growth rate of 3.0%.

Between 2021 and 2026, B.C. Stats estimates that the total number of households in the Regional District of Kitimat-Stikine will increase by an additional 1,088 households, or a growth rate of 6.3%. This translates into an average annual increase of 218 households, or a growth rate of 1.2%.

Assuming that the District of New Hazelton experiences a similar pattern of household growth to the expected growth within the Regional District of Kitimat-Stikine as a whole, it is likely that between 2016 and 2021, the total number of households in the District of New Hazelton will increase by 34 households, representing a growth rate of 14.8%. This translates into an average annual increase of 7 households for the District of New Hazelton, or a growth rate of 3.0%.

For 2021 to 2026, assuming that the pattern of household growth within the District of New Hazelton continues to remain similar to the expected household growth for the Regional District of Kitimat-Stikine as a whole, the total number of households in the District of New Hazelton is expected to increase by an additional 29 households, or a growth rate of 6.3%. This translates into an average annual increase of 6 households, or a growth rate of 1.3%.

TABLE 7.2: ESTIMATED HOUSEHOLD GROWTH IN THE DISTRICT OF NEW HAZELTON AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			District of New Hazelton		
	Total Households	Increase/ Decrease	% Change	Total Households	Increase/ Decrease	% Change
2016	14,820			290		
2017	15,424	604	4.1%	297	7	4.1%
2018	16,028	604	3.9%	303	7	3.9%
2019	16,632	604	3.8%	310	7	3.8%
2020	16,906	274	1.6%	317	7	1.6%
2021	17,139	233	1.4%	324	6	1.4%
2022	17,355	216	1.3%	330	6	1.3%
2023	17,578	223	1.3%	335	5	1.3%
2024	17,794	216	1.2%	341	6	1.2%
2025	18,037	243	1.4%	347	6	1.4%
2026	18,227	190	1.1%	353	6	1.1%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.5 Changing Demographics –25 to 64 years of age

In 2016, there were 20,405 individuals in the Regional District of Kitimat-Stikine who were in the 25 to 64 age cohort including 300 individuals living in the District of New Hazelton.

Analysis of historical data for the Regional District of Kitimat-Stikine shows that between 2006 and 2011, the total number of individuals between the ages of 25 to 64 living in the RDKS increased by 405 individuals, a growth rate of 2.0%. However, between 2011 and 2016, the total number of individuals between the ages of 25 to 64 living in the RDBN decreased by 765, or a negative growth rate of 3.6%.

Between 2006 and 2011, the District of New Hazelton reported an increase of 60 individuals between the ages of 25 to 64, representing a growth rate of 2.2%. Between 2011 and 2016, the District of New Hazelton reported an additional increase of 45 individuals in the 25 to 64 age cohort, representing a growth rate of 1.6%.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population in the 25 to 64 age cohort in the Regional District of Kitimat-Stikine will increase by 784 individuals, representing a growth rate 3.9%. This translates into an average annual increase of 157 individuals in the 25 to 64 age cohort, or a growth rate of 0.8%.

Between 2021 and 2026, B.C. Stats estimates that the population in the 25 to 64 age cohort in the Regional District of Kitimat-Stikine will decrease by 38 individuals, representing a modest negative growth rate of 0.2%. This represents an annual average decrease of 8 individuals in the 25 to 64 age cohort, or a negative growth rate of 0.04%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within the District of New Hazelton is similar to the expected pattern of growth for the Upper Skeena Local Health Area, the population in the District of New Hazelton in the 25 to 64 age cohort is expected to decrease by 3 individuals. Assuming a similar pattern of growth for the District of New Hazelton for 2021 to 2026, it is likely that the population in the 25 to 64 age cohort will decrease by an additional 17 individuals, or a negative growth rate of 5.6%. This translates into an average annual decrease of 3 individuals in the 25 to 64 age cohort, or a negative rate of growth of 1.1%.

