



# DISTRICT OF NEW HAZELTON HOUSING NEEDS



NOVEMBER 2024

# TABLE OF CONTENTS

1.0	Introduction .....	3
2.0	Key Findings.....	4
3.0	Demographic Profile.....	5
4.0	Employment and Income.....	10
5.0	Housing Profile.....	13
6.0	Community Growth .....	17
7.0	Key Statements of Need .....	23

# 1.0 INTRODUCTION

## 1.1 INTERIM HOUSING NEEDS REPORTS

In November 2023, the provincial government adopted new legislation which seeks to streamline the delivery of new housing and implement proactive planning tools to remove barriers to housing development. As of June 2024, the Province has updated legislative requirements for Housing Needs Reports. This includes requiring all local governments to complete an Interim Housing Needs Report by January 1, 2025. All local governments must then complete 'regular' Housing Needs Reports in 2028 and every 5 years thereafter.

Interim Housing Needs Reports must include the following information:

1. 5- and 20-year housing need calculations (total # of units needed) using a standard methodology, the "HNR Method";
2. Statements about the seven key areas of local need;
3. The number and percentage of households in core housing need and extreme core housing need;
4. A description of housing actions and changes since the last Housing Needs Report.

This report represents an Interim Housing Needs Report.

## 1.2 METHODOLOGY AND DATA LIMITATIONS

The provincial government requires all local governments to update their housing needs reports using a standardized methodology over a 20-year time horizon to better understand and address housing needs throughout British Columbia. This report relies on the most recent census data (2021) and follows the Province of BC standardized methodology for projecting housing need. This methodology is discussed in more detail in Chapter 6.

The standardized methodology seeks to confirm the number of housing units required to meet local need and avoid the continued rapid increase in housing costs. It is important to highlight that local governments are not required to build the number of housing units projected in this report, but they are required to update their Official Community Plans and Zoning Bylaws to ensure that there is adequate land designated and zoned for the housing need identified in this report.

## 1.3 ACTIONS TAKEN SINCE LAST HOUSING NEEDS REPORT

The District has taken the following key actions since the adoption of the 2021 Housing Needs Report:

- **Transition Housing:** In 2019, the District of Hazelton donated land for a transition housing complex. The housing complex provides safe, short-term housing for women and women with children who are fleeing violence.
- **Zoning Bylaw Amendments:** In 2023, the District amended the Zoning Bylaw to reduce the minimum and maximum sizes on dwellings units and lot sizes. The reduction in the minimum sizes for dwelling units and lot sizes will help reduce development constraints and increase the potential for further development within the District.

## 2.0 KEY FINDINGS

- **Aging Population:** From 2006 to 2021 the proportion of people over 65 years of age increased from 12% to 20% of the total population.
- **Predominantly single-detached housing stock:** 77% of the housing stock is single-detached dwellings.
- **Cost of ownership has increased:** From 2016 to 2023, the average sale price for all housing types in the District of New Hazelton rose 155% from \$92,000 to \$234,438.
- **Limited market rental housing:** There is no purpose-built, market rental housing in New Hazelton and market rentals likely come in the form of secondary suites or property owners renting their homes.
- **Owners earn significantly more than renters:** Owners median income in 2021 was \$85,000 compared to \$34,400 for renters.
- **Owner/Renter Households:** In 2021, New Hazelton’s household makeup consisted of 175 owner households and 100 renter households. Since the 2016 census, owner households has dropped 35 households (-17%) while renter households has increased by 20 households (25%).
- **Indigenous population:** 52% of the population identify as Indigenous, compared to 5.9% across BC.
- **Future Housing Need:** It is anticipated there is a need for 65 new housing units over the next five years and 202 new housing units over the next twenty years (Figure A). Of the 65 housing units, 53 should be owned and 12 should be rentals. The methodology for housing need calculation is discussed in detail in Section 6.0. ***The District should consider the specific number of units identified in this report as a guideline.***

Figure A: District of New Hazelton Projected 5- and 20-Year Housing Need

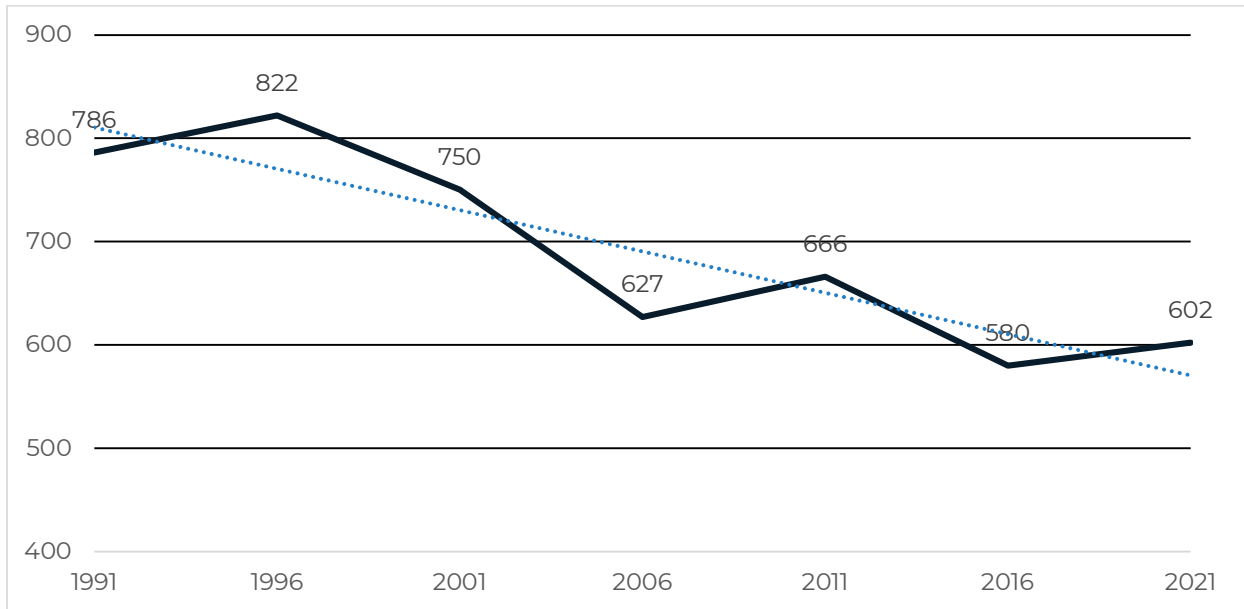
Component	New Housing Units Needed	
	5-Year Need	20-Year Need
<b>A: Extreme Core Housing Need</b>	<b>4</b>	<b>14</b>
Owned Units	0	n/a
Rented Units	4	n/a
<b>B: Persons Experiencing Homelessness</b>	<b>2</b>	<b>4</b>
<b>C: Suppressed Household Formation</b>	<b>13</b>	<b>52</b>
Owned Units	13	n/a
Rented Units	0	n/a
<b>D: Anticipated Growth</b>	<b>24</b>	<b>45</b>
Owned Units	16	n/a
Rented Units	8	n/a
<b>E: Rental Vacancy Rate Adjustment</b>	<b>0</b>	<b>2</b>
<b>F: Additional Local Demand</b>	<b>21</b>	<b>84</b>
<b>Total Units Needed</b>	<b>65</b>	<b>202</b>
Owned Units	50	
Rented Units	15	

## 3.0 DEMOGRAPHIC PROFILE

### 3.1 HISTORICAL POPULATION CHANGE

The District of New Hazelton's population as per the 2021 Census data is 602. In the last 30 years from the date of the most recent Census, the District of Hazelton's population has declined by 23% (184). Between 1996 and 2006, the District experienced a significant decline by 25%. Since 2006 the District's population has only lost 4% (25 people).

Figure 1: Historic Population Change (1991 – 2021)

