



qathet Regional Housing Needs Report

April 2021



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Appendix A. Survey Results



Executive Summary

In 2019, the Province of British Columbia introduced changes to Local Government Act, Part 14, Division 22, requiring municipalities and regional districts to complete a five-year housing needs assessment by April 2022, and every five years thereafter.

The qathet Regional District, the City of Powell River and the Tla'amin Nation have partnered to complete this assessment with funding from UBCM. The Project Partners believe that housing is an issue in their communities and that housing issues cross jurisdictional boundaries and as such, housing is a regional issue.

This report will help the local and provincial government to better understand and respond to housing needs in communities throughout British Columbia and incorporate these into local plans and policies.

The purpose of this Housing Needs Assessment is to identify the housing types and number of units needed for the community, and form a strategy to achieve these requirements. The Housing Needs Assessment will document and review the housing situation in the qathet Regional District, City, and Tla'amin Nation and gain a common understanding of the need and demand for housing in these communities, and the limitations of the existing and projected supply of housing along the housing continuum. This assessment will form the foundation for developing a housing strategy in order to address the housing challenges identified in this assessment.

Housing is one of the fundamental human needs. The right to housing is law in Canada in the *National Housing Strategy Act* of 2019 and also recognized in Article 25 of the Universal Declaration of Human Rights and Article 28 of the Convention on the Rights of Persons with Disabilities. As such, everyone should have the right to housing, and this means the right to an adequate standard of living, and the right to live somewhere in security, peace, and dignity. Yet many communities across British Columbia are facing housing shortages and affordability issues, and not everyone is able to access adequate housing.

Based on the data collection, the analysis of the census, population and housing projections for each of the Project Partners, the report provides the following recommendations:

qathet Regional District

1. Housing Need Study Update in 2023 with new Census data;
2. Housing Type Need should concentrate on safe, secure, appropriate, accessible, year round rental accommodation;
3. Housing Needs:
 - qathet Electoral Area A will have a housing gap for 2026 of an estimated 32 units;



- qathet Electoral Area B will have a housing gap for 2026 of an estimated 31 units;
 - qathet Electoral Area C will have a housing gap for 2026 of an estimated 22 units; and
 - qathet Electoral Area D will have a housing gap for 2026 for an estimated 47 units.
4. Utilize Housing Agreements to ensure affordable housing;
 5. Develop a process to track affordable housing units;
 6. Promote Public Information on Homeowners Grants for home modifications to allow aging in place;
 7. Support efforts of affordable housing non-profits like the Texada Island Non-Profit Seniors Housing Society;
 8. Consider the potential for an affordable housing project in Lund;
 9. Approach Habitat for Humanity to identify a family and a housing project;
 10. Support the development of Housing Co-ops; and
 11. Continue to allow secondary suites in single family dwellings.

City of Powell River

1. The Housing Needs Assessment Study be updated in 2023 with the 2021 Census data.
2. Consider establishing a Powell River Housing Authority;
3. Review opportunities to provide City-owned land for affordable housing in alignment with the City Lands Strategy and complete feasibility;
4. Amend the Sustainable Official Community Plan and the Zoning Bylaw to permit more residential development for mid-to-high rise developments;
5. Incentivize Market Rental Housing Developments;
6. Secure affordable housing units with Housing Agreements;
7. Develop a Community Amenity Contribution Policy contributions from the budget;
8. Consider exploring density bonusing or inclusionary zoning;
9. Explore British Columbia's residential rental tenure zoning legislation;
10. Consider a policy regarding city fees for the development of affordable housing projects;
11. Continue to relax standards for affordable housing projects, such as reducing parking requirements;
12. Continue to provide technical assistance through the development application process;
13. Use available affordable housing programs and funding;
14. Communicate housing needs and successes;
15. Update procedures to monitor housing progress; and
16. Housing Needs Assessment Update.

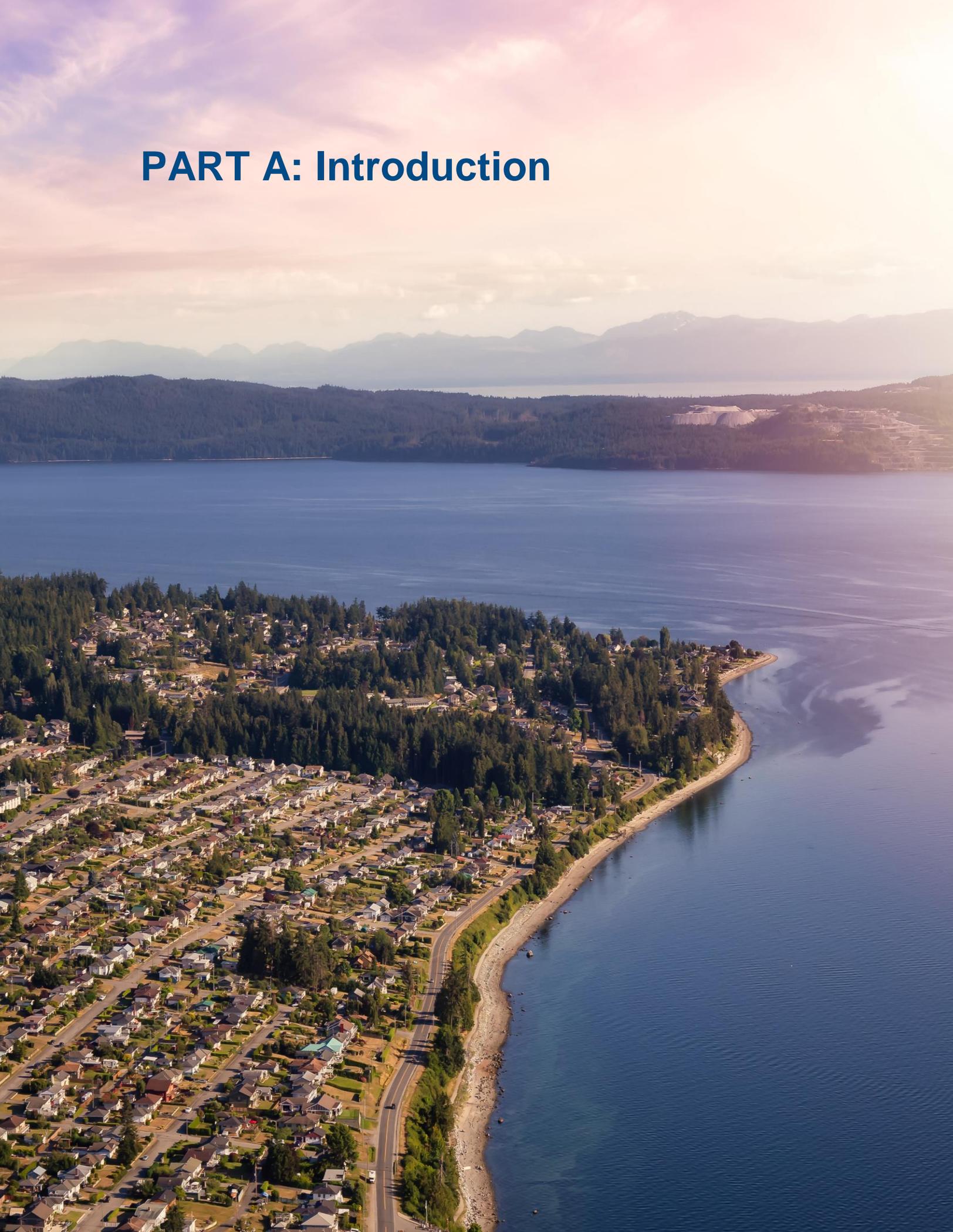


Tla'amin Nation

1. The Housing Needs Assessment be updated annual with new membership and housing numbers;
2. Housing Type Need should concentrate on safe, secure, appropriate, accessible, year round rental accommodation;
3. Develop and Service Lots;
4. Consider Developing Housing In The City Of Powell River;
5. Plan For The Long Term Housing Demand;
6. Survey The Members Living Outside of the Community;
7. Continue to Nurture Intergovernmental Relationships;
8. Develop Policies Regarding Third Party Development;
9. Identify a Habitat For Humanity Project; and
10. Identify a Project with BC Housing.



PART A: Introduction



1.0 Introduction

Housing is one of the fundamental human needs. The right to housing is law in Canada in the *National Housing Strategy Act* of 2019 and also recognized in Article 25 of the Universal Declaration of Human Rights and Article 28 of the Convention on the Rights of Persons with Disabilities. As such, everyone should have the right to housing, and this means the right to an adequate standard of living, and the right to live somewhere in security, peace, and dignity. Yet many communities across British Columbia are facing housing shortages and affordability issues, and not everyone is able to access adequate housing.

The qathet Region is experiencing a housing crisis. In 2019 the vacancy rate was 0.5%. There was a slight improvement in 2020 to a vacancy rate of 1.7%. According to the Powell River Real Estate Board, the average home price increased from \$275,532 in 2016 to \$465,226 in 2020, an increase of 68.6%. This increase in housing price greatly outpaced any increase in wages. Rental rates are no longer affordable for many residents, and as a result, housing insecurity and unhoused people is on the rise.

In response, qathet Regional District, the City of Powell River (City) and Tla'amin Nation have partnered to undertake a Regional Housing Needs Assessment. This is the first Housing Needs Assessment for each of the Project Partners, and it will provide important insight into the current housing stock as well as current and future needs and demand for housing in the region. This assessment will be used to align ongoing and future efforts by the three local governments to plan infrastructure and future housing.

The impacts of housing stretch far beyond just a basic requirement for shelter. Housing shapes every aspect of our lives – from health and wellbeing, to safety and security, to our ability to find employment, live independently, raise a family, and have a dignified life where we can age and thrive. Providing adequate housing is key to ensuring a sustainable, vibrant, and strong community. This Housing Needs Assessment provides an important step towards achieving this goal by identifying the number and type of housing needed in the region for the next five years and allowing the Project Partners to plan, budget and apply for grants to meet the needs.

The qathet Regional Housing Needs Survey provided some very significant comments:

“Housing should be a human right”

“Not enough low cost rental apartments, so many people are homeless, people living in tents are being moved on...where can they go?”

“Housing and working wages throughout the country, including our district, are disproportional. Many millennials and gen Z (1981+) will never be able to afford a home, many will also never be able to live on their own without a roommate”



1.1 Purpose

In 2019, the Province of British Columbia introduced changes to *Local Government Act*, Part 14, Division 22, requiring municipalities and regional districts to complete a five-year housing needs assessment by April 2022, and every five years thereafter. These reports help the local and provincial government to better understand and respond to housing needs in communities throughout British Columbia and incorporate these into local plans and policies. The objectives of the Housing Needs Assessment include:

- Helping provincial and local governments better understand and address housing shortages, including identifying gaps in housing supply and analyzing the needs of a community;
- Informing decision-making to enable access to safe and stable housing;
- Providing strategies that reflect the unique needs of each community and the region; and
- Ensuring that the housing needs of the community are met, and that vulnerable populations are protected from housing loss.

The purpose of this Housing Needs Assessment is to identify the housing types and number of units needed for the community, and form a strategy to achieve these requirements. The Housing Needs Assessment will document and review the housing situation in the Regional District, City, and Tla'amin Nation and gain a common understanding of the need and demand for housing in these communities, and the limitations of the existing and projected supply of housing along the housing continuum. This assessment will form the foundation for developing a housing strategy in order to address the housing challenges identified in this assessment.

The BC Ministry of Municipal Affairs and Housing issued a document in April 2019, which was a Guide to Requirements for Housing Needs Reports. The document indicates that there is up to 50 kinds of data to be collected, but that the focus is on the current and projected populations, household income, significant economic sectors, and currently and available housing units.

The required outcome and content for the Housing Needs reports includes the:

- Number of housing units required to meet current and anticipated housing needs for at least the next five years, by housing types;
- Statements about key areas of local need;
- Number and percentage of households in core and extreme core housing need; and
- Standardized summary form.

These data requirements imply that current and reliable information is available. This is not always the case. The primary source for information is the 2016 Federal Census, which is distinctly outdated. In addition, it assumes that all municipalities track development within their boundaries, which is not accurate.

The BC government requires the housing needs studies to be detailed for the five-year projections. While the population and housing projections have been extended to 2030, the critical year for this



Housing Needs Report is 2026. The critical housing needs numbers are based on the year 2026. It is also recommended that the document be updated once the 2021 Federal Census numbers are released to provide more current projections for the next five years.

1.2 Project Partners

The qathet Regional District (formerly known as Powell River Regional District), City of Powell River, and Tla'amin Nation have partnered to complete this Housing Needs Assessment. The City and the Regional District must comply with the Province's legislation to complete a Housing Needs Assessment by April 2021. While Tla'amin Nation is not mandated to complete this study, the leadership of Tla'amin recognized the importance and relevance of this study to their members and citizens and joined in this project. Through the Pathways to Collaboration (2016) initiative of the Union of BC Municipalities, the City, Regional District, and Tla'amin Nation have collaborated on a number of regional planning initiatives. The geography and juxtaposition of these three partners, all falling within the traditional territory of Tla'amin Nation, recognizes the interconnectivity. While participating in the provision of affordable housing is a municipal responsibility, it is even more critical for the Nation, which needs to build and support new housing for the current and future population as well as repair and renovate existing homes. Housing is an issue that crosses jurisdictional boundaries, and as such, Tla'amin Nation is partnering with the Regional District and the City to assess and address housing needs from a regional perspective. This regional approach provides efficiencies in data collection and sharing, and helps understand connections, opportunities, and solutions between communities. Representatives from each of these partners have been involved throughout the development of this Housing Needs Assessment, and have helped to shape, inform, and develop this document.

The Coastal Salish name “qathet”, meaning ‘working together’, was gifted to the Regional District by the Elders of the Tla'amin Nation and accepted by the Province of British Columbia in 2018.

1.3 Report Format

This report meets the requirements of the Government of British Columbia.

The reports for each jurisdiction, each of the Project Partners, provides the population based on the 2016 Census, any updated population numbers (in the case of the Tla'amin Nation), and projects these populations based on historical growth using assumptions to account for local and regional economic growth as well as the BC Stats projections. Household income figures have been gathered from the 2016 Federal Census (which uses 2015 income data) and have projected the income based on BC Cost of Living increases. The local and regional economy has been considered in terms of growth or decline to determine if the employment levels will remain similar to the 2016 Federal Census.

This report is divided into five parts. **Part A** provides an overview of the Housing Needs Assessment, the engagement process, and the data limitations. It also provides an overview of the housing continuum used in this report, and definitions for affordability which apply to all three Project Partners.



The following parts of the document reflect the individual housing needs study for each of the Project Partners. These sections provide a Housing Needs Assessment organized by government:

- **Part B:** qathet Regional District;
- **Part C:** City of Powell River; and
- **Part D:** Tla'amin Nation.

Each of these parts include:

- Review of background policies, plans, and other documents.
- Analysis of data on the local government's demographics, economy, and housing.
- Development of recommendations.
- Consultation and engagement results are integrated throughout to help support the findings and provide the community's insight.
- It is noted that there will be recommendations for each of the electoral areas within the qathet Regional District along with specific recommendations for the City of Powell River and the Tla'amin Nation.
- It is also noted that this study does not include qathet Regional District Electoral Area "E", Lasqueti Island, which had a Housing Needs Assessment completed in 2018 as part of the Northern Region of the Islands Trust.

Part E of this document provides a regional summary of the housing needs for all three Project Partners.

1.4 Historical Population Figures

Every Housing Needs Assessment starts with historical population figures and then projects them to determine the future needs. **Table 1** illustrates the historical population for the entire Regional District jurisdictions from 2001 to 2016.

Table 1: Historical Population Figures for the qathet Regional District

Area	2001	2006	2011	2016	Total Population Change 2001 - 2016	% Population Change 2001 - 2016
Area A	988	914	1,008	1,008	92	9.3
Area B	1,450	1,489	1,488	1,565	115	7.9
Area C	2,135	2,074	2,014	2,060	-75	-3.5
Area D	1,129	1,107	1,053	1,076	-54	-4.8
Area E	367	359	426	399	32	8.7
City of Powell River	12,983	12,957	13,165	13,157	174	1.3
Tla'amin Nation	677	682	730	728	51	7.5
Total qathet Regional District	19,765	18,599	19,906	20,070	305	1.5



1.5 Data Limitations

This Housing Needs Assessment uses data from a variety of data sources, indicators, and projections. Most of this data comes from Federal Census information or through data that is made available by the Government of British Columbia. There are some limitations to the data in this report:

1. **Age of Data** – This Housing Needs Assessment was completed prior to the 2021 Census. As such, the most recent Census data currently available is from 2016. This uses income data from 2015, making the data even more outdated.
2. **Unhoused Populations** – Getting accurate estimates of people who are unhoused is difficult, as many who are unhoused go untraced or undocumented. The unhoused can also be invisible, and therefore, there can be segments of unhoused that are uncounted for and missing from initial observations. And while there are outreach and support groups in Powell River and 80 shelter beds, there is the possibility that there are people being missed. Representatives from Lift Community Services have indicated that in the City, there are approximately 140 people currently needing extra supports living in vulnerable and precarious housing. Many of the unhoused population are currently housed in either the BC Housing COVID-19 isolation hotels and 20 BC Housing rent supplement to provide rental assistance program in private market. There is no measure of homeless population in the rural areas.
3. **Housing Inventory** – In rural areas of Regional District, not all new housing is tracked or recorded, and therefore there may be housing stock that is unaccounted for.
4. **Housing Type** – the Ministry guidelines for housing needs studies refers to housing types. For the purpose of this study, we have considered the number of bedrooms for appropriateness of family type. And while it is recognized that families with children may prefer direct ground access units, and persons with physical limitations may require ground floor units or units with elevators, we have focused on the size of the unit rather than addressing apartment, duplex, single detached units.
5. **COVID-19** – in the year 2020, the world was affected by a global pandemic that impacted local, regional, national and international markets and economies. While some business sectors have suffered greatly, others have seen growth. We have also seen changes in in-migration as people living in larger cities have sold their homes in high market locations, to move to smaller communities. These people may be retired or will continue to work from home. They add to the local economy, but have impacted the housing prices, affecting affordability, and potentially forcing existing low-income residents out of the community. The full impacts are not quantifiable. At this time,

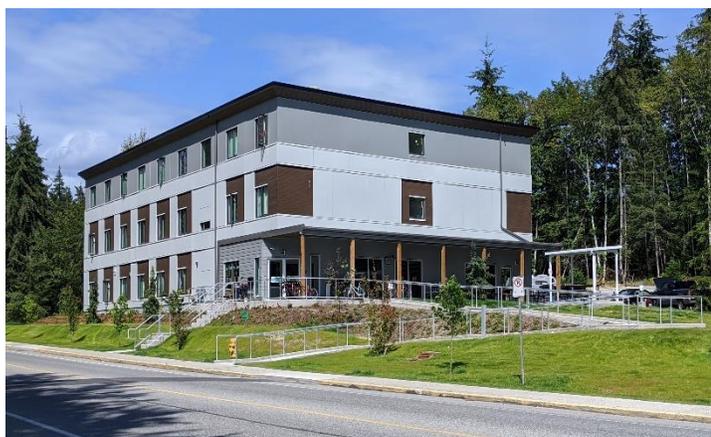


Figure 1: Supportive Housing Project, Joyce Avenue, Powell River



there is no empirical data to support these assumptions. We have received anecdotal information from employers, builders, realtors, and health care providers but this cannot, at this point, be accepted as long term empirical impact. This inserts uncertainty into the document. This uncertainty is beyond the ability of the consultant or the Project Partners to confirm.



1.6 Housing Providers

The region has several not-for-profit housing providers and service providers that are working to fill the gap in housing needs. While the efforts of not-for-profit efforts have been focused on the transient and shelter accommodations, more organizations are getting involved in the development of affordable housing projects, with the collaboration and funding from BC Housing and other funders. For example, the image above is the recently built 44-unit development of modular supportive housing on Joyce Avenue, for people who are homeless or at risk of being unhoused, in partnership with Lift Community Services (previously PREP), Life Cycle Housing Society, BC Housing, Vancouver Coastal Health, the City, and the Powell River Regional Hospital District.

Key partners in the provision of housing in the Region include: Life Cycle Housing Society, Lift Community Services, Inclusion Powell River, Sunset Homes Society, and a number of private developers who are constructing market seniors housing, purpose built rental housing and incorporating affordable housing units into their market projects.

Affordable housing societies and committees are less prevalent in rural areas and multi-family projects are more challenging in rural areas where piped water and sewer are not available. However, there is a group on Texada Island, the Texada Island Non-Profit Seniors Housing Society (2019), who are working to provide an affordable independent to assisted living residence with common areas in order to maintain some of our seniors in our community. As well, Powell River Educational Services Society (PRESS)¹ manages the Housing Hope program that helps secure local individuals and families to retain or secure housing, as well as access to employment and income supports that ensure housing stability in the long term. PRESS supports individuals with Persons with Disability (PWD) designation, families with children, and low-income households.

¹ <https://www.pressbc.com/program/housing-hope/>



The development of affordable housing requires the dedicated commitment of a not-for-profit organization to promote, access funds, gain community support, design, develop and manage the project.

There are many options for affordable housing. But it requires a not-for-profit champion to get the housing built. It also generally requires a not-for-profit organization to manage the housing in the long term. This is a significant commitment.

Two options that have been considered for the future for the qathet Region are co-operative housing projects and Habitat for Humanity.

Co-operative Housing is a form of communal housing managed by the residents, with each resident paying a portion of the upkeep of the entire structure. They very often are constructed in multi-family types, and often cater to and provide for families.



There are 264 housing co-operatives in B.C., mostly in Metro Vancouver. About 6,000 Vancouver residents live in co-ops.

The Government of Canada started building co-operative housing in the 1970s and '80s to provide housing during an earlier crisis in the rental sector. Under the agreement, Canada Mortgage and Housing Corporation (CMHC) provided co-ops with a subsidy for the entire life of the mortgage, which allowed co-ops to keep rents below market value. For a percentage of members, the subsidy kept rents at 30 per cent of their income. Those people, an estimated 1,600 in Vancouver, include single mothers, new immigrants, people with disabilities, and seniors. The funding from CMHC is for the length of the mortgage. After that time the residents will be required to pay the full price of maintenance, which may put the affordability in jeopardy. In addition, some of the leases are coming due on the properties. The

Co-operative Housing Federation of BC (CHF BC) and Community Land Trust has been spearheading the community housing sector, specifically to create and preserve affordable housing in the past and today's housing developments.



Habitat for Humanity is an organization that works with qualified families to construct affordable homes with the help of volunteers. There is a Sunshine Coast branch located in Sechelt, including a Restore and a Refundable Recycle Centre. Habitat for Humanity believes that



homeownership brings stability, safety, and self-reliance to families. They partner with families that are ready for the responsibility and challenges of homeownership. The families work alongside the volunteers and skilled tradespeople to build the home. It is purchased at the fair market value and the family received a mortgage payment that is affordable and does not exceed more than 30% of the families gross income. There are qualifying criteria for families as well as income limits.



2.0 Regional Context

The qathet Regional District is located on the west coast of British Columbia, about 175 km north of Vancouver, within the traditional territory of the Tla'amin, shishalh, Klahoose, Homalco and K'omoks First Nations. The Regional District includes approximately 5,000 square kilometres of land encompassing the mainland that runs north to Toba Inlet and south to Jervis Inlet as well as Savary, Texada and Lasqueti Islands. Portions of the Regional District are only accessible by ferry or plane. The Regional District incorporates five electoral areas and encompasses one municipality (the City of Powell River) and serves a population of just over 20,000, and sits immediately adjacent to the Tla'amin Nation.

The Regional District is a federation whose members include:

- **City of Powell River:** Covers 17.3 square kilometers and includes the communities of Westview, Cranberry, Wildwood and the original Townsite. The City is within the boundaries of the qathet Regional District but is its own regulator/municipality.
- **Area A:** Covers the area northwest of the city boundary to Desolation Sound, and includes the Malaspina Peninsula, the community of Lund and Savary and Hernando Islands, and excludes Tla'amin Nation lands.
- **Area B:** Covers the area southeast of the city boundary to Whalen Road and includes Paradise Valley and properties outside the city on Nootka, Covey and Tanner Streets, and excludes Tla'amin Nation lands.
- **Area C:** Covers the area southeast from Whalen Road to Jervis Inlet, and includes the communities of Black Point, Kelly Creek, Lang Bay, Stillwater and Saltery Bay.
- **Area D:** Covers all of Texada Island and includes the communities of Van Anda and Gillies Bay, and excludes Tla'amin Nation land.
- **Area E:** Covers all of Lasqueti Island and some small surrounding islands (**not included in this study**).

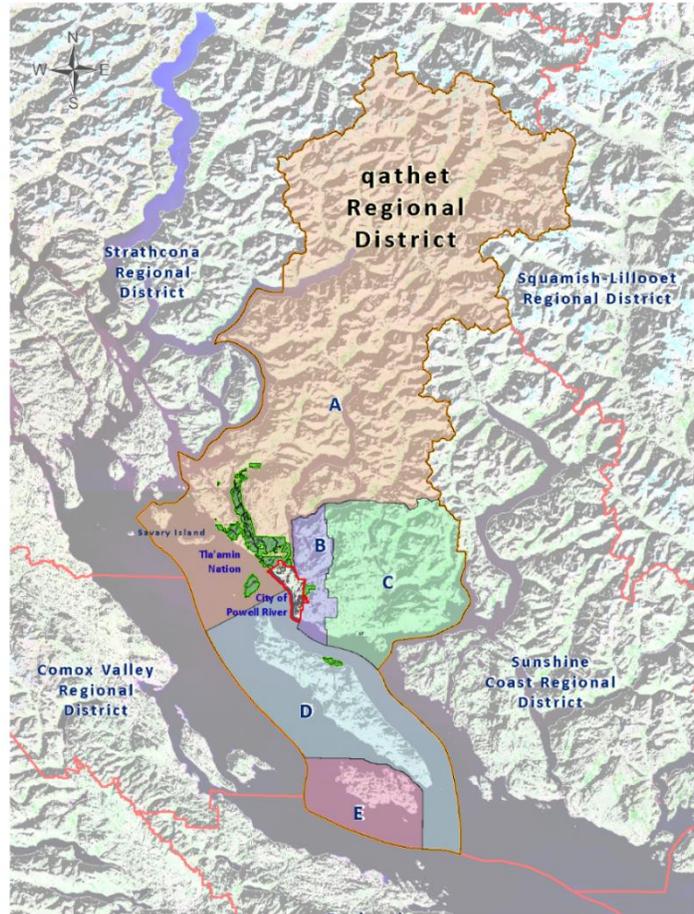


Figure 2: qathet Regional District

The Regional District is within the traditional territory of the Tla’amin, shíshálh, Klahoose, Homalco, and K’ómoks First Nations. Tla’amin Nation has a population of approximately 1,100 and covers an area of 400 square kilometers. The majority of Tla’amin community members live in the main village site on Tla’amin Lands.



Figure 3: Traditional Territory of the Tla’amin Nation

In 2016, the *Tla’amin Final Agreement Act* came into effect, providing the Nation with constitutionally-protected self-government provisions that allow them to make their own decisions on matters related to the preservation of its culture, the exercise of its treaty rights, and the operation of its government. As a self-governing treaty Nation, Tla’amin Nation has its own law-making powers, authority and Planning Department to deliver housing, land management and the delivery of services.

The Regional District, City, and Tla’amin Nation are closely connected and integrated, and determined that a regional approach is necessary for addressing housing issues. By working together at a regional scale, communities can expand the housing and location options available, leverage resources, and address housing more holistically.



3.0 Consultation and Engagement

Consultation and community engagement are key components of the qathet Regional Housing Needs Assessment. The engagement strategy was designed to achieve three objectives:

1. **Collect Qualitative Data** – This Housing Needs Assessment contains significant quantitative data, such as population projections, demographics, housing stock, and housing affordability numbers taken from Federal Census data. This quantitative data helps to paint a vivid picture of housing need in the community. However, this is just one side of the housing story. Qualitative data is also important, as it provides information about the people who are affected by housing, their experiences, and how it impacts their lives – they help to put a face to the numbers and statistics. The consultation and engagement aimed to collect this qualitative data to help tell a fuller story of housing in qathet region.
2. **Fill Data Gaps/Supporting Findings** – The engagement results helped to fill in data gaps and provide information in areas where data was missing. Furthermore, the results also helped the support (or verify) the data findings by capturing up-to-date data that informed findings and helped determine the accuracy of external data sources.
3. **Reflect the Community’s Voice** – It is important that the needs and wants of the community are reflected in this assessment. This assessment is ultimately for the community, and as such, their voice needs to be incorporated and used to inform the decision making and development of the document. A Community Housing Needs Survey was launched and received over 500 responses, indicating that indeed housing is an important topic for everyone.

Recognizing that this study was conducted during the COVID-19 pandemic, in-person meetings were not completed. All engagement was completed as virtual, on-line, or mailed in hard copy. From August 2020 to February 2021, five engagement events were used to help achieve the engagement objectives:

- A Regional Housing Needs Survey was launched online on August 25 – September 27, 2020 with 512 returned surveys.
- Eight one-on-one interviews were conducted to gain detailed information about current initiatives and identified issues.
- Three virtual round table meetings were held with residents, Housing Needs Advisory Committee members, builders, housing providers and municipal staff.
- A virtual meeting was conducted with the Tla’amin Nation Housing Committee, staff, members, and elders in December 2020.
- Two virtual public open houses were held on February 16 and 17, 2021, with a total of approximately 29 people in attendance.

Each engagement event and process were designed to achieve the objectives and capture meaningful data from community members across the housing spectrum. The results of the consultation are integrated throughout this Housing Needs Assessment. A summary of the survey results can be found in **Appendix A**.



4.0 The Housing Continuum and Affordability

4.1 Housing Continuum

In all jurisdictions and regions, housing is discussed as being on a continuum ranging from market to fully supportive housing.

For the qathet Regional Housing Needs Assessment, the housing continuum has been expanded upon in order to create a more extensive and robust continuum. This will create a more comprehensive picture of the housing situation within the Project Partners jurisdictions and will allow a greater assessment of housing gaps. **Figure 4** illustrates the qathet Regional Housing Continuum developed for this Assessment.

4.2 Affordable Housing Definition

For the purpose of the qathet Regional Housing Needs Assessment, we have utilized the standard definition of rental affordability used by CMHC and BC Housing. **Affordable housing** is defined as shelter that cost no more than 30% of household income before taxes. Affordability, however, is also affected by other factors such as the location of homes, which can determine transportation expenses, the age and conditions of homes that impact heat, electricity and maintenance costs, a person's personal financial status, and stage of life affects what is "affordable" to them.

4.3 Challenges of Homeownership

Many individuals and households dream of homeownership. However, it has become increasingly difficult for individuals to purchase a house in British Columbia and Canada more broadly. For most, getting a mortgage will be the biggest and most challenging financial commitment one will make. In Canada, the minimum down payment for a house is between 5 - 20%, depending on the lender requirements and whether the purchaser wishes to obtain additional mortgage insurance. This can be a significant amount depending on the cost of the house and an individual's income and savings.

Market housing follows the rules of supply and demand. When there is limited supply, a house goes up for sale on the market, bidding wars often ensue between prospective homeowners, resulting in properties selling for well above their original asking prices. This leaves first-time buyers, who are already struggling to afford the housing costs, with another financial hurdle to achieving homeownership.

Once a house is purchased, beyond the down payment and monthly mortgage, there are also additional costs. These include home insurance, property taxes, and money needed for repairs and home maintenance. All of this in addition to existing daily expenses, such as food, transportation, and utilities.



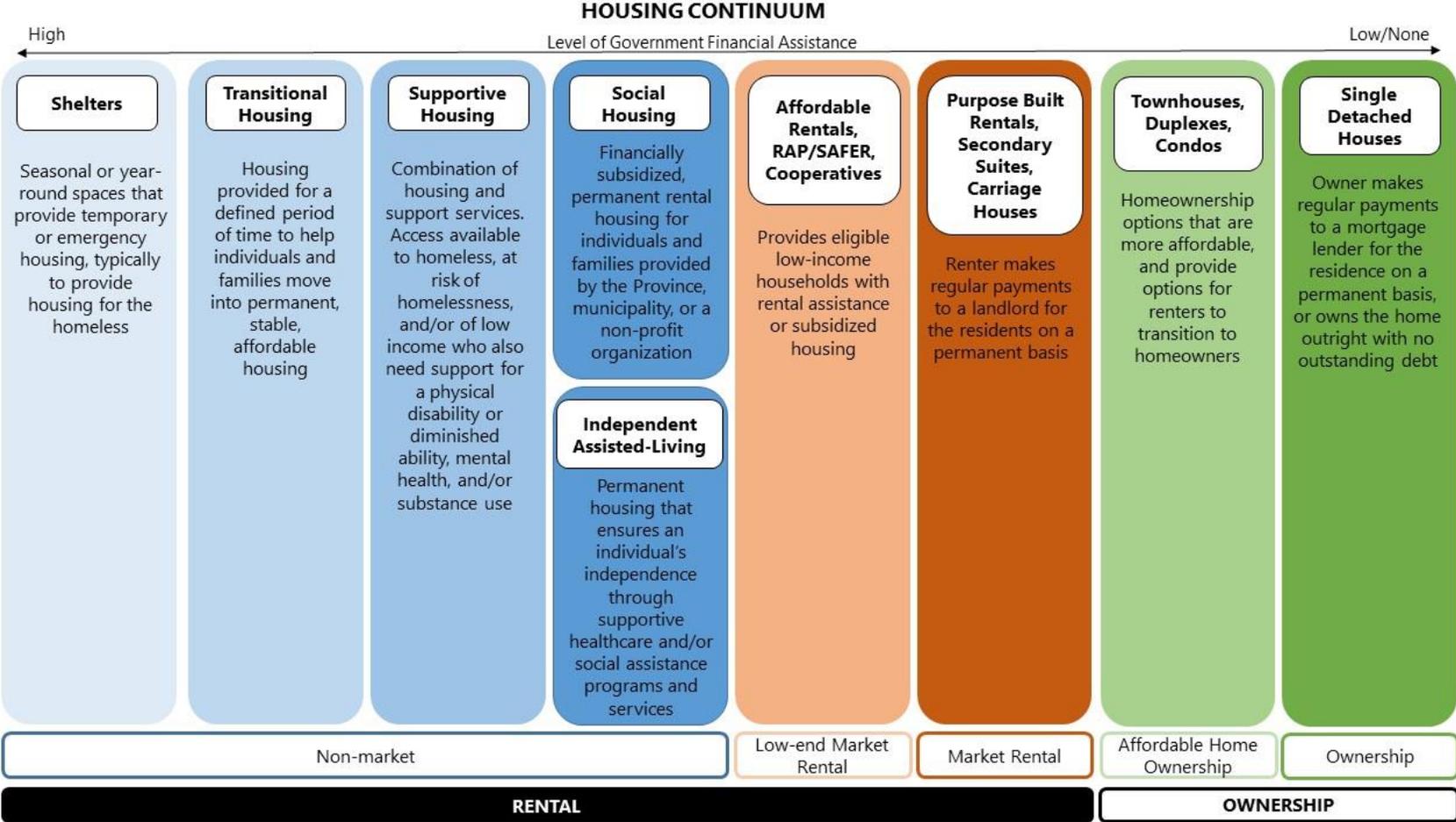


Figure 4: qathet Regional Housing Needs Housing Continuum



Although affordable housing is defined as no more than 30% of a household's annual income, this percentage is just based on the cost of monthly mortgage payments. It does not consider the additional household and personal costs, as mentioned. As such, it is challenging for most households to find housing that is affordable and to enter the homeownership market and to have enough to afford all of the costs associated with buying a home in Canada.

Table 2 shows four options for the purchase of the average home in the City of Powell River based on the average house price in 2020. It is acknowledged that housing prices, taxes and insurance rates will vary between the City and the Electoral Areas and the Tla'amin Nation. Other locations may be more or less expensive. The following assumptions and calculations have been made:

- Average house price is \$440,000.
- Average household Income is \$75,345. This is based on the 2015 average total household income of \$69,668 as listed in the 2016 Federal Census and projected up by the Cost of Living Adjustments utilized by the Municipal Pension Plan²). This reflects \$6,279 income per month.
- Average term of the mortgage has been assumed to be 25 years.
- Assumed 2020 City of Powell River property tax rates, which would be \$4,814 per year (\$401 per month) for a property assessed at \$440,000. The utilities will average \$250 per month.
- Assumed a five-year fixed mortgage.

Table 2: Examples of Home Purchase of an Average Home in Powell River, January 2021

Option	Down Payment	Interest Rate	Monthly Mortgage Payment	Taxes and Utilities	% total income
1	5%	3.10	\$2,080	\$651	43.5%
2	10%	2.10	\$1,748	\$651	38.2%
3	10%	2.53	\$1,835	\$651	39.6%
4	20%	2.10	\$1,507	\$651	34.3%

This demonstrates that even with a 10% down payment based on average salary and house purchase, the home itself is not affordable. Even with a significant down payment (which many lower or average income people will not be able to accumulate), the home remains over the 30% of the pre-tax household income. The other concern with homeowners is the upkeep and maintenance and it only takes one major event, such as a roof or furnace replacement, to potentially force the residents out of the home. Homeownership is not always a valid option for people. And while living in a safe, affordable, secure, appropriate home might be a human right, the question of tenure is not. Rental housing is a valid option for many people.

² <https://mpp.pensionsbc.ca/cost-of-living-adjustments>



4.4 Regional Successes

As noted earlier, there are several groups and organizations in the region that are working toward providing affordable and accessible housing. It is important to note the successes in the Region.

Some of the more recent housing projects are:

- **Life Cycle Housing Society** owns and manages 51 rental housing units in Powell River on three separate properties. Currently, they are working with BC Housing to plan for 24 new units.
- **Inclusion Powell River** manages group home supports, supported living, and home share programs. Currently, they are constructing 42 new affordable rental homes for families, seniors, and people with disabilities with BC Housing.
- **Lift Community Services** is working in partnership with Lift Cycle Housing Society and other community partners. They have facilitated construction of a 44-unit support housing complex for homeless people or people at risk of being unhoused with BC Housing.
- **Sunset Homes Society**, working in partnership with CMHC, the City of Powell River, and Powell River Community Forest, is in the process of developing a 34-unit affordable rental housing for 55+ seniors. The development will provide a range of unit sizes including; studio, one, and two bedroom units.
- **Tla'amin Nation** has several initiatives including:
 - 50 homes that will receive urgent health and safety restorations with the help of Indigenous Services Canada's New Approach to Housing Infrastructure Grant program;
 - Applied to CMHC's Rapid Housing Initiative for 24 units of affordable housing for Elders and persons with disabilities; and
 - Has 10 serviced lots for new housing development in the community.



PART B: qathet Regional District Housing Needs Report



5.0 qathet Regional District

5.1 Policy Setting

This Housing Needs Assessment aims to build upon the existing policy and strategic direction of qathet Regional District, the City, and Tla'amin Nation by providing recommendations on how to enhance existing policy, or create new ones in order to better address housing needs in the community. As the first step to achieving this, it is important to understand the existing housing policy context.

The Regional District provides land use planning services to Electoral Area A, B, C, D, while Electoral Area E (Lasqueti Island) receives planning services from the Islands Trust. Each of these Electoral Areas has its own Official Community Plan, which sets out the long-term vision for the community and guides development and land use planning.

The Regional District has five Official Community Plans (OCPs) to cover Electoral Areas A – D:

- Electoral Area A Official Community Plan Bylaw No. 500, 2015;
- Savary Island Official Community Plan Bylaw 403, 2006;
- Electoral Area B Official Community Plan Bylaw No. 465, 2012;
- Electoral Area C Official Community Plan Bylaw No. 467, 2012; and
- Texada Island Official Community Plan Bylaw No. 551, 2019 (2nd Reading).

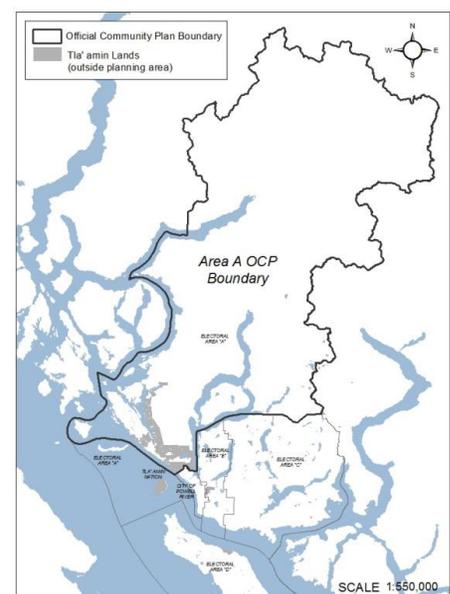
The following provides a summary of the residential/housing direction for each Official Community Plan.

5.1.1 Electoral Area A Official Community Plan (Bylaw No. 500, 2015)

The Electoral Area A Official Community Plan covers the area northwest of the city boundary to Desolation Sound, and includes the Malaspina Peninsula, the community of Lund, and Savary and Hernando Islands, and excludes Tla'amin Nation lands.

Vision

“Our vision is a vibrant and diverse community that preserves and enhances its rural, coastal character and balances economic opportunity with the environment”



Goals and Policies Relating to Housing

- Generally, the OCP strives to retain the rural character (e.g., large lots, low density), while acknowledging the need for affordability and potential higher density in Lund (where services are available).
- Secondary suites are permitted in all residential areas.

5.1.2 Savary Island Official Community Plan (Bylaw 403, 2006)

Savary Island is located in Electoral Area A and identified in the 2006 OCP that residential development was occurring at a rate of approximately 16 lots per year. It was identified that residential development should be limited to match the servicing capacity.

Principle Aim

“To maintain Savary Island’s unique character and rustic Island lifestyle while protecting the Island’s groundwater resources, its sensitive ecosystems and its unique biophysical characteristics”.



Directives for Housing

- The OCP limits the development of new residential development in order to maintain the Islands’ rustic character and reflect the Islands’ limited servicing capabilities.

5.1.3 Electoral Area B Official Community Plan (Bylaw No. 465, 2012)

Electoral Area B Official Community Plan covers the area southeast of the city boundary to Whalen Road and includes Paradise Valley and properties outside the city on Nootka, Covey and Tanner Streets, and excludes Tla’amin Nation lands. This area has a variety of residential neighbourhoods ranging from rural to suburban, including 6.5 km of waterfront properties.



Vision

“Area B is dedicated to a sustainable rural lifestyle where residents can enjoy the natural environment while encouraging thoughtful economic development and protecting agriculture and environmentally sensitive lands and resources”

Directives for Housing

- The OCP wants to provide a range of housing and lifestyle options, by maintaining the single family dwelling emphasis, but allowing affordable housing, secondary suites and rental and accessible housing.

5.1.4 Electoral Area C Official Community Plan (Bylaw No. 465, 2012)

This electoral area covers the area southeast from Whalen Road to Jervis Inlet, and includes the communities of Black Point, Kelly Creek, Lang Bay, Stillwater, and Saltery Bay.

Vision

Electoral Area C is dedicated to a sustainable rural lifestyle where residents can enjoy the natural environment while encouraging thoughtful economic development and protecting agricultural and environmentally sensitive lands and resources.

Directives for Housing

- The OCP provides for a range of residential development options which retain the rural character of the planning area, including the inclusion of affordable and special needs housing.



5.1.5 Texada Island Official Community Plan (Bylaw 551, 2019 - Second Reading)

Vision

“Texada Islands’ vision is to sustain an independent rural lifestyle with minimal regulations. We envision our island economy fostering a diverse and balanced mix of resource industries, tourism, small business enterprises, agriculture and services for seniors. Texada Island will adapt to change carefully, while always preserving our freedoms, stewarding the natural beauty of our island, our coast and our island lifestyle.”



Directives for Housing

- Adapt to change and ensure access to appropriate, affordable and safe housing for all ages.
- Encourage the development of affordable housing (including seniors housing) to meet the island’s housing needs.
- Infilling of existing vacant lots in Gillies Bay and Van Anda is encouraged.

5.2 Data Qualifications

During the preparation of this Housing Needs Assessment it became obvious that some of the census numbers are not consistent and do not add up correctly. There are several reasons for this:

- All census data is rounded up or down to the nearest unit of 5. However, in some instances the averaging goes up, while another goes down, creating differences in, for example the number of private dwellings occupied by usual residents. This can also differ from households.
- The 2016 census was a long form year. 2011 as a short form census. The two census programs did not ask the same questions, which is why some of the data produced in 2006 and 2016 is not available for 2011.
- The smaller the population, the greater the influence of a small number of units.
- Due to lack of development permit requirement and building permit tracking, we were unable to estimate how many housing units were constructed since the 2016 Federal Census.
- The long form census is only issued to a 25% sampling of the population and is then averaged up to the total population, dwelling unit and household figures. This also creates a discrepancy in the total numbers and the averaging. For example, the 2016 Census identifies 6,078 private dwellings occupied by the usual residents, and then identifies 6,080 occupied private dwellings,



but when you add up the dwellings by type, it totals 6,075. This discrepancy is not considered significant in larger municipalities. However, it can be very significant in smaller communities such as Powell River.

- The Scenario 1 Population Projections has been prepared by Dillon Consulting Limited using the component/cohort survival population model with assumptions related to the historical slow growth (or decline), the aging population, smaller households, changes in economic base and migration rates. Dillon took a fairly conservative approach to the assumptions.
- The Scenario 2 Population Projection has been taken from BC Stats. The province completes population projections for all communities also using the component/cohort survival population model. The Province also uses assumptions, which were not available for this study and states that “these forecasts are based on past trends modified to account for possible future changes and should be viewed as only one possible scenario of future population.”³ The growth assumptions used by the province were more aggressive towards growth.
- There are two ways that data is presented in the Census: median and average. They produce quite different results⁴. For the purpose of this study the following definitions will be adopted:
 - Median means the value separating the higher half from the lower half of a data sample, a population, or a probability distribution. For a data set, it may be thought of as "the middle" value.
 - Average is a single number taken as representative of a list of numbers. For this Housing Needs Assessment Different the "average" refers to the arithmetic mean, the sum of the numbers divided by how many numbers are being averaged.

5.3 Situational Analysis

The demographic, economic, and social conditions of a community directly shapes its housing needs. Factors such as age, income, population, and employment all affect the types of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data sources, such as Statistics Canada Census data, BC Housing, and CMHC.

5.3.1 Population

The Regional District has a stable population, with little growth over the last 25 years. In 2016, the population of Regional District, not including the City and the Tla’amin Nation, was 6,180 people. While this represents an increase in total population of 110 people for the entire Regional District, some of the Electoral areas saw a decrease in population. The total population increase in the 15-year time frame was 1.8% or 0.12% per year total.

Tables 4, 5, 6 and 7 combine ages 20 to 44 as the critical work force. The age category 20 to 24 encompasses between 3 and 4 percent of the total population over the census years.

³ www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-projections

⁴ The 2016 average population age was 47.7 and the median age was 52.2 years of age.



Table 3: Historical Federal Census Population Figures for qathet Regional District⁵

Year	Total Population	Population Growth (#)	Population Growth (%)	Age (average)	Age (median)
2001	6,069				
2006	5,943	-126	-2.12	43.4	46.9
2011	5,989	46	0.77	46.2	50.7
2016	6,180	237	0.3.8	47.9	53

Source: Statistics Canada 2016 Census

Table 4: Historical Federal Census Population by Age Group Electoral Area A

Age Distribution					
Age Group	2001 Population	2006 Population	2011 Population	2016 Population	% of 2016 Population
0-19	180	140	135	150	14.0
20-44	255	170	185	205	19.0
45-64	413	440	475	405	37.5
65-84	135	160	200	315	29.5
85+	5	5	15	5	0.05
Totals	988	915	1,010	1,080	100

Source: Statistics Canada 2016 Census

Electoral Area A demonstrates growth in the 65 to 84 age category and a decrease in school aged children. This changes the focus of housing to low maintenance, accessible housing.

