



Central Coast
REGIONAL DISTRICT

Housing Needs Assessment Report

October 2021

Report prepared by:

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FIRST NATIONS ACKNOWLEDGEMENTS

The Central Coast Regional District acknowledges that its operations and electoral areas occur within the traditional and unceded territories of the Nuxalk Nation, Heiltsuk Nation, Wuikinuxv Nation, Kitasoo/Xai'Xais Nation, and Ulkatcho Nation.

The Housing Needs Assessment Report does not portend to make any statements on First Nations interests in their territories, impinge aboriginal title (in making conclusions about how private property is impacted by the legal common law concept of aboriginal title, which is not yet resolved in the courts), nor does it reflect the ambitions or perspectives of the respective First Nations with their own housing departments or authorities and objectives within CCRD's statutory geographical boundaries.

EXECUTIVE SUMMARY

The Central Coast Regional District (CCRD) Housing Needs Assessment provides broad and in-depth compilation and analysis of key quantitative data from the 2016 census, BC Assessment, BC Housing, and other sources together with community engagement input.

About the CCRD

The CCRD is the only regional district in BC that has no incorporated municipalities. The CCRD has five electoral areas: Area A (the outer coast), Area B (Bella Bella, Heiltsuk Nation's resident community), and Areas C, D, and E, which comprise the Bella Coola Valley. The CCRD exercises overlapping jurisdiction with and within the traditional and unceded territories of the Heiltsuk Nation, Nuxalk Nation, and Wuikinuxv Nation, as well as the Kitasoo/Xai'Xais Nation and Ulkatcho Nation. Area B is the only electoral area that is entirely a First Nations reserve, Bella Bella 1, which is the main reserve of Heiltsuk Nation. The Wuikinuxv Nation community is located on Katit 1 within Area A, while the resident community of Nuxalk Nation is located on Bella Coola 1 within Area D. Areas C and E do not have any reserves within their boundaries. Housing Needs Assessments as a rule focus on non-reserve areas under the jurisdiction of the local government. Although the Nations within the CCRD utilize some CCRD services, reserves are distinguished as being under exclusive First Nation and federal jurisdiction and therefore not under CCRD or provincial jurisdiction. Nations also provide support to the delivery of some CCRD services.

By carrying out the Housing Needs Assessment, the CCRD aims to support effective provincial housing policy and housing development efforts by providing baseline information, which includes population trends, household composition, the state of housing, income, and housing values. Census information and community input are brought together to describe challenges unique to the CCRD to understand the housing needs of CCRD residents, its electoral areas and First Nations communities (collectively referred to as subregions). It is acknowledged that, for First Nations communities, the methodology of the Housing Needs Assessment limits its ability to truly understand the scope of the housing needs. For instance, local Nation housing waitlists are not taken into account, and quantitative analysis relies on census information and not Nation membership data, which is generally more complete.

The Importance of Community Input in Understanding Housing Need in the CCRD

Understanding housing need in the CCRD requires looking beyond the census data. In addition to the census information being dated, it is often incomplete due to small sample sizes. The greatest concern however is that the information only captures a static snapshot in time. The data suggests there is little housing demand in the CCRD, however, the methodology fails to capture latent demand from new and former community members looking to move to the community. Community input emphasizes the critical need for more, appropriate housing. Accepted Housing Needs Assessment methodology, which does not incorporate community input directly into housing need calculations, has led to biased outcomes which favour data over lived experience.



Key findings of the Housing Needs Assessment:

COMMUNITY INPUT



The price of housing is being driven up due to low inventory and rising demand.

- Homelessness is an issue in the CCRD.
- There are few housing options for seniors and Elders looking to right size to a smaller home.
- There are individuals and families wanting to move to the area who are unable to find homes.
- Financing rules for mortgages on rural properties may be another barrier to accessing housing in the CCRD.

DEMOGRAPHICS

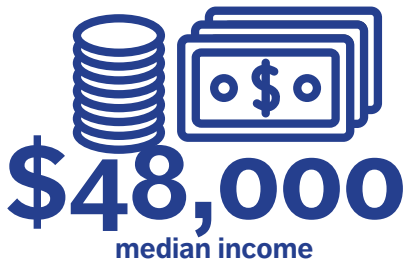


41.3
median age increase

The CCRD's median age increased from 37.5 to 41.3 between 2006 and 2016.

- In the CCRD, the population grew by 4% between 2006 and 2016.
- Area B and Area D are the only areas to experience net decreases in population between 2006 and 2016. Electoral Area A grew the most (47.1%) followed by Area C (17.4%).
- Area A, C and D have median ages above 50 years. Area B and Area E's median ages are 37.3 and 38.
- Bella Coola 1 has the youngest median age of 29.4 years in 2016.

ECONOMY



\$48,000
median income

Between 2001 and 2016, the median income in the CCRD rose by \$13,236, or 38.1%, from \$24,746 to \$48,000.

- Between 2001 and 2016, the median income in the CCRD rose by \$13,236, or 38.1%, from \$24,746 to \$48,000. Area D has the highest median income of \$62,592. There are three areas below the CCRD's median income: Bella Coola 1, Area E, and Area A. Of the three, Bella Coola 1 has the lowest median income with \$36,032.
- In 2016, couples with children in the CCRD had the highest median income at \$78,464. Lone-parent families and persons not in economic families have the lowest median income (\$38,272 and \$23,125, respectively).



CURRENT HOUSING CONDITIONS



According to BC Assessment data, in 2019 the average residential value of a dwelling in the CCRD was \$191,295.

- The greatest proportions of housing in the CCRD were built before 1980 and between 1981 and 2000, with 43% for each period. The remaining 15% of homes were built in 2001 or later.
- The prevalence of homeownership in the CCRD increased from 59% in 2001 to 66% in 2016.
- In all areas, except Area E, the majority of households are owner-households. In Area E, 60% of households are renters and 40% are owners.
- In 2016, 34.2% of renter households were in core housing need households living in situations of unsuitability, inadequacy, or unaffordability, which is twice the rate of owner households (15.4%).
- Renter households were also more than twice as likely to be in extreme core housing need than owner households in the CCRD.
- Single family homes are unaffordable for households earning the overall median income for CCRD.
- Lone-parent households in the CCRD are only able to afford manufactured homes, as single-family homes and multiplexes are unaffordable.
- Homeownership for Area C and Area D is unaffordable for median income earners.

FUTURE HOUSING NEED



From 2016 to 2025, the CCRD is projected to see a net increase in the number of households of 12.

- Area A, Katit 1, and Area E are projected to see modest growth in the number of households.
- Area B, Area C, Area D, and Bella Coola 1 are projected to see decreases in the number of households in this timeframe.
- Overall, 2016 census data projects a need for 16 homes in Area A, 10 in Area E, and 6 in Katit 1 (Wuikinuxv). Keep in mind that the methodology used to make these projections does not take into account critical community input which indicates that there is considerable housing demand which is not reflected in the data (refer to page 1 for a full explanation of this issue).
- Community engagement indicates that there is considerable latent demand for housing, as well as population growth following the 2016 census, which suggests higher housing demand.



1.0 Introduction

The CCRD has unique housing concerns but also shares common challenges with the rest of BC related to housing availability and affordability. The housing stock is aging, and many homes are in disrepair, with limited new home construction to replace them. The area available to build homes is also limited, particularly in the Bella Coola Valley. While there is little homelessness, there is also little rental vacancy, and limited availability in the housing market, resulting in residents and prospective residents often searching for a home for over six months. The remoteness of the five electoral areas and First Nations communities also increases barriers to affordable housing needs being met due to the higher cost of materials and difficulty finding contractors, particularly on the Outer Coast.

By carrying out the Housing Needs Assessment, the CCRD aims to support effective housing policy and housing development with a baseline understanding of existing housing needs, and affordability and suitability challenges for residents. This Housing Needs Assessment has also been undertaken to comply with *Local Government Act* legislation and as such contains all expected components.



The Housing Needs Assessment aims to

- Describe key community demographics and characteristics;
- Provide a complete description of the housing situation in the CCRD;
- Project population and household numbers over the next ten years;
- Describe key aspects of the economy in the CCRD;
- Provide information on housing values in the CCRD;
- Profile the variety of household types by tenure and income;
- Establish core housing need indicators (i.e. adequacy, suitability, affordability);
- Indicate existing housing gaps in the ownership and rental market; and
- Describe recommended next steps to support housing in the CCRD.

This Housing Needs Assessment was funded by the Province of British Columbia (BC) through the Union of BC Municipalities and Northern Development Initiative Trust to support local governments in complying with *Local Government Act* legislation. The *Local Government Act* requires local governments to develop housing needs assessments to deepen their understanding of housing needs within their jurisdiction. This report discusses the most significant information particular to the Central Coast Regional District (CCRD). Further tables required by the *Local Government Act* are included in Appendix B. For more detail on the legislative requirements of Housing Needs Reports see Section 1.4.3.

This study began mid-2019 with intention of carrying out engagement in spring 2020. The pandemic put the project on hold until fall 2020 with engagement later carried out in spring 2021 and completion in summer of the same year.

1.1 About the Central Coast Regional District

The Central Coast Regional District (CCRD) was incorporated in 1968 and serves a population of 3,319 residents, according to the 2016 census, living within five electoral areas and three First Nations communities. The CCRD's geographical boundaries encompass an area of 24,000 square kilometers on BC's central coast.

The CCRD's governance body is made up of five electoral areas (A, B, C, D, and E) and the area encompasses the communities of Wuikinuxv Nation, Heiltsuk Nation (Bella Bella, or Area B), and Nuxalk Nation. Kitasoo/Xai'Xais Nation also forms part of the central coast group of First Nations, however its resident community is outside of the CCRD boundaries and therefore was not included in the Housing Needs Assessment. The CCRD also includes several unincorporated communities including Bella Coola, Hagensborg, Firvale, Stuie, Denny Island, Ocean Falls, and Rivers Inlet.

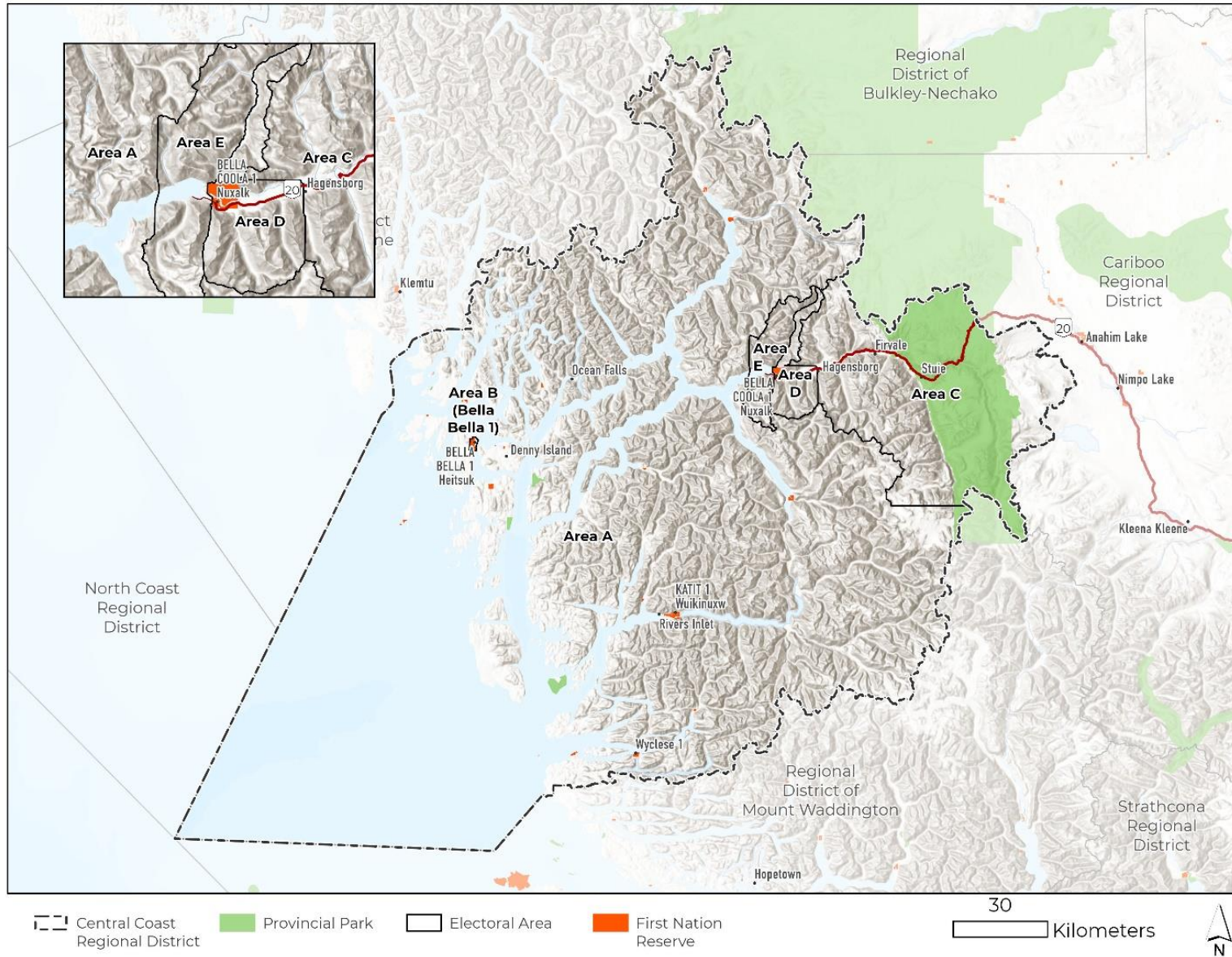
A note about places and names:

Throughout the document, electoral areas are referred to by their formal title, such as Area A, Area C, etc. Similarly, First Nations resident communities are referred to by their reserve names. This may be an unfamiliar way for CCRD residents to refer to local places, however it is necessary in the Housing Needs Assessment due to the way the data has been sourced. For example, instead of referring to Wuikinuxv, it is necessary to use "Katit 1", because the census data relates only to the one reserve. To facilitate easy reference to the place names used in the Housing Needs Assessment, a descriptive list is provided below and at the beginning of each section in the document:

- Area A: Ocean Falls, Denny Island, Rivers Inlet
- Katit 1: Wuikinuxv Nation
- Area B/Bella Bella 1: Heiltsuk Nation
- Area C: Hagensborg, the Saloompt, Firvale, Stuie, and The Precipice
- Area D: Four Mile, Hagensborg, Augsburg Church west to Tatsquan Creek
- Bella Coola 1: Nuxalk Nation
- Area E: Bella Coola town site

Figure 1.1 shows the electoral areas within the CCRD and First Nations.

Figure 1.1: Map of CCRD Electoral Areas



1.2 Structure

The Housing Needs Assessment is structured in the following way:

- Section 1.0 describes the purpose, relevant policies and related studies, general information about the community, as well as the methodology used to conduct this study.
- Section 2.0 provides description and analysis of the demographic profile of the CCRD which is based primarily on quantitative data from the census, but also on sources including School District 49 and BC Housing. Topics discussed are population change, household composition and size, and population projections.
- Section 3.0 provides comprehensive information on incomes and economic factors, including household incomes and unemployment rates based on census data.
- Section 4.0 profiles the number and type of dwelling units in the CCRD, housing values, and housing need based on census indicators.
- Section 5.0 provides information on engagement methodology, stakeholders interviewed, and engagement results.
- Section 6.0 breaks down the housing gaps in terms of income and supply for market ownership, market rental housing, and non-market rentals. In this section housing types needed to fill critical gaps in supply are listed.
- Section 7.0 provides a final summary of main points drawn both from quantitative data indications as well as engagement results.
- Section 8.0 provides a list of recommendations for the CCRD and organizations within the regional district which could be developed into next steps to address housing concerns.

1.3 Policies and Related Studies

The policies that have the greatest impacts on housing on non-reserve land within the CCRD are the Official Community Plan and Zoning Bylaws, both of which may need updating. For First Nations, Indigenous Services Canada policy and Canada Housing and Mortgage Corporation programs and funding, as well as Nation-specific housing policies define housing.

For the CCRD, the most recent study is the Community Economic Development Operating Plan which was carried out between 2016 to 2019. The HNA reviews these policies and plans as they relate to housing.

1.3.1 Official Community Plan for Bella Coola Valley (1999)

The Official Community Plan (OCP) is a policy document used by local governments to guide land use decisions and to establish policies and goals regarding community development. As a long term, visionary document, the OCP will help the CCRD manage and plan community housing and development.

There is deficient information in the OCP as to what the housing needs are in the Bella Coola Valley and there is potential to explore policies which could better support housing creation. It is understood that the CCRD is in the process of applying for funding to update their OCP.

1.3.2 Zoning Bylaw No. 71 for Bella Coola Valley (1984)

Zoning Bylaw No. 71 is in place for only the Bella Coola Valley.

Residential use areas are defined as:

R-1 Large Holdings District – Each lot shall have an area of not less than 8,000 square metres. The following uses are permitted: agricultural use, forestry use, silviculture, residential camp, campground use, single family dwelling, home occupation and accessory buildings and uses. Not more than one dwelling unit shall be erected on one lot, except for lots with an area of four hectares or more where a maximum of two dwelling units are permitted.

R-2 Small Holdings District – Each lot shall have an area of not less than 4,000 square metres. The following uses are permitted: single family dwelling, home occupation, and accessory buildings and uses. Not more than one dwelling unit shall be erected on one lot.

R-3 Urban Residential District – Each lot shall have an area of not less than 2,000 square metres. The following uses are permitted: single family dwelling, home occupation, and accessory buildings and uses. Not more than one dwelling unit shall be erected on one lot.

R-4 Two Family Residential – Each lot shall have an area of not less than 1,000 metres, except where no community water system is provided each lot shall have an area of not less than 2,000 square metres. The following uses are permitted: single family dwelling, two family dwelling, home occupation, and accessory buildings and uses. Not more than one dwelling unit shall be erected on one lot.

R-5 Mobile Home Park Residential District – Each lot shall have an area of not less than 1 hectare. The following uses are permitted: mobile home parks, accessory residential use for caretaker of the mobile home park, home occupations, and accessory buildings and uses.

RM-1 Multiple Family Residential District – The following uses are permitted: townhouses, apartment buildings, home occupations, and accessory buildings and uses. The maximum permitted density for townhouses shall be 1 unit per 500 m² of lot area and for apartment buildings shall be one unit per 250 m² of lot area.

RM-2 Multiple Family Residential District – The following uses are permitted: townhouses, apartment buildings, home occupations, accessory buildings and uses, and two-family dwellings. The maximum permitted density for townhouses shall be one unit per 500 m² of lot area and for an apartment building shall be one unit per 250 m² of lot area, and for a two-family dwelling shall be one unit per 250 m² of lot area.

1.3.3 Zoning Bylaw No. 202 for Area A – Pruth Bay (1993)

The Calvert Island Zoning Bylaw was first adopted in 1993 to regulate private property located on Calvert Island in Area A. Given the small area and population of the area, there are only a few permitted uses, which are:

- Single family dwelling;
- Agricultural use;
- Horticultural use;
- Silviculture use;
- Home occupation;
- Schools, churches and community centres;
- Harbour and dock facilities;
- Parks;
- Public utility buildings;
- Garbage dumps;
- Cemeteries; and
- Accessory buildings and structures.

Additional regulation in terms of housing indicates that only one single family dwelling may be constructed per lot, unless the lot is over four hectares.

1.3.4 Community Economic Development Operating Plan (2016-2019)

The Plan addresses a wide range of opportunities. Among these was addressing housing concerns through regional district policies and bylaws. A key strategy noted was to update the OCP to ensure consideration is given to the multifaceted diversified nature of the new economy and addresses a community vision, housing density, business core, industry, agricultural land reserve, and other considerations.

1.4 Methodology

Section 1.4 explains the methodology used for the Housing Needs Assessment, including how the geographies were addressed and incorporated into the research and analysis, and the data sources used.

1.4.1 Addressing Geographies and Jurisdictions

The CCRD is the only regional district in BC that has no incorporated municipalities and that also services First Nations. The CCRD shares overlapping jurisdiction with and within the traditional and unceded territories of the Heiltsuk Nation, Nuxalk Nation, and Wuikinuxv Nation, as well as the Kitasoo/Xai'Xais

Nation and Ulkatcho Nation. Area B is the only electoral area that is entirely a First Nations reserve, Bella Bella 1, which is the main reserve of Heiltsuk Nation. The Wuikinuxv Nation community is located on Katit 1 within Area A, while the resident community of Nuxalk Nation is located on Bella Coola 1 within Area D. Areas C and E do not have any reserves within their boundaries.

Housing Needs Assessments as a rule focus on non-reserve areas under the jurisdiction of local governments, either an incorporated area or regional district. Although the Nations within the CCRD have opted to use CCRD services, reserves are distinguished as being under exclusive First Nation and federal jurisdiction, and therefore not under CCRD or provincial jurisdiction.

However, it has been important to include First Nations in this Housing Needs Assessment for a few reasons. In the case of the CCRD, First Nations living on-reserve account for 57% of the population, and 62% of the population claimed Aboriginal identity in the 2016 census. The Heiltsuk Nation's main community comprises Area B, and so the housing needs of this community should be addressed within the scope of the Housing Needs Assessment. Moreover, Bella Coola 1 forms an important part of the residential area of the Bella Coola Valley, and so looking at the housing needs of one area and not the other would provide an incomplete picture of housing in the area. As a result, the housing needs of First Nations communities within the CCRD have been analyzed as part of the Housing Needs Assessment, using the same methodology used for non-reserve areas to enable comparison.

For this report, data for First Nations reserves will be displayed alongside electoral areas to present the whole picture. Throughout the text, the electoral areas and reserves will be referred to as "subregions". However, reserve data will be separated out of the Required Tables in Appendix B to meet Provincial requirements. Instances where data was suppressed for privacy reasons, or otherwise unavailable, the respective community will not appear in the figures, tables, or text of the specific subsection.

Table 1.1 describes each electoral area's population, growth, size, and main communities including reserves.

Table 1.1: CCRD Subregions (Electoral Areas and First Nations Main Reserves)¹

Subregion	Square KM	Communities
Area A	19,825	Ocean Falls, Denny Island, Rivers Inlet
Katit 1	6.58	Wuikinuxv Nation
Area B/Bella Bella 1	28	Heiltsuk Nation
Area C	3,975	Hagensborg, the Saloompt, Firvale, Stuie, and The Precipice
Area D	304	Four Mile, Hagensborg, Augsburg Church west to Tatsquan Creek
Bella Coola 1	13.56	Nuxalk Nation
Area E	1.96	Bella Coola town site
Total	24,154.1	

Source: Canada Census Program, Census Profile 2011, 2016

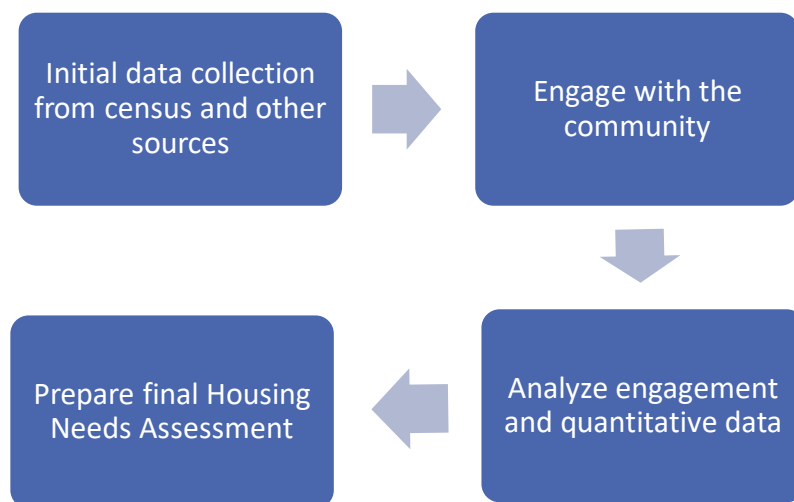
1.4.2 Process

The Housing Needs Assessment is developed through the collection and analysis of information from the latest census, BC Housing, BC Assessment, CMHC, and other sources, together with information collected during a comprehensive engagement phase. The engagement activities aim to include people from all the relevant geographical areas and from a range of different perspectives. These two streams of information are compiled and provided as a comprehensive analysis which results in key findings as well as initial recommendations.

¹ CCRD webpage < www.ccrd.ca/governance/electoral-areas >

Figure 1.2 shows the process used to prepare the Housing Needs Assessment.

Figure 1.2: Methodology



Engagement input was collected in a few different ways. The main tool used was a community survey with 183 responses, which was distributed in all electoral areas, as well as four virtual engagement sessions, and other targeted interviews and conversations. Community survey response analysis grouped data into the Outer Coast area (Area B, Area A, and Wuikinuxv Nation) and the Bella Coola Valley (Area C, D, E, and Nuxalk Nation). This was due to the relatively low numbers of responses for some areas which would make comparison unreliable. Engagement activities and outcomes are described in greater detail in Section 5.0.

Information from engagement sessions helps to provide context and fill in gaps in quantitative data. The results of engagement are referred to throughout the report where appropriate.

1.4.3 Housing Needs Report Requirements

This document fulfills Housing Needs Report requirements for the Central Coast Regional District, providing information on housing needs across the housing continuum, including an estimate of the number and size of housing units required to address existing demand and future growth over the next five years. This report is intended to be used by the CCRD, First Nations, and other stakeholders to inform the planning and development of housing, through local plans, policies, and the management of development. It is also a public document intended to support decision-making around housing and provide information to stakeholders to help improve local understanding of housing needs.

This report provides an overview of housing needs based on analysis of this quantitative data from the sources listed above, as well as qualitative data from community engagements. This data is used to identify housing units required currently and over the next five years, number of households in core housing need, and statements about key areas of local need, in fulfilment of Housing Needs Reports

requirements.² Due to low populations in the CCRD geographies there are some instances where quantitative data has been lacking. In these instances, information has been sought by engaging local experts, or other alternative information sources.

Housing Needs Reports require the collection of approximately 50 different data indicators about past and current population, households, income and economy, and housing stock, as well as projected population, households, and housing needs.³ Most of this data is made available by the Government of BC through their data catalogue. While not all 50 data indicators are summarized in the body of the report, all required data that is currently available can be found in Appendix B. Some data indicators have not been made available and are noted as such (e.g. historical BC Assessment data). Data is collected from a number of sources, including:

- Statistics Canada 2006, 2011, and 2016 censuses and 2011 National Household Survey, via:
 - Data available online through Census profiles and data tables
 - Custom Housing Needs Report data provided by the Ministry of Municipal Affairs and Housing (MAH)
- BC Housing
- BC Assessment
- BC Stats
- AirDNA
- Central Coast Regional District

It should be noted that this report at times refers to “Band housing”. This term is used for rental housing provided by First Nations and is the term used in the census, whether the First Nation refers to themselves as a Band or a Nation or uses other terminology.

1.4.4 Census Information

Most data in this study were sourced from the Statistics Canada census, particularly population, demographics, households, income, and the economy. The focus is on 2016 with comparisons generally to 2006 and 2011 to show recent trends. According to the census profile information for 2016, the non-response rate for the CCRD for the short-form questionnaire was 11.8%. The non-response rate for the long-form census was 7.3%.

In general, the study has favoured using medians rather than averages for indicators such as income or

² <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>

³ https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summaryhnrrequirements_apr17_2019.pdf

age. Medians can provide a clearer picture of the situation, showing where the middle data marker is, and does not skew data based on anomalies (e.g. one or two very high salaries or a number of very low salaries could skew average income data).

1.4.5 Data Limitations

There are limitations to the data used in this report. Significant limitations that may affect interpretation of the data presented in this report are described here.

1.4.5.1 *Different Census Datasets*

This report refers to both the standard Census Profile from Statistics Canada and a custom data set that was prepared by Statistics Canada for the purpose of Housing Needs Reports. This data provides some information not available in the Census Profiles. However, it is based on a 25% sample. It also differs slightly from the Census Profiles as it only reports on private households and excludes those living in institutions or any form of collective dwelling. Where custom data sets are used this is noted.

1.4.5.2 *Age of Data*

The most recent national census was completed in 2016 and is now several years old. While it provides important demographic and housing information, it does not capture more recent trends. Other, more recent sources of data are used where possible and quantitative data is supplemented with stakeholder engagement which provides insight into emerging trends. The next national census is scheduled for 2021 and results should begin to become available in early 2022.

1.4.5.3 *2011 National Household Survey*

The 2011 National Household Survey (NHS) was voluntary and had a much lower response rate than the mandatory long-form census. Because of this, data from the 2011 NHS is of a lower quality than census data. In particular, this adversely impacted income data, and any comparisons between Census income data and NHS income should be viewed with caution; overall income trends between 2006 and 2016 are therefore a more reliable indicator of future income direction than 5-year trends.

1.4.5.1 *Projections*

The projections contained in this report offer possible scenarios and should be used with caution. Local conditions like population, immigration patterns, policy decisions on land use, and market forces impact the nature of the projections. The projections are also based on previous years' census information. As new population data becomes available, they should also be updated.

Engagement input strongly suggests that since the 2016 census there has been increasing pressure on housing. The Covid-19 pandemic also seems to have quickened the pace of people migrating to the CCRD from areas where the housing market is more challenging.

2.0 Community Profile

Section 2.0 introduces key information which will form the basis of the analysis into housing needs in the CCRD. It includes a population profile to identify age characteristics, mobility, homelessness; households, including the size, composition, and number of households renting or owning their homes. Key projections are identified for population and household growth as a first step to understanding future housing needs in the CCRD.

Key to places and names:

- Area A: Ocean Falls, Denny Island, Rivers Inlet
- Katit 1: Wuikinuxv Nation
- Area B/Bella Bella 1: Heiltsuk Nation
- Area C: Hagensborg, the Saloompt, Firvale, Stuie, and The Precipice
- Area D: Four Mile, Hagensborg, Augsburg Church west to Tatsquan Creek
- Bella Coola 1: Nuxalk Nation
- Area E: Bella Coola town site

2.1 Population Characteristics

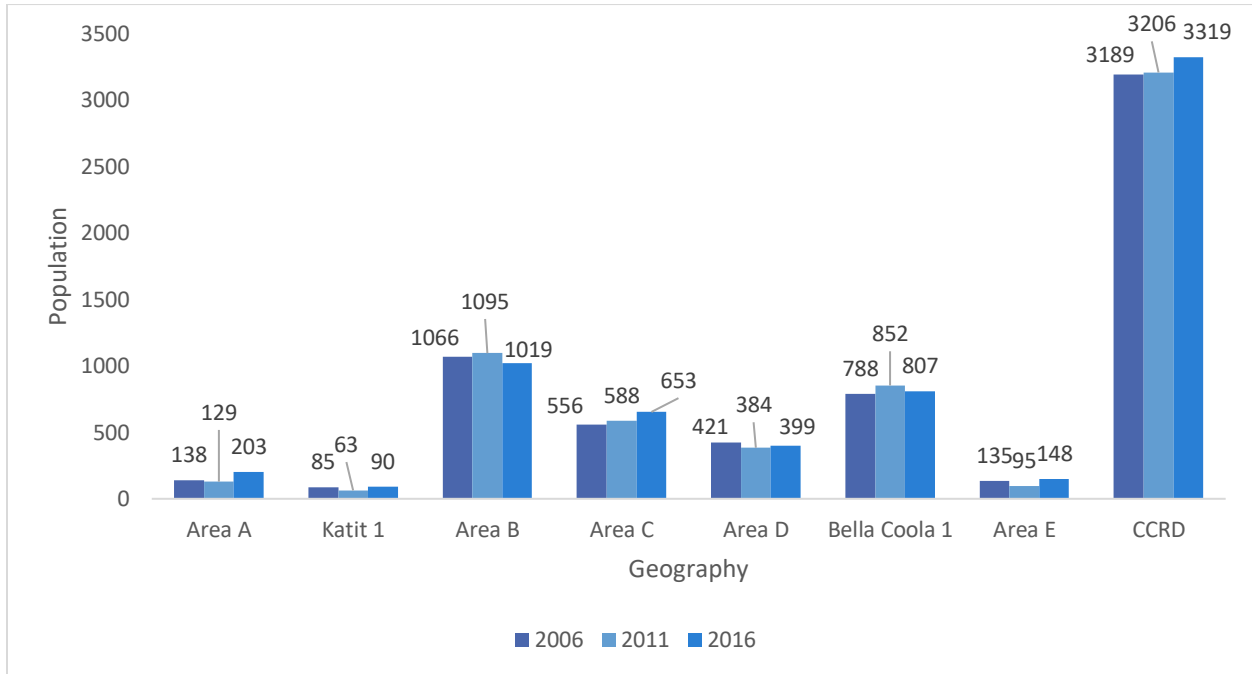
The demographic composition of a community impacts housing need. Section 2.1 breaks down the number, age, and mobility of CCRD residents as well as school enrollment at SD 49.

2.1.1 Population

The total population of the CCRD is 3,319. The subregions with the highest population are Area B with 1,019 and Bella Coola 1 with 807 people. In the CCRD, the population grew by 4.1% between 2006 and 2016. Area B and Area D are the only areas to experience net decreases during this time (-4.4% and -5.2% respectively). Proportionately, the areas that grew were Area A (47.1%), Area C (17.4%), Area E (9.6%), Katit 1 (5.9%), and Bella Coola 1 (2.4%).

Figure 2.1 depicts the total population of each subregion within the CCRD between 2006 and 2016.

Figure 2.1: CCRD Population by Electoral Area (2006-2016)



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

Census information may not be telling the complete story of population growth in the CCRD. During engagement, numerous community members noted that more people are moving into the Bella Coola Valley causing significant pressure on the housing market.