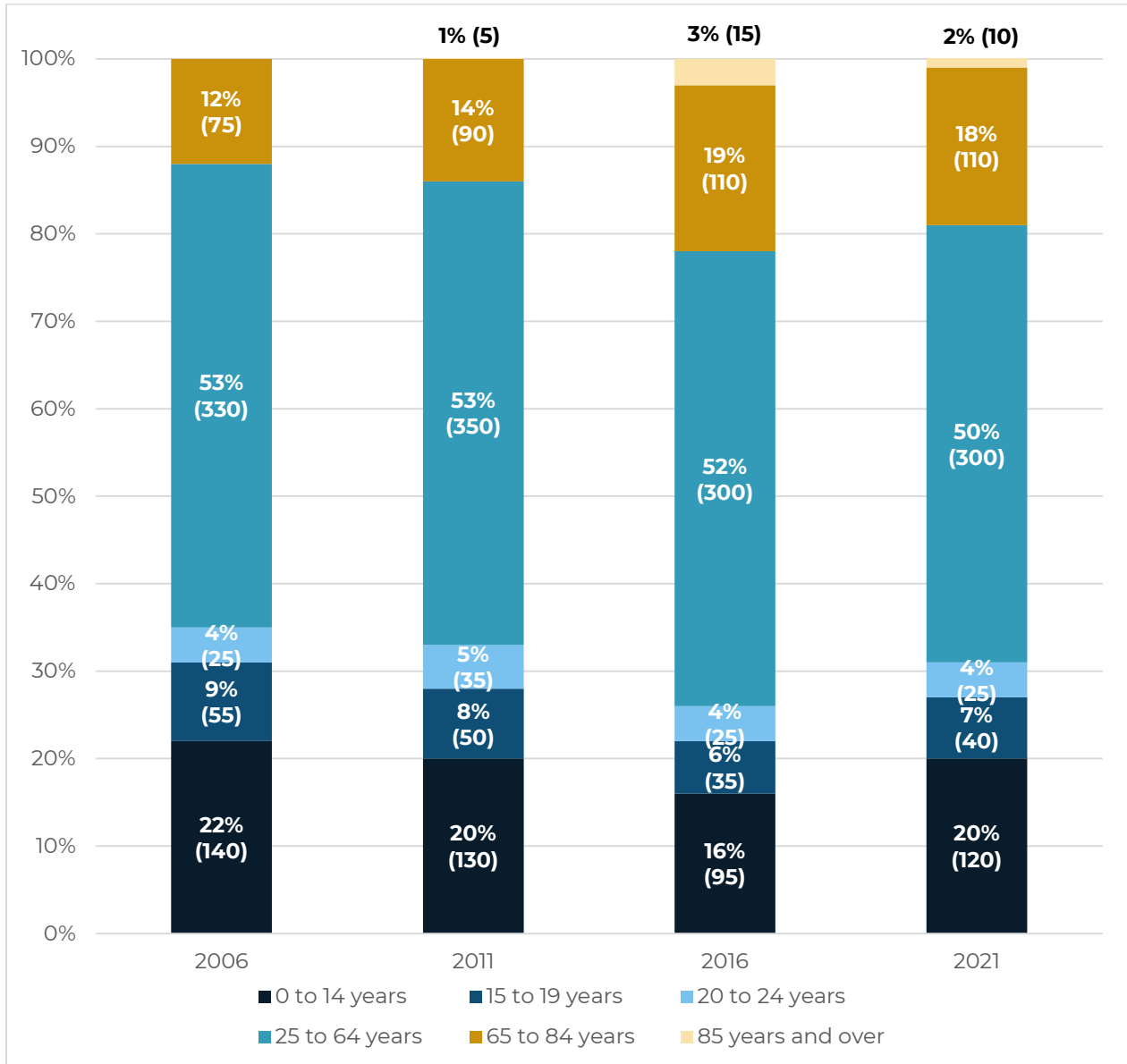


Source: Statistics Canada Census Program, Census Profiles 1991, 1996, 2001, 2006, 2011, 2016, 2021

### 3.2 POPULATION AGE CHARACTERISTICS

The District's population has been declining since 2006. Between 2006 to 2021, the proportion of people 65 years+ increased from 12% to 20% of the proportion of people 20 to 64 years of age declined from 59% to 54% of the total population. This has been a typical trend in both the regional and federal context, as much of the aging populations stay, as the younger working population may seek work opportunities in other areas.

Figure 2: Age Demographics (2006 – 2021)



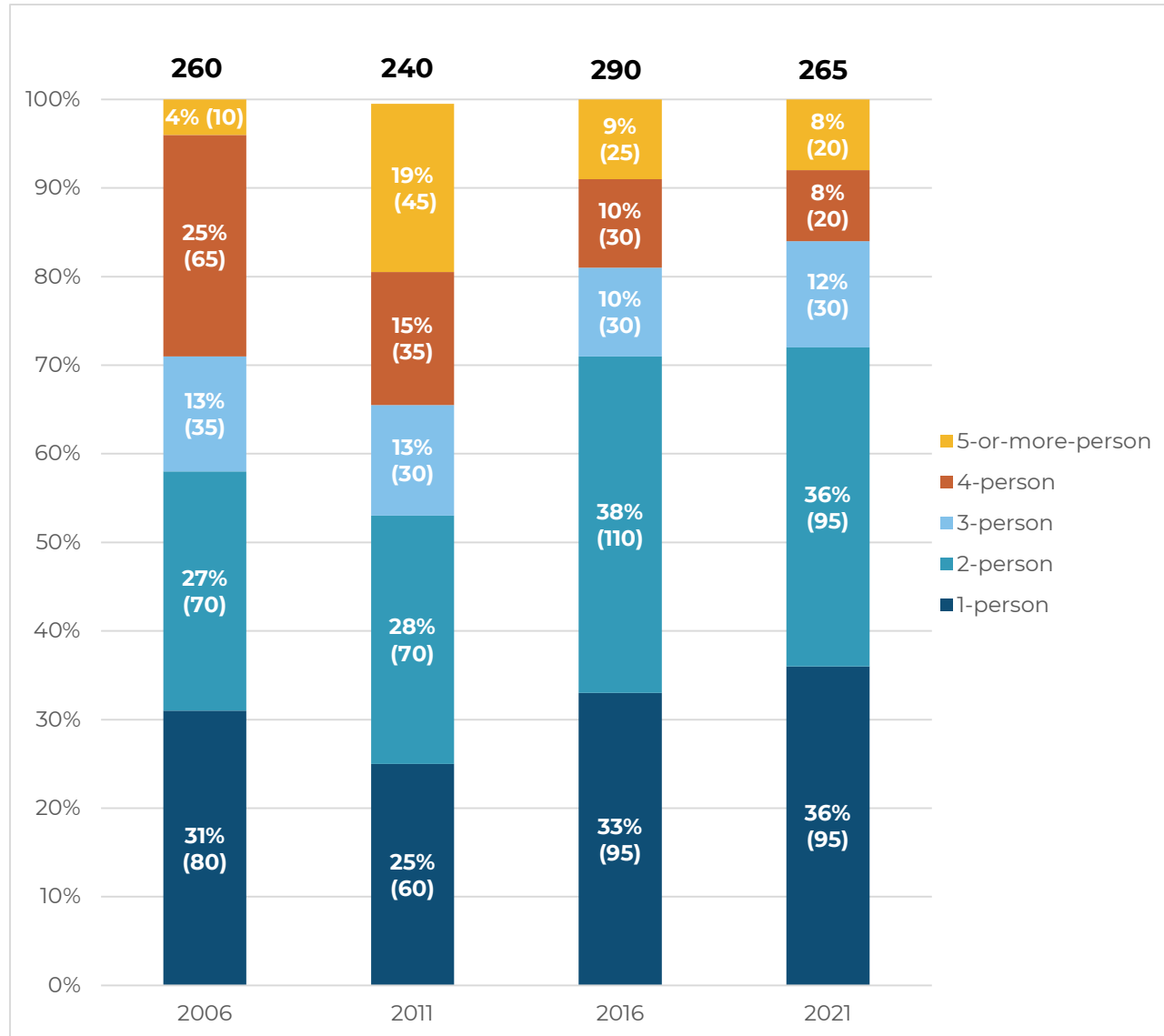
Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

### 3.3 HOUSEHOLD GROWTH BY SIZE

Since 2006 New Hazelton has experienced nominal growth. From 2006 to 2021, the number of households in New Hazelton increased by only 5, from 260 to 265. Notably, households decreased from 2016 to 2021 from 290 to 265.

Overall, the number of 1-and 2-person households has increased and the number of 3+ person households has decreased. Between 2011 to 2021, 1- and 2-person households increased from 53% (130) to 72% (190). While 3-person or larger households decreased from 47% (105) to 28% (70) in the same timeframe.

Figure 3: Households by Size (2006 – 2021)



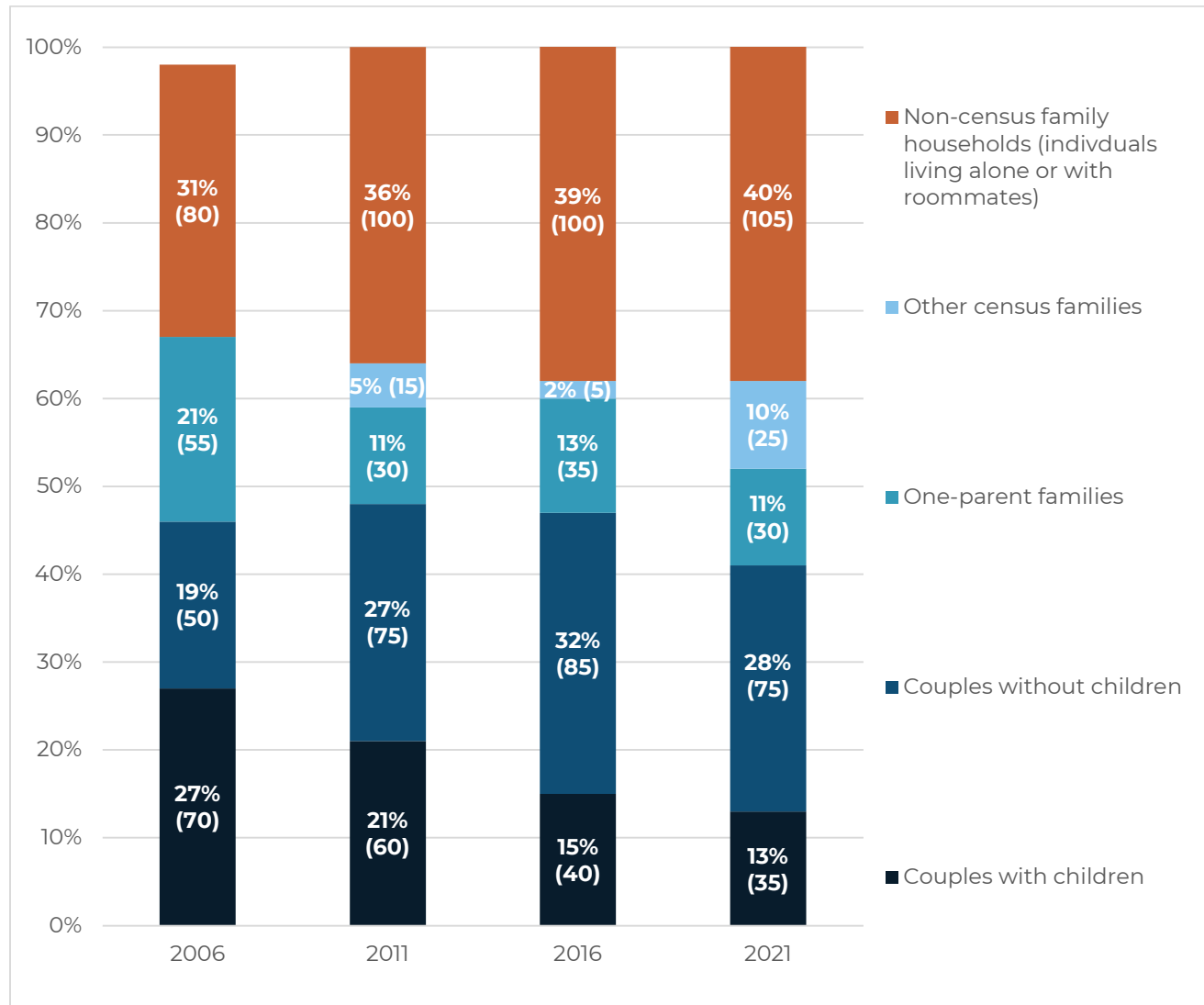
Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021



### 3.4 HOUSEHOLD GROWTH BY TYPE

From 2006 to 2021, non-census families (including individuals living alone and with roommates) has increased from 31% (80) to 40% (105). As census families decrease their make-up has also changed in this period: the number of households consisting of couples with children decreased by 14% (35 households), while the number of households consisting of couples without children grew by 9% (25 households). During the same period, one-parent households decreased by 10% (25 households). Other census families, which include multigenerational households, multi-census households, and one-census families with additional members, increased by 10% (25 households).