Table 5: Historical Federal Census Population by Age Group Electoral Area B

Age Distribution					
Age Group	2001 Population	2006 Population	2011 Population	2016 Population	% of 2016 Population
0-19	355	330	265	255	16.3
20-44	375	340	310	330	21.0
45-64	465	560	605	530	33.9
65-84	230	230	290	420	26.8
85+	15	15	15	30	1.9
Totals	1,440	1,489	1,488	1,565	100

Source: Statistics Canada 2016 Census

Similarly, Area B shows a significant increase in the 65 to 84 age group.

⁵ Federal Census numbers are rounded for each data collection category and often do not match from one category to the next.



Table 6: Historical Federal Census Population by Age Group Electoral Area C

Age Distribution					
Age Group	2001 Population	2006 Population	2011 Population	2016 Population	% of 2016 Population
0-19	560	413	325	305	14.8
20-44	610	488	474	450	21.8
45-64	685	845	835	765	37.2
65-84	250	313	355	520	25.3
85+	30	15	25	20	1.0
Totals	2,135	2,074	2,014	2,060	100

Source: Statistics Canada 2016 Census

Electoral Area C shows a significant population in the 25 to 64 age category in 2016, which would indicate that the 65 to 84 age category will be higher in the 2021 census.

Table 7: Historical Federal Census Population by Age Group Electoral Area D

Age Distribution					
Age Group	2001 Population	2006 Population	2011 Population	2016 Population	% of 2016 Population
0-19	230	170	125	103	9.6
20-44	296	250	182	143	13.7
45-64	392	482	478	425	39.3
65-84	187	185	240	380	35.2
85+	25	20	25	25	2.2
Totals	1,130	1,107	1,055	1,076	100

Source: Statistics Canada 2016 Census

Texada Island (Area D) shows a similar age breakdown to the other Areas.

In summary, the Regional District is aging and without in-migration of young adults and families, it is unlikely that the permanent population will increase significantly. This may leave the community susceptible to an increase in seasonal residents.

The median average age of residents in 2016 in the entire Regional District (including the City and the Tla'amin Nation) was 53.5. The median age varied per Electoral District, but was generally older than the total region and significantly older than the Province of British Columbia median age of 43.0.

Table 8: Median Age of Electoral Districts

Area	Median Age in 2016
Area A	59.6
Area B	55.5
Area C	54.9
Area D	60.6



The significant senior population, the increasing rate of aging and the increase in the senior population in Regional District are key factors to consider from the population data for the Housing Needs Assessment.

5.3.2 Households

A “household” is defined as a person or group of persons who occupy the same dwelling as their primary residence, according to Statistics Canada. In the total qathet Regional District, there were 9,415 households in 2016, with an average size of 2.1 people per household. The majority of households own their homes, while less than a quarter of households are renters. Of the renter households, approximately 10% live in subsidized housing.

Given that there is no breakdown of household information for each Electoral Area, and there is no development or building permit process that can provide exact numbers of the residential units currently in each Electoral Area, we have assumed 2.1 persons per household for 2016 estimates. However, we have reduced that household size to 2.0 for the projection years of 2026 given the fact that the households are aging, population is not increasing significantly and it appears that people over the age of 65 will be the predominant resident. This implies smaller family units due to family moving away or spouses passing on.

Table 9: Total qathet Regional District Household Data

Years	Total Number of Households	Average Household Size	Renter Households (#)	Renter Households (%)	Owner Households (#)	Owner Households (%)	Renter Households in Subsidized Housing (#)	Renter Households in Subsidized Housing (%)
2006	8,775	2.2	1,790	20.40%	6,890	78.52%		
2011	9,160	2.1	1,970	21.51%	7,125	77.78%	220	11.17%
2016	9,415	2.1	2,120	22.53%	7,250	77.05%	220	10.38%

Source: Statistics Canada 2016 Census

Table 10: Electoral Area Historical Household Information

Area	2016 Population	Household Estimate	Owner Households ⁶ (#)	Rental Households (#)	Estimated Percentage Renter Households in Subsidized Housing
Area A	1,080	540	416	124	13%
Area B	1,565	782	602	180	19%
Area C	2,060	1,030	793	237	24%
Area D	1,076	538	414	124	13%

Source: Statistics Canada 2016 Census

⁶ Based on 77.05% ownership in the total qathet Regional District



Based on the calculation that 10.38% of the rental households are in subsidized housing, **Table 10**, demonstrates how many units that may represent in each Electoral Area. The family type of the households is broken down as: single person (34%), couples without children (36%), and couples with children (25%) based on the 2016 Census.

5.3.3 Income

Household income is an indicator that can best evaluate housing affordability, as it considers all persons residing in a single dwelling who may be contributing to housing costs. However, the most current census data presents 2015 income figures for the entire Regional District. In 2016, the average 2015 household income was \$67,240 for all households, while this number was \$74,200 for homeowners and \$32,540.00 for home renters. These income figures are much lower than the average household incomes province-wide. Comparatively, the average household income for all households in British Columbia was \$90,354 in 2015. The federal statistics show the overall household income average increasing 3.0% between 2006 and 2011, and 3.1% between 2011 and 2016. Using 3.05%, this would increase the average household family income to approximately \$69,291.

Presented below is the household income distribution in 2016. The data shows that households in the lower income brackets (less than \$50,000) constitutes 47% (almost half) of all households. Additionally, one quarter of all households alone have an income of less than \$30,000. When focusing on the renter households, the number of households in the lower income brackets (less than \$50,000) makes up more than 70%.

Table 11: Total qathet Regional District Household Income Distribution

Household Income Distribution – 2015 Income						
Income	All Households (#)	All Households (%)	Owner (#)	Owner (%)	Renter (#)	Renter (%)
under 10,000	325	3%	210	2.90%	115	5.44%
10,000 to 19,999	935	10%	455	6.28%	470	22.22%
20,000 to 29,999	1,140	12%	740	10.21%	385	18.20%
30,000 to 39,999	1,055	11%	755	10.41%	290	13.71%
40,000 to 49,999	990	11%	745	10.28%	230	10.87%
50,000 to 59,999	765	8%	595	8.21%	170	8.04%
60,000 to 69,999	710	8%	590	8.14%	125	5.91%
70,000 to 79,999	640	7%	570	7.86%	70	3.31%
80,000 to 89,999	520	6%	455	6.28%	65	3.07%
90,000 to 99,999	460	5%	430	5.93%	30	1.42%
100,000 to 149,999	1,220	13%	1,095	15.10%	125	5.91%
150,000 and over	650	7%	610	8.41%	40	1.89%
Total	9,410	100%	7,250	100.00%	2,115	100.00%

Source: Statistics Canada 2016 Census



Table 12: Total qathet Regional District Median Income by Household Type

Median Income by Household Type – 2015 Income	
Single Person Households	\$27,410
Economic Families ⁷	\$72,494
Single Parent Family Households	\$40,269
Female-led Single Parent Family	\$38,144

Source: Statistics Canada 2016 Census

The poverty rate of youth (aged 0-17) in the total Regional District is relatively high at 23.4%, which is also higher compared to BC (18.5%) and Canada (17%). 1 in 6 seniors (16%) in qathet region are living in poverty, which is consistent with provincial and federal averages, although slightly higher.

The lower than average household income, large proportion of low-income households, and poverty rate of youth are key factors to consider from the income data for the Housing Needs Assessment.

5.3.4 Labour and Employment

Economic indicators, such as labour and employment can be used to determine the direction of the economy, the strength of the labour force, and employment rates among the population. The labour force describes the people of working age (15+), who are either employed or unemployed. In 2016, the total labour force of the Regional District was 8,265 residents (including the City of Powell River).

The participation rate measures the percentage of the labour force who are either working or looking for work (those who choose to participate in the workforce). In 2016, the participation rate for the Regional District was 52.5%, which is much lower than the provincial rate of 62.9%. This is primarily due to the high population of retirement age residents in qathet region. In 2016, the unemployment rate in Regional District was 7.8%, which was higher than the rate in British Columbia, which was 6.7%, respectively.

Table 13: Total Workforce Participation in the qathet Regional District, including the City of Powell River

Years	Total Number of Workers	Unemployment Rate (%)	Participation Rate (%)
2006	8,525	6.4	56.1
2011	8,095	8.4	52.3
2016	8,265	7.8	52.5

Source: Statistics Canada 2016 Census

Projecting these figures to the Electoral Areas, **Table 14**, illustrates the expected employment figures and the unemployment figures.

⁷ **Economic family** refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, **marriage**, common-law union, adoption or a foster **relationship**. A couple may be of opposite or same sex.



Table 14: qathet Regional District Historical Workforce Participation

Electoral Area	2016 Population	Participation in the Workforce (based on 52.5%)	Unemployment Rate (based on 7.8%)
A	1,080	567	84
B	1,565	822	122
C	2,060	1,081	160
D	1,076	564	84

Source: Statistics Canada 2016 Census

The top six industries that employed the labour force in 2016 were (in order):

1. Health care and social assistance (14.3%);
2. Retail trade (12.9%);
3. Manufacturing (8.2%);
4. Construction (8%);
5. Accommodation and food services (7.7%); and
6. Agriculture/forestry/fishing (7.6%).

These align with the four of the top industries of employment in British Columbia were: (1) retail trade, (2) health care and social assistance, (3) accommodation and food services, and (4) construction.

The lower than average participation rate and higher than average unemployment rate are key factors to consider from the labour force and employment data for the Housing Needs Assessment.

5.3.5 Housing

In any community, there must be a variety of housing types, sizes, and prices to meet the housing needs of all members of the community, regardless of income, family status, ability, or age. This includes a variety of tenures including rental, co-op housing and ownership. This range of housing is referred to as the “Housing Continuum” as identified in **Section 3** of this report, which includes non-market and market housing, and shows the progression of housing from emergency shelters for homeless to full private market housing (homeownership). While a Housing Needs Assessment/Study considers all forms of housing, in the total qathet region, 18% of owners were paying more than 30% of their income on housing, while 42.8% of renters were spending more than 30% of their income on housing. This indicates that there is a lack of affordable housing options available.

The following tables break down the dwelling types and sizes of units.



Table 15: Electoral Area A Occupied Dwellings by Structure Type

Occupied Private Dwellings by Structural Type			
	2006	2011	2016
Total - Structural type of dwelling	460	600	590
Single-detached house	415	550	555
Semi-detached house	0	0	10
Apartment, duplex	10	0	10
Movable dwelling	15	0	20

Source: Statistics Canada 2016 Census

Table 16: Electoral Area A Occupied Dwellings by Number of Bedrooms and Type

Existing occupied private dwellings by number of bedrooms 2006 -2016			
	2006	2011	2016
Total - Occupied private dwellings by number of bedrooms	460	600	590
No bedroom	20	0	0
1 bedroom	80	95	115
2 bedrooms	150	220	160
3 bedrooms	150	160	200
4 or more bedrooms	55	120	115

Source: Statistics Canada 2016 Census

Table 17: Electoral Area B Occupied Dwellings by Structural Type

Occupied Private Dwellings by Structural Type			
	2006	2011	2016
Total - Structural type of dwelling	650	675	690
Single-detached house	490	620	520
Apartment, duplex	0	0	15
Apartment, building that has fewer than five storeys	30	0	20
Movable dwelling	105	30	130

Source: Statistics Canada 2016 Census

Table 18: Electoral Area B Occupied Dwellings by Number of Bedrooms

Existing occupied private dwellings by number of bedrooms 2006 -2016			
	2006	2011	2016
Total - Occupied private dwellings by number of bedrooms	645	675	695
No bedroom	20	0	0
1 bedroom	75	45	55
2 bedrooms	130	180	200
3 bedrooms	265	285	285
4 or more bedrooms	165	165	150

Source: Statistics Canada 2016 Census



Table 19: Electoral Area C Occupied Private Dwellings by Structure

Occupied Private Dwellings by Structural Type			
	2006	2011	2016
Total - Structural type of dwelling	930	925	955
Single-detached house	850	845	885
Semi-detached house	15	0	10
Row house	10	0	0
Apartment, duplex	15	30	0
Apartment, building that has fewer than five storeys	0	0	10
Movable dwelling	50	0	55

Source: Statistics Canada 2016 Census

Table 20: Electoral Area C Occupied Dwellings by Number of Bedrooms

Existing occupied private dwellings by number of bedrooms 2006 -2016			
	2006	2011	2016
Total - Occupied private dwellings by number of bedrooms	930	925	955
No bedroom	10	0	0
1 bedroom	95	140	90
2 bedrooms	260	345	310
3 bedrooms	365	305	345
4 or more bedrooms	205	125	200

Source: Statistics Canada 2016 Census

Table 21: Electoral Area D Occupied Private Dwellings by Structural Type

Occupied Private Dwellings by Structural Type			
	2006	2011	2016
Total - Structural type of dwelling	555	535	580
Single-detached house	490	520	545
Semi-detached house	20	0	10
Movable dwelling	35	0	35

Source: Statistics Canada 2016 Census

Table 22: Electoral Area D Occupied Private Dwellings by Number of Bedrooms

Existing occupied private dwellings by number of bedrooms 2006 -2016			
	2006	2011	2016
Total - Occupied private dwellings by number of bedrooms	555	530	580
No bedroom	25	0	25
1 bedroom	65	165	100
2 bedrooms	210	180	200
3 bedrooms	170	150	200
4 or more bedrooms	90	35	60

Source: Statistics Canada 2016 Census

The following is a summary breakdown of the occupied private dwellings by structural type and bedrooms for each Electoral Area based on the household size.



It is noted that for the total qathet Regional District, 95% of all residential dwellings are considered to be single detached houses. In addition, over 77% of all residential units in the total Regional District area are owned, as opposed to rented.

Table 23: qathet Regional District Household Size by Electoral Area 2016

Household Size Based on Total qathet Regional District Statistics					
Household Size	% total Households	Area A	Area B	Area C	Area D
1 person	34	183	265	350	183
2 persons	43	232	336	443	230
3 persons	11	60	86	113	60
4 persons	8	43	63	83	43
5 or more persons	4	22	32	41	22
Total households		540	782	1,030	538

5.3.5.1 Non-market Housing

Non-market housing includes shelters, transitional housing, supportive housing, social housing, and independent assisted-living. These housing types are typically used to provide temporary housing for homeless and unhoused populations, or serve as transitional homes to support vulnerable and at-risk populations. They are subsidized by government and include non-profit housing that is below market, while often times providing on-site support services to help residents move towards independence and self-sufficiency.

In BC, non-market units are commonly developed, managed, or otherwise supported in part by BC Housing, a provincial government agency. Based on BC Housing's Unit Count Reporting Model (March 31, 2020), the only non-market housing located in Regional District is within the City of Powell River. However, Lifecycle does own and manages 12 two bedroom cottages in Brew Bay for affordable housing.

The Texada Island Non-Profit Seniors Housing Society is working to provide a seniors housing project. The vision is for an affordable independent to assisted living residence with common areas in order to maintain some of our seniors in our community. This project is proposed to be located in Gillies Bay.

5.3.5.2 Affordable Homeownership

Central Mortgage and Housing (CMHC) and British Columbia define affordable housing as housing that does not cost more than 30% of a household's annual income, including utilities. These housing types typically come in the form of strata tenure such as row houses, townhomes, duplexes, and condominiums that offer an average sale price that is lower than single-detached homes. Also, BC Housing supports the construction and placement of modular housing.



Within the Regional District, strata tenure units represent only a small proportion of the stock (5% and 7% respectively). This is much lower than the provincial proportion, where strata tenure developments account for approximately one third of the ownership stock across the Province.

There is one housing co-operative in Regional District, called the Hearthstone Village Cooperative, on 42 acres of land. Three families currently live in this co-operative, and there are plans to create between 8 to 16 additional family dwellings on the site. There is evidence that there may be more “informal” cooperative developments which were not confirmed and therefore not documented for this study. Co-op housing provides an affordable option for housing. While it often requires a private sector initiative, organizations such as the Community Land Trust from the CHFBC can work with a group to build new co-ops as affordable housing. Local government plans must allow for collaborative living and a zoning bylaw that will allow multiple housing units on a single lot.

5.3.5.3 Market Rental

In 2016, the Regional District’s average 2015 income of renters was \$43,950. The Census demonstrated that 43% of renters spend more than 30% of their income on housing, which is within 2% of the provincial and national averages.

In 2016, the median monthly shelter cost for rented dwellings was \$749, while the average monthly shelter cost was \$777.

Across the qathet region, the average monthly housing cost for renter households increased by \$86 per month (12%) between 2011 and 2016. This is despite only a 1.6% increase in median income, and a 3% increase in the average income between this same time period (2011 and 2016).

As a whole, the Regional District had a vacancy rate of 0.5% in 2019, which marginally improved to a vacancy rate of 1.7% in 2020. This is considered to be very low and allows the landlord the benefits of setting rental rates. A vacancy rate of 3% is considered to indicate a healthy market – one where there is a balance between reasonable choices for renters and reasonable rates of return for landlords. The Regional District’s low vacancy rate indicates that the demand for rental units is high. It highlights a need for increased rental supply to meet the demand, and more affordable rental options.

Based on the income data and average rental prices, the following table shows the affordability targets for rental units in the Regional District based on 2016 prices. These incomes, if indexed to 2021 rates using the Cost of Living⁸ increases from 2015, show a moderate increase.

⁸ <https://mpp.pensionsbc.ca/cost-of-living-adjustments>



Table 24: Affordable Rent Calculation for 2021

	Renter Median Income	Affordable Rent 30% (Median Income)
Based on the 2015 income from the 2016 Census	\$32,540	\$9,762/year \$813.50/month
Indexed to 2021 using Cost of Living annual increases	\$35,365	\$10,609.50/year \$884.13/month

5.3.5.4 Market Homeownership

In Regional District, 95% of the housing is owned and 77% of the housing is single detached housing. This does not provide variety or options. Many residents have lived in the region for many years. It is assumed that homes and land were purchased many years ago and either are paid off or have minimal mortgage owing. However, rural residents live in the region because of the lifestyle and resist selling their homes and moving to the City. Downsizing is not the demand or “tend” that it is in cities. But even if houses are paid off or paid down, it is an expensive venture to maintain a single detached homes and many people as they age and see their income reduce significantly, have difficulty covering all the costs.

Approximately 46.4% of all owners living in the broader qathet region reported that they had a mortgage in 2016.

The 2016 Federal Census demonstrated that there were 11,400 residential units in the entire Regional District and 9,412 were occupied by usual residents. This indicates that almost 2,000 residential units are seasonal, or occupied as a non-permanent residence. A number of these residential units will be located in the Regional District. This seasonal ownership takes homes out of the permanent rental market.

The Powell River Sunshine Coast Real Estate Board (PRSCREB) indicated that the average home price in Regional District increased 10% from 2014 to 2015, and 15% from 2015 and 2016, with housing cost inflation outpacing wages. In 2020, the average cost of housing was \$277,000, which is up from \$257,000 in 2019. The average house price in the City of Powell River in 2020 was \$465,226.

Based on the 2016 Census, the average monthly payment across owners living in the Regional District was \$827, while the median monthly payments for owners was \$574. This large difference between the average and median payment amounts could be attributed to the fact that there are more senior-led households who may have their mortgages paid in full.

5.3.6 Households in Core Housing Need

A household is considered to be in core housing need if it falls below at least one of the three housing standards: adequacy, affordability, and suitability 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.

- Adequacy is based on housing requiring any major repairs.



- Affordable housing has shelter costs equal to less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and composition of resident households, according to National Occupancy Standards.

5.3.6.1 Affordability

In 2006, 13.3% of all households were in Core Housing Need, spending more than 30% of their gross pre-tax household income on shelter. In 2016, this increased to 18% of the households. Of the households in Core Housing Need In 2016, 42% of these households were renters. This indicates that 58% of the households in Core Housing Needs in 2016 were homeowners. This implies that people getting into the housing market are over extending themselves, or existing residents such as seniors on a fixed pension and still have a mortgage, find the increases in property taxes or need for major repairs (such as a roof or a furnace replacement) create a financial hardship.

5.3.6.2 Adequacy

The qathet Regional Housing Needs Assessment Survey provided insight into the lack of suitability of some homes in the community:

“I lived in a home without heat and the roof leaked severely. Terrible mold.”

“Outdated electrical and insufficient insulation. Floors bowing out, foul smell permanently in the walls made of wood”

anecdotes of people who live in shacks or sheds with no services, as well as many people who live in tents or their cars.

5.3.6.3 Suitability

Suitability defines the size of the housing unit based on bedrooms as appropriate for the size and make-up of the family. Based on the 2016 Census, 3% of private households were identified as being

The qathet Regional Housing Needs Assessment Survey provided insight into the need for affordable housing in the community:

“People having to sleep in their living rooms, so their kids can have bedroom(s)”

“Previous house had a 1bed 500 sq ft basement suite rented to a single man, ended up having all 3 of his kids living with him... he had to options for a larger home within budget”

“4 kids and 2 adults living in a 2 bdrm because it was the only place they could find, let alone afford. They’ve lived in that house for 2 years”

The adequacy of a home is measured by the major repairs required to bring the home to appropriate standard for health and safety. In 2006, 11.7% of all dwelling units required major repairs. The 2016 Federal Census indicated that 10% of the housing units were in need of major repairs. While this is a marginal improvement, it still means that 10% of residents of the region are living in inadequate housing.

Respondents to the qathet Regional Housing Needs Survey identified some examples of adequacy issues with housing in the Regional District. These included houses with mould, inadequate water, plumbing, and heating, and in general poor condition. There were also



non-suitable. This likely reflects overcrowding. The Housing Needs Survey revealed that almost 50% of the respondents are aware of people living in the community in inappropriate housing that it is not suitable to their needs.

5.4 Analysis

5.4.1 Population Projections

Two sets of population projects have been used to provide a range of future anticipated growth and to address the state of future uncertainty under different assumptions. The two population projections are provided:

- **Scenario 1:** Population projection has been prepared based on a Component/Cohort Projection, which has considered historical trends, potential COVID implications, changes in birth and death rates and in-migration. This presents a low, slow growth population for each electoral area.
- **Scenario 2:** Population Projection has been prepared by BC Stats of the BC Provincial Government. This presents an aggressive higher growth rate for projections.

This Housing Needs Assessment has determined that Scenario 1 will be utilized for the projections to represent a more moderate growth rate.

While the population projections have been completed to the year 2030, it should be noted that the BC Ministry of Municipal Affairs and Housing requires the housing projections for a five-year window. Therefore, 2026 is the critical year for the calculation of housing for the qathet Region.

The housing calculations reflect the number of housing units required for the permanent population and does not provide a housing estimate for the non-usual residents (seasonal and part time).

Table 25 provides the number of housing units to appropriately accommodate the minimum and maximum total population projection for each Electoral Area based on the projected household size.



Table 25: Projected Residential Unit Need Per Electoral Area

qathet Electoral Area A											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Scenario 1 Population	1,026	1,117	1,117	1,118	1,119	1,119	1,120	1,117	1,114	1,111	1,108
Scenario 2 Population	1,203	1,217	1,223	1,230	1,236	1,241	1,243	1,248	1,252	1,311	1,317
Scenario 1 Required Houses	556	621	621	621	621	622	622	620	619	617	616
Scenario 2 Required Houses	708	716	720	723	727	730	731	734	736	771	775
qathet Electoral Area B											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Scenario 1 Population	1,361	1,510	1,513	1,515	1,518	1,521	1,524	1,524	1,525	1,525	1,525
Scenario 2 Population	1,621	1,618	1,644	1,652	1,660	1,668	1,680	1,687	1,693	1,772	1,781
Scenario 1 Required Houses	648	719	720	722	723	724	726	726	726	726	726
Scenario 2 Required Houses	811	809	822	826	830	834	840	844	846	886	890
qathet Electoral Area C											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Scenario 1 Population	1,853	2,043	2,045	2,046	2,048	2,050	2,051	2,050	2,049	2,048	2,047
Scenario 2 Population	2,193	2,219	2,228	2,239	2,250	2,261	2,274	2,283	2,291	2,398	2,409
Scenario 1 Required Houses	882	973	974	974	975	976	977	976	976	975	975
Scenario 2 Required Houses	1,096	1,110	1,114	1,120	1,125	1,130	1,137	1,141	1,146	1,199	1,205
qathet Electoral Area D											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Scenario 1 Population	986	1,087	1,085	1,083	1,081	1,078	1,076	1,073	1,069	1,066	1,062
Scenario 2 Population	1,181	1,143	1,197	1,203	1,209	1,215	1,223	1,228	1,233	1,290	1,296
Scenario 1 Required Houses	548	604	603	602	600	599	598	596	594	592	590
Scenario 2 Required Houses	695	672	704	708	711	715	720	723	725	759	763

5.4.2 Identified Gaps

Dillon identified several gaps in the data. These gaps will make it difficult to provide accurate numbers, however the projections provide a range of population and housing units. In addition, the small population numbers make it difficult to provide accurate projections. The rural nature of the Regional District also makes it difficult to consider any form of communal or piped services which would allow



higher density development. The following are the gaps that have been identified for the qathet Regional District housing assessment:

Affordable Rental Housing - The demographic and income data, along with the housing costs show that many households have difficulty accessing the rental market. Currently, 42% of renters spend more than 30% of their income on housing. However, we are not aware of the existing housing options in the rural area. We understand that these options could include cottages, secondary suites, and inappropriate accommodation in non-approved buildings (such as sheds and tents). There is a group on Texada Island that is working towards the development of affordable housing. They are early in their process and it is unknown what the future will hold for the funding and construction.

Accessible Housing - People receiving disability assistance spend an average of 82% of income on rent. We understand that many people's mobility and physical abilities change over time. Many people do not want to leave their homes. In rural areas, with limited wifi, no public transit, significant distances between neighbours and services, it is very difficult to provide accessible housing. Many rural areas are dealing with this through home services (meals on wheels, delivery of groceries, home care, etc.). We do not have any specific information on the number of Regional District residents that may require accessible housing.

Seniors Housing - The Regional District will continue to age for the next 15 years. And while people are healthier and more active than decades ago, seniors face financial and physical restrictions. The number of low income seniors is increasing in proportion to the total number of seniors. Seniors require a variety of housing types, or adaptation and modification to their existing homes. We do not have accurate information on the current seniors and their ability to age in place (with modifications to their home which can be covered by a variety of grants), or numbers of people who are unable to remain in their own homes and require some assisted seniors housing. In addition, we are not aware of how many people would be willing to leave their homes to move to a community where appropriate housing may be available.

As noted above, the Texada Island Non-profit Seniors Housing Society is currently developing plans and seeking funding for a development at Gillies Bay. This report does suggest that the opportunity for a seniors housing facility could be explored in Lund. This provides the opportunity for piped water and sewer. This requires seniors leaving their homes and moving to a new community.

Shelters and Transient Housing - The current homeless population is unknown, due to the difficulties of tracking and reporting this transient and often invisible community. However, it is anecdotally reported that the number of homeless people has increased in the qathet region. BC Housing indicates that there are no shelters located outside of Powell River, within the broader qathet Regional District. It has been reported anecdotally through the qathet Regional Housing Needs Survey that many people seek refuge in moveable dwelling units. While the concept of "tiny homes" has some support, they are still



expensive to construct and many landowners do not want tenants. Transitional housing would most likely be located in the City, which would then require the relocation of the people.

5.4.3 Mobility

With an aging population, in-migration into the Regional District will provide the majority of the growth. The Census measure mobility by movers; those people who did not live in the census division a year ago.

Table 26 illustrates the percentage of the population who did not live in the Electoral area the year before the census.

Anecdotally, 2020 has seen a significant increase in in-migration. The Powell River Sunshine Coast Real Estate Board has recorded that over 70% of all home purchases in the region were by people from outside of the City. In addition, the community survey indicated that many people had been evicted from their rental units due to owners, or families of owners, moving back to Powell River. It is assumed that 2020 will show a much higher mobility. The 2021 federal census will capture this rate and can be included in the Housing Needs Assessment update completed in 2023.

Table 26: Mobility Rates in the Regional District

Existing occupied private dwellings by number of bedrooms 2006 -2016			
	2006	2011	2016
Electoral Area A	12%	7%	17%
Electoral Area B	23%	14%	12%
Electoral Area C	9%	12.5%	8%
Electoral Area D	11%	5.5%	8.5%

Source: Statistics Canada Census

5.4.4 Commuting

The data requirements of BC Ministry of Municipal Affairs and Housing requires that the Housing Needs Assessment includes the commuting destination. This measures the number of people who live outside of the census division and travel outside of the electoral area census division.

In 2016, the out of census division rates ranged depending on the electoral area:

- Area A – 35% of the workforce commuted outside of the census division;
- Area B – 7% of the workforce commuted outside of the census division;
- Area C – 17% of the workforce commuted outside of the census division; and
- Area D – 66% of the workforce commuted outside of the census division.

It is assumed that many of the commuters work for industry, fish farms and in the City of Powell River. Very high levels of commuting from outside of the census division would indicate the inability to find appropriate housing or the lack of employment opportunities within the workplace census division.



We may also see a significant increase in people who commute, or work within the census division in the 2021 Census based on the fact that many people have been working from home, due to the COVID-19 pandemic. These people may continue to work remotely into 2021.

5.5 Housing Needs (Five-Year Time Frame)

The following tables demonstrate the amount and types of housing units that will be required in each Electoral Area for the 2026 (five-year) time frame.

Based on the 2016 census, 77% of the housing units are owned, and 23% are rented. This study recommends that the new housing be split between owner occupied and rental and modified to be 50% owned and 50% purpose built rental. In addition, the 2016 census demonstrated that 42.8% of the current rental of which the residents are in core housing need (spending more than 30%) and 18% of the owned homes. Since the focus for affordability will be rental accommodation, we recommend that 43% of all new rental housing units constructed be affordable. We have no means of calculating the number of transient or shelter units that are required.

It has been determined that the housing needs will be based on the population projections from Scenario 1. The following tables provide the population projection, the current number of housing units, breakdown of housing type (by bedroom number) and the projected need of housing units for 2026.

5.5.1 qathet Electoral Area A

Based on the housing gap for 2026, it is estimated that, based on Scenario 1 population projection, a total of 32 housing units are required. It is further recommended that 16 of these units should be for homeownership and 16 should be purpose built rental units and 43% (7 units) of the rental units should be affordable. It is also recommended that the bedroom size for the housing units be generally reduced to reflect the smaller households and aging population.

Table 27: Five Year Housing Needs for qathet Electoral District A

Household Size Electoral Area A	2016 Units	2016 % Break-down	Recommended Unit Break-down	2026 Scenario 1 Pop	Housing Units	Gap
				1,120		
1 bedroom	115	20	22		137	22
2 bedrooms	160	26	54		335	175
3 + bedrooms	315	54	24		150	-165
Total	590	100	100		622	32



5.5.2 qathet Electoral Area B

Based on the housing gap for 2026, it is estimated that based on the Scenario 1 population projection, a total of 31 housing units are required. It is further recommended that 15 of these units should be for homeownership and 16 should be purpose built rental units and 43% (7 units) of the rental units should be affordable. It is also recommended that the bedroom size for the housing units be generally reduced to reflect the smaller households and aging population.

Table 28: Five Year Housing Needs for qathet Electoral District B

Household Size Electoral Area B	2016 Units	2016 % Break-down	Recommended Unit Break-down	2026 Scenario 1 Pop	Housing Units	Gap
				1,524		
1 bedroom	55	8	20		145	90
2 bedrooms	200	29	50		363	163
3 + bedrooms	440	63	30		218	-222
Total	695		100		726	31

5.5.3 qathet Electoral Area C

Based on the housing gap for 2026, it is estimated that based on the Scenario 1 population projection, a total of 22 housing units will be required. It is further recommended that 11 of these units should be for homeownership and 11 should be purpose built rental units and 43% (5 units) of the rental units should be affordable. The recommended split between units is 25% for one bedroom, 40% for 2 bedroom units and 35% for three bedroom and larger units.

Table 29: Five Year Housing Needs for qathet Electoral District C

Household Size Electoral Area C	2016 Units	2016 % Break-down	Recommended Unit Break-down	2026 Scenario 1 Pop	Housing Units	Gap
				2,051		
1 bedroom	90	9	25		244	154
2 bedrooms	310	33	40		391	81
3 + bedrooms	555	58	35		342	-213
Total	955	100	100		977	22

5.5.4 qathet Electoral Area D

Based on the housing gap for 2026, it is estimated that based on the Scenario 1 population projection, a total of 47 housing units are required. It is further recommended that of the 47 required units, 23 of these units should be for homeownership and 24 should be purpose built rental units and 43% (11 units) of the rental units should be affordable.

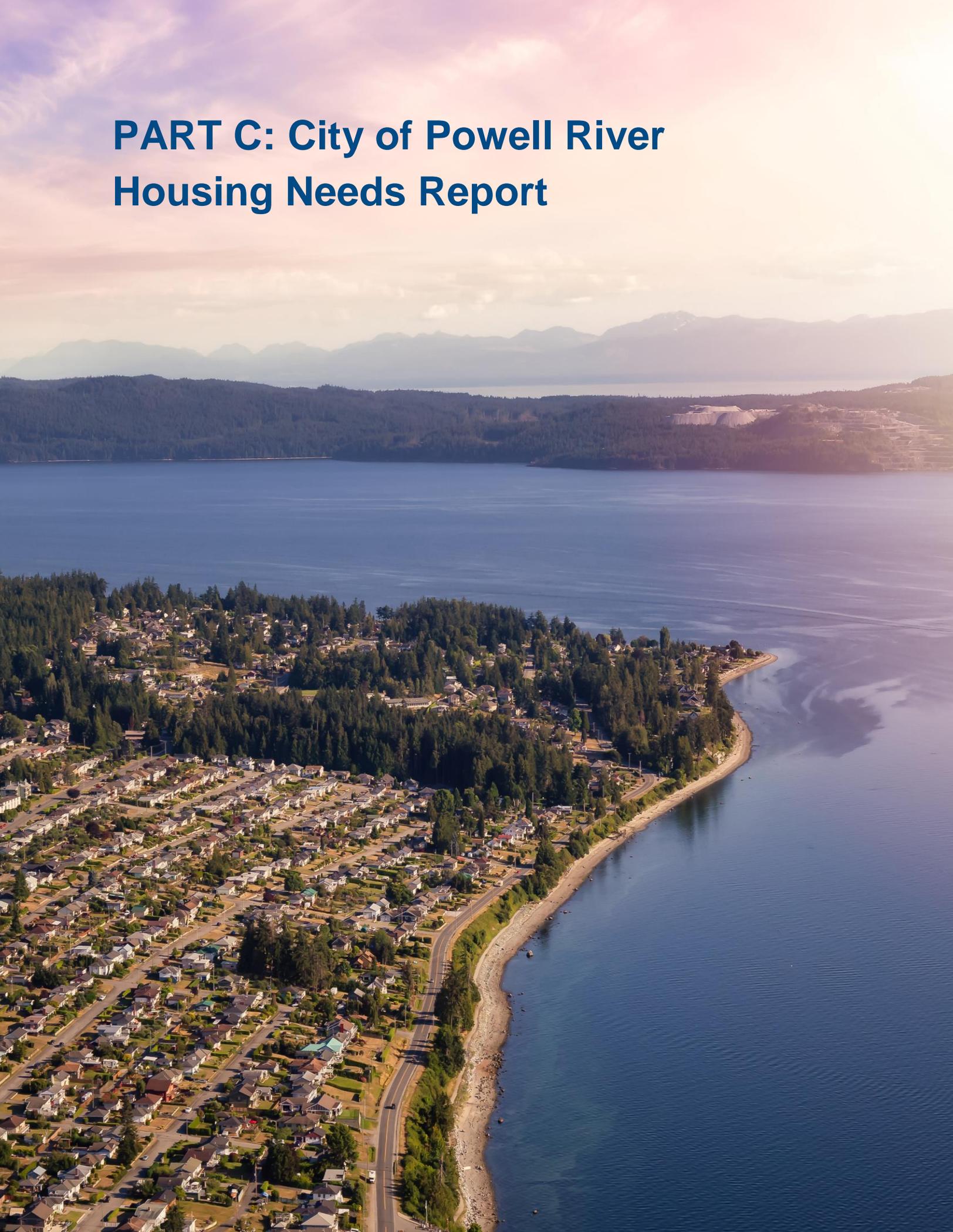


Table 30: Five Year Housing Needs for qathet Electoral District D

Household Size Electoral Area D	2016 Units	2016 % Break- down	Recommended Unit Break- down	2026 Scenario 1 Pop	Housing Units	Gap
				1,076		
1 bedroom	39	7	20		120	81
2 bedrooms	105	19	35		209	104
3 + bedrooms	411	74	45		269	-142
Total	555	100	100		598	47



PART C: City of Powell River Housing Needs Report



6.0 City of Powell River

6.1 Policy Setting

The Housing Needs Assessments aims to build upon the existing policy and strategic direction of qathet Regional District (Regional District), the City of Powell River (City), and Tla’amin Nation by providing recommendations on how to enhance existing policy, or create new ones in order to better address housing needs in the community. As the first step to achieving this, it is important to understand the existing housing policy context.

The City of Powell’s Sustainable Official Community Plan (SOCP) provides a roadmap for the community’s future for the 2014 to 2034 time frame. It establishes the objectives and policies to achieve the goals in the areas of land use, natural environment, community life, infrastructure, and the local economy.

6.1.1 Powell River Sustainable Official Community Plan

The City of Powell River is located on the “Upper Sunshine Coast”, 125 km northwest of Vancouver. The City has a long history of coastal industry and has many older established neighbourhoods. The City is located in the traditional territory of the Tla’amin First Nation. The City has developed a Sustainable Official Community Plan to look toward 2034 in a respectful, sustainable and resilient manner.

Vision

Powell River is a coastal city with a proud heritage, diverse local economy, and a sustainable future - environmentally, socially and economically. With a superb natural setting, vast recreational opportunities, and vibrant arts & cultural services, we are a community for all ages. The pearl on the Sunshine Coast, Powell River continues to work cooperatively with the Regional District and our Tla’amin Nation neighbours to foster a respectful community, inclusive for all.



General Direction for Residential Development

The City of Powell River SOCP provides a number of goals and policies that reflect the direction for residential development including:

- Striving for equity, follow SMART growth principles, creating diverse housing opportunities, and encouraging well designed compact neighbourhoods.
- The plan recognizes the aging population and the shrinking household size and acknowledges the needs and preferences of the elderly population.
- Directs the Zoning Bylaw to include a wide variety of housing including carriage houses, secondary suites and seniors housing.
- Encourages a variety of housing tenure including co-housing.
- Recognizes that the City's key direct responsibilities for supporting housing are tied to regulation of land use, specifically: zoning allowable density, secondary suites, approved stratification of existing rental housing, and amenity/density bonusing negotiation for projects that include a non-market component.

6.2 Data Qualifications

During the preparation of this Housing Needs Assessment it became obvious that some of the census numbers are not consistent and do not add up correctly. There are several reasons for this:

- All census data is rounded up or down to the nearest unit of 5. However, in some instances the averaging goes up, while another goes down, creating differences in, for example the number of private dwellings occupied by usual residents. This can also differ from households.
- The 2016 census was a long form year. 2011 as a short form census. The two census programs did not ask the same questions, which is why some of the data produced in 2006 and 2016 is not available for 2011.
- The long form census is only issued to a 25% sampling of the population and is then averaged up to the total population, dwelling unit and household figures. This also creates a discrepancy in the total numbers and the averaging. For example, the 2016 Census identifies 6,078 private dwellings occupied by the usual residents, and then identifies 6,080 occupied private dwellings, but when you add up the dwellings by type, it totals 6,075. This discrepancy is not considered significant in larger municipalities. However, it can be very significant in smaller communities such as Powell River.
- The data used in this housing needs assessment was extracted from the 2016 Federal Census for the City of Powell River Census subdivision 5927008.
- The Scenario 1 Population Projections has been prepared by Dillon Consulting Limited using the component/cohort survival population model with assumptions related to the historical slow growth (or decline), the aging population, smaller households, changes in economic base and migration rates. Dillon took a fairly conservative approach to the assumptions.
- The Scenario 2 Population Projection has been taken from BC Stats. The province completes population projections for all communities also using the component/cohort survival population model. The Province also uses assumptions, which were not available for this study and states that "these forecasts are based on past trends modified to account for possible future changes



and should be viewed as only one possible scenario of future population.⁹ The growth assumptions used by the province were more aggressive towards growth.

- There are two ways that data is presented in the Census: median and average. They produce quite different results¹⁰. For the purpose of this study the following definitions will be adopted:
 - Median means the value separating the higher half from the lower half of a data sample, a population, or a probability distribution. For a data set, it may be thought of as "the middle" value.
 - Average is a single number taken as representative of a list of numbers. For this Housing Needs Assessment Different the "average" refers to the arithmetic mean, the sum of the numbers divided by how many numbers are being averaged.
- Terminology for this study has been modified. While the term “homeless” is used by BC Housing, this study has chosen to use the term unhoused. And while “special needs housing” is both the term used in the City of Powell River Official Community Plan and in BC Housing funding programs, this study has chosen to use the term accessible housing.

6.3 Situational Analysis

The demographic, economic and social conditions of a community directly shape its housing needs. Factors such as age, income, population, and employment all affect the types of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data sources, such as Statistics Canada Census data, BC Assessment and the Canadian Mortgage and Housing Corporation (CMHC).

6.3.1 Population

Powell River has a stable population, with small increases and decreases based on changing local economic circumstances since 2001. In 2001, the population of the city was 12,983, which decreased slightly in 2006 to 12,957 (**Table 31**) and then increased to 13,165 in 2011. In 2016, the population of Powell River was 13,157. This represents a population increase of only 174 people in the 15 year time frame, or a 1.3% increase (compared to an 18.9% growth during the same time period for the Province of British Columbia¹¹).

⁹ www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-projections

¹⁰ The 2016 average population age was 47.7 and the median age was 52.2 years of age.

¹¹ Statistics Canada, 2001 to 2016



Table 31: City of Powell River Historical Population

Population								
Year	Total Population	Population Growth (#)	Population Growth (%)	Age (average)	Age (median)	Mobility - Non-Movers (#)	Mobility - Non-Migrants (#)	Mobility Migrants (#)
2001	12,983							
2006	12,957	-26	-0.02%		46.8	13,595	1,340	800
2011	13,165	205	1.6%		49.6	7,125	2,550	1,880
2016	13,157	-8	-0.1%	47.7	52.2	7,620	2,730	1,960

Source: Statistics Canada Census

The largest single age five year category is between 60 to 64 years old (1,215 people), followed closely by the group between 55 to 59 year (1,135), and then 65 to 69 years (1,115 people). This indicates that the demand for seniors housing will increase significantly in the next 5 to 10 years. The average age of residents in 2016 was 47.7, while the median age was 52.2.

Table 32: City of Powell River 2016 Age Distribution

Age Distribution by Age Groups	
0 to 4 years	520
5 to 9 years	590
10 to 14 years	640
15 to 19 years	710
20 to 24 years	500
25 to 29 years	545
30 to 34 years	635
35 to 39 years	575
40 to 44 years	650
45 to 49 years	805
50 to 54 years	1,070
55 to 59 years	1,135
60 to 64 years	1,215
65 to 69 years	1,115
70 to 74 years	810
75 to 79 years	635
80 to 84 years	480
85 to 89 years	350
90 to 94 years	135
95 to 99 years	40
100 years and over	5

Source: Statistics Canada 2016 Census

More than one quarter of the population (27.0%) is 65 years of age or older, which while higher than the provincial rate of 20.6% does not reflect a “retirement” community. The fact is that the City of Powell



River has an aging population. The “baby boomers¹²”, in 2016, were aged 52 to 70. They are healthier than the generations before them, are living longer, and may not be fully retiring at age 65. Not surprisingly, the median age has increased each year from 2011, and overall, there is a greater proportion of seniors living in the Powell River, compared to the average rate of the province. In 2016, the median age of the city was 52.2 years of age.

Table 33: City of Powell River Historical Age Group Breakdown

Age Distribution by Broad Age Groups						
Age Group	2006	2006	2011	2011	2016	2016
	#	%	#	%	#	%
0-14	2,065	16%	1,860	14%	1,750	13.2%
15-19	875	7%	830	6%	710	5.4%
20-24	480	4%	535	4%	500	3.8%
25-64	6,675	54%	6,810	52%	6,630	50.45%
65-84	2,270	18%	2,680	20%	3,040	23.15%
85+	260	2%	445	3%	530	4.0%
Totals	12,615	100%	13,160	100%	13,160	100.0%

Source: Statistics Canada Census

The 2016 figures demonstrate that the population is aging, and that the number of children under the age of 14 is declining. The significant senior population is a key factor to consider from the population data for this Housing Needs Assessment.

Anecdotally, through building starts, real estate sales, vacancy rates and employment figures, there is the general consideration that the city has experienced a higher growth rate in the last 5 years, which is not reflected in the 2016 census. This was confirmed by the respondents of the qathet Regional Housing Needs Survey. People identified the influx of people moving from larger cities (86%) and the continued aging of the population (80%) as the two top trends they believe their community needs to prepare for. While this will not be confirmed until the 2021 Federal Census is completed and released, there is a demonstrated shortage of housing, which supports the anecdotal information.

6.3.2 Households

A “household” is defined as a person or group of persons who occupy the same dwelling as their primary residence, according to Statistics Canada. In Powell River, there were 6,080 households in 2016. The majority of households own their homes, while a quarter of households are renters. Of the renter households, approximately 13.4% live in subsidized housing.

¹² Baby boomers are the demographic cohort generally defined as people born from 1946 to 1964, during the post–World War II baby boom



Table 34: City of Powell River Historical Household Data

Years	Total Number of Households	Average House-hold Size	Renter House-holds (#)	Renter House-holds (%)	Owner House-holds (#)	Owner House-holds (%)	Renter House-holds in Subsidized Housing (%)
2006	5,680	2.2	1,305	23%	4,370	77%	0%
2011	5,890	2.2	1,295	22%	4,595	78%	11.2%
2016	6,080	2.1	1,510	25%	4,565	75%	13.4%

Source: Statistics Canada Census

The average household size is 2.1 people per household. One person households accounted for 34% of all private household sizes, while 42% of household sizes were 2 persons.

Table 35: City of Powell River Household by Size

Private Households by Person Size						
	2006	%age	2011	%age	2016	%age
1 person	1,775	31.2%	1,895	32.1%	2,025	33.4%
2 persons	2,245	39.5%	2,370	40.2%	2,535	41.6%
3 persons	700	12.3%	770	13.0%	705	11.6%
4 persons	670	11.8%	590	10.0%	540	8.9%
5+ persons	295	5.2%	280	4.7%	270	4.5%
Total Households	5,685		5,900		6,080	

Source: Statistics Canada Note that the number does not match the total household number of 6,080.

Table 36: City of Powell River Residential Unit by Bedroom Number

Bedrooms	2006		2011		2016	
	# Units	%age	#Units	%age	# Units	%age
0	105	1.8%	45	0.8%	25	0.5%
1	500	8.8%	555	9.4%	590	9.7%
2	1,670	29.4%	1,590	26.9%	1,795	29.6%
3	1,895	33.3%	1,955	33.2%	2,020	33.3%
4+	1,515	26.7%	1,750	29.7%	1,650	27.4%
Total	5,685		5,900		6,075	

Source: Statistics Canada Note that the number does not match the total household number of 6,080.

6.3.3 Income

Household income is used to evaluate housing affordability, as it considers all persons residing in a single dwelling who may be contributing to housing costs. In 2016, the average household income was \$69,668, while the median income was \$56,283. This is lower than the average household income province wide where the average household income was \$90,354 and the median income was \$69,995 in 2015¹³.

¹³ Income data reported in the 2016 Federal Census is based on 2015 earnings.