TABLE 7.3: PROJECTED POPULATION GROWTH IN THE 25 TO 64 AGE COHORT IN THE DISTRICT OF NEW HAZELTON AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			District of New Hazelton		
	Total Population	Increase/ Decrease	% Change	Total Population	Increase/ Decrease	% Change
2016	20,405			300		
2017	21,512	1,107	5.4%	301	1	0.5%
2018	21,281	-231	-1.1%	302	1	-0.1%
2019	21,186	-95	-0.4%	302	0	-2.0%
2020	21,253	67	0.3%	296	-6	0.3%
2021	21,189	-64	-0.3%	297	1	-0.9%
2022	21,171	-18	-0.1%	294	-3	-2.2%
2023	21,273	102	0.5%	288	-6	-0.1%
2024	21,267	-6	0.0%	288	0	-1.3%
2025	21,211	-56	-0.3%	284	-4	-1.5%
2026	21,151	-60	-0.3%	280	-4	-0.5%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.6 Changing Demographics –65 to 84 years of age

In 2016, there were 5,100 individuals in the Regional District of Kitimat-Stikine who were in the 65 to 84 age cohort including 110 individuals living in the District of New Hazelton.

Analysis of historical data for the Regional District of Kitimat-Stikine shows that between 2006 and 2011, the total number of individuals between the ages of 65 to 84 living in the Regional District of Kitimat-Stikine increased by 705 individuals, a growth rate of 19.5%. Similarly, between 2011 and 2016, the total number of individuals between the ages of 65 to 84 living in the Regional District of Kitimat-Stikine increased by an additional 785, or a growth rate of 18.2%.

Between 2006 and 2011, the District of New Hazelton reported an increase of 10 individuals between the ages of 65 to 84, representing a growth rate of 12.5%. Between 2011 and 2016, the District of New Hazelton reported an additional increase of 20 individuals in the 65 to 84 age cohort, representing a growth rate of 22.2%.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population in the 65 to 84 age cohort in the Regional District of Kitimat-Stikine will increase by 702 individuals, representing a growth rate 13.3%. This translates into an average annual increase of 140 individuals in the 65 to 84 age cohort, or a growth rate of 2.7%.

Between 2021 and 2026, B.C. Stats estimates that the population in the 65 to 84 age cohort in the Regional District of Kitimat-Stikine will increase by an additional 1,611 individuals, representing a growth rate of 25.2%. The expected increase in individuals in the 65 to 84 age cohort translates into an average annual increase of 322, or a growth rate of 5.0%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within the District of New Hazelton is similar to the expected pattern of growth for the Upper Skeena Local Health Area, the population in the District of New Hazelton in the 65 to 84 age cohort is expected to increase by 50 individuals, or a growth rate of 32.6%. This translates into an average annual increase of 10 individuals in the 65 to 84 age cohort, or a growth rate of 6.5% among those between the ages of 65 to 84.

Assuming a similar pattern of growth for the District of New Hazelton for 2021 to 2026, it is likely that the population in 65 to 84 age cohort will increase by an additional 65 individuals, or a growth rate of 37.1%. This translates into an average annual increase of 13 individuals in the 65 to 84 age cohort, or a growth rate of 7.4% among those between the ages of 65 to 84.

TABLE 7.4: PROJECTED POPULATION GROWTH IN THE 65 TO 84 AGE COHORT IN THE DISTRICT OF NEW HAZELTON AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			District of New Hazelton		
	Total Population	Increase/ Decrease	% Change	Total Population	Increase/ Decrease	% Change
2016	5,100			110		
2017	4,892	-208	-4.1%	125	15	13.7%
2018	4,960	68	1.4%	142	17	0.2%
2019	5,180	220	4.4%	142	0	6.3%
2020	5,487	307	5.9%	152	10	5.4%
2021	5,802	315	5.7%	160	8	7.0%
2022	6,116	314	5.4%	171	11	11.5%
2023	6,401	285	4.7%	190	20	3.3%
2024	6,770	369	5.8%	197	6	10.1%
2025	7,092	322	4.8%	216	20	5.2%
2026	7,413	321	4.5%	228	11	4.5%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.7 Changing Demographics –85 and older years of age

In 2016, there were 560 individuals in the Regional District of Kitimat-Stikine who were 85 and older including 15 individuals living in the District of New Hazelton.