Figure 4: Households by Family Type (2006 – 2021)



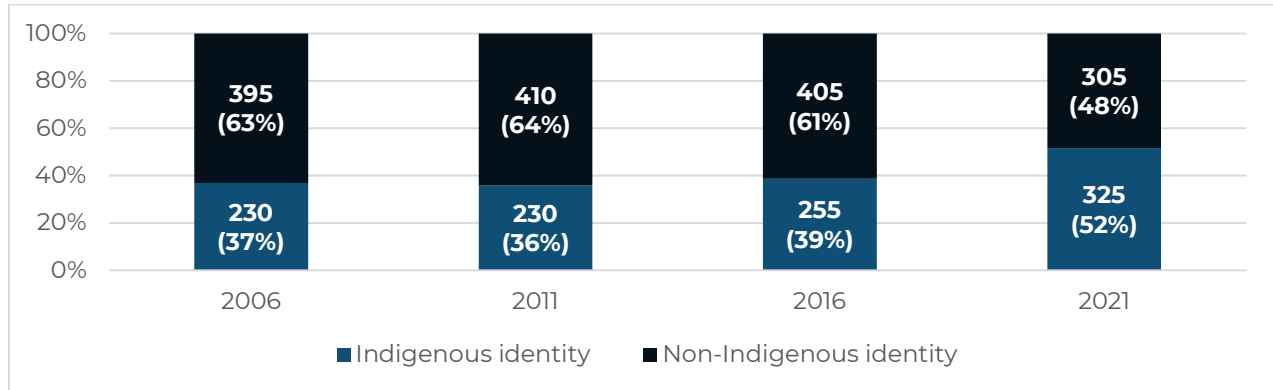
Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021



### 3.5 INDIGENOUS POPULATIONS

The 2021 census reports that 52% (325) of New Hazelton’s population identifies as Indigenous. The percent of total population for Indigenous people in New Hazelton increased by 13% (70) from the 2016 to 2021.

Figure 5: Indigenous and Non-Indigenous Population (2006 – 2021)

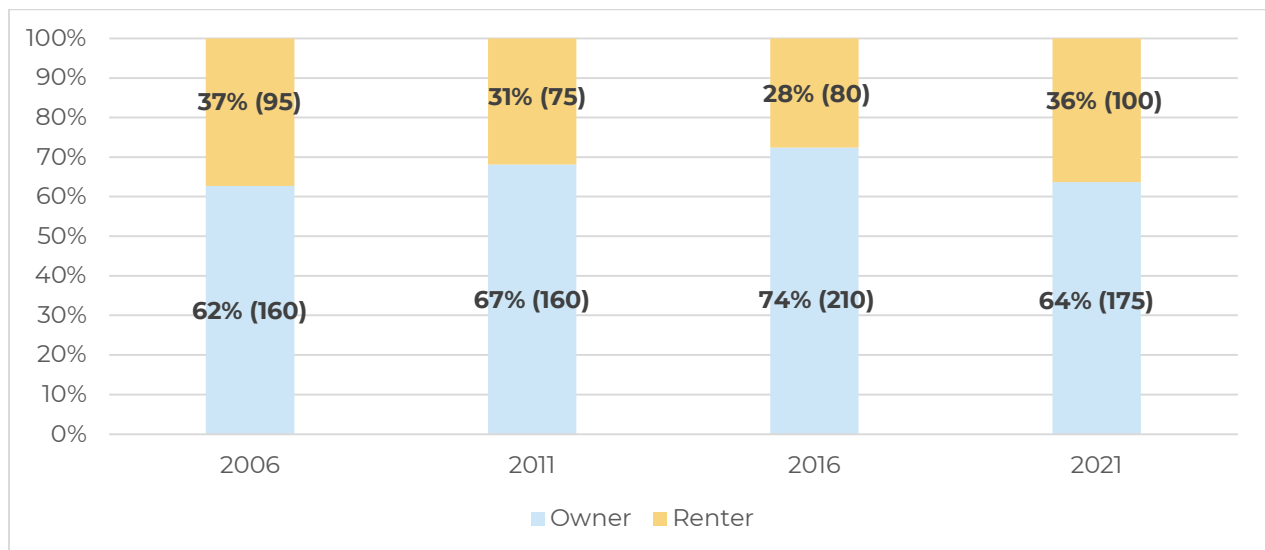


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

### 3.6 HOUSEHOLDS BY TENURE

In 2021, New Hazelton’s household makeup consisted of 175 owner households and 100 renter households<sup>1</sup>. Since the 2016 census, owner households dropped by 35 households (-17%) while renter households have increased by 20 households (25%).

Figure 6: Private Households by Tenure (2006 – 2021)



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

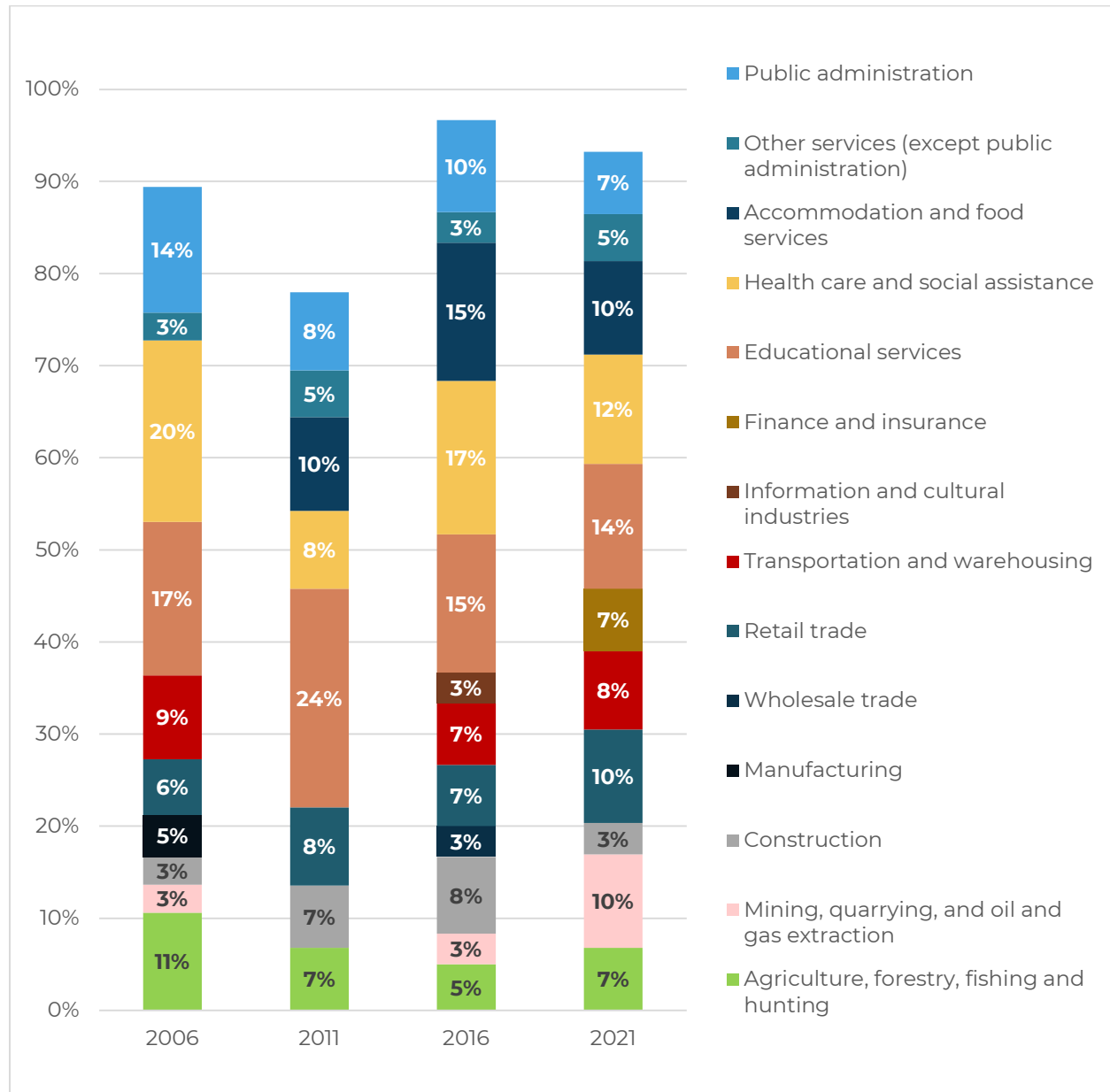
<sup>1</sup> The data collected in any survey or census may contain some omissions or inconsistencies resulting in minor variances between data sets. For example, a respondent may be unwilling to answer a question or answer something that contradicts a previous answer. This can be seen in slight variation between 2021 household numbers in figure 3, 4 and 6.

## 4.0 EMPLOYMENT AND INCOME

### 4.1 EMPLOYMENT – LABOUR CATEGORIES

New Hazelton’s largest labour categories in 2021 were educational services (14%), healthcare and social services (12%), retail trade (10%), and accommodations and food services (10%). In 2021 finance and insurance (7%) grew from 0% in the past three census reports, as well as mining, quarrying, and oil and gas extraction which grew from 3% in 2016 to 10% in 2021.