Statistics Canada calculates the Low Income Cut-offs (LICO's) before tax¹⁴. This is prepared to identify the poverty line which is differentiated between rural and urban areas and identifies sub-urban areas by population. **Table 37** illustrates the LICO to 2018 for rural and communities with a population under 30,000. Presented below is the household income distribution in 2015. The data shows that households in the low income brackets (less than \$25,000) constitutes 18.5% of all households. Additionally, 44.2% of households have less than \$50,000 in household income.

The Cost of Living increase can be used to project these incomes to the 2021 value using the Cost of Living Increases calculated for British Columbia by the Municipal Pension Board. The increase for 2019 was 2.1%, 2020 was 1.6% and 2021 was 0.5%. Note that this table represents after tax income, while core housing needs are based on pre-tax income¹⁵.

Table 37: Low Income Cut-off After Tax Table

Community Size	Family Size	2016	2018
Rural Areas	1	\$13,525	\$14,051
	2	\$16,461	\$17,102
	3	\$20,498	\$21,296
	4	\$25,571	\$26,567
	5	\$29,119	\$30,253
Population Under 30,000	1	\$15,478	\$16,081
	2	\$18,840	\$19,573
	3	\$23,457	\$24,371
	4	\$29,266	\$30,406
	5	\$33,326	\$34,624

Source: <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1110024101>

According to the 2016 Census for the City, 16.7% of the people aged 18 to 64 (1,220 people) are in the low income category based on the Low Income Measure (after tax) (LIM-AT). In addition, 14.4% of the people 65 years of age and over (480 people) are in this low income status.

Table 38: City of Powell River Median Pre Tax Income by Household Type 2016 Federal Census

Pre Tax Median Income by Household Type - 2015		
Household Type	City of Powell River	Province of BC
One Person Households	\$29,520	\$35,701
Two or More Person Households	\$74,526	\$88,466
Lone Parent Households	\$42,112	\$51,056

Source: Statistics Canada 2016 Census

As demonstrated by the 2016 Census, the City of Powell River has median household incomes lower than provincial average and there is a large proportion of low income individuals between the ages of 18-64. These are key factors to consider for this Housing Needs Assessment.

¹⁴ Note that LICO's are not provided for rural and small communities.

¹⁵ Taxes paid on income under \$30,000 are \$4,500 and taxes on income between \$30,000 and \$49,900 are 15% for the 2020 tax year. <https://turbotax.intuit.ca/tips/an-overview-of-federal-tax-rates-286>



6.3.4 Mobility

With an aging population, in-migration into the City will provide the majority of the growth. The Census measure mobility by movers; those people who did not live in the census division a year ago. The City has seen a drop in the in-migration with 15.9% of the population be new residents in 2006, 12.6% in 2011 and 13.7% in 2016. Lack of housing and jobs will reduce the in-migration. However, anecdotally, 2020 has seen a significant increase in in-migration. The Powell River Sunshine Coast Real Estate Board has recorded that over 70% of all home purchases were by people from outside of the City. In addition, the community survey indicated that many people had been evicted from their rental units due to owners, or families of owners, moving back to Powell River. The assumption is that 2020 will show a much higher mobility rate than 13.7%. The 2021 federal census will capture this rate and can be included in the Housing Needs Assessment update completed in 2023.

6.3.5 Commuting

The data requirements of BC Ministry of Municipal Affairs and Housing requires that the Housing Needs Assessment includes the commuting destination. This measures the number of people who live outside of the census division and, in the case of the City of Powell River, travel into the City for work. Very high levels of commuting from outside of the census division would indicate the inability to find appropriate housing within the workplace census division.

In 2016, the number of people who did not commute for work outside of the city census division was 87.7%. This is slightly less than both 2011 and 2006, which were both 88.2%¹⁶ of the workforce did not commute from outside of the census division. These numbers would indicate that there has not been an increase in people finding affordable housing options outside of the City, but within commuting distance.

We may also see a significant increase in people who commute, or work within the census division in the 2021 Census based on the fact that many people have been working from home, due to the COVID-19 pandemic. These people may continue to work remotely into 2021.

6.3.6 Post-Secondary Enrollment

One of the data sets that the BC Ministry of Municipal Affairs and Housing requires is information on post-secondary enrollment, with the need to assess the impact of the need for student housing on the larger housing market. Vancouver Island University Powell River Campus provides a number of trade programs, nursing and teaching assistant, and hair dresser programs. The enrollment prior to the COVID-19 pandemic was about 160 students, all of whom were local. During the 2020 school year, enrollment was reduced to approximately 120 with one student travelling in for in-person classes from Gibsons. The University does not provide any student housing. Administration has advised that the majority of the students live at home or in shared accommodation and do not perceive student housing as an issues.

¹⁶ Source: Statistics Canada 2006, 2011 and 2016 Census



6.3.7 Labour and Employment

Economic indicators, such as labour and employment can be used to determine: direction of the economy, strength of the labour force, and employment rates among the population. The labour force describes the people of working age (15 years and older), either employed or unemployed. In 2016, the working age population in Powell River was 10,450, of which 5,805 people were in the labour force.

The participation rate measures the percentage of the labour force who are either working or looking for work. In 2016, the participation rate for Powell River was 52.7% (lower than the provincial rate of 62.9%). This is primarily due to the high population of retirement age residents in Powell River. In 2016, the unemployment rate in Powell River was 7.8%, which was higher than the rate in British Columbia, which was 6.7%, respectively. It is anticipated that there is a much higher unemployment rate currently in the service and tourism industry due to the restrictions on businesses due to the impact of the COVID-19 pandemic. The top five industries that employed the labour force were (in order):

1. Retail trade (15.2 %);
2. Health care and social assistance (14.9%);
3. Accommodation and food services (8.2%);
4. Manufacturing (8.0%); and
5. Construction (7.6%).

Table 39: 2016 Industry Employment by Sector

Industry Category	2016
11 Agriculture, forestry, fishing and hunting	295
21 Mining, quarrying, and oil and gas extraction	60
22 Utilities	40
23 Construction	440
31-33 Manufacturing	465
41 Wholesale trade	95
44-45 Retail trade	885
48-49 Transportation and warehousing	355
51 Information and cultural industries	70
52 Finance and insurance	125
53 Real estate and rental and leasing	75
54 Professional, scientific and technical services	155
55 Management of companies and enterprises	0
56 Administrative and support, waste management and remediation services	230
61 Educational services	400
62 Health care and social assistance	870
71 Arts, entertainment and recreation	140
72 Accommodation and food services	475
81 Other services (except public administration)	315
91 Public administration	310

Source: Statistics Canada 2016 Census



The lower than average labour force participation rate and higher than average unemployment rate are key factors to consider from the labour force and employment data for the Housing Needs Assessment.

6.3.8 Housing

In any community, there must be a variety of housing types, sizes and prices to meet the housing needs of all members of the community, regardless of income, family status, ability or age. This range of housing is referred to as a “Housing Continuum” (Figure 4), which includes non-market and market housing, and shows the progression of housing from emergency shelters for unhoused to full private market housing (homeownership).

According to 2016 Census data, there were 6,080 occupied private dwellings in Powell River. There has been the acknowledgement for some time that there is a need for affordable, supportive, accessible housing in Powell River. Several agencies have been working to create, facilitate and manage a variety of housing options. Life Cycle Housing Society Housing, Lift Community Services, and Inclusion Powell River in partnership with BC Housing and other organizations provide dozens of affordable rental properties.

In addition, there are several planned or in progress multi-family housing developments:

Table 40: Recently Completed and Proposed Housing Projects around the Region

Development	Address	Anticipated Completion Date	Tenure	Description	Units
BC Housing (Completed)	Joyce Avenue Regional Hospital Board District Land	2019	Rental	Supportive housing for singles	44
BC Housing	Ontario Avenue	2022	Rental	Affordable housing for families	42
BC Housing	Cranberry	2022	Rental	Affordable housing for singles and families	24
Cedar Creek Estates	Westview Avenue at Manson Avenue	TBD	Rental	Apartment (with some below-market units)	112
Sunset Homes Society	Joyce Avenue and Duncan Street	TBD	Rental	Affordable Seniors Housing	34
Georgia Centre	4313 Alberta Street	TBD	Rental	Market Rental units	24
Joyce Commons	4747 & 4753 Joyce Avenue	2021	Rental	Market Rental units	22
Grandview Estates Phase 2	6900 Burnaby Street	2021	Own	Townhomes	8
Grandview Estates Phase 3	6900 Burnaby Street	TBD	Own	Condominiums	15
Pacific Point Phase 2	7024 Tofino Street	2021	Own	Condominiums	10



Pacific Point Phase 3	7024 Tofino Street	TBD	Own	Condominiums	23
Tyee Landing	7175 Duncan Street	TBD	Own	Condominiums	16

There were, at time of preparing this report, over 350 housing units planned in the City. These ranged from private supportive aging in place residences to market single detached homes. The City tracks completed and active housing development via building permits and **Table 41** summarizes active and complete building permits from May 11, 2016 to February 17, 2021.

Table 41: City of Powell River Development Permits Issued 2016-2021

Issued Building Permits	Units		
	Ownership	Market Rental	Affordable Rental
(2016-2021)			
Single-Unit	115	0	0
Carriage houses	8	0	0
Duplex	13	0	0
Multi-family	0	82	44
Total	136	82	44

Source: City of Powell River Building Permits from May 11, 2016, to February 17, 2021

6.3.8.1 Non-market Housing

Non-market housing includes shelters, transitional housing, supportive housing, social housing and independent assisted-living. These housing types are typically used to provide temporary housing for homeless and unhoused populations, or serve as transitional homes to support vulnerable and at-risk populations. They are subsidized by government and include non-profit housing that is below market, while often times providing on-site support services to help residents move towards independence and self-sufficiency.

In BC, non-market units are commonly developed, managed, or otherwise supported in part by the BC Housing, a provincial government agency. Based on BC Housing's Unit Count Reporting Model (March 31, 2020), there were 346 housing units under BC Housing Administration in the City of Powell River, ranging in a variety of housing supports and services. **Table 37** shows low income cut off after tax income ranging from \$16,081 for a one person family to \$34,624 for a five person family in municipalities under 30,000 population. **Table 46** shows a median pre-tax income of \$29,520 for a lone person household and \$42,112 for a family over 2 people.

There are currently 44 persons housed in supportive housing. In addition there are 40 supportive seniors housing units, 21 accessible housing units and nine units for Women and Children Fleeing Violence.

In addition, there are a number of independent Social Housing units and Rent Assistance units, as indicated on **Table 42**.



Table 42: Independent and Assisted Housing Units in City of Powell River, 2020

Independent Social Housing			Rent Assistance in Private Market			Local Government Total
Low Income Families	Low Income Seniors	Service Allocation Group Subtotal	Rent Assist Families	Rent Assist Seniors	Service Allocation Group Subtotal	
23	51	74	43	152	195	383

Source: BC Housing

6.3.8.2 Market Rental

In 2016, the **average** 2015 income of renters was \$43,950 per household. The 2016 Federal Census demonstrated that 44.4% of renters spend more than 30% of their income on housing, which is within 2% of the provincial and national averages. In addition, 5.7% of the households in the City of Powell River are in extreme core housing need, paying more than 50% of their before tax income on shelter.

In 2016, the median monthly shelter cost for rented dwellings was \$772, while the average monthly shelter cost was \$826. This was for all housing types. The following demonstrates the rent increases for one and three bedroom units over time.

Table 43: Average Market Rent Trends in the City of Powell River

Unit Type	2011	2016	2020
1 Bedroom Units	\$561	\$772	\$1,074
3 Bedroom Units	\$783	\$826	\$1,106

Source: Powell River Sunshine Coast Real Estate Board

Across the City, the average monthly housing cost for renter households increased by 37.6% for a one bedroom and 5.5% for a three bedroom unit between 2011 and 2016. This is despite only a 1.6% increase in median income, and a 3% increase in the average income between this same time period (2011 and 2016). If the projection for 2020 is accurate, this will demonstrate an increase of 39.1% and 33.9% respectively in the four year period, which only saw a total of 6.9% over the same time period.

In 2018, the City of Powell River had a vacancy rate of 0.5%¹⁷, which is considered to be very low and allows the landlord the benefits of setting rental rates. In 2020, the vacancy rate in the City improved slightly to 1.9%, which is still low. A vacancy rate of 3% is considered to indicate a healthy market – one where there is a balance between reasonable choices for renters and reasonable rates of return for landlords. The City's low vacancy rate indicates that the demand for rental units is high. It highlights a need for increased rental supply to meet the demand, and more affordable rental options. Based on the income data and average rental prices, the following table shows the affordability targets for all rental units in the City based on 2016 prices, illustrated on **Table 43**. These incomes, if indexed to

¹⁷ Powell River Sunshine Coast Real Estate Board



2021 rates using the Cost of Living increases from 2015 show a moderate increase. It is evident that the increases in rent have far exceeded any increases in income.

Table 44: Rent Increases in Powell River 2016 to 2021

	Renter Median Income	Affordable Rent 30% (Median Income)	Current Median Monthly Shelter Cost	Renter Average Income	Affordable Rent (Average Income)	Current Average Monthly Shelter Cost
Based on the 2015 income from the 2016 Census	\$32,540	\$9,762/year \$813.5/month	\$749	\$43,950	\$13,185/year \$1098.75/monthly	\$777
Indexed to 2021 using the Cost of Living annual increases	\$35,365	\$10,609.50/year \$884.13/month	n/a	n/a	n/a	\$1,230

Source: Statistics Canada 2016 Census and Dillon Consulting Limited

It is noted that **Table 43** encompasses all forms and sizes of rental units and **Table 44** identifies the gap between the affordable and actual rents in 2021 for the City. It is noted that the standard CMHC definition of affordable for this report (no more than 30% of the pre-tax household income for shelter costs) has been used. At the time that the City negotiates housing agreements, it will be critical to ensure that the unit size reflects the household size and the relative income.

Market rental housing units provide options for people low-to-moderate incomes who may not be eligible for subsidized housing. These units include secondary suites, purpose built rentals, and carriage houses. Secondary suites and carriage houses are permitted in Powell River and regulated by the City's Zoning Bylaw.

CMHC's Rental Market Report (2017) reported that there were approximately 596 purpose-built rental housing units in the Powell River market area. Based on the total number of renter households¹⁸ identified in the 2016 Census, the findings suggest that **the current inventory of purpose-built housing meets less than 40% of the current demand for rental housing in the community**. The remaining demand is being met through the secondary rental market or non-market housing options.

6.3.8.3 Affordable Homeownership

CMHC and British Columbia (BC Housing) define affordable housing as housing that does not cost more than 30% of a household's annual income, including utilities. These housing types typically come in the

¹⁸ This average was obtained from researching rental units on line as of February 4, 2021. The limited number of rental units included: bachelor apartment \$650/mo, one bedroom @ \$920/mo, 2 bedroom apartment @ \$815/mo, 2 bedroom condo @ \$1,400/mo, 3 bedroom main floor of a house for \$1,600/mo and a 4 bedroom house for \$2,000/mo.



form of strata tenure such as row houses, townhomes, duplexes and condominiums that offer an average sale price that is lower than single-detached homes.

Within the City of Powell River, the majority of homes are single detached housing (73% of all housing is single detached), with the majority being owner occupied (74% vs 26% rented). Strata tenure represents only a small proportion of housing ownership (5%). This is much lower than the provincial average, where strata tenure developments account for approximately one third of the ownership stock across the Province. It should be noted that the numbers presented in the Federal Census do not add up exactly to the total due to rounding errors. We have provided percentages as closely as possible to the total number of units for this study.

Table 45: City of Powell River Occupied Dwelling Types, 2016

Occupied Private Dwellings by Structural Type		
Total - Occupied private dwellings by structural type of dwelling - 100% data	6,080	
Single-detached house	4,465	73.4%
Apartment building with 5 or more storeys	15	0.02%
Other attached dwelling	1,445	23.7%
Movable dwelling	150	2.5%

Source: Statistics Canada 2016 Census

Note: The category 'Other attached-dwelling' is a subtotal of the following categories: semi-detached house, row house, apartment or flat in a duplex, apartment in a building that has fewer than five storeys and other single-attached house. The Federal Census defines movable dwelling is defined as including mobile homes, and other movable dwellings such as houseboats, recreational vehicles and railroad cars. Note the numbers total 6,075 due to rounding.

6.3.8.4 Affordable Rental

Rental affordability refers to rental units that cost no more than 30% of household income before taxes to rent a unit. Affordability, however, is also affected by other factors such as the location of homes, which can determine transportation expenses, the age and conditions of homes that impact heat, electricity and maintenance costs, a person's personal financial status, and stage of life affects what is "affordable" to them.

The 2016 Federal Census lists the median household income for the City was \$56,525 (based on 2015 before tax income figures). In 2016, 45% of renters spend more than 30% of their pre-taxed income on shelter. And in 2016, 12.9% of all renters were in subsidized housing of some kind.

Table 43 illustrates the increases in rent. Overall, these average monthly rent prices increased at a faster rate than the Province as a whole.



The City owns many parcels of land in the city. While not all of the sites are appropriate for affordable housing, the City staff have identified some sites for future consideration. One such property is located on the south side of Barnet between Alberta and Ontario Streets, was selected (Lot 53 DL 5306 NWD GRP 1 PL 5095, 5095 Barnet Street) illustrated in **Figure 5**. This site is adjacent to the RCMP station, across from the mall, on a transit route, is large enough (7.75 acres/3.13 ha) to allow for comprehensive phased development and is close to schools and parks. The City will assess additional sites including the old arena site and several parcels on Willingdon. Use of infill lots can require environmental clearance. While the City cannot sell land for under market value, they can lease land for affordable rates, making affordable housing viable.

Affordable Housing projects are rarely successful if they are required to purchase the land. In an effort to identify options for the City of Powell River, city-owned land was assessed for suitability and appropriateness for affordable housing. The general criteria for affordable housing was established as:

1. Within walking distance to shopping (less than 800 m).
2. Within walking distance to schools (less than 800 m).
3. Close proximity to medical facilities (less than 800 m).
4. Close proximity to government offices and services.
5. Close to transit (less than 400 m).
6. Within walking distance to parks/playgrounds/paths/trails (less than 400 m).
7. Close to Day care facilities (less than 800 m).
8. Close to recreation facilities (less than 800 m).

These criteria are based on the assumptions that people who require affordable housing may have fewer vehicles in the household, may have households with children and / or seniors and may have household members with social, medical or physical disabilities.

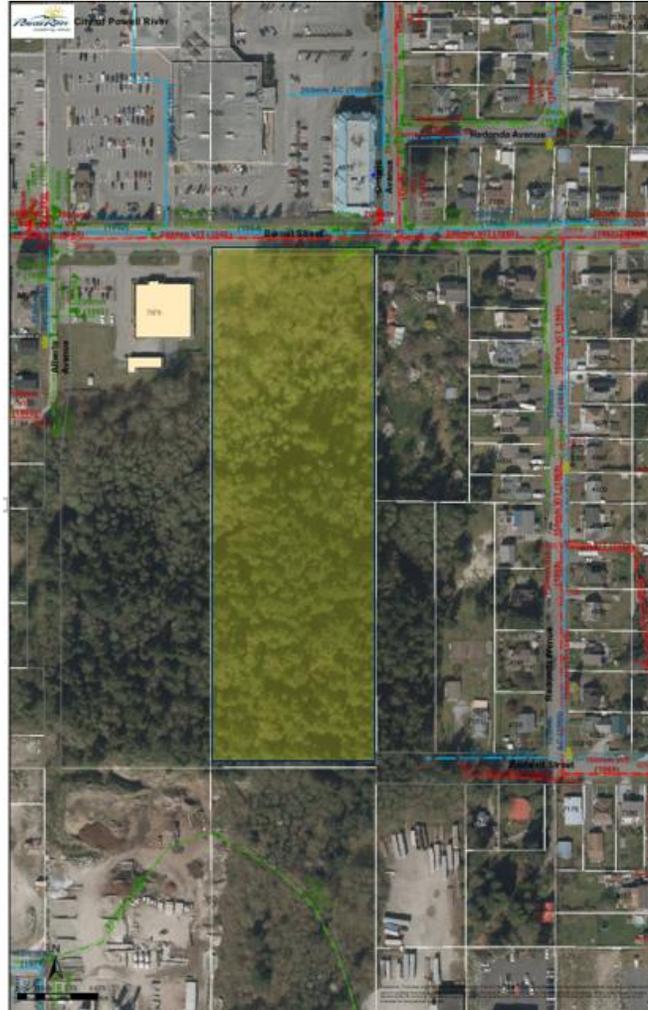


Figure 5: Proposed Affordable Housing Site

6.3.8.5 Market Homeownership

Based on the 2016 Census, 49.6% of owner households in the City of Powell River had a mortgage, and 14.4% of owner households were spending 30% or more of their pre-tax income on housing.

Based on the 2016 Census, the average value of dwellings was \$277,720. The CMHC indicated that the average value of dwellings in Powell River in 2019 was \$327,000 in 2019. The average house price in Powell River in 2020 was \$440,000. This is a 58.4% increase in the average house price.

What has forced up the prices? Our research with the real estate and

construction industry demonstrates that in 2020 the average cost of new construction was over \$250 a square foot. This was not considered to be high end housing, but an average construction standard. The anecdotal information received from the real estate industry is that people are moving to Powell River and buying homes (and offering significantly over asking price) with the proceeds of homes sold at very inflated prices in Vancouver and the Fraser Valley. This has basically forced prices up unrealistically.

The median monthly shelter cost for owned dwellings was \$700, and the average cost was \$891. It is recognized that this includes people who entered the housing market years ago and does not reflect new entrants into the housing market.

Respondents to the qathet Regional Housing Needs Survey expressed their frustration with the unsuitability of their housing:

“Sadly, Powell River is on the map! We need affordable housing for all age demographics. Current builders/developers greed is clearly noted in present day prices. Not sustainable especially during this COVID crisis.”

“More affordable housing which gears for the needs of seniors.”

“Had limited options to select from the rental stock. So I had to go with what was available at the time. Rent is way too much for the area and definitely driven by lack of supply and high demand of rental housing here.”

Table 46: Median Income by Household Type Inflated to 2021

Median Income by Household Type – 2015 inflated to 2021			
	2015 Reported Income in 2016 Census	Inflated Income to 2021 Using Cost of Living Increases	30% of 2021 Income for Shelter
Single Person Households	\$29,520	\$31,607	\$9,482/year \$790/month
Economic Families	\$75,040	\$80,350	\$24,105/year \$2,008/month
Lone Parent Family	\$42,112	\$45,092	\$13,527/year \$1,127/month

Source: Statistics Canada 2016 Census



6.3.9 Households in Core Housing Need

A household is considered to be in core housing need if it falls below at least one of the three housing standards: adequacy, affordability and suitability.

6.3.9.1 Adequacy

Adequacy is based on housing requiring any major repairs - Based on the 2016 Census, 10% of homes in the City required major repairs and were considered to be inadequate. This reflects older housing stock, inability of residents to pay for repairs and potentially absentee landlords who are not re-investing in the units.

6.3.9.2 Affordable Housing

Affordable Housing is defined as spending less than 30% or more of a household's total before-tax income to pay the cost of shelter (including the total of the rent or mortgage, property taxes, utilities and insurance). Based on the 2016 Federal Census, 22.2% of all households spend more than 30%. Forty-four percent of all rental households are in unaffordable housing.

6.3.9.3 Suitable Housing

Suitable Housing is housing that has enough bedrooms for the size and composition of resident households, according to National Occupancy Standards. Based on the 2016 Census, of 5,735 private households, 125 (2%) were identified as being non-suitable. Of 6,080 households, 540 (8.8%) required major repairs. In addition, the housing units were often an inappropriate size. Results from the qathet Regional Housing Needs survey indicated that almost 50% of the respondents are aware of people living in the community that is inappropriate to their needs.

6.4 Analysis

6.4.1 Projections

6.4.1.1 Population

Two sets of population projects have been used for the calculation of housing needs for the City of Powell River:

- **Scenario 1:** Population projection has been prepared based on a Component/Cohort Projection, which has considered historical trends, potential COVID implications, changes in birth and death rates and in-migration. This presents a low negative growth scenario for the City with an aging population, and
- **Scenario 2:** Population Projection has been prepared by BC Stats of the BC Provincial Government. This presents a higher growth rate for projections using aggressive growth rates representative of the Province.

Table 47 shows the population growth projected between 2020 and 2030 in both scenarios, which provides a 10-year time horizon.



Table 47: City of Powell River Population Projections

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Scenario 1 Population	13,299	13,340	13,337	13,333	13,329	13,326	13,322	13,300	13,277	13,255	13,186
Scenario 2 Population	14,144	14,328	14,384	14,457	14,529	14,596	14,663	14,721	14,773	15,466	15,537

In the low estimate (Scenario 1) it is projected that there will be 13,186 residents of the City of Powell River in 2030. This projection has been based on the 1.6% population decrease between 2006 and 2011 and only a 0.1% increase between 2011 and 2016. This reflects a volatile economy based on resource industries. In addition, the model sees the population decreasing after 2021 as the population ages and people leave the community for more services. This trend could be reversed by several actions:

- Increase the accessible and supportive housing in the community, with consideration to seniors,
- Actively promote the area for migration into the region from people leaving the larger cities (which could exacerbate the affordability issues), and
- Develop an aggressive economic development strategy to bring more jobs to the region.

Scenario 2 is the high estimate, prepared by BC Stats, which projects that there will be a population of 15,537 in the year 2030.

However, we have strong confidence that the actual population projection will fall between Scenario 1 and Scenario 2. The housing projections are estimated based on a reduced household size of 2 people per household, reflecting the aging population over the next 10 years.

The Housing Needs Study is required to provide detailed housing projections for the five-year time frame. Therefore the 2026 population projection is the critical year for this analysis.

6.4.1.2 Housing Units

Table 48 projects the minimum and maximum number of total housing units required to house the forecasted population. The 2016 Federal Census indicated that the average household size in the City of Powell River was 2.1. However, the projections have assumed an average household size of 2 people per household. This reflects the aging population and the trend to smaller families.

Table 48: Housing Unit Need Projection

Total Housing Unit Needs to Accommodate the Population Projections											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Scenario 1 Required Houses	6,649	6,670	6,669	6,667	6,665	6,663	6,660	6,550	6,638	6,627	6,593
Scenario 2 Required Houses	7,072	7,164	7,192	7,223	7,265	7,298	7,331	7,360	7,386	7,733	7,768



In the 2016 census there were 6,354 private dwelling units in the City. Of these, 6080 housing units with the usual occupants. This indicates that there were (in 2016) 274 housing units used for seasonal, short term rental or uninhabited.

Using 2026 as the critical year for this Housing Needs Study, the City will have a gross housing gap of between 581 and 1,251 housing units, not accounting for the 262 housing units constructed between 2016 and 2020. The types of housing units projected to be required are detailed on Table 49. As noted, there have been many housing units constructed in the city between 2016 and 2020 however, there appears there will continue to be a shortfall.

6.5 Identified Gaps

Housing data changes with every application. For this study, it was determined that December 2020 would be the cut off for housing data.

Affordable Home Ownership – Based on the Federal Census data on housing stock in Powell River in 2016, there was a total of 6,354 housing units total. Of these 6,080 were occupied by the usual residents (permanently inhabited) and 4,465 of these units were single-detached houses. This represents 73% of occupied private dwelling types. Other housing types, such as row houses, duplexes and apartments represent a much smaller proportion of occupied houses. This is generally the “affordable” component of the housing continuum that is missing in Powell River.

The qathet Regional Housing Needs Assessment Survey provides insight into the need for affordable housing in the community.

“We need low income or even middle income rentals...apartments, duplexes, townhouses. There’s no chance at getting even a 2 bedroom that’s affordable.”

“The housing prices are ridiculous! Too high for the quality of house... I have 3 families desperate for a decent quality rental. They want to live here but need

This gap could be filled by housing co-housing and mobile homes, and smaller attached units that are either freehold or condominium ownership. Based on the calculations provided in **Section 6.3.8** which addresses homeownership options, it is likely that the major gap in the middle income market housing continuum. There appears to be a demand for 2 bedroom units. To ensure home ownership, affordable housing purchase prices should be in the \$225,000 to \$300,000 range.

Rental Housing – Given the assessment of household size, income and demand, it appears there is a major demand for affordable secure, safe, year round, accessible, appropriate rental units of varying sizes to meet the variety of family sizes. In the City, given that the average household size was 2.1 in the 2016 Federal Census, it is likely that there is a high demand for 2 bedroom units the demographic and income data, along with the rental costs show that many households have difficulty accessing the housing and rental market. There were 555 lone parent families (76% of which were led by females) in



2016. Currently, 45% of all renters spend more than 30% of their income on housing. This means that almost half of all renters are paying above affordable rental standards.

Furthermore, the 2016 inventory of purpose-built rental housing meets less than 40% of the current demand for rental housing in the community. The remaining demand is being met through the secondary rental market or non-market housing options.

One of the gaps in the rental market is the secure year round rental accommodation. The Housing Needs survey indicated that 36.7% of respondents have been displaced from their rental home in the past five years. The main reasons identified were the home being sold to a new owner, safety issues with the building, increased rental rates, and the owner and/or their family moving into the home.

Table 46 identifies three family types and the maximum shelter cost they could afford based on median income. This reflects a single person household could afford \$790 per month, a larger household could afford \$2,008 per month and a long parent family could afford \$1,127 per month. However, given current rents¹⁹ and understanding that this monthly amount is for shelter including rent, utilities and insurance, there are very few appropriate options.

“Everyone has the right to a standard of living adequate for the health and wellbeing of (themselves) and of (their) family....”

Canadian Human Rights Commission

Accessible Housing— Many of the housing options available in Powell River are not accessible. Inclusion Powell River has partnered with the Province to provide affordable rental units for families, seniors, and people with disabilities in the City in fall 2021. These units provide accessible homes located close to services, with indoor amenity and community spaces. Monthly rents for the new homes range from approximately \$765 for a

one-bedroom to \$951 for a three-bedroom unit. Although this project is an example of progress towards providing affordable housing for individuals with the need for accessible housing, the demand for these spaces far exceeds the supply. With such a large seniors’ population, many residents have mobility and accessibility issues and require housing that offers services, programs or amenities that meet their needs. Houses with ramps, wheel-chair accessible floor space, accessible kitchens, equipment installed to assist with getting in and out of bed and the bathtub are some examples of specific types of housing that is required. 42% of the respondents of the Housing Needs survey indicated that accessible housing was a major gap in the City.

¹⁹ Craigs List search on March 18, 2021 illustrated 6 units available, including two and three bedroom apartments and houses ranging in price from \$1,100 to \$2,200 a month for rent alone.



Seniors Housing - The City is home to a large proportion of seniors and an aging population. Seniors require a variety of housing that allows them to age-in-place, including seniors' homes and affordable housing options located close to services and amenities and accessible. The majority of the housing stock in Powell River is single-family dwellings. To cater to seniors and the aging demographic, there will need to be an increase in multi-family dwellings, where there is currently a gap. It is unclear what proportion

of the seniors will want to live in seniors-only housing or assisted living. While there is a market for private seniors housing, it is not considered to be affordable. Private companies provide an excellent supportive/assisted seniors environment, but rates can be far above the low income requirements. The role that the City plays is that many people from the rural area move into seniors housing in the city, thereby placing additional stress on the urban housing needs and reflecting a regional issue.

Larger Families Housing - Although most housing in the City is in the form of single-family homes, there is a need for affordable housing options for larger families. The Federal Census identified that in 2016 the average household size was 2.1 people. While there is a large component of seniors in the City, the direction to encourage families to move to or stay in the City and provide housing for the residents who are the newly identified essential workers²⁰ will be critical. It is also important to understand that many of these essential workers are in the lower income brackets. They deserve appropriate, affordable, secure, safe housing as well. During our community engagement there was anecdotal information that people with families want ground access units. This would translate into townhouse, duplex, or single detached housing. Fifty-two percent of the Housing Needs survey respondents indicated that multi-family housing is required in the City.

Transient and Shelter Accommodation - The current homeless population is unknown, due to the difficulties of tracking and reporting this transient and often invisible community. However, it is reported that the number of homeless has increased in Powell River.

There are currently 53 homeless shelter and transition units in the City (44 supportive units and nine transitional units for women), which is below what is needed or required based on the number of unhoused people who are observed living in informal settlements. Throughout the City, there are encampments of tents, parked motorhomes, campers and cars in which people are living. Some

The gathet Regional Housing Needs Survey identified the following:

"There are various encampments in Powell River. Behind First Credit Union and in the bushes between Chevron and FreshCo for example."

"I have had to move once a year for the last 5 years due to homes being sold. The rent is too high and I have been close to homeless."

²⁰During the COVID-19 pandemic, communities have realized that essential workers goes beyond fire, police, ambulance, and medical personnel, the people who work in our grocery stores, restaurants, gas stations, libraries, and many other essential businesses and services in the region.



encampments have as many as 20 tents and span the length of a city block. These encampments tend to increase in the summer months, and many face health and safety, sanitation, and fire concerns.

Ideally, every resident of the City would have a home and homeless shelters would only be for temporary or seasonal uses and emergencies. There is a provincial responsibility to provide these emergency shelters and the necessary supports for at-risk and vulnerable community members who may need them. This Housing Needs Assessment aims to provide a strategy that will provide more housing options that are affordable for a broader range of residents.

The qathet Regional Housing Needs Survey respondents provided feedback on the need for accessible and seniors housing:

“In Powell River we lack housing for single disabled people. I am in a relationship that I need out of but we don’t have places that I can rent that I am able to afford.”

“We need more BC Housing units, for those living with disabilities, seniors, and young families.”

“[I am] aware of people trying to find senior’s housing... Seniors wanting to downsize in rural areas.”

6.6 Housing Needs

Based on the analysis of data and the projections for the future population and required number of housing units required to meet the forecasted needs, the following table shows the houses required on a yearly basis by household size to meet the minimum and maximum targets from 2020-2030 (10-year housing needs). An assumed average household size of 2.0 people is used. In addition, based on the projected smaller household size and the aging population and the need for smaller more affordable units, the recommended housing type by bedroom mix has been modified for the 2026 housing need projection. It is noted in the housing gap that there is an oversupply of the 4+ bedroom units. While it is not proposed that these units be demolished, it is possible that some of these larger units may become shared housing, generate secondary suites or if they are older stock, could be replaced with an increased number of units (replaced with a duplex, triplex or fourplex).

Table 49: City of Powell River Future Housing Needs

City of Powell River Household Size	2016 Units	2016 %age	2026 Min Pop	Proposed Unit %age	Housing Units	Min Gap	2026 Max Pop	Housing Units	Max Gap
			13,322				14,663		
Bachelor units	25	0.4%		2%	133	108		148	123
1 bedroom	590	9.7%		12%	800	210		880	290
2 bedrooms	1,795	29.5%		40%	2,663	868		2,933	1,138
3 bedrooms	2,020	33.2%		31%	2,065	45		2,273	250
4 + bedrooms	1,650	27.2%		15%	1000	-650		1,100	-550
Total	6,080				6,661	581		7,331	1,251

Source: Statistics Canada 2016 Census



Using the projected population range for 2026, the total housing gap for the base year of 2016 is between 581 and 1,251 housing units. It is recommended that 50% of these units, or between 291 and 626 of these should be purpose built rental units. It is further recommended that 45% of these rental units, or between 131 and 281 units, should be affordable. The units to be constructed should reflect the housing/bedroom sizes require to ensure that the needs of the community are met.

Between 2016 and 2021, a total of 262 dwelling units were constructed in Powell River. These housing units included: 115 single-unit dwellings and suites, 8 carriage houses, 13 duplex dwellings, and 126 multi-unit dwelling units (total of 262 dwelling units). As a result, the total housing gap as of the beginning 2021 falls in the range of 319 to 989 dwelling units required by 2026. Of the 262 dwellings completed in this period, all 126 multi-unit dwellings were purpose built rental units, with 82 market rental units and 44 non-market rental units. As a result, the purpose built rental gap as of the beginning of 2021 is estimated to be 165 to 500 purpose built units needed by 2026, of which 87 to 237 units need to be affordable purpose-built rental units. This is illustrated on **Figure 6**.

The housing unit gap does not reflect the transient or shelter housing needs. With currently 44 Emergency Shelter beds and 9 Transitional Supportive units available in the city, it appears that the demand exceeds the supply. **There is zero vacancy** and with the lack of affordable options, the demand is likely to increase. With the maximum population projection of 14,762 people in the city in 2026 as well as the growth in the region, it is estimated that **the region will require a total of minimum of 132 beds for both supportive and transitional and emergency beds.**

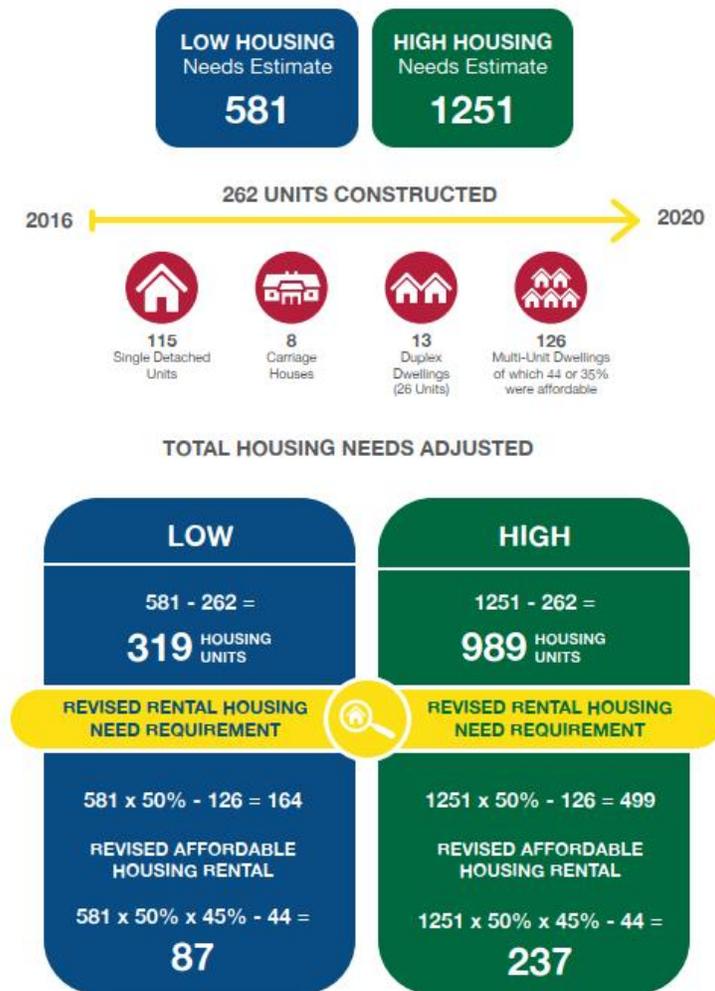
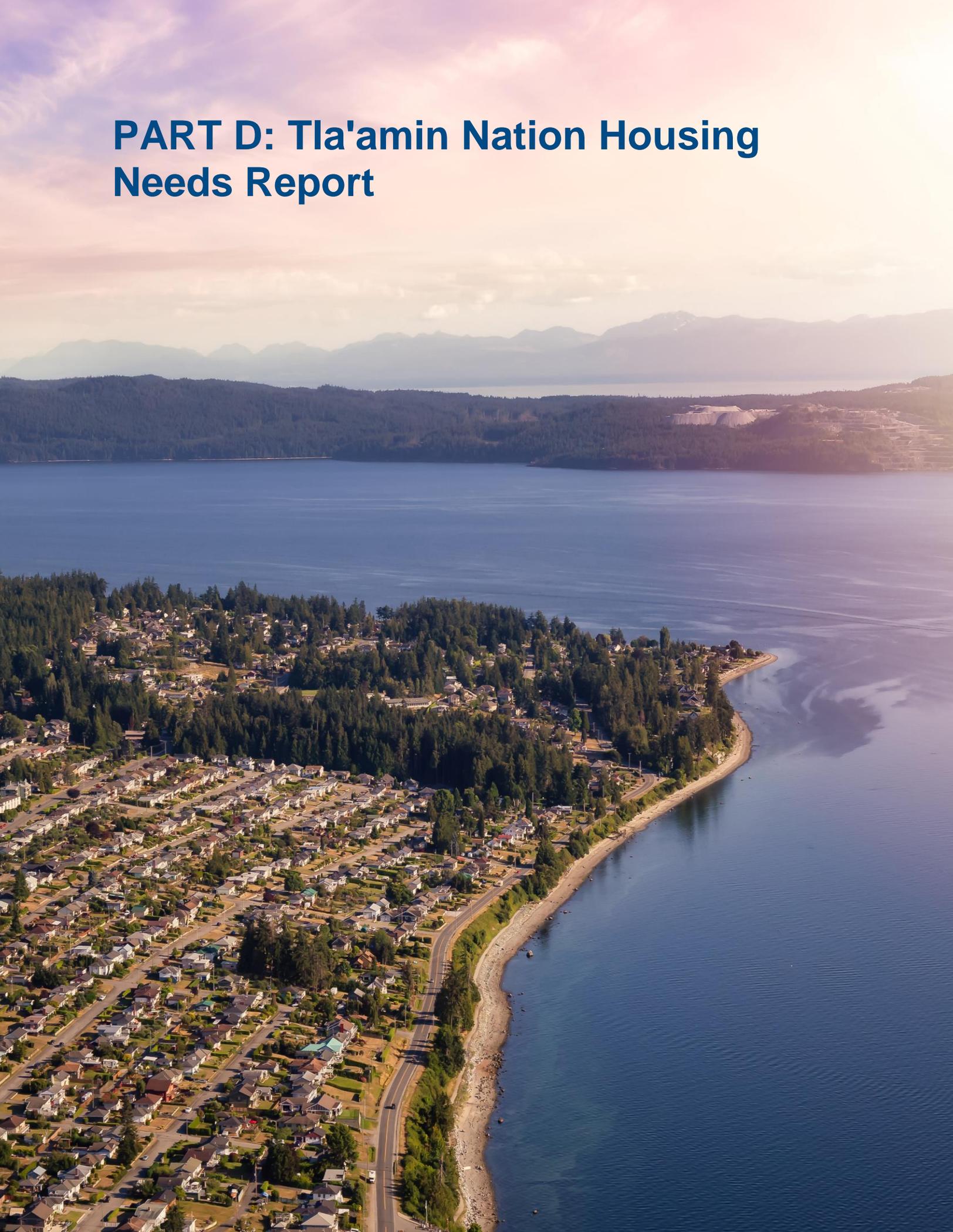


Figure 6: 2026 Housing Needs for the City of Powell River



PART D: Tla'amin Nation Housing Needs Report



7.0 Tla'amin Nation

7.1 Policy Setting

For the Indigenous Peoples of Canada, it is important to recognize the harm done through colonization, the *Indian Act* of 1876 and the intergenerational trauma that has been passed on for generations. Federal Government gained jurisdiction over on reserve housing and consequently, Indigenous Peoples were stripped of the opportunity to develop the necessary skills to build adequate housing and to create and manage their own housing system. As well, Federal Government-issued houses did not meet the needs of Indigenous Peoples and were often, small, unimaginative dwellings constructed using poor quality materials that were ill-suited to local conditions. It is important to acknowledge the systemic harm of colonization that has deeply impacted many Indigenous peoples, including Tla'amin Nation, and the healing practices that still take place today. The road to truth and reconciliation is a long road ahead.

In April 2016, the Tla'amin Nation became a self-governing nation, after more than 20 years of treaty negotiations with the Province of BC and the Federal Government. The Tla'amin Agreement allows the Nation to make its own decisions about matters related to its culture, land, resources, members and the exercise of its treaty rights and operation of its government. These rights only apply to the Tla'amin lands, which are shown in orange in the map below.

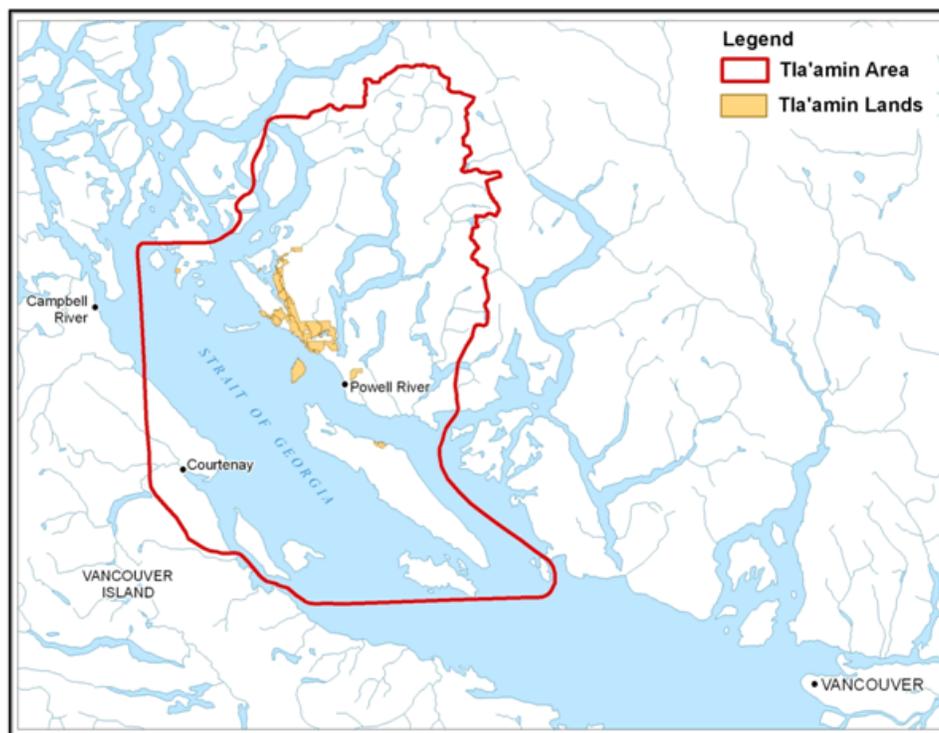


Figure 7: Tla'amin Lands

Tla'amin Lands do not form part of any municipality or electoral area, and do not form part of the qathet regional district. However, they may enter into agreements with local governments for the provision and delivery of services. Many of the housing issues faced by Tla'amin Nation extend beyond governance boundaries, and the housing needs assessment will provide Tla'amin Nation, qathet Regional District, and the City of Powell River to address housing needs on a regional basis.

7.1.1 Tla'amin Comprehensive Community Plan (In progress)

Tla'amin Nation has a Comprehensive Community Plan that is currently in progress. The following is a compilation of the policies and direction related to housing from the draft Comprehensive Community Plan.

Community Vision

- Housing for all citizens/members; and
- Diversified housing options.

CNP Draft Goals related to Housing

- **Goal 1 – Diversify and increase the Tla'amin Nation housing stock:** Our community is diverse and our members/citizens have different needs - the type of housing available needs to reflect this. We also need more housing on Tla'amin lands to support our existing residents and those members/citizens that want to live here.
- **Goal 2 – Review, update and enforce Tla'amin Nation Housing Policy:** Our Housing Policy was last updated in 2014 and we need to revisit to make sure it meets our current and future needs. We also recognize that proper enforcement of this policy is critical to create a fair and transparent housing program.
- **Goal 3 – Improve safety within our community:** We recognize that planning for and investing in our infrastructure helps to create and support safe and healthy communities. Community safety can be supported by road improvements, sufficient sidewalks, appropriate street lighting, and general beautification.
- **Goal 4 – Manage and maintain our infrastructure through a robust asset management program:** We are currently undertaking a Capital Asset Management Plan. It is important that we implement, monitor and continue to update this plan to ensure we have the infrastructure we need now to support our growing community and for future generations.

7.2 Situational Analysis

The demographic, economic and social conditions of a community directly shapes its housing needs. Factors such as age, income, population, and employment all affect the types of housing units, sizes, and tenures needed. This section provides an overview of these factors, using a combination of data sources, such as Statistics Canada Census data, BC Assessment, the Canadian Mortgage and Housing Corporation (CMHC), and data directed generated and provide by the Tla'amin Nation Administration.