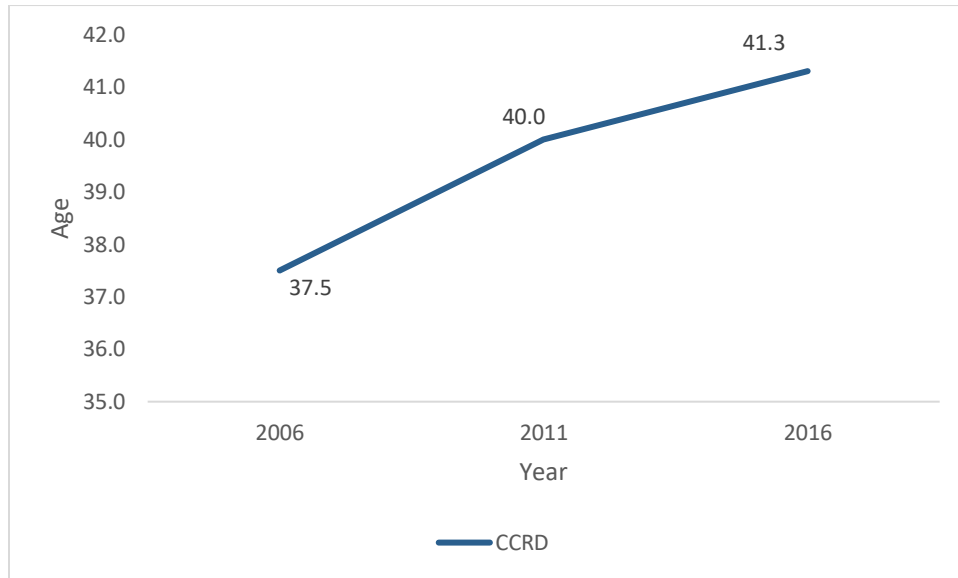
Engagement participants also expressed that population growth in some areas, such as Area B (Bella Bella) and the Bella Coola Valley, has been hampered by a lack of housing. While people would like to move to the area, either for work or to be close to family, the lack of available housing is an impediment. Community survey results also indicate that it is common for people to look for a home or rent or buy for up to six months before finding something appropriate.

2.1.2 Age

The CCRD's median age in 2016 was 41.3 years. This is an increase of 3.8 years since 2006. There are three areas with median ages over 50: Area A (52.3), Area C (52.6), and Area D (51.7). Area B and Area E are both below CCRD's median age (37.3 and 38, respectively). Bella Coola 1 has the youngest median age with 29.4 years. Katit 1 did not have median age data available.

Figure 2.2 shows the median age of CCRD for census years 2006 through 2016.

Figure 2.2: Median Age, CCRD only (2006 - 2016)



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

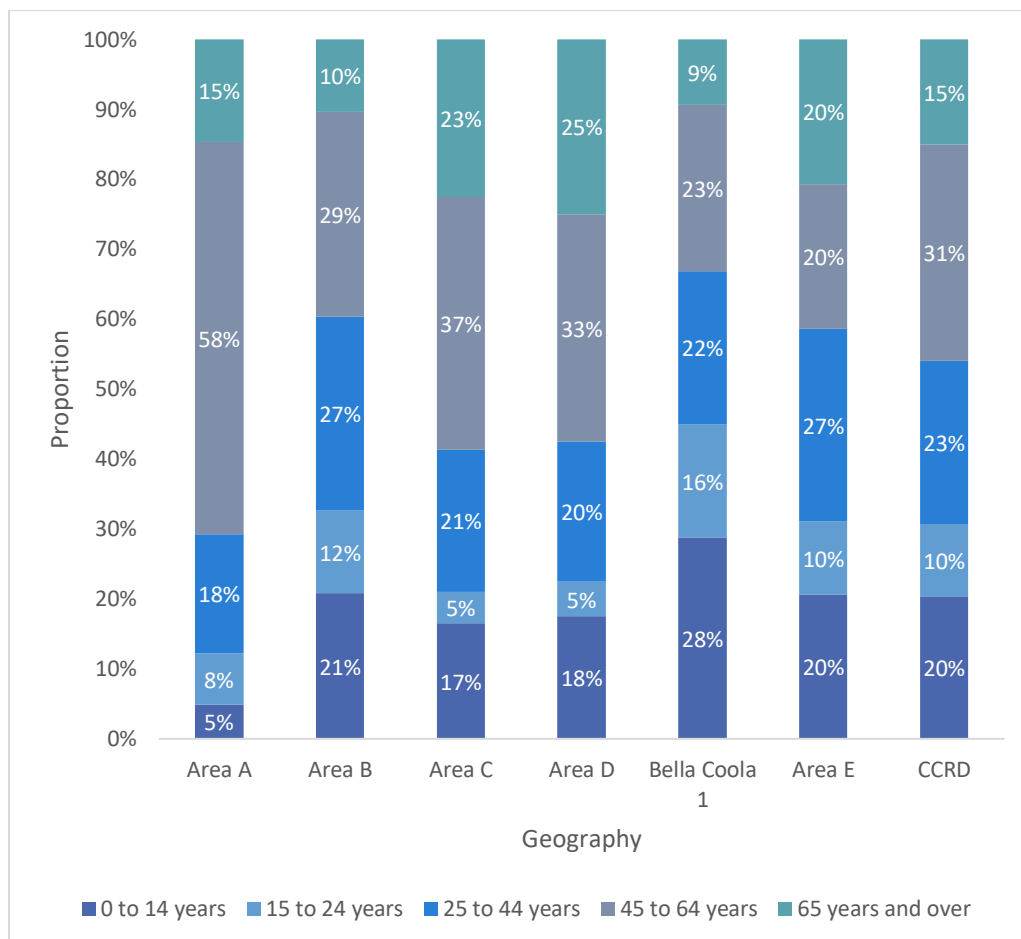
When broken down by age, the largest population segment in the CCRD in 2016 was between the ages of 45 and 64 (30.9%). The next largest segments are between the ages of 25 and 44 (23.3%) and 0 and 14 years (20.3%). The two smallest groups are between 15 and 24 (10.4%) and 65 and over (15.1%).

A sizable proportion (57.5%) of Area A's population is between the ages of 45 and 64 while the next largest proportion, 15%, is aged 65 or over. Area C and Area D also have greater proportions aged 45 to 64 (36.6% and 32.5%, respectively), and 65 or older (22% and 25%, respectively). These are also the areas with the highest median ages as noted above.

Bella Coola 1's population has the largest proportion of residents aged 14 or younger, 28.4%, followed by Area B with 20.6% and Area E with 20%. Area A has the smallest proportion of residents aged 14 or younger at 5%.

Figure 2.3 shows the population within the CCRD broken down by subregion and age cohort.

Figure 2.3: Population by Age (2016)



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

2.1.3 Mobility

Mobility status refers to the place of residence of a person on the date of the census in relation to their place of residence on the same date in a previous year. Persons who lived in the same residence on the same reference day are considered non-movers. Those who lived elsewhere are considered movers. Movers include non-migrants and migrants. Non-migrants are those who moved within the same census subdivision while migrants are those who previously lived outside the census subdivision. Interprovincial migrants moved to the CCRD from within BC while interprovincial migrants moved from another province or territory.

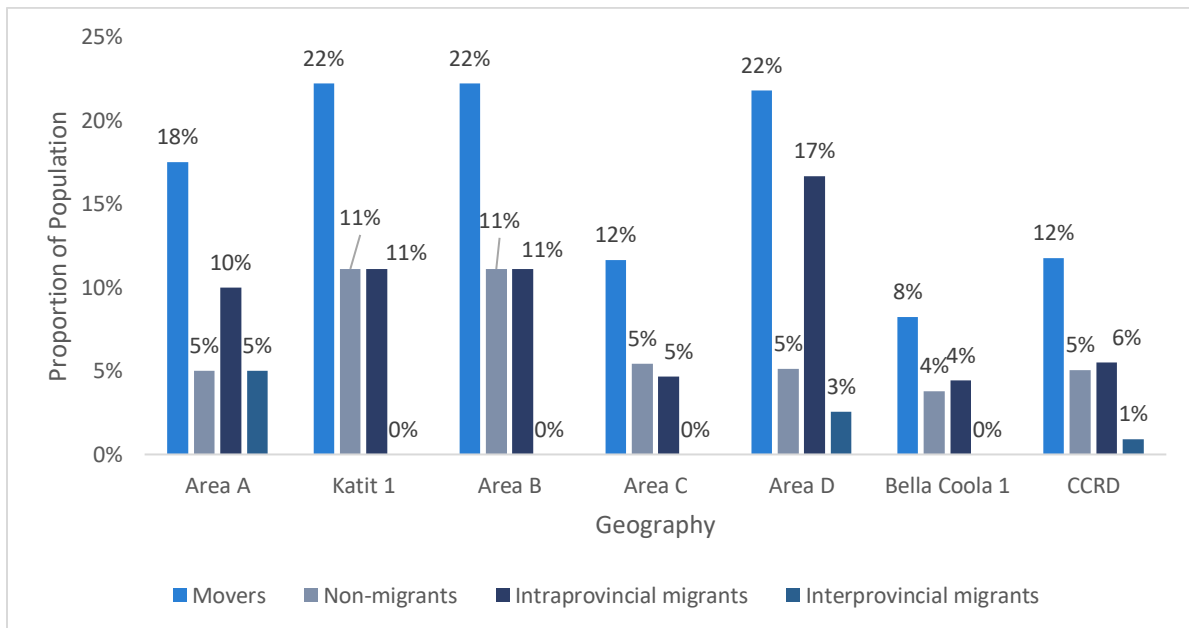
In 2016, 12% of the CCRD's population had moved within the last year. Of the 12%, 5% of the movers had moved within the CCRD, 6% came from elsewhere in BC and 1% came from other provinces. There were

no migrants into the CCRD from outside of Canada⁴. Katit 1, Area B, and Area D had the highest proportion of movers (22%) compared to other regions in the CCRD. Bella Coola 1 had the smallest percentage of movers at 8%, followed by Area C with 12%.

In Area D, 17% of the population had moved into the region from elsewhere in BC. This is notably higher than other areas within the CCRD. Only Areas A and D had residents move from other provinces. Lastly, there were no movers recorded for Area E.

Figure 2.4 shows the proportion of people living in the CCRD which moved in the year previous to the 2016 census.

Figure 2.4: 1-year Mobility (2016)



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

2.1.4 School Enrollment

In the CCRD and School District 49, there are four elementary schools, two high schools, and three schools providing kindergarten to grade 12 education. The two high schools, Nusatsum Secondary and Sir Alexander Mackenzie Secondary, are in Hagensborg (Area C). The four elementary schools currently operating are:

- Oweekeno Elementary (Area A, Wuikinuxv)

⁴ Mobility and Migration Reference Guide, Census of Population, 2016

- Shearwater Elementary (Area A, Denny Island)
- Nusatsum Elementary (Area C, Hagensborg)
- Bella Coola Elementary (Area E, Bella Coola 1)

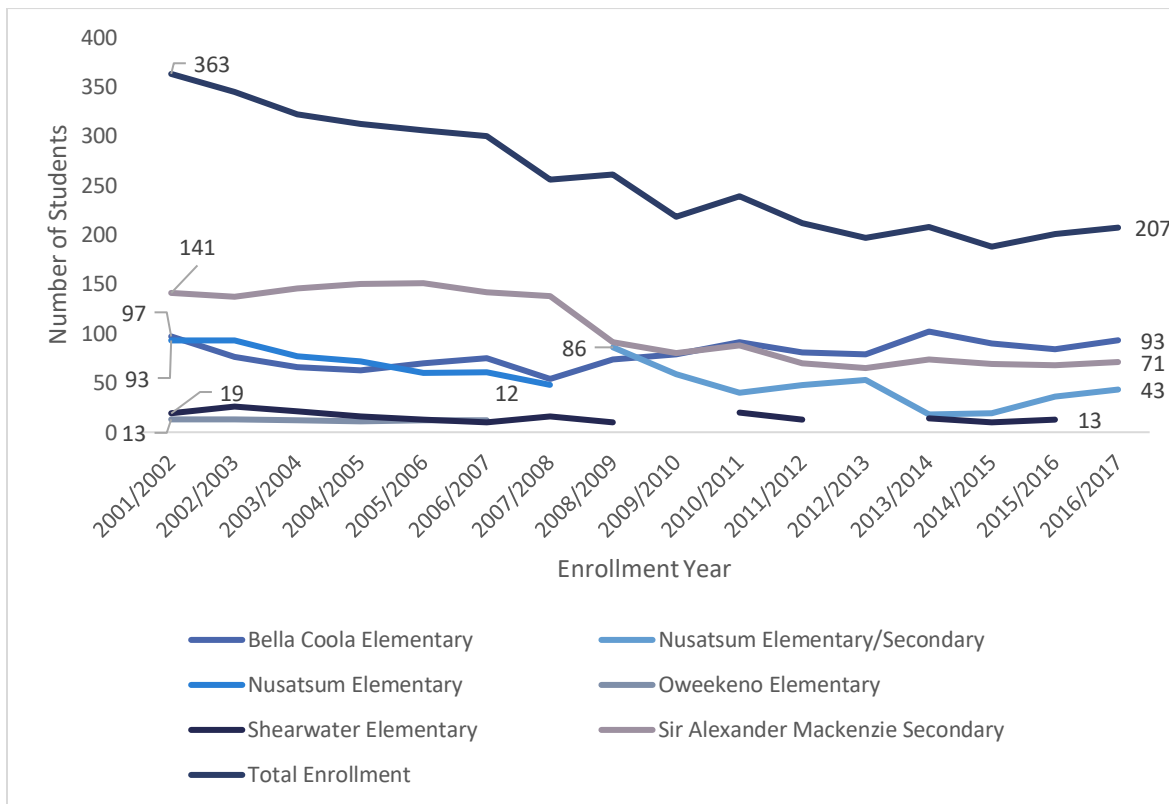
The three schools providing kindergarten to grade 12 education are:

- The Bella Bella Community School (Area B/Bella Bella)
- The Bella Coola Seventh Day Adventist Church (Area D, Bella Coola)
- Acwsalcta School (Bella Coola 1)

It was only possible to gather enrollment information for the elementary and secondary schools. In these schools the total enrollment has decreased by 42% from 2001/2002 to 207 in 2016/2017. Where available, enrollment data shows declines at all six schools. Sir Alexander Mackenzie Secondary and Nusatsum Elementary/Secondary saw the largest decreases. Sir Alexander Mackenzie Secondary School's enrollment numbers decreased by 70, or 49%, from 141 in 2001/2002 to 71 in 2016/2017. In turn, Nusatsum Elementary/Secondary declined by 43 students, or 50%, from 86 in 2008/2009 to 43 in 2015/2017.

Figure 2.5 depicts the historic trend in student enrollment across schools in School District 49 from 2001 through 2017.

Figure 2.5: Student Enrollment in SD 49 (2001/2002 – 2016/2017)



BC Data Catalogue, BC Schools – Student Enrolment and FTE by Grade

2.1.5 Homelessness and Housing Precarity

Information on homelessness was only available through interviews with community members. There appears to be little actual homelessness, however an unconfirmed number of people tend to couch surf at the homes of friends and family. There is also some squatting at abandoned buildings on occasion. This issue has only been noted for the Bella Coola Valley.

Although there is little information about absolute homelessness, community survey results clearly indicate a precarious rental situation. In the next five years, 12 respondents (10 from Electoral Areas C, D, and E) were unsure of their ability to afford future rent payments and the same number was concerned about the stability (or security) of their lease.⁵ Engagement feedback also indicated a lack of availability, or very low vacancy rate, in the rental market. Low rental availability was indicated as the greatest housing

⁵ Community survey response analysis grouped data into the Outer Coast area (Area B, Area A, and Wuikinuxv Nation) and the Bella Coola Valley (Area C, D, E, and Nuxalk Nation). This was due to the relatively low numbers of responses for some areas which would make comparison unreliable.

challenge in the community survey in the CCRD. These factors can combine to result in precarious housing conditions for individuals and households.

2.2 Households

Housing need is determined in part by household composition in the CCRD, including the household size and whether they include dependents. Section 2.2 provides information on the number of households in the CCRD, the size of household, the household tenure (owners or renters), and the number of households in subsidized housing.

2.2.1 Households

The number of private households in the CCRD was 1,285 in 2016. Area B has 330 households, the greatest number of all the subregions. Area C has 310 private households, Bella Coola 1 has 245, Area D has 175, Area A has 120, and Area E has 70 households. Katit 1 has no data available for 2016 but in 2011 had 35 households.

Overall, the CCRD saw an increase of 8.9% in the number of households from 2006. Over the same period, Area A saw an increase of 100% in the number of households, the greatest of all the subregions in the CCRD. The number of households in Area C grew by 24% and in Area E the number grew by 7.7%. The number of households declined in Katit 1, Area B, Area D, and Bella Coola 1. The largest decrease, -22.2%, took place in Katit 1, while the other three areas declined by less than 5%.

Table 2.1 describes the number of private households, and change over time, within each subregion from census year 2006 through to 2016.

Table 2.1: Private Households (2006 - 2016)

	2006	2011	2016	Change (%)
Area A	60	55	120	100%
Katit 1	45	35	-	-22.2%
Area B	345	360	330	-4.3%
Area C	250	280	310	24%
Area D	180	175	175	-2.8%
Bella Coola 1	-	255	245	-3.9%
Area E	65	50	70	7.7%
CCRD	1,180	1,210	1,285	8.9%

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

According to engagement input, the decrease in the number of households in Katit 1 may be related to

education. While there is an elementary school in Wuikinuxv, going to high school requires that youth live away from their families, or that families relocate during the high school years, leading to a drop in the number of households in Katit 1. The apparent lack of growth in the number of households could also be linked here to a lack of housing. Homes that require critical repairs often cannot be tended to in a timely manner due to difficulties bringing in contractors. This leads to people either leaving or staying in alternative housing. Also, often when families leave the community for work or education reasons, they keep their rental home instead of returning it to the rental pool. This creates a lack of available or suitable homes and limits opportunities for others to move to the community.

Declines in the number of households in other subregions may also be due to a lack of suitable housing, limiting population growth by preventing prospective residents from coming to these communities.

2.2.2 Households by Size

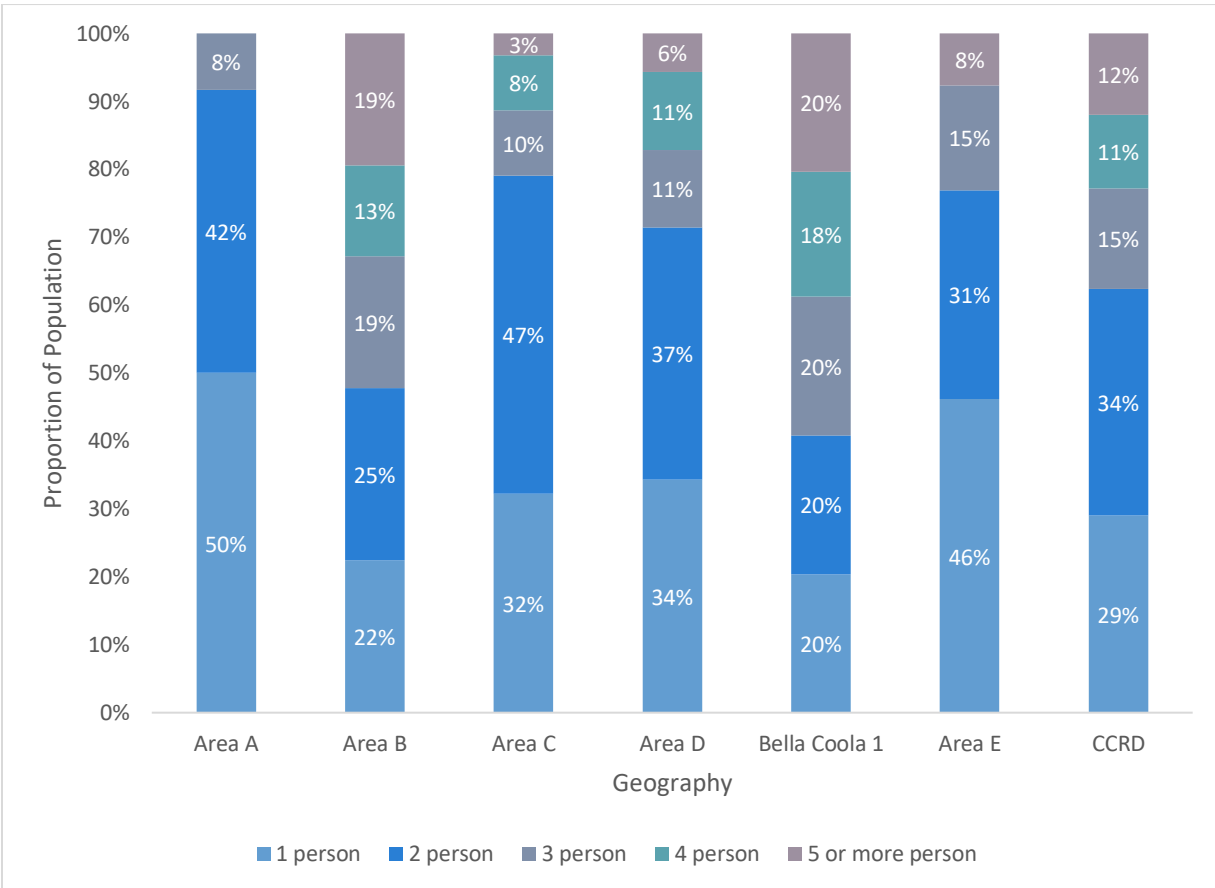
In 2016, 63% of households in the CCRD were either one person (29%) or two people (34%). The next most common household size is three people (15%), followed by five or more people (12%) and four people (11%). Household size in the CCRD has remained relatively stable over time at 2.6.

The proportion of one and two person households in Areas A, C, D and E exceeded 70%. In Area A, 92% are one person or two person households. The proportion of one and two person households in Area E is 77%, in Area C is 72%, and is 71% in Area D. In comparison, 58% of households in Bella Coola 1 and 51% in Area B have three-or-more people. Areas with smaller household sizes are likely to be empty nesters and retirees who could be overhoused and/or interested in downsizing to mitigate maintenance needs.⁶ A higher number of smaller households could be contributing to pressure on the housing supply, which has been noted in community engagement, while older couples or individuals stay in large homes for lack of other options or due to preference.

Figure 2.6 shows the proportion of the CCRD population living in different household sizes within each electoral area.

⁶ Statistics Canada Census data rounds data to the nearest 5 or 10 count, which can result in percentages not adding up to 100%.

Figure 2.6: Household by Size (2016)



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

2.2.3 Household Tenure

Between 2006 and 2016, the CCRD saw a net increase of 7% in homeownership. Homeownership went from 59% in 2001 to 73% in 2006 and then down to 66% in 2016. In 2016, 27% of households were renters and 8% of households lived in Band housing.⁷ In all areas, except Area E, the majority of households are owner households. In Area E, 60% of households are renters and 40% are owners.

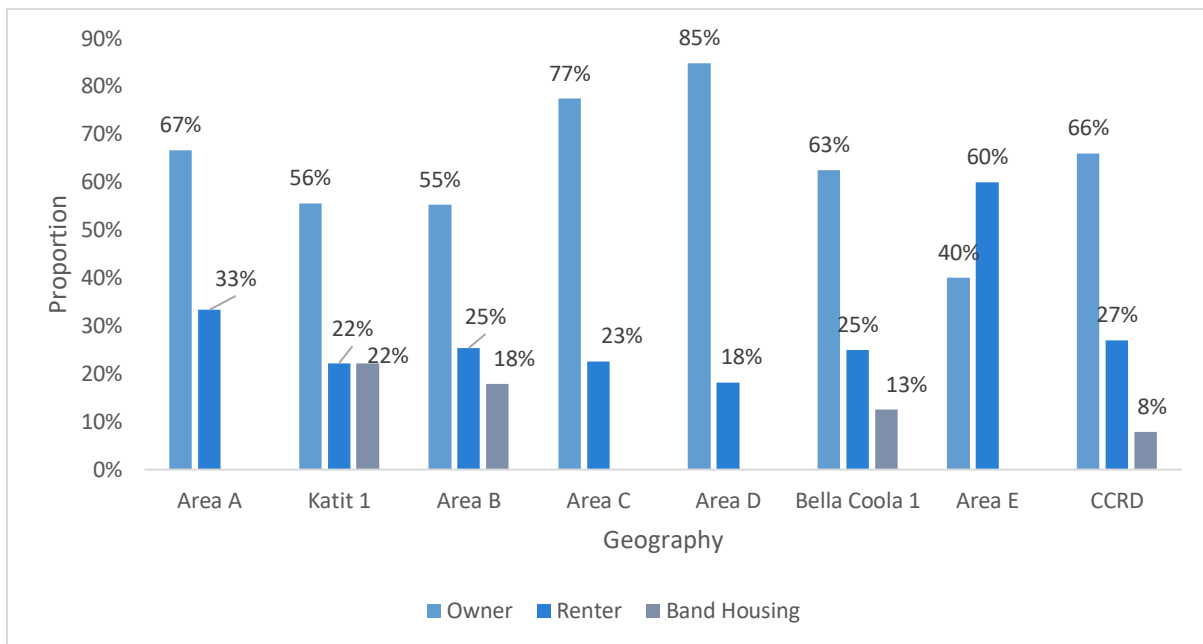
The largest concentration of owner households can be found in Area D (85%), Area C (77%), and then Area A (67%). The greatest proportions of renter households are in Area E (60%), Area A (33%), Area B (25%) and Bella Coola 1 (25%). Only three areas have Band housing, including 22% of households in Katit 1, 18%

⁷ It should be noted that this report at times refers to “Band housing”. This term is used for rental housing provided by First Nations and is the term used in the census, whether the First Nation refers to themselves as a Band or a Nation or other terminology.

in Area B (Bella Bella 1), and 13% in Bella Coola 1.

Figure 2.7 shows the proportion of homeowners, renters, and individuals living in Band housing for each electoral area in the most recent census year (2016).

Figure 2.7: Household by Tenure (2016)



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

Despite there having been a net increase in home ownership between 2006 and 2016, community engagement results suggest that there are key challenges in becoming a homeowner. Nearly 25 survey respondents from Electoral Areas C, D, and E indicated that they were unsure if they would be able to purchase a home.⁸ In addition, challenges experienced in finding a home (both rental and to own) included a limited supply of desired housing type (102 respondents), poor quality of desired housing type (52 respondents), the high cost of purchasing a home (57 respondents), and not being able to get financing to purchase a home (28 respondents).

Community engagement input suggested that not being able to get a mortgage with a bank is a common challenge. This may be due to perceived increased risk of providing mortgages on homes in more remote areas or on ALR⁹ land. Similarly, people wanting to build homes on-reserve, particularly on Bella Bella 1

⁸ Community survey response analysis grouped data into the Outer Coast area (Area B, Area A, and Wuikinuxv Nation) and the Bella Coola Valley (Area C, D, E, and Nuxalk Nation). This was due to the relatively low numbers of responses for some areas which would make comparison unreliable.

⁹ Agricultural Land Reserve

(Area B), have been challenged by the mortgage limit of \$250,000 provided by banks, as well as the considerable number of steps regarding Nation and First Nations Market Housing Fund processes. The mortgage limit has been inadequate, given the costs of bringing materials to Bella Bella and the price of built homes. However, recognizing these challenges, recently the limit for on-reserve mortgages has increased to \$350,000.

2.2.4 Households in Subsidized Housing

In 2016, 23.7% of renters in the CCRD were in subsidized housing¹⁰, which is proportionately almost double that of BC (12.5%). From 2011 to 2016, the number of households in subsidized housing increased from 25 to 45. Area E has the largest proportion of renters in subsidized housing at (33.3%), followed by Area A (28.6%) and then Area C (21.4%). Area D has no renters in subsidized housing.

Table 2.2 depicts the number and percentage of renters living in subsidized housing and private dwellings for each electoral area in the latest census year (2016). On-reserve dwellings were not captured by the census.

Table 2.2: Households in Subsidized Housing (2016)

	Renters in non-farm, non-reserve, private dwellings	Renters in subsidized housing	Proportion in subsidized housing
Area A	35	10	28.6%
Area C	70	15	21.4%
Area D	30	0	0%
Area E	45	15	33.3%
CCRD	190	45	23.7%

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

2.3 Community Growth

Section 2.3 provides projections on community growth from 2016, the year of the last census, to 2025. Projections are based on historical growth patterns shown in census information dating from 2001 and from BC Statistics' projections. Due to using 2001 census information, the growth trend may differ from that indicated in Section 2.1.1, which lead to projected growth where it appeared that none would be anticipated, and a lack of growth where it appeared that there should be. Also, population projections appear to be more negative than household projections, which take into account projected household

¹⁰ Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances. (Dictionary, Census of Population, 2016)

size which changes over time. Projected household size is based on the age of the primary maintainer which, in the CCRD, is anticipated to increase, leading to a higher proportion of one and two person households without children.

The approach used is based on population growth rates, number of households, and size of households which have all been informed by past trends. It has not been possible to take into account potential causes of population growth, such as industrial expansion or new development projects, or future housing development which enables more people to move to the region or to a subregion. Engagement input indicates that there have been new people moving into the area since 2016, as well as people wanting to move to the area that do not have a place to live in the CCRD.

In addition, to indicate that projected numbers are estimates, numbers are rounded to the nearest 10.

2.3.1 Population Projections

Within the CCRD, the population in all subregions is expected to decline or stay the same, except for in Area A. The growth in Area A will not offset the decline in other areas, which means that the CCRD's population will decrease by roughly 1% every five years. Area B is expected to decline the most, followed by Area D, and finally Bella Coola 1.

Community input has clearly stated however that a factor contributing to population decline, particularly in Area B, is a lack of housing. As the size of households decreases, the number of homes needed in the community increases. Area B is working towards developing a new subdivision and is aiming to support residents in obtaining mortgages to build their own homes. This should be a start towards reversing the trend of population decline.

Table 2.3 shows the projected population, and resulting population change, in each electoral area for 2016, 2020, and 2025.

Table 2.3: Projected Population (2016 – 2025)

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Area A	200	220	230	20	10
Katit 1	90	90	90	0	0
Area B	1020	1000	980	-20	-20
Area C	650	650	640	0	-10
Area D	400	390	380	-10	-10
Bella Coola 1	810	800	790	-10	-10
Area E	150	140	140	-10	0
CCRD	3320	3290	3250	-30	-40

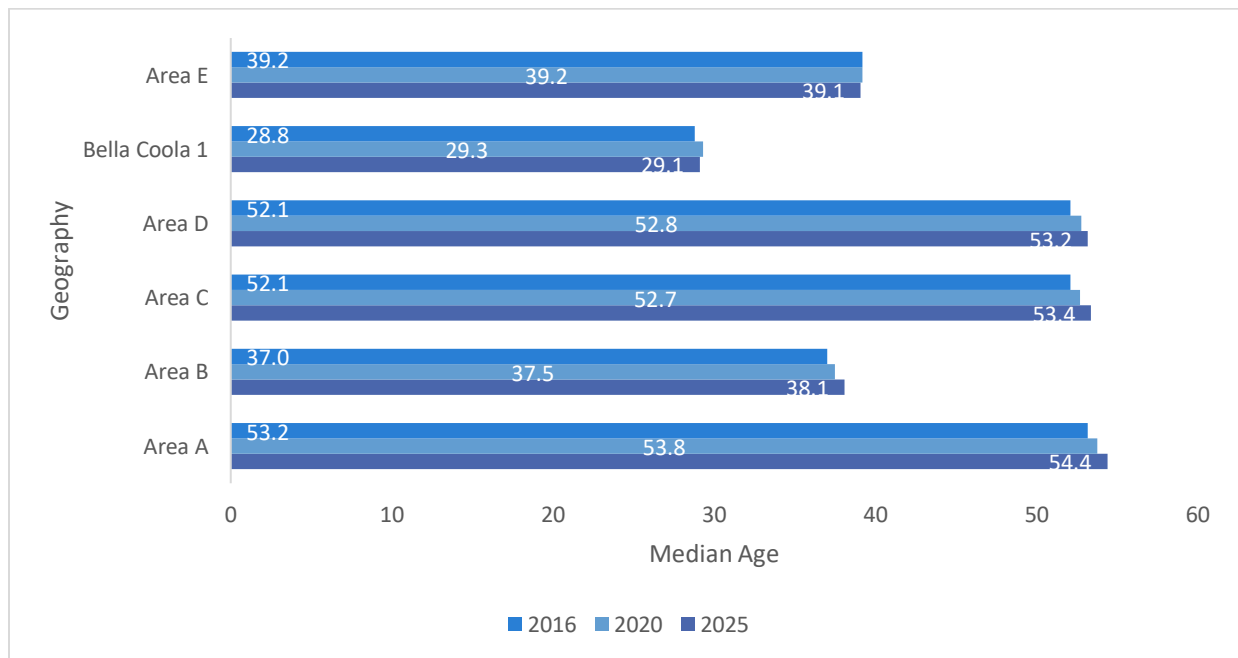
Projected population growth by age indicates that the cohort that will decline the most between 2016 and 2025 are those aged 14 or younger, 25 to 64, 15 to 19, and then 20 to 24 between 2016 to 2025. Older population cohorts (65 to 84, and 85-and-over) are expected to increase modestly over the same timeframe.

In Area A, where the total population growth is predicted to increase, the population aged 14 or younger and 15 to 19 will decrease while the cohorts aged 20 and over will all increase. Residents aged 25 to 64 will increase the most. In other subregions, all of the age cohorts will decrease over time with the exception of those aged 85 years and older, or residents aged 65 to 84 in Areas C and D.

The median age across all areas is set to increase into 2025. Area E is the only exception, which may see a slight decrease from 2016 to 2025. Bella Coola 1 will have the youngest median age of 29.1 in 2025 and Area A will have the oldest median age of 54.4.

Figure 2.8 depicts the projected median age of individuals living in each electoral area for 2016, 2020, and 2025.

Figure 2.8: Projected Median Age (2016, 2020, 2025)



2.3.2 Household Projections

From 2016 to 2025, the CCRD is projected to see the number of households increase by 12. Area A, Katit 1, and Area E are projected to see modest growth in the number of households. Area A will grow the most. Area B, Area C, Area D, and Bella Coola 1 are projected to see decreases in the number of households in this timeframe, with Area B and Area D seeing the greatest decrease.

Table 2.4 shows the projected change in the number of households for each subregion for the years 2016, 2020, and 2025.