Figure 7: Labour Force by Industry in Private Households (2006 – 2021)

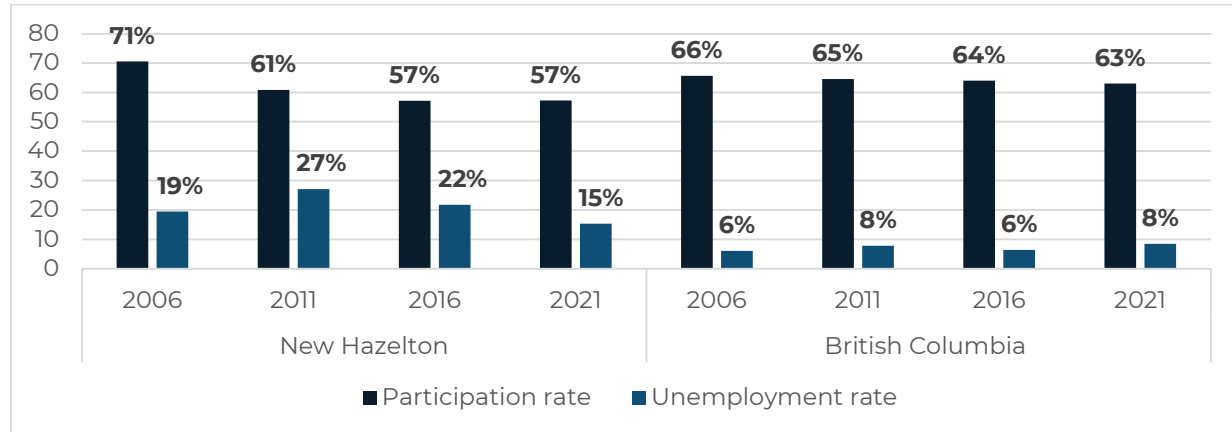


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

## 4.2 EMPLOYMENT RATE

Between 2006 to 2021, New Hazelton consistently reports a higher unemployment rate than the provincial average. In 2011, the District of New Hazelton experienced its highest recent unemployment rate at 27%. Over the past decade, this rate has decreased to 15% by 2021. Meanwhile, the participation rate has steadily declined from 71% in 2006 to 57% in 2016 and remained relatively stable at 57% in the 2021 census.

**Figure 8: Participation and Unemployment Rates (2006 – 2021)**



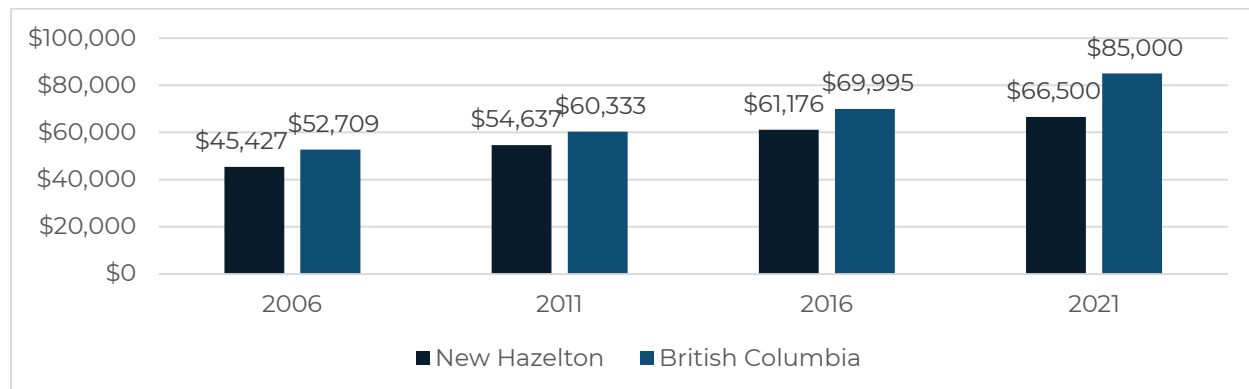
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

## 4.3 INCOME

The charts compare the median household income and income brackets of New Hazelton and British Columbia. The 2021 incomes are reported from 2020. Data from 2006-2016 use 2015 constant dollars, while 2021 figures use 2020 nominal dollars.

Households in New Hazelton reported a lower median income overall and a lower yearly growth rate. From 2006 to 2021, the median household income in British Columbia increased by 4% annually (61% total), and in New Hazelton by 3% annually (46% total).

**Figure 9: Median Incomes for Households in New Hazelton & British Columbia (2006 – 2021)**

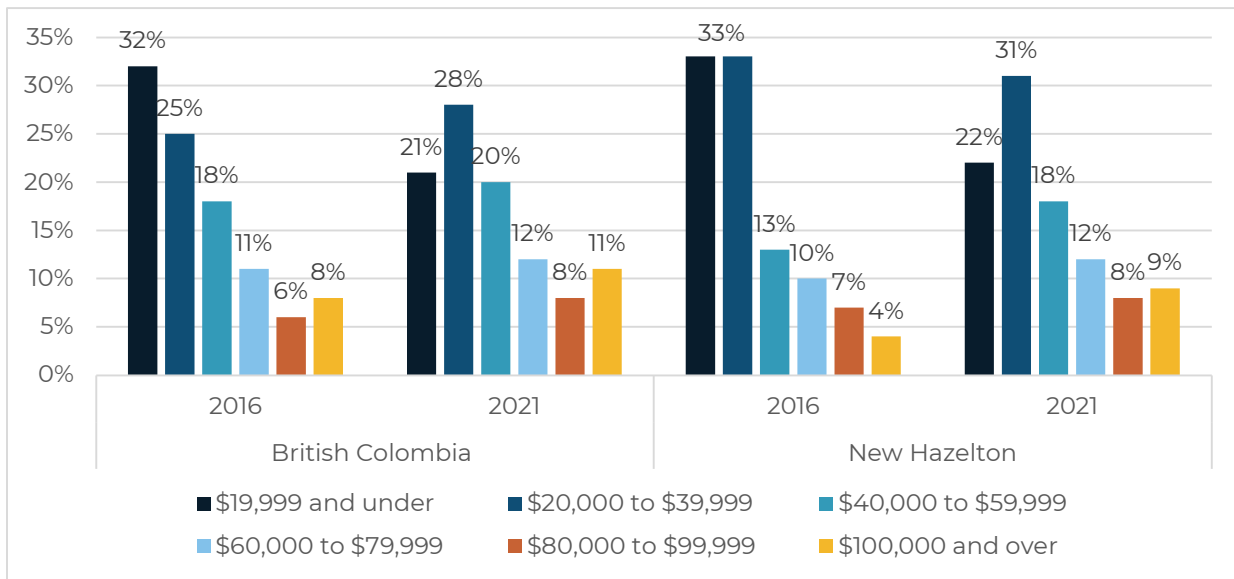


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

Figure 10 illustrates income distribution by income brackets. Between 2016 to 2021, incomes increased in New Hazelton: the proportion of people earning less than \$40,000 decreased by 13% and the proportion of people earning more than \$40,000 increased by 8%.

The District's income brackets closely mirrors that of British Columbia (BC). Compared to BC, in 2021 the District has a 4% higher proportion of individuals earning below \$39,999, and a 2% lower proportion in both the \$40,000-\$59,999 and \$100,000 and over income brackets.

**Figure 10: Before-Tax Household Income Distribution by Income Bracket (2016 & 2021)**

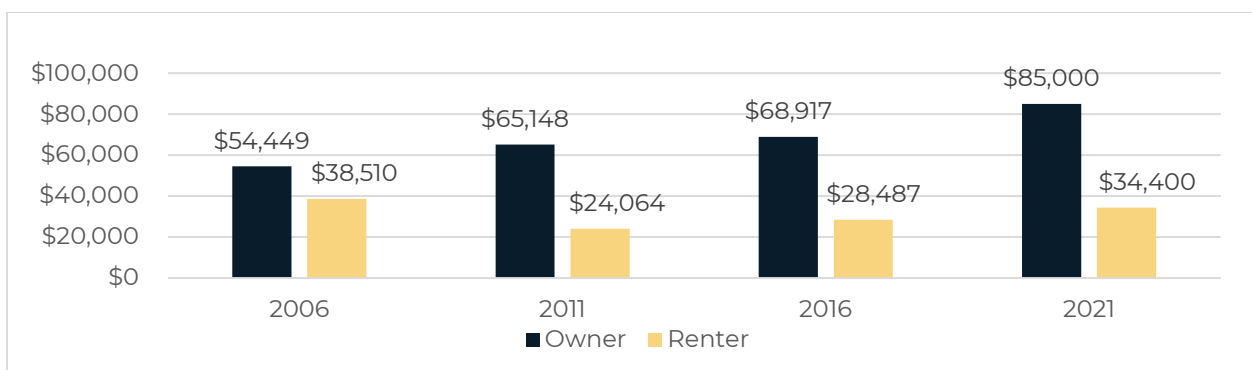


Source: Statistics Canada Census Program, Census Profiles 2016, 2021

#### 4.4 MEDIAN HOUSEHOLD INCOME BY TENURE

Owners have significantly higher median incomes than renters in New Hazelton and the gap has been growing since 2006. In 2006, owner households made 41% more annual income than renter households in the District of New Hazelton. This gap rose dramatically in the 2011 census with owner households making 170% more annual income than renter households. In 2016 to 2021 owner households respectively earned 141% and 147% more than renters.

