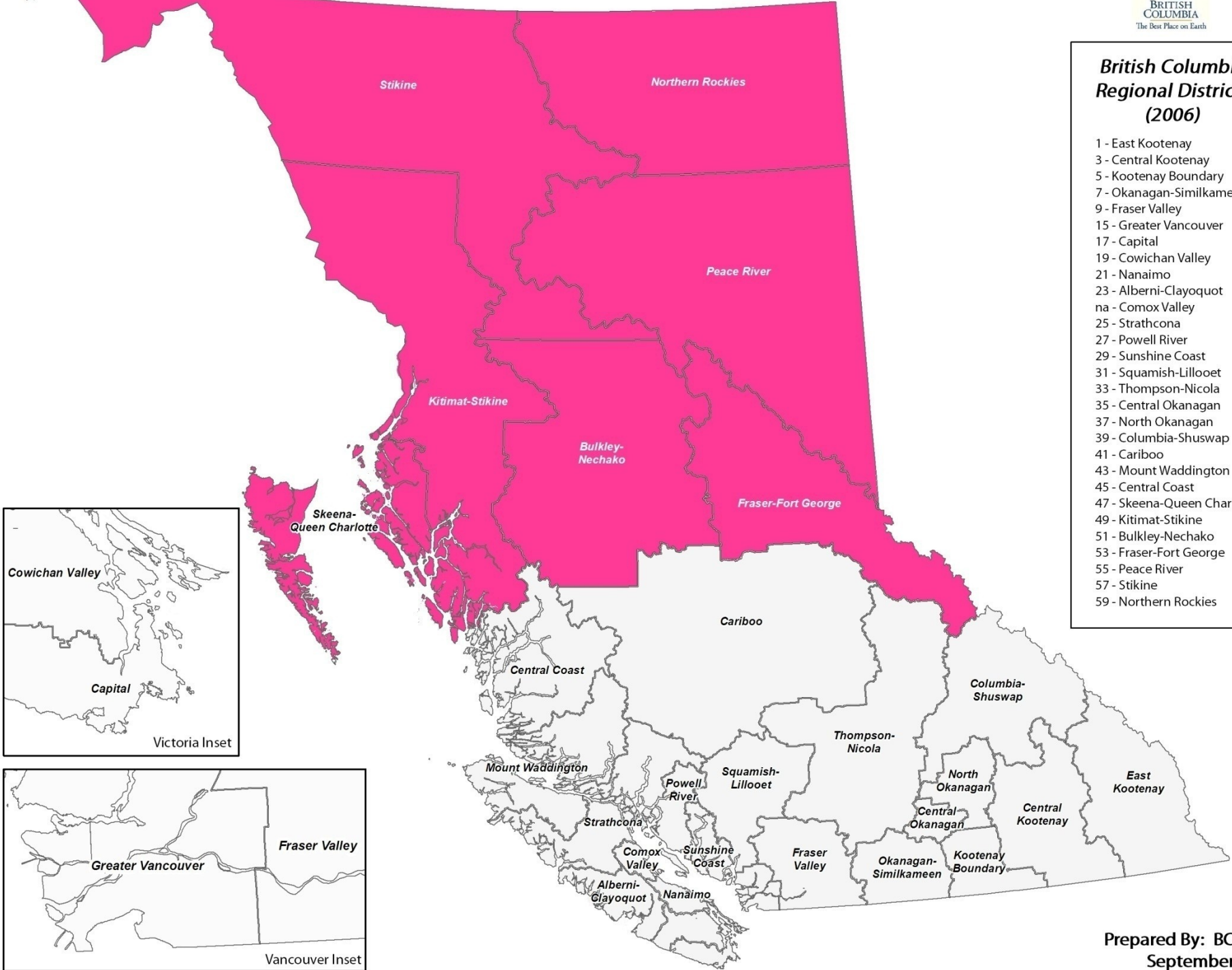


THE REAL ESTATE  
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# Housing Needs in Northern British Columbia