Housing plays an important role for Tla'amin Nation. Under the Public Works House Post, the Housing Department holds the responsibility to ensure that community housing needs are met, and strive for healthy, safe living environment. This includes building new housing on Tla'amin Lands as well as repairing and taking care of their existing homes.

The population in the Tla'amin community is directly related to the housing units provided by the Tla'amin Housing Department. Funding for housing comes from a combination of external government funding and Tla'amin internal funding. There has also been some housing constructed without any Nation backing or involvement. The Nation can also support individuals and families that need backing to obtain mortgages through a Canadian Bank or Credit Union. There have been at least 10 homes built by members in the community, financed by the member.

There is a shortage of housing, as demonstrated in the current overcrowding of housing. In addition, much of the current housing stock was of original poor quality, and much of the housing is currently in need of major repairs.

There is a direct relationship between the number of housing units and the population in the community. There is a waiting list of members for housing. While many of these people currently live in the community in inappropriate housing, there are other members who currently live elsewhere that want to be able to move home, if only there were a house for them to live in.

The Tla'amin Housing Department have very accurate numbers and data on the existing housing stock. The administration numbers are generated every year and provide the most accurate and up to date data. Where this data is not available, 2016 Census data is used.

In addition, the Tla'amin Housing Department can provide very accurate information about the conditions of each house, who lives in the house, what repairs and upgrades have been completed in the past and data on rents paid, along with the people on the waiting list. Due to the small numbers of people in the community, all data here is provided in general numbers and is not related to individual families or housing units.

7.2.1 Population

The on-reserve Tla'amin population is directly related to the number of housing units in the community. The Nation, through its member registry has accurate population figures.

The qathet Regional Housing Needs Survey was provided to Tla'amin members both living in the community and living outside of the community so we were able to gather information about existing housing, desire to move back home, types of housing required and aspirations for their families. It was evident that many members would move home if housing was available.

Tla'amin Nation has a steady population with slight population growth. In 2016 the average age was 42 and the median age was 44.2.



Table 50: Historical Federal Census Tla'amin Population

Year	Total Population	Population Growth (#)	Population Growth (%)
2006	682	5	0.7%
2011	730	48	7.0%
2016	728	-2	-3.2%

Source: Statistics Canada Census

The Tla'amin Administration estimates that the population of the Nation in 2020 was 810. Of these, 680 people were residing on Tla'amin Nation lands in 2020, all of whom were Tla'amin citizens.

Tla'amin Nation has a young population. The average and median age of the population in 2016 was 41.3 and 43.4, respectively. A large proportion of the population is under 40 years of age.

Table 51: Tla'amin 2016 Federal Census Age Distribution

Age Group	Age Distribution			
	2011		2016	
	#	%	#	%
0-14	125	23%	125	17.4%
15-19	55	10%	40	5.6%
20-24	30	6%	40	5.6%
25-64	285	53%	370	51.4%
65-84	40	7%	135	18.8%
85+	0	0%	10	1.4%
Totals	535	99%	720	98.9%

Source: Statistics Canada 2016 Census

7.2.2 Households

A “household” is defined as the persons or the group of persons who occupy the same dwelling. The Tla'amin Nation has an average household size of 3.1, which is significantly higher than the average household size in the region and city (2.1 persons). This reflects larger families (more children) and multi-generational families (possibly a senior or elder living with the family). This could reflect two future needs:

1. There are insufficient housing units for young people and young couples, thereby requiring them to live at home longer; or
2. There are insufficient housing units for seniors or elders to allow them to safely live independently.



Table 52: Tla'amin 2016 Federal Census Household Breakdown

Breakdown of households by size (# and %)		
Persons in the Household	Number of Households	Percentage of Households
1	90	31%
2	115	39%
3	35	12%
4	35	12%
5+	20	7%
Total	295	100%

Source: Statistics Canada 2016 Census

7.2.3 Income

Household income is an indicator that can best evaluate housing affordability, as it considers all persons residing in a single dwelling who may be contributing to housing costs. Census Canada categorizes three types of households among the Tla'amin Nation Final Agreement (2016) Census profile: households with aboriginal status, aboriginal households, and non-aboriginal households. All of the Tla'amin households fit this description. The Nation does not support non-members to reside in the community.

In 2015, the average household income for households with aboriginal status was \$57,632 while the median income was \$45,741. For aboriginal households, this number was lower at \$52,824 and \$42,934, respectively. Non-aboriginal households had higher incomes, with an average income of \$69,339 and median income of \$46,570. These figures are lower than the average household income province wide where the average household income was \$90,354 and the median income was \$69,995 in 2015. This is also significant since these household incomes support a larger household than the British Columbia or even City of Powell River (3.1 persons vs. 2.1 persons).

Table 53 presented below is the household income distribution in 2015 for aboriginal status households, aboriginal households, and non-aboriginal households.

Table 53: 2016 Summary of Tla'amin Income

Economic Group	Aboriginal Household status Average Income	Aboriginal Household Status Median Income	Aboriginal Household Average Income	Aboriginal Household Median Income	Non-aboriginal household Average Income	Non-aboriginal household Median Income
Households	\$57,632	\$45,741	\$52,842	\$42,934	\$69,339	\$46,570
One person households	\$24,663	\$19,935	\$20,768	\$17,647	\$32,146	\$26,526
Two or more person households	\$73,170	\$56,743	\$66,384	\$55,099	\$91,911	\$68,582

Source: Statistics Canada Census



The Tla'amin Nation is in a unique position in that the income of the member does not directly relate to the availability of housing, the quality of the housing or the size of the housing unit. Housing is allocated based on criteria developed by the Nation. If a member has the financial ability to obtain a mortgage, they may be allocated a parcel of land or a lot on which to build and the Nation may back the mortgage for the financial institution. However, homes in the community do not increase in value as they do in a market economy like the City of Powell River, and there is very little resale value. There is incentive to the homeowner to maintain and care for the home.

Members who are allocated a Nation house, pay rent, to their ability.

7.2.4 Labour and Employment

Economic indicators, such as labour and employment can be used to determine the direction of the economy, the strength of the labour force, and employment rates among the population. The labour force describes the people of working age (15+), who are either employed or unemployed.

The participation rate measures the percentage of the labour force who are either working or looking for work (those who choose to participate in the workforce). In 2016, the participation rate for Tla'amin Nation was 58.6%, which is lower than the provincial rate of 62.9% but compares to the regional as a whole. In 2016, the unemployment rate in Powell River was 15.4%, which was more than double the rate British Columbia, which was 6.7%, respectively. The employment opportunities for Tla'amin members are reflective of the City of Powell River and the qathet Regional District. There are minimal employment opportunities in the Tla'amin community with the exception of working for the Tla'amin Administration. This then requires members to travel out of the community for employment.

Table 54: Historical Employment Rate for Tla'amin Nation

Years	Total Number of Workers	Unemployment Rate Percentage	Participation Rate Percentage
2011	155	22.6%	38.8%
2016	390	15.4%	58.6%

Source: Statistics Canada Census

The top four industries that employed the labour force were (in order):

1. Administrative support;
2. Mining, quarrying and oil and gas;
3. Public administration; and
4. Wholesale trade.



Table 55: 2016 Tla'amin Nation Employment Industry Categories

Industry Category	2016
11 Agriculture, forestry, fishing and hunting	20
21 Mining, quarrying, and oil and gas extraction	55
22 Utilities	25
23 Construction	15
31-33 Manufacturing	30
41 Wholesale trade	35
44-45 Retail trade	10
48-49 Transportation and warehousing	10
53 Real estate and rental and leasing	30
54 Professional, scientific and technical services	20
55 Management of companies and enterprises	15
56 Administrative and support, waste management and remediation services	65
61 Educational services	20
62 Health care and social assistance	30
72 Accommodation and food services	20
91 Public administration	55

Source: Statistics Canada 2016 Census

7.2.5 Housing

On Tla'amin Nation lands, in 2020, there were a total of 232 dwelling, up from the 196 recorded in the 2016 Federal Census. The majority of the homes are single detached dwellings and with some semi-detached dwellings. There are currently no multifamily developments or dedicated seniors housing development. The majority of the existing dwellings were 3+ bedrooms, reflecting the larger family units.

Under the *Indian Act*, all land on reserves are owned by the Crown (Government of Canada), but it is given to the First Nation or the Band to hold for the community. As a result, members of Tla'amin Nation cannot own the land on which they house is located. There is the potential for an individual member to fund the construction of their own home, which they would own, to be located on a parcel/lot on the Nation. This house cannot be sold on the open market as the Nation has determined that they do not want non-members living in the community.

The Nation manages the member housing. They collect rent, allocate new housing to people on the wait list, and schedule repairs to the housing. Funding is scarce and there is an increasing demand for replacement and new housing. There are several homes on the reserve that should be condemned and demolished. If demolished, this would allow for a serviced lot for the construction of a new home. The Nation is also developing a new "subdivision" with 12 lots available for new homes. Infrastructure financing, as well as house construction funding, are both pending. New construction costs are high in the region, often taking new housing beyond the funding levels of CMHC. During the engagement process, it was verified that new construction costs are running close to \$300 per square foot of house.



7.2.6 Households in Core Housing Need

A household is considered to be in core housing need if it falls below at least one of the three housing standards: adequacy, affordability and suitability 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. Adequacy is based on the need for major repairs.

Suitable housing is housing that has sufficient bedrooms to appropriately accommodate the size and composition of resident households, according to National Occupancy Standards.

While the income measurement is valid for the Tla'amin Nation, more important is the quality and appropriateness of the housing units. With 65 of 232 existing housing units identified for repair and 95 of the 232 homes in need of major renewals, Nation funding is being spent on existing housing rather than constructing new housing.

The issues with maintaining the existing housing is that in some instances, the resident is a tenant, with no financial interest in the house, often on a low income and likely inexperienced in home maintenance.

The following table shows the number of interventions identified in Tla'amin Nation to resolve issues of adequacy, suitability, and availability in the current housing stock. The estimated cost to address these interventions is also included.

Table 56: Tla'amin Housing Conditions Report, 2020

Indicator	Number of Interventions Identified	Cost for All Interventions
Adequacy	196	\$33,521,980
Suitability	7	\$2,352,000
Availability	21	\$6,000,000
Total	224	\$41,873,980

Source: 2020 Tla'amin Nation; Big River Analytics calculations

In the qathet Regional Housing Needs survey, 78% of the Tla'amin respondents indicated that their house needed repair. In addition, 40.5% of the respondents indicated that the condition of their home was their most important need not currently being met, while 27% indicated that the size of the home was the most important need not being met.

7.2.7 Households Projects in the Works

Funding is the biggest deterrent to constructing new housing on the Tla'amin lands. There are currently 12 serviced lots (Salish and Klahanie) existing now, awaiting funding for house construction. In addition, the Nation has several other projects under various levels of approval and consideration, including:

- **Development of accessible housing for the elders and disabled** – this could include new construction or modifications to existing homes including ramps, wider doorways, lower



counters, grab bars in bathrooms etc. This initiative will consider that many people want to stay in their house with care come to them.

- **Construction of 10 units of housing to accommodate for single moms with children** – these are currently highest priority people on the housing waitlist. These units would be two bedroom units and could be attached construction.
- **Major repair and renewal program** – as noted above, there are 65 of 232 existing houses that are identified for major repair and 95 of the 232 homes in need of major renewals. This repair work takes money away from new construction but needs to be completed to maintain the health and wellbeing of the current residents.
- **Complex care housing** – the Nation has a goal of developing a 10 to 20 units complex of assisted living and extended care for members.
- **Emergency and transitional housing** – the Administration is looking to develop something that provides emergency and transitional housing for Members, either on or off the Nation.
- **Market housing** – there is the potential to increase the number of individual members who construct their own homes. Lots can be made available and the Nation can underwrite the mortgages.
- **New subdivisions needed** – the Nation is working to identify land for new subdivisions for member housing. This must be funded for the infrastructure installation. This could be considered for housing forms other than just single detached housing.

7.3 Analysis

The following sections address the population and housing projections for the Nation.

7.3.1 Projections

7.3.1.1 Population

Two sets of population projects have been developed to provide a range of future anticipated growth and to address the state of future uncertainty under different assumptions. The two projections can be viewed as a minimum (low or conservative) forecast and a maximum (or high) forecast:

- **Scenario 1** was developed using population numbers provided by the Tla'amin Administration.
- **Scenario 2** projection was developed using BC Stats population projections.

The following table shows the population growth projected between 2020 and 2030 in both scenarios, which provides a 10-year time horizon. In Scenario 1, it is projected that there will be 1,260 members of Tla'amin Nation in 2030, while there will be 979 numbers based on BC Stats.

For the purpose of the Housing Needs Study, 2026 is the critical year for five-year projections. This would imply that there could be between 924 and 1251 Tla'amin members. While it is clear that the population is directly related to the number of houses in the community, it was also clear from the Community Housing Needs Survey that many members would move home if housing was available. To



be consistent with the City and the qathet RD, we have provided population projections. This report recommends that the Scenario 2 projection be used for calculation and planning for new housing.

Table 57: Tla'amin Nation Population Projections

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Scenario 1 Population Projection	810	898	985	1,073	1,161	1,248	1,251	1,253	1,255	1,258	1,260
Scenario 2 Population Projection	890	909	906	911	915	920	924	928	931	975	978

7.3.1.2 Housing Units

The following table projects the minimum and maximum number of houses required to house the forecasted population. For the future, we have assumed the average household will reduce slightly in size to 3.0 people. This is based on the supply of more appropriate housing for young couples, seniors, and single people.

Table 58: Housing Need Projection to 2030

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total Population-Scenario 1	810	898	985	1,073	1,161	1,248	1,251	1,253	1,255	1,258	1,260
Total Population-Scenario 2	890	902	906	911	915	920	924	928	931	975	979
Min. No. Required Houses	270	299	328	357	387	416	417	417	418	419	420
Max. No. Required Houses	296	300	302	303	305	306	308	309	310	325	326

7.4 Identified Gaps

Waiting List – There are currently 21 households on the household waitlist for Tla'amin Nation. The availability gap is currently therefore equal to 21 households. However, if a survey of Tla'amin members currently not living in the community were to identify more members who want to move home, this number would increase. With a projected population range of between 924 and 1,251 in the year 2026, there could potentially be a significant demand for housing. Demand for housing is directly related to how much housing is provided.

Funding Sources – Tla'amin Nation is very restricted on the funding sources for housing. And yet, housing is one of the major needs of the community. Funding from sources such as CMHC is often more available if the proposal is for specialized housing, such as housing for seniors/elders or others that require accessible housing. There are other options for funding for housing both on and off reserve: BC



Housing. BC Housing provides funding for housing in indigenous communities and on reserves. Generally this housing must be attached, multi-family housing of some kind and generally modular in construction. The Nation could look at a 10 unit development for single mothers on reserve as well as a development off reserve, likely in the City of Powell River for members who are living off reserve. An example of such a projects is the Nanaimo Aboriginal Centre, a partnership between the City of Nanaimo, the Snuneymuxw First Nation and BC Housing to provide 25 units of housing for youth, elders and families at affordable rates (with bachelor units starting at \$375 per month and family units renting at \$900 per month). The development has incorporated passive solar energy to keep utility costs low, incorporated cultural art and building materials and is centrally located in Nanaimo.

Tenant Responsibility – The Nation does not have the capacity to respond to every maintenance issue. Having said that there are many homes in dire need of major repair. The tenant of the housing unit must be empowered to take some responsibility for the care and maintenance of the house they are provided. Tla'amin Nation is in the process of adopting and implementing the Tla'amin Tenancy Law that will establish a process for members to take responsibility for the ongoing maintenance of their homes.

Homeownership – There are some members who qualify for a mortgage and have acquired a lot from the Nation to construct their own home. The Nation may back the mortgage. The unfortunate point here is that, unlike housing in the City, when the house is complete, the house does not increase in value and is not available for sale on the open market for any realization of profit. Members should not be discouraged from wanting to build and own their own home, but it is understandable that there is not a large market for this.

Third Party Developer Housing - Should the Tla'amin Comprehensive Community Plan and Land Use Plan identify areas where third party development may occur, the Nation can develop community amenity policies that require the developer to provide value to the Nation for the benefit of the membership. Some First Nations require a 5% cash/amenity payment based on the total gross construction cost of the project. The Nation would have pre-determined several projects. The developers contribute on could then be used to construct housing, build recreational facilities, construct paths and trails, and contribute to the development of community/long houses/elders lodges.



Figure 8: Nanaimo Indigenous Centre, 1406 Bowen Road, Nanaimo

7.5 Housing Needs

Based on the analysis of data and the projections for the future population and required number of housing units required to meet the forecasted needs, the following shows the houses required on a yearly basis by household size to meet the minimum and maximum targets from 2020-2030 (10-year housing needs).

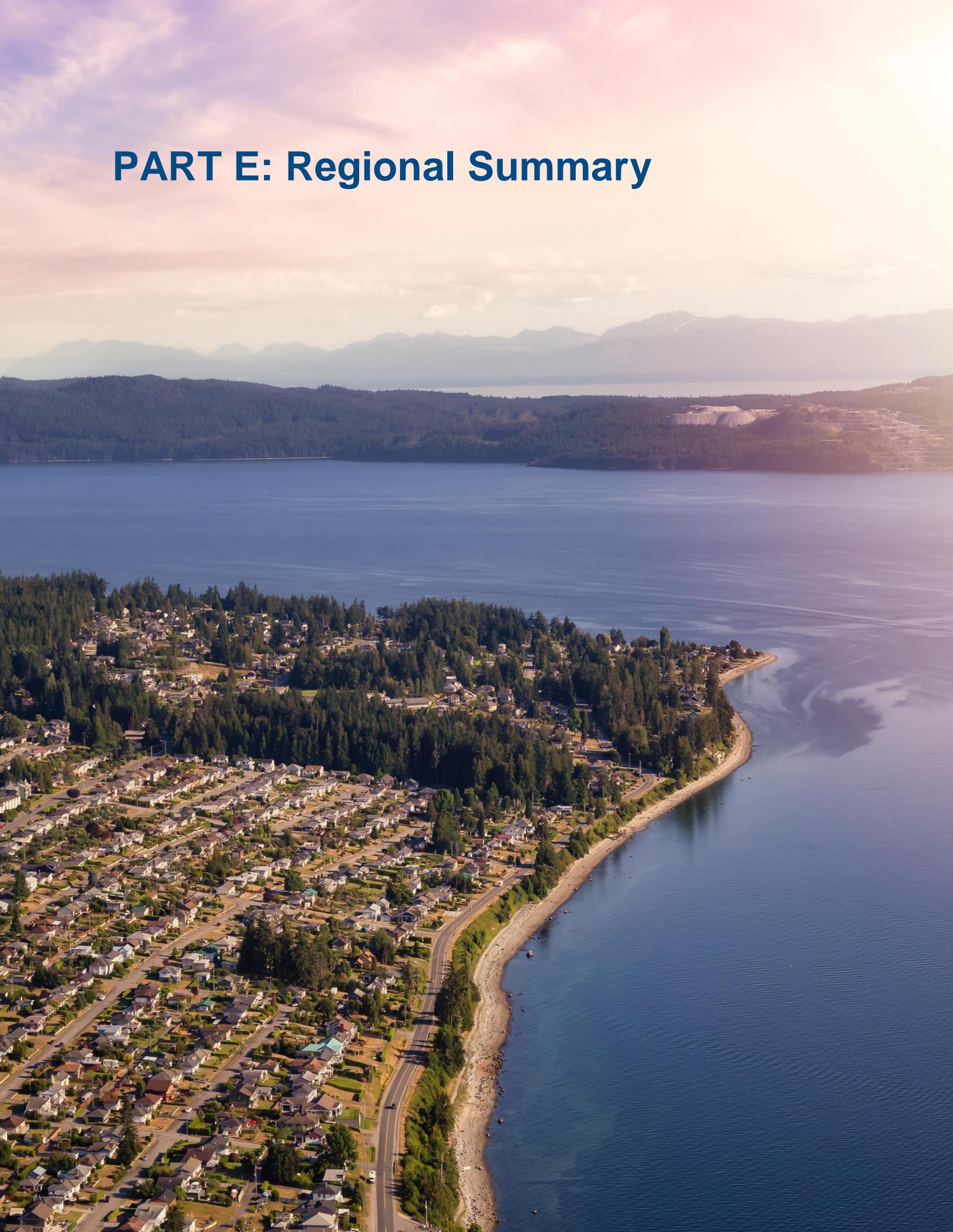
Table 59: Tla'amin Projected Housing Needs by Unit Size

Scenario 2 Population Projections								
Required Houses by Household Size	2020 Population	%age	2021	2022	2023	2024	2025	2026
			902	906	914	915	920	924
1 bedroom	21	10%	30	30	30	30	30	30
2 bedrooms	0	10%	30	30	30	30	30	30
3 + bedrooms	211	80%	240	243	243	245	247	258
Total	232		300	303	304	305	307	308

Using the Scenario 2 population projection and an average household size of 3 people, there will be a demand for a total of 308 housing units in 2026. This provides opportunity for a variety of housing types that will allow for the development of seniors housing, see a continued development of member funded housing and the development of other member housing for single mothers either in the community or in the City of Powell River.



PART E: Regional Summary



8.0 Summary of Recommendations

8.1 Policy Recommendations

The following summarizes the recommendations from Parts B, C and D of this report.

8.1.1 qathet Regional District

Section 5.4 projects the housing needs for the Regional District for the next 5 and 10 years and beyond. The following recommendations are geared to assist with filling the identified future housing needs:

1. **Housing Need Study Update** – it is recommended that the qathet Region not update the Regional Housing Needs Study until 2023, anticipating that most of the detailed Federal Census figures will not be released until 2022.
2. **Housing Type Need** – while homeownership is desired by some people, the extreme need is for safe, secure, appropriate, accessible, year round rental accommodation.
3. **Housing Needs** – the following outlines the recommended housing needs to be met by 2026.
 - **qathet Electoral Area A** - Based on the Scenario 1 Population Projection the housing gap for 2026 is estimated to be 32 units. It is further recommended that 16 of these units should be for homeownership and 16 should be purpose built rental units and 43% (7 units) of the rental units should be affordable. Of these rental units, emphasis should be on smaller units (one and two bedroom units).
 - **qathet Electoral Area B** Based on the Scenario 1 Population Projection the housing gap for 2026 is estimated to be 31 units. It is further recommended that 16 of these units should be for homeownership and 15 should be purpose built rental units and 43% (7 units) of the rental units should be affordable. Of these rental units, emphasis should be on smaller units (one and two bedroom units).
 - **qathet Electoral Area C** - Based on the Scenario 1 Population Projection the housing gap for 2026 is estimated to be 22 units. It is further recommended that 11 of these units should be for homeownership and 11 should be purpose built rental units and 43% (5 units) of the rental units should be affordable. Of these rental units, emphasis should be on smaller units (one and two bedroom units).
 - **qathet Electoral Area D** - Based on the Scenario 1 Population Projection the housing gap for 2026 is estimated to be 47 units. It is further recommended that 24 of these units should be for homeownership and 23 should be purpose built rental units and 43% (11 units) of the rental units should be affordable. Of these rental units, emphasis should be on smaller units (one and two bedroom units).
4. **Utilize Housing Agreements to ensure affordable housing** - The Regional District can require a housing agreement as a condition of approving additional residential units. This will ensure the housing remains affordable.
5. **Develop a process to track affordable housing units.** While the OCP allows secondary suites in the Electoral Areas, and there is no zoning bylaw or development permit process to track those units. The qathet Regional District can have a septic covenant registered on title which will



provide some information. However, there is no means to track if these are affordable. The qathet Regional District could also develop an incentive program for reporting, which could include a tax credit.

6. **Promote Public Information on Homeowners Grants for home modifications to allow aging in place** – the Regional District can act as a liaison between the residents and the government agencies to apply for the grants to modify the homes (grab bars, ramps, lifts, widen doorways, lower counters etc.) to allow the residents to remain in the community and age in place.
7. **Support efforts of affordable housing non-profits like the Texada Island Non-Profit Seniors Housing Society** – dedicate some staff time to assist with the planning of the Texada affordable housing project including, assisting with rezoning, application preparation, dialogue with BC housing, engaging the community and consideration of reducing or waiving application fees.
8. **Consider the potential for an affordable housing project in Lund** – the OCP supports higher residential density in Lund, and while this might not be a short term goal, should the qathet Regional District identify a parcel of land that could be donated, and a community organization that would champion a project, Lund would be a suitable location for a moderately sized seniors' affordable housing project.
9. **Approach Habitat for Humanity to identify a family and a housing project** – because homeownership is a challenge for people, Habitat for Humanity provides an opportunity to build a home for a specific family to own. This requires “sweat equity” and a parcel of land. If a larger parcel of land would be donated, or a municipal parcel of land was available for a \$1 a year lease, the Regional District could champion a small development of up to 4 homes to be constructed by Habitat for Humanity. The potential resident/owners would apply and be vetted and have the opportunity to own an affordable home.
10. **Support the development of Housing Co-ops** – housing co-ops provide an affordable homeownership option. Housing co-ops are private developments, however it is recommended that the Regional District indicate general support in principle.
11. **Continue to allow secondary suites in single family dwellings.**

8.1.2 City of Powell River

This Housing Needs Assessment projects that between 13,322 and 14,663 people will live in the City of Powell River in 2026. Using the average household size of 2.0 people, this equates to a range of 6,661 to 7,331 total housing units required to accommodate the population by 2026. **Sections 6.4 and 6.5** of this report describe the number of net new units required, with specific price points, number of bedrooms, and accessibility design requirements to be met. The gap analysis shows that while homeownership is desired by some people, the extreme need is for safe, secure, appropriate, accessible year round rental accommodation.

It is noted that the recommendations may create capacity issues for the City in terms of staffing requirements to assist the not-for-profit organizations, assess city land for potential affordable housing sites and working with developers to create housing agreements to provide more affordable housing units. However, it is also noted that the City currently is acting on many of these recommendations.



The following recommendations are provided to assist the City in closing the housing gap:

1. **Consider establishing a Powell River Housing Authority** – A Housing Authority could work with not for profit organizations and BC Housing to lead the development, allocation and management of affordable housing in the City.
2. **Review opportunities to provide City-owned land for affordable housing in alignment with the City Lands Strategy and complete feasibility studies for the top sites** – Affordable housing rarely is possible if the land must be purchased at market price. The City of Powell River has several properties that have been assessed as suitable for affordable housing. It is recommended that:
 - a. The City find a partner to champion the development;
 - b. Development be planned in phases;
 - c. The land be leased for \$1 per year for a minimum of 25 years;
 - d. BC Housing participate in or fund the project;
 - e. The City offer assistance to the not-for-profit champion to facilitate approvals;
 - f. The City assist with managing the project; and
 - g. The City develop the housing agreements.
3. **Amend the Sustainable Official Community Plan and the Zoning Bylaw to permit more residential development for mid-to-high rise developments** – The City of Powell River should consider adjusting its Official Community Plan and Zoning Bylaw to allow more mid-rise and high-rise developments. This will help to provide a greater mix of housing types and more affordable options to the market. Higher density housing should be located along transit corridors and at key growth nodes to direct the majority of rental development to areas that can best accommodate higher density development.
4. **Incentivize Market Rental Housing Developments** – The City of Powell River should provide incentives to market housing developers to ensure that they are financially interested in rental projects and will provide affordable units. This can come in the form of reducing or waiving application fees for all affordable rental developments (see also: Recommendation 9). Rental developments requiring rezoning or OCP amendments could also be fast-tracked through updates to the Development Procedures Bylaw. The City could consider pre-zoning or waiving public hearing requirements for affordable housing. Division 3, Section 464 (2) of the Local Government Act allows the development to be approved without a public hearing for the zoning bylaw amendment.²¹ This may encourage developers to build projects with an affordable housing component. The City already offers a number of incentives for infill development, such as carriage houses and secondary suites, such as low application fees and no development cost charges required.
5. **Secure affordable housing units with Housing Agreements** – To ensure that affordable units remain affordable, the City should continue to pursue Housing Agreements with the

²¹ Local Government Act, Division 3, Public Hearings on Planning and Land Use Bylaws. The Act stipulates that (454(2)) A local government may waive the holding of a public hearing on a proposed zoning bylaw if (a) an official community plan is in effect for the area that is subject to the zoning bylaw, and (b) the bylaw is consistent with the official community plan.



developer/owner of rental developments to protect the units and the tenants from eviction and raised rents. Housing agreements can set out the length of time units are to remain rental units, set rental rates, and set target tenants for the units (i.e. seniors' housing). Tenant protections can be further augmented with the development of a Tenancy Assistance Policy that applies at rezoning and/or tenancy protections in the business licence bylaw. Maintaining the quality of the rental stock can also be achieved through the development of a rental property maintenance standard bylaw.

6. **Develop a Community Amenity Contribution Policy** – Municipalities may identify what constitutes a community amenity, such as parks, childcare, and housing. The City could develop a Community Amenity Contribution Policy to establish what the City considers to be an amenity and to identify various ways developers can contribute towards affordable housing as an amenity. Council may also want to consider other regular contributions to the Affordable Housing Reserve Fund that are not linked to development, such as planned contributions from the budget.
7. **Consider exploring density bonusing or inclusionary zoning** – Inclusionary zoning can require that new developments include a certain percentage of new affordable housing units offered within a development are provided at below-market or near-market rates. Density bonusing would function the same way²². For example, if the zoning allows 40 units, and the developer is willing to secure 10 as affordable, the density may be increased to 60 units.
8. **Explore British Columbia's residential rental tenure zoning legislation** – The new tool in the *Local Government Act* allows municipalities to enact zoning requiring new housing in residential areas to be rental-only, ensure they are preserved as such, and demand that a certain number of units in a new development be rental.
9. **Consider a policy regarding city fees for the development of affordable housing projects** – Waiving or reducing application fees, community amenity contribution fees, and development cost charges can incentivize affordable housing developments. The City already provides a 100% exemption from development cost charges. The City's practice is also to eliminate the need for Community Amenity Contributions for affordable housing projects. The City could also consider waiving application fees for affordable housing developments.
10. **Continue to relax standards for affordable housing projects, such as reducing parking requirements** – The City already relaxes Zoning Bylaw parking requirements for affordable housing projects on a case-by-case basis. Other infrastructure requirements could be explored where suitable.
11. **Continue to provide technical assistance through the development application process** – In addition to the customer service provided for all developer and development applications, provide staff time to assist not-for-profit organizations in working through their application and rezoning process. Staff can advise the provider on the process, the requirements, the timing and the background work in addition to guiding them through the public consultation phase. The

²² The standard Floor Area Ratio for residential development in the City of Vancouver is 3.0. However, if a developer agrees to provide one third of the rental units for affordable housing, and signs a housing agreement with the City, the Floor Area Ratio can be increased to 7.0.



City could consider updating the Development Procedures Bylaw to ensure this technical assistance is provided to not-for-profit applicants. The City can also convene conversations in the community about cooperative housing, co-housing, and community land trusts to encourage community members to participate in their development.

12. **Use available affordable housing programs and funding** – Through BC Housing, CMHC, Habitat for Humanity, and other not-for-profit organizations, there are programs to fund construction, repairs, upgrades and modifications. For example, BC Housing offers an Affordable Homeownership Program and many other programs are available through BC Housing and CMHC. The City can champion and coordinate these efforts. Attention should be paid to the development of affordable rental housing as well as year-round emergency beds, respite housing for women and families, and transitional housing.
13. **Communicate housing needs and successes** – Staff should communicate the findings of the housing needs assessment to the development, real estate, and construction communities. Additionally, the city can share success stories for owner-developed infill development to encourage more of the same.
14. **Update procedures to monitor housing progress** – In completing this first Housing Needs Assessment, staff should adjust internal procedures and data management processes to both measure progress against the housing targets and facilitate data collection for the next Housing Needs Assessment.
15. **Housing Needs Assessment Update** – It is recommended that the Regional Housing Needs Assessment not be updated until 2023, anticipating that most of the detailed Federal Census figures will not be released until 2022. The Housing Needs Assessment should be updated by 2026.

8.1.3 Tla'amin Nation

It is projected that there will be between 924 and 1,251 Tla'amin Members by the year 2026. It is projected that the household size will reduce slightly to 3.0 person per household. This will then require between 308 and 417 housing units. This is an increase of 76 and 185 housing units in the 5 year time frame, in addition to the 160 existing housing units in need of major repair or renovation. In addition, these housing units should fill the needs of the members and include: between 103 and 144 one bedroom units, between 134 and 187 two bedroom units and between 66 and 86 three bedroom and larger units. It is possible that some of this housing could be purpose built seniors/elders lodges and multi-family housing.

1. **Housing Type Need** – while homeownership is desired by some people, the extreme need is for safe, secure, appropriate, accessible, year round rental accommodation.
2. **Develop and Service Lots** – based on the Comprehensive Community Plan and Land Use Plan, clearly identify land for future housing development, protect the land from any other uses, develop a strategy for servicing these lands and strategize as to how to access the funding to service the lands.
3. **Consider Developing Housing In The City Of Powell River** – while people want to live in their community, the lack of serviced land is a limiting factor. There may be advantages to building or buying housing in the City to house members unit there is housing available in the community.



This could take the form of a BC housing supportive housing, or an outright purchase of an existing residential building. This may include the “Airport Lands”.

4. **Plan For The Long Term Housing Demand** – given that the potential exists for the need for up to 185 new housing units, the Nation would be advised to take a broader view of housing. Single detached housing is not a cost effective way of providing this many housing units. The Nation should consider the total housing need, the size of the units required and the long term benefit of housing people in a safe and healthy manner. Multi-family housing may be the solution to the overall housing needs. Row housing and apartment housing can meet many needs. If this housing is available, people can be moved out of the housing that requires major renovation and ultimately the single detached house, after renovation, may be provided to a larger family and provide more appropriate housing for all involved.
5. **Survey The Members Living Outside Of The Community** – the Community Housing Needs Survey provided some information regarding members and their desire to move home. However, a more detailed survey by the Nation specifically to determine how many of their members would move home if there was housing would provide a better idea of what the actual housing demand would be. Not every member will want to move home due to current employment, education, or existing housing situation.
6. **Continue to Nurture Intergovernmental Relationships** – Tla’amin is a newly formed self-governing jurisdiction. The Nation has been developing excellent relations with adjacent governments, which will form strong alliances for the long term provision of needed housing in the Region.
7. **Develop Policies Regarding Third Party Development** – if there are lands that could potentially be developed by third party developers (either Nation land, CP land or Treaty Land Entitlement) there must be clear policies for developer so that they understand their role, their responsibilities and the financial commitment required. The concept of developers providing a community amenity contribution is common in municipalities. Generally in a municipality, the developer provides 5% of the land in value or land for the municipality to use for recreation and then there are other contributions which can vary to include cash per housing unit, or a percentage of the construction cost. This amenity money is used for a variety of community benefits, and some of the municipalities accept affordable housing units. This is often the dedication of units within a market multi-family building, but could also be a financial contribution to the construction of units on the Nation lands. This would apply to residential, commercial and industrial development. Some First Nations take, along with a hefty application fee, 5% of the gross construction costs.
8. **Identify a Habitat for Humanity Project** – Tla’amin Nation to continue the communication with Habitat for Humanity for one or more projects on Nation land. This may include: providing one or more lots, vetting the families for consideration, and providing financial and administrative support.
9. **Identify a Project with BC Housing** – BC Housing has funding for indigenous housing both on and off reserve. With the current housing needs, Tla’amin members would benefit from a multi-unit project either in the Community or in Powell River.



Appendix A

Survey Results



Regional Housing Needs Survey

SURVEY RESPONSE REPORT

23 August 2020 - 28 September 2020

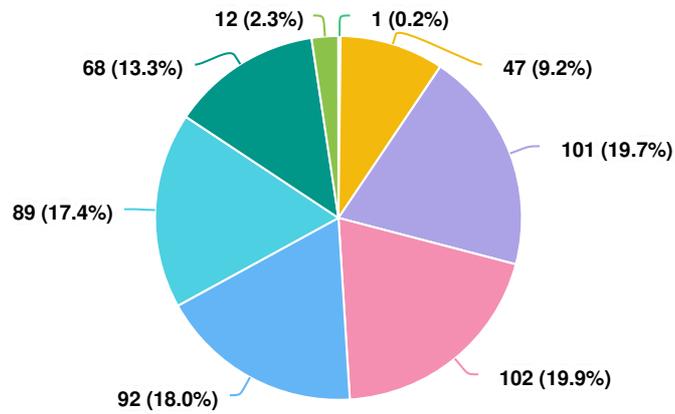
PROJECT NAME:

qathet Regional Housing Needs Survey



SURVEY QUESTIONS

Q1 What is your age?



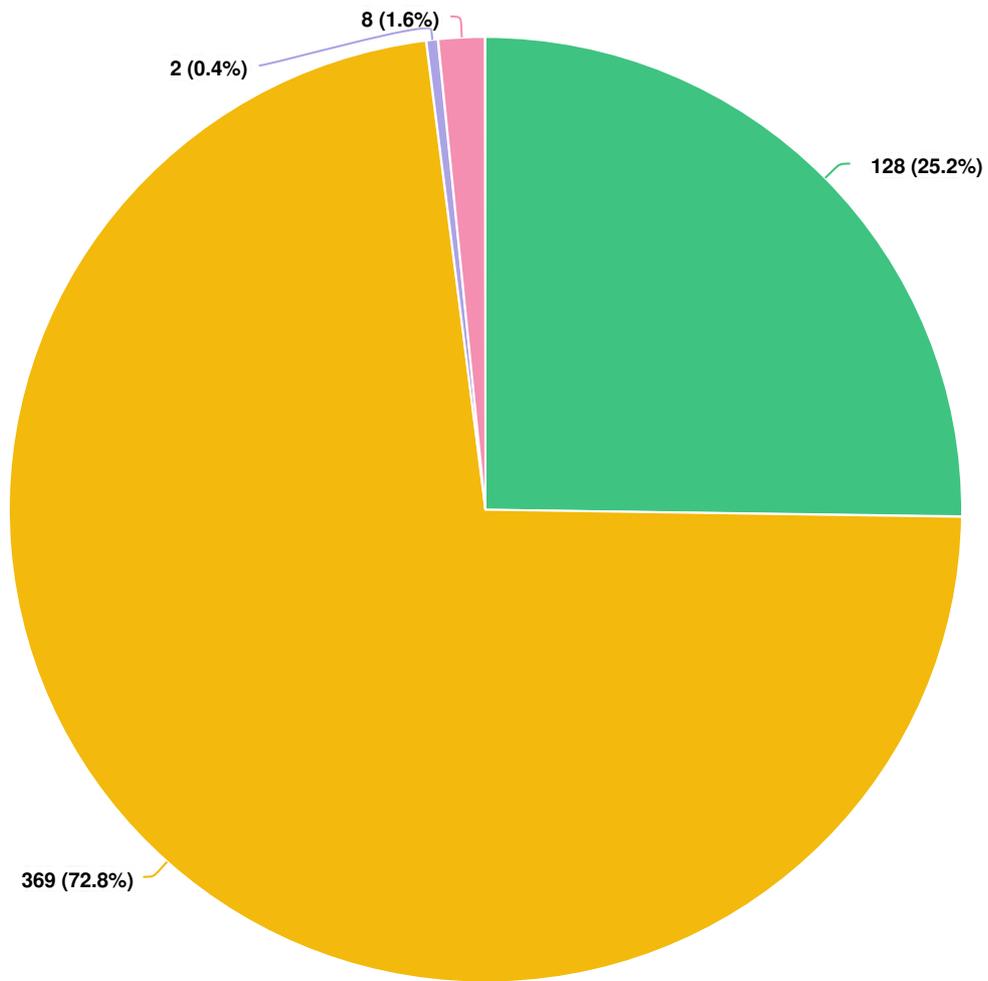
Question options

- Under 19 20 to 29 30 to 39 40 to 49 50 to 59 60 to 69 70 to 79 80+

Optional question (512 response(s), 1 skipped)

Question type: Radio Button Question

Q2 | What is your gender?

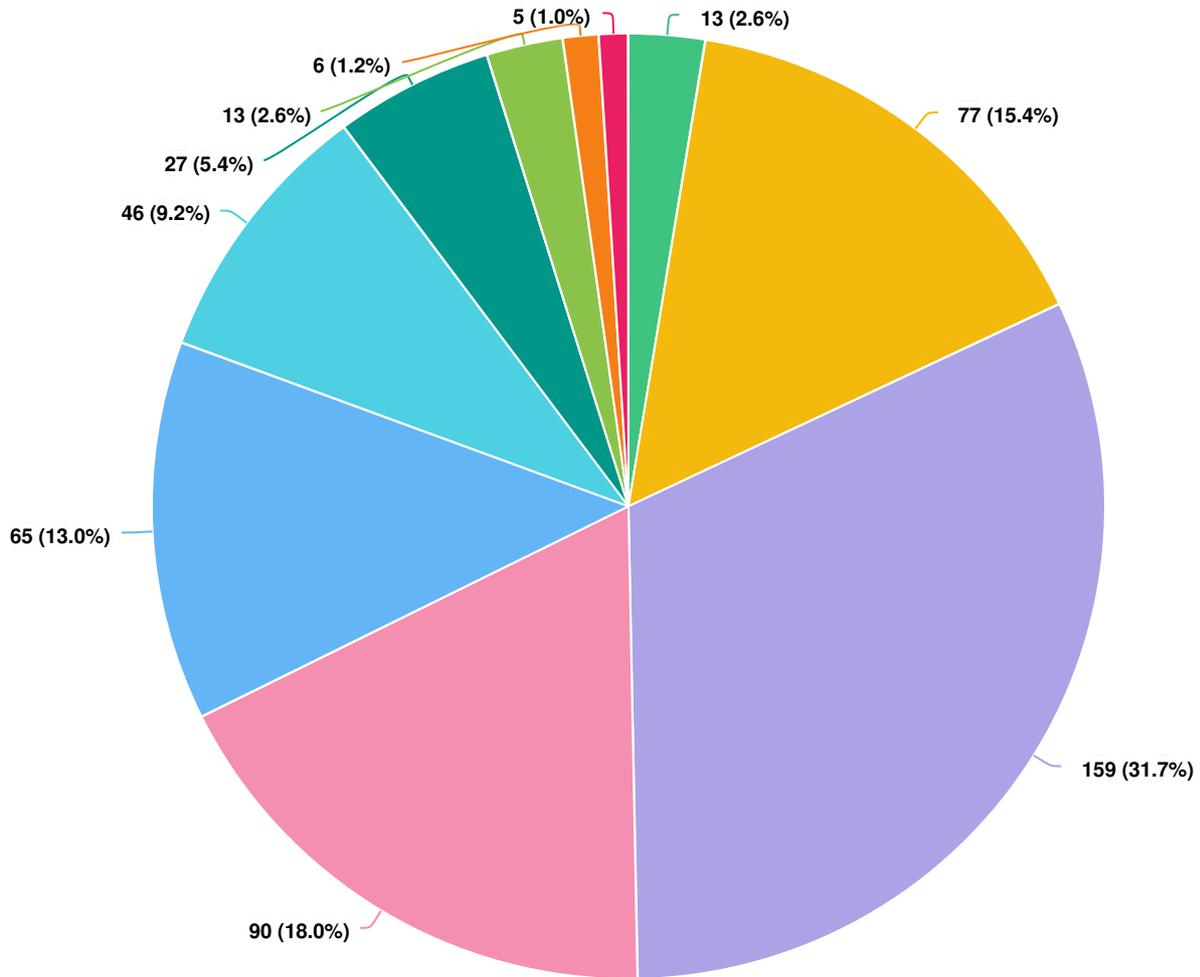


Question options

- Male
- Female
- Other
- Prefer not to answer

*Optional question (507 response(s), 6 skipped)
Question type: Radio Button Question*

Q3 What is your annual household income (before taxes)?

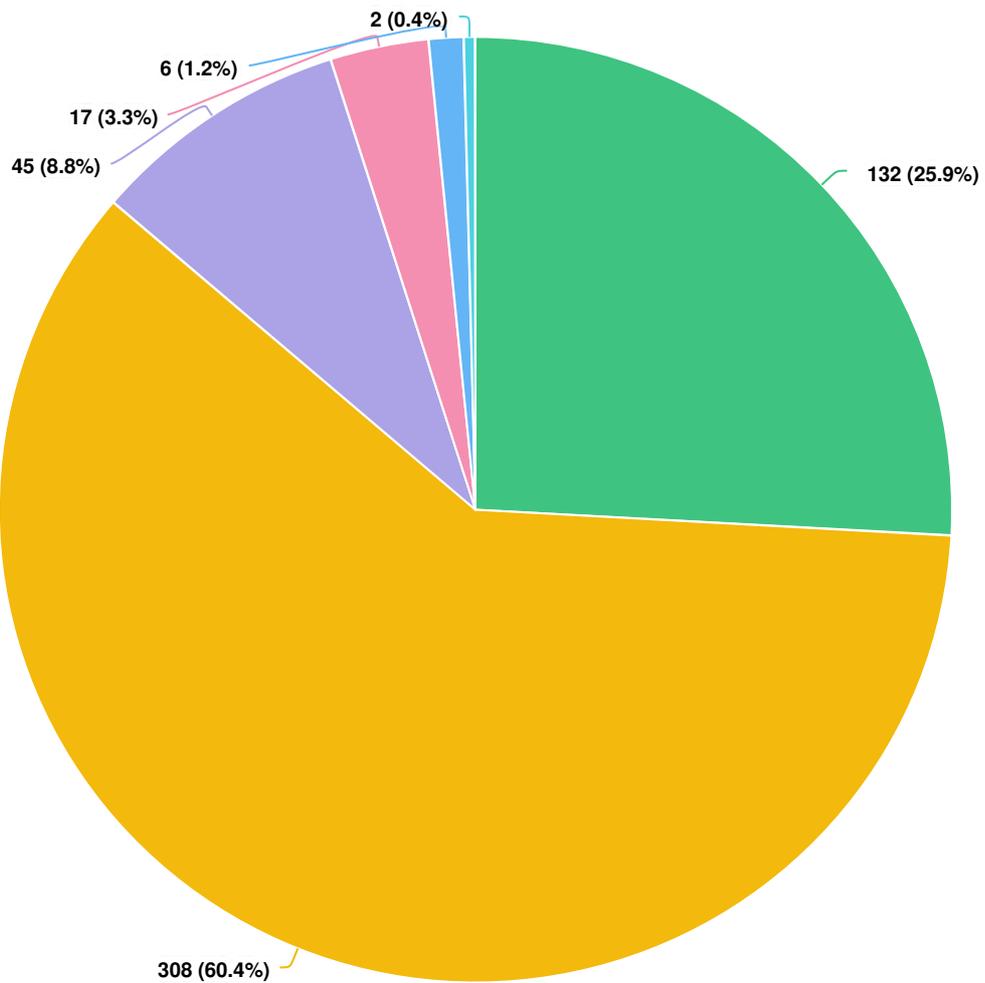


Question options

- Less than \$10,000
 ● \$10,001-25,000
 ● \$25,001-50,000
 ● \$50,001-75,000
 ● \$75,001-100,000
- \$100,001-125,000
 ● \$125,001-150,000
 ● \$150,001-175,000
 ● \$175,001-200,000
 ● \$200,000+

Optional question (501 response(s), 12 skipped)
 Question type: Radio Button Question

Q4 In total, how many adults live in your household?