**Figure 11: Median Household Income by Tenure (2006 – 2021)**



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

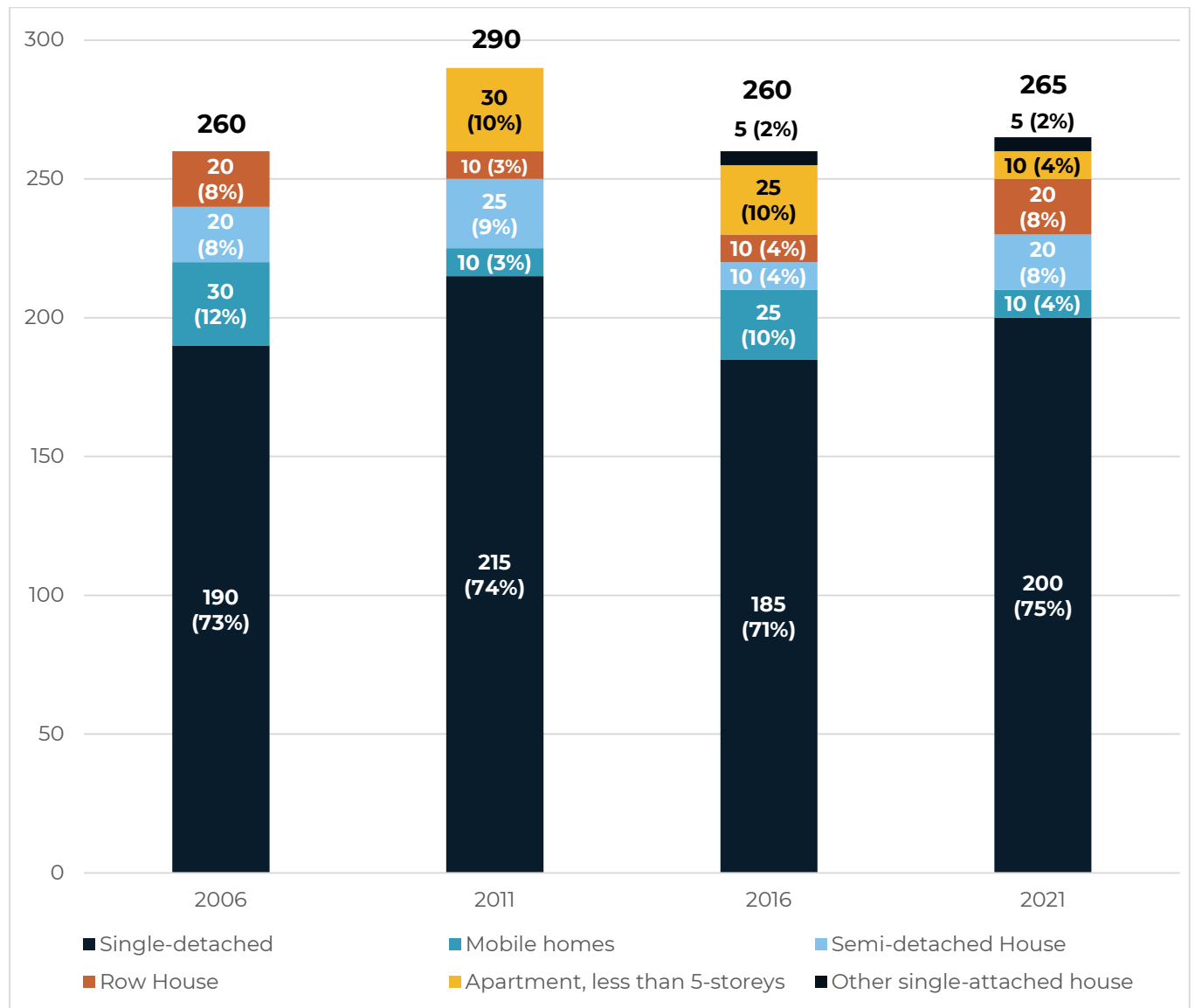
The CERB (Canada Emergency Response Benefit) provided \$2,000 per month to individuals, which substantially boosted the incomes of very low and low-income households. This likely accounts for the increase in renter incomes and may even be a contributor to higher owner incomes. This benefit was not permanent, and it remains to be determined what the trend for renter incomes will be over the long term.

## 5.0 HOUSING PROFILE

### 5.1 HOUSING STOCK CHANGES

Since 2006, the existing housing stock in The District has remained relatively unchanged, with single-detached dwelling accounting for 71 to 75% of the housing composition. In 2021, the overall composition of housing types was 77% single-detached dwellings, 4% mobile (manufactured) homes, 8% semi-detached homes, 8% row homes, and 4% apartments with less than 5-storeys.

Figure 12: Housing Stock Composition (2006 – 2021)

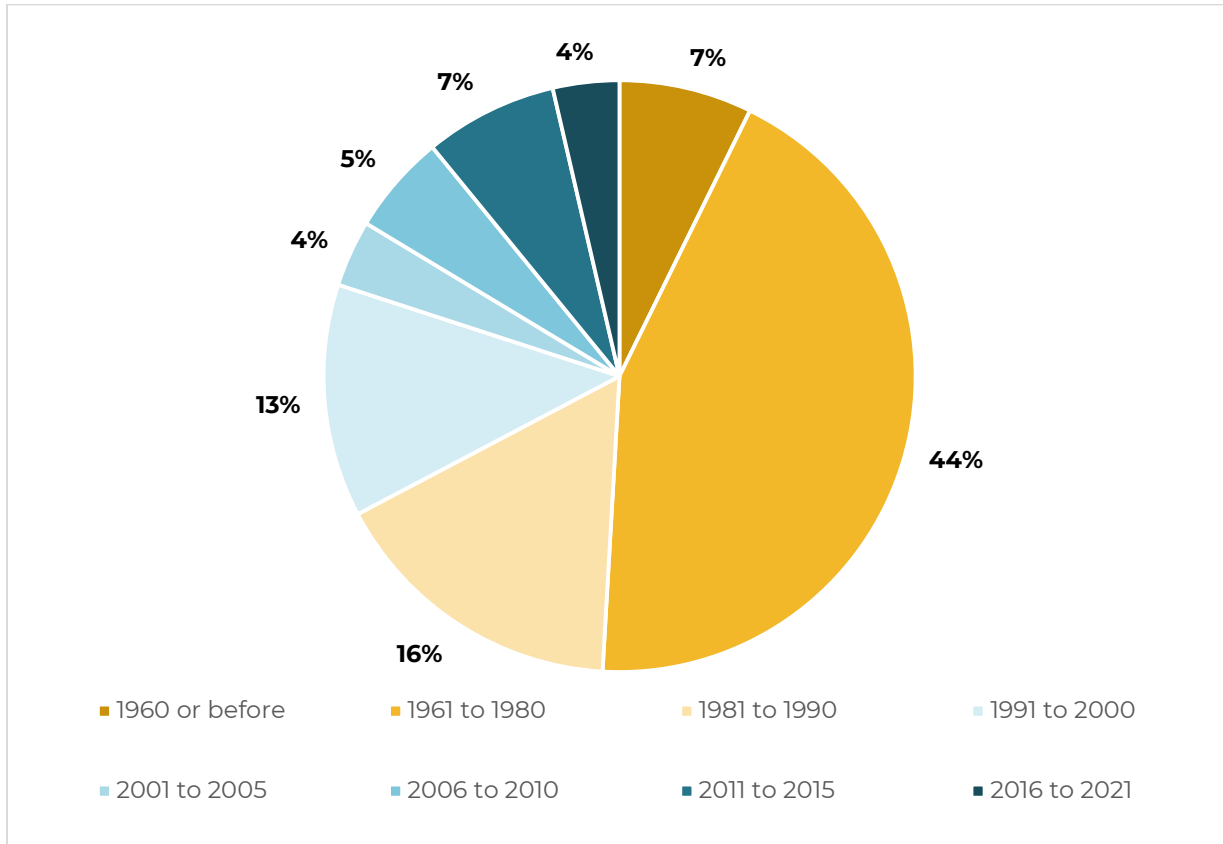


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

## 5.2 HOUSING STOCK AGE

A large portion (44%) of New Hazelton’s housing stock was built between 1961 to 1980. 29% of the housing stock was constructed between 1981 and 2000 and only 20% of the housing stock was built after the year 2000.

Figure 13: Housing Stock Age, All Households (2021)



Source: Statistics Canada Census Program, Census Profiles 2021

## 5.3 BUILDING PERMIT DATA

Based on the District of Hazelton’s building permit data, from 2013 to 2024 there have been a total of four (4) new single dwelling units constructed. In addition, in 2021 the Northern Society for Domestic Peace constructed a building that houses (7) units of second-stage housing. These units are intended for short term housing for women fleeing domestic violence.

## 5.4 VACANCY RATE

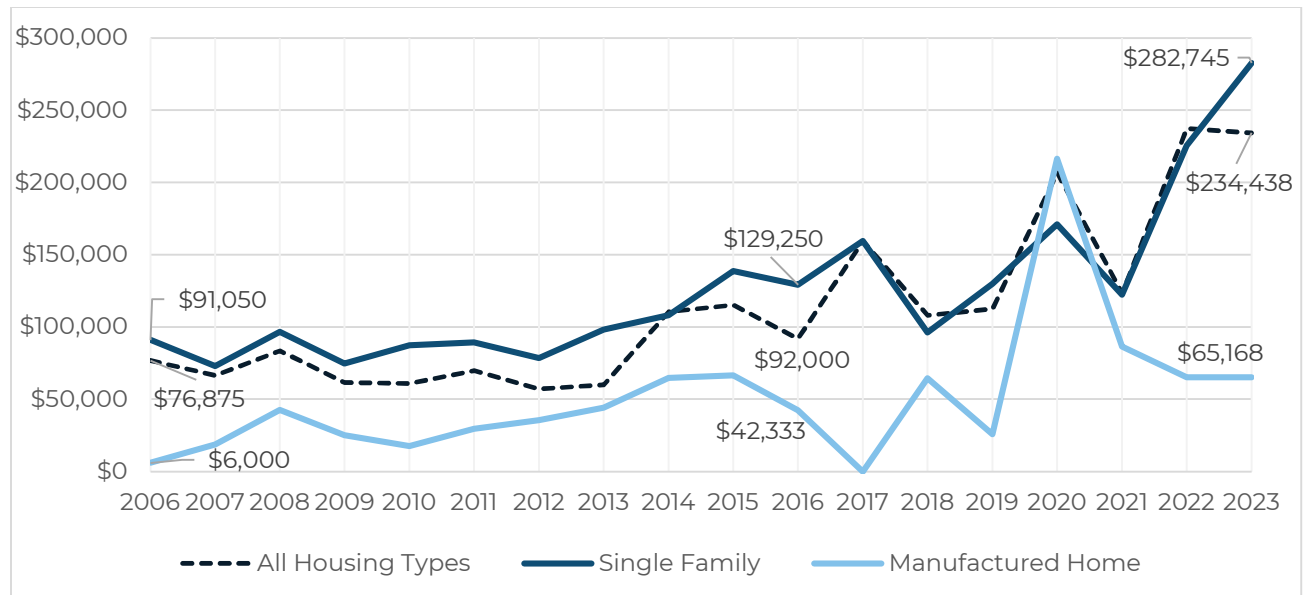
While the Canadian Mortgage and Housing Corporation (CMHC) Housing Market Information Portal does not have information for New Hazelton or Smithers, the nearest community with a recorded vacancy rate is Terrace (140 kilometers). Terrace has a vacancy rate of 0%. Furthermore, when taking a desktop-search on Facebook Marketplace, Craigslist, and Kijiji there are zero available rentals within a 40-kilometer radius.