Analysis of historical data for the Regional District of Kitimat-Stikine shows that between 2006 and 2011, the total number of individuals who were 85 and older living in the RDKS increased by 115 individuals, a growth rate of 46.9%. Similarly, between 2011 and 2016, the total number of individuals 85 and older living in the RDKS increased by an additional 115, or a growth rate of 31.9%.

Between 2006 and 2011, the District of New Hazelton reported no change in the number of individuals 85 and older. Between 2011 and 2016, the District of New Hazelton reported an increase of 10 individuals 85 and older.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population 85 and older in the RDKS will increase by 67 individuals, representing a growth rate of 12.0%. This translates into an average annual increase of 13 individuals, or a growth rate of 2.4%.

Between 2021 and 2026, B.C. Stats estimates the population 85 and older living in the RDKS will increase by an additional 115 individuals, representing a growth rate of 18.3%. The expected increase in individuals 85+ translates into an average annual increase of 23 individuals, a growth rate of 3.7%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within the District of New Hazelton is similar to the expected pattern of growth for the Upper Skeena Local Health Area, the population in the District of New Hazelton 85 and older will essentially remain static, increasing by 1 individual.

However, assuming a similar pattern of growth for the District of New Hazelton for 2021 to 2026, it is likely that the population 85 and older will increase by an additional 11 individuals, or a growth rate of 53.8%. This translates into an average annual increase of 2 individuals 85 and older, or a growth rate of 10.8%.

TABLE 7.5: PROJECTED POPULATION GROWTH IN THE 85+ AGE COHORT IN THE DISTRICT OF NEW HAZELTON AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			District of New Hazelton		
	Total Population	Increase/ Decrease	% Change	Total Population	Increase/ Decrease	% Change
2016	560			15		
2017	637	77	13.8%	18	3	21.0%
2018	660	23	3.6%	22	4	10.7%
2019	650	-10	-1.5%	24	2	-24.1%
2020	616	-34	-5.2%	18	-6	-9.5%
2021	627	11	1.8%	16	-2	14.0%
2022	612	-15	-2.4%	18	2	12.3%
2023	670	58	9.5%	20	2	8.2%
2024	695	25	3.7%	22	2	5.1%
2025	712	17	2.4%	23	1	14.5%
2026	742	30	4%	27	4	13.7%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

Appendix A:

Glossary & Definitions

Affordability: To be considered affordable, housing cost should be no more than 30% of a household's gross annual income. This measure can also be referred to as STIR which is the shelter-cost-to-income ratio.

Apartment duplex: Apartment duplex is a Census term that refers to an apartment or flat in a duplex or accessory dwelling unit in a building that has fewer than 5 storeys.

Average household income: Average household income refers to the income of a specified group that is calculated by dividing the aggregate income by the total number of individuals or households identified in the sample or Census universe.

Band Housing: Band housing is a Census term that is used for historical reasons to define the shelter occupancy of housing for First Nations people whose form of housing does not lend itself to the usual classification of tenure (ownership and rental).

Census families: Census families is a Census term that refers to households living in private households in various types of family and household arrangements. Census families can include spouses who are married as well as common-law spouses and can include households both with and without children.

Core housing need: A household is considered to be in core housing need if they are unable to find housing in their community that is suitable in size and in good repair without spending 30% or more of their income on their housing costs.

Data Suppression: Data suppression is another tool used by Statistics Canada to protect the confidentiality of respondents and can include the suppression of results for geographic areas with populations below a specified size, in cases where there are concerns about data quality, or for other technical reasons.

Employment income: Employment income is the income received from wages, salaries, and commissions and is typically reported at the individual level.