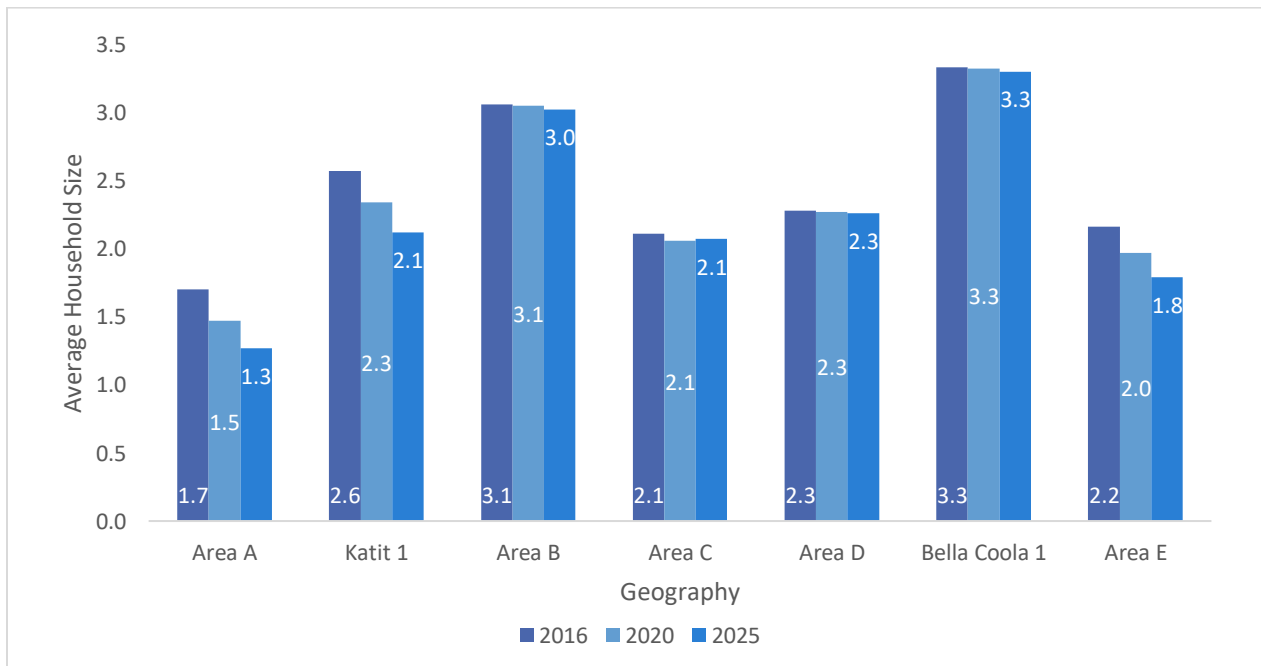
Table 2.4: Projected Households (2016, 2020, 2025)

	2016	2020	2025	Change from 2016 to 2020	Change from 2020 to 2025
Area A	120	128	136	8	8
Katit 1	35	38	41	3	3
Area B	333	329	325	-4	-4
Area C	310	310	309	0	-1
Area D	175	171	167	-4	-4
Bella Coola 1	243	241	240	-2	-1
Area E	68	73	78	5	5
CCRD (Net change)	1,284	1,290	1,296	6	6

The average household size will either remain the same or decrease throughout the CCRD and its subregions.

Figure 2.9 depicts the projected average household size in each electoral area for the years 2016, 2020, and 2025.

Figure 2.9: Projected Average Household Size (2016, 2020, 2025)



2.3.3 Projected Dwelling Sizes Needed

The anticipated need for housing unit sizes was only conducted for Area A, Area E, and Katit 1 because they are the only areas projected to experience household growth between 2016 and 2025 (see, Table 2.6, and Table 2.7). In these subregions, there is a greater need for two-bedroom units and units with three-or-more bedrooms. There is some anticipated need for one-bedroom units and likely very little to no need for studios, given that people living in more rural areas may be used to living in larger homes than in high density cities.

Table 2.5 shows the anticipated need for different types of housing units between 2016 and 2025 in CCRD Area A.

Table 2.5: Area A, Anticipated Housing Unit Sizes Needed (2020 and 2025)

	2016-2020	2020-2025	Total
Anticipated Household Growth	8	8	16
Anticipated Housing Units	8	8	16
No Bedroom / Studio	0	0	0
1 Bedroom	2	2	4
2 Bedroom	3	3	6
3+ Bedroom	3	3	6

Table 2.6 shows the anticipated need for different types of housing units between 2016 and 2025 in CCRD Area E.

Table 2.6: Area E, Anticipated Housing Unit Sizes Needed (2020 and 2025)

	2016-2020	2020-2025	Total
Anticipated Household Growth	5	5	10
Anticipated Housing Units	5	5	10
No Bedroom / Studio	0	0	0
1 Bedroom	1	1	2
2 Bedroom	2	2	4
3+ Bedroom	2	2	4

Table 2.7 shows the anticipated need for different types of housing units between 2016 and 2025 in Katit1.

Table 2.7: Katit 1, Anticipated Housing Unit Sizes Needed (2020 and 2025)

	2016-2020	2020-2025	Total
Anticipated Household Growth	3	3	6
Anticipated Housing Units	3	3	6
No Bedroom / Studio	0	0	0
1 Bedroom	1	1	2
2 Bedroom	1	1	2
3+ Bedroom	1	1	2

2.4 Key Findings

The following are the key findings gleaned from the analysis carried out in Section 2.0.

2.4.1 Population Characteristics

- In the CCRD, the population grew by 4% between 2006 and 2016. Area B and Area D are the only areas to experience net decreases during this time. Electoral Area A grew the most (47.1%) followed by Area C (17.4%).
- Consistent with national trends, the CCRD's median age increased from 37.5 to 41.3 between 2006 and 2016. Area A, C, and D have median ages above 50 years. Area B and Area E's median ages are 37.3 and 38. Bella Coola 1 had the youngest median age in 2016 of 29.4 years.
- Total enrollment in School District 49 has decreased from 363 in 2001/2002 to 207 in 2016/2017.

2.4.2 Households

- The number of private households in the CCRD increased by 9% from 1,180 (2006) to 1,285 (2016). Between 2006 and 2016, Area A saw a 100% increase in the number of dwellings, which is the greatest increase in comparison to other areas. The next highest was Area C at 24%. Households decreased in Areas B, D, Bella Coola, and Katit 1. Katit 1 decreased the most (-22%).
- In 2016, 63% of households in the CCRD were either 1-person (29%) or 2-person (34%). Households with 3-or-more persons accounted for 38%.
- Between 2006 and 2016, the prevalence of homeownership in the CCRD increased from 59% in 2001 to 66% in 2016. In 2016, 27% of households were renters, which is greater than 8% of Band housing. In all areas, except Area E, the majority of households are owner-households. In Area E, 60% of households are renters and 40% are owners.

- In 2016, 23.7% of renters in the CCRD were in subsidized housing, which is proportionately almost double that of BC (12.5%). Area E has the largest proportion of renters in subsidized housing at 33.3%, followed by Area A with 28.6% and then Area C with 21.4%. Area D has no renters in subsidized housing.

2.4.3 Community Growth

- Within the CCRD, the population in all subregions is expected to decline with the exception of Area A. From 2016 to 2025, the population in the CCRD is expected to decrease by 70, going from 3,320 to 3,250.
- Community engagement input suggests that population may have been added more recently, particularly during the pandemic, due to a number of people moving to the area. It has not been possible to include this possibility in the population and housing projections, although these could be updated following the release of updated census information in early 2022.
- Projected population growth by age indicates that the largest decline will be among individuals aged 20 to 24. There will be a modest growth of individuals aged 15 to 19 in Area C, Bella Coola 1, Area B, and Area D.
- The median age across all areas will increase into 2025. Area E is the only exception, which will see a slight decrease from 2016 to 2025.
- From 2016 to 2025, the CCRD is projected to see the number of households increase by 12. Area A, Katit 1, and Area E are projected to see modest growth in the number of households. Area B, Area C, Area D, and Bella Coola 1 are projected to see decreases in the number of households in this timeframe.
- There is greater anticipated need for dwellings with 2-or-less bedrooms to accommodate growth in Area A, Area E, and Katit 1.

3.0 Income and Economic Profile

Section 3.0 provides information on CCRD population by income, employment, and workforce characteristics. Income is measured on a household basis, as all income earners in a household are generally responsible for contributing to the cost of a mortgage or rent, or other household maintenance costs.

Key to places and names:

- Area A: Ocean Falls, Denny Island, Rivers Inlet
- Katit 1: Wuikinuxv Nation
- Area B/Bella Bella 1: Heiltsuk Nation
- Area C: Hagensborg, the Saloompt, Firvale, Stuie, and The Precipice
- Area D: Four Mile, Hagensborg, Augsburg Church west to Tatsquan Creek
- Bella Coola 1: Nuxalk Nation
- Area E: Bella Coola town site

3.1 Income

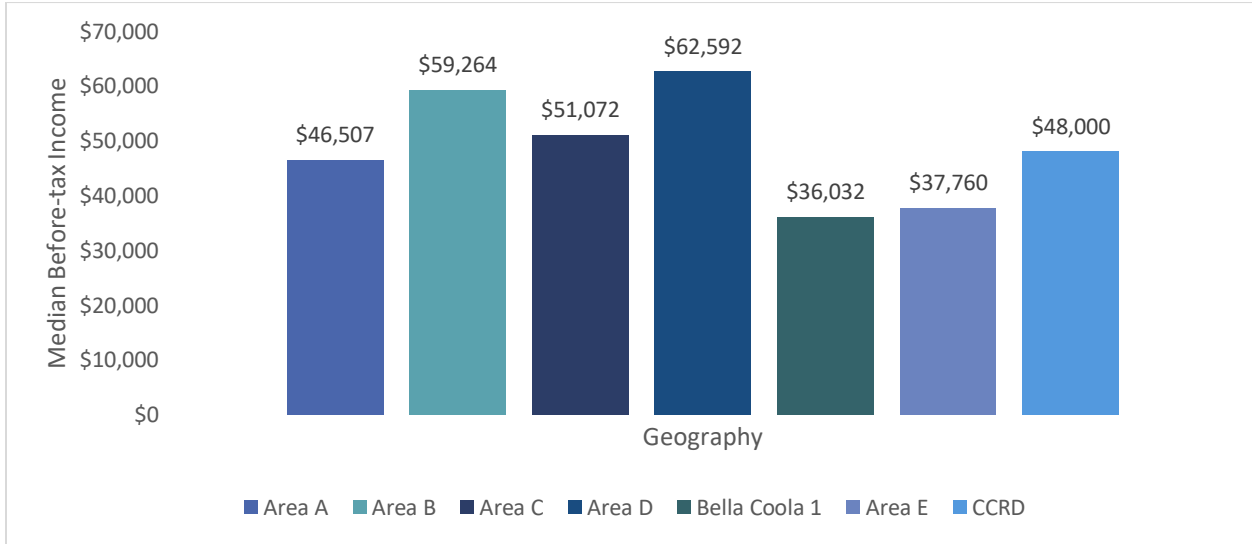
Section 3.1 reviews income and other economic data to determine the capacity for households to maintain housing. Data is sourced from the census. An important note about income data from 2016 is that the non-response rate for income was greater than 10% but lower than 20%.

3.1.1 Median Income

Between 2006 and 2016, the median income in the CCRD rose by \$13,236 (38.1%) from \$34,746 to \$48,000. Area D had the highest median income in 2016 with \$62,592, followed by Area B with \$59,264 and Area C with \$51,072. There are three subregions below the CCRD's median income: Bella Coola 1, Area E, and Area A. Of the three, Bella Coola 1 has the lowest median income with \$36,032, followed by Area E at \$37,760, and Area A with \$46,507. There was no data available for Katit 1.

Figure 3.1 depicts the median income (before-tax) across each subregion in the CCRD for 2016.

Figure 3.1: Median Before-Tax Income (2016)



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

3.1.2 Median Income by Economic Family Type

Median income distribution by economic family type helps show the relative income differences depending on family type; whether a family has children, has one or two parents, or is an individual not in an economic family. In 2016, couples with children in the CCRD had the highest median income at \$78,464. Typically, couples with children have the highest income because they can access two income streams and are likely at the peak of their earning capacity. In contrast, couples without children can access two income streams but these can include retirees who rely on fixed incomes. This leads to this family type having a lower median income of \$62,635. Lone-parent families and persons not in economic families generally earn the least as they rely on a single income.

Within the CCRD, Bella Coola 1 has the lowest median income in all categories in comparison to other areas where census data was available. Couples with children in Bella Coola 1 earn roughly 33% less per year in comparison to the median income for the CCRD as a whole. In comparison, couples with or without children from the remaining areas earn more than the CCRD's median income for their respective category.

Lone-parent families in Area C and Bella Coola 1 earn less than the median income for lone-parent families in the CCRD. Persons not in economic families in Area B and Bella Coola 1 also make less than the median income for their respective category in the CCRD.

Table 3.1 shows the median income (before tax) for different family types in the CCRD for 2016.

Table 3.1: Median Economic Family Income by Type, Before Tax (2016)

	Area B	Area C	Area D	Bella Coola 1	CCRD
Total economic families	\$65,664	\$72,704	\$77,056	\$41,344	\$60,928
Couples without children	\$65,792	\$64,811	\$66,816	\$44,672	\$62,635
Couples with children	\$86,784	\$104,448	\$98,176	\$52,032	\$78,464
Lone-parent families	\$44,032	\$37,504	-	\$30,016	\$38,272
Persons not in economic families	\$17,920	\$27,968	\$31,552	\$17,344	\$23,125

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

3.1.3 Households by Income Brackets

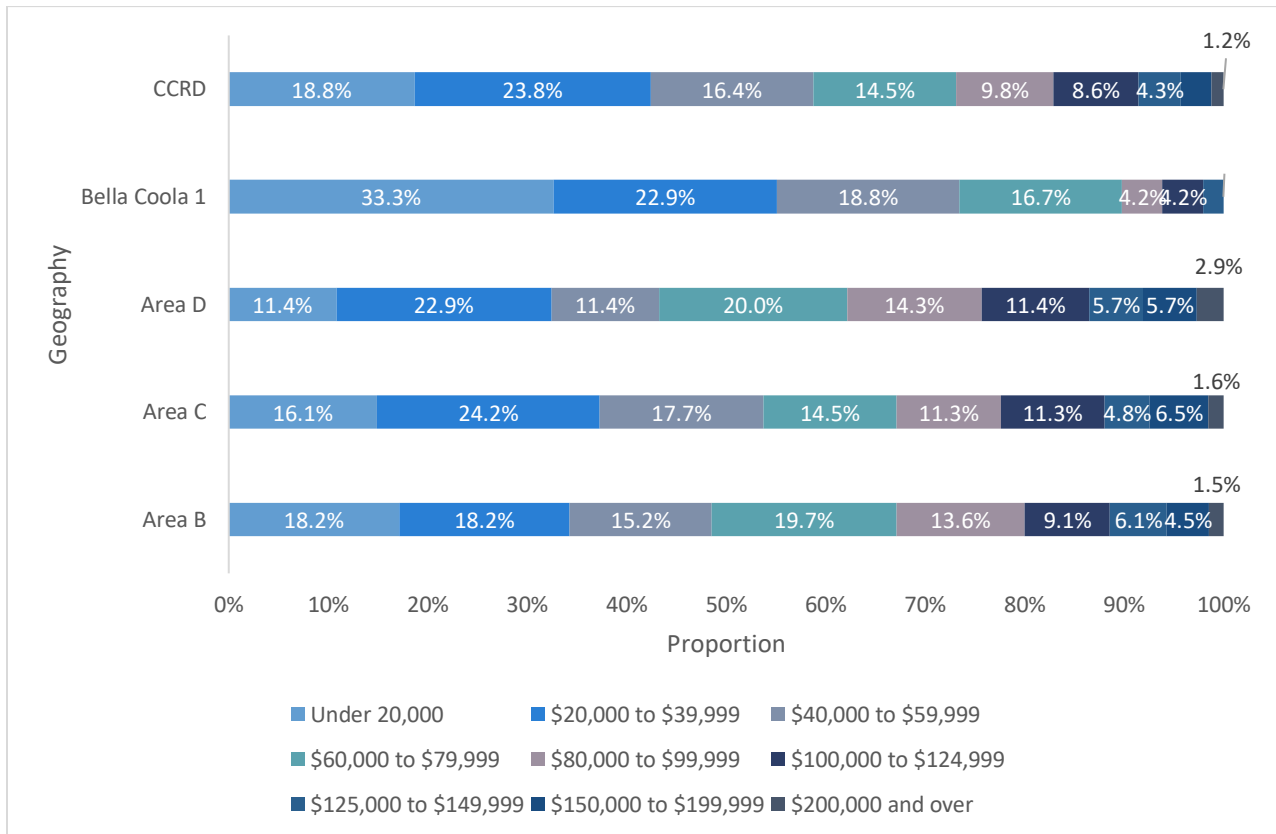
In 2016, the largest proportion of households, 23.8%, earned between \$20,000 and \$39,999. The second greatest proportion (18.8%) earned less than \$20,000. Nearly a quarter (24%) earn between \$60,000 and \$99,999 per year with the remaining 17% earning \$100,000 or more per year.

In Bella Coola 1, 56% of households earn less than \$40,000 per year, which is a much larger proportion than other areas within the CCRD. Only 6.3% earn over \$100,000 which is the smallest proportion of this group of income earners.

In Area D, Area C, and Area B 34% to 40% of households earn less than \$40,000 per year while 31% to 35% have an income between \$40,000 and \$80,000 and 35% to 40% make \$80,000 or more per year.

Figure 3.2 depicts the proportion of households within each income bracket across the subregions in the CCRD for 2016.

Figure 3.2: Households by Income Category (2016)



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

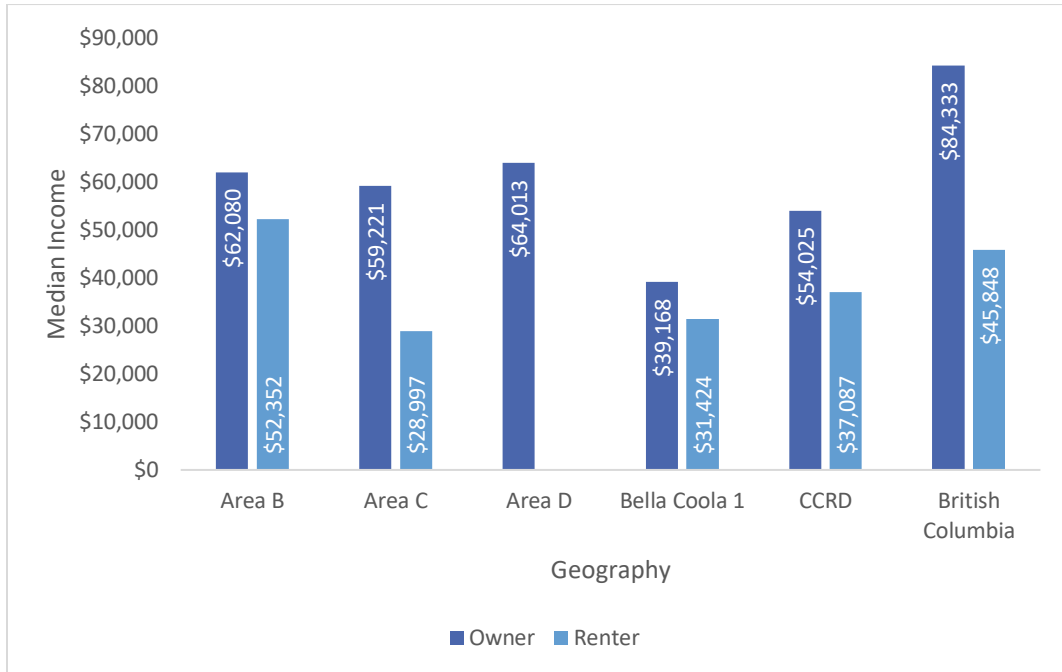
3.1.4 Owner Versus Renter Household Income

In 2016, owner household median income was \$54,025 in the CCRD, and renter households had a median income of \$37,087. Both owner and renter household median incomes are lower than those of BC as a whole. In all subregions where data is available there is a disparity in income in favour of owner over renter households. Area C’s owner households have a median income that is 104% greater than renter households. In comparison, Bella Coola 1’s owner households earned 24% more, and Area B’s owner households earned 19% more than renter households.

Median income data shows that owner households in Area D earn more than in any other subregion, however this data was not available for renter households for the same area. Average income indicators for Area D however do show that owner households in Area D earn 42% more than renter households. Neither median nor average income data by housing tenure was available for Areas A and E and Katit 1.

Figure 3.3 shows median income by housing tenure and geography.

Figure 3.3: Median Household Income by Tenure (2016)



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

3.2 Economy

Section 3.2 provides information on economic indicators (e.g. employment, unemployment, participation rates) and commuting.

3.2.1 Economic Indicators

A population's labour force status is a key measure of economic performance in a given area. Labour force status is measured among all people aged 15 and over. A few key concepts are important in understanding the significance of labour force measures.

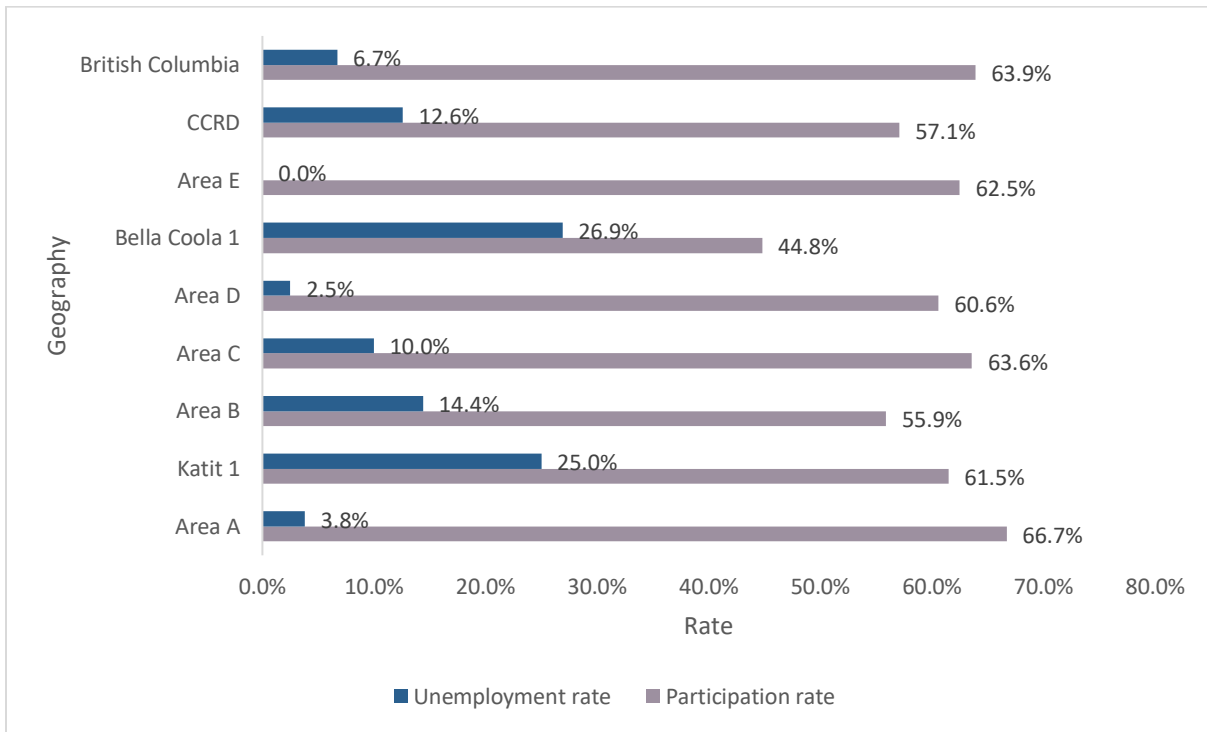
- The rate of **participation** is based on the number of residents who are in the labour force (are either working or seeking work) versus the number which is not.
- The **employment rate** is also based on the total number of residents who are aged 15 and over.
- The **unemployment rate** is measured only among those in the labour force and indicates the proportion of people actively seeking work that do not have a job versus those who are currently working.

In 2016, the CCRD’s participation rate was 57.1% and its unemployment rate was 12.6%. In comparison, BC’s participation rate was 63.9% and had an unemployment rate of 6.7%.

Bella Coola 1 has the highest unemployment rate at 26.9% and lowest participation rate at 44.8%. Katit 1 has the second highest unemployment rate of 25% with a 61.5% participation rate. Area B and Area C also had higher unemployment rates at 14.4% and 10%, respectively.

Figure 3.4 shows the unemployment rate and participation rate for the CCRD and its subregions.

Figure 3.4: Labour Force Status (2016)



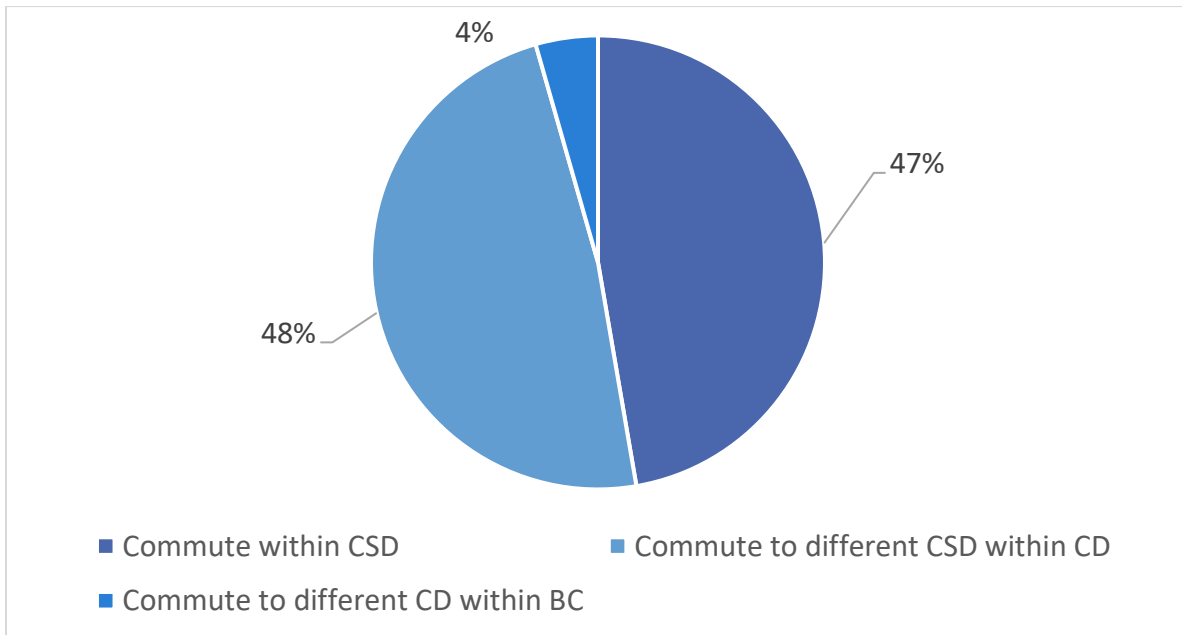
Source: Statistics Canada Census Program, Census Profiles, 2016,

3.2.2 Commute to Work

In 2016, 48% of private households in the CCRD commuted to a different census subdivision (CSD) while 47% commute within the CSD in which they reside. Only 4% travel outside of the CCRD for work.

Figure 3.5 show the proportion of employed people in the CCRD which commute and their respective destinations.

Figure 3.5: CCRD Commute to Work for Population in Private Households (2016)



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

3.3 Key Findings

The following are the key findings gleaned from the analysis carried out in Section 3.0.

3.3.1 Income

- Between 2001 and 2016, the median income in the CCRD rose by \$13,236, or 38.1%, from \$24,746 to \$48,000. Area D has the highest median income of \$62,592. There are three areas below the CCRD’s median income: Bella Coola 1, Area E, and Area A. Of the three, Bella Coola 1 has the lowest median income with \$36,032.
- In 2016, couples with children in the CCRD had the highest median income at \$78,464. Lone-parent families and persons not in economic families have the lowest median income (\$38,272 and \$23,125, respectively).
- In 2016, the largest proportion of households, 23.8%, earned between \$20,000 and \$39,999. The second greatest proportion (18.8%) earned less than \$20,000. Nearly a quarter (24%) earn between \$60,000 and \$99,999 per year with the remaining 17% earning \$100,000 or more per year.
- In 2016, owner-household median income was \$54,025 in the CCRD, higher than renter households with a median income of \$37,087.

3.3.2 Economy

- In 2016, the CCRD's economic participation rate was 57.1% and its unemployment rate was 12.6%. Compared to rates for BC as a whole, the participation rate in the CCRD is almost 6% lower and the unemployment rate is nearly double.
- Bella Coola 1 had the highest unemployment rate at 26.9% and lowest participation rate at 44.8%. Katit 1 has the second highest unemployment rate of 25% with a relatively high participation rate of 61.5%.
- Of the workers in 2016 commuting to work, 4% travel outside of the CCRD for work.

4.0 Housing Profile

Section 4.0 provides the housing profile for the CCRD, which will include a breakdown of dwelling units by type and housing values. This information will inform the gap analysis in Section 6.0.

Key to places and names:

- Area A: Ocean Falls, Denny Island, Rivers Inlet
- Katit 1: Wuikinuxv Nation
- Area B/Bella Bella 1: Heiltsuk Nation
- Area C: Hagensborg, the Saloompt, Firvale, Stuie, and The Precipice
- Area D: Four Mile, Hagensborg, Augsburg Church west to Tatsquan Creek
- Bella Coola 1: Nuxalk Nation
- Area E: Bella Coola town site

4.1 Dwelling Units

Information regarding dwelling units is available for structure type and period of construction from the census profile for the CCRD. Average shelter cost information has been collected through custom census data tabulation, while information about cooperatives and subsidized housing was sourced from BC Housing.

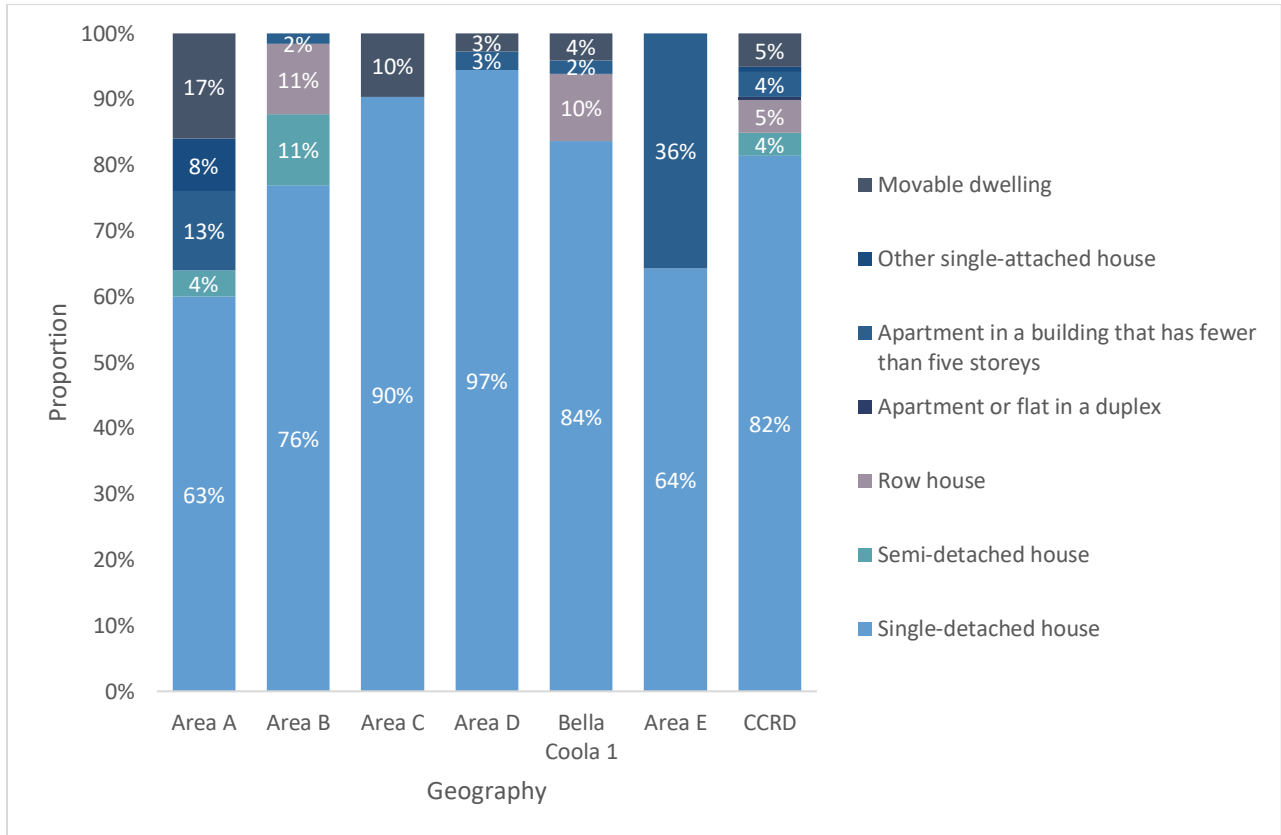
4.1.1 Structure Type

Throughout the CCRD, 82% of all homes are single-detached. Remaining housing structure types include row housing (5%), movable dwellings (5%), semi-detached housing (4%), apartments with less than five storeys (4%), and other single-attached houses (1%).

Subregions with the highest proportion of single-detached houses are Area D (97%), Area C (90%), and Bella Coola 1 (84%). Area B has the highest proportion of semi-detached houses and row houses, both with 11%. In Bella Coola 1, 10% of homes are row houses. Area E and Area A have the highest proportion of apartments with less than five storeys with 36% and 13%, respectively. Area A has the largest proportion of movable dwellings with 17%.

Figure 4.1 depicts the proportion of housing types within different subregions in the CCRD in 2016.