## 5.5 COST OF OWNERSHIP

From 2016 to 2023, the average sale price for all housing types in the District of New Hazelton rose 155% from \$92,000 to \$234,438.

Single-family homes and manufactured homes made up for 89% (90) of the total 101 sales from 2016 to 2023. During this period, based on 63 single-family home sales, prices rose 119%, from \$129,250 to \$282,745, while manufactured home sales rose 54% from \$42,333 to \$65,168.

**Figure 13: Average Sale Price for All Housing Types, Single-Family Dwellings, and Manufactured Homes (2006 – 2023)**



Source: BC Assessment, Assessment Roll, 2006 to 2023

## 5.6 RENTAL HOUSING

New Hazelton does not have any purpose-built rentals; all rentals are in the form of secondary suites or homeowners renting out their home. According to the 2021 census profile, the average monthly shelter cost for rented dwellings was \$800. This cost equates to 40% of renter households spending more than 30% of their income on housing. While the Canadian Mortgage and Housing Corporation (CMHC) does not have primary rental data available for the District of New Hazelton, the nearest community of Terrace shows median rents of \$875 (bachelor suite), \$1,100 (1-bedroom), and \$1,200 (2-bedroom).

The secondary rental market includes rental dwellings that were not purpose-built as rentals. As mentioned in Section 4.4, the secondary rental market is incredibly limited based on a desktop-search of the common secondary rental sites (i.e. Facebook Marketplace, Craigslist, and Kijiji). The nearest secondary rentals are located in Smithers (70 kilometers) and Terrace (140 kilometers).

### 5.6.1 NON-MARKET RENTAL HOUSING

New Hazelton currently has the following non-market rental housing options:

Name	Operator	Number of Units	Affordability	Target Tenants
<b>Roche View Lodge</b>	Seniors Services Society	20	BC Housing Rent Geared-to-Income	55+
<b>Seven Sisters Lodge (Second Stage Housing)</b>	Northern Society for Domestic Peace	7 Second Stage Housing	BC Housing Shelter Rates	Women and children fleeing trauma/violence
<b>Cedar Rose Transition House (*currently under construction)</b>	Northern Society for Domestic Peace	6 Transition Homes	BC Housing Shelter Rates	Women and children fleeing trauma/violence

Cedar Rose Transition House and Seven Sisters Lodge are both operated by the Northern Society for Domestic Peace (NSDP) and function together. Cedar Rose Transition housing provides temporary shelter, where women and children can stay for up to 2-3 weeks. From Cedar Rose, women may apply to stay at Seven Sisters Lodge, which offers accommodation for approximately 18 months.



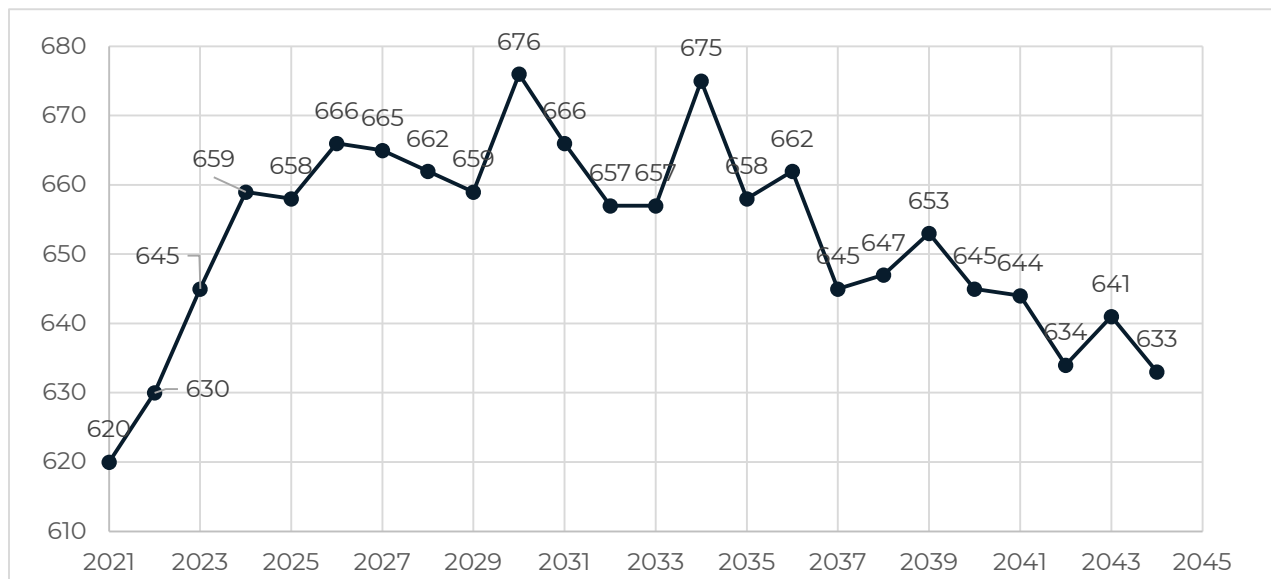
## 6.0 COMMUNITY GROWTH

### 6.1 POPULATION PROJECTION

Population and age demographic projections are derived from BC Stats population projections rather than census counts. The BC Stats dataset adjusts for under-coverage in the census data. As a result, the population projections in figure 14 and figure 15 start at 620 for the year 2021, compared to the census count of 602 for the same year.

The District of New Hazelton is expected to see short-term growth of 10.6% from the 2021 Census to 2026. From 2026 onwards, the population is projected to be relatively stagnant and is projected to decrease by 4 from 666 to 662 from 2026 to 2036. Projections estimate that the District’s population will decline in the years following, estimating a population of 633 by 2044.

Figure 14: Population Projections (2021 – 2044)



Source: Statistics Canada, BC Stats. P.E.O.P.L.E Population Estimates and Projections, 2024

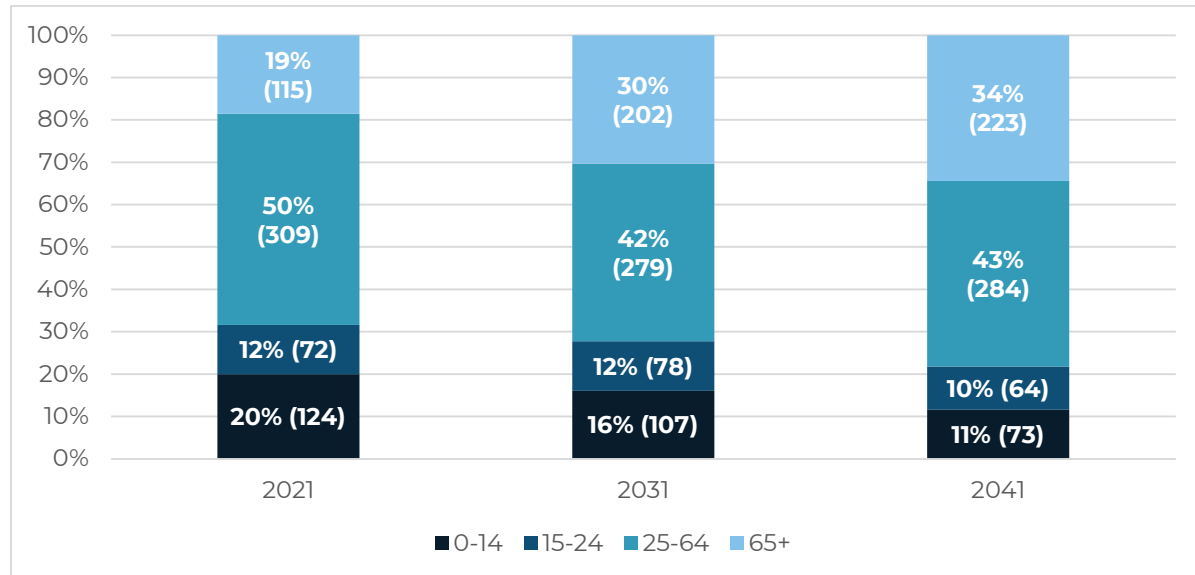
### 6.2 CHANGING DEMOGRAPHIC IN NEW HAZELTON

While the District of New Hazelton’s population is expected to grow in the next 10 years, most of the growth is in the 65+ year old populations. From 2021 to 2031, the youth population (age 15-24) is expected to grow 8% (+6), the working age population (age 25-64) is expected to decrease by 10% (-30), yet the senior population (age 65+) is expected to increase by 77% (+87). Projecting for the next decade from 2031 to 2041, the youth population expected to decrease by 18%, the working age population is expected to increase by 2% and the senior population to increase by another 10%.

Projections extending 20 years into the future rely on many assumptions and may not be dependable. Factors such as the continued increase to housing prices in the near by communities of Terrace and Smithers could change the results of a declining working age population, as more could potentially move to New Hazelton for more affordable housing.

Figure 13 below shows the percentage of each age group based on the total projected population of the District of New Hazelton in 2021, 2031, and 2041.