Full-time employment: Full-time employment is reported in the Census as a full-year and full-time worker that includes individuals aged 15 and older who worked more than 30 hours per week for a minimum of 49 weeks of the year.

Household income: Household income is a Census term that refers to the total household income received from all sources including employment income, investments, pensions, and other sources including government sources. Household income is reported at the household level.

Household size: Household size is a Census term that refers to the number of persons in a private household.

Housing condition: Housing condition is one of the dimensions of housing need under Canada's Core Housing Need Definition and includes considerations around the adequacy or condition of the housing including the number of units that are in need of major repairs. In particular, a household is considered to be in core housing need if they are unable to find housing that is suitable in size and in good repair without spending 30% or more of their income on their housing costs.

Household maintainer: Household maintainer is a Census term that refers to the number of persons in a household and who are responsible for paying the rent, or mortgage, or taxes and other utilities with the age of the primary household maintainer being defined by the first person in the household reported on the Census form and who has been identified as having the primary responsibility.

Low income measures: A household is considered to be in low-income if their income falls below one of a number of different measures established by Statistics Canada and can include LIM (low income measure), LICO (low income cut-off) and is measured both before and after tax.

Low income measure (LIM): LIM is one of the low-income measures established by Statistics Canada and refers to households falling below 50% of the median adjusted after-tax income of private households (LIM-AT) that is further adjusted to reflect differences in household sizes.

Median household income: Median household income refers to the income level of a specified group that is the exact midpoint of the income distribution (i.e. the point where the income distribution divides into two halves).

Movable dwelling: Moveable dwelling is a Census term that refers to manufactured or mobile homes that are either rented or owned.

Movers: Movers include households who have moved in the year prior to the Census. This can include individuals who have moved but remained in the same city, town or community and who are referred to as non-migrants as well as migrants who could include individuals who have moved from a different city, town, township, village, or First Nations reserve. External migrants would be individuals who have moved from outside of Canada.

Non-census family households: Non-census family households is a Census term and refers to individuals or single person households who live alone. Non-census family households can also include unrelated individuals living together.

Number of bedrooms: Number of bedrooms is a Census term that refers to the number of rooms in a private dwelling unit that are designated for sleeping purposes while number of rooms refer to additional living spaces within a private dwelling and include other living spaces such as the kitchen, basement, living/dining area.

Private dwellings: The term private dwellings is a Census term that refers to living quarters which have a private entrance. A private dwelling occupied by usual residents refers to a private dwelling where the individual or household permanently resides.

Random Rounding: Random rounding is an approach adopted by Statistics Canada to ensure confidentiality and protect the privacy of individuals and households in smaller geographies. Random rounding includes adjustments either up or down to a multiple of '5' or '10' and includes adjustments to totals and sub-totals resulting in a situation where the total value (especially in smaller geographies or at the subgroup level) may not match and where percentages may not necessarily add up to 100%.

Secondary Rental Market: Typically, there are three sources of rental supply – purpose-built rental housing, social housing and non-market housing stock as well as housing that is available through the secondary rental market. Housing available through the secondary rental market includes rented single detached homes or semi-detached homes as well as rented garden suites or coach house units. It can also include rented condo apartment units as well as rented manufactured home stock.

Shelter cost: Shelter costs refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling and that can include mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, and heat.

Shelter-cost-to-income ratio (STIR): The term shelter-cost-to-income ratio refers to the proportion of monthly household income which is spent on shelter costs with the shelter-cost-to-income ratio being calculated for private households who reported a total household income of greater than zero. A household is experiencing housing affordability challenges if they are spending 30% or more of their income on their housing costs, or if they have a shelter-cost-to-income ratio of 30% or more.

Structure type: The term structure type is a Census term that refers to the structural characteristics of the dwelling unit and could include different housing types including single detached, semi-detached, row house or apartment unit.

Subsidized housing: Subsidized housing refers to housing where a household pays a rent that is geared to their income. Subsidized housing could refer to traditional social housing, public housing, and other forms of government-assisted housing including non-profit housing. This term can also include households that are receiving rent supplement assistance or some form of housing allowance.