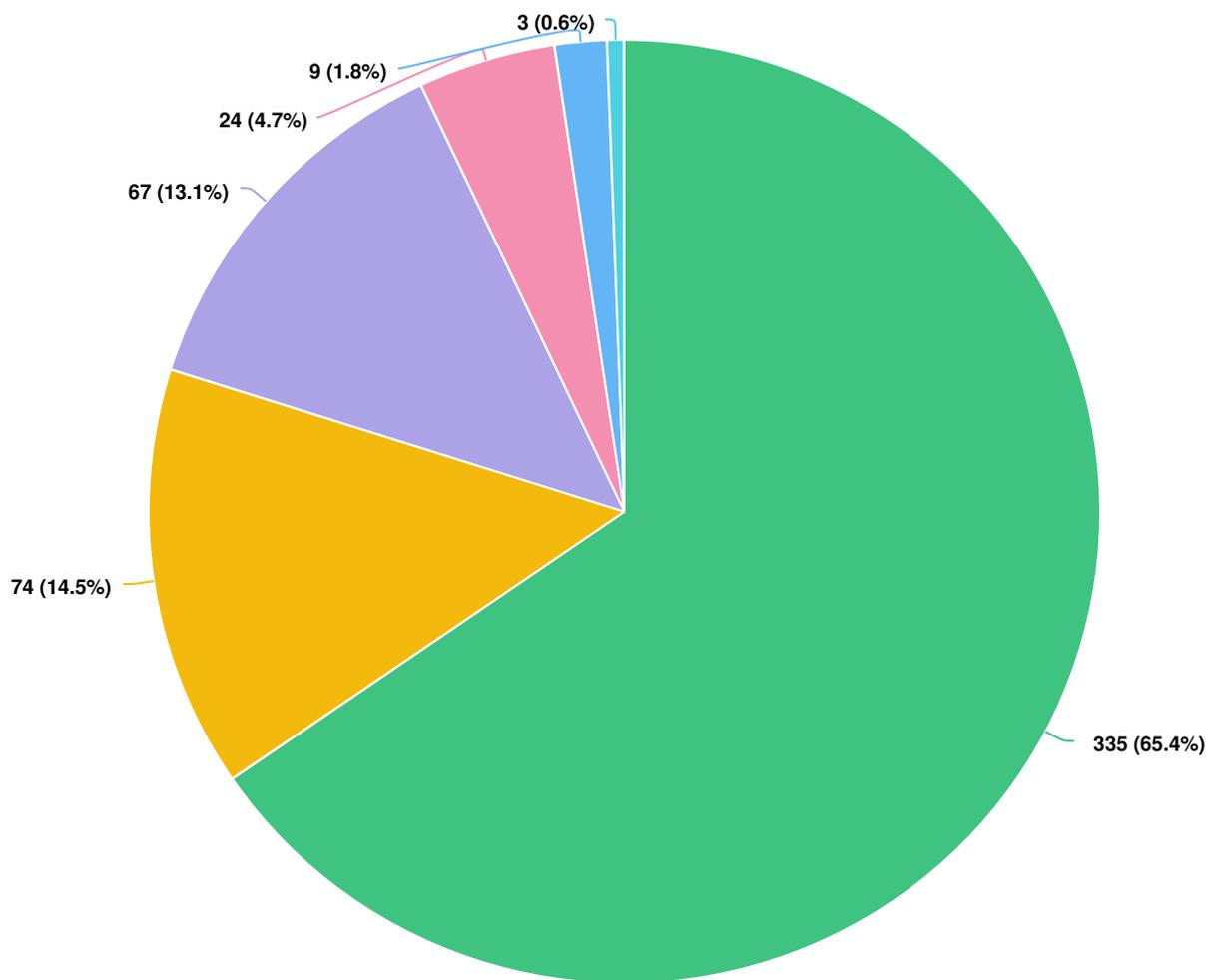


Question options

- 1
- 2
- 3
- 4
- 5
- More than 5

Optional question (510 response(s), 3 skipped)
Question type: Radio Button Question

Q5 How many children under the age of 18 live in your household?



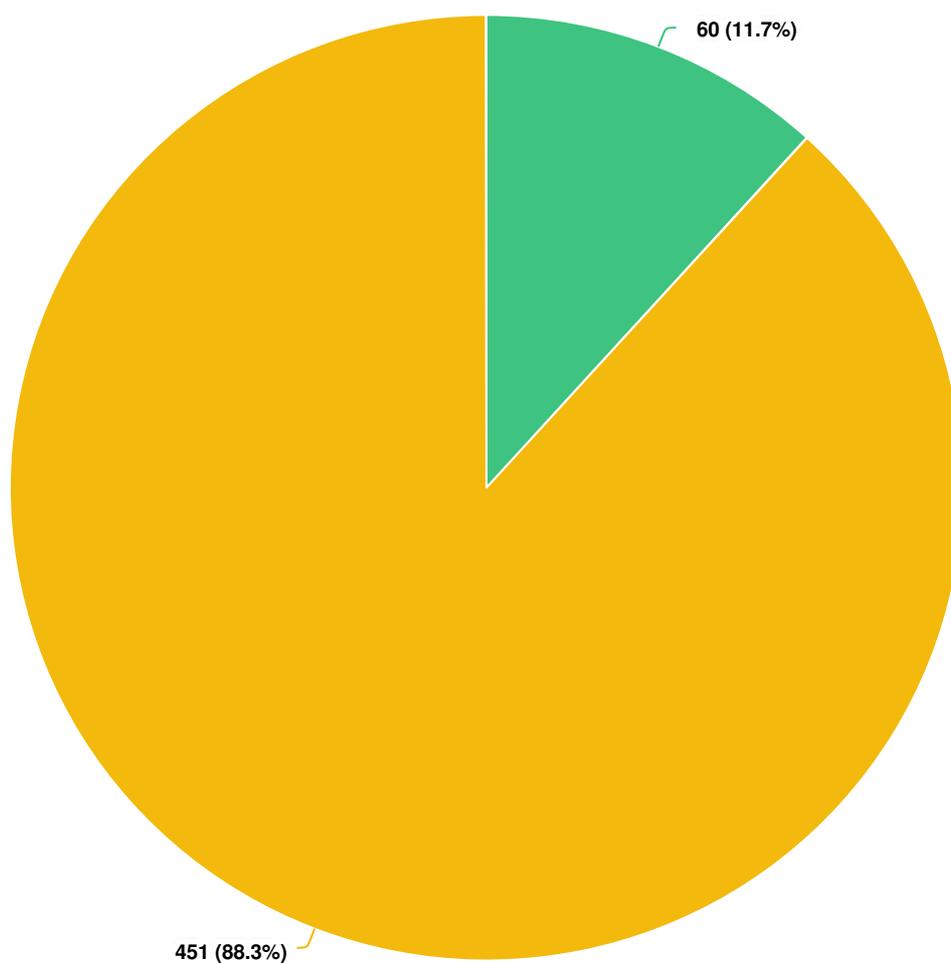
Question options

- 0
- 1
- 2
- 3
- 4
- More than 4

Optional question (512 response(s), 1 skipped)

Question type: Radio Button Question

Q6 Are you a citizen or member of Tla'amin Nation?

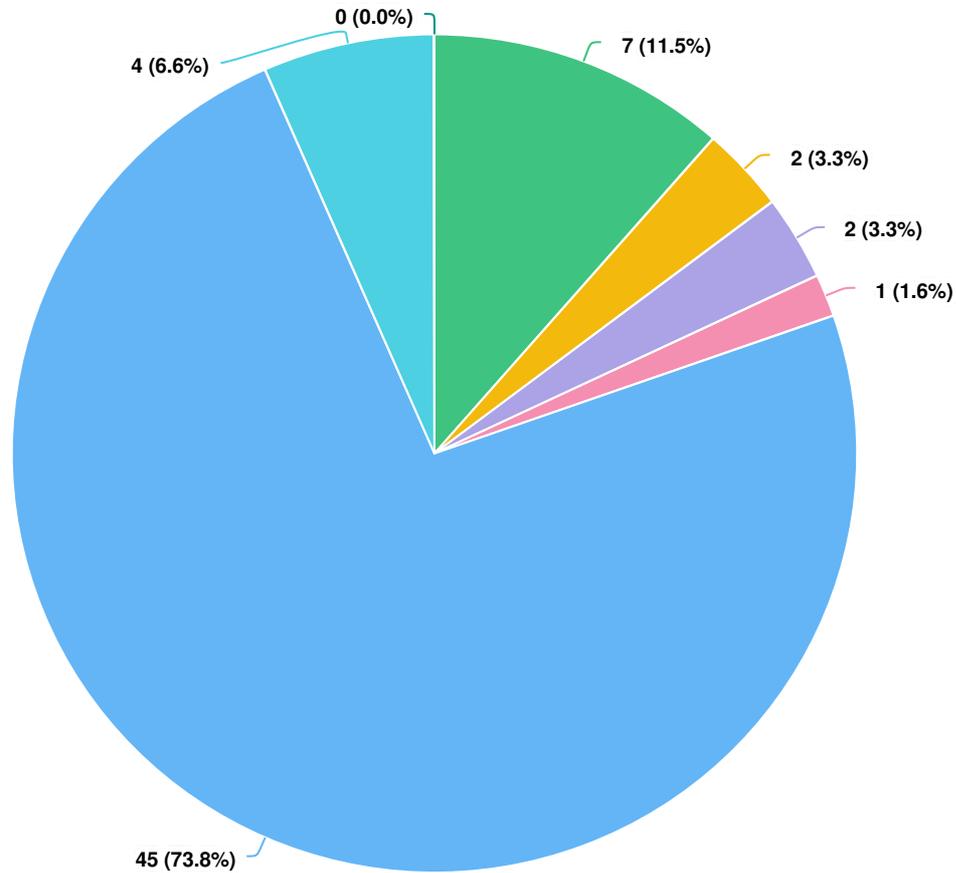


Question options

- Yes
- No

*Optional question (511 response(s), 2 skipped)
Question type: Radio Button Question*

Q8 Where do you currently live?

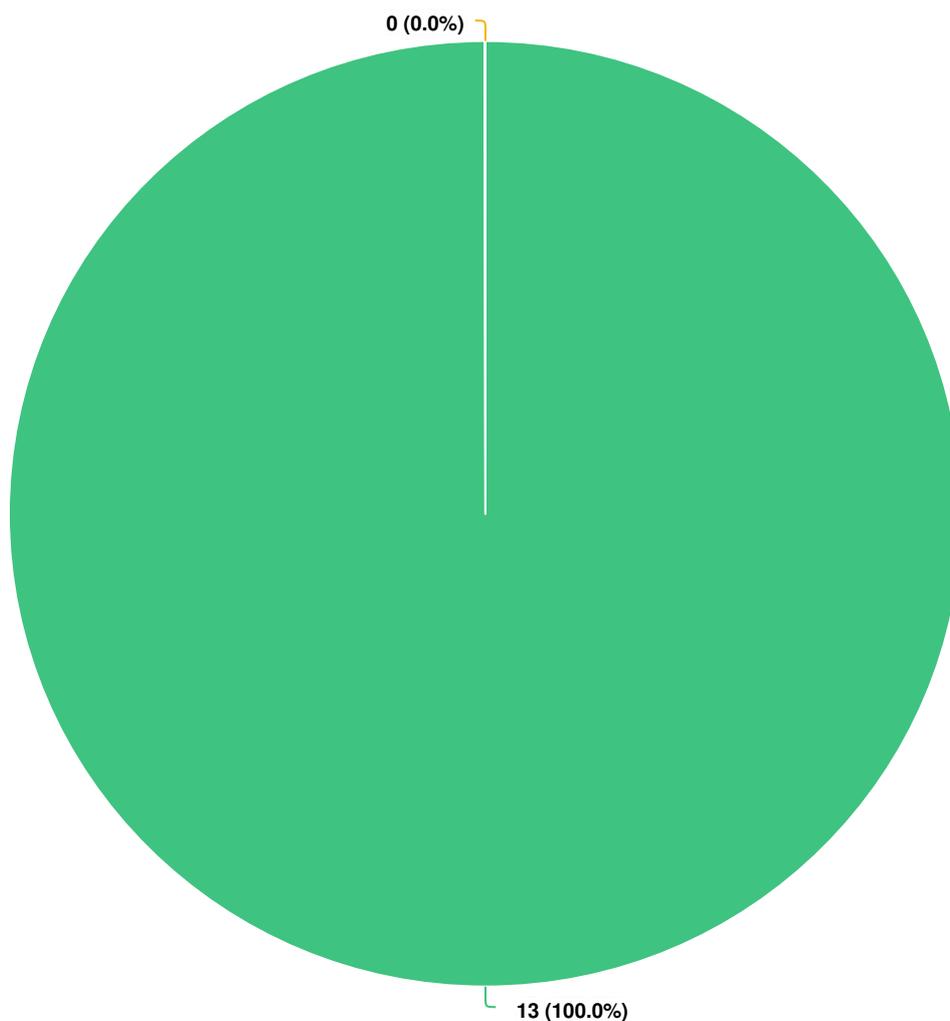


Question options

- City of Powell River
- qathet Regional District Electoral Area A (Includes the area northwest of the city boundary to Desolation Sound, and includes the Malaspina Peninsula, the community of Lund and Savary and Hernando Islands, and excludes Tla'amin Nation lands.)
- qathet Regional District Electoral Area B (Includes the area southeast of the city boundary to Whalen Road and includes Paradise Valley and properties outside the city on Nootka, Covey and Tanner Streets, and excludes Tla'amin Nation lands.)
- qathet Regional District Electoral Area C (Includes the area southeast from Whalen Road to Jervis Inlet, and includes the communities of Black Point, Kelly Creek, Lang Bay, Stillwater and Saltery Bay.)
- Tla'amin Nation ● Other
- qathet Regional District Electoral Area D (Includes all of Texada Island and includes the communities of Blubber Bay, Van Anda and Gillies Bay, and excludes Tla'amin Nation land.)

*Optional question (61 response(s), 452 skipped)
Question type: Radio Button Question*

Q9 Are you a part-time or full-time resident of qathet Regional District or City of Powell River?



Question options

- Full-time
- Part-time

*Optional question (13 response(s), 500 skipped)
Question type: Radio Button Question*

Q12 Please explain why you do not live in Tla'amin Nation.

Anonymous

8/25/2020 01:16 PM

Work

Anonymous

8/25/2020 06:37 PM

I've been on the housing list for over 15 years and the banks will not finance homes on Nation Lands. The lending policies of the banks are very prohibitive to Nation housing mortgages

Anonymous

9/02/2020 03:16 PM

Far from town

Anonymous

9/18/2020 08:57 PM

Not First Nations

Anonymous

9/19/2020 08:06 AM

Bill C-31 Indian, never lived on reservation.

Anonymous

9/24/2020 08:16 AM

I am not of First Nation decent

Anonymous

9/26/2020 03:23 AM

Not first nations

Anonymous

9/27/2020 05:07 PM

because there is no homes, we want to buy but are limited to the lots that are offered and can not build where we would like to build(a more provide spot along the highway we originally had planned)

Anonymous

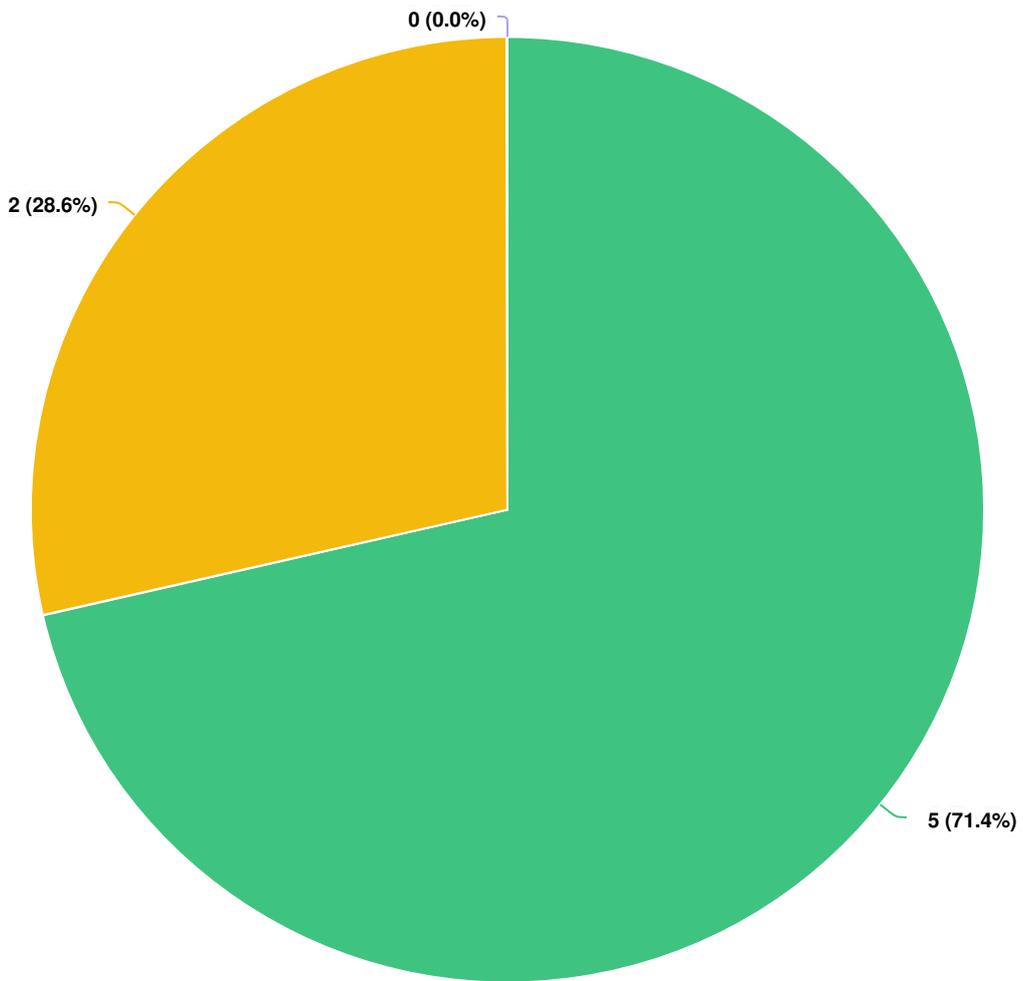
9/27/2020 08:44 PM

No housing available

Optional question (9 response(s), 504 skipped)

Question type: Single Line Question

Q13 | Would you like to move back to live in Tla'amin Nation?



Question options

- Yes
- No
- Unsure

*Optional question (7 response(s), 506 skipped)
Question type: Radio Button Question*

Q14 | Please explain your answer.

Anonymous
8/25/2020 01:16 PM
That's home for me

Anonymous
8/25/2020 03:39 PM
I live in Tla'amin

Anonymous
9/19/2020 08:06 AM
need place of retirement

Anonymous
9/26/2020 03:23 AM
Not first nations

Anonymous
9/27/2020 05:07 PM
wed love to build our for

Anonymous
9/27/2020 08:44 PM
Long list

Optional question (6 response(s), 507 skipped)

Question type: Single Line Question

Q15 | Please specify

Anonymous
9/01/2020 10:42 AM
i earn a living outside of my nation in the city

Anonymous
9/23/2020 02:34 PM
live off reserve

Optional question (2 response(s), 511 skipped)

Question type: Single Line Question

Q16 Please explain why you do not live in Tla'amin Nation.

Anonymous

8/25/2020 12:22 PM

I currently attend university and more career opportunities.

Anonymous

9/01/2020 10:42 AM

i earn my living outside of my nation in the city, soon to retire and looking forward to moving home

Anonymous

9/23/2020 02:34 PM

no housing, and jurisdiction at the time made it limiting...

Anonymous

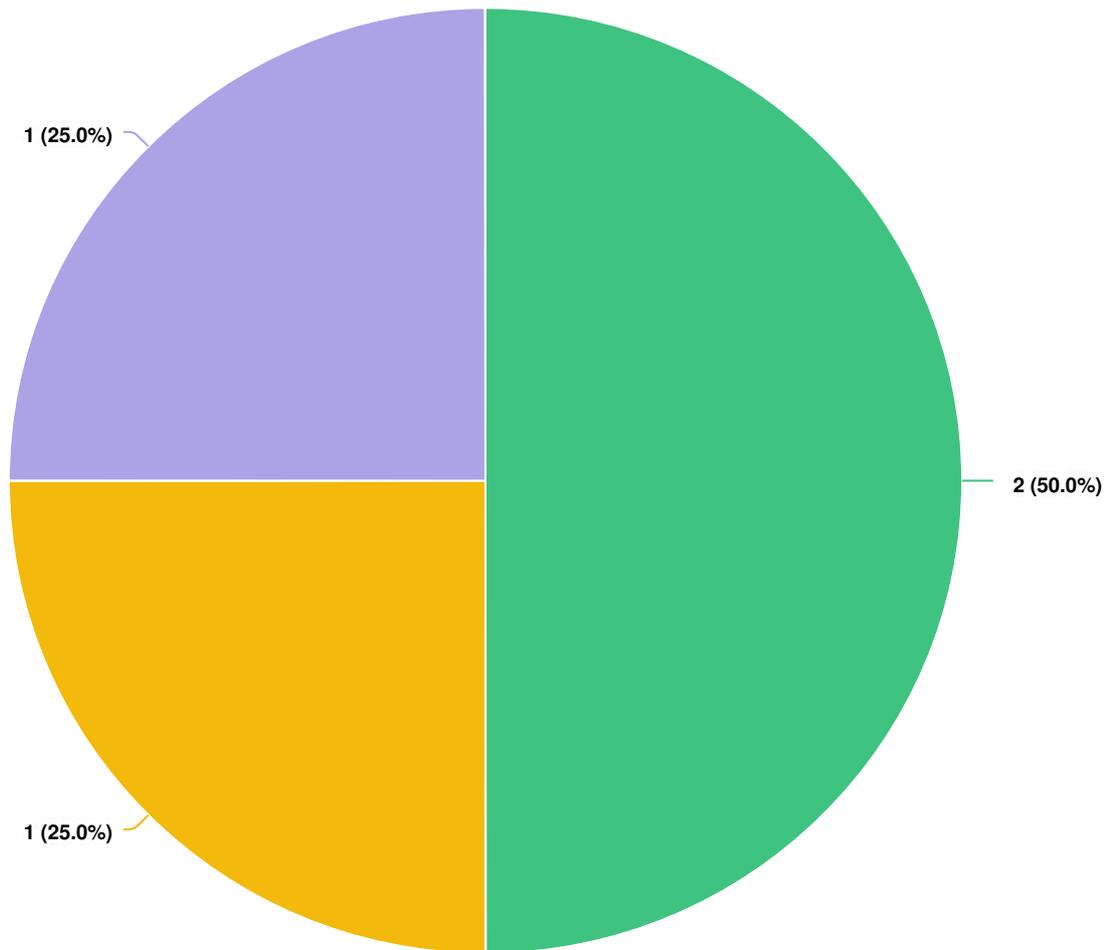
9/27/2020 07:40 PM

Employment

Optional question (4 response(s), 509 skipped)

Question type: Single Line Question

Q17 | Would you like to move back to live in Tla'amin Nation?



Question options

- Yes
- No
- Unsure

*Optional question (4 response(s), 509 skipped)
Question type: Radio Button Question*

Q18 Please explain your answer.

Anonymous cost of living is to high

9/01/2020 10:42 AM

Anonymous already have a home now,

9/23/2020 02:34 PM

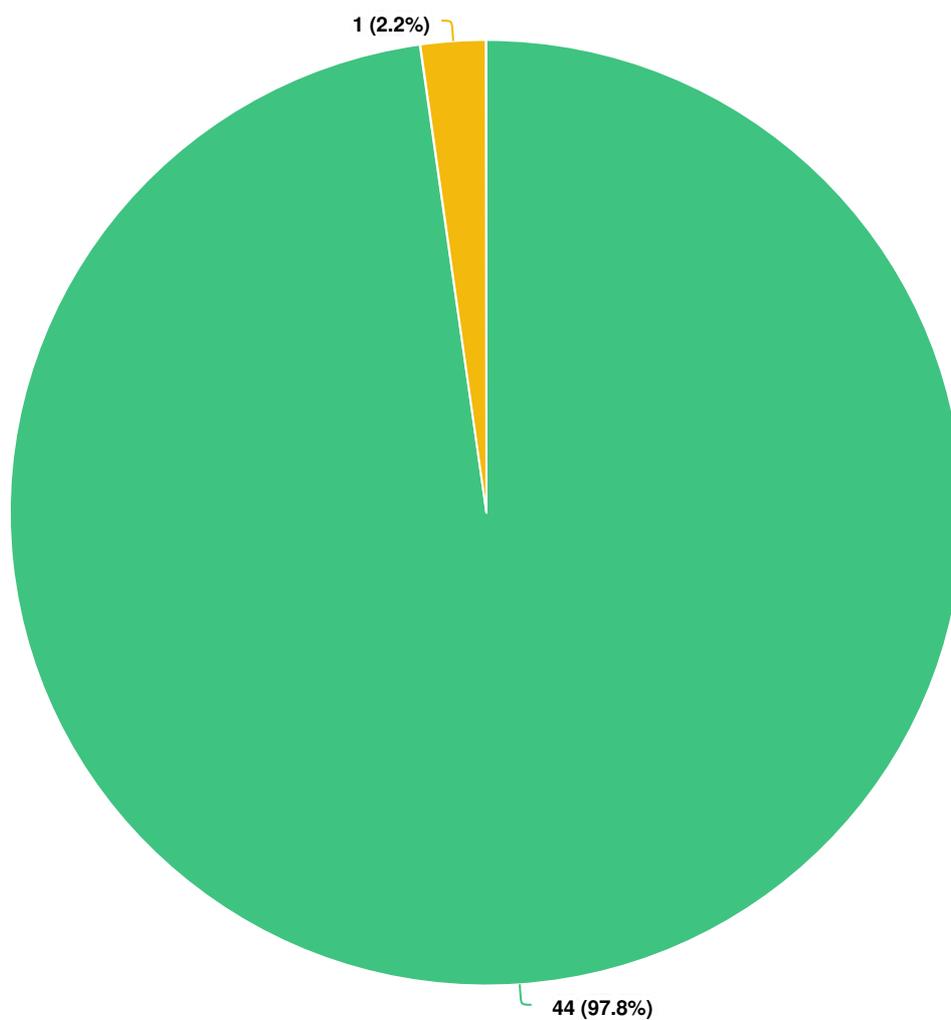
Anonymous Job opportunities needed

9/27/2020 07:40 PM

Optional question (3 response(s), 510 skipped)

Question type: Single Line Question

Q19 Are you a part-time or full-time resident of Tla'amin Nation?

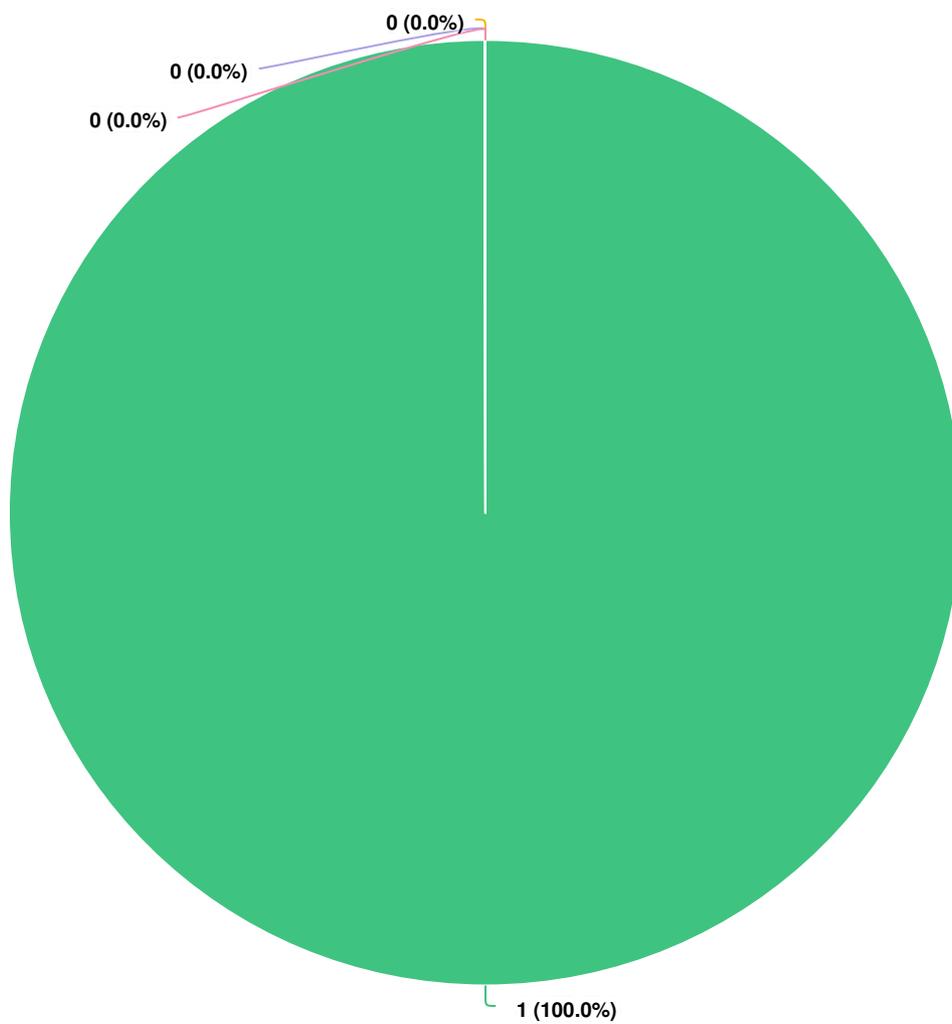


Question options

- Full-time
- Part-time

*Optional question (45 response(s), 468 skipped)
Question type: Radio Button Question*

Q20 | If you live in Tla'amin Nation part of your time, how many months of the year is it?



Question options

- 7 to 9
- 1 to 3
- 4 to 6
- 10 to 11

*Optional question (1 response(s), 512 skipped)
Question type: Radio Button Question*

Q21 | Please explain the reason(s) why you live in Tla'amin Nation only part of the time (for instance, recreation, family, work, etc.).

Anonymous

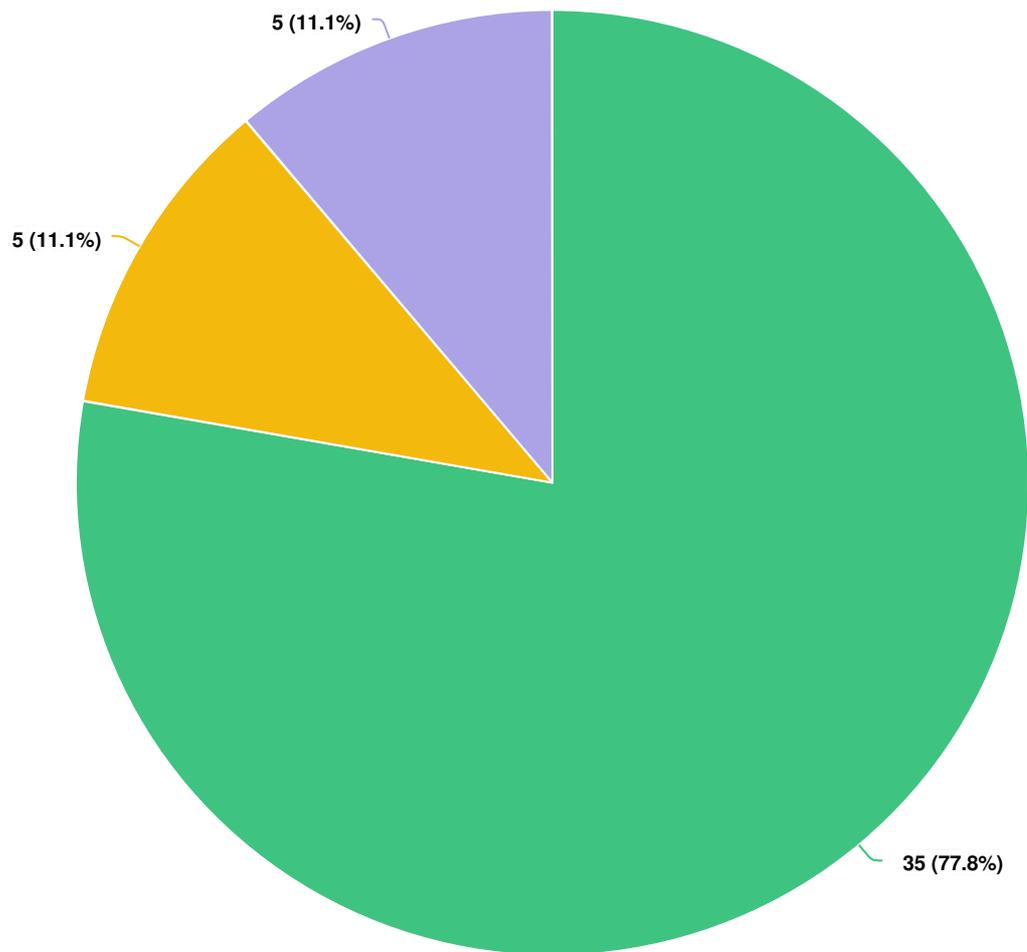
I work out of town

9/27/2020 01:22 PM

Optional question (1 response(s), 512 skipped)

Question type: Single Line Question

Q22 Does your home require repairs?

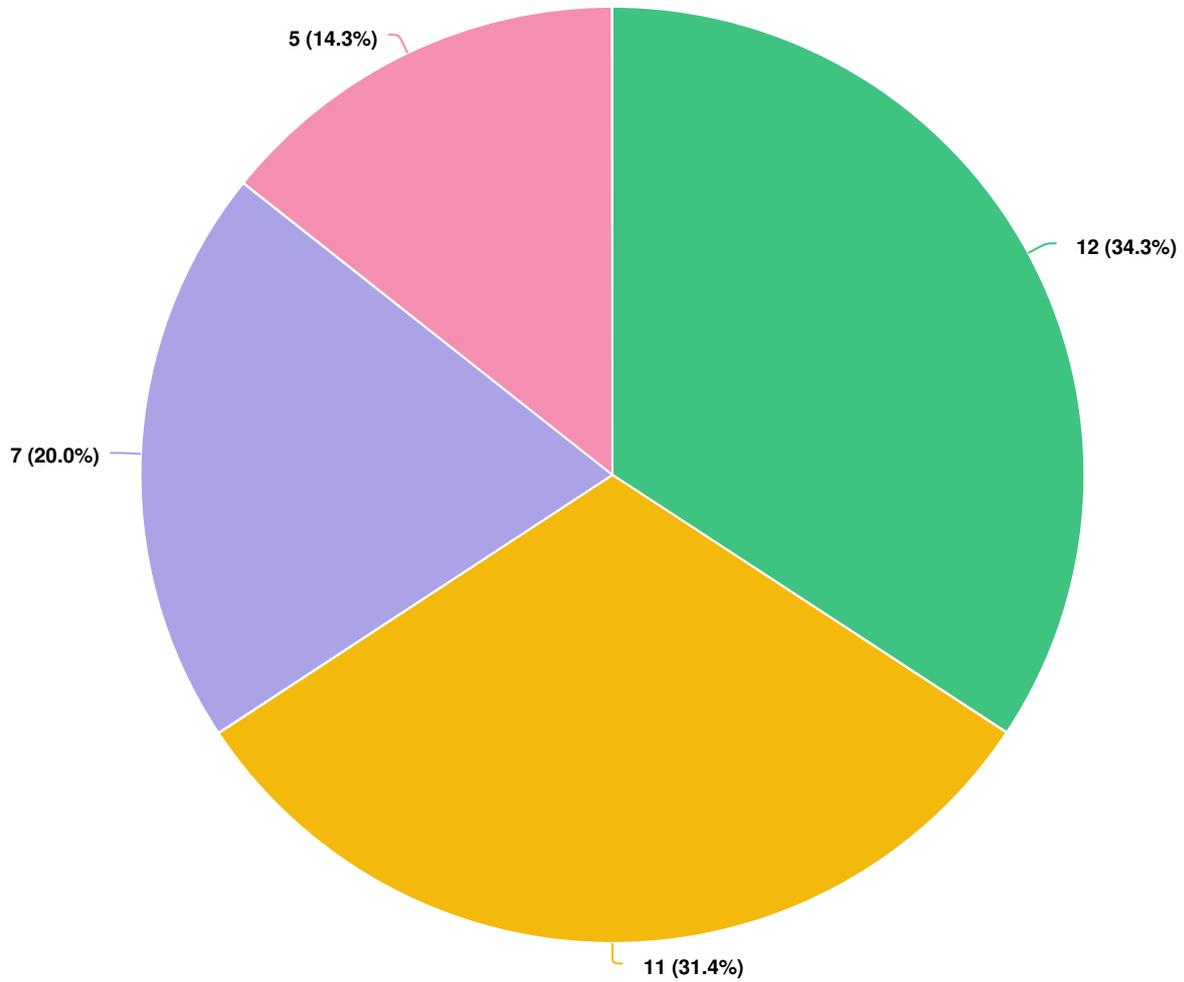


Question options

- Yes
- No
- Unsure

*Optional question (45 response(s), 468 skipped)
Question type: Radio Button Question*

Q23 What types of repairs do you feel are required?



Question options

- Minor (such as a cracked window pane or a hole in the plaster. These types of repair might not be urgent)
- Medium (such as a slow leak in the plumbing, a few missing shingles on the roof, etc. These types of repairs need fixing before there is permanent damage to the home)
- Major (such as termite/ant damage, broken floor or wall supports, crumbling concrete foundation, black mold. These types of repairs are urgent, because it affects the health and safety of residents)
- Unsure

Optional question (35 response(s), 478 skipped)

Question type: Radio Button Question

Q24 Please provide examples of the types of repairs you feel are needed on your home.

 8/25/2020 12:25 PM	Flooring throughout, Bathroom and Kitchen Sink, Kitchen cabinets, Counter tops, Toilet
Anonymous 8/25/2020 05:44 PM	Cracked drywall
Anonymous 8/25/2020 06:03 PM	New dishwasher
Anonymous 8/26/2020 03:13 PM	Deck.doors flooring
 8/27/2020 08:15 PM	House has dropped chimney detached from house. Windows arent finished properly. Eletrical is sketchy.
Anonymous 9/18/2020 10:04 PM	Repairs to the kitchen cupboards and drawers, cracked tiles, repair to stairs on porch and awning on front porch, door handles.
Anonymous 9/21/2020 11:12 AM	windows, deck, heating system
Anonymous 9/22/2020 11:02 AM	Termites or rotten deck supports
Anonymous 9/24/2020 07:52 PM	Roof and deck
Anonymous 9/25/2020 11:56 AM	Window,
Anonymous 9/25/2020 12:29 PM	Black mild, plumbing, electrical
Anonymous 9/25/2020 12:50 PM	foundation inforcement
Anonymous 9/25/2020 12:56 PM	Roof change. Porch repair.
Anonymous 9/27/2020 09:28 AM	Windows (do not hold in much heat, energy efficenty) plummbing, copper is going to need to be replaced sooner than later.

Anonymous

9/27/2020 09:28 AM

flooring and window

Anonymous

9/27/2020 09:57 AM

Mold removal, shower/tile/tub replacement, window replacements, hole in deck, support beams

Anonymous

9/27/2020 10:11 AM

door seals need to be replaced. First floor needs foam that hardens all around the edges of the house. We get tons of wood bugs n insects. My Ma still needs a little ramp at the front door to easier access in and out of the house.

Anonymous

9/27/2020 10:18 AM

Porch needs to be redone. Water is leaking around my bathtub and going behind the walls I am sure.

Anonymous

9/27/2020 10:28 AM

New windows outside paint update furnace and hot water tank

Anonymous

9/27/2020 11:00 AM

Furnace, gutters and there's as best of bats in attic,

Anonymous

9/27/2020 01:22 PM

Adding extra insulation to attic space, gutter repair

Anonymous

9/27/2020 03:18 PM

Whole remodel and renovation, I'm trying to purchase it but can't get bank approval.

Anonymous

9/27/2020 03:38 PM

Bathroom and bedroom have mold

Anonymous

9/27/2020 04:38 PM

Plumbing

Anonymous

9/27/2020 04:44 PM

Kitchen (mould)

Anonymous

9/27/2020 04:55 PM

Windows, back stair rebuild, roof, flooring and sub floor, cabinets counter tops

Anonymous

9/27/2020 07:35 PM

31 year old carpet , refurbishing kitchen cabinets , carpets n bedrooms very old also . Windows seals gone ,

Anonymous

9/27/2020 07:43 PM

Foundation is poor

Anonymous

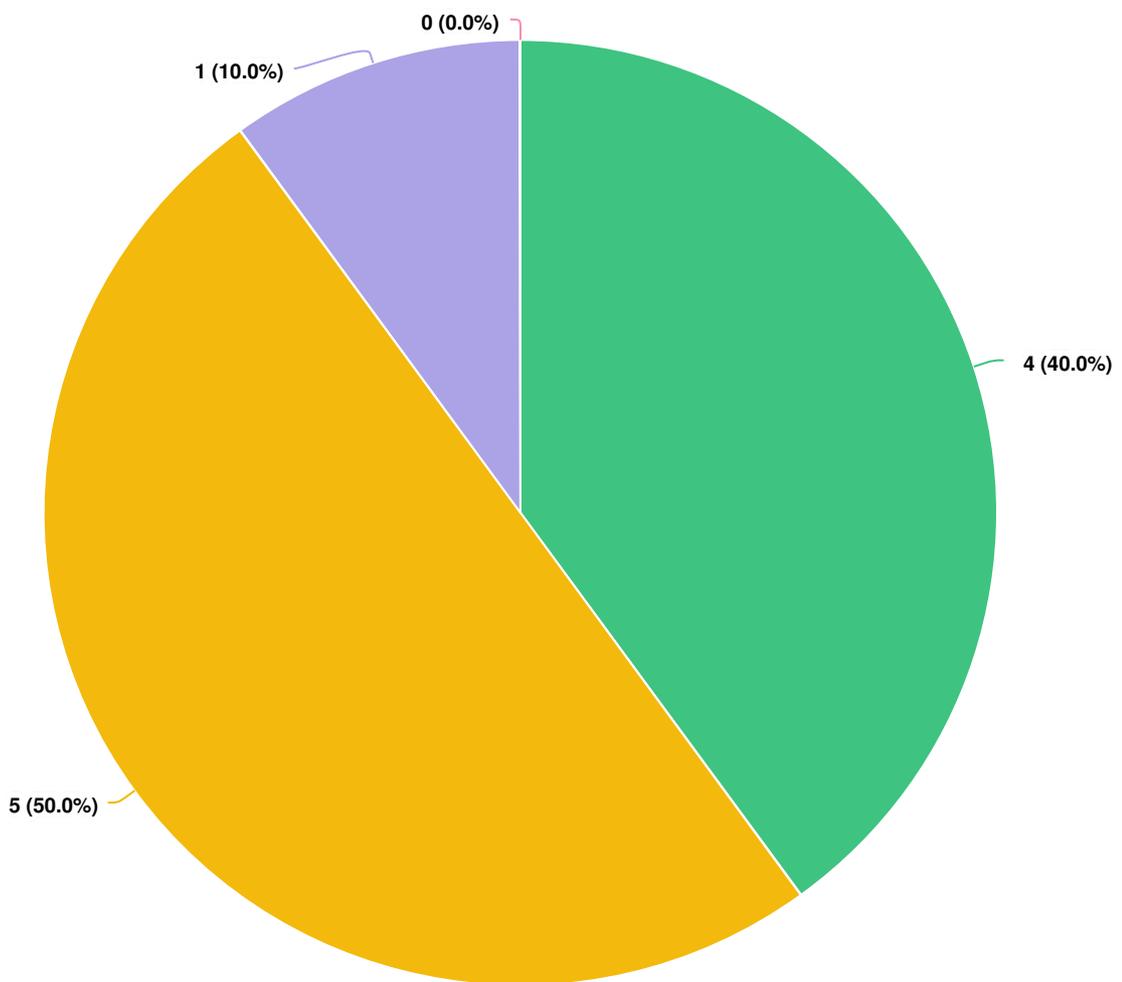
9/27/2020 09:48 PM

Fans

Optional question (29 response(s), 484 skipped)

Question type: Single Line Question

Q25 Who covers the cost of repairs to your home?



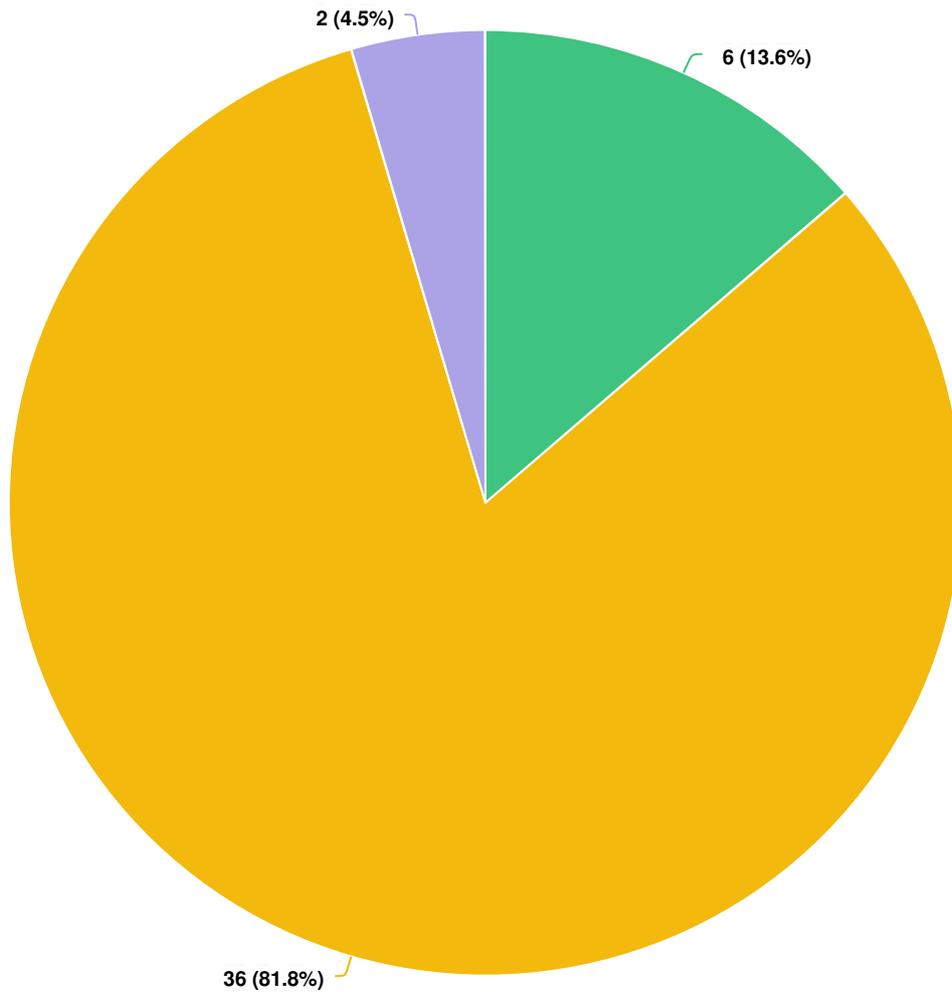
Question options

- Tla'amin Nation
- Myself and/or someone in my household
- Unsure
- No one

Optional question (10 response(s), 503 skipped)

Question type: Radio Button Question

Q26 Do you require special housing (such as housing for an individual with disabilities or diminished abilities, Elders requiring one-floor residences, etc.)?