### British Columbia Regional Districts (2006)

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# Demographic Profile Northern region

Eight of 22 BC Communities with population  
10,000-29,999

Prince George area – 83,225 persons

One of nine BC cities with 30,000-99,999 residents

# Demographic Profile Northern Region

- Owners in Region – 71%
- Owners in BC - 66.3%
- Households paying more than 30% of income for housing costs
  - region 20.3%
  - BC 28.6%

Income share of households below the mean: Region 23.7% - BC 21.4%

# Comparison of Assessed Values 2001-2008

<u>Community + type</u>	<u>2001</u>	<u>2008</u>
Williams Lake SFD	\$129,278	\$203,041
Manu. home	35,831	39,218
Duplex	119,775	170,334
Prince George SFD	120,824	236,296
Manu. home	25,577	28,561
Duplex	64,902	118,011

# Williams Lake Social Development Office

- Affordable Housing Continuum Report
  - > Emergency shelter: 71 beds existing (56 funded)
  - > Social housing (subsidized development and operations): 135 units in 6 facilities
  - > Near-market rental: 24 units in 2 facilities; and 14 single room occupancy units in converted motel
  - > Seniors housing: 107 units social (low income) housing; plus 126 units of near-market rental

# Williams Lake Social Development Office

- 7550 total dwellings in Williams Lake area
- 298 are social housing = 3.9%
- 165 are near market rental = 2.2%
- Rental vacancy rate 1 – 2 %
  
- Wait lists for social housing June 2008
  - > 51+ for seniors
  - > 25 for Baker Manor (Physically disabled)
  - > 42 for Aboriginal persons



# Peachland Seniors' Housing Society





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# Peachland Seniors' Housing Society