Figure 15: Demographic Projections (2021 – 2041)



Source: Statistics Canada, BC Stats. P.E.O.P.L.E Population Estimates and Projections, 2024

### 6.3 COMPONENTS OF 5 AND 20-YEAR HOUSING PROJECTIONS

Based on new regulations developed by the Province of BC, municipalities are now required to develop a multi-component assessment of housing need to determine how much new housing needs to be accommodated through OCPs. The components are as follows:

- **Component A:** The number of housing units for households in extreme core housing need
- **Component B:** The number of housing units for individuals experiencing homelessness
- **Component C:** The number of housing units for suppressed households
- **Component D:** The number of housing units for anticipated household growth
- **Component E:** The number of units required to increase the rental vacancy rate to 3%
- **Component F:** The number of housing units that reflects additional local demand

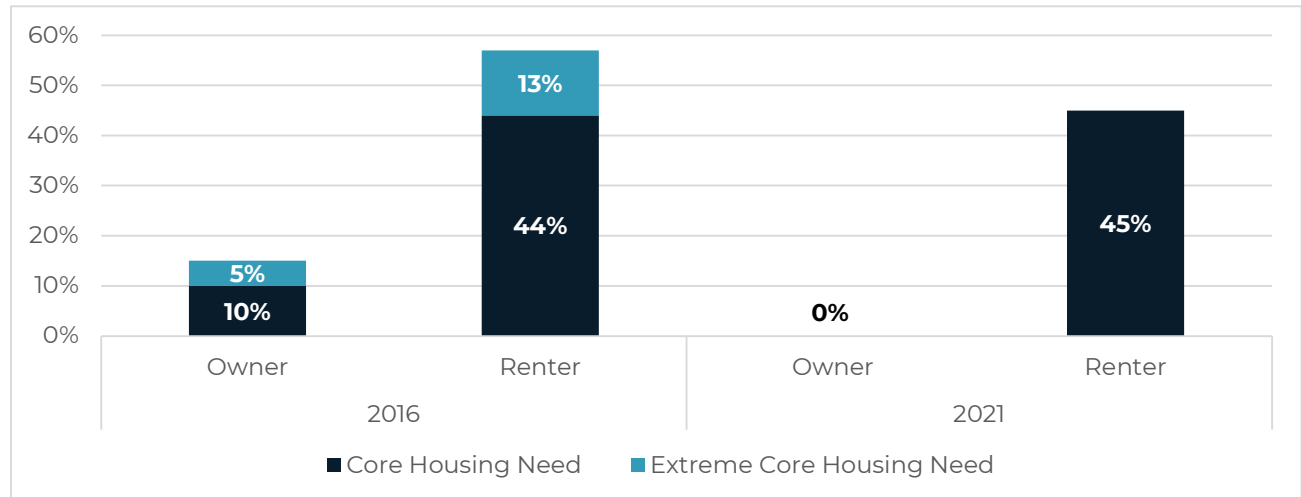
#### 6.3.1 COMPONENT A: EXTREME CORE HOUSING NEED

Extreme Core Housing Need (ECHN) for renters and homeowners with a mortgage is utilized to estimate the number of new housing units required for individuals in vulnerable living conditions. Extreme Core Housing Need pertains to private households that fall below specific standards for housing adequacy, affordability, or suitability and would need to allocate 50% or more of their total pre-tax income to afford the median rent for acceptable alternative housing in their local area. This contrasts with Core Housing Need, which requires spending 30% of total pre-tax income.

The 2021 census data for renters and homeowners with a mortgage in ECHN is suppressed to protect privacy, indicating a low number of people in ECHN. The estimates for ECHN in 2021

may be lower because the incomes of lower-income individuals were temporarily increased due to the CERB benefit. ECHN is reported for 2006, 2011 and 2016; averaging out the last four Census reports from 2006-2021, the average ECHN rate was 13.56%. **To eliminate Extreme Core Housing Need there will need to be 14 specifically targeted units by 2041.**

Figure 16: Percent of Total Owners and Renters in CHN and ECHN (2016 – 2021)



Source: Statistics Canada Census Program, Census Profiles 2016, 2021

It is important to highlight that from 2016 to 2021, the proportion of renters in Core Housing Need (CHN) was consistently approximately 45%. Core Housing Need includes people who are paying more than 30% of their pre-tax income to shelter costs. This information highlights that renters are more likely to struggle to find affordable housing and reinforces the need for affordable rental housing in the District.

### 6.3.2 COMPONENT B: INDIVIDUALS EXPERIENCING HOMELESSNESS

Capturing the number of people experiencing homelessness is a difficult at any given time and has unique challenges in how one defines homelessness. Although the District may not experience the commonly perceived and visual form of homelessness (such as individuals sleeping on the street), it may experience more of what is known as “hidden homeless”. This includes populations that are in precarious and unstable living situations such as staying with friends, “couch-surfing”, sleeping in cars, etc.

Regionally there are 256 people experiencing homelessness. Proportionally, the District of New Hazelton accounts for 1.69% of the regional population. Therefore, it is assumed that the District has four (4) people experiencing homelessness out of the 256. **The District would need a total of 4 new units to support people experiencing homelessness by 2041.**

### 6.3.3 COMPONENT C: SUPRESSED HOUSEHOLD FORMATION

Suppressed household formation refers to households that would have formed if the housing market had been more affordable and available. Suppressed households may be due to adults living involuntarily with parents or roommates because of affordability concerns or suppressed local demand, such as households moving far away from their jobs and services because of affordability concerns. Suppressed households were for those aged 25 to 34 and

55 to 64 years old, as shown in Figure 18. **The total number of units required to meet the 20-year suppressed housing need is 52.**

Figure 17: Suppressed Household Formation by Age Cohorts

Age Cohort	Total
15 to 24 years	0
25 to 34 years	23
35 to 44 years	0
45 to 54 years	6
55 to 64 years	23
65 to 74 years	0
75 years and over	0
<b>Total</b>	<b>52</b>

Source: Housing Assessment Resource Tool (HART), 2024

### 6.3.4 COMPONENT D: ANTICIPATED HOUSEHOLD GROWTH

This report presents two approaches to population growth projections for the District of New Hazelton (Figure 18). The first approach is based on municipally specific growth statistics for The District of New Hazelton and the second approach is based on the Regional District of Kitimat-Stikine.

#### Approach 1 – BC Stats Local Approach

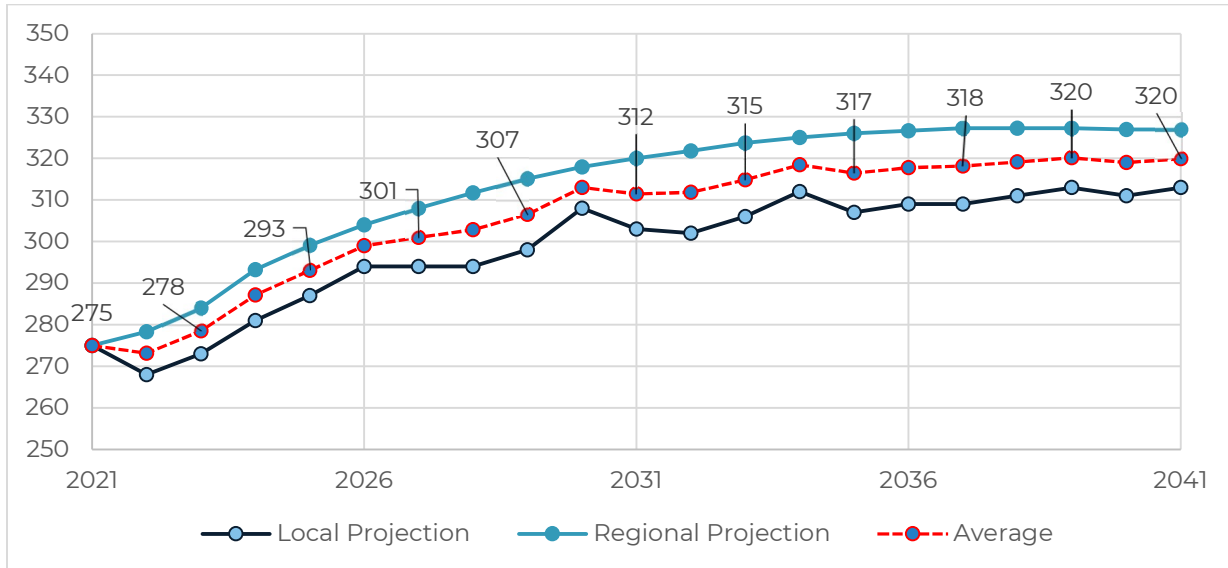
The household projections are developed by BC Stats and are used to determine the household growth in the District of New Hazelton following the projected local trajectory of population growth and household size in New Hazelton.

#### Approach 2 – Regional Approach

The household growth for New Hazelton is assumed to follow the rate of growth in the number of households at the rate of the Regional District of Kitimat-Stikine as a whole. First, the projected households for the region are extracted from BC Stats household projections. The projected rate of change in the number of households at the regional level each year is applied to the household projections at the local level.

Based on the local household growth and regionally based household growth, New Hazelton would require 38 new units or 52 new units respectively to meet the 20-year demand. **The scenario average would require 45 new units by 2041 to meet household growth needs.**

Figure 18: Local and Regional Household Projections (2021 – 2041)



Source: BC Statistics Population Projections and Statistics Canada Census 2021

### 6.3.5 COMPONENT E: RENTAL VACANCY OF 3%

The 2021 census states there were an estimated 105 renter households. Using the provincial vacancy rate for purpose-built rentals (local vacancy rate data is unavailable for The District of New Hazelton) of 1.4%, this means that there is an estimated 1 vacant unit in New Hazelton across the primary and secondary rental market. Assuming that other components of housing need (e.g. need for units for new renters, new rental units to address suppressed household growth, affordable units to address homelessness and extreme core housing need) are addressed, **an additional 2 units are required to achieve a healthy vacancy rate of 3%.**

### 6.3.6 COMPONENT F: DEMAND BUFFER

The final component of the HNR Method is the "demand buffer," which calculates additional housing units needed to meet "healthy" market demand in a community. This buffer accounts for extra local demand beyond the minimum required to house current and future residents. It addresses the needs of households seeking specific housing characteristics, such as proximity to jobs and schools, larger homes for growing families, and downsized options for seniors. By considering these factors, the demand buffer helps alleviate pressure in the housing system.