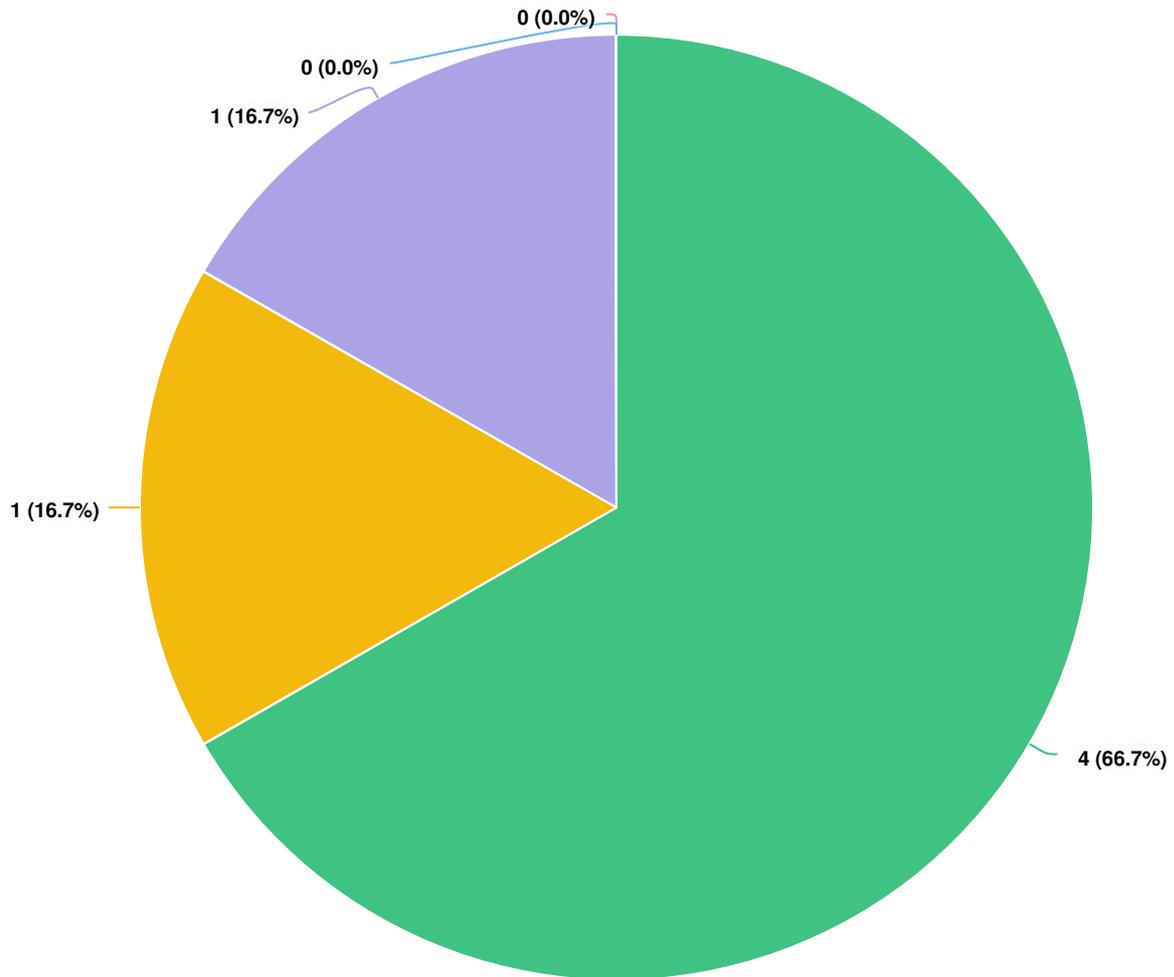


Question options

- Yes
- No
- Unsure

Optional question (44 response(s), 469 skipped)
Question type: Radio Button Question

Q27 | What extra considerations need to be made for your household when it comes to housing?

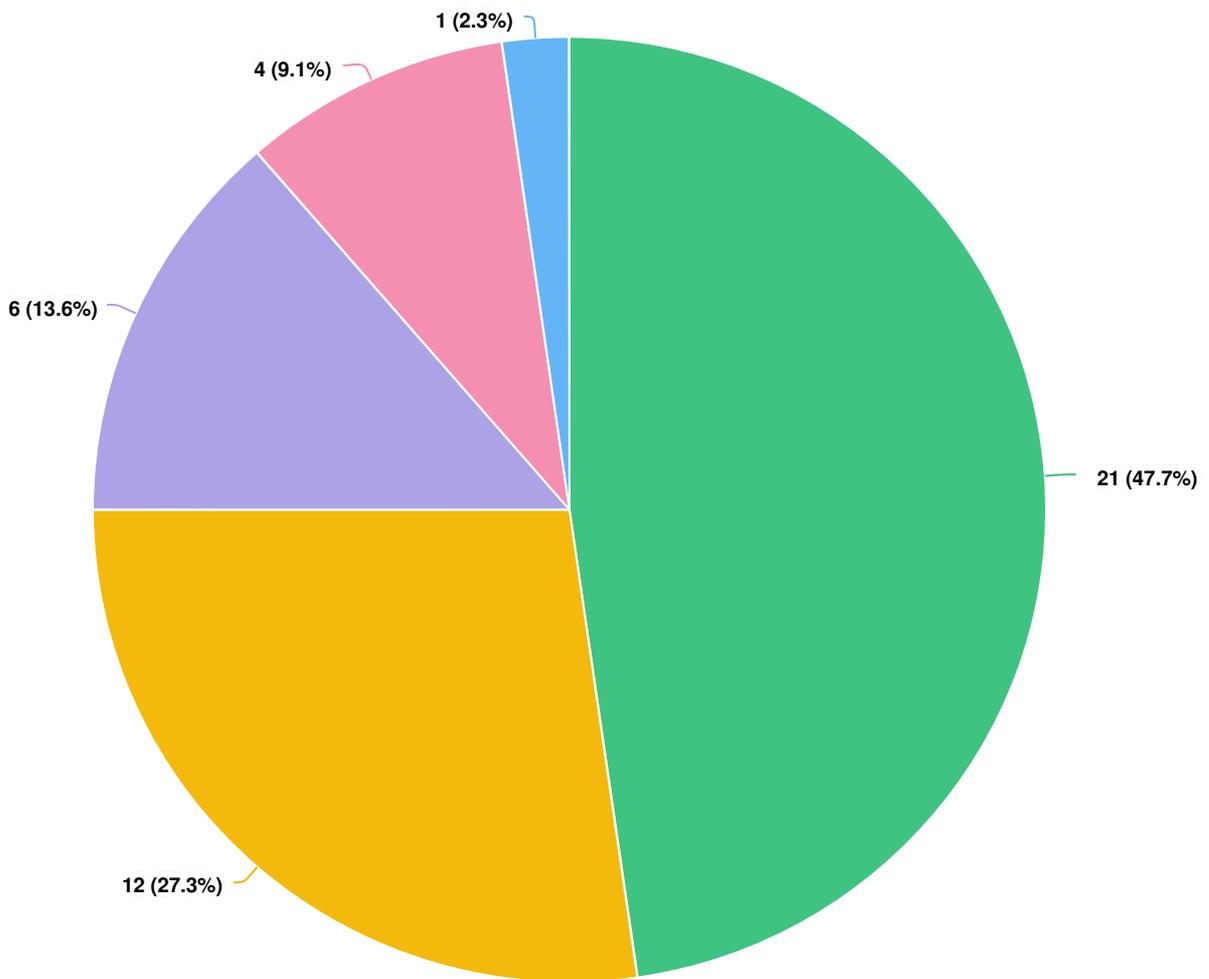


Question options

- Someone in my household needs an accessible home (level entrance, bathroom supports, kitchen supports, etc.)
- Our household needs extra financial support to afford where we live.
- Other (please specify)
- Someone in my household needs extra support (live-in caregiver, mental health support, substance use support, etc.)
- Our household is large, so we need more bedrooms and living area.

Optional question (6 response(s), 507 skipped)
Question type: Radio Button Question

Q28 | What is your housing tenure (the arrangements, typically financial, through which you have the right to live in your home)?

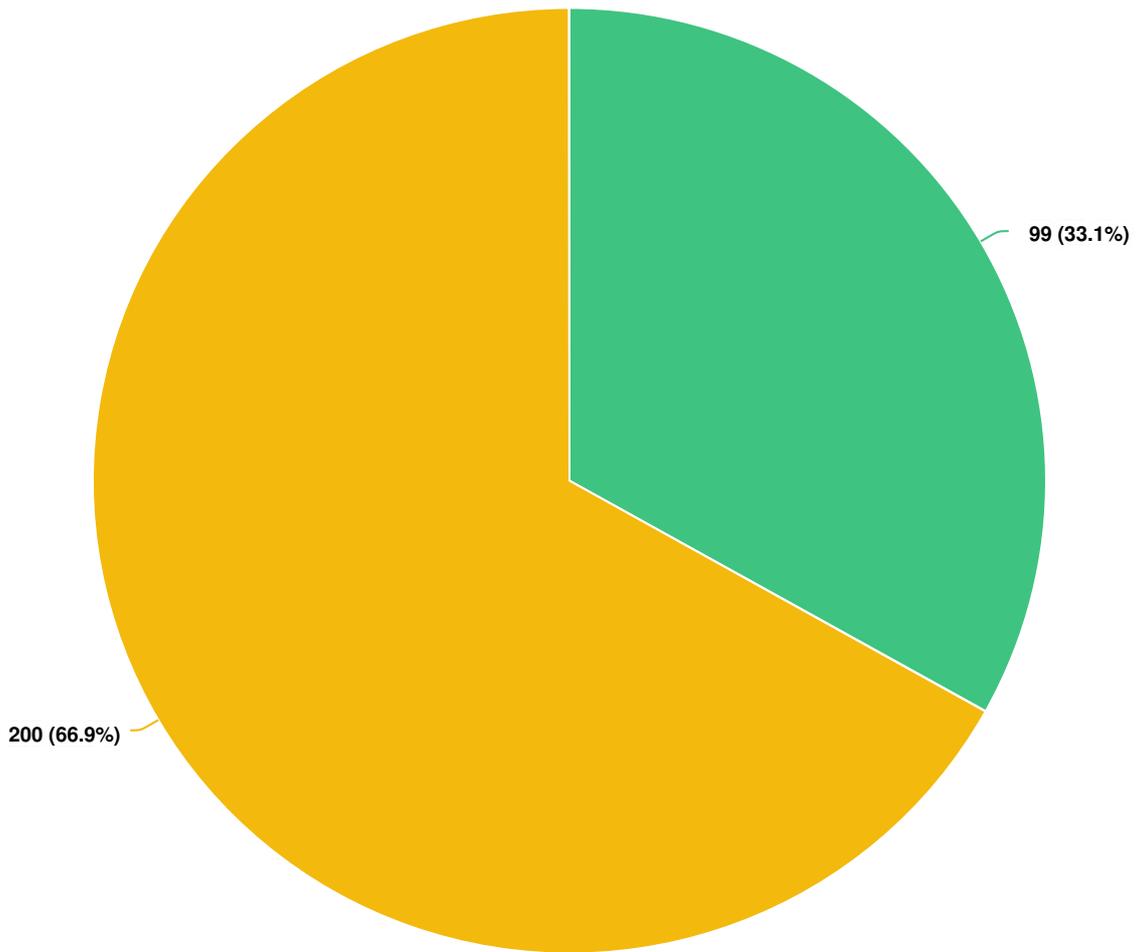


Question options

- Owned by yourself or someone in your household
- Rental or leased from Tla'amin Nation
- Rental or leased from a Citizen of Tla'amin with a Certificate Land Title (certification designating approval from Tla'amin Nation for their fee simple interest over the right to use and occupy a parcel of land in Tla'amin Nation)
- Unsure
- Not applicable

Optional question (44 response(s), 469 skipped)
Question type: Radio Button Question

Q29 | Were you a first-time homebuyer with your current home?

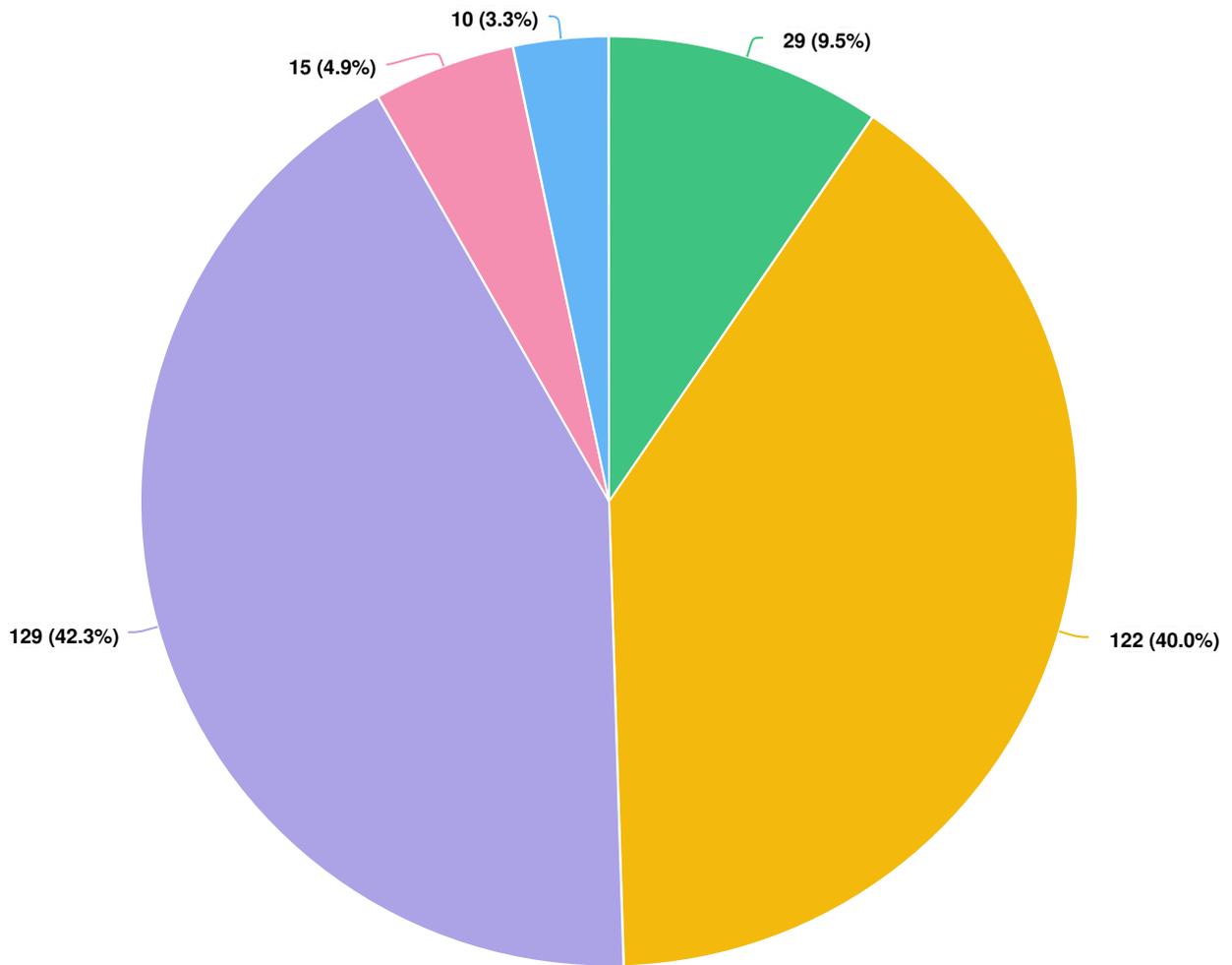


Question options

- Yes
- No

*Optional question (299 response(s), 214 skipped)
Question type: Radio Button Question*

Q30 | What is the estimated value of your residence?

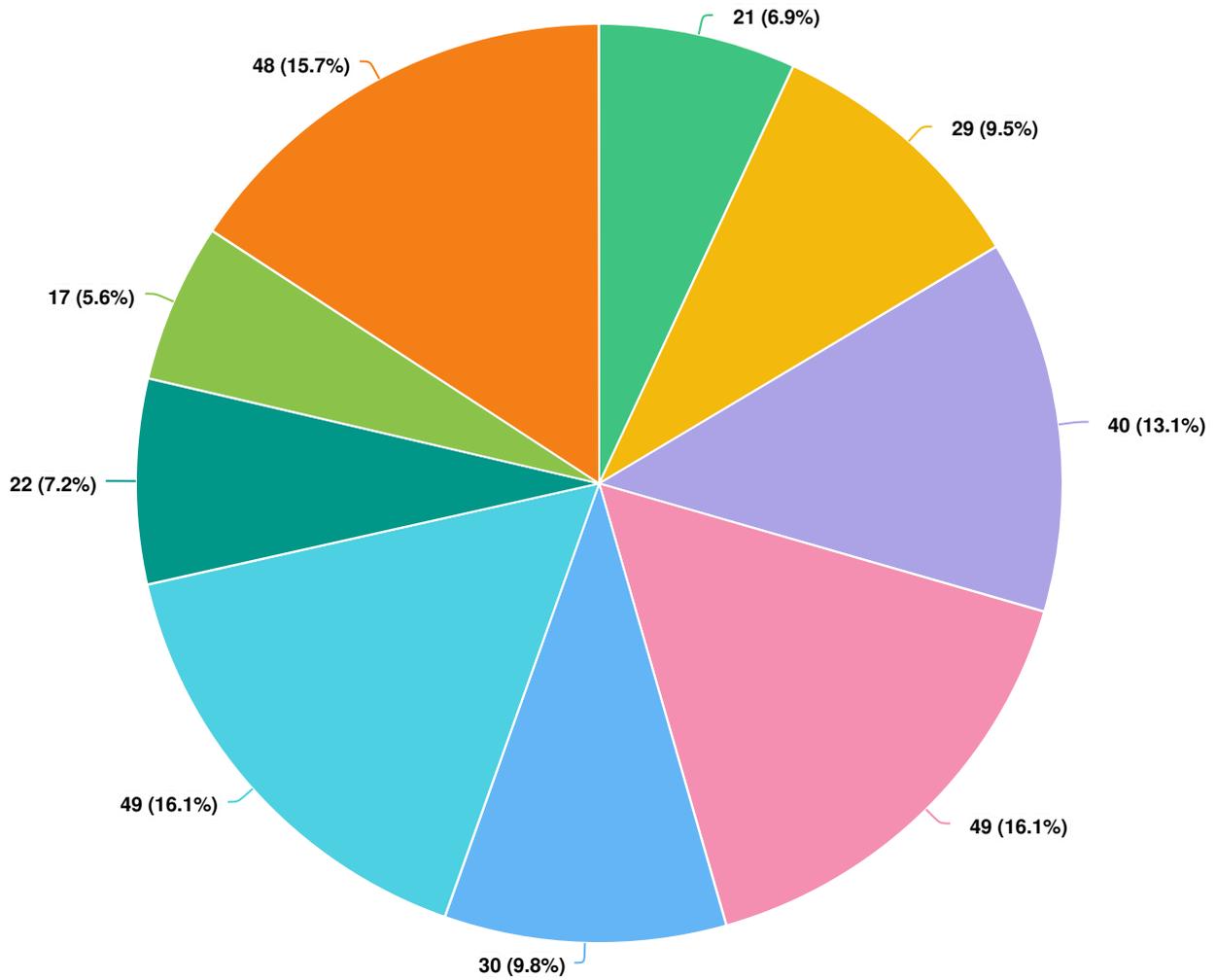


Question options

- Under \$200,000
- \$200,001 - \$400,000
- \$400,001 to \$750,000
- Over \$750,001
- Unsure

Optional question (305 response(s), 208 skipped)
Question type: Radio Button Question

Q31 How long have you owned your home?

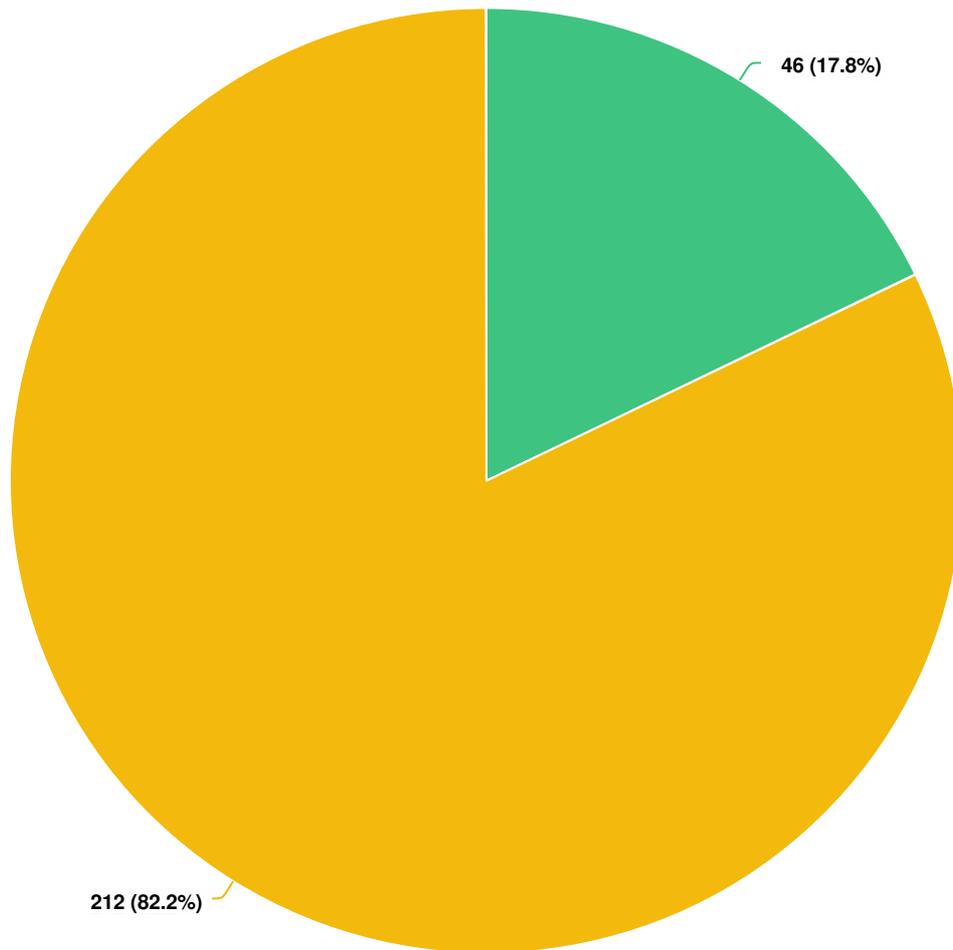


Question options

- Less than a year
- 1 to 2 years
- 3 to 4 years
- 5 to 7 years
- 8 to 10 years
- 11 to 15 years
- 16 to 20 years
- 21 to 25 years
- 25+ years

Optional question (305 response(s), 208 skipped)
Question type: Radio Button Question

Q32 | Do you own more than one home?

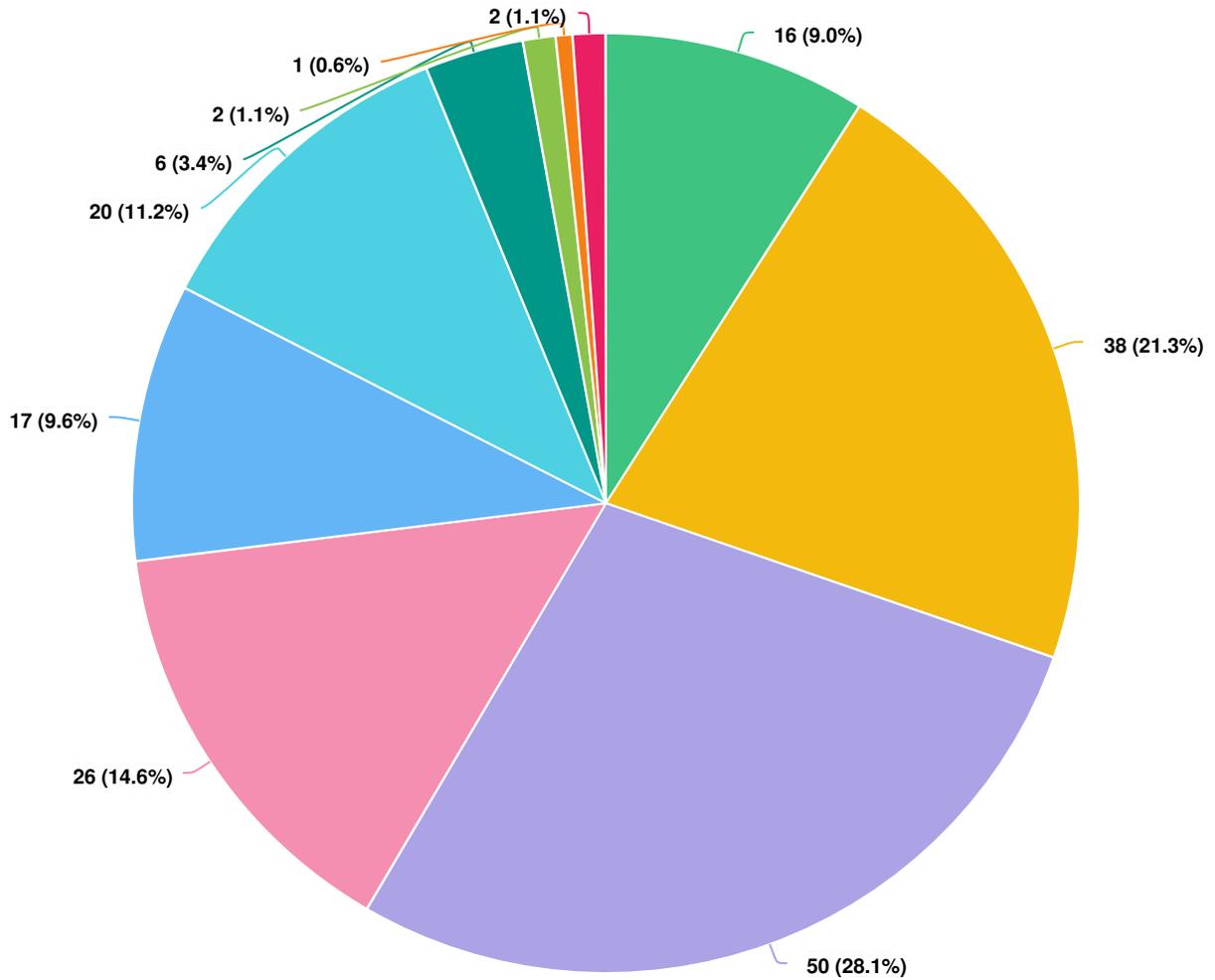


Question options

- Yes
- No

*Optional question (258 response(s), 255 skipped)
Question type: Radio Button Question*

Q33 How much do you pay in rent per month?

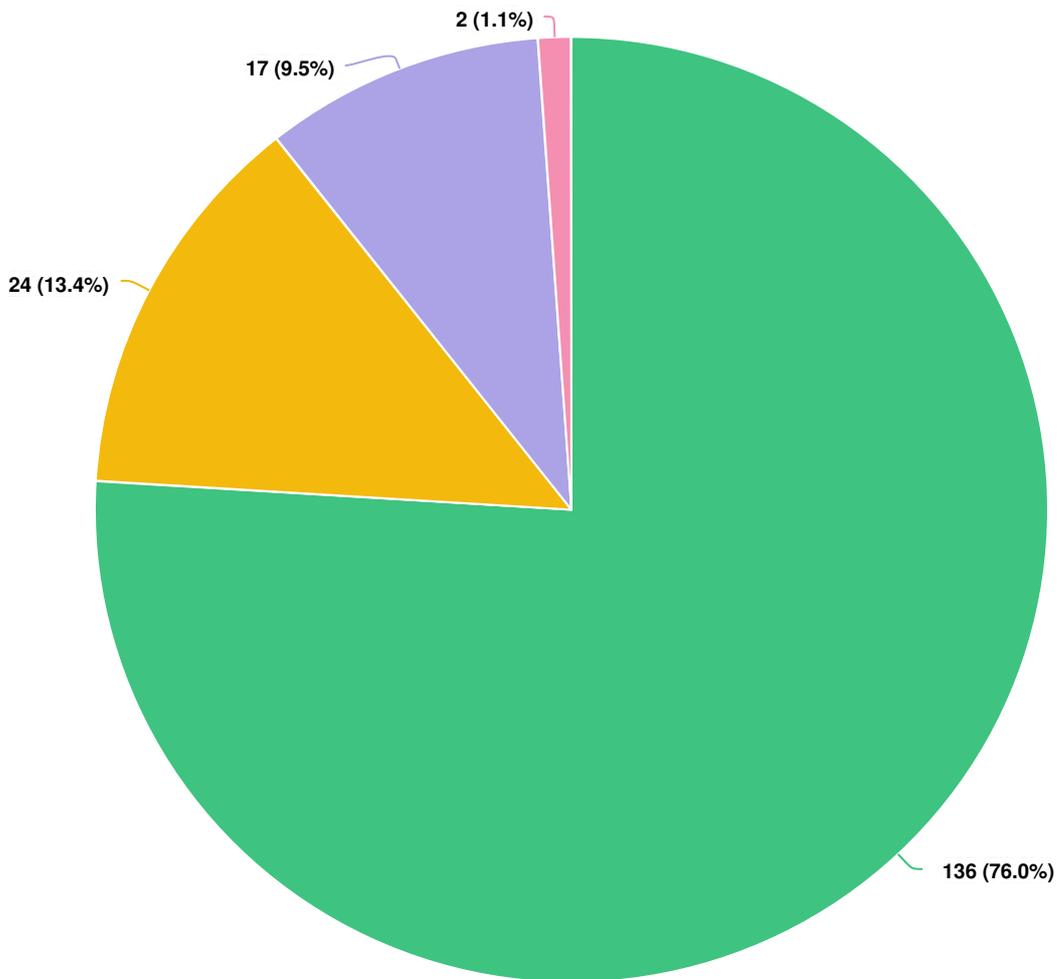


Question options

- Under \$500
 ● \$501-750
 ● \$751-1,000
 ● \$1,001-\$1,250
 ● \$1,251-1,500
 ● \$1,500-1,750
 ● \$1,750-2,000
- \$2,001+
 ● Unsure
 ● Not applicable

*Optional question (178 response(s), 335 skipped)
Question type: Radio Button Question*

Q34 Would you prefer to rent or own your home?



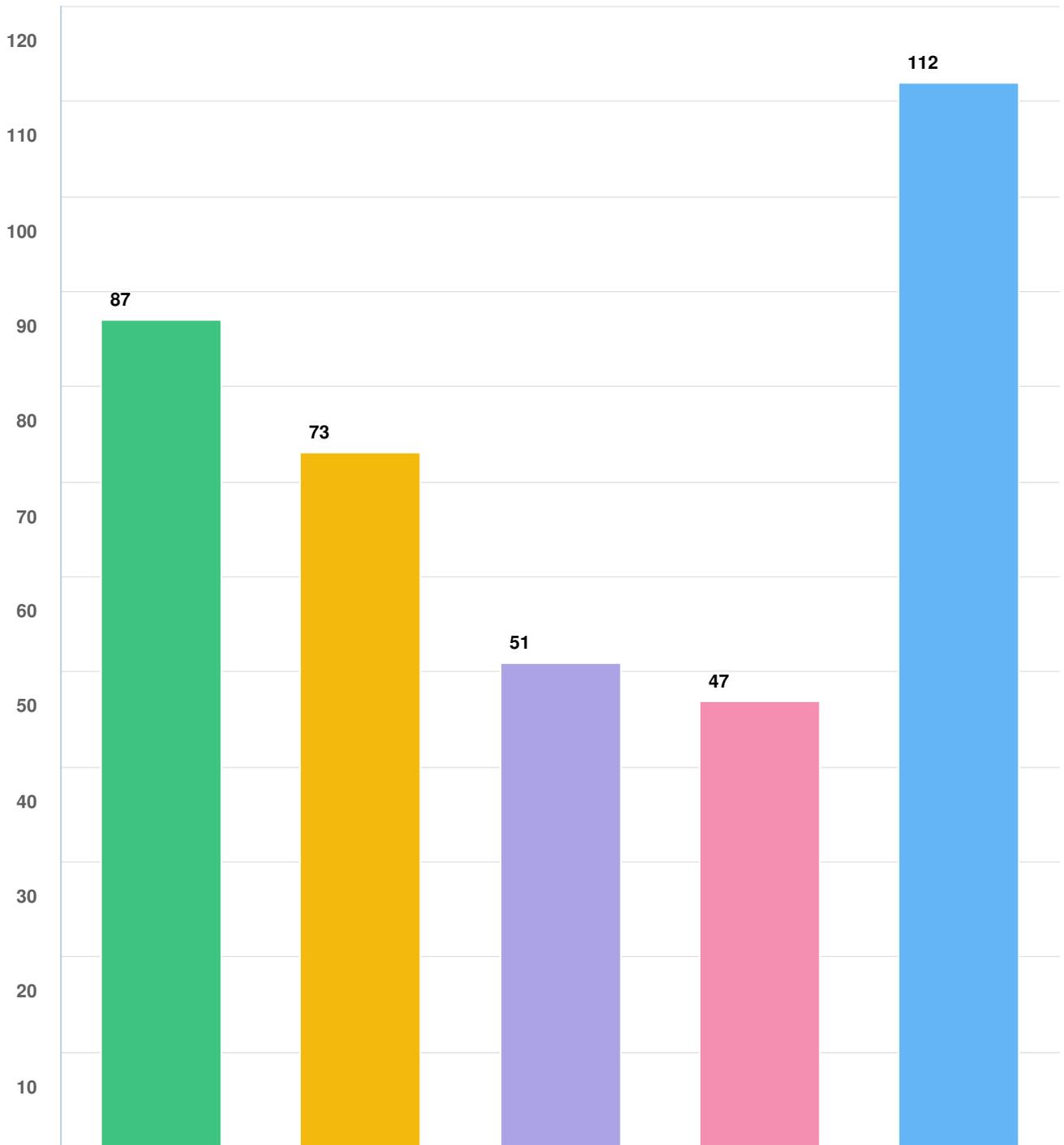
Question options

- Own
- Rent
- Unsure
- Not applicable

Optional question (179 response(s), 334 skipped)

Question type: Radio Button Question

Q35 What do you believe are the barriers preventing you from purchasing a home whether as a renter or as a home-owner buying a new property (check all that apply)?

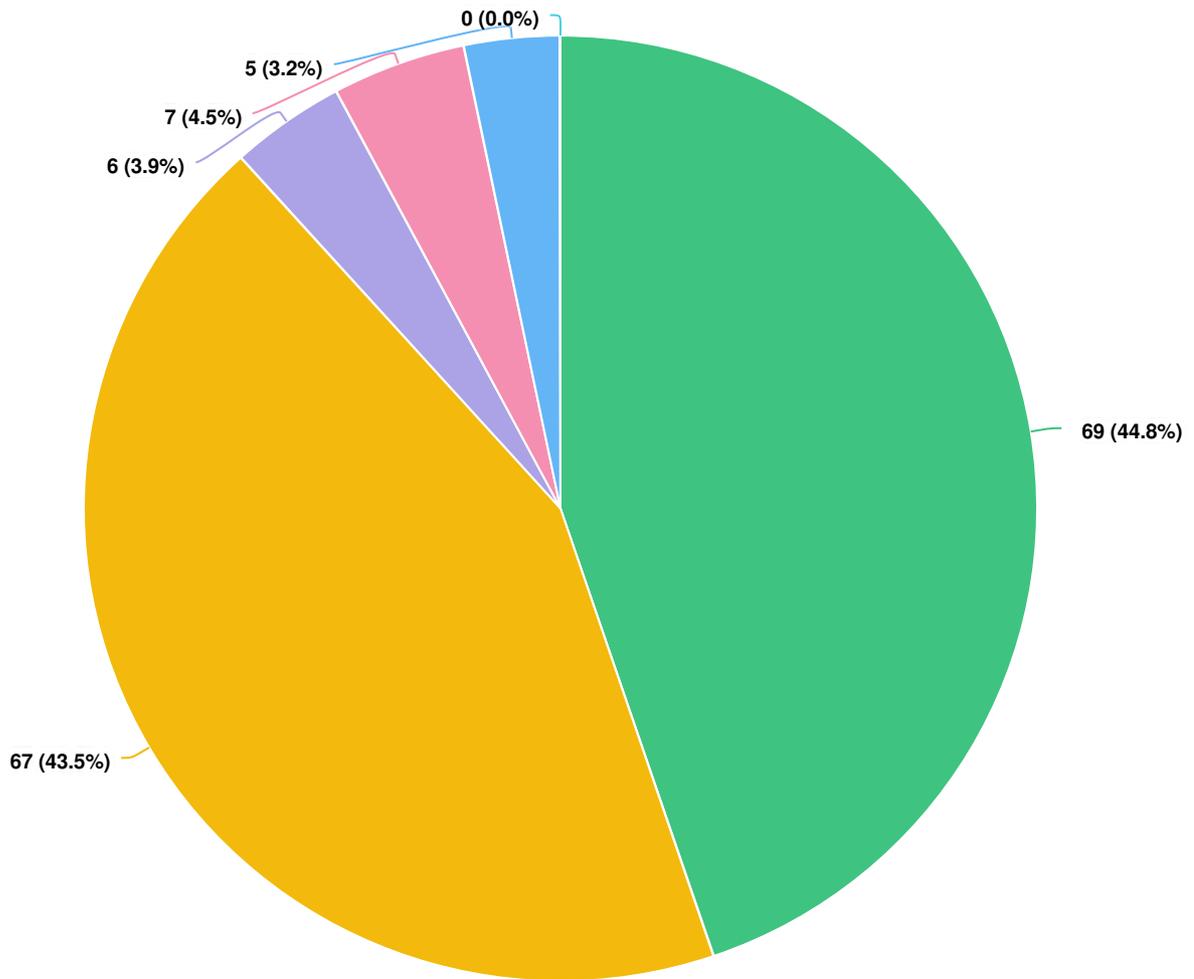


Question options

- Coming up with the down-payment
- Qualifying for a Mortgage
- Concerns about maintenance costs and property taxes
- Concerns about additional fees on top of mortgage (such as strata or condo fees, utility costs, etc.)
- Housing prices are too high

Optional question (134 response(s), 379 skipped)
Question type: Checkbox Question

Q36 If you were looking to buy a home in the region, what price range would be affordable to you?

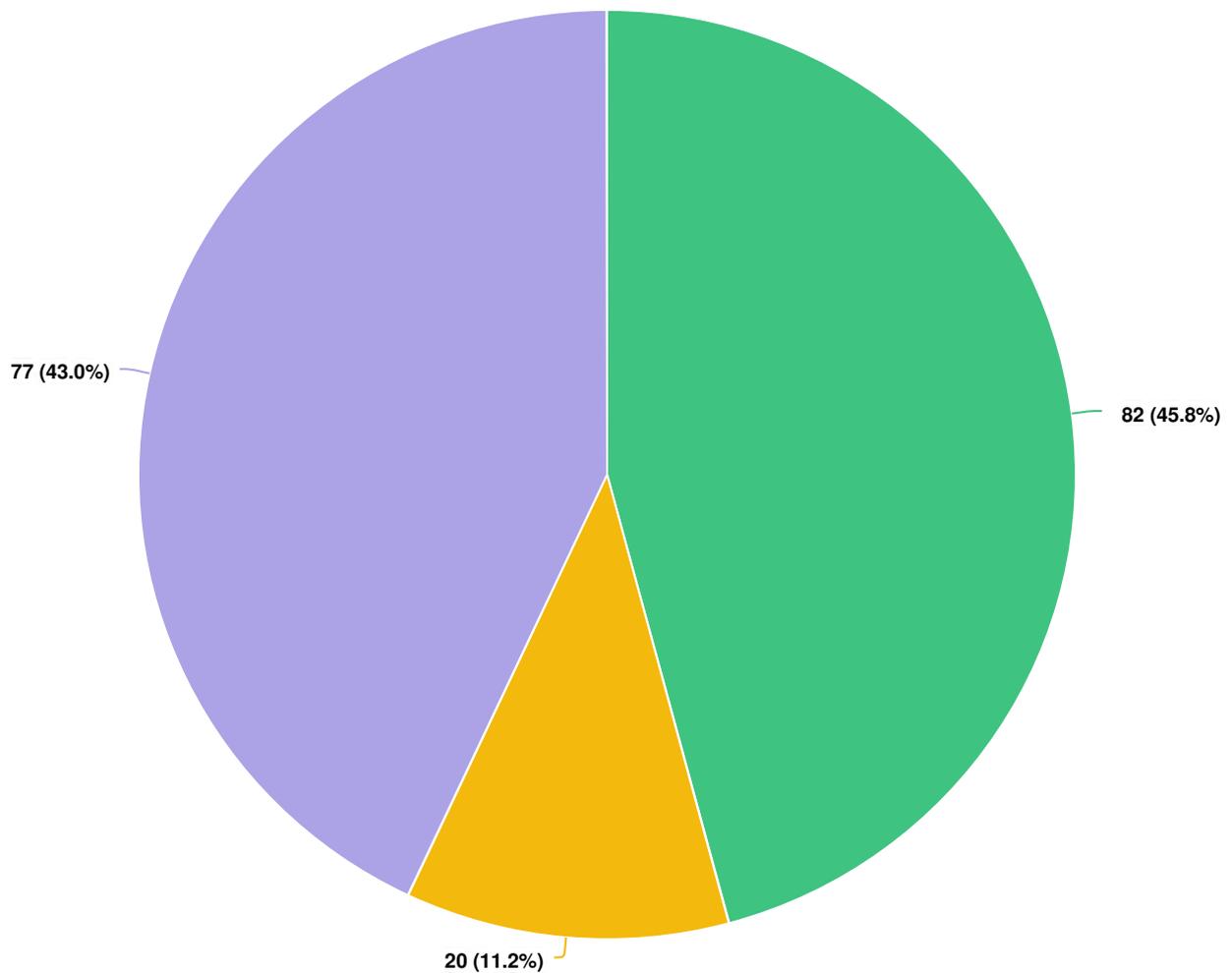


Question options

- Under \$200,000
- \$200,001 - \$400,000
- \$400,001 to \$750,000
- Unsure
- Over \$750,001
- Other (please specify)

Optional question (154 response(s), 359 skipped)
Question type: Radio Button Question

Q37 | If you have moved to a new rental home within the past 12 months, did you have difficulty finding appropriate and affordable housing (housing that has enough space, number of bedrooms, etc. for your family and is manageable based on your household ...

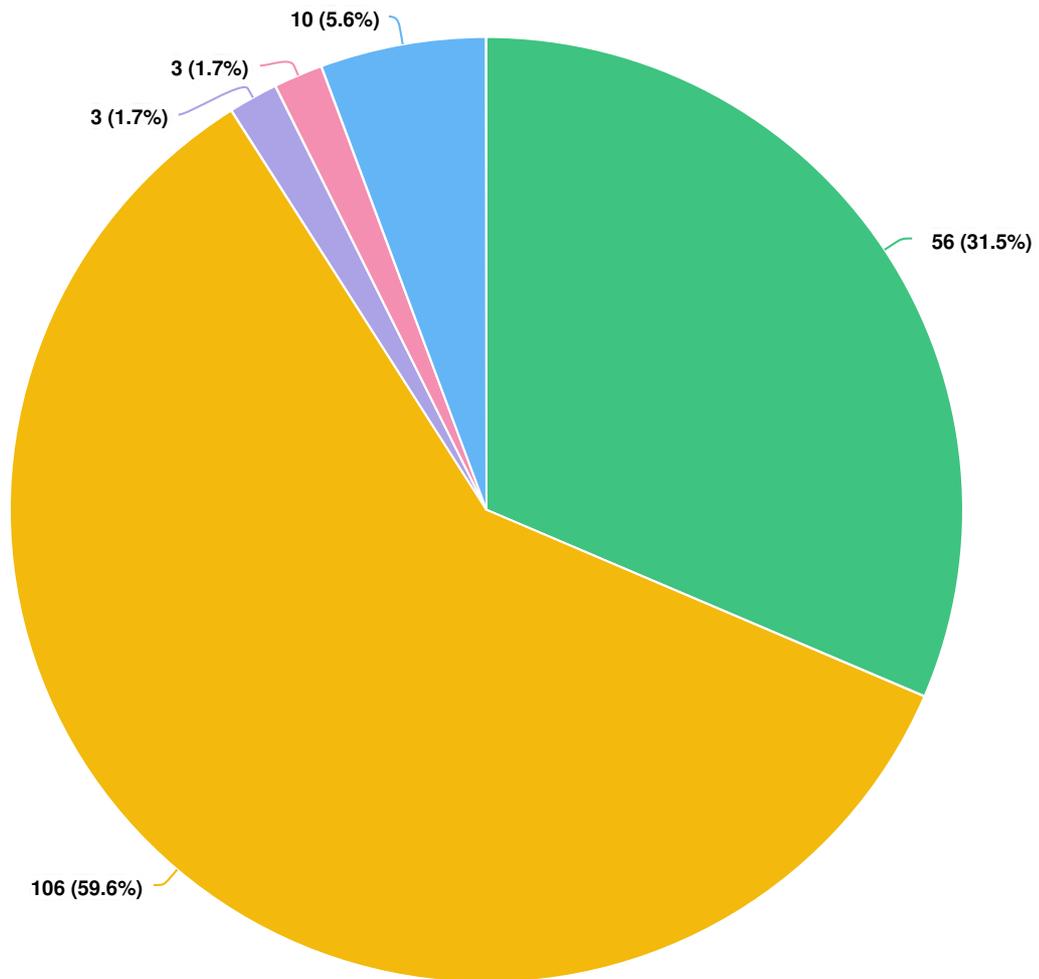


Question options

- Yes
- No
- Not applicable

Optional question (179 response(s), 334 skipped)
Question type: Radio Button Question

Q38 | In the past five years, have you ever been displaced from a rental home in the region (through an eviction or through other means)?

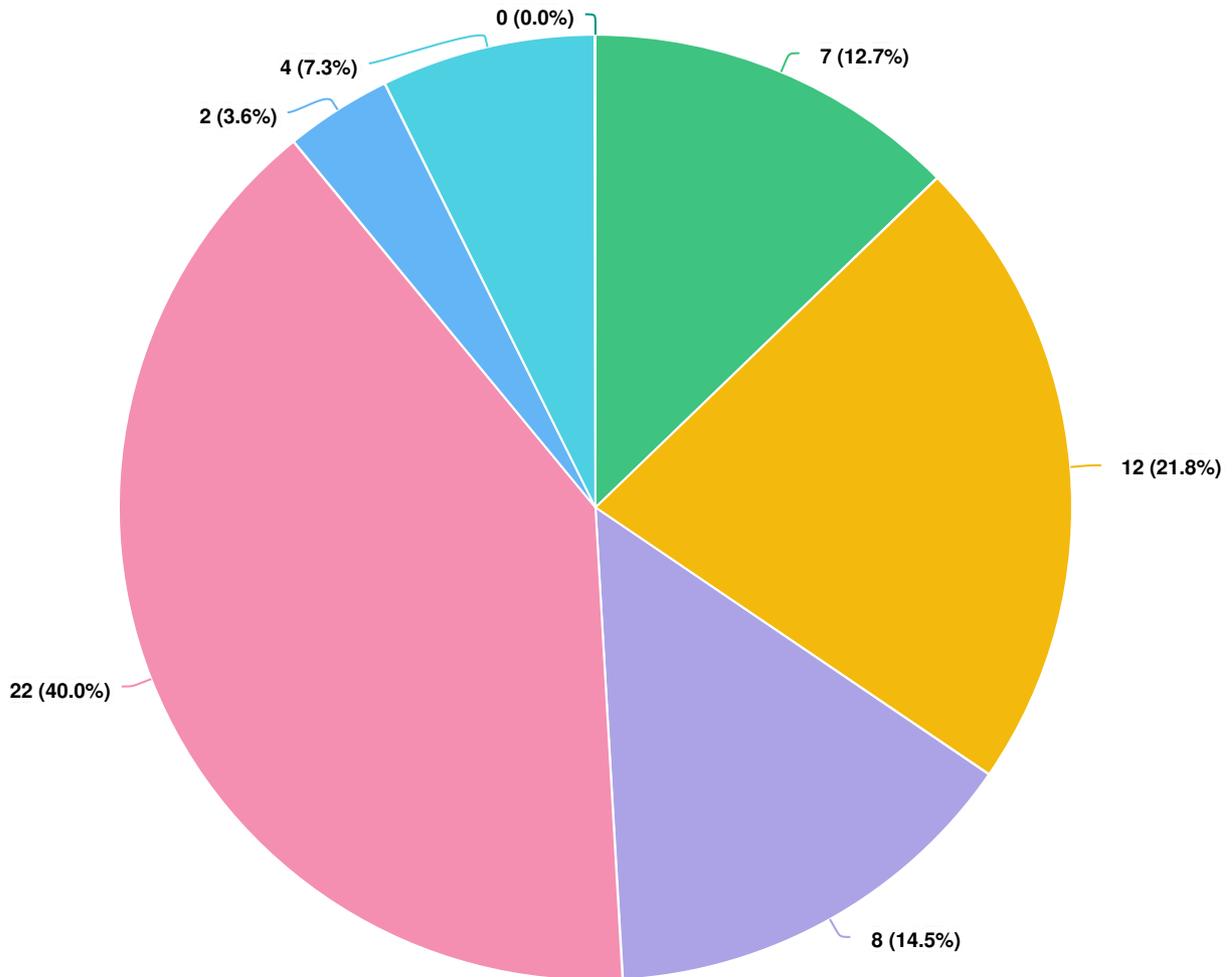


Question options

- Yes
- No
- Unsure
- Choose not to answer
- Not applicable

Optional question (178 response(s), 335 skipped)
Question type: Radio Button Question

Q39 Thinking back on your experience, what do you believe the displacement was caused by?