Figure 4.1: Dwellings by Structure Type (2016)



Source: Statistics Canada, Census Program, Data Table 98-400-X2016227

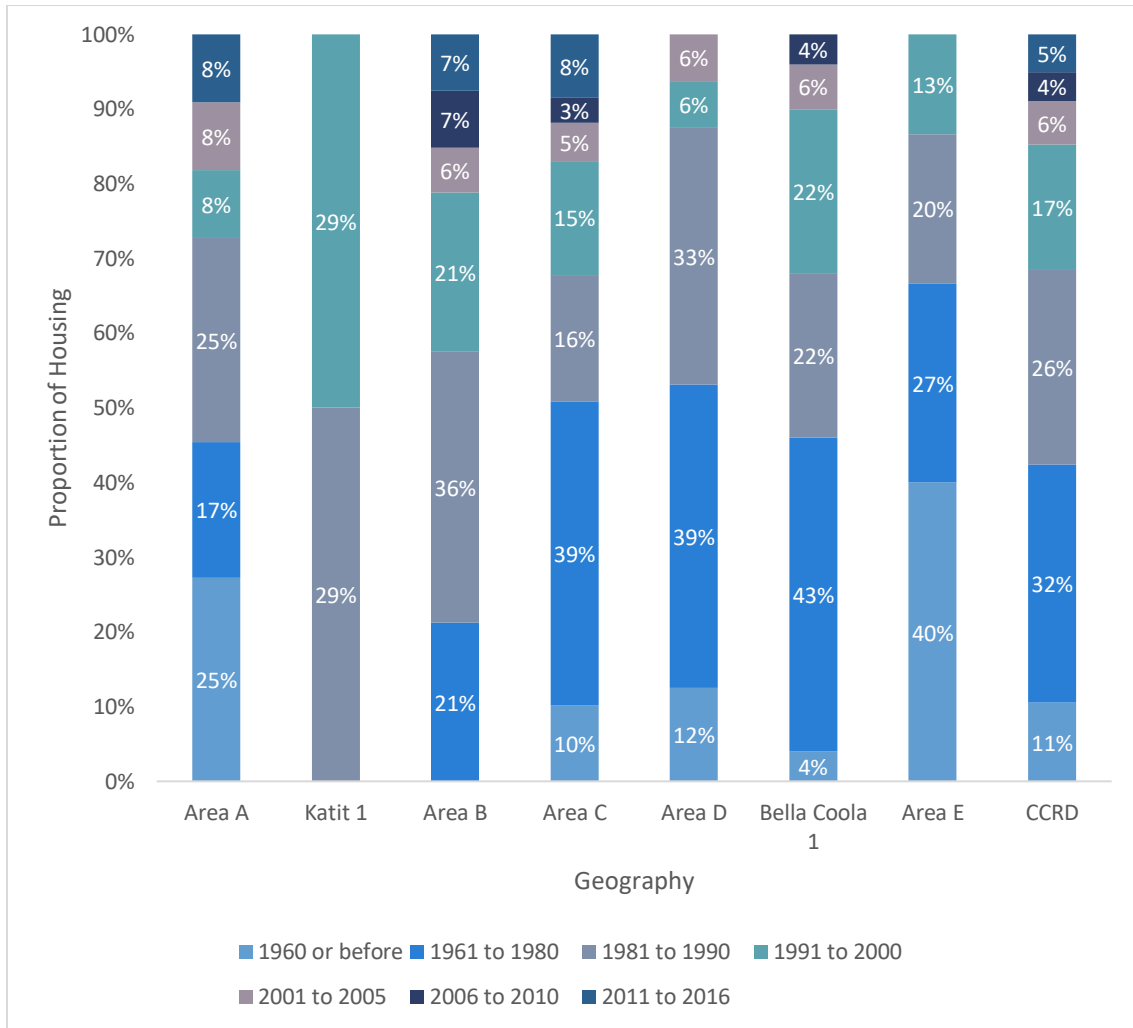
4.1.2 Period of Construction

In terms of age of construction, the greatest proportions of homes were built in the CCRD before 1980 or between 1981 and the year 2000, with each period accounting for 43%. The remaining 15% of homes was built in 2001 or later.

Subregions where the greatest proportion of housing structures were built in 1980 or earlier include Area D (51%), Bella Coola 1 (47%), Area C (49%), and Area A (42%). Subregions where most of the housing structures were built between 1981 and 2000 are Katit 1 (58%) and Area B (57%). Katit 1 has had no housing built since 1990 and Area E has had no housing structures built since 2000.

Figure 4.2 depicts the proportion of housing structures constructed between 1960 and 2016 for each electoral area in the CCRD.

Figure 4.2: Dwellings by Period of Construction (2016)



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

4.1.3 Average Shelter Cost

Average shelter costs are available from custom census data tabulation only for the electoral areas in the CCRD. The average shelter costs will fluctuate depending on the price of real estate. If real estate prices have increased in the last five years, then shelter costs will have also increased, and vice versa.

In 2016, the average shelter cost in the CCRD was \$713. For owner households the average shelter cost was \$769 and for renter households it was \$569. This is significantly lower than the BC average shelter cost which was \$1,310 in 2016.

The highest shelter costs in the CCRD’s subregions are in Area D, where the total shelter cost is over \$800. In comparison, shelter costs in Area E are \$475, just over half of the shelter costs in Area D. In every subregion, owner shelter costs are higher than renter costs, with the great disparity occurring in Area A.

Table 4.1 shows the average shelter cost total and by tenure type for electoral areas in the CCRD in 2016.

Table 4.1: Average Shelter Cost by Tenure for Private Households (2016)

	Total	Owner	Renter
Area A	\$528	\$582	\$416
Area C	\$764	\$795	\$665
Area D	\$862	\$877	\$791
Area E	\$475	-	\$417
CCRD	\$713	\$769	\$569
British Columbia	\$1,310	\$1,387	\$1,149

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

The average shelter costs for rent recorded in the census are reflected generally by responses to the community survey.¹¹ In both Areas A and B and Areas C, D, and E the majority of respondents indicated spending between \$500 and \$999 on rental payments. A few people in both places indicated spending less than that. However, for monthly mortgage payments the community survey responses indicated almost an opposite trend to that shown in the census data. The majority of respondents in Areas A and B, and Areas C, D, and E noted spending less than \$499 on mortgage payments, with a smaller number paying between \$500 and \$999 or over this.

4.1.4 Short-Term Rentals

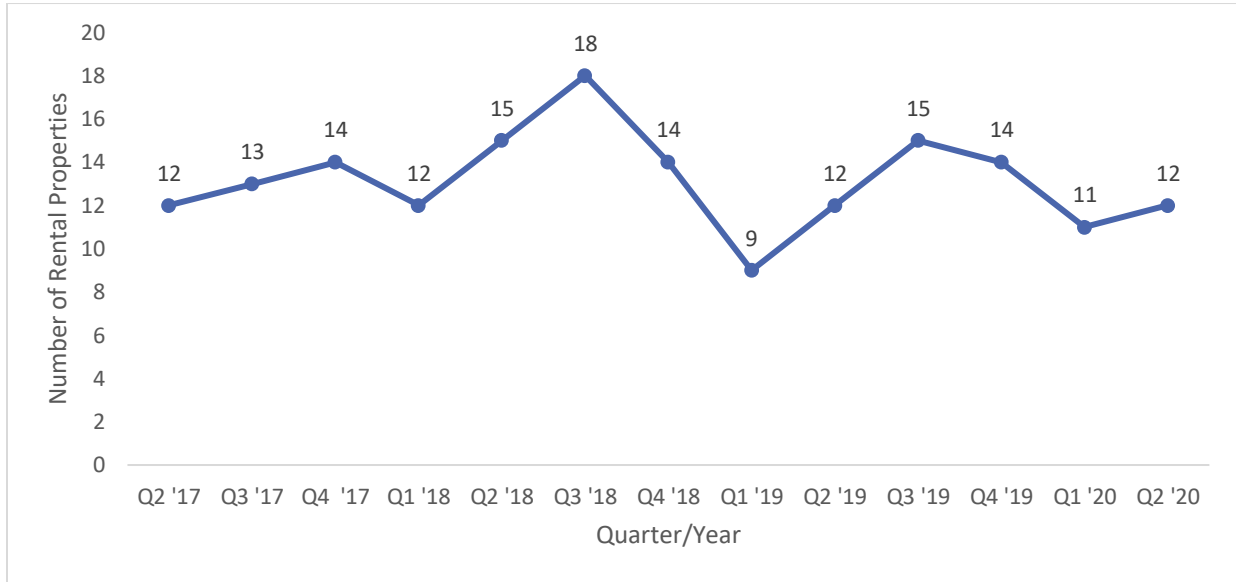
On July 22nd, 2020, a scan of AirDNA data on short-term rentals was completed. It found 12 active short-term rentals listed for the CCRD. Of these 12 short-term rentals, four are studios, five are one-bedroom homes, one is a two-bedroom home, and one is a three-bedroom home. Of the 12 active rentals, 11 are for the entire home and one is for a private room.

Shown below is the trendline from first quarter 2017 to second quarter 2020. It illustrates a cyclical pattern where the number of active rentals peaks in the third and fourth quarter and declines steeply in the first quarter. Most short-term rentals are near Bella Coola and Hagensborg with a smaller number on Denny Island and Bella Bella.

¹¹ Community survey response analysis grouped data into the Outer Coast area (Area B, Area A, and Wuikinuxv Nation) and the Bella Coola Valley (Area C, D, E, and Nuxalk Nation). This was due to the relatively low number of responses for some areas which would make comparison unreliable.

Figure 4.3 depicts the number of available short-term rentals on a quarterly basis from 2017 to 2020 within the CCRD.

Figure 4.3: CCRD Quarterly Availability of Short-Term Rentals (2017-2020)



Source: AirDNA

In the community survey, seven respondents in Areas C, D, and E and two in Areas A and B indicate offering their home (or a house they own) for short-term rentals.¹² Another five reported having rented their homes as short-term rentals in the past.

4.1.5 Cooperatives and Subsidized Housing

According to BC Housing data from 2019, there are 10 units providing transitional and supportive living, as well as 19 units in the private market whose renters receive rental assistance. Rental assistance is typically targeted towards seniors (Shelter Aid for Elderly Renters – SAFER) or families (Rental Assistance Program – RAP), however this data has been suppressed due to low counts. The 10 units of transitional and supportive living provide housing to seniors.

4.1.6 Housing Construction and Demolition

The CCRD is not currently issuing permits for construction or demolition work.

¹² Community survey response analysis grouped data into the Outer Coast area (Area B, Area A, and Wuikinuxv Nation) and the Bella Coola Valley (Area C, D, E, and Nuxalk Nation). This was due to the relatively low number of responses for some areas which would make comparison unreliable.

4.2 Housing Values

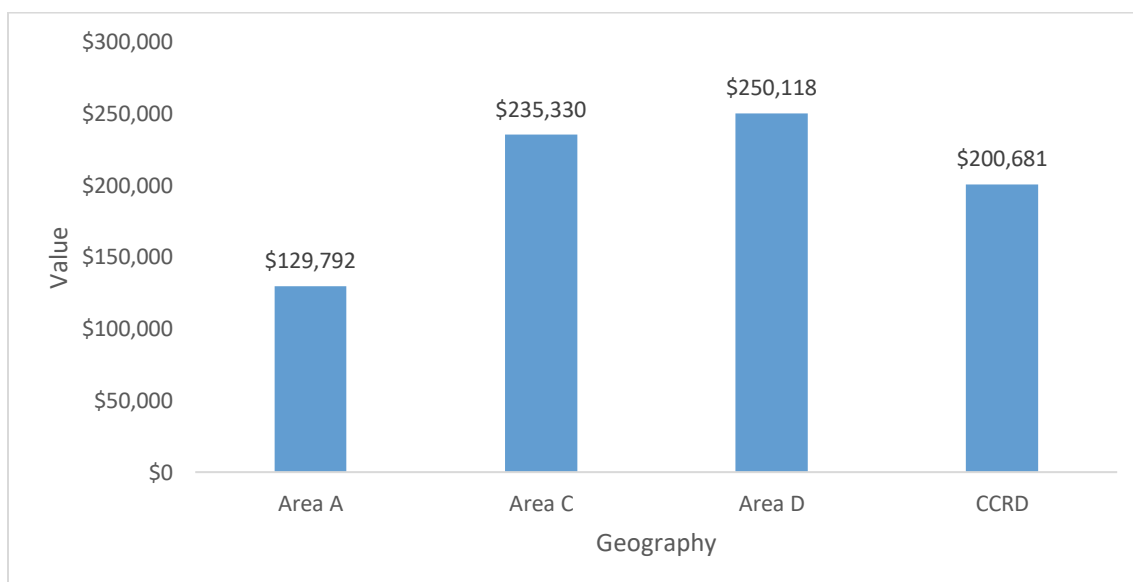
Housing values are available through the census as owner-estimated value of dwellings and from BC Assessment.

4.2.1 Median Owner-Estimated Housing Values

In 2016, the median owner-estimated housing value in the CCRD was \$200,681. Of the areas with available data, Area D has the highest value of dwellings at \$250,118, followed by Area C with \$235,330, and Area A with \$129,792.

Figure 4.4 shows the median owner-estimated housing value for electoral areas in the CCRD for the latest census year (2016).

Figure 4.4: Median Owner-Estimated Value of Dwellings (2016)



Source: Statistics Canada Census Program, Census Profiles 2006, 2016, NHS Profile 2011

4.2.2 Assessed Housing Values by Number of Bedrooms

In 2019, the average residential value of a dwelling in the CCRD was \$191,295. The average assessed value from highest to lowest includes single family homes at \$204,817, manufactured homes at \$118,154, \$109,714 for seasonal dwellings, and \$102,850 for dwellings with a suite. Although multiplexes (e.g. duplex, triplex) have an average residential value of \$234,750 it appears that the average is being skewed by a higher-priced unit with three-or-more bedrooms.

Table 4.2 shows the average assessed residential value by type of housing and bedroom type in 2019.

Table 4.2: Average Residential Values by Type and Bedroom Type

	Number of Bedrooms			
	1	2	3+	Total
Single Family	\$161,961	\$169,728	\$223,228	\$204,817
Dwelling with Suite	-	\$160,400	\$83,667	\$102,850
Duplex, Triplex, Fourplex, etc.	\$98,300	\$190,300	\$641,000	\$234,750
Manufactured Home	\$58,700	\$100,275	\$161,257	\$118,154
Seasonal Dwelling	\$124,920	\$43,500	\$99,900	\$109,714
Total	\$157,011	\$144,117	\$218,647	\$191,295

4.3 Core Housing Need

According to Statistics Canada, core housing need refers to households living in situations of unsuitability, inadequacy, or unaffordability which are unable to afford more suitable housing. These key indicators are defined as follows:

- *Housing suitability* - This refers to the number of bedrooms in a dwelling in comparison to the size and composition of the household.
- *Housing adequacy* – This is a measure of the condition of the home (the need for major repairs).
- *Affordability* – This is indicated by whether or not the household is spending over 30% on shelter (i.e. shelter-cost-to-income ratio).

Being below one of these standards and meeting a relative shelter-cost-to-income threshold indicates “core housing need”. Being below two benchmarks, such as affordability and suitability, indicates “extreme core housing need”. For households in extreme core housing need, they are spending 50% or more of pre-tax income towards shelter costs.

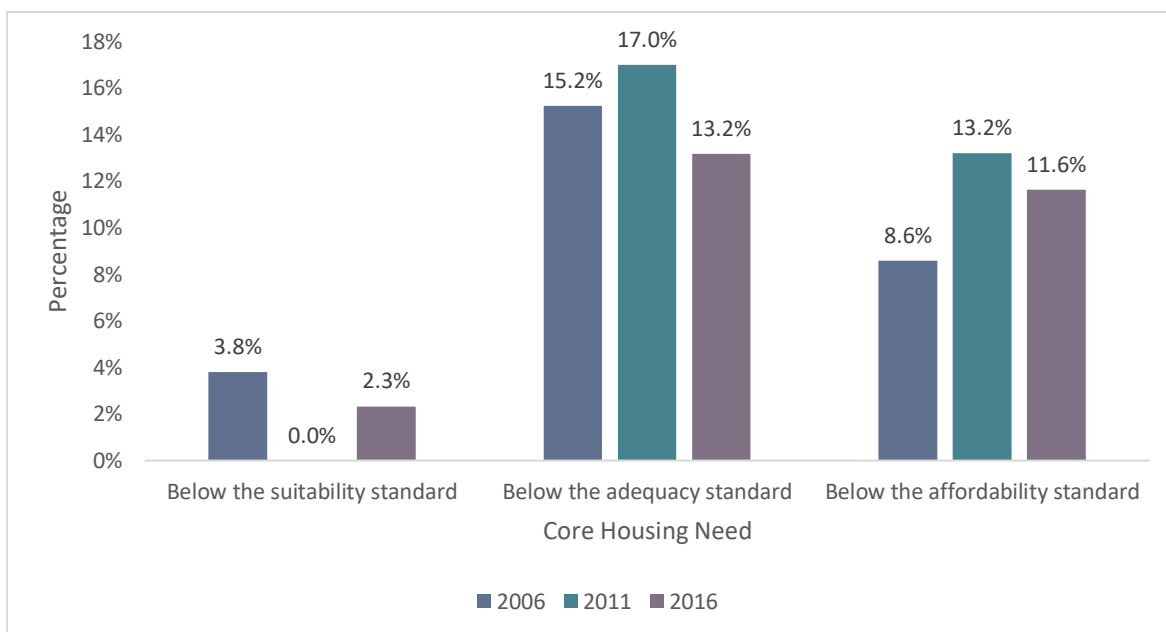
NOTE: Households on reserve or on farmland are not assessed for core housing need by Statistics Canada. Statistics Canada also utilizes random rounding (either up or down to a multiple of 5 or 10) to ensure confidentiality. As a result of random rounding, total data counts may differ from sub-group data counts and CCRD data counts may differ from total subregion data counts (e.g. total CCRD households below the suitability standard versus subregions for 2016).

Between 2006 and 2016, the percentage of households in the CCRD below the affordability standard grew from 8.6% to 11.6%. For comparison, 24.2% of households in BC were below the affordability standard in 2016. The percentage of households below the suitability standard decreased from 3.8% to 2.3% between

2006 and 2016 in the CCRD, which is half the figure for BC. The share of households below the adequacy standard decreased from 15.2% in 2006 to 13.2% in 2016, which is still more than double the rate for BC (6.1%) in 2016. Adequacy remains the greatest challenge related to housing standards in the CCRD.

Figure 4.5 depicts the proportion of private households that are in core housing need from 2006 to 2016.

Figure 4.5: Private Households Below Housing Standards by Tenure (2016)



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

Only data for Area C and Area D shows households below housing standards. Due to data suppression, this information may seem incongruous with the data provided for the CCRD as a whole above. As of 2016:

- Neither Area C nor Area D had households below the suitability standard;
- More households in Area C (14%) were below the adequacy standard compared to Area D (12.9%);
- Area C had a larger proportion of households (15.8%) below the affordability standard than Area D (6.5%).

In 2016, in the CCRD, 5.4% of renter households were in homes considered unsuitable, compared to 2.2% of owner households. Renters were also more likely to be below the affordability standard than owner households (21.6% versus 7.7% respectively). Renter and owner households are relatively equal with respect to the likelihood of living below the adequacy standard with rates of 13.5% and 13.2%, respectively.

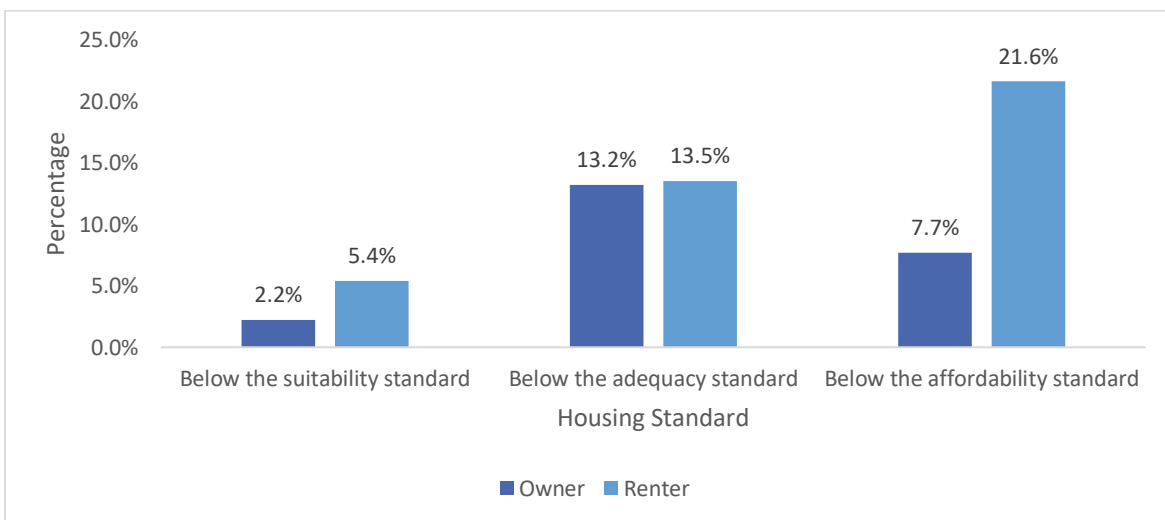
In addition, in Area C there were no renter households below the suitability standard while 4.7% of owner households were below this standard. For renter households, 21.4% were below the adequacy standard compared to 9.3% of owner households. Finally, 35.7% of renter households were below the affordability standard compared to 9.3% of owner households.

In Area D, there was no indication that renter households were below any of the three standards in 2016. For owner households, 9.3% of households were below the adequacy standard and 9.3% were below the affordability standard.

The core housing need indicators of affordability and adequacy were also shown to be key issues in the community survey, where the high cost of buying homes, the high cost of building homes, and the high cost of renting were identified as key housing challenges by a large proportion of respondents. Affordability was a greater issue for renters, with 51% of renter households paying over 30% on rent, compared to 45% of owner households. In regard to adequacy, the second greatest housing challenge for respondents was that homes required maintenance and repairs.

Figure 4.6 shows the private households in the CCRD by core housing need and tenure.

Figure 4.6: CCRD Private Households by Core Housing Need and Tenure (2016)



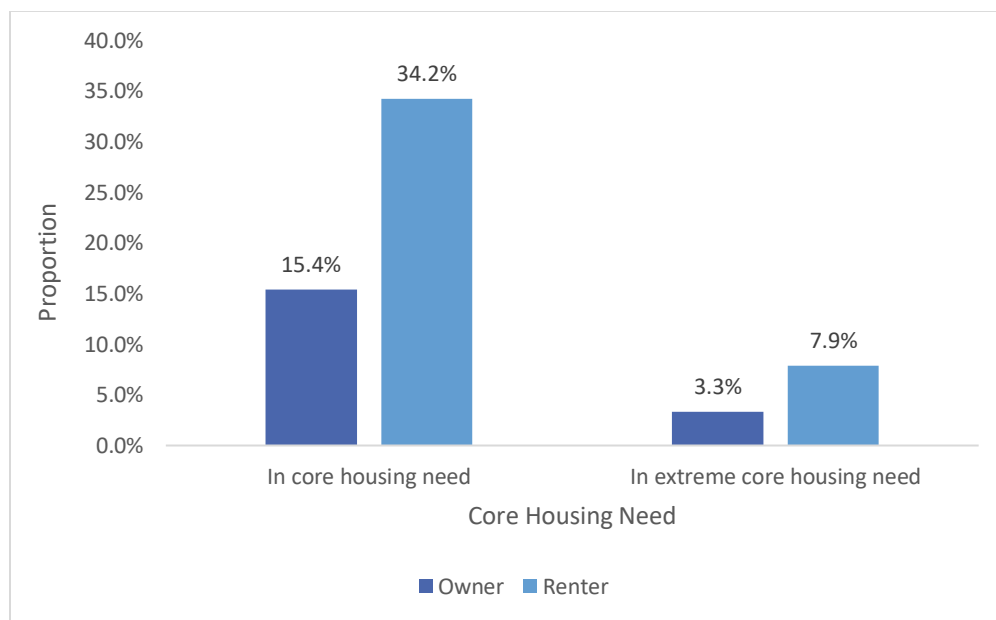
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

In 2016, 34.2% of renter households in the CCRD compared to 15.4% of owner households were experiencing core housing need. Renter households were also more likely to experience extreme core housing need than owner households (7.9% and 3.3%, respectively) (see Figure 4.7).

Also, in 2016 50% of renter households in Area C were in core housing need compared to 14% of owner households. No renter households were identified as experiencing core housing need while 4.7% of owner households were. For Area D, 33.3% of renter households compared to 15.4% of owner households were in core housing need. There is no indication of extreme core housing need in Area D.

Figure 4.7 shows the percentage of CCRD households in 2016 that were in core housing need or extreme core housing need.

Figure 4.7: CCRD Private Households by Core Housing Need by Tenure (2016)



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

4.4 Key Findings

The following are the key findings from the analysis carried out in Section 4.0.

4.4.1 Dwelling Units

- Throughout the CCRD, the most prevalent structure type is the single-detached house (82%). Subregions with the highest proportion of single-detached houses are Area D (97%), Area C (90%), and Bella Coola 1 (84%).
- The greatest proportions of housing in the CCRD were built before 1980 and between 1981 and 2000, with 43% for each period. The remainder, 15% was built in 2001 or later.
- Subregions where the greatest proportion of housing structures were built in 1980 or earlier include Area D (51%), Bella Coola 1 (47%), Area C (49%), and Area A (42%).

- Katit 1 had no new housing built between 1990 and 2016. Area E had no housing structures built between 2000 and 2016.

4.4.2 Housing Values

- In 2016, the median owner-estimated housing value in the CCRD is \$200,681. Of the areas with data available from the census, Area D has the highest median value of dwellings at \$250,118.
- According to BC Assessment data, in 2019 the average residential value of a dwelling in the CCRD was \$191,295.

4.4.3 Core Housing Need

- Renter and owner households are relatively equal in the likelihood of living below the adequacy standard (13.5% and 13.2%, respectively) as of 2016.
- In 2016, 34.2% of renter households were in core housing need, which is twice the rate of owner households (15.4%). Area C is an extreme example of this disparity, with 50% of renter households in core housing need compared to 14% of owner households.
- Renter households were also more than twice as likely to be in extreme core housing need than owner households in the CCRD.
- The proportion of renter households (21.6%) below the affordability standard is nearly three times as great as owner households (7.7%).
- Community survey results point to challenges with ownership and rental affordability, as well as a need to improve home maintenance and repair.

5.0 Community Engagement

The CCRD hired a Housing Coordinator to conduct a series of engagement initiatives from April 2020 to March 2021. Engagement initiatives included letters to First Nation communities introducing the project, survey (online and hard copies); virtual engagement sessions, stakeholder interviews, posts to the CCRD website and Facebook, and a newspaper article.

Refer to Appendix C for a complete engagement summary.

Key to places and names:

- Area A: Ocean Falls, Denny Island, Rivers Inlet
- Katit 1: Wuikinuxv Nation
- Area B/Bella Bella 1: Heiltsuk Nation
- Area C: Hagensborg, the Saloompt, Firvale, Stui, and The Precipice
- Area D: Four Mile, Hagensborg, Augsburg Church west to Tatsquan Creek
- Bella Coola 1: Nuxalk Nation
- Area E: Bella Coola town site

5.1 Stakeholders

Main area stakeholder communities who were engaged during the Housing Needs Assessment planning process are:

- Electoral Area A – Residents were engaged through online community surveys as well as hardcopy surveys in Ocean Falls and Denny Island. A virtual engagement session was also held with representatives of this area. Additional input was provided via email regarding the state of housing on Denny Island and the issue of secondary homes. The Area A director was engaged in this area’s virtual engagement session.
- Electoral Area B – The community survey was promoted online through Facebook by members of the Heiltsuk community. A virtual engagement session was also held for this area. The Area B director was engaged in this area’s virtual engagement session.
- Electoral Areas C, D, E – Community surveys were mailed out to homes in Bella Coola and the survey was promoted online locally. Two virtual engagement sessions were also held with people from this area. Additional individuals with an understanding of seniors’ housing, homelessness, and precarious housing were also engaged through phone interviews. The Area D director was engaged in this area’s virtual engagement session.

- Nuxalk Nation – A letter was sent to Nuxalk Nation to explain the project purpose and discuss an approach to community survey distribution. Nation members were engaged through mailed community surveys and online surveys. Nuxalk staff members were invited to virtual engagement sessions and a community member involved in local politics was engaged in a phone interview.
- Wuikinuxv Nation - A letter was sent to Wuikinuxv Nation to explain the project purpose and discuss an approach to community survey distribution. Nation members were engaged through online surveys. Staff and council members participated in the Area A virtual engagement session.
- Heiltsuk Nation - A letter was sent to Heiltsuk Nation to explain the project purpose and discuss an approach to community survey distribution. Nation members were engaged through online surveys. The Area B director, who is also a Heiltsuk Nation member, was engaged in this area's virtual engagement session.

5.2 Engagement Outcomes

Respondents shared a range of housing concerns related to the cost of living and maintaining a home within the CCRD. Overall, housing needs in the CCRD indicate a housing market that is in need of more suitable housing options with more affordable means of repairing or building new homes. Key themes that emerged include:

- Repairs are costly and can be a lengthy process due to bringing in supplies and labourers. The survey respondents shared a high degree of concern about the state of repair of homes in the CCRD.
- The availability of suitable housing stock was an issue for all electoral areas. The housing stock is considered to be in poor shape but, if rented, has relatively high rental costs.
- Housing stock for purchase is also lacking in availability. These issues can cause overcrowding within homes. Engagement participants noted that there has been increasing overbidding as people are said to be moving to the area from elsewhere. At the same time, obtaining a mortgage in Bella Coola can be challenging, potentially due to the perception of banks that the mortgage would be a risky investment.
- Suitable housing suggested through engagement include multi-housing units, smaller units for individuals and couples, and community living enhancements with access to services.
- There also appears to be a need for solutions beyond housing construction, particularly on the outer coast where there are a lot of second homes and local residents are being pushed out by high home prices. Private land for purchase is scarce and Crown land is not readily available for residential purposes.

- Elders and seniors are lacking in options to downsize from their family home and/or move into an independent living or assisted living facility, particularly in Area and B, although Elders' housing is being developed in Area B.
- There is a lack of suitable land available in the Bella Coola Valley for housing and at present there are limits on densification in the current Zoning Bylaw No. 71.

6.0 Gap Analysis

In Section 6.0, key indicators of housing gaps are discussed. This includes affordability gaps in ownership and rentals and the need for subsidized housing.

Key to places and names:

- Area A: Ocean Falls, Denny Island, Rivers Inlet
- Katit 1: Wuikinuxv Nation
- Area B/Bella Bella 1: Heiltsuk Nation
- Area C: Hagensborg, the Saloompt, Firvale, Stuiie, and The Precipice
- Area D: Four Mile, Hagensborg, Augsburg Church west to Tatsquan Creek
- Bella Coola 1: Nuxalk Nation
- Area E: Bella Coola town site

6.1 Market Ownership

The affordability gap analysis assesses the gaps between affordable shelter costs and household incomes for homeowners in the CCRD, and its subregions where data is available. The gap analysis provides insight into whether households are spending an unaffordable amount of monthly income on shelter costs. It shows any gaps between what households in the CCRD and subregions are earning, and what it costs to enter the homeownership market, using Statistics Canada and CMHC's affordability indicator. The affordability indicator is a way to measure whether shelter costs can be considered affordable. To be considered affordable, shelter costs must be less than 30% of a households' total before-tax income.

To calculate shelter costs, several assumptions were made: mortgage payments are based on a down payment of 10% or 20% with 2.19% interest on a 3-year fixed-rate term, and property tax, home insurance, and municipal services charges (where applicable). Median owner-estimated housing values for 2016 were used to calculate the dwelling price in Area A, Area B, and Area D (see Section 4.2.1). Area A does not have available data for median income broken down by household type which limits the analysis which can be undertaken. Housing prices for other subregions were not available. For the CCRD, the value of dwelling types is from the 2019 BC Assessment and median incomes have been inflated based on average year-to-year growth of 4% from 2005 – 2015.

In 2019, households earning the median income for the CCRD would not be able to afford a single-family home with a 20% down payment but could afford multiplexes and manufactured homes. Couples with or without children earning the median income can afford all household types. Lone-parent families can only afford manufactured homes. Persons not in economic families cannot afford any type of dwelling and would need to spend more than 50% of their income to afford a single-family home or multiplex unit.

Affordability challenges increase slightly if households decide to make a 10% rather than 20% down payment. In the 10% down payment scenario, households earning the overall median income of the CCRD will not be able to afford a multiplex unit.

NOTE: The values highlighted in green, orange, and red are the difference between what is affordable for each household type and shelter costs per month. Green cells indicate that what the household is spending on shelter costs is less than 30% of monthly household income, orange indicates households would be spending 30 – 49% of monthly income, and red indicates households would be spending 50% or more.

Table 6.1 shows the median income based on 2016 census information, affordable monthly shelter costs based on this income, the total monthly payment required based on housing type and a 20% down payment, and the subsequent affordability of single family, multi-family, and manufactured homes in the CCRD.

Table 6.1: CCRD Homeownership Gap Analysis, 20% Down Payment (2019)

	Median Income (inflated to 2019)	Affordable Monthly Shelter Costs	Single Family	Duplex, Triplex, etc.	Manufactured Home
Total Monthly Payment			\$1,404	\$1,195	\$810
Overall	\$55,066	\$1,337	31%	26%	18%
Couples without children	\$71,856	\$1,796	23%	20%	14%
Couples with children	\$90,016	\$2,250	19%	16%	11%
Lone-parent families	\$43,906	\$1,098	38%	33%	22%
Persons not in economic families	\$26,529	\$663	64%	54%	37%

Table 6.2 shows the median income based on 2016 census information, affordable monthly shelter costs based on this income, the total monthly payment required based on housing type and a 10% down payment, and the subsequent affordability of single family, multi-family, and manufactured homes in the CCRD.

Table 6.2: CCRD Homeownership Gap Analysis, 10% Down Payment (2019)

	Median Income (inflated to 2019)	Affordable Monthly Shelter Costs	Single Family	Duplex, Triplex, etc.	Manufactured Home
Total Monthly Payment			\$1,492	\$1,387	\$861
Overall	\$55,066	\$1,337	33%	30%	19%
Couples without children	\$71,856	\$1,796	25%	23%	14%
Couples with children	\$90,016	\$2,250	20%	18%	11%
Lone-parent families	\$43,906	\$1,098	41%	38%	24%
Persons not in economic families	\$26,529	\$663	68%	63%	39%

For subregions, housing type information is not available because housing value information is sourced from the census and relates only to owner-estimated value without specifying the type of home.

With a 20% down payment, there are considerable gaps for single-income households, such as lone-parent families and persons not in economic families in Area C, Area D, and the CCRD. Area A is the only subregion whose median income suggests that homeownership is affordable. Couples without children must spend 31% of their income on shelter costs and are just over the affordability threshold in Area C and Area D.