# Midtown



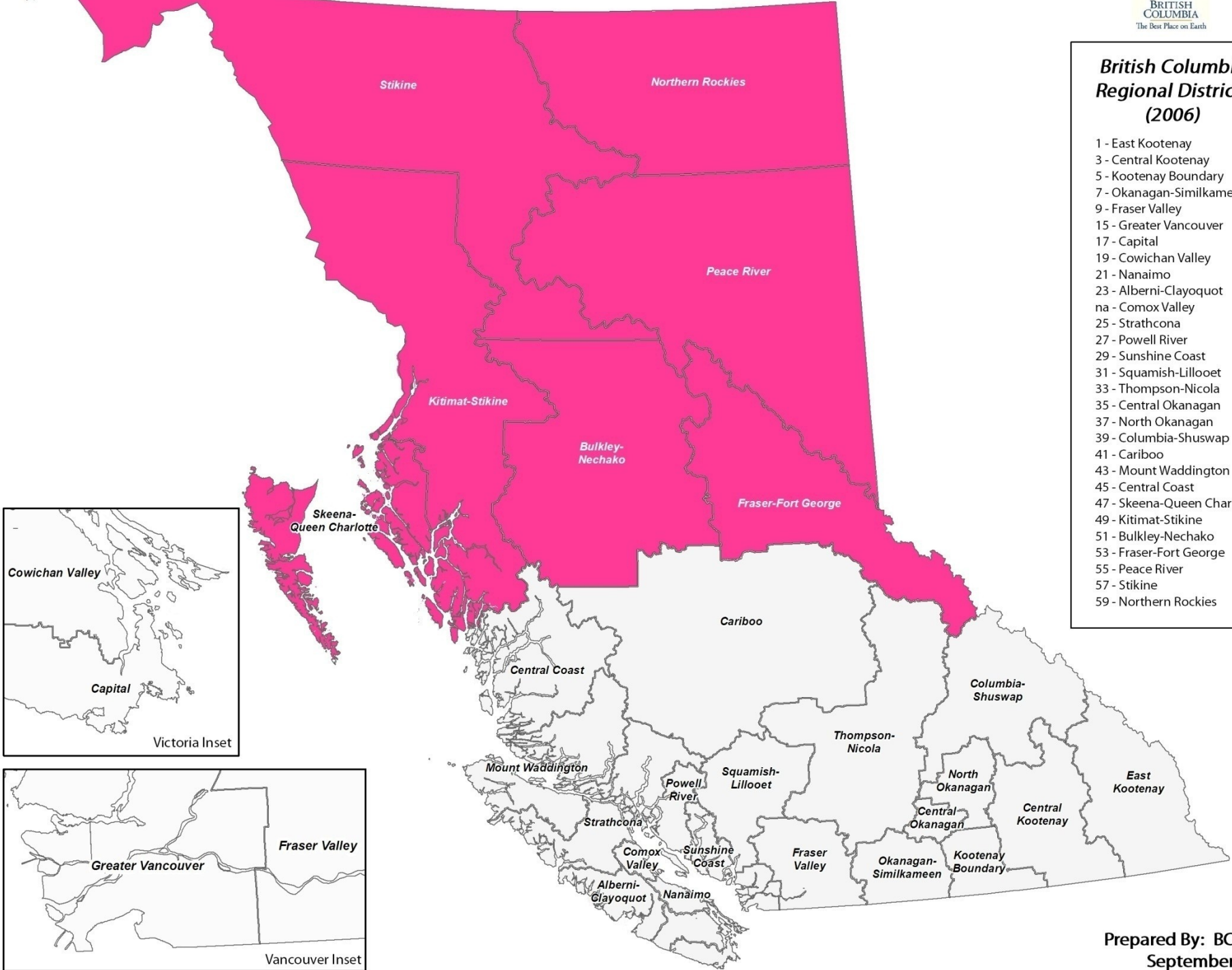


# Midtown



### British Columbia Regional Districts (2006)

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# Demographic Profile



## Sample

- Males 50%
- Females 50%
- Ages 0-54 72%
- Ages 55-99 28%

## ○ Northern Region

- Males 51.6%
- Females 48.4%
- Ages 0-54 79.6%
- Ages 55-99 20.4%

One in ten born outside Canada

17% of Aboriginal, Metis, Inuit, North American Indian descent

13% are 65 years of age and older



# Demographic Profile

## Sample

- Average Number of Persons Per Household 2.9%
- Owners 76%
- Renters 24%

## Northern Region

- Average Number Of Persons Per Household 2.7%
- Owners 70.4%
- Renters 29.6%

- 50% live with their family
- 30% live with a spouse or partner
- 18% live alone



## Demographic Profile

- Live in Communities Less than 4999 26%
- 5000-9999 11%
- 10,000-29,999 36%
- 50,000-99,999 27%

## Northern Region

- Live in Communities Less than 4999 30%
- 5000-9999 18%
- 10,000-29,999 26%
- 50,000-99,999 26%



## Dwelling Type

### SAMPLE

- Single Family 63%
- Rural Acreage 13%
- Apartment 10%
- Duplex/Townhome 5%
- Mobile Home 9%

(n=457)

### ABORIGINAL PERSONS

- Single Family 84%
- Rural Acreage 2%
- Apartment 1%
- Duplex/Townhome 7%
- Mobile Home 4%

(n = 100)



## Always lived in Northern Region

### SAMPLE

YES	42%
NO	58%

---

#### “No” Respondents

5 years or less	29%
6 years or more	71%

(n = 439)

### ABORIGINAL PERSONS

YES	73%
NO	27%

---

#### No” Respondents

5 years or less	48%
6 years or more	52%

(n = 94)



## Reason for moving Into/Within Region

### SAMPLE

Employment	54%
Close to/live with family	14%
Other family reasons	10%
Live on own-got married	10%
Affordability	7%
Retirement	N/A

(n = 258)

### ABORIGINAL PERSONS

Employment	31%
Close to/live with family	15%
Other family reasons	17%
Live on own-got married	21%
Affordability	3%
Retirement	2%

(n = 94)