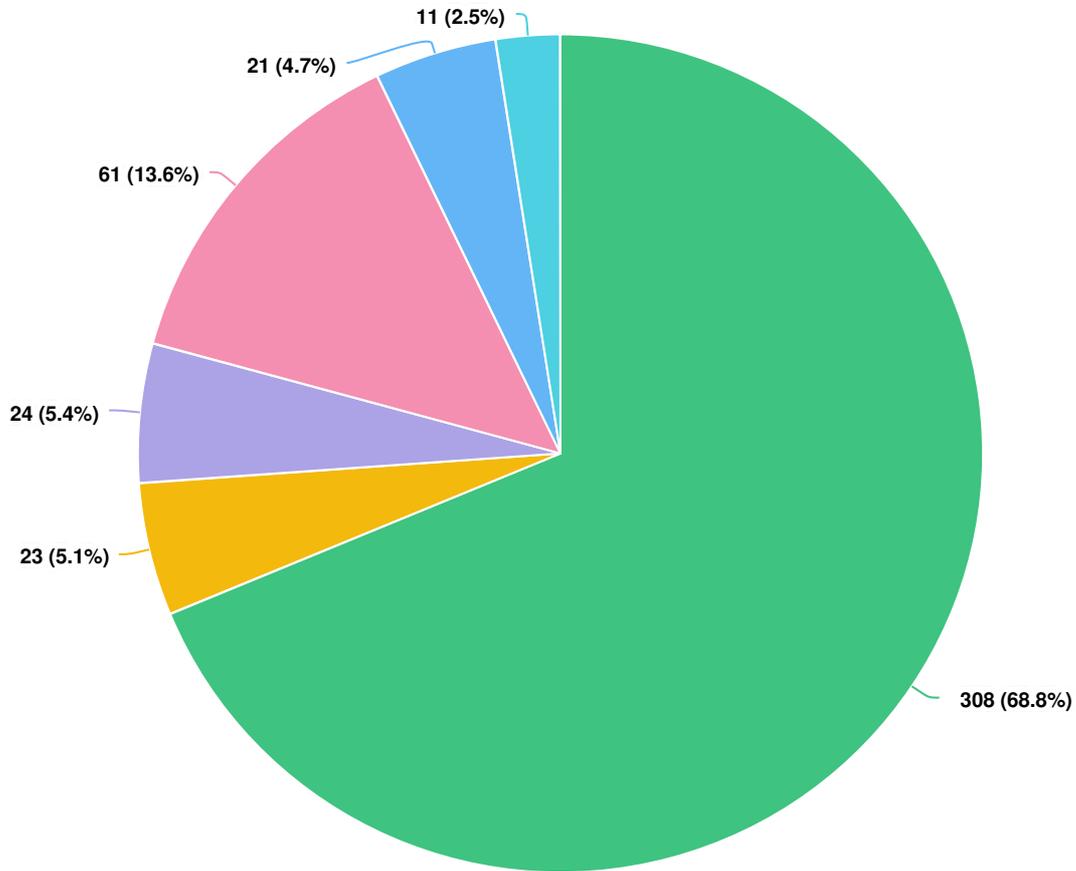


Question options

- Owner renting out the home on a long-term basis (more than one month) for higher rental rates
- Owner informed me that the owner or family member was moving into the home
- The home was sold to a new owner
- Owner using the home for short-term rental accommodations (less than one month)
- Defaulting on payment of rent
- Safety issues with the housing
- Other (please specify)

Optional question (55 response(s), 458 skipped)
Question type: Radio Button Question

Q40 Where do you currently live?

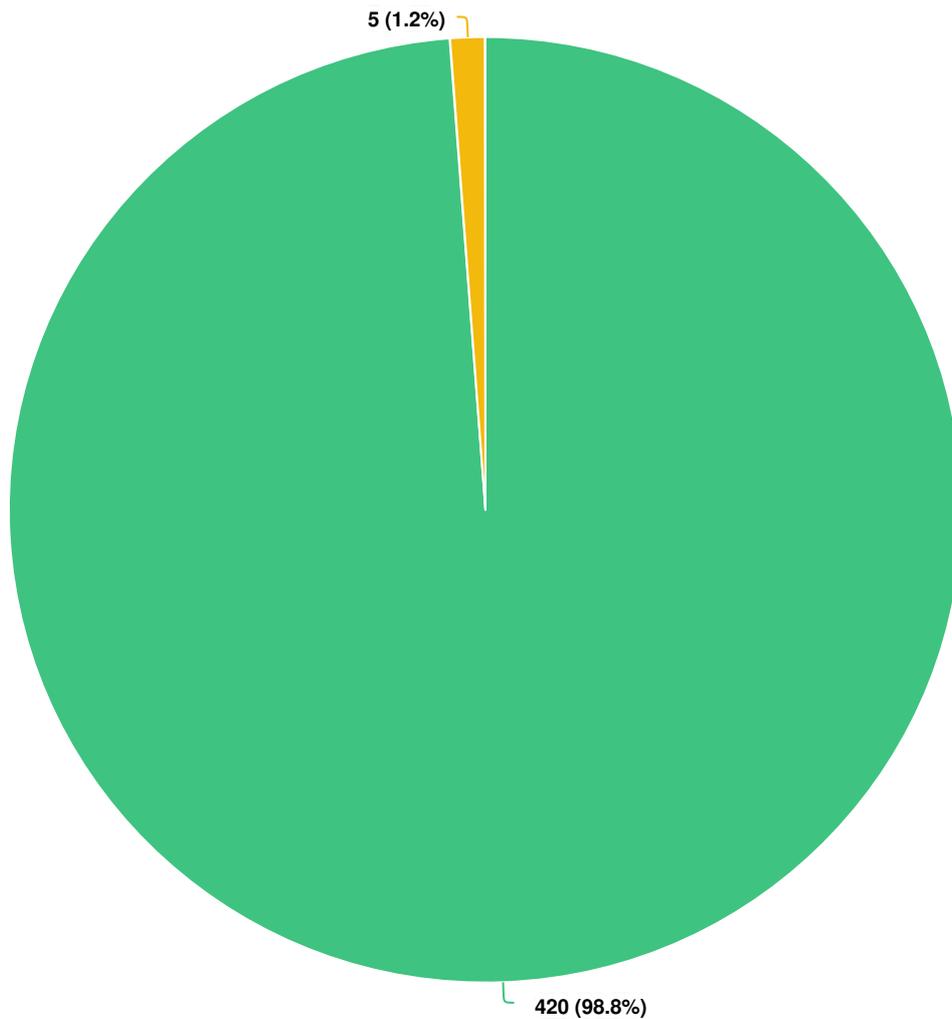


Question options

- City of Powell River
- qathet Regional District Electoral Area A (Includes the area northwest of the city boundary to Desolation Sound, and includes the Malaspina Peninsula, the community of Lund and Savary and Hernando Islands, and excludes Tla'amin Nation lands.)
- qathet Regional District Electoral Area B (Includes the area southeast of the city boundary to Whalen Road and includes Paradise Valley and properties outside the city on Nootka, Covey and Tanner Streets, and excludes Tla'amin Nation lands.)
- qathet Regional District Electoral Area C (Includes the area southeast from Whalen Road to Jervis Inlet, and includes the communities of Black Point, Kelly Creek, Lang Bay, Stillwater and Saltery Bay.)
- qathet Regional District Electoral Area D (Includes all of Texada Island and includes the communities of Blubber Bay, Van Anda and Gillies Bay, and excludes Tla'amin Nation land.)
- Other (please specify)

Optional question (448 response(s), 65 skipped)
 Question type: Radio Button Question

Q42 Are you a part-time or full-time resident of qathet Regional District or City of Powell River?

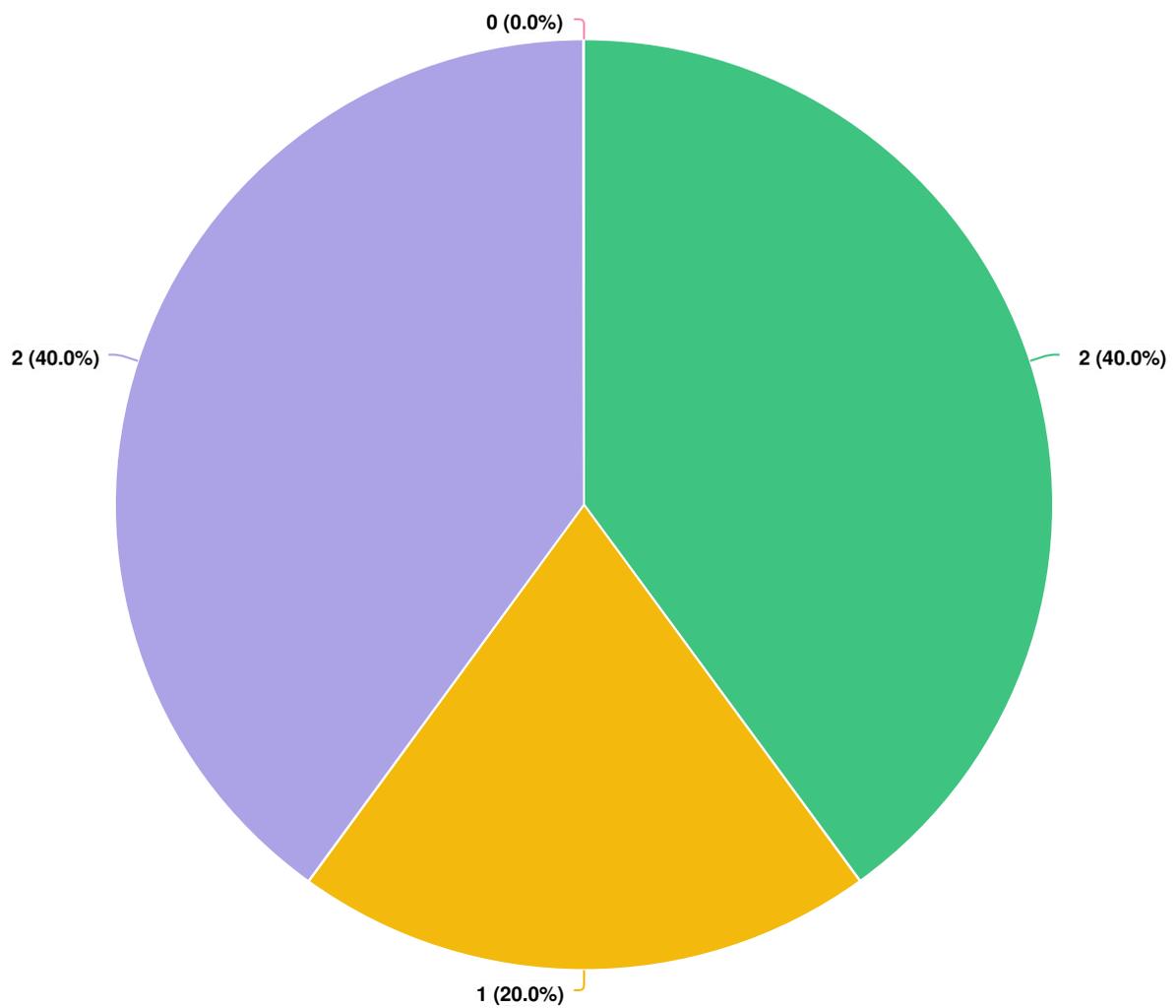


Question options

- Full-time
- Part-time

Optional question (425 response(s), 88 skipped)
Question type: Radio Button Question

Q43 How many months of the year do you live here?



Question options

- 1 to 3
- 4 to 6
- 10 to 11
- 7 to 9

*Optional question (5 response(s), 508 skipped)
Question type: Radio Button Question*

Q44 Please explain the reason(s) why you live in the region only part of the time (for instance, recreation, family, work, etc.).

Anonymous

8/31/2020 12:59 PM

Recently purchased a house in PR, but currently still working in Vancouver.
Hoping to move to PR full time in early 2021

Anonymous

9/02/2020 02:53 PM

Family

[REDACTED]

9/03/2020 09:15 AM

i am a Gamer Aprentise on grand theft auto Five xbox box live rockstar games video game on the xbox 1 gameing Console 4 gold Membership also i work at the soup Kitchen at the Salvation Army on joyce Avenue and i want 2 play my clairnet at blackberry fest.

Anonymous

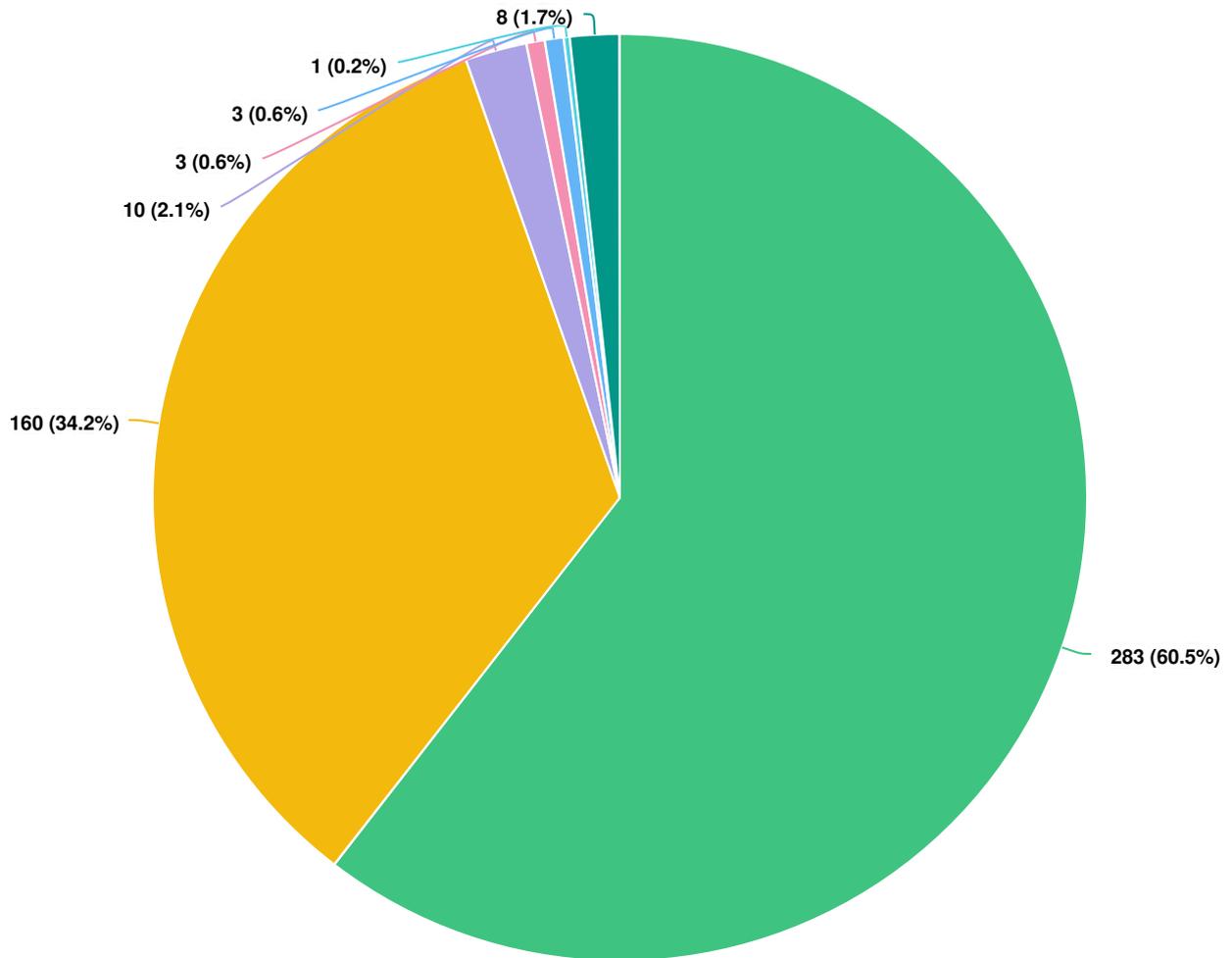
9/25/2020 11:19 PM

Work

Optional question (4 response(s), 509 skipped)

Question type: Single Line Question

Q45 What is your housing tenure (the arrangements, typically financial, through which you have the right to live in your home)?

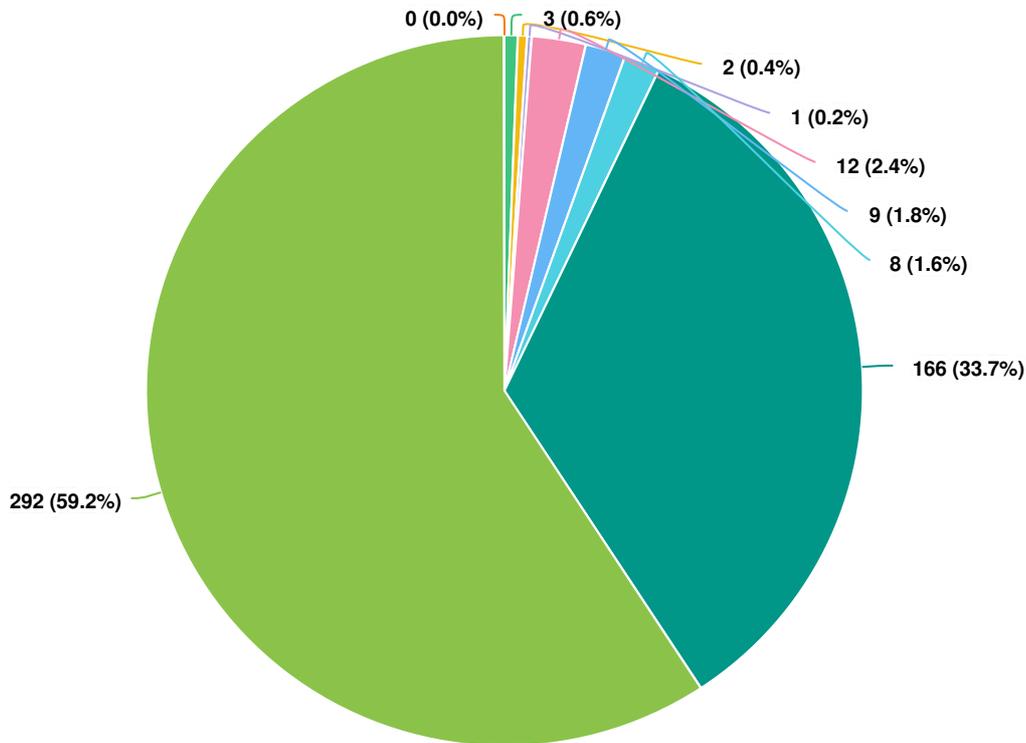


Question options

- Owned by yourself or someone in your household
- Rental or leased from a homeowner, property management company, or building owner
- I receive some government or agency funding to pay for where I live
- A government or agency pays for where I live
- Not applicable
- Unsure
- Other (please specify)

Optional question (468 response(s), 45 skipped)
Question type: Radio Button Question

Q46 | Housing can take on many forms, from Temporary Housing (Shelter Spaces and Transitional Housing) to Non-Market Housing (Supportive, Supported, and Social Housing) to Low-End / Affordable Rental (Independent Living Affordable Housing and Low-end Mar...

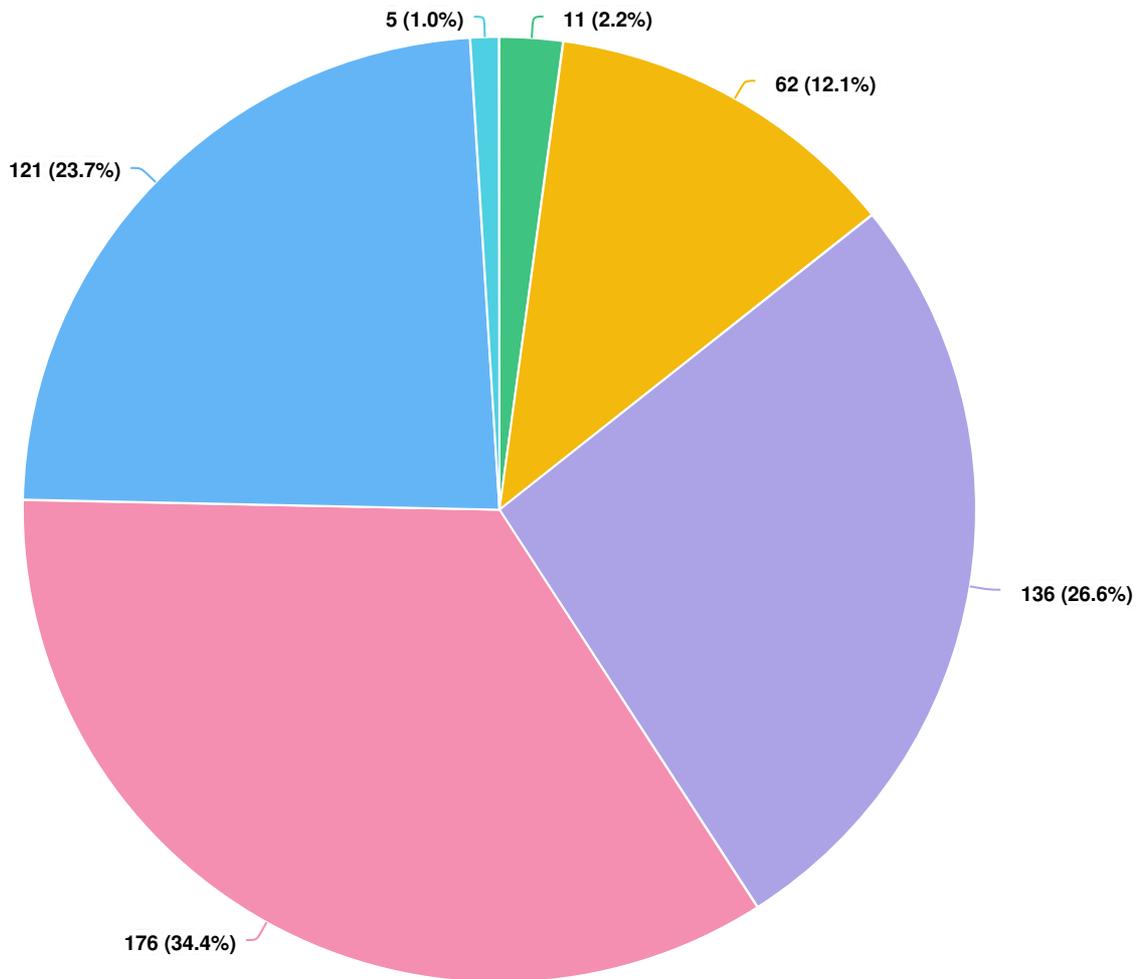


Question options

- Shelter spaces (Temporary or emergency housing)
- Supportive housing (Combination of housing and support services. Access available to homeless, at risk of homelessness, and/or of low income who also need support for a physical disability or diminished ability, mental health, and/or substance use)
- Supported housing (Temporary to permanent housing in combination with financially subsidized support services and programs for individuals who are homeless, at risk of homelessness, and/or of low income.)
- Social housing (Financially subsidized, permanent rental housing for individuals and families provided by the Province, municipality, or a non-profit organization.)
- Independent living affordable housing (Permanent housing that ensures an individual's independence through supportive healthcare and/or social assistance programs and services.)
- Low-end Market Rental Housing (This could include inclusionary housing, affordable rental programs, and rent assistance cooperatives)
- Market Rental (Renter makes regular payments to a landlord for the residence on a permanent basis)
- Ownership housing (Owner makes regular payments to a mortgage lender for the residence on a permanent basis, or owns the home outright with no outstanding debt)
- Transitional housing (Housing provided for a defined period of time to help individuals and families move into permanent, stable, affordable housing)

Optional question (493 response(s), 20 skipped)
 Question type: Radio Button Question

Q47 | How many bedrooms are in your home?

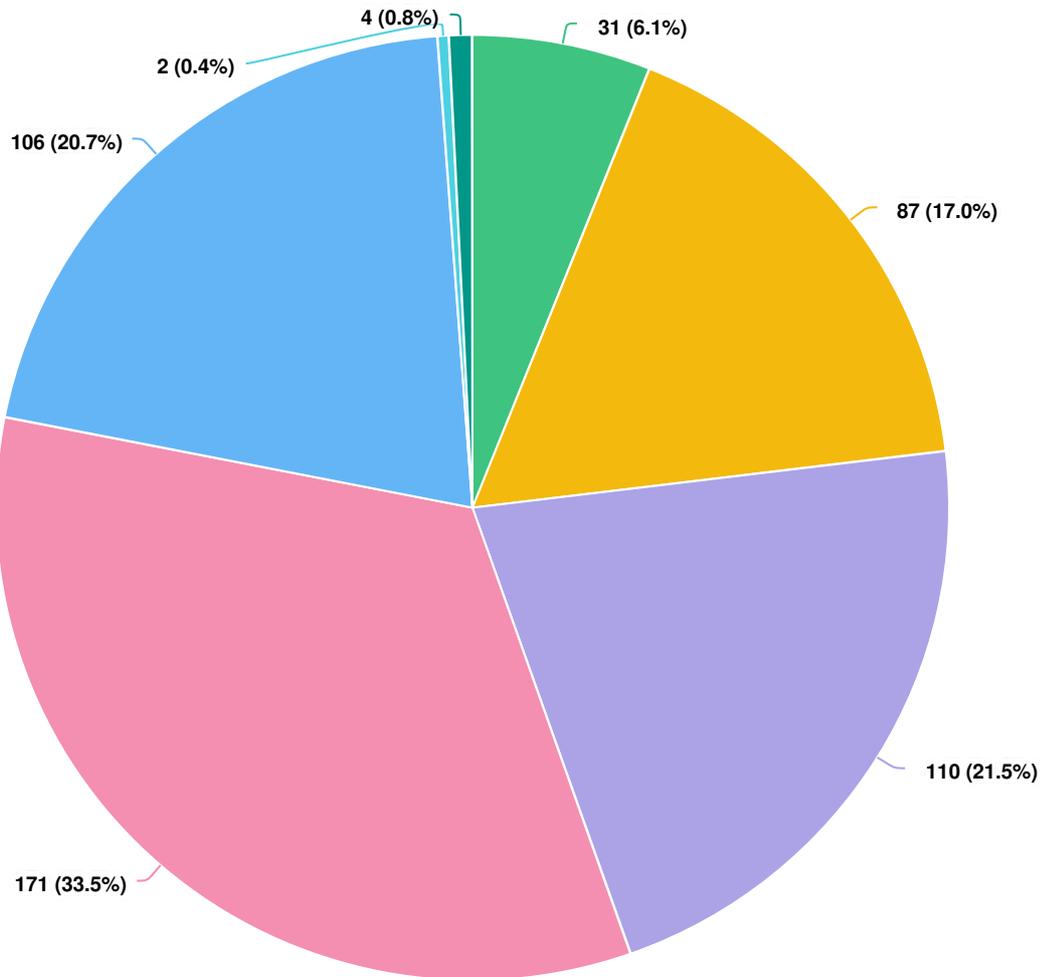


Question options

- Bachelor/Studio
- 1
- 2
- 3
- More than 3
- Not applicable

*Optional question (511 response(s), 2 skipped)
Question type: Radio Button Question*

Q48 In your opinion, what condition is your home in?

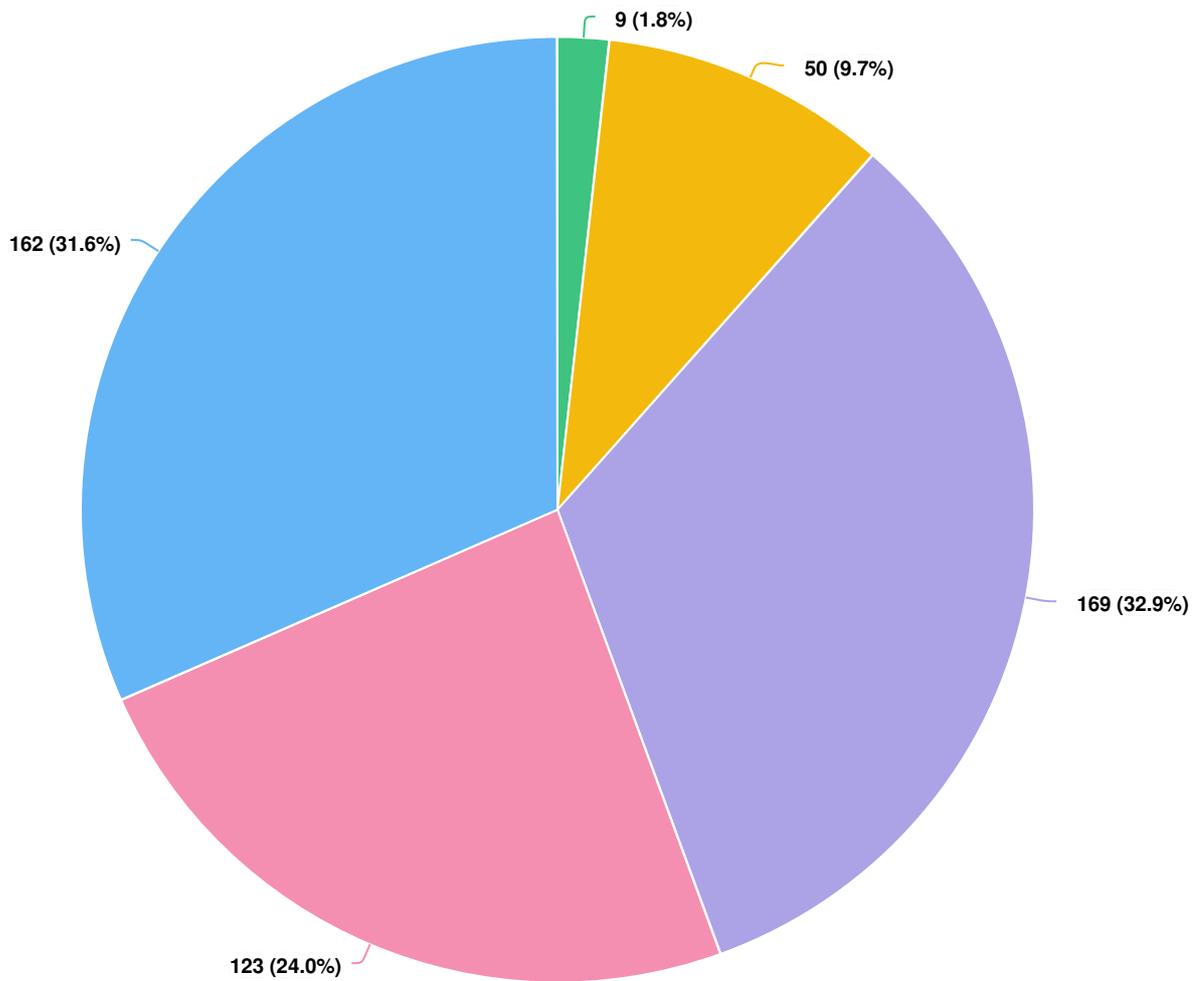


Question options

- Poor
- Fair
- Average
- Good
- Excellent
- Unsure
- Not applicable

Optional question (511 response(s), 2 skipped)
Question type: Radio Button Question

Q49 To what degree does your housing meet the needs of you and your family?

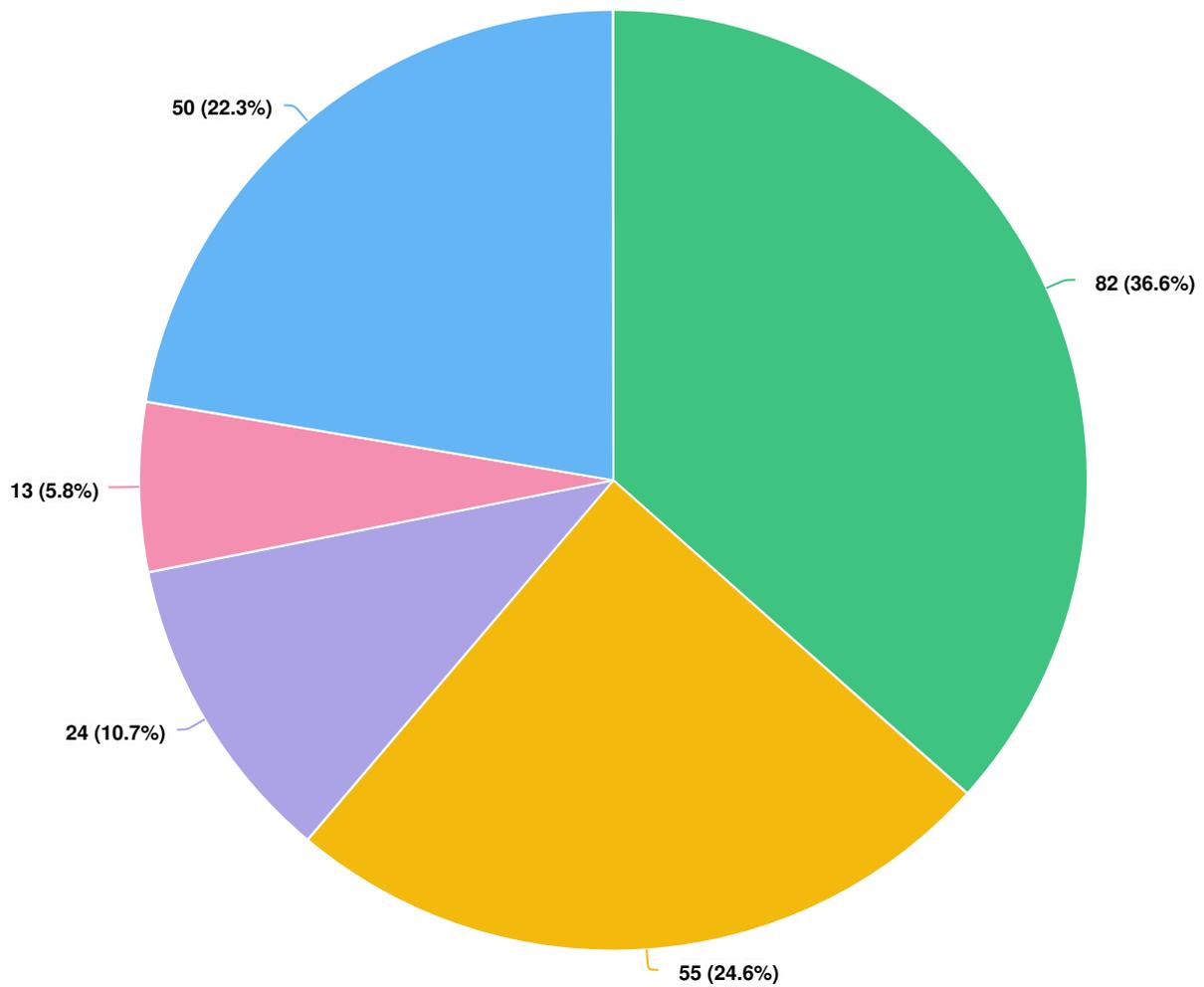


Question options

- Very Poorly
- Poorly
- Adequately
- Good
- Very Good

Optional question (513 response(s), 0 skipped)
Question type: Radio Button Question

Q50 Please indicate the most important need NOT being met with your current housing

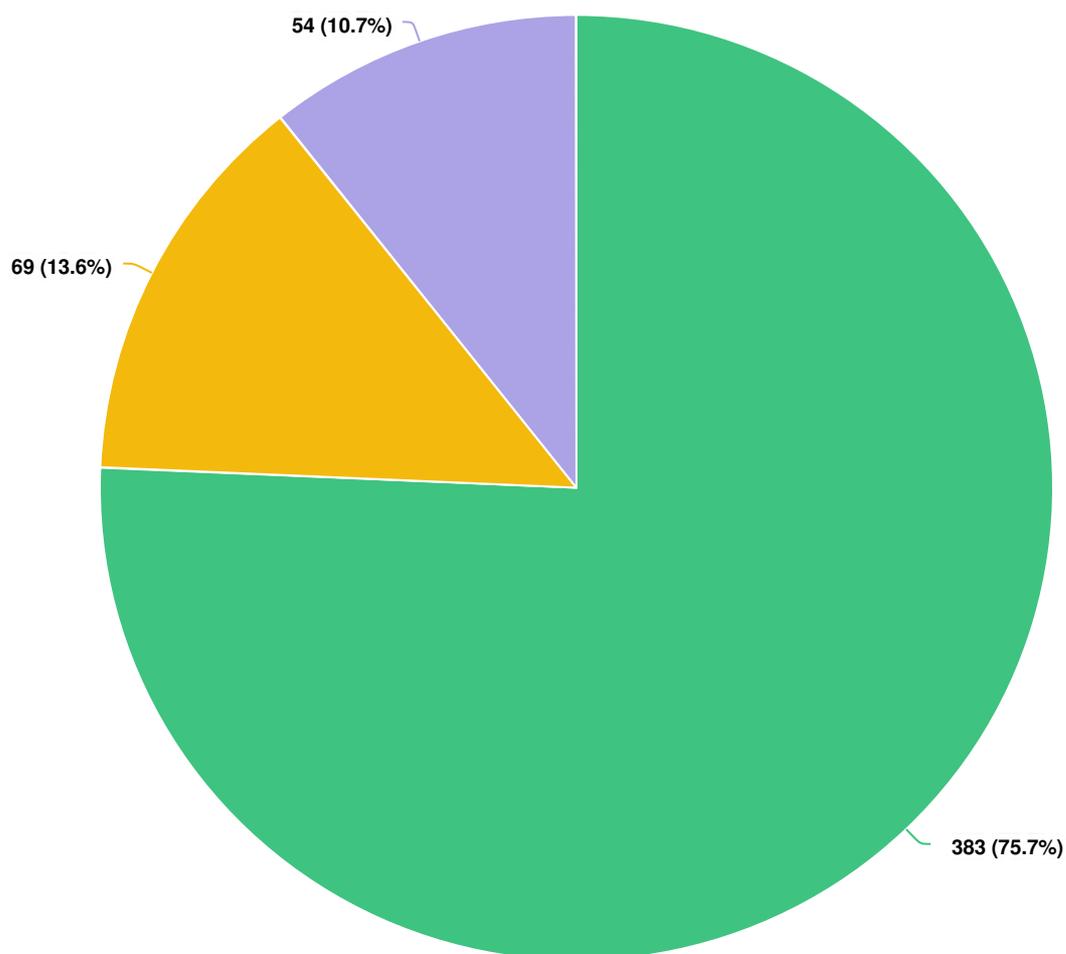


Question options

- Condition of the home
- Size of the home
- Number of bedrooms
- Location
- Other (please specify)

Optional question (224 response(s), 289 skipped)
Question type: Radio Button Question

Q51 Are you happy in your current home?



Question options

- Yes
- No
- Unsure

Optional question (506 response(s), 7 skipped)
Question type: Radio Button Question

Q52 Please explain why you are unsure or unhappy in your current home

Anonymous

8/25/2020 01:29 PM

It's not big enough, and I don't own it.

Anonymous

8/25/2020 01:43 PM

To small with no privacy outside that is my own space

Anonymous

8/25/2020 03:17 PM

Had limited options to select from the rental stock. So I had to go with what was available at the time. Rent is way to much for the area and definitely driven by lack of supply and high demand of rental housing here.

Anonymous

8/25/2020 03:46 PM

my adult children live with us because there is zero affordable housing, they can't have their own homes in powell river

Anonymous

8/25/2020 03:57 PM

Currently living with my son waiting for affordable pet friendly rental.

Anonymous

8/25/2020 07:17 PM

I don't feel as though I am safe in my home, The RCMP are frequently by to speak to my neighbours about violent interactions.

Anonymous

8/25/2020 07:44 PM

I have to move as roommate would like her own space.

Anonymous

8/25/2020 10:52 PM

Thankful to have a roof over my head, but need to find a suitable rental for me and my 2 kids before winter because of poor heating/electrical/insulation of home, and havent found an affordable rental that fits our needs elsewhere.

Anonymous

8/26/2020 09:37 AM

maintenance cost, sound barrier

Anonymous

8/26/2020 02:00 PM

I am a single mum with 2 children and cannot find an affordable rental home with 3 bedrooms. There are 2 additional renters in the downstairs unit plus occasional boyfriends there which adds to too many people in the house and yard in my opinion.

Anonymous

8/26/2020 03:27 PM

Renting an apartment and I wish I could rent a house so I could plan for a baby

Anonymous

8/26/2020 05:45 PM

Shared laundry location and parking

Anonymous

8/27/2020 08:57 AM

2 teenagers and 2 adults in a small 2 bedrooms can't afford 1500-2000\$ / month for an extra bedroom even with rental subsidy program.

Anonymous

8/27/2020 09:25 AM

Owners stated they would cement the walkway and provide a storage space for me, etc. Instead owners put the home up for sale after I had been there 3 months on a 1-year lease. No insulation/sound proofing. No privacy.

Anonymous

8/27/2020 03:51 PM

Not all space I rent is private, my kitchen and bathroom are in a common area, so not much in the way of security or privacy.

Anonymous

8/28/2020 04:14 AM

It took me 1 year to find this rental. I wanted something bigger and not an apartment but had to take what I could get , as the townhouse I was living in before was unlivable, run down, drug addicts, including the landlord, thieves and just deplorable.

[REDACTED]

8/28/2020 09:35 AM

The rise in value combined with the rise in taxes is making it almost unaffordable. If we sold, we would leave powell river.

[REDACTED]

8/28/2020 11:15 AM

See 15.

Anonymous

8/28/2020 03:04 PM

Dislike shared living arrangements and apartment buildings limit my ability to enjoy music, singing etc. due to noise restrictions and one has to put up with noise/lack of cleanliness from other tenants

Anonymous

8/30/2020 03:42 PM

Though I am happy to have a house to live in there are mould and water quality issues

Anonymous

8/31/2020 12:01 PM

Living in a mobile home paying pad rental. Would rather own my own land.

Anonymous

8/31/2020 12:28 PM

Apartment with loud upstairs neighbours. Need more parking. No reasonably priced rentals or houses to purchase seem to exist.

Anonymous

9/01/2020 10:42 AM

i live in the city, my niece is taking care of my home

Anonymous

9/01/2020 12:37 PM

My rent is low but I have to pay for my heating and I live in a older building. my Hydro is so high in the winter months because of the condition of the building it makes it impossible to survive in the winter

Anonymous

9/01/2020 11:00 PM

Lack of light. Was ok when going to work, but working from home, it's a daunting winter ahead

Anonymous

9/02/2020 06:35 AM

Could use more space and a small second bath, paint and fixing, updating

Anonymous

9/02/2020 07:05 AM

Distance from town

Anonymous

9/02/2020 06:11 PM

Property management


9/03/2020 09:15 AM

well feel i am picked on or there are health and safety hazzard's not adressed
jouring covin 19 and the rent is two high or going 2 and from the lawndry
room or the airphone dosen't work on the third floor with my landline and ive
got tenits that drink.!

Anonymous

9/08/2020 12:27 PM

We need more indoor living space and more than one bathroom for a family
of 4.

Anonymous

9/09/2020 02:53 PM

Right now my rent is affordable but if the house l'm renting sells or is
renovated my rent will sky rockets up to market (now pay \$875 but similar
places are going for \$1500 and up). I live in constant fear of this impending
situation.

Anonymous

9/12/2020 10:48 AM

It is unsafe to heat the house, old house with poor wiring, have almost had
fires start in wall outlets, water sometimes leaks thru ceiling and windows,
have been electrocuted by my stove top, needed repairs not done after being
reported

Anonymous

9/12/2020 09:19 PM

Nothing is good in a car. barely starts.

Anonymous

9/12/2020 09:40 PM

There are things that need to be fixed and haven't been for most of the time I
have lived here.

Anonymous

9/12/2020 11:23 PM

Poor condition landlord does fix anything properly, need to climb stairs it's
very physically demanding for me,

Anonymous

9/12/2020 11:51 PM

the building is managed horribly, rent continues to be increased even though
the condition of the unit is worsening ie. stove broke and hasn't need
replaced. loud neighbours. would prefer to own and not rent

Anonymous

9/13/2020 06:56 AM

Stairs and the Traffic.

Anonymous

9/14/2020 07:17 PM

The house and property is attractive but the house is not well insulate. there
is no central heat, only portable electric heaters. I can't afford to keep it
comfortably warm in the winter

Anonymous

9/15/2020 09:17 PM

High heating expenses

Anonymous

9/18/2020 09:56 AM

House was poorly renovated to add bedrooms and bathrooms. This was
done to charge more rent but some spaces are unlivable. A space that has
one proper bedroom is being called a 3 bedroom in order to charge more
rent. Landlord is mostly absent.

Anonymous

9/18/2020 10:26 AM

Size and cost

Anonymous

9/18/2020 10:41 AM

Currently living with parents

Anonymous

9/18/2020 10:51 AM

Not enough bedrooms for my family and the rental is in poor condition

Anonymous

9/18/2020 10:56 AM

I don't like the layout

Anonymous

9/18/2020 11:43 AM

Needs a lot of work. Many things have not been updated since the 60s. House has peeling linoleum floors, cracked kitchen counters, stained carpets, siding is rotten, possible mold issue, and leaking floors.

Anonymous

9/18/2020 12:01 PM

insufficient internet for work (off-grid)

Anonymous

9/18/2020 12:37 PM

Our landlord has not met the terms they outlined for our agreement. Landlord failed to complete all renos and provide all items agreed upon.

Anonymous

9/18/2020 12:45 PM

they sold it so I have find new place

Anonymous

9/18/2020 01:32 PM

It's old, and sections of it were poorly renovated and added onto

Anonymous

9/18/2020 02:24 PM

It's all we can find and afford at the moment so we make do some days I am happy to have a home and other days I am said that this home doesn't work for us.

Anonymous

9/18/2020 03:40 PM

Not big enough for my family

Anonymous

9/18/2020 05:53 PM

Not enough space, no yard, need office space for work from home.