Table 6.3 describes an affordability gap analysis with a 20% down payment for Area A, Area C, and Area D, comparing median income by family type for different electoral areas in the CCRD.

Table 6.3: Homeownership Gap Analysis with 20% Down Payment (2016)

20% Down Payment	Area A ¹³ Monthly Payment: \$787			Area C Monthly Payment: \$1,654			Area D Monthly Payment: \$1,748		
	Median Income	Affordable Monthly Shelter Costs	Payment as a Proportion of Monthly Income	Median Income	Affordable Monthly Shelter Costs	Payment as a Proportion of Monthly Income	Median Income	Affordable Monthly Shelter Costs	Payment as a Proportion of Monthly Income
Overall	\$46,507	\$1,162.68	20%	\$54,072	\$1,352	37%	\$62,592	\$1,565	34%
Couples without children	-	-	-	\$64,811	\$1,620	31%	\$66,816	\$1,670	31%
Couples with children	-	-	-	\$104,448	\$2,611	19%	\$98,173	\$2,454	21%
Lone-parent families	-	-	-	\$37,504	\$938	53%	-	-	-
Persons not in economic families	-	-	-	\$27,968	\$699	71%	\$31,552	\$789	66%

Table 6.4 describes the affordability gap analysis with a 10% down payment, comparing median income by family type for different electoral

¹³ Median income by household type is not available for Area A.

areas in the CCRD to owner-estimated property values.

Table 6.4: Homeownership Gap Analysis with 10% Down Payment (2016)

10% Down Payment	Area A Monthly Payment: \$843			Area C Monthly Payment: \$1,755			Area D Monthly Payment: \$1,856		
	Median Income	Affordable Monthly Shelter Costs	Payment as a Proportion of Monthly Income	Median Income	Affordable Monthly Shelter Costs	Payment as a Proportion of Monthly Income	Median Income	Affordable Monthly Shelter Costs	Payment as a Proportion of Monthly Income
Overall	\$46,507	\$1,163	22%	\$54,072	\$1,352	39%	\$62,592	\$1,565	36%
Couples without children	-	-	-	\$64,811	\$1,620	33%	\$66,816	\$1,670	33%
Couples with children	-	-	-	\$104,448	\$2,611	20%	\$98,173	\$2,454	23%
Lone-parent families	-	-	-	\$37,504	\$938	56%	-	-	-
Persons not in economic families	-	-	-	\$27,968	\$699	75%	\$31,552	\$789	71%

6.2 Market Rental Gap Analysis

Unfortunately, the lack of data about rental availability through CMHC limits the opportunity to comment on the occupancy rate and any potential shortage in rental units in the CCRD. Engagement participants did state consistently however that low rental availability is a common challenge in all electoral areas. There is also limited data on the cost of rent, which limits analysis of the average shelter cost from the 2016 census. Shelter cost refers to the average monthly cost of all shelter expenses paid by a household. The average shelter cost is compared against median renter income to evaluate affordability.

The average shelter cost was only available for Areas C and D and the CCRD. In these areas, renting is considered affordable although Area C is near the 30% threshold. In Area D, only average renter income was available, which is likely higher than what the median income would be. This results in a lower share of income going towards rental payments.

Table 6.5 shows a rental gap analysis highlighting the average shelter cost paid by households compared to median renter income in 2016 for different electoral areas in the CCRD.

Table 6.5: Rental Gap Analysis

	Area C	Area D ¹⁴	CCRD
Average Shelter Cost (Renter, 2016)	\$665	\$791	\$569
Median renter income	\$28,997	\$58,817	\$37,087
Monthly income	\$2,416	\$4,901	\$3,091
Monthly shelter costs	28%	16%	18%

6.3 Non-Market Rental

According to BC Housing data, there are 15 low-income seniors in independent social housing and one household receiving rent assistance in the private market.

Throughout engagement, the need for Elders and seniors housing was reiterated multiple times. Area A has no seniors housing, with seniors frequently preferring to stay in their communities than access support. In Area B, nine units of Elders housing are being constructed, while Nuxalk Nation also has plans to build several units of Elders housing which would also include caregivers units and family homes with granny suites to enable intergenerational support and family integration.

¹⁴ Only average income was available for Area D.

In the Bella Coola Valley, Mountain View Lodge is operated by Bella Coola Senior Citizens Housing society, with rent capped at 30% of tenants' monthly gross income. Engagement input has indicated that there is considerable demand for spaces at the lodge, suggesting that expansion could be warranted.

6.4 Homelessness

There is no homeless shelter in the CCRD. A homeless shelter could serve a need which, at the moment, is being addressed by families and friends temporarily providing a couch or a bedroom. Engagement with informed individuals in the Bella Coola Valley also indicated that there have been squatters staying in abandoned buildings, which is a safety hazard for the squatters and becomes a liability for building owners.

6.5 Suitability

The suitability gap analysis completed below is a complementary exercise to the suitability metric used in Section 4.3 regarding core housing need. The purpose is to identify whether households are overhoused or overcrowded, based on a one-bedroom per resident analysis. A household is considered overhoused where there are fewer residents than the minimum number of required bedrooms. Overcrowding exists where there are more bedrooms than what is needed for the size and composition of the household. The exercise does not replace the suitability findings of Section 4.3 regarding core housing need, and instead provides insight into whether an area is experiencing a potential housing supply gap that is creating overhoused or overcrowded households.

At the regional level, the CCRD has a potential supply gap for one and two-bedroom dwellings, which could be creating situations where households are overhoused. Not all of the 325 households, shown below as a negative number, can be considered overhoused as extra rooms can be used for guests or home offices. Seniors and Elders may also prefer to age-in-place rather than downsize. However, CCRD residents who are empty nesters, retirees, or otherwise incapable or uninterested in maintaining larger properties may have difficulties downsizing to smaller dwellings within their communities.

Area B (Bella Bella) is the only subregion that is shown to have a potential overcrowding situation (see Table 6.7). In 2016, there were potentially 185 households with four-or-more people and 15 three-person households (61% of households) that are likely residing in dwellings with two-or-less bedrooms. Heiltsuk Nation is in the process of developing a subdivision, which should relieve the overcrowding situation to a certain extent within a few years. Input from Bella Bella community members also indicated an overcrowding problem in the community.

Overcrowded households are likely more interested in moving to larger dwellings but are either limited by available supply or cost to purchase, build, or rent suitable dwellings, unlike overhoused households which may be interested in aging-in-place or lack options to move to smaller dwellings. Areas A, C, D, and

E show a higher likelihood that a household could be overhoused and that underhoused households are unlikely in these subregions. However, anecdotally, possible overcrowding has been noted in Areas D and E.

Table 6.6 describes a suitability gap analysis by comparing household size by number of bedrooms for the CCRD in 2016.

Table 6.6: CCRD Suitability Gap Analysis (2016)

Housing Units by Number of Bedrooms		Private Households by Size		Gap
1-or-zero bedroom	185	1-person	370	-185
2-bedroom	305	2-person	445	-140
3-bedroom	470	3-person	170	300
4-or-more bedroom	330	4-or-more	300	30

Table 6.7 shows a suitability gap analysis which compares household size with the number of bedrooms for Electoral Area B in 2016.

Table 6.7: Area B (Bella Bella) Suitability Gap Analysis (2016)

Housing Units by Number of Bedrooms		Private Households by Size		Gap
1-or-zero bedroom	160	1-person	0	160
2-bedroom	65	2-person	25	40
3-bedroom	45	3-person	60	-15
4-or-more bedroom	70	4-or-more	255	-185

6.6 Key Findings

Key findings from the gap analysis are as follows:

- Single family homes (the most common dwelling type in the CCRD) are unaffordable for households earning the overall median income for the CCRD.
- Lone-parent households in the CCRD are only able to afford manufactured homes, as single-family homes and multiplexes are unaffordable.
- Homeownership for Area C and Area D is unaffordable for median income earners.
- Single-income households interested in homeownership will face the greatest affordability gap.
- Couples with children are likely capable of homeownership because they can rely on dual incomes

and are typically at the height of their earning potential

- Renting in Area C, Area D, and the CCRD is considered affordable
- At a regional level, the CCRD likely has a shortage of dwellings suitable for households interested in downsizing, which means households are more likely to be overhoused.
- In contrast to the CCRD, the suitability gap analysis for Area B indicates a shortage of larger dwellings for households with 3-or-more persons, which is likely creating situations of overcrowding.

7.0 Summary of Key Areas of Need

The following section summarizes the estimated number of units by bedroom size for 2016 to 2020 and 2020 to 2025. It also presents the statements of key areas of local need which are supported by the data and engagement feedback outlined throughout the report.

Key to places and names:

- Area A: Ocean Falls, Denny Island, Rivers Inlet
- Katit 1: Wuikinuxv Nation
- Area B/Bella Bella 1: Heiltsuk Nation
- Area C: Hagensborg, the Saloompt, Firvale, Stuie, and The Precipice
- Area D: Four Mile, Hagensborg, Augsburg Church west to Tatsquan Creek
- Bella Coola 1: Nuxalk Nation
- Area E: Bella Coola town site

7.1 Number of Units Needed by Unit Size

The housing unit projections are based on underlying assumptions that the population and household grow in the same manner as it has in the past. Subregions experiencing negative population and/or household growth have been omitted.

Table 7.1 shows the number of housing types needed to address projected housing requirements for different electoral areas in the CCRD by 2025.

Table 7.1: Projected Housing Units in CCRD (2016 – 2020 and 2020 -2025)

Household Type	Studio / 1-bedroom	2-bedroom	3+ bedroom	Total
2016 - 2020	4	6	6	16
Area A	2	3	3	8
Area E	1	2	2	5
Katit 1	1	1	1	3
2020 – 2025	4	6	6	16
Area A	2	3	3	8
Area E	1	2	2	5
Katit 1	1	1	1	3

7.2 Statements of Key Areas of Local Need in the CCRD

Key areas of local need have been organized into themes of affordability, suitability, and adequacy to align with the main indicators used in the quantitative analysis, as well as the themes which emerged through community engagement.

7.2.1 Affordability

Housing affordability emerged as a key issue through the analysis. This concern is explored below for the CCRD and then by subregion groupings.

7.2.1.1 CCRD

Within the CCRD, the proportion of households spending more than 30% of their income increased from 8.6% in 2006 to 11.6% in 2016. The issue is more acute for renters as 21.6% of renter households are below the affordability standard, compared to 7.7% of owner households.

The affordability gap analysis for market ownership indicates that households earning the median income for the CCRD (\$48,000 in 2016) would need to spend 34% of their income to own a home. Lone-parent families would need to spend 43% of their income and persons not in economic families would need to spend 71%. Couples with or without children earning their respective median incomes are able to afford homeownership.

According to community engagements, non-local homebuyers are pushing local residents out of the housing market, particularly in Bella Coola. In areas of the outer coast, secondary home buyers on Denny Island for instance are pushing housing prices beyond what many local residents can afford and reducing the rental or ownership housing stock availability. Further engagement comments said that higher material costs and difficulty finding contractors in the CCRD can impact the affordability of new builds and maintenance/renovations.

The market rental gap analysis shows that renting is affordable for renter households. However, in 2016, renters were more likely to be below the affordability standard than owner households (21.6% versus 7.7% respectively). Furthermore, community engagement comments include concerns about the ability to afford rent in the future. These contrasting findings indicate the need for data on rental costs and vacancy, which is unavailable for the CCRD, to fully understand the rental affordability gap.

7.2.1.2 Bella Coola Valley (Bella Coola 1, Areas C, D and E)

In the Bella Coola Valley, data regarding affordability was only available for Areas C and D. In 2016, a greater proportion of households in Area C (15.8%) were in core housing need for affordability than in the CCRD as a whole (11.6%). Furthermore, in Area C, 35.7% of renters and 9.3% of owners were below the

affordability standard. In Area D, 6.5% of household were spending more than 30% of their income on housing and no renter households were below the affordability standard.

The affordability gap analysis for homeownership in Area C and D shows that only couples with children can affordably own a home in Areas C and D. Couples with children are generally at their peak earning capacity, often benefitting from two incomes. All other household types were below the affordability threshold with single-income households needing to spend more than 50% of their income to own a home. Renter households in Area C are near the 30% affordability threshold.

7.2.1.3 Outer Coast (Area A and Wuikinuxv Nation)

Data necessary to complete the affordability gap analysis was only available for Area A and was limited to overall median income (\$46,507 in 2016). Households earning the median income would need to spend 20% of their income to own a home, which is considered affordable. Core housing need data indicates that no households in Area A were below the affordability standard in 2016. Data was not available for a rental gap analysis.

Engagement with residents from this area however indicates that there are serious challenges to homeownership and availability in areas with high numbers of secondary homeowners such as on Denny Island. The lack of housing availability has, anecdotally, led to fewer families being able to move to the island.

7.2.1.4 Bella Bella (Area B and Heiltsuk First Nation)

There was insufficient data to understand affordability for Bella Bella in a quantitative sense. However, engagement indicates that affordability becomes an issue where residents (or would-be) residents want to build their own homes. The cost of building homes there is somewhat higher than average and accessing a loan from the bank for the full cost of construction is difficult, with banks offering less than the cost to build a home.

7.2.2 Suitability

Housing suitability emerged as a key issue through the analysis. This concern is explored below for the CCRD and then by subregion groupings.

7.2.2.1 CCRD

At the regional level, the suitability gap analysis for the CCRD shows that upwards of 25% of one and two-person households are living in dwellings with three or more bedrooms in 2016. These households could be considered overhoused. Households which are overhoused may be interested in downsizing to reduce costs, fund their retirement, and/or limit maintenance needs. However, not all overhoused households

will be interested in downsizing as extra rooms can be used for guests, home offices, or other uses. Seniors and Elders may also prefer to age in place rather than downsize, which can create demand for at-home care. Community engagement input from Bella Coola Valley residents indicates that a number of retirees and empty-nesters would like to downsize to reduce maintenance costs and put the earnings from their home towards their retirement fund. According to participants however, there is a lack of housing inventory which is suitable for this purpose. This may be contributing to a housing bottleneck in the CCRD.

As of 2016, 2% of private households off-reserve in the CCRD were in core housing need due to unsuitable housing, including 2% of owners and 5% of renters. In these cases, there are not enough bedrooms for the size and composition of resident households. These households can be supported by other households that choose to downsize, which would free up the supply of larger households for families.

Comments from community engagement suggest that multi-unit housing, smaller units for individuals and couples, and community living enhancements with access to services are needed. Engagement participants also stated that low rental availability is a common challenge for all electoral areas. Unfortunately, the lack of data about rental availability through CMHC limits the opportunity to comment on the occupancy rate and any potential shortage of rental units.

7.2.2.2 Bella Coola Valley (Bella Coola 1, Areas C, D and E)

The suitability gap analysis for the Bella Coola Valley subregions indicate that some households may be overhoused. The issue is likely to be more prominent in Area C where a higher number of one and two-person households are living in dwellings with three-or-more bedrooms. In 2016, core housing need indicators for Area C show that 4.7% of owner households are below the suitability standard and experiencing overcrowding. In Areas D and E, no households were identified as being below the suitability standard for core housing need.

According to community feedback, the Bella Coola Valley has a need for assisted living facilities, at-home care, and other supports for seniors. The median age in Area C and Area D is higher than the CCRD as a whole, indicating that more support for seniors may be needed in these areas, as opposed to Area E and Bella Coola 1 which are below the CCRD's median age.

7.2.2.3 Outer Coast (Area A and Wuikinuxv)

The suitability gap analysis for Area A indicates that a very small proportion of households may be overhoused or overcrowded. However, the proportion is negligible and could be attributed to random rounding. Statistics Canada randomly rounds data up or down by a multiple of 5 or 10 to ensure confidentiality. No households were identified as being below the suitability standard for core housing in Area A. There was insufficient data to flag potential suitability challenges in Katit 1.

7.2.2.4 *Bella Bella (Area B, Heiltsuk Nation)*

Bella Bella is the only subregion shown to have a notable overcrowding situation. In 2016, 140 (42%) to 185 (61%) households with four-or-more residents are living in dwellings with two, or fewer, bedrooms. The ability to move to larger dwellings is limited most by a suitable housing supply. According to input from local stakeholders, the lack of housing supply is due to difficulties that Heiltsuk Nation has faced in obtaining funding to build homes on-reserve, and the challenge faced by private Nation members in accessing mortgages to build their own homes or buy homes.

7.2.3 Adequacy

Housing suitability emerged as a key issue through the analysis. This concern is explored below for the CCRD and then by subregion groupings.

7.2.3.1 CCRD

In 2016, renter and owner households in the CCRD had a relatively equal likelihood of living below the adequacy standard (13.5% and 13.2%, respectively), which indicates the need for major repairs. The proportion of households below the adequacy standard in the CCRD was more than double that of BC households. One potential reason for the higher rate of dwellings requiring major repairs could be the age of the CCRD's housing stock. As of 2016, 43% of housing structures were built between 1981 and 2000 and another 43% were built in 1980 or earlier. Older housing stock is more likely to need major renovations and/or experience mold issues, which was a prominent theme from community engagement. Engagement participants stated that a lot of homes are in poor condition. According to engagement participants, poor housing condition could be due to the cost of repairs locally and often the difficulty finding contractors, particularly in more remote areas.

7.2.3.2 *Bella Coola Valley (Bella Coola 1, Areas C, D and E)*

The Bella Coola Valley's subregions have the largest proportion of dwellings constructed in 1980 or earlier. As of 2016, the number of dwellings in Area E constructed in 1980 or earlier was 67% and no dwellings were built after the year 2000. The percentage of dwellings built in 1980 or earlier in Area D was 51%, 49% in Area C, and 47% in Bella Coola 1. The proportion of households in core housing need for inadequacy was 14% in Area C and 13% in Area D. No households in Area E were identified as being below adequacy standards and there was no available data for Bella Coola 1.

Community engagement echoed the need to improve the state of repair of many homes. This was seen as a key challenge for housing in the CCRD. There are also a number of derelict homes which have been left untended to by owners.

7.2.3.3 Outer Coast (Area A and Wuikinuxv)

As of 2016, 52% of the houses in Area A were constructed in 1980 or earlier and 33% were built between 1981 and 2001. In Katit 1, 48% of dwellings were built between 1981 and 2000 while data for the remaining dwellings was suppressed by Statistics Canada. There was no indication of households below the adequacy standard for Area A and there was no available data for Wuikinuxv (Katit 1). Community engagement has indicated however that in Wuikinuxv the extreme difficulty of fixing homes has led to situations where homes become uninhabitable because a repair cannot be made in a timely manner. Wuikinuxv is currently developing a housing policy and is focussing on housing as a key issue.

7.2.3.4 Bella Bella (Area B and Heiltsuk First Nation)

The largest proportion of the housing stock in Bella Bella, or 47%, was built in 1980 or earlier. Another 44% was built between 1981 and 2000, with the remainder of the housing stock built in 2001 or later. There was no data for Bella Bella households regarding adequacy. Engagement for Area B however indicated that there are challenges in maintaining a high state of repair in rental housing. Federal funding has been inconsistent and maintaining a sufficient reserve for housing repairs has been challenging for the Nation. However, the Nation is working towards improving this situation, building more homes, and supporting members in building their own homes.

8.0 Recommendations

The following recommendations are based on the key areas of local need found in Section 7.0 of the Housing Needs Assessment Report.

Key to places and names:

- Area A: Ocean Falls, Denny Island, Rivers Inlet
- Katit 1: Wuikinuxv Nation
- Area B/Bella Bella 1: Heiltsuk Nation
- Area C: Hagensborg, the Saloompt, Firvale, Stuie, and The Precipice
- Area D: Four Mile, Hagensborg, Augsburg Church west to Tatsquan Creek
- Bella Coola 1: Nuxalk Nation
- Area E: Bella Coola town site

Recommended next steps include:

- Utilize the Community-to-Community Forum grant from the Union of BC Municipalities (UBCM), or other funding pools, to bring representatives from First Nations and non-First Nations communities together to discuss a regional housing strategy. These sessions could evolve into a regional taskforce that includes external stakeholders (e.g. BC Housing, CMHC, ISC, etc.).
- Consider applying for funding to pursue a Housing Strategy or support a local organization or First Nation in pursuing a similar project.
- Explore options now available to the CCRD through zoning as a result of the Agricultural Land Commission's creating more flexibility around second homes on ALR properties.
- Explore the feasibility of using Crown land on the Outer Coast for housing for full-time occupants, potentially through a long-term lease system.
- Undertake, or support a community organization in undertaking, a homelessness census to see what the need could be for supportive housing.
- Advocate to owners of derelict residential properties to clean these up or make them available for sale, particularly multi-unit building owners. Look at cleanup options for the CCRD.
- Utilize UBCM's Age-friendly Communities Program, or other funding pools, to engage retirees, seniors, and Elders within the CCRD to identify their needs to age-in-place, downsize, or move into assisted living housing.
- Engage and collaborate with School District #49 and Nuxalk College to create a community trades program that offers high school and college students work-experience/learning opportunities for

residential construction and renovation, similar to the Midcoast Training Society in Bella Bella which provides this type of training. The Strategic Plan and Framework for Enhancing Student Learning District #49 (May 2021) includes an action to “develop trades program – invest in teacher training, listen to student voice, access NDIT funds to build partnerships locally and with Post-Secondary, capital investment in safety and enhanced workspace.”

- Support Area B (Bella Bella/Heiltsuk Nation) in accessing the Housing Support Program (HSP) through Indigenous Services Canada to fund a housing plan and policy to analyze their potential overcrowding situation. The HSP can also support new builds and renovations to ensure suitable housing for households.
- Obtain data from the Province of BC on home ownership and recent purchases to understand who is buying homes, where they are from, and whether the homes are principal residences, to understand the source of housing pressure in the CCRD.
- Research the Speculation and Vacancy Tax to understand if it is a feasible tool to limit the impact of non-local homebuying within the CCRD and to increase revenue to allocate towards affordable housing initiatives. If feasible and desirable, the CCRD would need to petition the government of BC to be included in the tax.
- Research the possibility of implementing a specific tax for the CCRD to use to reduce the number of secondary homeowners and direct any funds earned towards improving housing for local residents. This could be something similar to the City of Vancouver’s Vacancy Bylaw No. 11674.
- Consider creating zoning bylaws for areas where there is development pressure.
- Explore the possibility of including an occupancy condition as part of a definition in a zoning bylaw for areas which are being affected by the dominance of secondary homeowners, such as Denny Island, or other possible tools.
- Consider rezoning certain areas that can allow for greater density to support seniors housing and rental units.
- Work with Rent Smart to provide education and support to tenants, housing providers and community organizations. The RentSmart Certificate course is designed to help tenants succeed in their tenancy by improving their understanding of their rights and responsibilities, ability to communicate effectively with landlords, neighbours and roommates, budget to maintain their housing, and look after their home. Involved residents can also complete the Train the Trainer program, which can then be offered for free at the college or high schools.
- Check AirDNA annually at a minimum to watch trends in short-term accommodation rentals in the CCRD. Consider including policies to regulate short-term rentals in the OCP and Zoning Bylaw for the Bella Coola Valley.

Appendix A

Glossary

Glossary

Activity Limitation: “Activity limitations refer to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.”

<https://www03.cmhc-schl.gc.ca/hmip-pimh/en#TableMapChart/59/2/British%20Columbia> – Core Housing Need, Activity Limitations

Adequate Housing Standard: “[Housing] not requiring any major repairs.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing Standard: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys. Also included are apartments in a building that has five or more storeys where the first floor and/or second floor are commercial establishments.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Apartment or flat in a duplex: One of two dwellings located one above the other. If duplexes are attached to triplexes or other duplexes or to other non-residential structure (e.g. a store), assign this definition to each apartment or flat in the duplexes.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Census Family: Census families include couples with and without children, and single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in 'core housing need' if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).” Some additional restrictions apply.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Household Income: The sum of incomes for all household members.

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Headship Rate: The proportion of individuals of a given age group who are primary household maintainers.

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>

Mobile Home: A single dwelling designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation such as blocks, posts or a prepared pad and may be covered by a skirt.

A mobile home must meet the following two conditions:

- It is designed and constructed to be transported on its base frame (or chassis) in one piece.
- The dwelling can be moved on short notice. This dwelling can be easily relocated to a new location, because of the nature of its construction, by disconnecting it from services, attaching it to a standard wheel assembly and moving it without resorting to a significant renovations and reconstructions.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Non-Census-Family Households: Households which do not include a census family. “Non-Census-family households are either one person living alone or a group of two or more persons who live together but

do not constitute a Census family.”

<https://www23.statcan.gc.ca/imdb/p3Var.pl?Function=DECandId=251053>

Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, lone-parent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Other Movable Dwelling: A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Other single-attached house: A single dwelling that is attached to another building and that does not fall into any of the other categories, such as a single dwelling attached to a non-residential structure (e.g., store or church) or occasionally to another residential structure (e.g., apartment building).

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Row House: One of three or more dwellings joined side by side (or occasionally side to back), such as a town house or garden home, but not having any other dwellings either above or below.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Seniors: Individuals aged 65 and over.

Semi-Detached House: One of two dwellings attached side by side (or back to back) to each other, but not to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it and the two units together has open space on all sides.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

Shelter Cost: Total monthly shelter expenses paid by households that own or rent their dwelling. “Shelter costs for owner households include, where applicable, 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, heat, water and other municipal services.”

Single Detached House: A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation should be coded as a single-detached house.

<https://www12.statcan.gc.ca/census-recensement/2016/ref/guides/001/98-500-x2016001-eng.cfm>

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

Subsidized Housing: “Subsidized housing' refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing Standard: “[Housing that] has enough bedrooms for the size and composition of resident households.”

<https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Supportive housing: A type of housing that provides on-site supports and services to residents who cannot live independently.

<https://www.bchousing.org/glossary>

Supportive Housing for Seniors: This document defines assisted living and long term or residential care options as supportive housing for seniors.

Transitional Housing: “A type of housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing.”

<https://www.bchousing.org/glossary>

Appendix B

Required Tables

Geography: Central Coast Regional District

3(1)(a)(i) 2006 2011 2016
Total Population in Private Households

	2006	2011	2016
Population	3,140	3,180	3,295

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

3(1)(a)(ii),(iii) 2006 2011 2016
Average and Median Age in Private Households

	2006	2011	2016
Average	36.1	38.6	40.1
Median	37.2	40.8	41

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

3(1)(a)(iv) 2006 2011 2016
Age Group Distribution in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	3,135	100%	3,180	100%	3,295	100%
0 to 14 years	675	22%	650	20%	655	20%
15 to 19 years	215	7%	190	6%	190	6%
20 to 24 years	210	7%	185	6%	150	5%
25 to 64 years	1,705	54%	1,780	56%	1,805	55%
65 to 84 years	285	9%	350	11%	470	14%
85 years and over	40	1%	20	1%	25	1%

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

3(1)(a)(v) 2006 2011 2016
Private Households

	2006	2011	2016
Households	1,185	1,210	1,285

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

3(1)(a)(vi) 2006 2011 2016
Average Private Household Size

	2006	2011	2016
Average household size	2.6	2.6	2.6

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

3(1)(a)(vii) 2006 2011 2016
Private Households by Size

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,185	100%	1,210	100%	1,285	100%
1-person	300	25%	320	26%	370	29%
2-person	390	33%	415	34%	445	35%
3-person	175	15%	170	14%	170	13%
4-person	160	14%	160	13%	145	11%
5-or-more-person	155	13%	150	12%	155	12%

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

3(1)(a)(viii) 2006 2011 2016
Private Households by Tenure

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,185	100%	1,210	100%	1,285	100%
Owner	705	59%	890	74%	845	66%
Renter	340	29%	205	17%	340	26%
Other (Band Housing)	135	11%	115	10%	95	7%

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

3(1)(a)(ix) 2006 2011 2016
Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	155	100%	100	100%	190	100%
Renter households in subsidized housing	#N/A	#N/A	25	25%	45	24%

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

Geography: Central Coast Regional District

3(1)(a)(x) 2006 2011 2016
 Mobility Status of Population in Private Households

	2006	2011	2016
Total	3,085	3,145	3,265
Mover	420	300	380
Migrant	160	180	215
Non-migrant	260	120	165
Non-mover	2,670	2,845	2,885

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

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)		40	115
Percentage Growth (%)		1.3%	3.6%

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

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students			

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2006	2011	2016
Individuals experiencing homelessness			

3(2)(a) Anticipated Population

	2019	2020	2021	2022	2023	2024
Anticipated population						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (to indicated period)

	2019	2020	2021	2022	2023	2024
Anticipated growth (#)						
Anticipated percentage growth (%)						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2019	2020	2021	2022	2023	2024
Anticipated average age						
Anticipated median age						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution

	2019		2020		2021		2022		2023		2024	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total												
0 to 14 years												
15 to 19 years												
20 to 24 years												
25 to 64 years												
65 to 84 years												
85 years and over												

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2019	2020	2021	2022	2023	2024
Anticipated households						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

Geography: Central Coast Regional District

3(2)(g)	Anticipated Average Household Size					
	2019	2020	2021	2022	2023	2024
Anticipated average household size						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b)	2006	2011	2016
	Average and Median Before-Tax Private Household Income		
	2006	2011	2016
Average	\$48,734	\$56,957	\$62,211
Median	\$41,073	\$44,574	\$49,068

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

4(c)	Before-Tax Private Household Income by Income Bracket					
	2006		2011		2016	
	#	%	#	%	#	%
Total	1,185	100%	1,210	100%	1,285	100%
\$0-\$4,999	90	8%	80	7%	55	4%
\$5,000-\$9,999	50	4%	75	6%	55	4%
\$10,000-\$14,999	80	7%	55	5%	40	3%
\$15,000-\$19,999	100	8%	60	5%	80	6%
\$20,000-\$24,999	90	8%	80	7%	55	4%
\$25,000-\$29,999	65	5%	65	5%	105	8%
\$30,000-\$34,999	50	4%	50	4%	65	5%
\$35,000-\$39,999	50	4%	85	7%	90	7%
\$40,000-\$44,999	50	4%	55	5%	45	4%
\$45,000-\$49,999	55	5%	80	7%	65	5%
\$50,000-\$59,999	125	11%	75	6%	95	7%
\$60,000-\$69,999	110	9%	70	6%	90	7%
\$70,000-\$79,999	75	6%	65	5%	85	7%
\$80,000-\$89,999	55	5%	50	4%	50	4%
\$90,000-\$99,999	35	3%	50	4%	60	5%
\$100,000-\$124,999	65	5%	105	9%	110	9%
\$125,000-\$149,999	10	1%	45	4%	70	5%
\$150,000-\$199,999	20	2%	40	3%	50	4%
\$200,000 and over	10	1%	0	0%	20	2%

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

4(d)	Before-Tax Renter Private Household Income by Income Bracket					
	2006		2011		2016	
	#	%	#	%	#	%
Total	340	100%	205	100%	340	100%
\$0-\$4,999	25	7%	10	5%	15	4%
\$5,000-\$9,999	20	6%	15	7%	25	7%
\$10,000-\$14,999	35	10%	15	7%	15	4%
\$15,000-\$19,999	20	6%	15	7%	35	10%
\$20,000-\$24,999	35	10%	10	5%	15	4%
\$25,000-\$29,999	15	4%	0	0%	35	10%
\$30,000-\$34,999	10	3%	10	5%	20	6%
\$35,000-\$39,999	10	3%	20	10%	25	7%
\$40,000-\$44,999	10	3%	15	7%	10	3%
\$45,000-\$49,999	15	4%	20	10%	20	6%
\$50,000-\$59,999	50	15%	20	10%	15	4%
\$60,000-\$69,999	25	7%	10	5%	20	6%
\$70,000-\$79,999	25	7%	10	5%	25	7%
\$80,000-\$89,999	15	4%	0	0%	15	4%
\$90,000-\$99,999	15	4%	0	0%	10	3%
\$100,000-\$124,999	15	4%	10	5%	20	6%
\$125,000-\$149,999	0	0%	0	0%	25	7%
\$150,000-\$199,999	0	0%	0	0%	0	0%
\$200,000 and over	10	3%	0	0%	0	0%

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

Geography: Central Coast Regional District

4(e)	2006		2011		2016	
	Before-Tax Owner Private Household Income by Income Bracket					
	2006		2011		2016	
	#	%	#	%	#	%
Total	705	100%	885	100%	845	100%
\$0-\$4,999	50	7%	45	5%	35	4%
\$5,000-\$9,999	25	4%	45	5%	20	2%
\$10,000-\$14,999	25	4%	35	4%	20	2%
\$15,000-\$19,999	65	9%	35	4%	40	5%
\$20,000-\$24,999	40	6%	60	7%	35	4%
\$25,000-\$29,999	45	6%	55	6%	60	7%
\$30,000-\$34,999	35	5%	40	5%	45	5%
\$35,000-\$39,999	40	6%	60	7%	60	7%
\$40,000-\$44,999	35	5%	40	5%	30	4%
\$45,000-\$49,999	40	6%	55	6%	35	4%
\$50,000-\$59,999	70	10%	45	5%	70	8%
\$60,000-\$69,999	65	9%	55	6%	55	7%
\$70,000-\$79,999	45	6%	55	6%	50	6%
\$80,000-\$89,999	35	5%	45	5%	35	4%
\$90,000-\$99,999	20	3%	45	5%	50	6%
\$100,000-\$124,999	50	7%	95	11%	85	10%
\$125,000-\$149,999	10	1%	35	4%	45	5%
\$150,000-\$199,999	15	2%	40	5%	45	5%
\$200,000 and over	10	1%	0	0%	15	2%

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

4(f),(g)	2006	2011	2016
	Average and Median Before-Tax Private Household Income by Tenure		
	2006	2011	2016
Average	48734	56957	62211
Owner	52428	62774	67802
Renter	47930	43774	50713
Median	41073	44574	49068
Owner	44924	48415	54025
Renter	44117	36301	37087

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

5(a)	2006	2011	2016
	Workers in the Labour Force for Population in Private Households		
	2006	2011	2016
Workers in labour force	1,410	1,460	1,510