Suitability: Suitability is one of the dimensions of housing need under Canada's Core Housing Need Definition and includes considerations where there are not enough rooms and living spaces to meet the basic standards requirements set out in the National Occupancy Standards (NOS). Measures of suitability refer to the degree of crowding.

Tenure: Tenure is a Census term that is used to determine whether a household rents or owns their housing.

Statistics Canada. 2017. British Columbia. Census Profile. 2016. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017

Appendix B

The Continuum of Housing Choices Available

B.1 The Affordability of Ownership

Using information available through BC Assessment (2019 and 2020), the table below looks at the affordability of ownership across different forms of housing including single detached family housing, duplex units (strata and non-strata) as well as manufactured home or mobile home units. The calculations set out below include information on the down payment requirements, monthly mortgage payments as well as the qualifying income needed to purchase a home in the District of New Hazelton. The information assumes a down payment of 10%, a 25-year amortization period and 5-year fixed term mortgage at 2.39% interest. Assuming that a household was successful in securing the necessary down payment and had only limited other debt, a household could purchase a home in the District of New Hazelton for between \$433⁷ and \$862 per month.

TABLE B.1 MONTHLY MORTGAGE PAYMENTS AND QUALIFYING INCOME

	Assessed Value	Range Low/High	Mortgage Amount	Down payment Amount	Monthly Payments	Qualifying Income
Single Detached Home	\$42,250	Low	\$38,025	\$4,225	\$168	\$5,180
Single Detached	\$216,500	High	\$194,850	\$21,650	\$862	\$26,530
Duplex (Non-Strata)	\$108,700	Low	\$97,830	\$10,870	\$433	\$13,320
Duplex (Non-Strata)	\$199,500	High	\$179,550	\$19,950	\$795	\$24,450
Duplex (Strata)	--	Low	--	--	--	--
Duplex (Strata)	--	High	--	--	--	--
Mobile Home	\$15,150	Low	\$13,635	\$1,515	\$60	\$1,860
Mobile Home	\$193,300	High	\$173,970	\$19,330	\$770	23,690

Assumptions: Calculation using the low and high range in the median price reported in BC Assessment Data for the District of New Hazelton and based on an amortization period of 25 years and a 2.39% mortgage rate for 5 years. Calculations assume a 10% down payment.

While the cost of owning is relatively affordable, there a large proportion of renter households in the District of New Hazelton (and across the Upper Skeena region) who do not have the income or savings to make the transition to ownership. Furthermore, while interest rates continue to remain low, CMHC has introduced additional requirements around the level of debt that households can assume which has made it more difficult for some households to secure the financing that they need (especially those with only minimal savings or higher levels of debt). Additionally, there is only a limited inventory of units available for sale in the District of New Hazelton.

⁷ It is possible that the lower value homes are also older homes and that there is the possibility that these homes would require a significant level of investment to bring them up to reasonable standards.

B.2 Affordability by Housing Type

Based on the median assessed value of \$42,250 and \$216,500 for a single detached home in the District of New Hazelton, a household would need an income of between \$5,180 and \$26,530 and a down payment of between \$4,225 and \$21,650 to purchase a single detached home.

The duplex units in the District of New Hazelton can have a higher median assessed value as they are typically newer stock. Based on the median assessed value of \$108,700 and \$199,500 for a duplex unit in the District of New Hazelton, a household would need an annual income of between \$13,320 and \$24,450 and a down payment of between \$10,870 and \$19,950 saved to purchase a newer duplex unit.

Manufactured home stock also represents an important part of the continuum of housing choices in smaller, rural communities. Based on the median assessed values of the manufactured home units in the District of New Hazelton, a household would need an annual income of between \$1,860 and \$23,690 to purchase a manufactured home unit. This would translate into monthly housing costs of between \$60 and \$770 per month not including the monthly pad rental cost.

The housing continuum graphic on the following page shows the mix of housing types (ownership and rental) in the District of New Hazelton and provides information on both housing costs and incomes.