## Plans to Move in the Future

### SAMPLE

- YES 37%
  - NO 51%
  - DON'T KNOW 12%
- (n – 439)
- 

### Movers: WHEN DO YOU PLAN TO MOVE?

- Less than 1 year 8%
- 1-2 years 11%
- 3-5 years 10%
- More than 5 years 6%
- Don't know 3%

(n-162)

### ABORIGINAL PERSONS

- YES 26%
  - NO 62%
  - DON'T KNOW 13%
- (n = 94)
- 

### Movers: WHEN DO YOU PLAN TO MOVE?

- Less than 1 year 3%
- 1-2 years 8%
- 3-5 years 4%
- More than 5 years 3%
- Don't know 6%

(n -25)



## Where Would You Like To Move?

### SAMPLE

- Away from this region 58%
- Stay in Region 21%
- Stay in same community 16%
- Don't know 5%

(n = 144)

### ABORIGINAL PERSONS

- Away from this region 42%
- Stay in Region 33%
- Stay in same community 21%
- Don't know 4%

(n =24)



## Main Reasons for Moving

### SAMPLE

- Employment 23%
- Education 13%
- Move closer to family 10%
- Tired of weather/  
Change location 20%
- Move closer to  
Urban Amenities 9%
- Affordability 6%
- Retirement/care  
Facility 10%

**(n=144)**

### ABORIGINAL PERSONS

- Employment 33%
- Education 21%
- Move closer to family 17%
- Tired of weather/  
Change location 8%
- Move closer to  
urban Amenities 4%
- Affordability 4%
- Retirement/care  
Facility 8%

**(n=24)**



## Preferred Change to Current Dwelling

### SAMPLE

Renovate	56%
Move to Alternative	36%
Refused	4%
No Change	4%

#### Dwelling Options for Movers

House	22%
Multi-unit	8%
Supportive Housing	5%
Other	1%

(n = 439)

### ABORIGINAL PERSONS

Renovate	68%
Move to Alternative	23%
Refused	5%
No Change	3%

#### Dwelling Options for Movers

House	16%
Multi-unit	6%
Supportive Housing	N/A
Other	1%

(n = 94)



## Perceptions of Household Needs Not Being Met

### SAMPLE

- |   |     |
|---|-----|
| ○ Lack of affordable housing                  | 12% |
| ○ Lack of rentals                             | 5%  |
| ○ Lack of assisted living/<br>Seniors housing | 4%  |
| ○ Infrastructure &<br>Construction quality    | 4%  |
| ○ Other                                       | 8%  |
| ○ Needs are being met                         | 75% |

(n = 439)



## Perceptions of Household Needs Not Being Met

### ABORIGINAL PERSONS

- |   |     |
|---|-----|
| ○ Renovations take too long/shortage of money | 17% |
| ○ Lack of family housing                      | 17% |
| ○ Lack of affordable housing                  | 16% |
| ○ Inferior quality construction               | 16% |
| ○ Lack of Rentals                             | 9%  |
| ○ Poor infrastructure                         | 3%  |
| ○ Needs are being met                         | 51% |

(n = 94)



THE REAL ESTATE  
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# Housing Needs in Northern British Columbia

Market Research by Mustel Group

Published by the  
Real Estate Foundation of  
British Columbia

# First Nations Housing Needs in Northern British Columbia Review of selected reserves

- Survey by Staff of the Aboriginal Business Development Centre – Prince George
- 38,000 persons of Aboriginal descent (self-identified North American Indian, Metis and Inuit) in the region
- 14.4% of regional population
- 55.5% home owners (71% in total pop.)