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

Geography: Central Coast Regional District

5(b)	2006		2011		2016	
	#	%	#	%	#	%
Workers by NAICS Sector for Population in Private Households						
Total	1,410	100%	1,460	100%	1,510	100%
All Categories	1,365	97%	1,400	96%	1,440	95%
11 Agriculture, forestry, fishing and hunting	195	14%	80	5%	110	7%
21 Mining, quarrying, and oil and gas extraction	0	0%	0	0%	10	1%
22 Utilities	0	0%	20	1%	10	1%
23 Construction	65	5%	85	6%	105	7%
31-33 Manufacturing	45	3%	40	3%	45	3%
41 Wholesale trade	10	1%	0	0%	20	1%
44-45 Retail trade	140	10%	130	9%	185	12%
48-49 Transportation and warehousing	30	2%	55	4%	70	5%
51 Information and cultural industries	20	1%	15	1%	10	1%
52 Finance and insurance	10	1%	20	1%	0	0%
53 Real estate and rental and leasing	10	1%	10	1%	10	1%
54 Professional, scientific and technical services	20	1%	50	3%	50	3%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	60	4%	35	2%	55	4%
61 Educational services	195	14%	215	15%	225	15%
62 Health care and social assistance	155	11%	210	14%	170	11%
71 Arts, entertainment and recreation	15	1%	40	3%	25	2%
72 Accommodation and food services	115	8%	100	7%	110	7%
81 Other services (except public administration)	35	2%	40	3%	50	3%
91 Public administration	235	17%	265	18%	185	12%
Not Applicable	40	3%	65	4%	70	5%

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

2016	
6(1)(a)	Housing Units for Private Households
	2016
Housing units	1,285

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

2016		
6(1)(b)	Housing Units by Structural Type for Private Households	
	#	%
Total	1,285	100%
Single-detached house	1,055	82%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	175	14%
Semi-detached house	40	3%
Row house	65	5%
Apartment or flat in a duplex	0	0%
Apartment in a building that has fewer than five storeys	55	4%
Other single-attached house	10	1%
Movable dwelling	55	4%

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

2016	
6(1)(c)	Housing Units by Number of Bedrooms for Private Households
	2016
Total	1,285
No-bedroom	10
1-bedroom	175
2-bedroom	305
3-bedroom	470
4-or-more-bedroom	330

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

Geography: Central Coast Regional District

6(1)(d) 2016
Housing by Period of Construction for Private Households

	2016	
	#	%
Total	1,285	100%
1960 or earlier	135	11%
1961-1980	410	32%
1981-1990	340	26%
1991-2000	215	17%
2001-2010	120	9%
2011-2019	65	5%
2017 onwards		

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

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

6(1)(f)(i) Average and Median Assessed Housing Values

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
Median															

Source: BC Assessment

6(1)(f)(ii) Average and Median Assessed Housing Values by Structure Type

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
Structure Type 1															
Structure Type 2															
Structure Type 3															
Median															
Structure Type 1															
Structure Type 2															
Structure Type 3															

Source: BC Assessment

6(1)(f)(iii) Average and Median Assessed Housing Values by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
No-bedroom															
1-bedroom															
2-bedroom															
3-bedroom															
4-or-more-bedroom															
Median															
No-bedroom															
1-bedroom															
2-bedroom															
3-bedroom															
4-or-more-bedroom															

Source: BC Assessment

6(1)(g)(i) Average and Median Housing Sale Prices

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
Median															

Source: BC Assessment

Geography: Central Coast Regional District

6(1)(g)(ii) Average and Median Housing Sale Prices by Structure Type

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
Structure Type 1															
Structure Type 2															
Structure Type 3															
Median															
Structure Type 1															
Structure Type 2															
Structure Type 3															

Source: BC Assessment

6(1)(g)(iii) Average and Median Housing Sale Prices by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
No-bedroom															
1-bedroom															
2-bedroom															
3-bedroom															
4-or-more-bedroom															
Median															
No-bedroom															
1-bedroom															
2-bedroom															
3-bedroom															
4-or-more-bedroom															

Source: BC Assessment

6(1)(h)(i) Average and Median Monthly Rent

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
Median															

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
No-bedroom															
1-bedroom															
2-bedroom															
3-bedroom															
4-or-more-bedroom															
Median															
No-bedroom															
1-bedroom															
2-bedroom															
3-bedroom															
4-or-more-bedroom															

Source: CMHC Primary Rental Market Survey

6(1)(i),(j) Vacancy Rate by Number of Bedrooms

	2016
Total	
No-bedroom	
1-bedroom	
2-bedroom	
3-bedroom	
4-or-more-bedroom	

Source: CMHC Primary Rental Market Survey

Geography: Central Coast Regional District

6(1)(n)(iii) Housing Units Substantially Completed by Tenure		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total											
Owner											
Renter											
Other (Band Housing)											

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total											
No-bedroom											
1-bedroom											
2-bedroom											
3-bedroom											
4-or-more-bedroom											

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area		2019
Number of beds		

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness		2019
Beds for individuals experiencing homelessness		
Beds for individuals at risk of experiencing homelessness		

6(3)(a) New Homes Registered		2016	2017	2018	2019
New homes registered					

6(3)(b) New Homes Registered by Structure Type		2016	2017	2018	2019
New homes registered					
Structure Type 1					
Structure Type 2					
Structure Type 3					

6(3)(c) New Purpose-Built Rental Homes Registered		2016	2017	2018	2019
New purpose-built rental homes registered					

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	525	100%	100%	530	100%	100%	645	100%	100%
Owner	370	70%	100%	435	82%	100%	455	71%	100%
Renter	150	29%	100%	95	18%	100%	185	29%	100%
Total households in unaffordable housing	45	9%	9%	70	13%	13%	75	12%	12%
Owner	30	6%	8%	50	9%	11%	35	5%	8%
Renter	15	3%	10%	25	5%	26%	40	6%	22%

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

Geography: Central Coast Regional District

7(a)(iii),(iv)	2006			2011			2016		
	Inadequate Housing by Tenure for Private Households								
	#	% of total % of tenure		#	% of total % of tenure		#	% of total % of tenure	
Total households	525	100%	100%	530	100%	100%	645	100%	100%
Owner	370	70%	100%	435	82%	100%	455	71%	100%
Renter	150	29%	100%	95	18%	100%	185	29%	100%
Total households in inadequate housing	80	15%	15%	90	17%	17%	85	13.2%	13.2%
Owner	50	10%	14%	90	17%	21%	60	9.3%	13.2%
Renter	35	7%	23%	0	0%	0%	25	3.9%	13.5%

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

7(a)(v),(vi)	2006			2011			2016		
	Unsuitable Housing by Tenure for Private Households								
	#	% of total % of tenure		#	% of total % of tenure		#	% of total % of tenure	
Total households	525	100%	100%	530	100%	100%	645	100%	100%
Owner	370	70%	100%	435	82%	100%	455	71%	100%
Renter	150	29%	100%	95	18%	100%	185	29%	100%
Total households in unsuitable housing	20	4%	4%	0	0%	0%	15	2%	2%
Owner	0	0%	0%	0	0%	0%	10	2%	2%
Renter	10	2%	7%	0	0%	0%	10	2%	5%

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

7(b),(c)	2016	
	Unemployment and Participation Rates for Population in Private Households	
Unemployment rate	12.6%	
Participation rate	57.2%	

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

7(d),(e),(f),(g)	2016	
	Commute to Work for Population in Private Households	
	#	%
Total	1,015	100%
Commute within CSD	480	47%
Commute to different CSD within CD	490	48%
Commute to different CD within BC	45	4%
Commute to different province	0	0%

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

8(1)(a)(i),(ii)	2006			2011			2016		
	Core Housing Need by Tenure for Private Households								
	#	% of total % of tenure		#	% of total % of tenure		#	% of total % of tenure	
Total	525	100%	100%	530	100%	100%	640	100%	100%
Owner	370	70%	100%	435	82%	100%	455	71%	100%
Renter	150	29%	100%	95	18%	100%	190	30%	100%
Total in core housing need	50	10%	10%	120	23%	23%	130	20%	20%
Owner	40	8%	11%	90	17%	21%	70	11%	15%
Renter	10	2%	7%	25	5%	26%	65	10%	34%

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

8(1)(a)(iii),(iv)	2006			2011			2016		
	Extreme Core Housing Need by Tenure for Private Households								
	#	% of total % of tenure		#	% of total % of tenure		#	% of total % of tenure	
Total	525	100%	100%	530	100%	100%	640	100%	100%
Owner	370	70%	100%	435	82%	100%	455	71%	100%
Renter	150	29%	100%	95	18%	100%	190	30%	100%
Total in extreme core housing need	20	4%	4%	25	5%	5%	25	4%	4%
Owner	10	2%	3%	25	5%	6%	15	2%	3%
Renter	10	2%	7%	0	0%	0%	15	2%	8%

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

Geography: Area A

3(1)(a)(i)	Total Population in Private Households		
	2006	2011	2016
Population	125	115	205

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

3(1)(a)(ii),(iii)	Average and Median Age in Private Households		
	2006	2011	2016
Average	42.9	47.5	48.5
Median	50.3	49.3	52.2

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

3(1)(a)(iv)	Age Group Distribution in Private Households					
	2006		2011		2016	
	#	%	#	%	#	%
Total	130	100%	110	100%	205	100%
0 to 14 years	15	12%	0	0%	10	5%
15 to 19 years	10	8%	0	0%	0	0%
20 to 24 years	0	0%	0	0%	15	7%
25 to 64 years	90	69%	60	55%	150	73%
65 to 84 years	10	8%	0	0%	20	10%
85 years and over	0	0%	0	0%	0	0%

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

3(1)(a)(v)	Private Households		
	2006	2011	2016
Households	60	60	120

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

3(1)(a)(vi)	Average Private Household Size		
	2006	2011	2016
Average household size	2.1	1.9	1.7

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

3(1)(a)(vii)	Private Households by Size					
	2006		2011		2016	
	#	%	#	%	#	%
Total	60	100%	60	100%	120	100%
1-person	20	33%	25	42%	55	46%
2-person	30	50%	20	33%	50	42%
3-person	0	0%	0	0%	10	8%
4-person	10	17%	0	0%	10	8%
5-or-more-person	0	0%	0	0%	0	0%

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

3(1)(a)(viii)	Private Households by Tenure					
	2006		2011		2016	
	#	%	#	%	#	%
Total	60	100%	60	100%	120	100%
Owner	45	75%	50	83%	80	67%
Renter	20	33%	0	0%	35	29%
Other (Band Housing)	0	0%	0	0%	0	0%

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

3(1)(a)(ix)	Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)					
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	20	100%	0	#DIV/0!	35	100%
Renter households in subsidized housing	#N/A	#N/A	0	#DIV/0!	10	29%

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

3(1)(a)(x)	Mobility Status of Population in Private Households		
	2006	2011	2016
Total	125	115	200
Mover	10	20	35
Migrant	10	20	25
Non-migrant	0	0	0
Non-mover	115	95	165

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

Geography: Area A

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)		-10	90
Percentage Growth (%)		-8.0%	78.3%

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

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students			

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2006	2011	2016
Individuals experiencing homelessness			

3(2)(a) Anticipated Population

	2019	2020	2021	2022	2023	2024
Anticipated population						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (to indicated period)

	2019	2020	2021	2022	2023	2024
Anticipated growth (#)						
Anticipated percentage growth (%)						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2019	2020	2021	2022	2023	2024
Anticipated average age						
Anticipated median age						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution

	2019		2020		2021		2022		2023		2024	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total												
0 to 14 years												
15 to 19 years												
20 to 24 years												
25 to 64 years												
65 to 84 years												
85 years and over												

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2019	2020	2021	2022	2023	2024
Anticipated households						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2019	2020	2021	2022	2023	2024
Anticipated average household size						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	\$0	\$0	\$0
Median	\$0	\$0	\$0

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

Geography: Area A

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$0-\$4,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$5,000-\$9,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$10,000-\$14,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$15,000-\$19,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$20,000-\$24,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$25,000-\$29,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$30,000-\$34,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$35,000-\$39,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$40,000-\$44,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$45,000-\$49,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$50,000-\$59,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$60,000-\$69,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$70,000-\$79,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$80,000-\$89,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$90,000-\$99,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$100,000-\$124,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$125,000-\$149,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$150,000-\$199,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$200,000 and over	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!

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

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$0-\$4,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$5,000-\$9,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$10,000-\$14,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$15,000-\$19,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$20,000-\$24,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$25,000-\$29,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$30,000-\$34,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$35,000-\$39,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$40,000-\$44,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$45,000-\$49,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$50,000-\$59,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$60,000-\$69,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$70,000-\$79,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$80,000-\$89,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$90,000-\$99,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$100,000-\$124,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$125,000-\$149,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$150,000-\$199,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$200,000 and over	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!

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

Geography: Area A

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$0-\$4,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$5,000-\$9,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$10,000-\$14,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$15,000-\$19,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$20,000-\$24,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$25,000-\$29,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$30,000-\$34,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$35,000-\$39,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$40,000-\$44,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$45,000-\$49,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$50,000-\$59,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$60,000-\$69,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$70,000-\$79,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$80,000-\$89,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$90,000-\$99,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$100,000-\$124,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$125,000-\$149,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$150,000-\$199,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$200,000 and over	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!

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

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	0	0	0
Owner	0	0	0
Renter	0	0	0
Median	0	0	0
Owner	0	0	0
Renter	0	0	0

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

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	80	55	130

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

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	80	100%	60	100%	135	100%
All Categories	80	100%	55	92%	130	96%
11 Agriculture, forestry, fishing and hunting	15	19%	0	0%	10	7%
21 Mining, quarrying, and oil and gas extraction	0	0%	0	0%	0	0%
22 Utilities	0	0%	0	0%	0	0%
23 Construction	0	0%	0	0%	10	7%
31-33 Manufacturing	0	0%	0	0%	10	7%
41 Wholesale trade	0	0%	0	0%	0	0%
44-45 Retail trade	0	0%	0	0%	10	7%
48-49 Transportation and warehousing	10	13%	0	0%	20	15%
51 Information and cultural industries	0	0%	0	0%	0	0%
52 Finance and insurance	0	0%	0	0%	0	0%
53 Real estate and rental and leasing	0	0%	0	0%	0	0%
54 Professional, scientific and technical services	0	0%	0	0%	0	0%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	10	13%	0	0%	10	7%
61 Educational services	0	0%	0	0%	0	0%
62 Health care and social assistance	10	13%	0	0%	10	7%
71 Arts, entertainment and recreation	0	0%	0	0%	10	7%
72 Accommodation and food services	25	31%	15	25%	25	19%
81 Other services (except public administration)	0	0%	0	0%	0	0%
91 Public administration	10	13%	0	0%	10	7%
Not Applicable	0	0%	0	0%	0	0%

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

6(1)(a) Housing Units for Private Households

2016

Geography: Area A

Housing units	120
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Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Geography: Area A

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	120	100%
Single-detached house	70	58%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	25	21%
Semi-detached house	0	0%
Row house	0	0%
Apartment or flat in a duplex	0	0%
Apartment in a building that has fewer than five storeys	15	13%
Other single-attached house	10	8%
Movable dwelling	20	17%

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

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	120
No-bedroom	0
1-bedroom	50
2-bedroom	35
3-bedroom	35
4-or-more-bedroom	0

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

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	120	100%
1960 or earlier	30	25%
1961-1980	20	17%
1981-1990	35	29%
1991-2000	15	13%
2001-2010	0	0%
2011-2016	10	8%
2017 onwards		

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

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

6(1)(f)(i) Average and Median Assessed Housing Values

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Median															

Source: BC Assessment

6(1)(f)(ii) Average and Median Assessed Housing Values by Structure Type

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Seasonal Dwelling															
Median	N/A														
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Seasonal Dwelling															

Source: BC Assessment

Geography: Area A

3-or-more-bedrooms

Source: CMHC Primary Rental Market Survey

Geography: Area A

6(1)(n)(iii) Housing Units Substantially Completed by Tenure		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total		N/A									
Owner											
Renter											
Other (Band Housing)											

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total		N/A									
No-bedroom											
1-bedroom											
2-bedroom											
3-bedroom											

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

Number of beds	2019

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness

	2019
Beds for individuals experiencing homelessness	
Beds for individuals at risk of experiencing homelessness	

6(3)(a) New Homes Registered

	2016	2017	2018
New homes registered			

Source: BC Housing

6(3)(b) New Homes Registered by Structure Type

	2016	2017	2018
Total			
Single-detached house			
Multi-family unit			
Purpose-built rental			
Source: BC Housing			

6(3)(c) New Purpose-Built Rental Homes Registered

	2016	2017	2018
New purpose-built rental homes registered			

Source: BC Housing

7(a)(i),(ii)	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	55	100%	100%	55	100%	100%	120	100%	100%
Owner	40	73%	100%	50	91%	100%	80	67%	100%
Renter	15	27%	100%	0	0%	#DIV/0!	40	33%	100%
Total households in unaffordable housing	0	0%	0%	0	0%	0%	0	0%	0%
Owner	0	0%	0%	0	0%	0%	0	0%	0%
Renter	0	0%	0%	0	0%	#DIV/0!	0	0%	0%

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

7(a)(iii),(iv)	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	55	100%	100%	55	100%	100%	120	100%	100%
Owner	40	73%	100%	50	91%	100%	80	67%	100%
Renter	15	27%	100%	0	0%	#DIV/0!	40	33%	100%
Total households in inadequate housing	0	0%	0%	0	0%	0%	0	0%	0%
Owner	0	0%	0%	0	0%	0%	0	0%	0%
Renter	0	0%	0%	0	0%	#DIV/0!	0	0%	0%

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

Geography: Area A

7(a)(v),(vi)	2006			2011			2016		
	Unsuitable Housing by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	55	100%	100%	55	100%	100%	120	100%	100%
Owner	40	73%	100%	50	91%	100%	80	67%	100%
Renter	15	27%	100%	0	0%	#DIV/0!	40	33%	100%
Total households in unsuitable housing	0	0%	0%	0	0%	0%	0	0%	0%
Owner	0	0%	0%	0	0%	0%	0	0%	0%
Renter	0	0%	0%	0	0%	#DIV/0!	0	0%	0%

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

2016

7(b),(c)	Unemployment and Participation Rates for Population in Private Households		
	2016		
Unemployment rate	0.0%		
Participation rate	68.4%		

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

7(d),(e),(f),(g)	Commute to Work for Population in Private Households		
	2016		
	#	%	
Total	75	100%	
Commute within CSD	50	67%	
Commute to different CSD within CD	15	20%	
Commute to different CD within BC	10	13%	
Commute to different province	0	0%	

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

8(1)(a)(i),(ii)	Core Housing Need by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Total in core housing need	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!

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

8(1)(a)(iii),(iv)	Extreme Core Housing Need by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Total in extreme core housing need	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!

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

Geography: Area B

3(1)(a)(i) Total Population in Private Households

	2006	2011	2016
Population	1,060	1,095	1,020

Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing
2006 2011 2016

3(1)(a)(ii),(iii) Average and Median Age in Private Households

	2006	2011	2016
Average	33.7	35.7	37.5
Median	33.5	35.2	37.2

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

3(1)(a)(iv) Age Group Distribution in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	1,060	100%	1,095	100%	1,020	100%
0 to 14 years	230	22%	215	20%	210	21%
15 to 19 years	75	7%	90	8%	60	6%
20 to 24 years	95	9%	75	7%	60	6%
25 to 64 years	585	55%	605	55%	575	56%
65 to 84 years	70	7%	95	9%	100	10%
85 years and over	10	1%	0	0%	10	1%

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

3(1)(a)(v) Private Households

	2006	2011	2016
Households	345	355	335

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

3(1)(a)(vi) Average Private Household Size

	2006	2011	2016
Average household size	3.1	3	3

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

3(1)(a)(vii) Private Households by Size

	2006		2011		2016	
	#	%	#	%	#	%
Total	345	100%	355	100%	335	100%
1-person	65	19%	70	20%	75	22%
2-person	90	26%	100	28%	85	25%
3-person	60	17%	55	15%	65	19%
4-person	65	19%	70	20%	45	13%
5-or-more-person	65	19%	60	17%	70	21%

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

3(1)(a)(viii) Private Households by Tenure

	2006		2011		2016	
	#	%	#	%	#	%
Total	345	100%	355	100%	335	100%
Owner	135	39%	205	58%	185	55%
Renter	130	38%	70	20%	85	25%
Other (Band Housing)	75	22%	80	23%	65	19%

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

Geography: Area B

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
Renter households in subsidized housing	#N/A	#N/A	0	#DIV/0!	0	#DIV/0!

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

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	1,040	1,080	1,010
Mover	110	95	100
Migrant	35	45	35
Non-migrant	75	50	70
Non-mover	935	985	910

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

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)		35	-75
Percentage Growth (%)		3.3%	-6.8%

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

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students			

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2006	2011	2016
Individuals experiencing homelessness			

3(2)(a) Anticipated Population

	2019	2020	2021	2022	2023	2024
Anticipated population						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (to indicated period)

	2019	2020	2021	2022	2023	2024
Anticipated growth (#)						
Anticipated percentage growth (%)						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2019	2020	2021	2022	2023	2024
Anticipated average age						
Anticipated median age						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

Geography: Area B

3(2)(e) Anticipated Age Group Distribution

	2019		2020		2021		2022		2023		2024	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total												
0 to 14 years												
15 to 19 years												
20 to 24 years												
25 to 64 years												
65 to 84 years												
85 years and over												

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2019	2020	2021	2022	2023	2024
Anticipated households						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2019	2020	2021	2022	2023	2024
Anticipated average household size						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	\$46,488	\$47,792	\$64,934
Median	\$40,192	\$38,822	\$59,264

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

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	345	100%	360	100%	335	100%
\$0-\$4,999	35	10%	35	10%	20	6%
\$5,000-\$9,999	20	6%	20	6%	10	3%
\$10,000-\$14,999	15	4%	20	6%	10	3%
\$15,000-\$19,999	20	6%	20	6%	20	6%
\$20,000-\$24,999	20	6%	20	6%	15	4%
\$25,000-\$29,999	25	7%	20	6%	15	4%
\$30,000-\$34,999	20	6%	25	7%	10	3%
\$35,000-\$39,999	15	4%	20	6%	20	6%
\$40,000-\$44,999	15	4%	15	4%	10	3%
\$45,000-\$49,999	20	6%	20	6%	15	4%
\$50,000-\$59,999	35	10%	40	11%	25	7%
\$60,000-\$69,999	30	9%	20	6%	35	10%
\$70,000-\$79,999	20	6%	15	4%	25	7%
\$80,000-\$89,999	20	6%	15	4%	20	6%
\$90,000-\$99,999	10	3%	10	3%	25	7%
\$100,000-\$124,999	15	4%	25	7%	25	7%
\$125,000-\$149,999	0	0%	10	3%	20	6%
\$150,000-\$199,999	0	0%	10	3%	10	3%
\$200,000 and over	10	3%	0	0%	0	0%

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

Geography: Area B

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	135	100%	70	100%	85	100%
\$0-\$4,999	15	11%	0	0%	0	0%
\$5,000-\$9,999	10	7%	0	0%	0	0%
\$10,000-\$14,999	0	0%	0	0%	0	0%
\$15,000-\$19,999	10	7%	0	0%	15	18%
\$20,000-\$24,999	10	7%	0	0%	10	12%
\$25,000-\$29,999	10	7%	0	0%	0	0%
\$30,000-\$34,999	10	7%	0	0%	0	0%
\$35,000-\$39,999	0	0%	0	0%	10	12%
\$40,000-\$44,999	0	0%	10	14%	0	0%
\$45,000-\$49,999	10	7%	0	0%	0	0%
\$50,000-\$59,999	20	15%	10	14%	10	12%
\$60,000-\$69,999	15	11%	0	0%	0	0%
\$70,000-\$79,999	10	7%	0	0%	10	12%
\$80,000-\$89,999	10	7%	0	0%	0	0%
\$90,000-\$99,999	10	7%	0	0%	0	0%
\$100,000-\$124,999	10	7%	10	14%	10	12%
\$125,000-\$149,999	10	7%	0	0%	10	12%
\$150,000-\$199,999	0	0%	0	0%	10	12%
\$200,000 and over	10	7%	0	0%	0	0%

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

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	135	100%	205	100%	185	100%
\$0-\$4,999	15	11%	20	10%	10	5%
\$5,000-\$9,999	10	7%	10	5%	10	5%
\$10,000-\$14,999	10	7%	10	5%	0	0%
\$15,000-\$19,999	0	0%	10	5%	10	5%
\$20,000-\$24,999	10	7%	15	7%	10	5%
\$25,000-\$29,999	15	11%	10	5%	10	5%
\$30,000-\$34,999	10	7%	20	10%	10	5%
\$35,000-\$39,999	10	7%	15	7%	15	8%
\$40,000-\$44,999	10	7%	10	5%	10	5%
\$45,000-\$49,999	10	7%	10	5%	10	5%
\$50,000-\$59,999	10	7%	25	12%	10	5%
\$60,000-\$69,999	0	0%	15	7%	20	11%
\$70,000-\$79,999	10	7%	10	5%	20	11%
\$80,000-\$89,999	10	7%	10	5%	10	5%
\$90,000-\$99,999	10	7%	0	0%	20	11%
\$100,000-\$124,999	10	7%	15	7%	15	8%
\$125,000-\$149,999	0	0%	10	5%	10	5%
\$150,000-\$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%

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

Geography: Area B

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	46488	47792	64934
Owner	45383	49225	65551
Renter	52385	57132	65889
Median	40192	38822	59264
Owner	36608	39406	62080
Renter	48128	50361	52352

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

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	405	450	450

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

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	405	100%	455	100%	455	100%
All Categories	395	98%	430	95%	435	96%
11 Agriculture, forestry, fishing and hunting	75	19%	20	4%	40	9%
21 Mining, quarrying, and oil and gas extraction	0	0%	0	0%	0	0%
22 Utilities	0	0%	0	0%	0	0%
23 Construction	10	2%	10	2%	25	5%
31-33 Manufacturing	25	6%	10	2%	30	7%
41 Wholesale trade	0	0%	0	0%	0	0%
44-45 Retail trade	30	7%	45	10%	35	8%
48-49 Transportation and warehousing	10	2%	10	2%	25	5%
51 Information and cultural industries	0	0%	0	0%	10	2%
52 Finance and insurance	0	0%	0	0%	0	0%
53 Real estate and rental and leasing	0	0%	0	0%	0	0%
54 Professional, scientific and technical services	0	0%	15	3%	15	3%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	10	2%	10	2%	15	3%
61 Educational services	60	15%	65	14%	55	12%
62 Health care and social assistance	55	14%	90	20%	85	19%
71 Arts, entertainment and recreation	0	0%	0	0%	0	0%
72 Accommodation and food services	20	5%	25	5%	15	3%
81 Other services (except public administration)	10	2%	10	2%	10	2%
91 Public administration	95	23%	105	23%	60	13%
Not Applicable	10	2%	30	7%	20	4%

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

6(1)(a) Housing Units for Private Households

	2016
Housing units	335

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

Geography: Area B

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	335	100%
Single-detached house	250	75%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	75	22%
Semi-detached house	35	10%
Row house	40	12%
Apartment or flat in a duplex	0	0%
Apartment in a building that has fewer than five storeys	10	3%
Other single-attached house	0	0%
Movable dwelling	0	0%

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

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	330
No-bedroom	0
1-bedroom	25
2-bedroom	60
3-bedroom	130
4-or-more-bedroom	125

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

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	335	100%
1960 or earlier	10	3%
1961-1980	70	21%
1981-1990	120	36%
1991-2000	70	21%
2001-2010	45	13%
2011-2016	20	6%
2017 onwards		

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

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

6(1)(f)(i) Average and Median Assessed Housing Values

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Average														
Median	N/A													

Source: BC Assessment

Geography: Area B

6(1)(f)(ii)	Average and Median Assessed Housing Values by Structure Type													
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Average														
Single Family Dwelling with Suite														
Duplex, Triplex, Fourplex, etc.														
Row Housing														
Apartment														
Manufactured Home														
Seasonal Dwelling														
Median														
Single Family Dwelling with Suite														
Duplex, Triplex, Fourplex, etc.														
Row Housing														
Apartment														
Manufactured Home														
Seasonal Dwelling														

Source: BC Assessment

6(1)(f)(iii)	Average and Median Assessed Housing Values by Number of Bedrooms													
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Average														
No-bedroom														
1-bedroom														
2-bedroom														
3-or-more bedroom														
Median														
No-bedroom														
1-bedroom														
2-bedroom														
3-or-more bedroom														

Source: BC Assessment

6(1)(g)(i)	Average and Median Housing Sale Prices													
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Average														
Median														

Source: BC Assessment

Geography: Area B

6(1)(g)(ii)	Average and Median Housing Sale Prices by Structure Type													
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Average														
Single Family Dwelling with Suite														
Duplex, Triplex, Fourplex, etc.														
Row Housing														
Apartment														
Manufactured Home														
Median														
Single Family Dwelling with Suite														
Duplex, Triplex, Fourplex, etc.														
Row Housing														
Apartment														
Manufactured Home														

Source: BC Assessment

6(1)(g)(iii)	Average and Median Housing Sale Prices by Number of Bedrooms													
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Average														
No-bedroom														
1-bedroom														
2-bedroom														
3-or-more bedroom														
Median														
No-bedroom														
1-bedroom														
2-bedroom														
3-or-more bedroom														

Source: BC Assessment

6(1)(h)(i)	Average and Median Monthly Rent													
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Average														
Median														

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii)	Average and Median Monthly Rent by Number of Bedrooms													
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Average														
No-bedroom														
1-bedroom														
2-bedroom														
3-or-more bedrooms														
Median														
No-bedroom														
1-bedroom														
2-bedroom														
3-or-more-bedrooms														

Source: CMHC Primary Rental Market Survey

Geography: Area B

6(1)(i),(j) Vacancy Rate by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total														
No-bedroom														
1-bedroom														
2-bedroom														
3-or more bedroom														

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii) Rental Housing Units by Market

	2019
Primary rental market	
Secondary rental market	
Short-term rental market	

Source: CMHC Primary Rental Market Survey, AirDNA

6(1)(l) Units in Housing Cooperatives

	2016
Units in housing cooperatives	

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(m)(i) Housing Units Demolished

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Number of units demolished	N/A									

6(1)(m)(ii) Housing Units Demolished by Structure Type

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
Structure Type 1	N/A									
Structure Type 2	N/A									
Structure Type 3	N/A									

6(1)(m)(iii) Housing Units Demolished by Tenure

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
Owner	N/A									
Renter	N/A									
Other (Band Housing)	N/A									

6(1)(m)(iv) Housing Units Demolished by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
No-bedroom	N/A									
1-bedroom	N/A									
2-bedroom	N/A									
3-or-more bedrooms	N/A									

Geography: Area B

6(1)(n)(i) Housing Units Substantially Completed		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Housing units completed		N/A									

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total		N/A									
Structure Type 1											
Structure Type 2											
Structure Type 3											

6(1)(n)(iii) Housing Units Substantially Completed by Tenure		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total		N/A									
Owner											
Renter											
Other (Band Housing)											

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total		N/A									
No-bedroom											
1-bedroom											
2-bedroom											
3-bedroom											

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area		2019
Number of beds		

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness		2019
Beds for individuals experiencing homelessness		
Beds for individuals at risk of experiencing homelessness		

6(3)(a) New Homes Registered		2016	2017	2018
New homes registered				

Source: BC Housing

6(3)(b) New Homes Registered by Structure Type		2016	2017	2018
Total				
Single-detached house				
Multi-family unit				
Purpose-built rental				

Source: BC Housing

Geography: Area B

6(3)(c) New Purpose-Built Rental Homes Registered

	2016	2017	2018
New purpose-built rental homes registered			

Source: BC Housing

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Total households in unaffordable housing	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!

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

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Total households in inadequate housing	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!

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

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Total households in unsuitable housing	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!

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

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	13.3%
Participation rate	55.6%

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

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	325	100%
Commuter within CSD	290	89%
Commuter to different CSD within CD	15	5%
Commuter to different CD within BC	15	5%
Commuter to different province	0	0%

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

Geography: Area B

8(1)(a)(i),(ii)

Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Total in core housing need	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!

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

8(1)(a)(iii),(iv)

Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Total in extreme core housing need	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!