The demand is calculated by applying an index (that varies by community) to all components of current housing need (Components A, B, C and E). For New Hazelton this buffer is 1.17 and shows that **an additional 85 units will be needed over the next 20 years to account for market demand.**

Figure 19: Table of Demand Buffer Calculation

Component	Result
A: Extreme Core Housing Need	14
B: Persons Experiencing Homelessness	4
C: Suppressed Household Formation	52
E: Rental Vacancy Rate Adjustment	32
<b>Total</b>	<b>72</b>
Demand Factor	1.17
<b>Total New Units to Address Demand Buffer (20 years)</b>	<b>85</b>

Source: Housing Assessment Resource Tool (HART), 2024

### 6.3.7 SUMMARY OF 5- AND 20-YEAR HOUSING NEED

It is anticipated there is a need for 65 new housing units over the next five years and 202 new housing units over the next twenty years. Of the 65 housing units, 50 should be owned and 15 should be rentals. **The District should consider the specific number of units identified in this report as a guideline and should generally support the development of housing across the housing wheelhouse.**

Figure 20: Summary of Housing Need (2021 – 2041)

Component	Number of New Units Needed	
	5-Year Need	20-Year Need
<b>A: Extreme Core Housing Need</b>	<b>4</b>	<b>14</b>
Owned Units	0	n/a
Rented Units	4	n/a
<b>B: Persons Experiencing Homelessness</b>	<b>2</b>	<b>4</b>
<b>C: Suppressed Household Formation</b>	<b>13</b>	<b>52</b>
Owned Units	13	n/a
Rented Units	0	n/a
<b>D: Anticipated Growth</b>	<b>24</b>	<b>45</b>
Owned Units	16	n/a
Rented Units	8	n/a
<b>E: Rental Vacancy Rate Adjustment</b>	<b>0</b>	<b>2</b>
<b>F: Additional Local Demand</b>	<b>21</b>	<b>84</b>
<b>Total Units Needed</b>	<b>65</b>	<b>202</b>
Owned Units	50	
Rented Units	15	

Source: Housing Assessment Resource Tool (HART), 2024

## 7.0 KEY STATEMENTS OF NEED

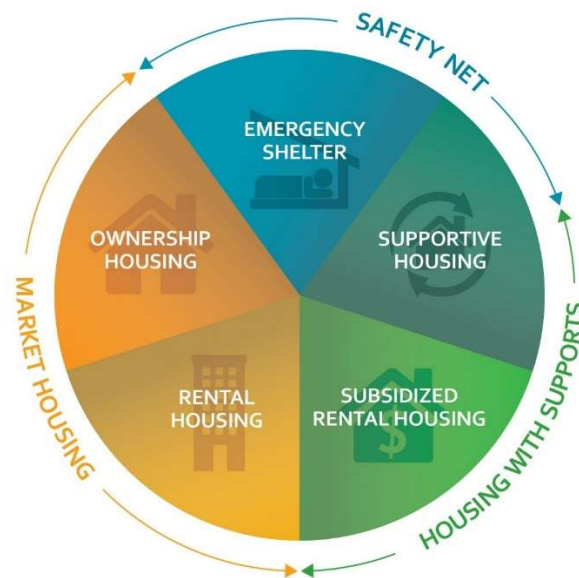
The previous Housing Needs Report included Key Statements of Need that were developed based on the analysis of 2016 census data and community engagement. This Interim HNR did not include community engagement, therefore the Key Statements of Need have been updated to reflect 2021 census data and engagement themes from the previous HNR. In addition, this Report includes a statement of need for housing near transit or alternative forms of transportation, as is required by provincial legislation.

### 7.1 AFFORDABLE HOUSING

The Housing Wheelhouse, developed by the City of Kelowna in 2017, is a new way to think about different housing options (Figure 18). Typical housing models show these options as falling along a linear spectrum, where households progress from homelessness towards homeownership in a “housing continuum.” Under the traditional housing continuum, an individual might move from subsidized rental housing to market rental housing to homeownership, where their journey ends.

The Wheelhouse model shows that this may not be the end of the journey – this same individual may move into long-term supportive housing if their health deteriorates or into an emergency shelter or short-term supportive housing if their financial resources or living situation changes. This individual may never choose to move into ownership housing in their lifetime if it does not align with their goals or means.

Figure 21: Housing Wheelhouse



Source: City of Kelowna

In New Hazelton, there is a need for affordable housing across the housing wheelhouse for both renters and people purchasing homes (Figure 21). Though home ownership is more affordable in New Hazelton compared to other areas in BC, households in New Hazelton have

lower median incomes and therefore may struggle to enter the housing market. Affordable rental housing is a key priority in New Hazelton (see Bullet 2 in this section), given that renters earn considerably less than owners and have historically struggled to pay market rents.

The previous HNR included an engagement process that highlighted the need for 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. The District should continue to support housing types across the housing wheelhouse, with a focus on increasing the stock of affordable rental housing in the community.

## 7.2 RENTAL HOUSING (MARKET AND NON-MARKET)

There is currently no purpose-built, market rentals in New Hazelton. All of New Hazelton's rental housing is provided through homeowners renting their homes or secondary suites, with the exception of two non-market housing projects (Roche View Lodge Seniors Housing and Northern Society for Domestic Peace Transition Housing).

The 2021 census data highlights that 45% of renters are in Core Housing Need (CHN), meaning that they are paying more than 30% of their pre-tax income to shelter. The proportion of renter households in CHN has remained steady at 45% since 2011. This data demonstrates that there is a need for affordable rental housing.

The District should support the development of secondary rental housing (secondary suites, duplexes, etc.), purpose-built market rental housing (either in New Hazelton or in partnership with the Village), and non-market rental housing.

Through the previous HNR 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 carriage houses, garden suites and other forms of accessory dwelling units as a way of expanding the inventory of rental housing.

This report identifies a need for the following housing tenures over the next five (5) years:

- 12 rental units, including 6 below-market or subsidized rental housing units to address ECHN and people experiencing homelessness and 6 market rental units
- 53 owner units

It is possible that the number of rental units (particularly the number of below-market rental units) identified in this report is an under-estimate due to 2021 census data inflating the incomes of renters due to the CERB benefit. ***The District should consider the specific number of units identified in this report as a guideline and should generally support the development of housing across the housing wheelhouse.*** It is also important for the District to support partnership for housing in the Village, given the close proximity and connection of the two communities.



### 7.3 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.

This report does not provide a detailed analysis of the housing needs of people with disabilities in the community. However, the District should support proposals for Special Needs Housing and should work with local service providers and health authorities to ensure that people with disabilities have access to affordable and appropriate housing.

### 7.4 HOUSING FOR SENIORS

At the time of the 2021 Census, there were 110 seniors between the ages of 65 and 84 living in the District of New Hazelton with an additional 10 seniors 85 and older. Combined, this represents a total of 120 seniors 65 or older living in the District of New Hazelton or 20% of the total population in 2021. Based on population growth projections prepared by B.C. Stats (Section 6.2), it is estimated that the number of seniors 65 and older living in the District of New Hazelton will increase by from 120 (20%) seniors in 2021 to 202 seniors (30%) in 2031. This represents an increase of 82 seniors between 2021 to 2031.

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 housing that is adaptable, accessible, and incorporates the principles of universal design. Through the key informant interviews during the previous HNR, the observation was also made that there is the need for more supportive seniors' housing and assisted living spaces across the region.

### 7.5 HOUSING FOR FAMILIES

Though the seniors population is growing, there is still a need for family housing in New Hazelton. Approximately 64% of all households in the Upper Skeena region are made up of family households that include couples with and without children, single-parent households, and inter-generational family households. Through key informant interviews during the previous HNR, community members expressed a need for an expanded range of housing choices. The need for affordable 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.

### 7.6 HOUSING FOR INDIVIDUALS EXPERIENCING HOMELESSNESS

Regionally there are 256 people experiencing homelessness. Proportionally, the District of New Hazelton accounts for 1.69% of the regional population. Therefore, it is assumed that the District has four (4) people experiencing homelessness (out of the 256) and that the District requires four (4) new units to support people experiencing homelessness by 2041. This number should be considered a guideline, given the number of people experiencing homelessness at a given time fluctuates and it can be difficult to capture people who are considered the "hidden homeless"; this includes populations that are in precarious and unstable living situations such as staying with friends, "couch-surfing", sleeping in cars, etc.

In 2020, the Upper Skeena Housing Coalition Society published a research paper titled *Hidden Homelessness in the Upper Skeena*. The research identified 72 families and individuals from across the Upper Skeena region who are without a place to call home.

The District should continue to support housing for people who are experiencing homelessness or at risk of experiencing homelessness.

## **7.7 HOUSING IN PROXIMITY TO TRANSIT AND ALTERNATIVE MODES OF TRANSPORTATION**

BC Transit provides service between the various small communities from Kispiox to Terrace and east to Smithers. By locating housing near transit, multiple cross-sectional objectives can be met. These include accelerating the transportation mode shift to sustainable modes, ensuring people have equitable access to their daily needs, and reducing monthly household costs by reducing motor vehicle dependency. The District should support the development of new housing within walking distance to transit and should specifically support higher density housing forms that are within 400 to 800 m of transit stops or other alternative transportation modes.

## **7.8 CULTURALLY APPROPRIATE HOUSING**

Half of the people in New Hazelton identify as Indigenous (52% or 325 people). This makes the region unique from other parts of BC and reinforces the importance of developing culturally appropriate housing. The District should work with local First Nations and community members to ensure that housing is culturally appropriate, examples of culturally appropriate housing could include housing with more bedrooms for inter-generational living and larger families or specific design features that support cultural practices. The large proportion of Indigenous people also reflects the inter-connectedness between the non-Indigenous and Indigenous communities in the Upper Skeena and the importance of working in partnership with local First Nations to meet housing needs.