# Community Well Being Index

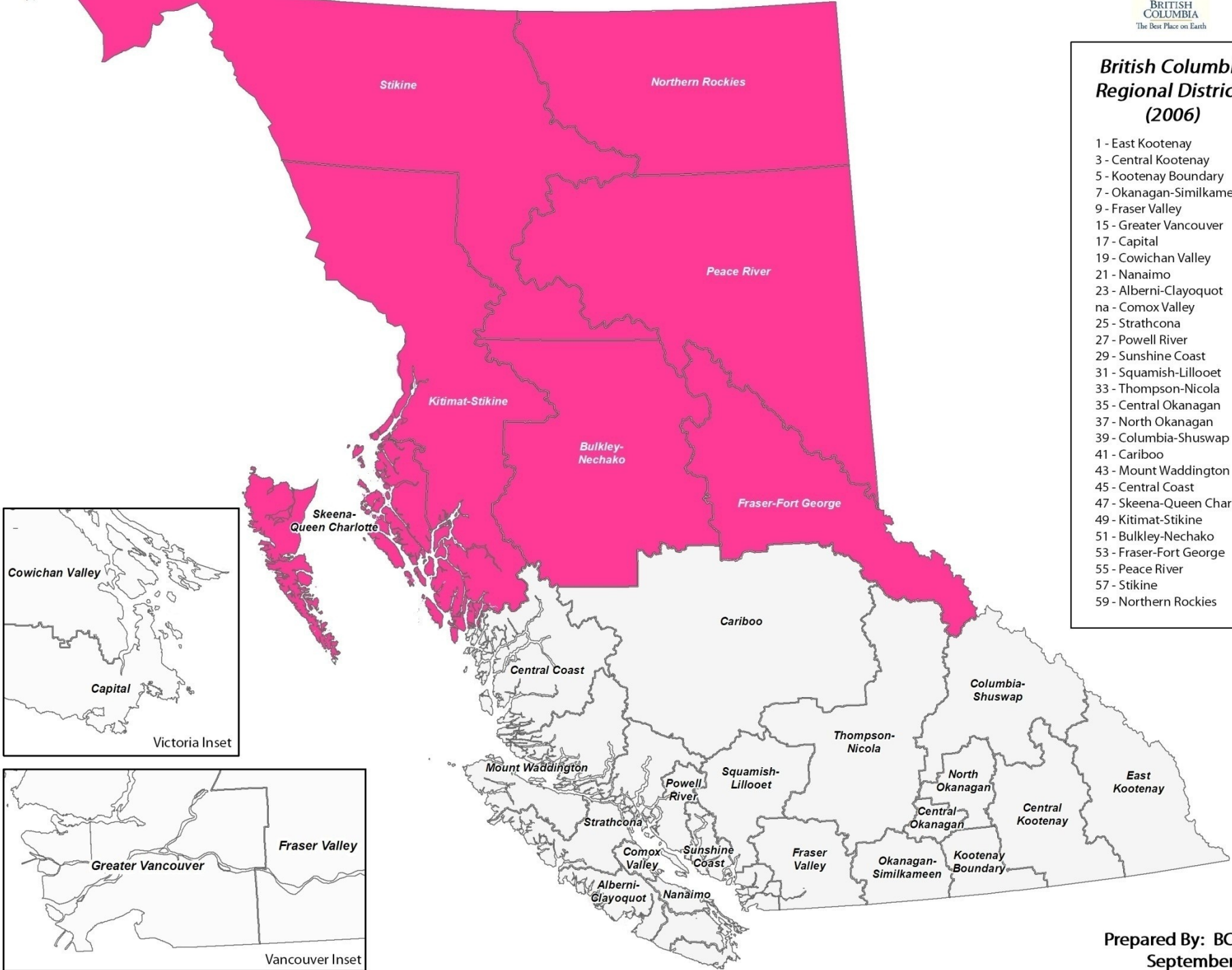
- The CWB score reflects indicators of income, education, labour force activity and housing conditions. (source Stats Canada)
- Avg. score for aboriginal communities in BC is 70
- Avg. score for non-aboriginal communities is 85

# Findings Four Bands

- CWB scores of 70, 57,
- 64.25/78, 70/78
- Housing units needed ASAP 250+

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# Inventory of Residential Properties - Regional

- 102,250 households

	<u>Survey</u>	<u>Added</u>
Single family	63%	46%
Rural acreage	13%	n/a
Apartment/Multi	10%	15%
Duplex townhouse	5%	7%
Mobile	9%	32%

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