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

Geography: Area C

3(1)(a)(i) Total Population in Private Households

	2006	2011	2016
Population	540	585	650

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

3(1)(a)(ii),(iii) Average and Median Age in Private Households

	2006	2011	2016
Average	39.6	41.9	46.6
Median	44.8	46	52.1

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

3(1)(a)(iv) Age Group Distribution in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	540	100%	585	100%	645	100%
0 to 14 years	95	18%	110	19%	100	16%
15 to 19 years	35	6%	0	0%	15	2%
20 to 24 years	15	3%	25	4%	10	2%
25 to 64 years	340	63%	365	62%	365	57%
65 to 84 years	55	10%	30	5%	155	24%
85 years and over	0	0%	0	0%	10	2%

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

3(1)(a)(v) Private Households

	2006	2011	2016
Households	250	270	310

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

3(1)(a)(vi) Average Private Household Size

	2006	2011	2016
Average household size	2.1	2.2	2.1

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

3(1)(a)(vii) Private Households by Size

	2006		2011		2016	
	#	%	#	%	#	%
Total	250	100%	270	100%	310	100%
1-person	90	36%	95	35%	85	27%
2-person	95	38%	105	39%	165	53%
3-person	10	4%	30	11%	25	8%
4-person	40	16%	25	9%	20	6%
5-or-more-person	10	4%	0	0%	15	5%

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

3(1)(a)(viii) Private Households by Tenure

	2006		2011		2016	
	#	%	#	%	#	%
Total	250	100%	270	100%	310	100%
Owner	200	80%	250	93%	240	77%
Renter	50	20%	20	7%	70	23%
Other (Band Housing)	0	0%	0	0%	0	0%

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

Geography: Area C

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	50	100%	20	100%	70	100%
Renter households in subsidized housing	#N/A	#N/A	0	0%	15	21%

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

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	540	585	650
Mover	35	55	75
Migrant	10	55	35
Non-migrant	30	0	35
Non-mover	505	530	570

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

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)		45	65
Percentage Growth (%)		8.3%	11.1%

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

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students			

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2006	2011	2016
Individuals experiencing homelessness			

3(2)(a) Anticipated Population

	2019	2020	2021	2022	2023	2024
Anticipated population						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (to indicated period)

	2019	2020	2021	2022	2023	2024
Anticipated growth (#)						
Anticipated percentage growth (%)						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2019	2020	2021	2022	2023	2024
Anticipated average age						
Anticipated median age						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

Geography: Area C

3(2)(e) Anticipated Age Group Distribution

	2019		2020		2021		2022		2023		2024	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total												
0 to 14 years												
15 to 19 years												
20 to 24 years												
25 to 64 years												
65 to 84 years												
85 years and over												

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2019	2020	2021	2022	2023	2024
Anticipated households						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2019	2020	2021	2022	2023	2024
Anticipated average household size						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	\$58,416	\$78,639	\$69,351
Median	\$54,334	\$68,588	\$54,529

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

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	250	100%	270	100%	310	100%
\$0-\$4,999	15	6%	0	0%	10	3%
\$5,000-\$9,999	10	4%	0	0%	10	3%
\$10,000-\$14,999	20	8%	0	0%	10	3%
\$15,000-\$19,999	10	4%	0	0%	15	5%
\$20,000-\$24,999	15	6%	0	0%	10	3%
\$25,000-\$29,999	15	6%	0	0%	50	16%
\$30,000-\$34,999	0	0%	0	0%	15	5%
\$35,000-\$39,999	10	4%	0	0%	15	5%
\$40,000-\$44,999	10	4%	0	0%	10	3%
\$45,000-\$49,999	10	4%	25	9%	15	5%
\$50,000-\$59,999	30	12%	0	0%	15	5%
\$60,000-\$69,999	20	8%	0	0%	15	5%
\$70,000-\$79,999	40	16%	0	0%	20	6%
\$80,000-\$89,999	0	0%	0	0%	15	5%
\$90,000-\$99,999	0	0%	0	0%	0	0%
\$100,000-\$124,999	15	6%	55	20%	35	11%
\$125,000-\$149,999	0	0%	0	0%	20	6%
\$150,000-\$199,999	15	6%	0	0%	25	8%
\$200,000 and over	0	0%	0	0%	10	3%

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

Geography: Area C

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	50	100%	20	100%	70	100%
\$0-\$4,999	0	0%	0	0%	0	0%
\$5,000-\$9,999	10	20%	0	0%	0	0%
\$10,000-\$14,999	10	20%	0	0%	0	0%
\$15,000-\$19,999	10	20%	0	0%	10	14%
\$20,000-\$24,999	0	0%	0	0%	10	14%
\$25,000-\$29,999	0	0%	0	0%	20	29%
\$30,000-\$34,999	0	0%	0	0%	0	0%
\$35,000-\$39,999	0	0%	0	0%	0	0%
\$40,000-\$44,999	0	0%	0	0%	0	0%
\$45,000-\$49,999	0	0%	0	0%	0	0%
\$50,000-\$59,999	0	0%	0	0%	0	0%
\$60,000-\$69,999	0	0%	0	0%	10	14%
\$70,000-\$79,999	10	20%	0	0%	10	14%
\$80,000-\$89,999	10	20%	0	0%	10	14%
\$90,000-\$99,999	0	0%	0	0%	0	0%
\$100,000-\$124,999	0	0%	0	0%	0	0%
\$125,000-\$149,999	0	0%	0	0%	10	14%
\$150,000-\$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%

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

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	200	100%	250	100%	235	100%
\$0-\$4,999	10	5%	0	0%	10	4%
\$5,000-\$9,999	0	0%	0	0%	10	4%
\$10,000-\$14,999	10	5%	0	0%	0	0%
\$15,000-\$19,999	10	5%	0	0%	10	4%
\$20,000-\$24,999	10	5%	0	0%	0	0%
\$25,000-\$29,999	10	5%	0	0%	30	13%
\$30,000-\$34,999	10	5%	0	0%	15	6%
\$35,000-\$39,999	10	5%	0	0%	15	6%
\$40,000-\$44,999	10	5%	0	0%	15	6%
\$45,000-\$49,999	10	5%	0	0%	15	6%
\$50,000-\$59,999	25	13%	0	0%	20	9%
\$60,000-\$69,999	15	8%	0	0%	10	4%
\$70,000-\$79,999	30	15%	0	0%	0	0%
\$80,000-\$89,999	10	5%	0	0%	15	6%
\$90,000-\$99,999	0	0%	0	0%	0	0%
\$100,000-\$124,999	15	8%	50	20%	30	13%
\$125,000-\$149,999	0	0%	0	0%	15	6%
\$150,000-\$199,999	15	8%	0	0%	20	9%
\$200,000 and over	0	0%	0	0%	10	4%

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

Geography: Area C

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	58416	78639	69351
Owner	61732	81739	75683
Renter	44943	39755	48332
Median	54334	68588	54529
Owner	54447	77987	59221
Renter	27584	32509	28997

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

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	305	370	355

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

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	305	100%	370	100%	350	100%
All Categories	305	100%	360	97%	350	100%
11 Agriculture, forestry, fishing and hunting	40	13%	0	0%	30	9%
21 Mining, quarrying, and oil and gas extraction	0	0%	0	0%	0	0%
22 Utilities	0	0%	0	0%	0	0%
23 Construction	25	8%	35	9%	35	10%
31-33 Manufacturing	10	3%	0	0%	10	3%
41 Wholesale trade	10	3%	0	0%	10	3%
44-45 Retail trade	15	5%	30	8%	60	17%
48-49 Transportation and warehousing	15	5%	0	0%	0	0%
51 Information and cultural industries	25	8%	0	0%	10	3%
52 Finance and insurance	0	0%	0	0%	0	0%
53 Real estate and rental and leasing	0	0%	0	0%	0	0%
54 Professional, scientific and technical services	0	0%	30	8%	15	4%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and	25	8%	0	0%	15	4%
61 Educational services	50	16%	50	14%	60	17%
62 Health care and social assistance	20	7%	55	15%	20	6%
71 Arts, entertainment and recreation	0	0%	0	0%	0	0%
72 Accommodation and food services	15	5%	25	7%	25	7%
81 Other services (except public administration)	10	3%	0	0%	25	7%
91 Public administration	45	15%	30	8%	40	11%
Not Applicable	10	3%	0	0%	0	0%

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

6(1)(a) Housing Units for Private Households

	2016
Housing units	310

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

Geography: Area C

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	310	100%
Single-detached house	290	94%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	0	0%
Semi-detached house	10	3%
Row house	0	0%
Apartment or flat in a duplex	0	0%
Apartment in a building that has fewer than five storeys	0	0%
Other single-attached house	0	0%
Movable dwelling	20	6%

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

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	310
No-bedroom	0
1-bedroom	50
2-bedroom	80
3-bedroom	105
4-or-more-bedroom	75

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

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	310	100%
1960 or earlier	35	11%
1961-1980	125	40%
1981-1990	50	16%
1991-2000	45	15%
2001-2010	35	11%
2011-2016	30	10%
2017 onwards		

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

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

6(1)(f)(i) Average and Median Assessed Housing Values

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Median															N/A

Source: BC Assessment

Geography: Area C

6(1)(f)(ii) Average and Median Assessed Housing Values by Structure Type															
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Single Family Dwelling with Suite Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Seasonal Dwelling															
Median	N/A														N/A
Single Family Dwelling with Suite Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Seasonal Dwelling															

Source: BC Assessment

6(1)(f)(iii) Average and Median Assessed Housing Values by Number of Bedrooms															
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															
Median	N/A														N/A
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															

Source: BC Assessment

6(1)(g)(i) Average and Median Housing Sale Prices															
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Median															N/A

Source: BC Assessment

Geography: Area C

6(1)(g)(ii) Average and Median Housing Sale Prices by Structure Type

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Single Family Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Median	N/A														N/A
Single Family Dwelling with Suite															N/A
Duplex, Triplex, Fourplex, etc.															N/A
Row Housing															N/A
Apartment															N/A
Manufactured Home															N/A

Source: BC Assessment

6(1)(g)(iii) Average and Median Housing Sale Prices by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														N/A
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															
Median	N/A														N/A
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															

Source: BC Assessment

6(1)(h)(i) Average and Median Monthly Rent

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
Median															

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii) Average and Median Monthly Rent by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															
Median															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more-bedrooms															

Source: CMHC Primary Rental Market Survey

Geography: Area C

6(1)(n)(i) Substantially Completed

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Housing units completed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
Structure Type 1										
Structure Type 2										
Structure Type 3										

6(1)(n)(iii) Housing Units Substantially Completed by Tenure

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
Owner										
Renter										
Other (Band Housing)										

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
No-bedroom										
1-bedroom										
2-bedroom										
3-bedroom										

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

	2019
Number of beds	

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness

	2019
Beds for individuals experiencing homelessness	
Beds for individuals at risk of experiencing homelessness	

6(3)(a) New Homes Registered

	2016	2017	2018
New homes registered			

Source: BC Housing

6(3)(b) v Homes Registered by Structure Type

	2016	2017	2018
Total			
Single-detached house			
Multi-family unit			
Purpose-built rental			

Source: BC Housing

Geography: Area C

6(3)(c) New Purpose-Built Rental Homes Registered

	2016	2017	2018
New purpose-built rental homes registered			

Source: BC Housing

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	230	100%	100%	260	100%	100%	285	100%	100%
Owner	185	80%	100%	235	90%	100%	215	75%	100%
Renter	50	22%	100%	20	8%	100%	70	25%	100%
Total households in unaffordable housing	35	15%	15%	30	12%	12%	45	16%	16%
Owner	25	11%	14%	0	0%	0%	20	7%	9%
Renter	10	4%	20%	0	0%	0%	25	9%	36%

Source: Statistics Canada Census Program, Custom Data (

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	230	100%	100%	260	100%	100%	285	100%	100%
Owner	185	80%	100%	235	90%	100%	215	75%	100%
Renter	50	22%	100%	20	8%	100%	70	25%	100%
Total households in inadequate housing	35	15%	15%	60	23%	23%	40	14%	14%
Owner	35	15%	19%	55	21%	23%	20	7%	9%
Renter	0	0%	0%	0	0%	0%	15	5%	21%

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

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	230	100%	100%	260	100%	100%	285	100%	100%
Owner	185	80%	100%	235	90%	100%	215	75%	100%
Renter	50	22%	100%	20	8%	100%	70	25%	100%
Total households in unsuitable housing	15	7%	7%	0	0%	0%	0	0%	0%
Owner	0	0%	0%	0	0%	0%	10	4%	5%
Renter	10	4%	20%	0	0%	0%	0	0%	0%

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

2016

7(b),(c) Unemployment and Participation Rates for Population in Private Households

Unemployment rate	9.9%
Participation rate	65.1%

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

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	225	100%
Commute within CSD	50	22%
Commute to different CSD within CD	165	73%
Commute to different CD within BC	10	4%
Commute to different province	0	0%

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

Geography: Area C

8(1)(a)(i),(ii)

Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	230	100%	100%	255	100%	100%	285	100%	100%
Owner	185	80%	100%	235	92%	100%	215	75%	100%
Renter	50	22%	100%	20	8%	100%	70	25%	100%
Total in core housing need	40	17%	17%	40	16%	16%	70	25%	25%
Owner	30	13%	16%	35	14%	15%	30	11%	14%
Renter	10	4%	20%	0	0%	0%	35	12%	50%

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

8(1)(a)(iii),(iv)

Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	230	100%	100%	255	100%	100%	285	100%	100%
Owner	185	80%	100%	235	92%	100%	215	75%	100%
Renter	50	22%	100%	20	8%	100%	70	25%	100%
Total in extreme core housing need	20	9%	9%	0	0%	0%	15	5%	5%
Owner	10	4%	5%	0	0%	0%	10	4%	5%
Renter	10	4%	20%	0	0%	0%	0	0%	0%

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

Geography: Area D

3(1)(a)(i) Total Population in Private Households

	2006	2011	2016
Population	410	380	395

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

3(1)(a)(ii),(iii) Average and Median Age in Private Households

	2006	2011	2016
Average	44.3	50	45.2
Median	51	54.9	51.8

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

3(1)(a)(iv) Age Group Distribution in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	405	100%	380	100%	395	100%
0 to 14 years	75	19%	55	14%	65	16%
15 to 19 years	15	4%	0	0%	20	5%
20 to 24 years	15	4%	0	0%	0	0%
25 to 64 years	200	49%	220	58%	220	56%
65 to 84 years	65	16%	45	12%	85	22%
85 years and over	20	5%	0	0%	10	3%

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

3(1)(a)(v) Private Households

	2006	2011	2016
Households	180	175	170

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

3(1)(a)(vi) Average Private Household Size

	2006	2011	2016
Average household size	2.2	2.1	2.4

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

3(1)(a)(vii) Private Households by Size

	2006		2011		2016	
	#	%	#	%	#	%
Total	180	100%	175	100%	170	100%
1-person	40	22%	40	23%	45	26%
2-person	100	56%	95	54%	75	44%
3-person	20	11%	35	20%	10	6%
4-person	0	0%	0	0%	25	15%
5-or-more-person	20	11%	0	0%	10	6%

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

3(1)(a)(viii) Private Households by Tenure

	2006		2011		2016	
	#	%	#	%	#	%
Total	180	100%	175	100%	170	100%
Owner	125	69%	145	83%	140	82%
Renter	55	31%	35	20%	30	18%
Other (Band Housing)	0	0%	0	0%	0	0%

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

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	50	100%	30	100%	30	100%
Renter households in subsidized housing	#N/A	#N/A	0	0%	0	0%

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

Geography: Area D

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	400	375	395
Mover	45	30	90
Migrant	25	25	70
Non-migrant	20	0	20
Non-mover	360	340	305

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

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)		-30	15
Percentage Growth (%)		-7.3%	3.9%

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

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students			

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2006	2011	2016
Individuals experiencing homelessness			

3(2)(a) Anticipated Population

	2019	2020	2021	2022	2023	2024
Anticipated population						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (to indicated period)

	2019	2020	2021	2022	2023	2024
Anticipated growth (#)						
Anticipated percentage growth (%)						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2019	2020	2021	2022	2023	2024
Anticipated average age						
Anticipated median age						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(e) Anticipated Age Group Distribution

	2019		2020		2021		2022		2023		2024	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total												
0 to 14 years												
15 to 19 years												
20 to 24 years												
25 to 64 years												
65 to 84 years												
85 years and over												

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2019	2020	2021	2022	2023	2024
Anticipated households						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2019	2020	2021	2022	2023	2024
Anticipated average household size						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

Geography: Area D

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	\$68,369	\$81,211	\$79,340
Median	\$65,701	\$74,580	\$60,946

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

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	180	100%	175	100%	170	100%
\$0-\$4,999	0	0%	0	0%	10	6%
\$5,000-\$9,999	0	0%	0	0%	0	0%
\$10,000-\$14,999	0	0%	0	0%	0	0%
\$15,000-\$19,999	20	11%	0	0%	0	0%
\$20,000-\$24,999	20	11%	0	0%	0	0%
\$25,000-\$29,999	10	6%	0	0%	0	0%
\$30,000-\$34,999	10	6%	0	0%	10	6%
\$35,000-\$39,999	10	6%	15	9%	25	15%
\$40,000-\$44,999	0	0%	0	0%	0	0%
\$45,000-\$49,999	10	6%	0	0%	0	0%
\$50,000-\$59,999	10	6%	0	0%	15	9%
\$60,000-\$69,999	40	22%	0	0%	15	9%
\$70,000-\$79,999	10	6%	0	0%	10	6%
\$80,000-\$89,999	15	8%	0	0%	0	0%
\$90,000-\$99,999	15	8%	0	0%	20	12%
\$100,000-\$124,999	15	8%	20	11%	15	9%
\$125,000-\$149,999	0	0%	0	0%	20	12%
\$150,000-\$199,999	0	0%	20	11%	10	6%
\$200,000 and over	10	6%	0	0%	0	0%

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

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	55	100%	30	100%	25	100%
\$0-\$4,999	0	0%	0	0%	0	0%
\$5,000-\$9,999	0	0%	0	0%	0	0%
\$10,000-\$14,999	0	0%	0	0%	0	0%
\$15,000-\$19,999	0	0%	0	0%	0	0%
\$20,000-\$24,999	20	36%	0	0%	0	0%
\$25,000-\$29,999	0	0%	0	0%	0	0%
\$30,000-\$34,999	0	0%	0	0%	0	0%
\$35,000-\$39,999	0	0%	0	0%	10	40%
\$40,000-\$44,999	0	0%	0	0%	0	0%
\$45,000-\$49,999	0	0%	0	0%	0	0%
\$50,000-\$59,999	0	0%	0	0%	10	40%
\$60,000-\$69,999	10	18%	0	0%	10	40%
\$70,000-\$79,999	0	0%	0	0%	0	0%
\$80,000-\$89,999	10	18%	0	0%	0	0%
\$90,000-\$99,999	10	18%	0	0%	0	0%
\$100,000-\$124,999	10	18%	0	0%	0	0%
\$125,000-\$149,999	0	0%	0	0%	10	40%
\$150,000-\$199,999	0	0%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%

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

Geography: Area D

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	125	100%	145	100%	135	100%
\$0-\$4,999	0	0%	0	0%	10	7%
\$5,000-\$9,999	0	0%	0	0%	0	0%
\$10,000-\$14,999	0	0%	0	0%	0	0%
\$15,000-\$19,999	20	16%	0	0%	0	0%
\$20,000-\$24,999	0	0%	0	0%	10	7%
\$25,000-\$29,999	10	8%	0	0%	0	0%
\$30,000-\$34,999	10	8%	0	0%	10	7%
\$35,000-\$39,999	0	0%	0	0%	15	11%
\$40,000-\$44,999	0	0%	0	0%	0	0%
\$45,000-\$49,999	10	8%	0	0%	0	0%
\$50,000-\$59,999	10	8%	0	0%	15	11%
\$60,000-\$69,999	30	24%	0	0%	10	7%
\$70,000-\$79,999	10	8%	0	0%	0	0%
\$80,000-\$89,999	10	8%	0	0%	0	0%
\$90,000-\$99,999	10	8%	0	0%	20	15%
\$100,000-\$124,999	10	8%	15	10%	15	11%
\$125,000-\$149,999	0	0%	0	0%	15	11%
\$150,000-\$199,999	0	0%	20	14%	10	7%
\$200,000 and over	0	0%	0	0%	0	0%

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

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	68369	81211	79340
Owner	70232	83318	83589
Renter	63950	71342	58817
Median	65701	74580	60946
Owner	63229	81615	64013
Renter	66895	60676	0

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

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	205	235	200

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

Geography: Area D

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	205	100%	235	100%	200	100%
All Categories	200	98%	230	98%	195	98%
11 Agriculture, forestry, fishing and hunting	35	17%	30	13%	10	5%
21 Mining, quarrying, and oil and gas extraction	0	0%	0	0%	0	0%
22 Utilities	0	0%	0	0%	10	5%
23 Construction	10	5%	0	0%	10	5%
31-33 Manufacturing	0	0%	0	0%	0	0%
41 Wholesale trade	10	5%	0	0%	10	5%
44-45 Retail trade	30	15%	35	15%	35	18%
48-49 Transportation and warehousing	0	0%	20	9%	10	5%
51 Information and cultural industries	0	0%	0	0%	0	0%
52 Finance and insurance	0	0%	0	0%	0	0%
53 Real estate and rental and leasing	0	0%	0	0%	0	0%
54 Professional, scientific and technical services	10	5%	0	0%	10	5%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	10	5%	0	0%	0	0%
61 Educational services	20	10%	35	15%	50	25%
62 Health care and social assistance	40	20%	25	11%	15	8%
71 Arts, entertainment and recreation	0	0%	0	0%	10	5%
72 Accommodation and food services	20	10%	20	9%	10	5%
81 Other services (except public administration)	20	10%	0	0%	0	0%
91 Public administration	0	0%	25	11%	25	13%
Not Applicable	0	0%	0	0%	10	5%

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

6(1)(a) Housing Units for Private Households

	2016
Housing units	170

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

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	165	100%
Single-detached house	165	100%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	10	6%
Semi-detached house	0	0%
Row house	0	0%
Apartment or flat in a duplex	0	0%
Apartment in a building that has fewer than five storeys	0	0%
Other single-attached house	0	0%
Movable dwelling	0	0%

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

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	170
No-bedroom	0
1-bedroom	20
2-bedroom	50
3-bedroom	65
4-or-more-bedroom	30

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

Geography: Area D

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	165	100%
1960 or earlier	25	15%
1961-1980	70	42%
1981-1990	55	33%
1991-2000	10	6%
2001-2010	10	6%
2011-2016	0	0%
2017 onwards		

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

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

6(1)(f)(i) Average and Median Assessed Housing Values

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Median															N/A

Source: BC Assessment

6(1)(f)(ii) Average and Median Assessed Housing Values by Structure Type

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Seasonal Dwelling															
Median	N/A														N/A
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Seasonal Dwelling															

Source: BC Assessment

6(1)(f)(iii) Average and Median Assessed Housing Values by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															
Median	N/A														N/A
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															

Source: BC Assessment

6(1)(g)(i) Average and Median Housing Sale Prices

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Median															N/A

Source: BC Assessment

Geography: Area D

6(1)(g)(ii)	Average and Median Housing Sale Prices by Structure Type														
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Median	N/A														N/A
Single Family															
Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															N/A
Row Housing															
Apartment															
Manufactured Home															N/A

Source: BC Assessment

6(1)(g)(iii)	Average and Median Housing Sale Prices by Number of Bedrooms														
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														N/A
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															
Median	N/A														N/A
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															

Source: BC Assessment

6(1)(h)(i)	Average and Median Monthly Rent														
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
Median															

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii)	Average and Median Monthly Rent by Number of Bedrooms														
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															
Median															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more-bedrooms															

Source: CMHC Primary Rental Market Survey

6(1)(i),(j)	Vacancy Rate by Number of Bedrooms														
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total															
No-bedroom															
1-bedroom															
2-bedroom															
3-or more bedroom															

Source: CMHC Primary Rental Market Survey

Geography: Area D

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total	N/A									
No-bedroom										
1-bedroom										
2-bedroom										
3-bedroom										

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

Number of beds	2019

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness

	2019
Beds for individuals experiencing homelessness	
Beds for individuals at risk of experiencing homelessness	

6(3)(a) New Homes Registered

	2016	2017	2018
New homes registered			

Source: BC Housing

6(3)(b) New Homes Registered by Structure Type

	2016	2017	2018
Total			
Single-detached house			
Multi-family unit			
Purpose-built rental			

Source: BC Housing

6(3)(c) New Purpose-Built Rental Homes Registered

	2016	2017	2018
New purpose-built rental homes registered			

Source: BC Housing

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	170	100%	100%	160	100%	100%	155	100%	100%
Owner	115	68%	100%	130	81%	100%	130	84%	100%
Renter	55	32%	100%	35	22%	100%	30	19%	100%
Total households in unaffordable housing	0	0%	0%	15	9%	9%	10	6%	6%
Owner	0	0%	0%	15	9%	12%	10	6%	8%
Renter	0	0%	0%	0	0%	0%	0	0%	0%

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

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	170	100%	100%	160	100%	100%	155	100%	100%
Owner	115	68%	100%	130	81%	100%	130	84%	100%
Renter	55	32%	100%	35	22%	100%	30	19%	100%
Total households in inadequate housing	20	12%	12%	25	16%	16%	20	13%	13%
Owner	10	6%	9%	25	16%	19%	20	13%	15%
Renter	10	6%	18%	0	0%	0%	0	0%	0%

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

Geography: Area D

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	170	100%	100%	160	100%	100%	155	100%	100%
Owner	115		100%	130	81%	100%	130	84%	100%
Renter	55	32%	100%	35	22%	100%	30	19%	100%
Total households in unsuitable housing	0	0%	0%	0	0%	0%	0	0%	0%
Owner	0	0%	0%	0	0%	0%	0	0%	0%
Renter	0	0%	0%	0	0%	0%	0	0%	0%

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

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	5.0%
Participation rate	60.6%

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

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	145	100%
Commute within CSD	15	10%
Commute to different CSD within CD	130	90%
Commute to different CD within BC	0	0%
Commute to different province	0	0%

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

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	170	100%	100%	165	100%	100%	155	100%	100%
Owner	115	68%	100%	130	79%	100%	130	84%	100%
Renter	50	29%	100%	30	18%	100%	30	19%	100%
Total in core housing need	10	6%	6%	40	24%	24%	25	16%	16%
Owner	10	6%	9%	45	27%	35%	20	13%	15%
Renter	0	0%	0%	0	0%	0%	10	6%	33%

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

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	170	100%	100%	165	100%	100%	155	100%	100%
Owner	115	68%	100%	130	79%	100%	130	84%	100%
Renter	50	29%	100%	30	18%	100%	30	19%	100%
Total in extreme core housing need	0	0%	0%	0	0%	0%	0	0%	0%
Owner	0	0%	0%	0	0%	0%	0	0%	0%
Renter	0	0%	0%	0	0%	0%	0	0%	0%

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

Geography: Area E

3(1)(a)(i) Total Population in Private Households

	2006	2011	2016
Population	130	90	140

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

3(1)(a)(ii),(iii) Average and Median Age in Private Households

	2006	2011	2016
Average	49.1	55.4	43.6
Median	43.7	57.8	42.6

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

3(1)(a)(iv) Age Group Distribution in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	130	100%	95	100%	135	100%
0 to 14 years	0	0%	0	0%	20	15%
15 to 19 years	10	8%	0	0%	15	11%
20 to 24 years	20	15%	0	0%	0	0%
25 to 64 years	65	50%	0	0%	80	59%
65 to 84 years	20	15%	0	0%	25	19%
85 years and over	10	8%	0	0%	0	0%

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

3(1)(a)(v) Private Households

	2006	2011	2016
Households	65	55	75

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

3(1)(a)(vi) Average Private Household Size

	2006	2011	2016
Average household size	2	1.7	1.9

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

3(1)(a)(vii) Private Households by Size

	2006		2011		2016	
	#	%	#	%	#	%
Total	65	100%	55	100%	75	100%
1-person	20	31%	0	0%	50	67%
2-person	20	31%	30	55%	10	13%
3-person	25	38%	0	0%	0	0%
4-person	0	0%	0	0%	10	13%
5-or-more-person	0	0%	0	0%	10	13%

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

3(1)(a)(viii) Private Households by Tenure

	2006		2011		2016	
	#	%	#	%	#	%
Total	65	100%	55	100%	75	100%
Owner	35	54%	0	0%	30	40%
Renter	35	54%	35	64%	50	67%
Other (Band Housing)	0	0%	0	0%	0	0%

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

Geography: Area E

3(1)(a)(ix) Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)

	2006		2011		2016	
	#	%	#	%	#	%
Renter households	35	100%	40	100%	45	100%
Renter households in subsidized housing	#N/A	#N/A	0	0%	15	33%

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

3(1)(a)(x) Mobility Status of Population in Private Households

	2006	2011	2016
Total	130	95	135
Mover	65	0	0
Migrant	20	0	0
Non-migrant	45	0	0
Non-mover	70	80	140

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

3(1)(b) Population Growth in Private Households (period between indicated census and census preceding it)

	2006	2011	2016
Growth (#)		-40	50
Percentage Growth (%)		-30.8%	55.6%

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

3(1)(c) Number of Students Enrolled in Post-Secondary Institutions Located in the Area

	2006	2011	2016
Students			

Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training

3(1)(d) Number of Individuals Experiencing Homelessness

	2006	2011	2016
Individuals experiencing homelessness			

3(2)(a) Anticipated Population

	2019	2020	2021	2022	2023	2024
Anticipated population						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(b) Anticipated Population Growth (to indicated period)

	2019	2020	2021	2022	2023	2024
Anticipated growth (#)						
Anticipated percentage growth (%)						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(c),(d) Anticipated Average and Median Age

	2019	2020	2021	2022	2023	2024
Anticipated average age						
Anticipated median age						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

Geography: Area E

3(2)(e) Anticipated Age Group Distribution

	2019		2020		2021		2022		2023		2024	
	#	%	#	%	#	%	#	%	#	%	#	%
Anticipated total												
0 to 14 years												
15 to 19 years												
20 to 24 years												
25 to 64 years												
65 to 84 years												
85 years and over												

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(f) Anticipated Households

	2019	2020	2021	2022	2023	2024
Anticipated households						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

3(2)(g) Anticipated Average Household Size

	2019	2020	2021	2022	2023	2024
Anticipated average household size						

Source: Derived from BC Stats Population Estimates/Projections, and Statistics Canada Census Program Data

4(a),(b) Average and Median Before-Tax Private Household Income

	2006	2011	2016
Average	\$0	\$0	\$0
Median	\$0	\$0	\$0

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

4(c) Before-Tax Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$0-\$4,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$5,000-\$9,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$10,000-\$14,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$15,000-\$19,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$20,000-\$24,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$25,000-\$29,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$30,000-\$34,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$35,000-\$39,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$40,000-\$44,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$45,000-\$49,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$50,000-\$59,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$60,000-\$69,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$70,000-\$79,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$80,000-\$89,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$90,000-\$99,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$100,000-\$124,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$125,000-\$149,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$150,000-\$199,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$200,000 and over	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!

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

Geography: Area E

4(d) Before-Tax Renter Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$0-\$4,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$5,000-\$9,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$10,000-\$14,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$15,000-\$19,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$20,000-\$24,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$25,000-\$29,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$30,000-\$34,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$35,000-\$39,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$40,000-\$44,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$45,000-\$49,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$50,000-\$59,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$60,000-\$69,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$70,000-\$79,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$80,000-\$89,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$90,000-\$99,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$100,000-\$124,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$125,000-\$149,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$150,000-\$199,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$200,000 and over	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!

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

4(e) Before-Tax Owner Private Household Income by Income Bracket

	2006		2011		2016	
	#	%	#	%	#	%
Total	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$0-\$4,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$5,000-\$9,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$10,000-\$14,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$15,000-\$19,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$20,000-\$24,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$25,000-\$29,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$30,000-\$34,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$35,000-\$39,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$40,000-\$44,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$45,000-\$49,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$50,000-\$59,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$60,000-\$69,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$70,000-\$79,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$80,000-\$89,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$90,000-\$99,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$100,000-\$124,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$125,000-\$149,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$150,000-\$199,999	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
\$200,000 and over	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!

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

Geography: Area E

4(f),(g) Average and Median Before-Tax Private Household Income by Tenure

	2006	2011	2016
Average	0	0	0
Owner	0	0	0
Renter	0	0	0
Median	0	0	0
Owner	0	0	0
Renter	0	0	0

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

5(a) Workers in the Labour Force for Population in Private Households

	2006	2011	2016
Workers in labour force	85	70	75

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

5(b) Workers by NAICS Sector for Population in Private Households

	2006		2011		2016	
	#	%	#	%	#	%
Total	85	100%	70	100%	75	100%
All Categories	80	94%	70	100%	75	100%
11 Agriculture, forestry, fishing and hunting	0	0%	0	0%	0	0%
21 Mining, quarrying, and oil and gas extraction	0	0%	0	0%	0	0%
22 Utilities	0	0%	0	0%	0	0%
23 Construction	0	0%	0	0%	0	0%
31-33 Manufacturing	0	0%	0	0%	0	0%
41 Wholesale trade	0	0%	0	0%	0	0%
44-45 Retail trade	40	47%	0	0%	20	27%
48-49 Transportation and warehousing	0	0%	0	0%	10	13%
51 Information and cultural industries	0	0%	0	0%	0	0%
52 Finance and insurance	0	0%	0	0%	0	0%
53 Real estate and rental and leasing	0	0%	0	0%	0	0%
54 Professional, scientific and technical services	0	0%	0	0%	0	0%
55 Management of companies and enterprises	0	0%	0	0%	0	0%
56 Administrative and support, waste management and remediation services	0	0%	0	0%	0	0%
61 Educational services	0	0%	0	0%	10	13%
62 Health care and social assistance	0	0%	0	0%	10	13%
71 Arts, entertainment and recreation	0	0%	0	0%	0	0%
72 Accommodation and food services	20	24%	0	0%	20	27%
81 Other services (except public administration)	0	0%	0	0%	0	0%
91 Public administration	20	24%	0	0%	10	13%
Not Applicable	0	0%	0	0%	0	0%

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

6(1)(a) Housing Units for Private Households

	2016
Housing units	75

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

Geography: Area E

6(1)(b) Housing Units by Structural Type for Private Households

	2016	
	#	%
Total	75	100%
Single-detached house	45	60%
Apartment in a building that has five or more storeys	0	0%
Other attached dwelling	30	40%
Semi-detached house	0	0%
Row house	0	0%
Apartment or flat in a duplex	0	0%
Apartment in a building that has fewer than five storeys	30	40%
Other single-attached house	0	0%
Movable dwelling	0	0%

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

6(1)(c) Housing Units by Number of Bedrooms for Private Households

	2016
Total	75
No-bedroom	0
1-bedroom	20
2-bedroom	25
3-bedroom	20
4-or-more-bedroom	15

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

6(1)(d) Housing by Period of Construction for Private Households

	2016	
	#	%
Total	75	100%
1960 or earlier	30	40%
1961-1980	25	33%
1981-1990	15	20%
1991-2000	10	13%
2001-2010	0	0%
2011-2016	0	0%
2017 onwards		

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

6(1)(e) Subsidized Housing Units

	2016
Subsidized housing units	

Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing

6(1)(f)(i) Average and Median Assessed Housing Values

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Median															N/A

Source: BC Assessment

Geography: Area E

6(1)(f)(ii) Average and Median Assessed Housing Values by Structure Type

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Single Family Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Seasonal Dwelling															
Median	N/A														N/A
Single Family Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Seasonal Dwelling															

Source: BC Assessment

6(1)(f)(iii) Average and Median Assessed Housing Values by Number of Bedrooms

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															
Median	N/A														N/A
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															

Source: BC Assessment

6(1)(g)(i) Average and Median Housing Sale Prices

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Median															N/A

Source: BC Assessment

Geography: Area E

6(1)(g)(ii)	Average and Median Housing Sale Prices by Structure Type														
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														
Single Family Dwelling with Suite															
Duplex, Triplex, Fourplex, etc.															
Row Housing															
Apartment															
Manufactured Home															
Median	N/A														N/A
Single Family Dwelling with Suite															N/A
Duplex, Triplex, Fourplex, etc.															N/A
Row Housing															N/A
Apartment															N/A
Manufactured Home															N/A

Source: BC Assessment

6(1)(g)(iii)	Average and Median Housing Sale Prices by Number of Bedrooms														
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average	N/A														N/A
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															
Median	N/A														N/A
No-bedroom															N/A
1-bedroom															
2-bedroom															
3-or-more bedroom															

Source: BC Assessment

6(1)(h)(i)	Average and Median Monthly Rent														
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
Median															

Source: CMHC Primary Rental Market Survey

6(1)(h)(ii)	Average and Median Monthly Rent by Number of Bedrooms														
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Average															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more bedrooms															
Median															
No-bedroom															
1-bedroom															
2-bedroom															
3-or-more-bedrooms															

Source: CMHC Primary Rental Market Survey

Geography: Area E

6(1)(n)(i) Substantially Completed		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Housing units completed		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

6(1)(n)(ii) Housing Units Substantially Completed by Structure Type		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total		N/A									
Structure Type 1											
Structure Type 2											
Structure Type 3											

6(1)(n)(iii) Housing Units Substantially Completed by Tenure		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total		N/A									
Owner											
Renter											
Other (Band Housing)											

6(1)(n)(iv) Housing Units Substantially Completed by Number of Bedrooms		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total		N/A									
No-bedroom											
1-bedroom											
2-bedroom											
3-bedroom											

6(1)(o) Number of Beds Provided for Students by Post-Secondary Institutions in the Area

	2019
Number of beds	

Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing

6(1)(p) Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness

	2019
Beds for individuals experiencing homelessness	
Beds for individuals at risk of experiencing homelessness	

6(3)(a) Homes Registered

	2016	2017	2018
New homes registered			

Source: BC Housing

Geography: Area E

6(3)(b) n Homes Registered by Structure T

	2016	2017	2018
Total			
Single-detached house			
Multi-family unit			
Purpose-built rental			

Source: BC Housing

6(3)(c) New Purpose-Built Rental Homes Registered

	2016	2017	2018
New purpose-built rental homes registered			

Source: BC Housing

7(a)(i),(ii) Unaffordable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	65	100%	100%	55	100%	100%	75	100%	100%
Owner	30	46%	100%	0	0%	#DIV/0!	30	40%	100%
Renter	35	54%	100%	35	64%	100%	45	60%	100%
Total households in unaffordable housing	0	0%	0%	0	0%	0%	0	0%	0%
Owner	0	0%	0%	0	0%	#DIV/0!	0	0%	0%
Renter	0	0%	0%	0	0%	0%	0	0%	0%

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

7(a)(iii),(iv) Inadequate Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	65	100%	100%	55	100%	100%	75	100%	100%
Owner	30	46%	100%	0	0%	#DIV/0!	30	40%	100%
Renter	35	54%	100%	35	64%	100%	45	60%	100%
Total households in inadequate housing	0	0%	0%	0	0%	0%	0	0%	0%
Owner	0	0%	0%	0	0%	#DIV/0!	0	0%	0%
Renter	0	0%	0%	0	0%	0%	0	0%	0%

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

7(a)(v),(vi) Unsuitable Housing by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	65	100%	100%	55	100%	100%	75	100%	100%
Owner	30	46%	100%	0	0%	#DIV/0!	30	40%	100%
Renter	35	54%	100%	35	64%	100%	45	60%	100%
Total households in unsuitable housing	0	0%	0%	0	0%	0%	0	0%	0%
Owner	0	0%	0%	0	0%	#DIV/0!	0	0%	0%
Renter	0	0%	0%	0	0%	0%	0	0%	0%

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

7(b),(c) Unemployment and Participation Rates for Population in Private Households

	2016
Unemployment rate	0.0%
Participation rate	62.5%

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

Geography: Area E

7(d),(e),(f),(g) Commute to Work for Population in Private Households

	2016	
	#	%
Total	55	100%
Commute within CSD	30	55%
Commute to different CSD within CD	25	45%
Commute to different CD within BC	10	18%
Commute to different province	0	0%

Source: Statistics Canada Census Program, Custom Data Organization

8(1)(a)(i),(ii) Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Total in core housing need	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!