Column 1 & 2: Shows the income distribution of all households living in the District of New Hazelton (owners and renters) and is based on the 2016 Census.

Column 3: Shows the median price for a single detached home in the District of New Hazelton based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a home at this price assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage.

Column 4: Shows the median price for a newer duplex unit in the District of New Hazelton based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a home at this price assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage.

Column 5: Shows the median price for a manufactured home in the District of New Hazelton based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a manufactured home in the District of New Hazelton assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage. The calculation also assumes a monthly pad rental cost of \$400 per month.

Column 6: Shows the reported average market rent in the District of New Hazelton is \$668 per month based on information contained in the 2016 Census. Based on an average monthly rent of \$668, a household would need an annual income of \$26,720 to carry the cost of this housing.

Column 7: Shows the average monthly rent for a household with an annual income of \$20,000 living in social housing where the monthly rent they pay is geared to their income and is based on the standard that to be affordable, a household should not be spending more than 30% of their gross annual income on their housing costs.

TABLE B.2 THE CONTINUUM OF OWNERSHIP & RENTAL HOUSING CHOICES IN THE DISTRICT OF NEW HAZELTON

Total Households: 290						
Total Owners: 210						Renters: 80
Income Distribution (\$)	Number of Households	Single Detached Housing	Duplex Units. (Newer Stock)	Duplex Units. (Older Stock)	Market Rental	Non-Market Seniors Housing (20 units)
Total	290					
\$125K+	35					
\$100K to 124,999	35					
\$80K to 99,999	35					
\$60K to 79,999	45					
\$50K to 59,999	40					
\$40K to 49,999	65					
\$30K to 39,999	25					
\$20K to 29,999	30	\$26,530	\$24,450		\$26,720	\$20,000
\$15K to 19,999	10			\$13,320		
\$10K to 14,999	20					
Under \$10K	0					
Housing Cost		\$216,500 \$862/month	\$199,500 \$795/month	\$108,700 \$433 /month	\$668 per month	\$500 per month

Appendix C:

C.1 The Limitations of the Use of Census Data in Smaller Geographic Areas

This section describes some of the limitations of the use of Census data for smaller geographies with specific focus on the implications of the use of “random rounding” and “data suppression”:

Notes on Random Rounding

In using Census data, it is important to recognize that there can be some variability in the numbers reported due to random rounding - an approach adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' As noted by Statistics Canada:

"To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%" Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

Small Area Data Suppression

In addition to random rounding, small area data suppression has been adopted to further protect the confidentiality of individual respondents' personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size or for specific sub-population groups. For example, areas with a population of less than 40 persons are suppressed. If the community searched has a population of less than 40 persons, only the total population counts will be available. Suppression of data can also occur due to poor data quality or to other technical reasons.

Additional information on data quality and disclosure control

For information on data quality, as well as random rounding, data suppression, and other methods of disclosure control, please consult the Guide to the Census of Population, 2016, Catalogue no. 98-304-X, and the reference guides for the individual topics.

C.2 Notes on Random Rounding and Data Suppression

This section provides additional technical details around the limitations of Census data especially in smaller geographic areas. In looking at the information provided by Statistics Canada it is important to note that there can be some variability in the numbers reported due to random rounding - an approach adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.'

As noted by Statistics Canada:

"To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%"

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

C.3 Area and data suppression

In addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondents' personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size. For example, areas with a population of less than 40 persons are suppressed. If the community searched has a population of less than 40 persons, only the total population counts will be available. Suppression of data can be due to poor data quality or to other technical reasons.

C.4 Random rounding

To ensure confidentiality, the values, including totals, are randomly rounded either up or down to a multiple of '5' or '10.' To understand these data, you must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

C.5 Note on data quality and disclosure control

For information on data quality, as well as random rounding, data suppression, and other methods of disclosure control, please consult the [Guide to the Census of Population, 2016, Catalogue no. 98-304-X](#), and the reference guides for the individual topics.