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

8(1)(a)(iii),(iv) Extreme Core Housing Need by Tenure for Private Households

	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Total in extreme core housing need	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Owner	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Renter	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!

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

Appendix C

Engagement Summary

ENGAGEMENT SUMMARY

1. Summary of Activities

The Central Coast Regional District (CCRD) hired a Housing Coordinator to conduct a series of engagement initiatives from April 2020 to March 2021. These engagement initiatives included:

- Letters to First Nations communities introducing project (3)
- Survey – available online and 400 printed and mailed to Bella Coola Residents with a total of 183 submitted
- Hardcopy survey campaign (Ocean Falls and Denny Island)
- Virtual engagement sessions (4)
- Stakeholder interviews (3)
- Posts to CCRD Website and social media (4 runs)
- Newspaper article (1)

2. Stakeholders

Main area stakeholder communities who were engaged through the methods identified in Section 1 are the following:

- **Electoral Area A** – Engaged through community surveys with a door knocking campaign in Ocean Falls and Denny Island, and online promotion in other areas. A virtual engagement session was also held with representatives of this area. Additional input was provided via email regarding the state of housing on Denny Island and the issue of secondary homes.
- **Electoral Area B** – The community survey was promoted online through Facebook by Heiltsuk staff members. A virtual engagement session was also held for this area.
- **Electoral Area C, D, E** – Community surveys were mailed out to homes in Bella Coola and the survey was promoted online locally. Two virtual engagement sessions were also held with people from this collective area. Additional individuals who had an understanding of seniors' housing, homelessness, and precarious housing were also engaged through phone interviews.

- **Nuxalk First Nation** – A letter was sent to Nuxalk First Nation to explain the project purpose and discuss an approach to community survey distribution. Nation members were engaged through mailed community surveys and online surveys. Nuxalk Administration staff members were also invited to the virtual engagement sessions.
- **Wuikinuxv First Nation** - A letter was sent to Wuikinuxv First Nation to explain the project purpose and discuss an approach to community survey distribution. Nation members were engaged through online surveys. Staff and council members participated in the Area A virtual engagement session.
- **Heiltsuk First Nation** - A letter was sent to Heiltsuk First Nation to explain the project purpose and discuss an approach to community survey distribution. Nation members were engaged through online surveys. The Area B director and Heiltsuk councillor participated in the Area B virtual engagement session.

3. Outcomes

Key information gathered from the community survey and virtual engagement has been organized by geographic area. Due to the importance of having a sufficient number of responses for analysis, survey information is broken down into two groups:

- Electoral Areas A and B (including Heiltsuk First Nation and Wuikinuxw First Nation)
- Electoral Areas C, D, and E (including Nuxalk Nation members)

Key feedback from virtual engagement, phone interviews, and other means (e.g. email) has been organized in the following way:

- Electoral Area A (including Wuikinuxv First Nation)
- Electoral Area B (Heiltsuk First Nation)
- Electoral Areas C, D, E

3.1 Survey Results

Key information from the survey is summarized in this section.

FIGURE 3.1 shows the response distribution of the length of time required to find a rental or ownership property. Finding a home in the CCRD can take some time, 6 months or longer, depending on the availability, size, and location of homes. Figure 3.1 also indicates that it can take a month or less to find a suitable home.

FIGURE 3.1: TIME IT TOOK TO FIND A PLACE TO LIVE

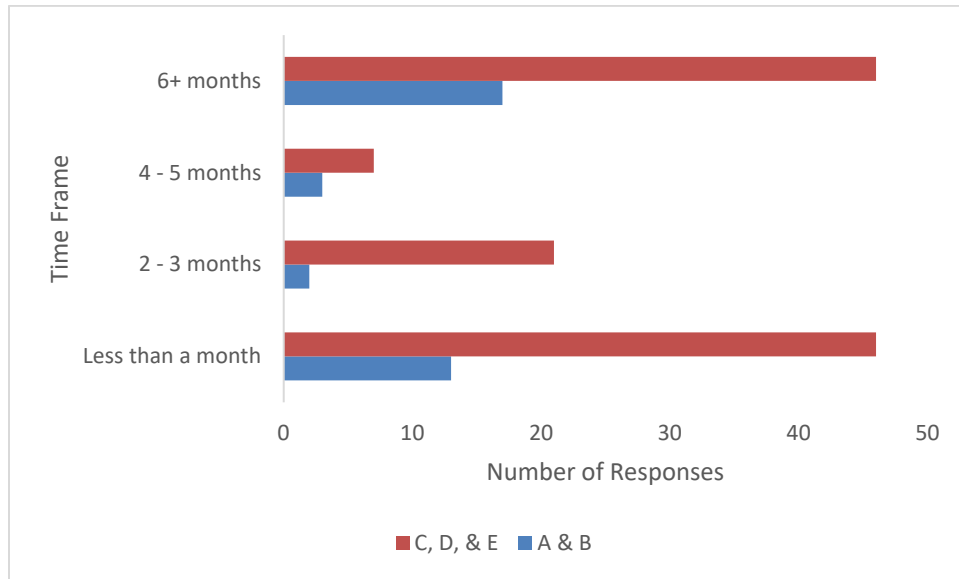


Figure 3.2 shows the number of respondents for the different electoral area groupings which identified a variety of challenges they experienced in finding a home to rent or purchase. The top issue for all electoral areas is a limited supply of desired housing types. Poor quality housing and the cost to purchase a home are among the highest challenges as well.

FIGURE 3.2: CHALLENGES EXPERIENCED IN FINDING HOUSING

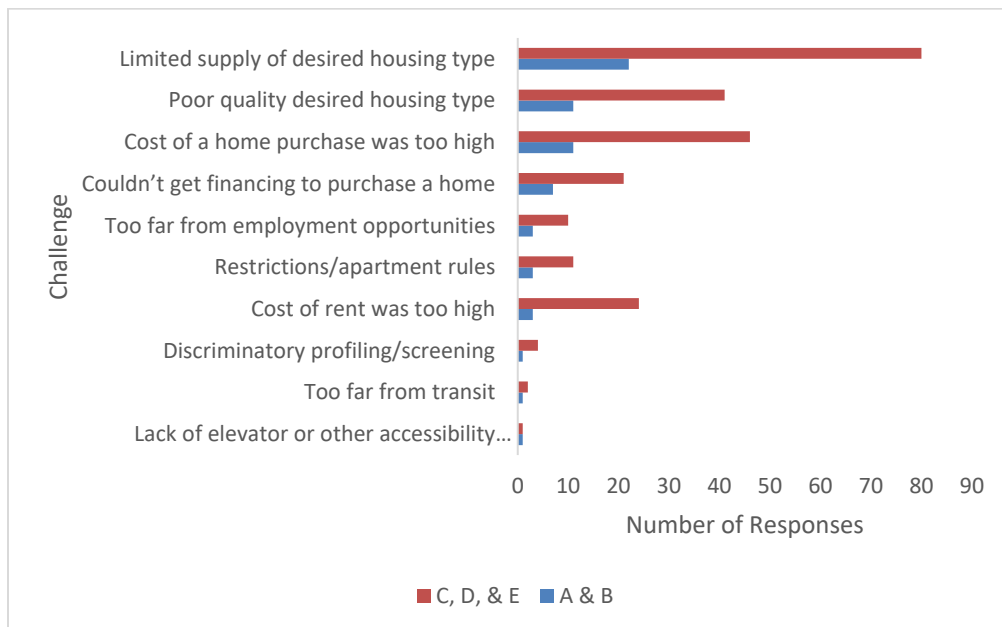


Figure 3.3 shows the number of respondents in the electoral area groups which identified a variety of current housing issues. Residents in all electoral areas are unsure if they are able to purchase or afford future rent in the current market. However, the primary issue of the current housing stock is that most homes are considered to be in poor condition. Comments from engagement sessions stated that mold and major renovations are need in order to have a housing stock that is suitable for living, as well as for the price of the homes.

FIGURE 3.3: CURRENT HOUSING ISSUES

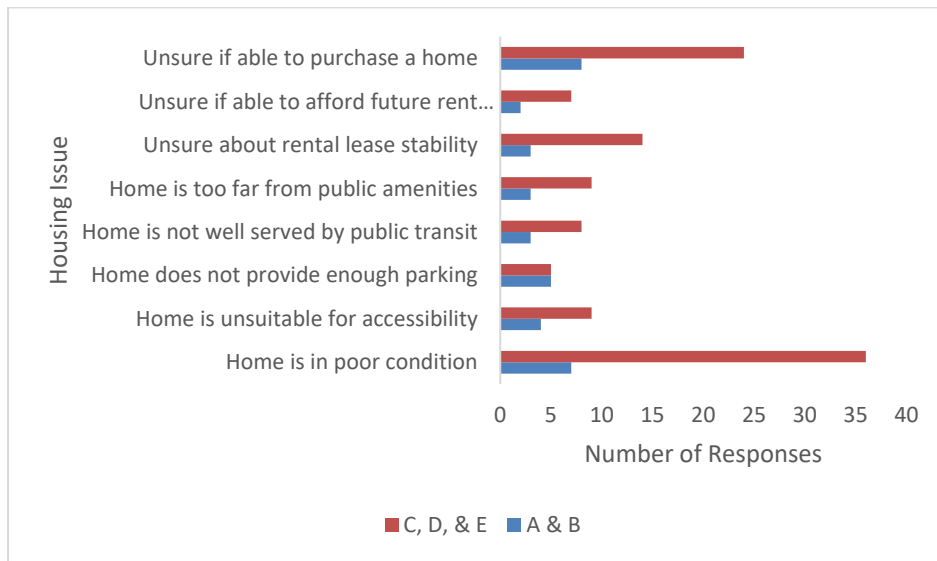


Figure 3.4 shows the number of respondents which anticipated housing issues in the next five years. For Electoral Areas C, D & E most respondents anticipate that their home will be in poor condition within the next five years, closely followed by the home being unsuitable for accessibility. For electoral areas A & B, these two issues are of equal concern for the respondents.

FIGURE 3.4: HOUSING ISSUES ANTICIPATED IN NEXT 5 YEARS

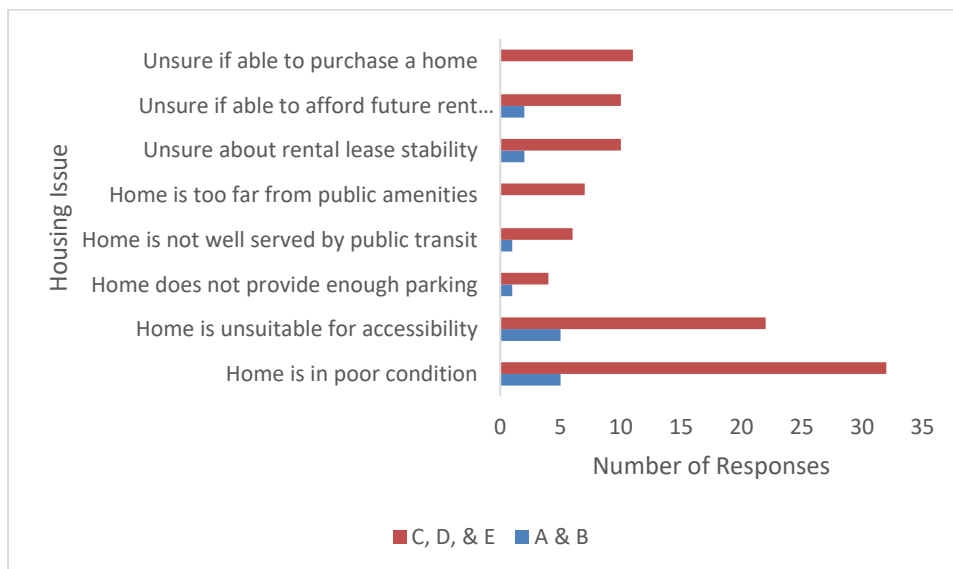


Figure 3.5 shows the number of respondents which identified a range of factors they consider when looking for a home to rent or purchase. The cost of rent or purchase of home was selected as the top priority for all electoral areas, followed by the type of home, size of home, and size of the property/lot.

FIGURE 3.5: MOST IMPORTANT FACTORS IN RENTING/PURCHASING A HOME

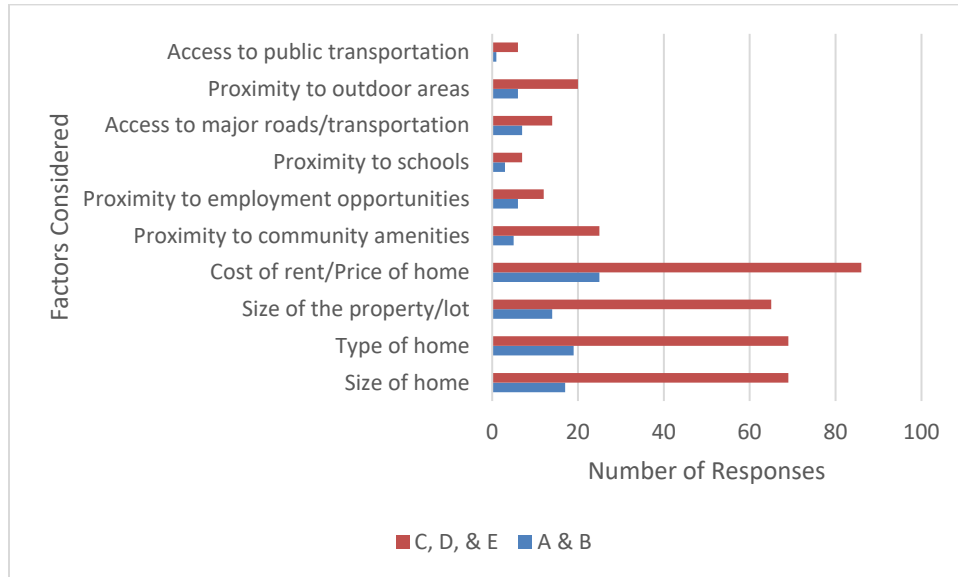


Figure 3.6 shows the number of respondents by electoral area group which identified the cost of rent by ranges of \$500. Majority of rental payments for all electoral areas are in the \$500 to \$999 payment range. Areas C, D, & E do not have rentals less than \$250 or over \$1,499. For areas A & B, rental payments do not exceed \$1000.

FIGURE 3.6: COST OF MONTHLY RENTAL PAYMENTS

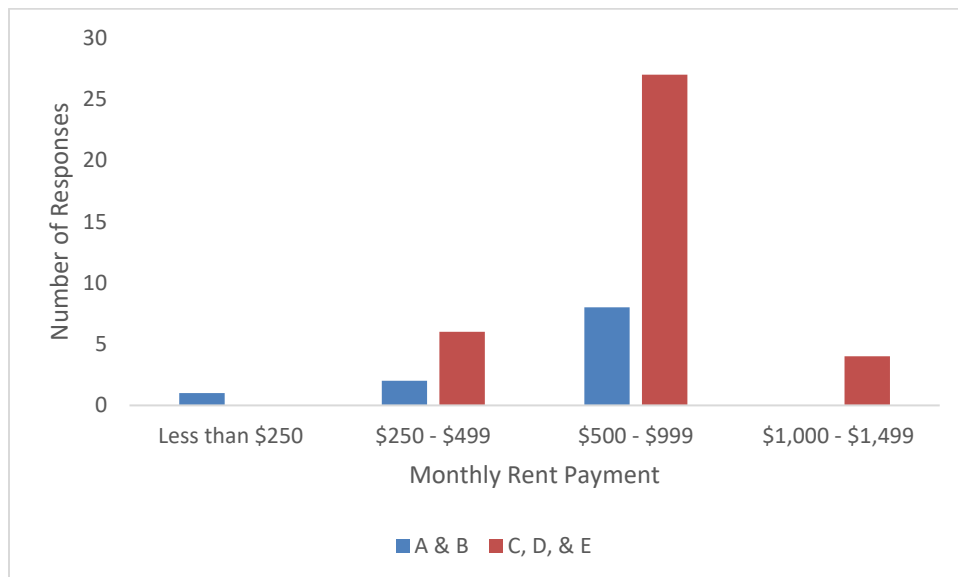


Figure 3.7 shows the number of respondents by electoral area group which identified the cost of their monthly mortgage payment by ranges of \$500. The majority of respondents pay less than \$499.

FIGURE 3.7: COST OF MONTHLY MORTGAGE PAYMENT

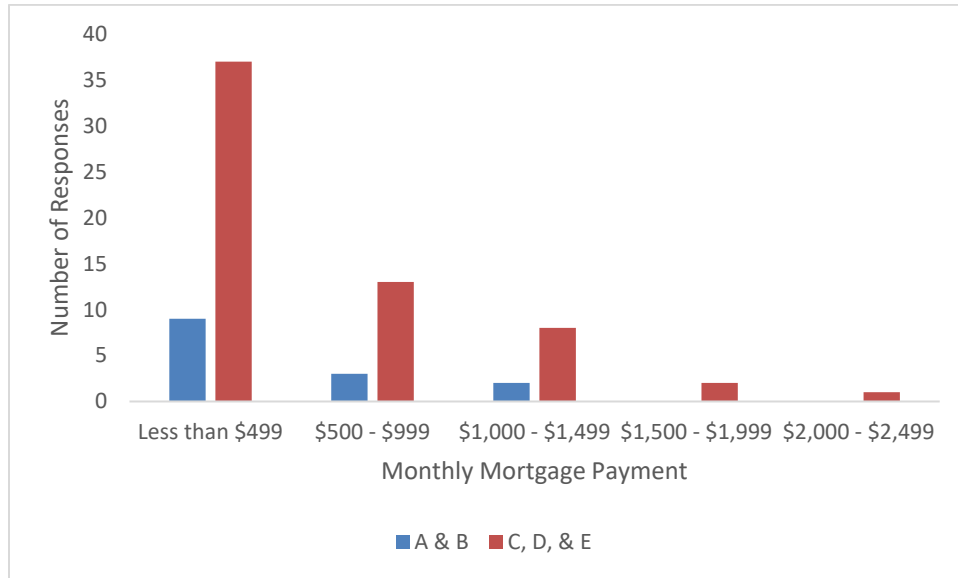


Table 3.1 shows the cost of monthly rent and mortgage payments as a proportion of renter and owner household expenses. The majority of respondents for all electoral areas spend under 30% on their rent or mortgage payments, whereas in areas C, D, & E respondents are more likely to spend between 30% and 50% on rent and mortgage payments.

TABLE 3.1: MONTHLY RENT/MORTGAGE PAYMENT AS A PROPORTION OF HOUSEHOLD EXPENSES

Proportion of Monthly Household Expenses	A & B	C, D, & E
Renters		
Under 30%	10	18
Between 30% and 50%	5	19
Over 50%	1	5
Owners		
Under 30%	11	38
Between 30% and 50%	5	27
Over 50%	1	7

Figure 3.8 shows the number of respondents who are homeowners who currently or have previously rented their home as a short-term rental. For the vast majority of respondents, most have not rented their home as a short-term rental.

FIGURE 3.8: HOMEOWNERS AND SHORT-TERM RENTALS

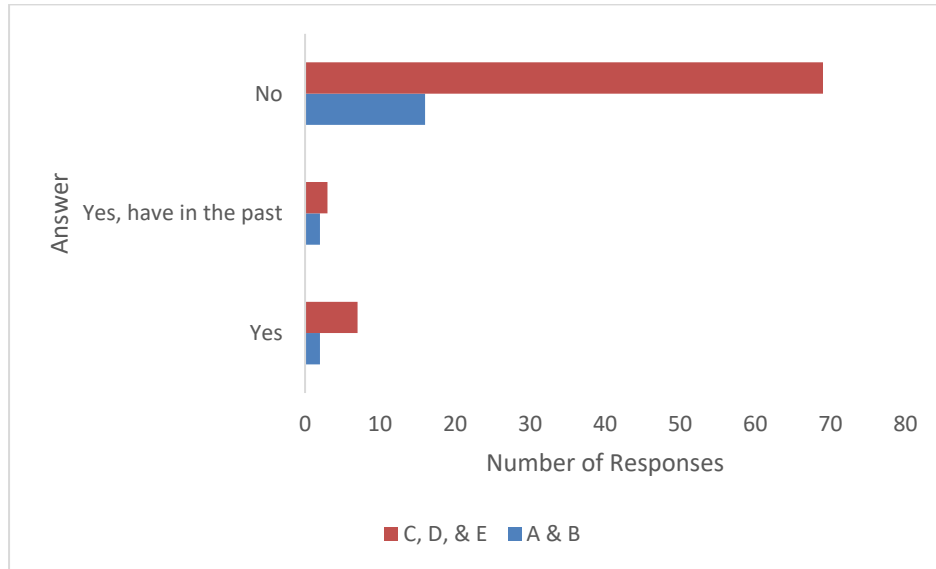


Figure 3.9 shows the number of respondents which identified a range of overall housing challenges in their communities. Housing challenges vary between each electoral area, however there are common themes. Low rental availability is a common challenge for all electoral areas. For Areas A & B, lack of smaller homes, lack of land available for building, and inadequate at home care for seniors were among top challenges. For areas C, D, & E, homes in need of repair and needs for seniors such as supportive housing and at-home care ranked among the top concerns. Some respondents indicate that they have faced discrimination when looking for rental units.

FIGURE 3.9: OVERALL HOUSING CHALLENGES

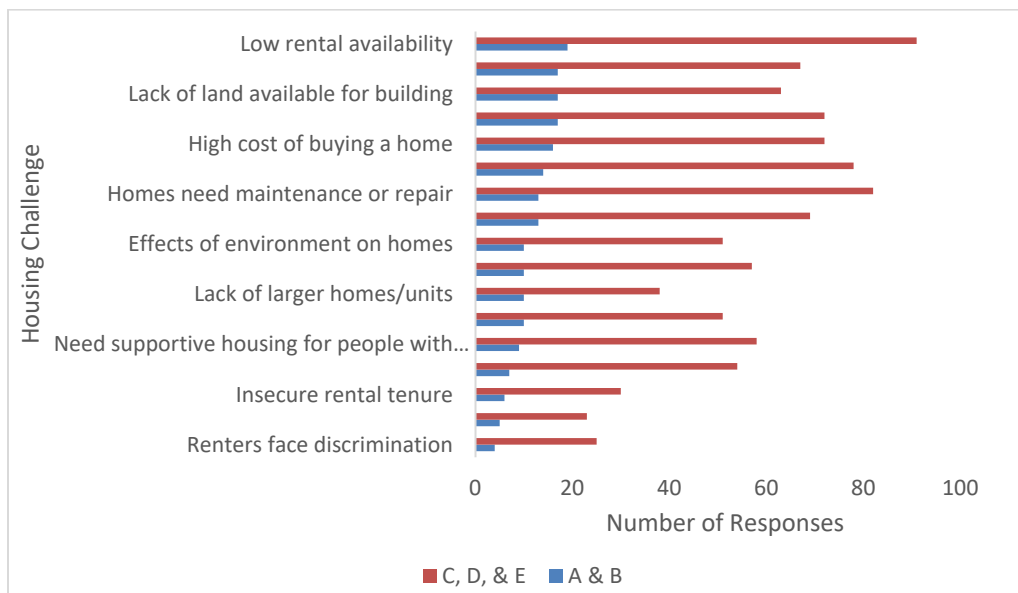
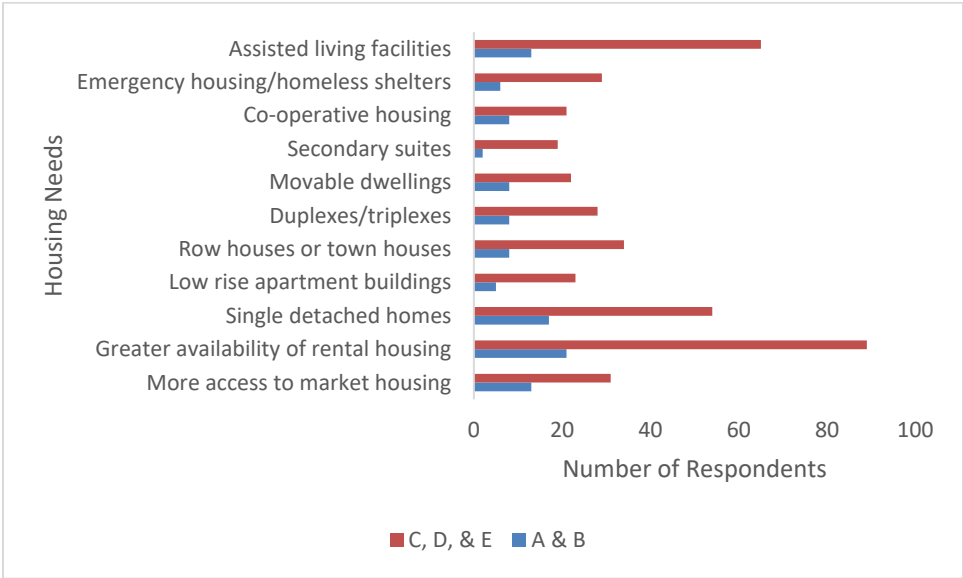


Figure 3.10 shows the number of respondents which identified the most significant housing needs in their community. A common theme throughout the survey and engagement sessions is the need for a greater availability of rental housing. Also, among the top housing needs for Areas C, D, & E is the need for assisted living facilities. For Areas A & B there is a need for more single detached homes as well as an assisted living facility.

FIGURE 3.10: SIGNIFICANT HOUSING NEEDS



3.2 Virtual Engagement Sessions

Information on housing received through virtual engagement sessions, phone interviews, and other means is summarized in this section.

3.2.1 Electoral Area A

Key points made during engagement with community representatives from Electoral Area A and Wuikinuxv First Nation are as follows:

- Contractors generally from Vancouver Island.
- Challenges with housing are around the really high cost and difficulty of getting work done. This is the reason there are homes falling into disrepair.
- There is no secondary school in Wuikinuxv so families will usually leave with their children to attend school. However, they will not give up their in the meantime because they want a place to come back to and cannot sublet it because this isn't allowed. This means that while they are away the home falls into disrepair and there are a lot of vacant homes while many have nowhere to go.
- Bringing in staff to fill positions in Wuikinuxv is almost impossible because there's nowhere to live.
- The Nation is currently working on a housing policy and housing management.

- On Denny Island there are a lot of absentee owners (about 40%) and the cost of homes has skyrocketed, leaving to families not being able to live there. Shearwater resort has stopped hiring people with families because they won't be able to find housing. It has led to a real decline in the community and in the elementary school, which only has one student this year.
- Residents have talked about perhaps opening up Crown land for long-term leases only for full-time residents, to provide residents with some housing stability.

3.2.2 Electoral Area B

Key points made during engagement with community representatives from Electoral Area B (Heiltsuk First Nation) are as follows:

- Repairs take a long time.
- There is some home maintenance that can be done by homeowners, but they do not have the funds to do the maintenance themselves.
- Arrears continues to be a problem for housing management but people refuse to pay it if the house isn't in good condition, so it's a difficult situation to get out of.
- Lack of opportunities for mortgages as banks will only fund up to \$275,000 for on-reserve residential.
- Are looking at land acquisitions to create more area to build homes or provide to members to build homes.
- Stable income is a barrier for some members to obtaining housing.
- There has been a flow of younger people going away to work, as there is not enough employment locally.
- It is difficult to bring in trades to do work.
- It is easier to have hire local and we have a few rental units for staff members. It is important to have staff housing to make sure the Nation has capacity to undertake projects.
- CMHC¹ is phasing out of providing funding to maintain housing and their funding programs are inconsistent. This is limiting the funding sources that are available to improve housing on-reserve.

3.2.3 Electoral Areas C, D, and E

Key points made during engagement with community representatives from Electoral Areas C, D, and E are as follows:

- Housing is needed for younger people who want to move to the CCRD for work (e.g. teachers).
- Multi-family housing could be made a more appealing option.

¹ Canada Mortgage and Housing Corporation

- There is a lack of affordable homes and rental properties.
- Rentals can be overpriced and poorly maintained.
- It is a landlords' market, which makes it difficult for renters to find adequate housing or to voice concerns about their housing situation to the homeowner.
- Flood zone is a factor of concern for subdivision.
- Aging in place is challenging, lack of downsizing options.
- Housing repairs can be lengthy and costly.
- Vacation homes are vacant for part of the year.
- Multigenerational homes can cause overcrowding issues.
- Lack of data for homelessness, squatters, various areas.
- There are a number of people who live in couch surfing situations, who stay at family homes but are not welcome there consistently.
- There are often 10 people living in a house which makes for a very disruptive living atmosphere. There is often substance abuse in those situations.
- Nuxalk built tiny homes for a number of men living in precarious situations in the past and this could be an option for women in similar situations.
- Need for multi-family zoning in the valley.
- Lack of assisted living housing for seniors.
- Lack of housing affects employment in the CCRD, teachers not able to find suitable housing, etc.
- The CCRD needs to be more proactive removing the impediments for building homes.
- Lack of land to build housing.
- Cost of supplies for renovations and/or building, as well Covid impacts to supply chain.
- Convenient access to services and programming is important (more for seniors, Elders).
- Lack of public transportation is a barrier for people with disabilities and seniors and Elders.
- Elders living alone, need someone to take care of them.
- Need an elder's village, this is in the works on reserve.
- There is only one seniors assisted living facility in Bella Coola which is run by BC Housing which has 13 units. All residents must be over 55 years of age. The rent is based on income. The lodge is always full. Unsure if a proper tenants are accepted based on their place on the waitlist or if there are other factors. More seniors housing is needed.
- It is expensive to do repairs and get materials here as better materials and selection comes from out of town.

- Need to build homes properly from the roof down and make some houses bigger to accommodate family sizes.
- Need alternate heating sources in homes.
- Need to free up land for housing solutions.
- Perhaps move back across the river (this was flooded out a number of years ago) – this would involve a bridge.

4. Conclusions

The CCRD provided ample opportunities for members from each electoral area to provide input into the Housing Needs Assessment. Respondents were forthright in sharing housing concerns related to the cost of living and maintaining a home within the CCRD. Comments that were common were that repairs are costly and can be a lengthy process due to bringing in supplies and labourers to do the job. Another common theme was the availability of suitable housing stock was an issue for all electoral areas. With finding a home to rent, the housing stock is considered to be in poor shape with relatively high rental costs. Housing stock for purchase is also lacking in availability. These issues can cause overcrowding within homes.

Overall, housing needs in the CCRD indicate a housing market that is in need of more suitable housing options with more affordable means of repairing or building new homes. Suitable housing suggested through engagement include multi-housing units, smaller units for individuals and couples, and community living enhancements with access to services. There also appears to be a need for solutions beyond housing construction, particularly on the outer coast where there are a lot of second homes and local residents are being pushed out by high home prices. Private land for purchase is scarce and Crown land is not necessarily available for residential purposes.