Anonymous

9/18/2020 06:15 PM

It's getting too big to care for and maintain

Anonymous

9/18/2020 07:25 PM

Privacy issues

Anonymous

9/18/2020 07:39 PM

Neighbour. Have to move as house was sold. Was hoping to finish my finals for this semester of school before I had to move. Silver lining is I just bought

	property with help from a parent.
Anonymous 9/18/2020 07:50 PM	needs renovations, but no money to do so
Anonymous 9/18/2020 08:14 PM	Living in borrowed space, cant find my own
Anonymous 9/18/2020 09:36 PM	would prefer to not have a roommate but am unable to find an affordable rental for myself. Current home is too small for two people. Unable to find a larger rental for both of us at an affordable price.
Anonymous 9/18/2020 10:04 PM	There are lots of little things that need fixing and upgrading and the layout is awful. It's an old house with added additions that are awkward. Landlord had an unqualified 'handyman' do work and lots of stuff is usable but wearing out quickly/breaking
Anonymous 9/18/2020 10:24 PM	Silver fish
Anonymous 9/18/2020 10:28 PM	No privacy, can't have company, so many restrictions
Anonymous 9/19/2020 01:52 AM	It took me a year and a half just to find an affordable, not gross rental. I dont want to live in an apartment but nothing else to rent. I took what I could and have been looking for something bigger and not an apartment for over a year.
Anonymous 9/19/2020 06:46 AM	Rent is high, hard/ impossible to save money for downpayment on buying home
Anonymous 9/19/2020 08:06 AM	Rent is too high
Anonymous 9/19/2020 08:14 AM	lfs better then living on the street with my kids but need a larger home suited for our needs
Anonymous 9/19/2020 10:31 AM	I have no working stove I have no drinkable water & I pay almost half my rent amount a month for heat... Yet I love my cabin
Anonymous 9/19/2020 12:12 PM	Space and condition and aging in it
Anonymous 9/19/2020 06:00 PM	Needs fresh paint, new flooring, new appliances. Not possible
Anonymous 9/19/2020 07:49 PM	Stairs

Anonymous

9/20/2020 10:20 AM

Poor condition not taken care of by landlord

Anonymous

9/20/2020 02:40 PM

I love the location, but the heating system is not adequate, very hot in the summer, single pane windows, wasps come in during the summer months, landlords not quick about repairing or replacing things. I pay to have any extras done.

Anonymous

9/20/2020 05:51 PM

I want to have some land where I can have my horse with me.

Anonymous

9/20/2020 06:49 PM

Old and full of silver fish

Anonymous

9/21/2020 08:38 AM

size, electrical, temperature and humidity

Anonymous

9/21/2020 09:58 AM

I am not unhappy, but it is not an ideal living situation being that I am in my 30's living with my Mom because it is difficult to find an affordable home to buy in the area. I am trying to purchase a home on my own (no spouse). Costs are intimidating.

Anonymous

9/21/2020 12:11 PM

Need a bigger space. Paying a lot in rent.

Anonymous

9/21/2020 12:15 PM

Rental cost too high when compared to wage stagnation and cost of living in the region.

Anonymous

9/21/2020 03:44 PM

I don't feel the owner cares enough, it's old and had not enough insulation and the area has too much chimney smoke in the winter and I have Asthma.

Anonymous

9/21/2020 06:50 PM

I'm ready to buy my own house now but the timing isnt right yet.

Anonymous

9/22/2020 08:29 AM

Would like to be able to purchase a home. Our current rental is great, affordable and in good condition but we would like to purchase our own home.

Anonymous

9/22/2020 08:34 AM

Would like a garage

Anonymous

9/22/2020 12:32 PM

very run down and not my own home when I saved enough for a down payment but housing

Anonymous

9/22/2020 03:20 PM

See 15 above

Anonymous 9/23/2020 11:07 AM	Shortage of affordable housing for sale forcing new residents to purchase unsuitable property and make interim living arrangements to establish some housing stability
Anonymous 9/23/2020 11:11 AM	Someone entering suite illegally.
Anonymous 9/23/2020 11:11 AM	i would like to find a place with more bedrooms, but there are not enough rental options and/or they are too expensive.
Anonymous 9/24/2020 08:16 AM	Too much maintenance ie. older home needing work and yard work becoming difficult for an 80+ senior. It may just be the size of the home and the size of the yardwork.
Anonymous 9/24/2020 09:16 AM	High maintainable & not centrally located
Anonymous 9/24/2020 09:25 AM	High maintainable & not centrally located
Anonymous 9/24/2020 09:45 PM	poor heating, rundown condition , out of town neglectful landlord
Anonymous 9/25/2020 01:02 AM	Our mobile home park not cared for
Anonymous 9/25/2020 01:10 AM	Unkempt mobile home park
Anonymous 9/25/2020 09:55 AM	Repairs needed and costly to heat.
Anonymous 9/25/2020 11:27 AM	We are subletting from my in-laws because there is nothing available or affordable to rent for the size required by my family
Anonymous 9/25/2020 12:29 PM	I do not like the black mold in the house because I have an 8 month old
Anonymous 9/25/2020 09:21 PM	my partner is very ill and i must transport her to hospitle often and it is very difficult..need a ground level apartment, but to move in the building woul require a cosiderable up-tic in rental costs and the insecurity of being on the ground floor.
Anonymous 9/26/2020 09:57 AM	Poorly maintained

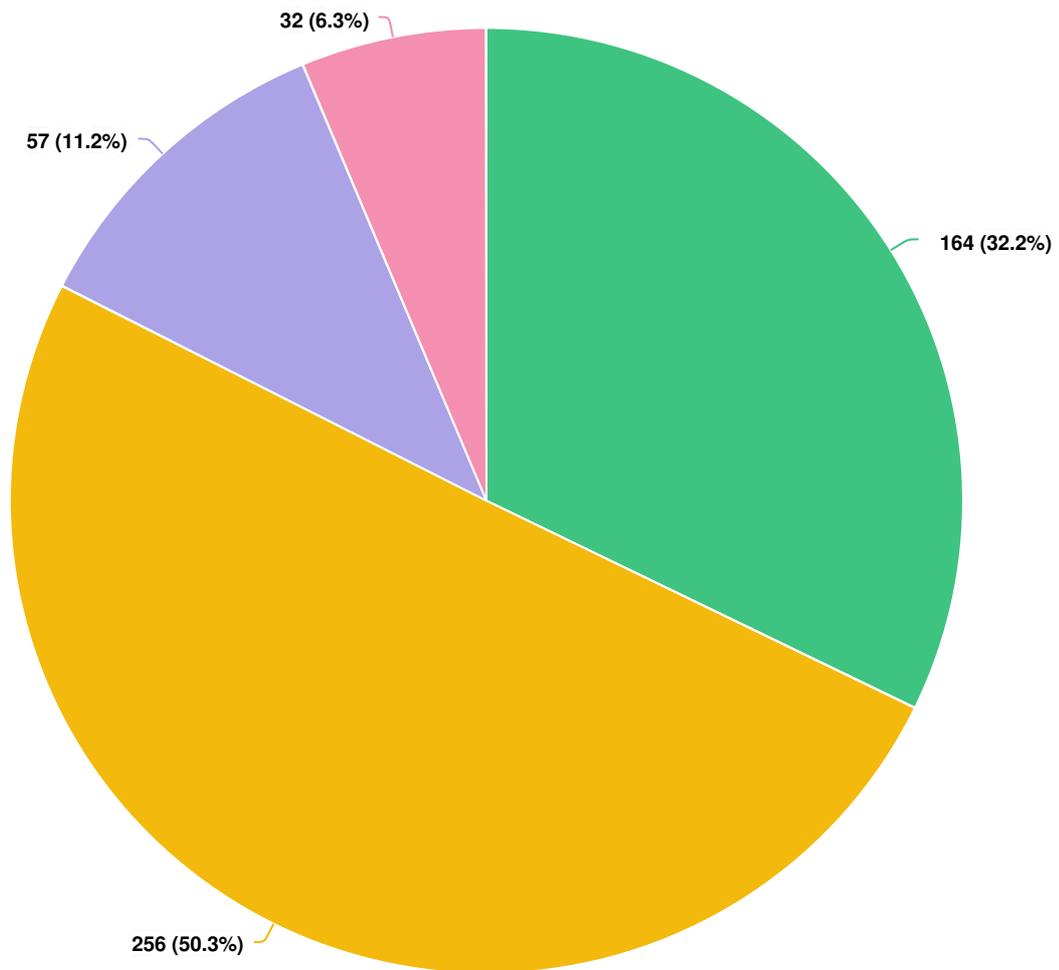
Anonymous 9/26/2020 01:04 PM	Old and dingy
Anonymous 9/26/2020 02:33 PM	Unaffordable, violent disruptive neighbour
Anonymous 9/27/2020 09:57 AM	all the repairs needed
Anonymous 9/27/2020 10:18 AM	I am happy w location, just needs repairs
Anonymous 9/27/2020 11:00 AM	Furnace needs replacing, theres best bats in attic, rain gutter has been hanging for a year, needs renovation, ie bathrooms, kitchen cabinets, floors and walls and doors and Attic
Anonymous 9/27/2020 12:02 PM	needs some renovations
Anonymous 9/27/2020 01:17 PM	I am fortunate to have a place to live, but if something happened to this place I would not be able to afford any of the five to ten (at any given time) available rentals in the entirety of Powell River and Qathet. There are no houses for people like me.
Anonymous 9/27/2020 01:22 PM	There's not enough space. Only 1 bathroom
Anonymous 9/27/2020 02:08 PM	The electrical, plumbing and windows need changing. It's very unhealthy to live in a house below the building code
Anonymous 9/27/2020 04:12 PM	Half is renovated but can't afford to fix the rest
Anonymous 9/27/2020 07:35 PM	Waiting for ownership papers and monies
Anonymous 9/27/2020 07:43 PM	Very old home small bedrooms
Anonymous 9/27/2020 08:44 PM	Rent is to high.
Anonymous 9/27/2020 09:48 PM	Shared units
Anonymous	Triplex should be bit bigger and more spacious

9/27/2020 09:55 PM

Optional question (112 response(s), 401 skipped)

Question type: Single Line Question

Q53 Do you pay more than 30% of your monthly income (before taxes) on housing?

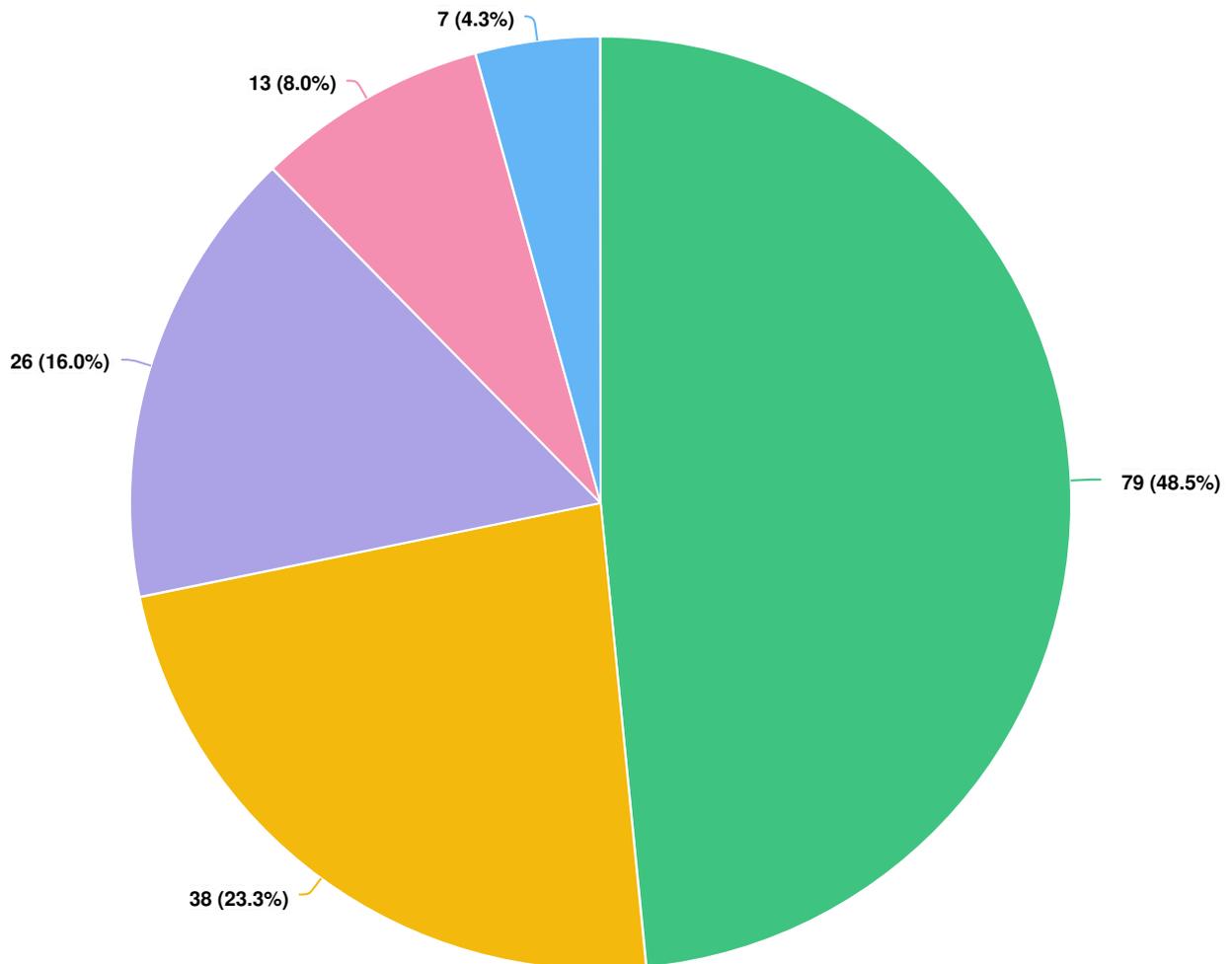


Question options

- Yes
- No
- Unsure
- Not applicable

Optional question (509 response(s), 4 skipped)
Question type: Radio Button Question

Q54 | Approximately how much of your monthly income (before taxes) is spent on your housing?

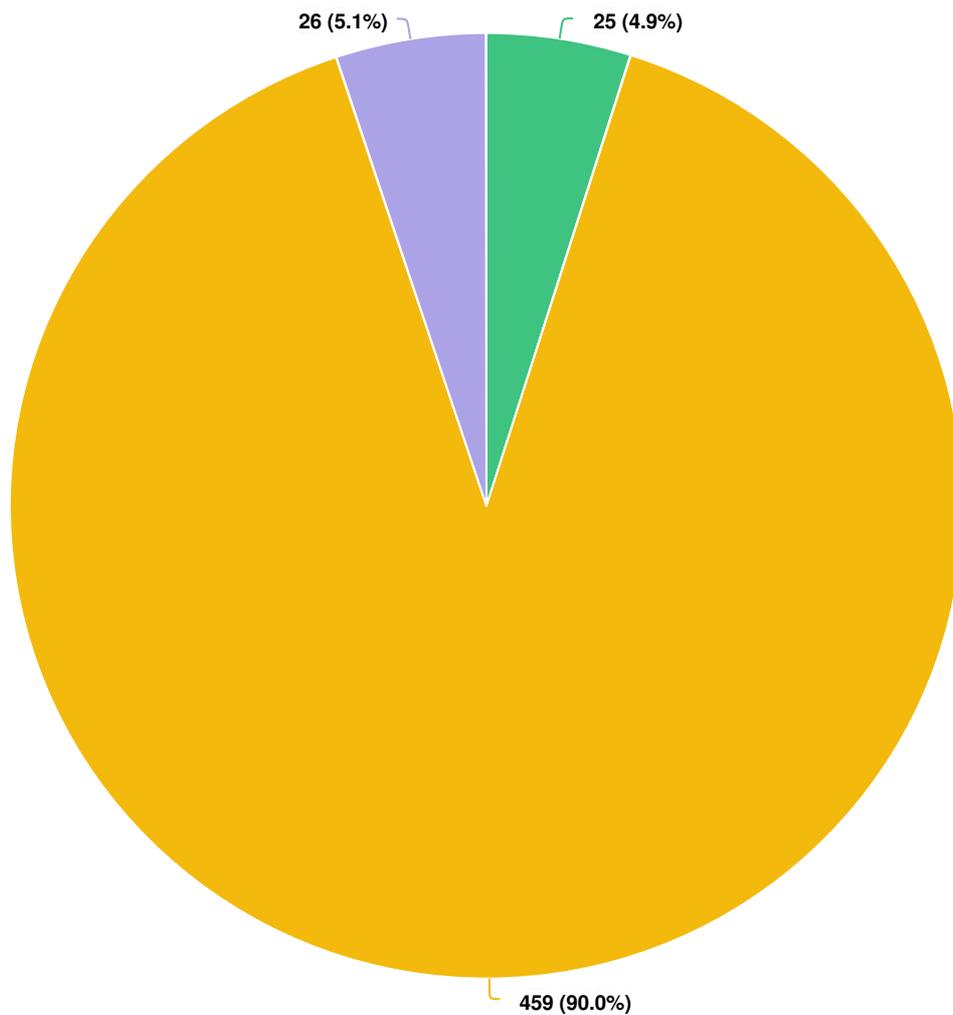


Question options

- 31-40%
- 41-50%
- 51-60%
- 61-70%
- Over 70%

Optional question (163 response(s), 350 skipped)
Question type: Radio Button Question

Q55 | In your opinion, does your community have enough appropriate and affordable housing?

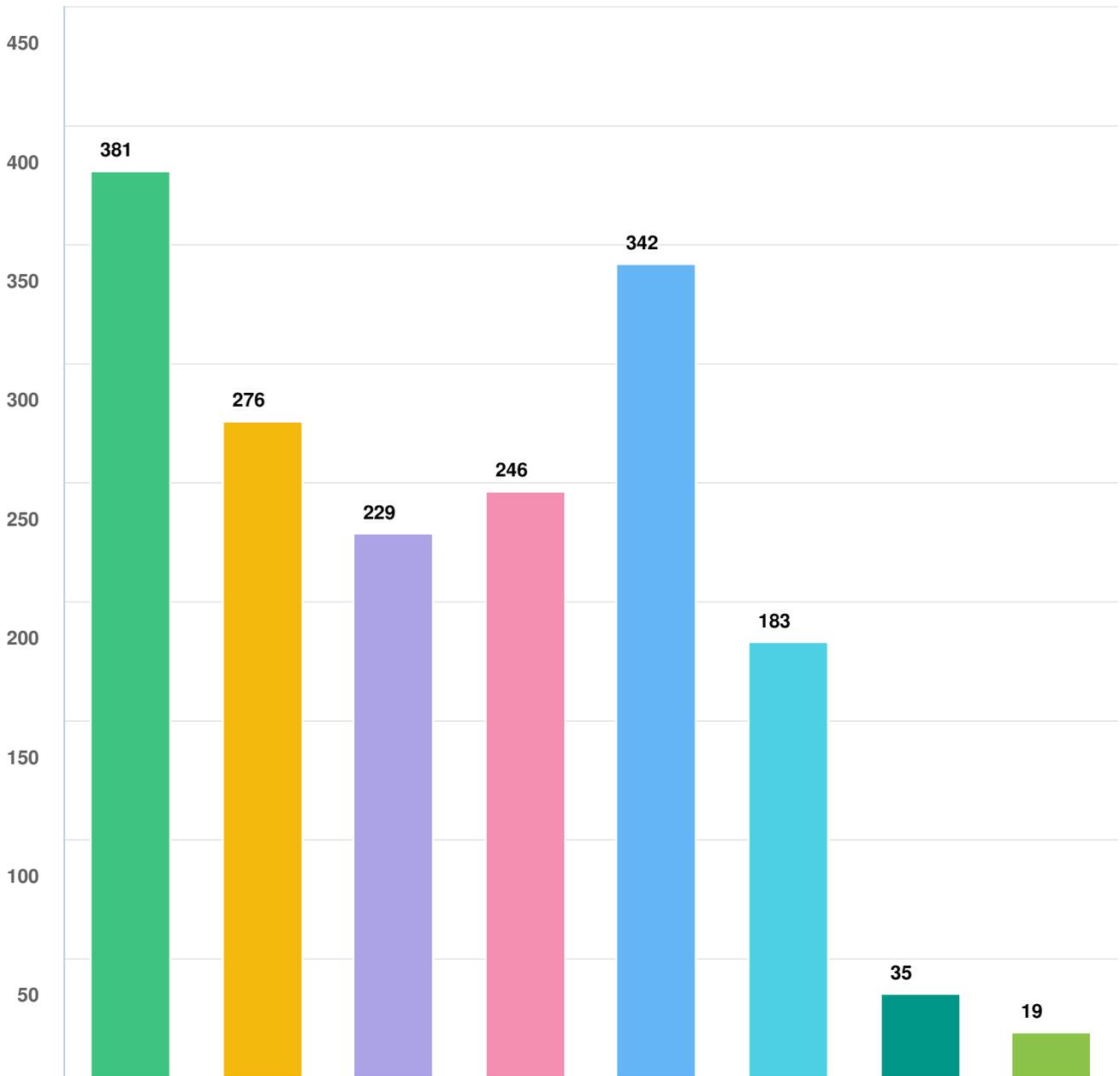


Question options

- Yes
- No
- Unsure

Optional question (510 response(s), 3 skipped)
Question type: Radio Button Question

Q56 In your opinion, what housing supply gaps currently exist in your community? Check all that apply.

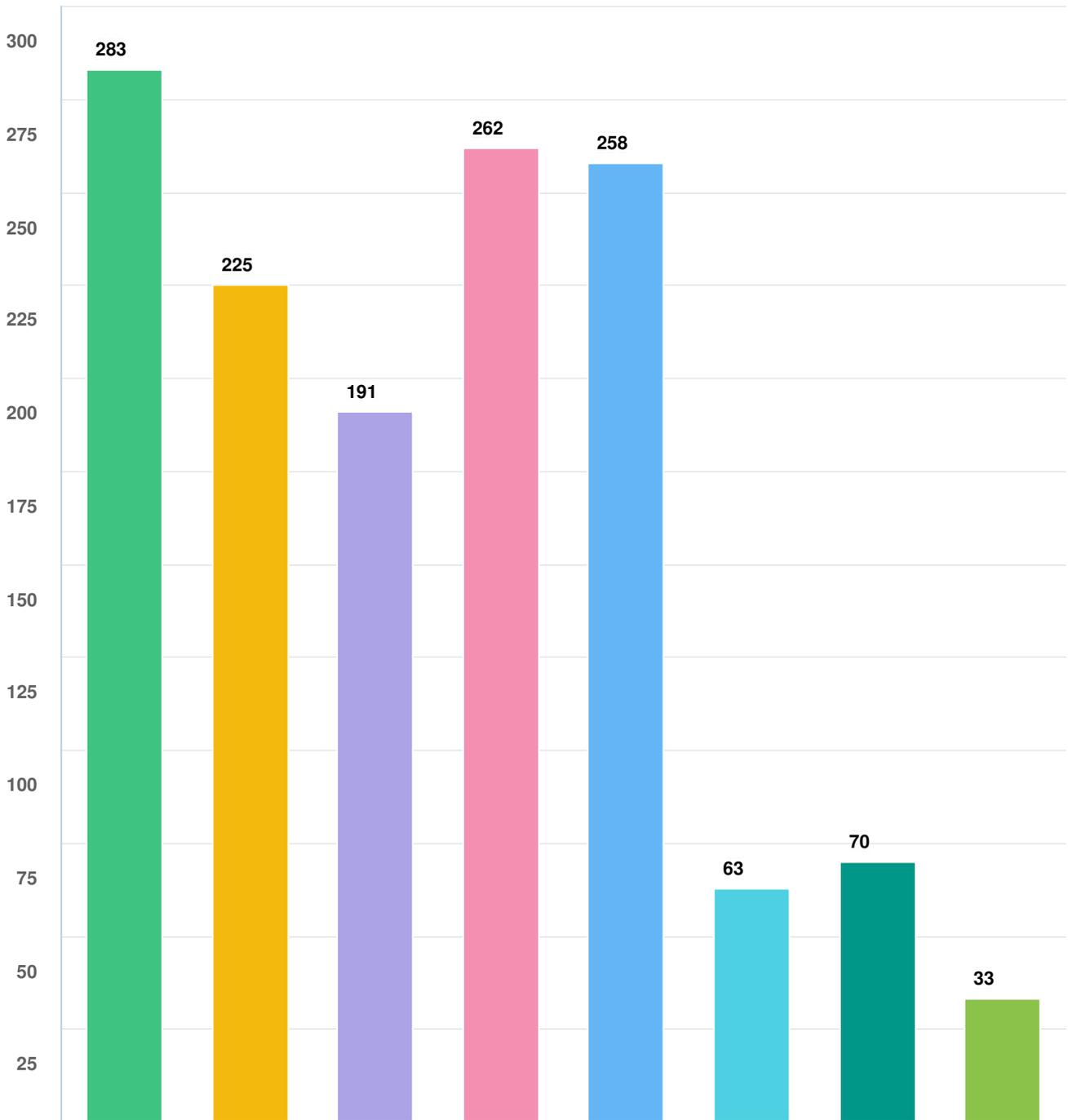


Question options

- Affordable rental housing (housing that may be subsidized and/or is below market rates)
- Family housing (housing that has enough bedrooms, bathrooms, and common areas to house a family of multiple individuals)
- Accessible housing (housing that accommodates the needs of someone living with a disability)
- Seniors housing (housing with support services that meet the physical, social, and/or health requirements of individuals who are elderly)
- Market rental housing (housing that is manageable based on your household income and budget)
- Market owned housing (housing that can be purchased or mortgaged by an individual)
- Unsure
- Other (please specify)

Optional question (513 response(s), 0 skipped)
 Question type: Checkbox Question

Q57 What forms of housing does your community need? Check all that apply.



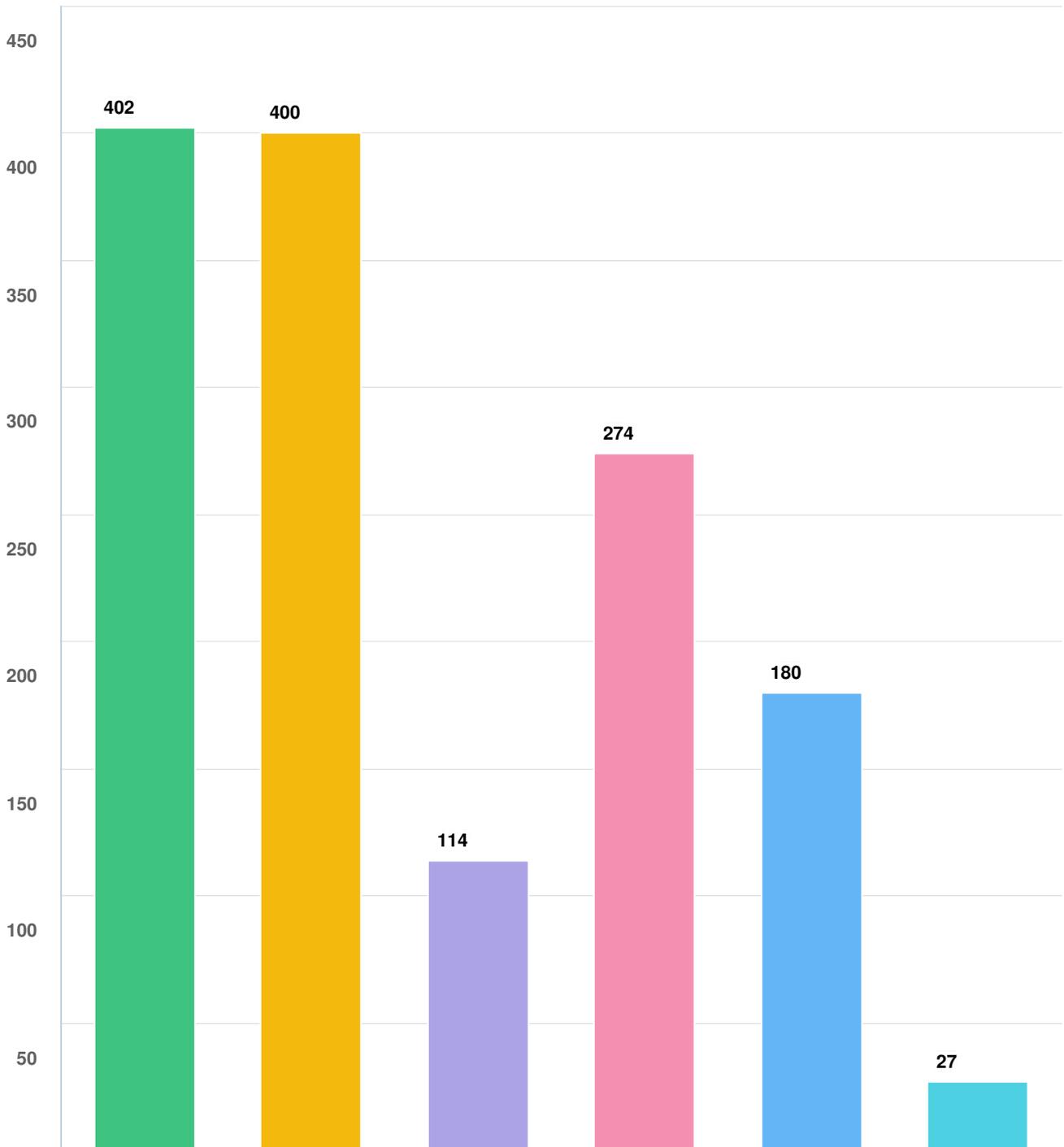
Question options

- Single detached houses
- Secondary suites in existing homes
- Duplexes
- Row Houses/Townhouses
- Multi-family (apartments or condos)
- Cottages used as seasonal rentals/investments
- Unsure
- Other (please specify)

Optional question (508 response(s), 5 skipped)

Question type: Checkbox Question

Q58 What trends does your community need to prepare for? Check all that apply.

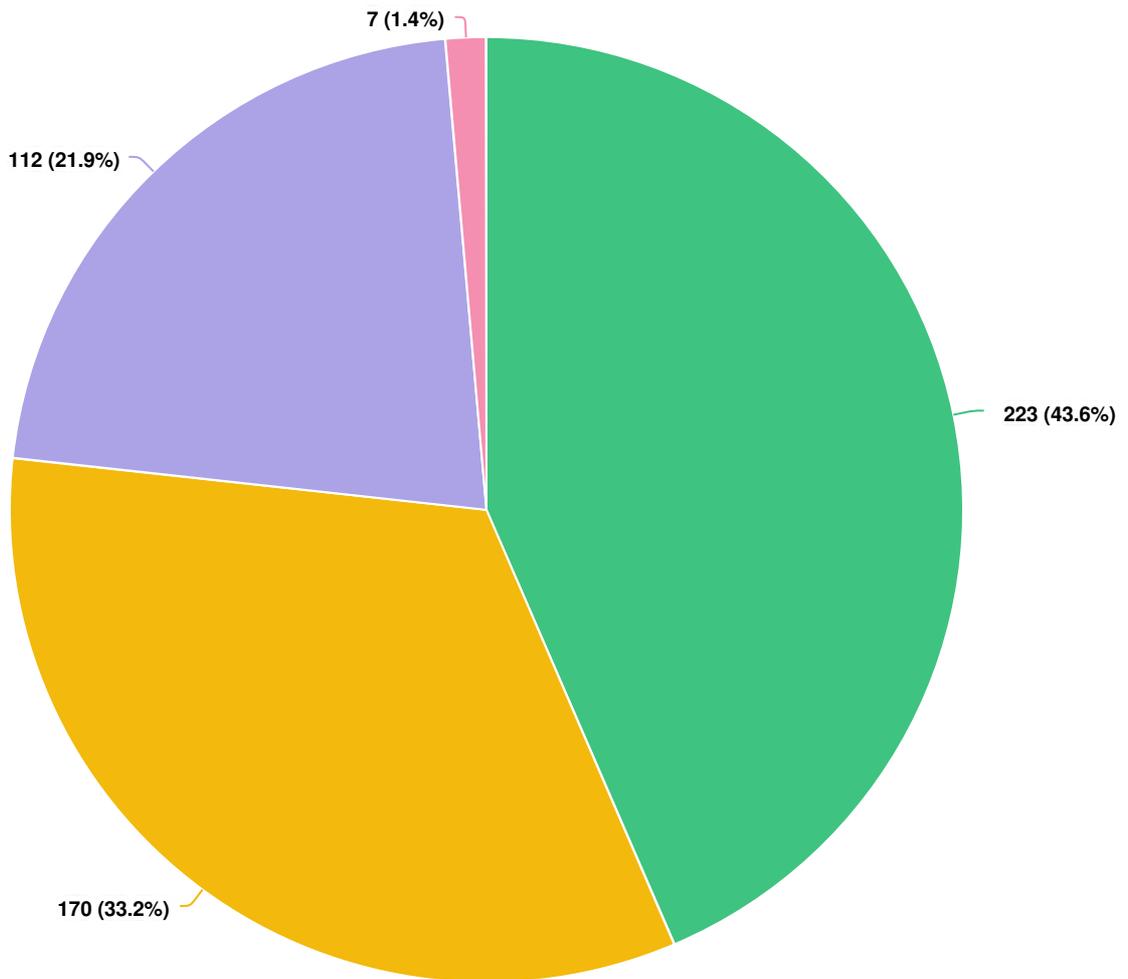


Question options

- Continued aging population
- Influx of people moving from larger cities
- Increase in seasonal residents
- Increase in families and young children
- Balanced population containing a variety of age groups
- Other (please specify)

Optional question (507 response(s), 6 skipped)
Question type: Checkbox Question

Q59 Are you aware of people living in your community in illegal and/or inappropriate housing (such as homes without plumbing, power, heat, and/or insufficient bedrooms for their family size)?



Question options

- Yes
- No
- Unsure
- Not applicable

Optional question (512 response(s), 1 skipped)
Question type: Radio Button Question

Q60 Without identifying the individual, please describe the situation(s) that you are aware of within your community (optional):

Anonymous

8/25/2020 12:57 PM

Renting out motorhomes, tiny homes on their property.

Anonymous

8/25/2020 01:29 PM

Apartments that have been condemned, rentals that are over priced, and under managed by management companies, landlords who do not fix essential services that come with rental units

Anonymous

8/25/2020 02:30 PM

Living in RVs in non-park areas around town or in driveways/backyards

Anonymous

8/25/2020 05:55 PM

Poorly maintained housing managed by a few identified poor landlords. Several families having to write out detailed "audition" ads on local social media pages.

Anonymous

8/25/2020 06:26 PM

many and varied. people can't afford to rent, and the rental prices are exploitive.

Anonymous

8/25/2020 06:37 PM

Lots of overcrowding in Nation houses

Anonymous

8/25/2020 07:17 PM

Working as a community outreach worker I have heard of many people paying to live on couches or in trailers where conditions are really bad. These places people find themselves frequently able to rent leak, have mould problems combined with other issues.

Anonymous

8/25/2020 07:40 PM

Many people are taking less than safe homes because of no availability or cant afford rent. Houses with safety issues, improper heating and wiring.

Anonymous

8/25/2020 07:46 PM

Mold, Drainage issues

Anonymous

8/25/2020 08:40 PM

Multiple families under one roof

Anonymous

8/25/2020 09:00 PM

I know alot pf people living in rvs or vans as they are unable to find affordable housing. I know families who are living in homes that are too small (not enough bedrooms).

Anonymous

8/25/2020 09:30 PM

Glacier street apartments

Anonymous

8/25/2020 09:44 PM

Street homeless, trailers with no water, someone living in utility trailer

Anonymous

8/25/2020 09:59 PM

Camping in the backcountry & on the edges of Westview & peoples' acreages.

Anonymous

8/26/2020 06:18 AM

people living in tents, people living in shacks, people living in ancient travel trailers, people couch surfing. Most of these people have some kind of disability and are not being properly supported by our community.

 8/26/2020 09:18 AM

Buses and/or trailers people live in on other people's properties (with their permission of course).

Anonymous

8/26/2020 10:15 AM

living in rundown hotel w communal Bathrooms/no real housing at all/living in old mobile home with old and vermin

Anonymous

8/26/2020 01:14 PM

Couch surfers and folks living in the woods.

Anonymous

8/26/2020 04:14 PM

e.g. families of 4 in 2 bedroom apartments because nothing else available or nothing else they can afford

Anonymous

8/26/2020 05:45 PM

Abuse from land lord, refusing rent to people with kids, no heat

Anonymous

8/27/2020 06:07 AM

some rental facilities have mold, need repairs like caulking in the bathroom, cupboard doors repaired. I have seen places for rent where even the fridge or bathrooms have not been cleaned. Perhaps this is a rental management problem but.....

Anonymous

8/27/2020 08:53 AM

people I know cannot find affordable rentals, or their rentals keep changing when landlords sell their homes and the suites contained within those homes. Each time they have to move, the prices have gone up

Anonymous

8/27/2020 09:25 AM

I have a friend who is basically homeless, and has an "arrangement" with a male friend to provide services in exchange for using the washer and dryer, and taking a shower and spending a night under shelter if the weather is poor.

Anonymous

8/27/2020 10:53 AM

people living in trailers in backyards with no plumbing and heat

Anonymous

8/27/2020 02:20 PM

Living in delapitated fifth wheels and motorhomes and trailers.

Anonymous

8/27/2020 03:51 PM

Many illigal secondary suites. some not up to fire codes or other building violations. also, many with too many people for the size causing serious safety and security concerns.

Anonymous

8/27/2020 04:14 PM

The unwarranted evictions of our most vulnerable citizens.

Anonymous

8/27/2020 05:45 PM

Trailers in backyards.

Anonymous

8/28/2020 04:14 AM

He has mold, silverfish infestation, holes in the ceiling from leaking bathroom above, insufficient plumbing, just gross. Lanlord is a drug addict and wont spend money to fix anything but knows his renters are desperate and have no other affordable housin

Anonymous

8/28/2020 08:40 AM

Overcrowding is common. Housing in need of repairs.

[REDACTED]

8/28/2020 09:35 AM

mold, leaky roof, nonworking appliances and toilet.

[REDACTED]

8/28/2020 11:01 AM

Mold issues, insufficient bedrooms, lack of disability access, illegally parked trailers serving as primary residences

Anonymous

8/28/2020 01:22 PM

People are living in RV trailers and poorly-maintained rental suites.

Anonymous

8/28/2020 03:04 PM

one person has no access to water except from a pond on the property. A number of landlords who rent but still think they have full access to the property and can use it for personal and business purposes including using the tenants power.

Anonymous

8/29/2020 08:28 AM

Multiple houses on Texada with no water

Anonymous

8/29/2020 09:30 AM

Homes without proper plumbing and/or heating.

[REDACTED]

8/29/2020 11:10 AM

Families with children without enough bedrooms or the house in poor condition

Anonymous

8/29/2020 09:57 PM

Family of five living in two bedroom. Too small.

Anonymous

8/31/2020 10:40 AM

Poorly maintained rentals that the rentees are afraid to complain about because of lack of housing options.

Anonymous

8/31/2020 10:50 AM

live in leaky travel trailer.

Anonymous

8/31/2020 11:26 AM

poor sewage

Anonymous

8/31/2020 01:21 PM

No heat. The furnace broke down and the family can not afford to repair it.

Anonymous

8/31/2020 01:28 PM

people living rough in the woods near town.

 9/01/2020 09:07 AM

Joyce Ave is an eyesore!! Those visuals bring a community down in spirit. We all know what is going on in those houses and it should NOT be tolerated. We also have a cabin on Savary island where islanders ask us “ what has happened to PR?! Not good!

Anonymous

9/01/2020 10:08 AM

Tents, trailers, houses that should be condemned

Anonymous

9/01/2020 11:00 PM

Prefer not to say

Anonymous

9/02/2020 02:34 PM

Aware of people living in RVs, trying to find senior's housing + affordable rental housing. Aware of young families living with family/friends trying to find affordable rental housing + market rental housing. Seniors wanting to downsize in rural areas.

Anonymous

9/02/2020 06:11 PM

Illegal basement suites high rent forcing families to have to rent houses that are to small

Anonymous

9/08/2020 12:27 PM

I am aware of multiple families living with insufficient bedrooms for their family size.

Anonymous

9/12/2020 10:48 AM

Homeless families, pregnant friend living in back of truck with 2 year old son, friends with kids who formerly had a rental who are now desperate for housing after sale of their rental and eviction with no housing prospects, theft to support rent

Anonymous

9/12/2020 09:19 PM

7 people in a one room.

Anonymous

9/13/2020 06:56 AM

Homeless living in hallways and with friends causing friends to be evicted.

Anonymous

9/14/2020 08:13 AM

homeless

Anonymous

9/14/2020 09:17 AM

There are many people struggling to find suitable and affordable housing that I see in my role as a community Health RN. These people are often facing

	huge medical and social issues and living in poorly matched housing environments.
Anonymous 9/15/2020 04:27 PM	living in homes that are not healthy, should be demolished, living off grid without adequate access to potable water, unable to heat their home sufficiently poor insulation, no funding to improve their situation, damp moldy environments, not healthy, no \$
Anonymous 9/15/2020 09:17 PM	many folks living in under equipped trailers
Anonymous 9/17/2020 08:27 AM	Substandard rental accommodations, i.e., poor condition. Housing units that are too small for the families.
Anonymous 9/17/2020 11:28 AM	landlord not giving rental agreements, and if the tenant makes landlord angry - he will oust them or jack up rent, or cut off utilities
Anonymous 9/18/2020 09:36 AM	Camping full time
Anonymous 9/18/2020 09:46 AM	In townsite, we see motor homes, RVs parked in back lanes with people living inside using un-safe heating/cooking methods. Also see people parked in van, campers at recreation spots (second beach, near log sort at Mowat bay, near shingle mill.
Anonymous 9/18/2020 09:56 AM	I know of several illegal suites. For example, a 2 bedroom basement apartment that has one window and one door. There is no stove or way to hook one up. This is one of several illegal and inappropriate housing situations I'm aware of.
Anonymous 9/18/2020 10:04 AM	lots of folks who have no rental agreement signed and the landlord asks the 'main' tenant to be the one that decides who is evicted and who isn't.
Anonymous 9/18/2020 10:11 AM	Having to rent a place with not enough room for the family because there is nothing available
Anonymous 9/18/2020 10:29 AM	inadequate water and plumbing in housing with absentee landlords not willing to fix it. Used to live in a home with three individual suites in one home and another living in a shed on the same property all paying market rental rates.
Anonymous 9/18/2020 10:41 AM	One family lived in tents for 6 months (one school aged son) and finally moved into a home without running water as it is the only place they can afford at 800 a month. No shower, no washer, nothing to use to sanitize in a pandemic let alone everyday
Anonymous 9/18/2020 10:54 AM	Father / son who live in apartment with out working bathing facilities. Unable to afford power. Use a solar panel and lead acid batter to charge electronics.
Anonymous	No affordable locations for small families trying to make it on their own. Who

9/18/2020 11:28 AM

now adays can afford \$200 a month on a friggen 1 bedroom even! Ridiculous

Anonymous

9/18/2020 11:43 AM

I know of large families in very small spaces. I know of families living in poor housing conditions.

Anonymous

9/18/2020 12:01 PM

Because there are so few rentals, those that exist are expensive. Even sub-standard housing (small, hot, dirty, noisy, poorly managed) is expensive because there is nothing else available, and people end up renting these places in desperation.

Anonymous

9/18/2020 12:19 PM

Squatting in rv's on farm land, peoples driveways

Anonymous

9/18/2020 12:37 PM

No legal bedroom

Anonymous

9/18/2020 01:44 PM

illegal suites

Anonymous

9/18/2020 02:24 PM

Leaking or no plumbing, no up to code electrical, mould in homes, no insulation, Asbestos

Anonymous

9/18/2020 03:19 PM

many people living together with inadequate facilities

Anonymous

9/18/2020 04:29 PM

Persons living in shed.

Anonymous

9/18/2020 07:25 PM

Unkempt property I.e. Stairs being urniated on/spray painted and never cleaned. Floor crumbling. Water being shut off without any notice. No hot water for 2 weeks.

Anonymous

9/18/2020 07:30 PM

Illegal basement suite

Anonymous

9/18/2020 07:39 PM

I lived in a home without heat and the roof leaked severely. Terrible mold. Landlord didn't do much because the rent was cheap.

Anonymous

9/18/2020 08:14 PM

multiple family's sharing 1 house

Anonymous

9/18/2020 08:42 PM

Just go visit the Vicounts and Glaciers. Folks living in trailers. Families living in apartments with rats and expose plumbing. Living on couches, in storage spaces, in backyards in tents, in sheds, in the woods, in housing that is filled with mold.

Anonymous

At least 6

9/18/2020 08:55 PM

Anonymous

9/18/2020 10:04 PM

Multiple different families in too small spaces. At least 2 families living in bachelor suites with children.

Anonymous

9/18/2020 10:09 PM

Trailers on property no access to plumbing, water, etc. Folks tenting

Anonymous

9/19/2020 12:44 AM

I know of many people living off grid without proper plumbing. The lack of bylaw or building code requirement in the qRD attributes to this. The qRD are one of the few municipalities without any bylaws or building codes.

Anonymous

9/19/2020 05:15 AM

more then one family living in home

Anonymous

9/19/2020 07:11 AM

Tiny homes have yet to be legitimized in the province. The qRD has the opportunity to fix that at this year's UBCM

Anonymous

9/19/2020 08:06 AM

Moldy house and leaky roof

Anonymous

9/19/2020 08:14 AM

Living in an unfinished cabin, cold and damp. Rental

Anonymous

9/19/2020 08:14 AM

various families living in RVs and vehicles for there are not enough homes to rent or affordable purchase

Anonymous

9/19/2020 08:18 AM

There are various homeless encampments in Powell river. Behind first credit union and in the bushes between chevron and freshCo for example

Anonymous

9/19/2020 08:43 AM

No where for families to rent with threat of becoming homeless. Serious overcrowding in older homes that require serious repairs. Rent is very high too.

Anonymous

9/19/2020 10:31 AM

I live with no suitable water 4-6 months of the year & landlord won't fix problems

Anonymous

9/19/2020 10:54 AM

people cant afford repairs, there are also people who still live in the bush and on the streets

Anonymous

9/19/2020 03:20 PM

Small trailer no power ...no water..../. Housing that is not affordable for them

Anonymous

9/19/2020 07:49 PM

Camping in bush

Anonymous 9/19/2020 08:53 PM	Illegal electricity hookup
Anonymous 9/19/2020 10:20 PM	I know this through my employment.
Anonymous 9/19/2020 11:01 PM	living in car. Cant afford rent
Anonymous 9/20/2020 07:42 AM	Couch surfing, people living in bad housing because they have no other options
Anonymous 9/20/2020 05:20 PM	Young single person unemployed living in a car. Seniors living in RVs at camp sites when those sites are available. Person with social difficulties living in a small RV.
Anonymous 9/21/2020 08:52 AM	People living in RVs on private property.
Anonymous 9/21/2020 09:01 AM	family with not enough bedrooms and also illegal suites
Anonymous 9/21/2020 09:56 AM	My friend has her bedroom in an unfinished basement so her children can have their own rooms
Anonymous 9/21/2020 11:12 AM	Drugs dealers, unsafe home environments and unsafe living conditions.
Anonymous 9/21/2020 11:33 AM	Homeless people living in the forest
Anonymous 9/21/2020 11:34 AM	Multiple trailers on smaller rural lots
Anonymous 9/21/2020 12:11 PM	I've heard of a lot of illegal suites in town.
Anonymous 9/21/2020 12:15 PM	Illegal rental suites, suites without the contractually offered amenities.
Anonymous 9/21/2020 04:42 PM	No
Anonymous 9/21/2020 05:24 PM	Living in a tent on public or private land without permission ("squatting")

Anonymous 9/21/2020 05:35 PM	Older times with outdated electrical and insufficient insulation. Floors bowing out, foul smell permanently in the walls made if wood.
Anonymous 9/21/2020 06:17 PM	7 people living in a half a duplex because there is no where else to live. Family of 3 living in a hotel room.
Anonymous 9/21/2020 06:50 PM	4 kids and 2 adults living in a 2 bdrm because it was the only place they could find let alone afford. They've lived in that house for 2 years.
Anonymous 9/22/2020 08:07 AM	I know of several houses within this area that have poor heating and lack of space.
Anonymous 9/22/2020 08:29 AM	Especially during the pandemic, multiple families are having to live together or care for other family members in their own home. Rentals are becoming more unaffordable for people that have lost income during this time.
Anonymous 9/22/2020 09:10 AM	crowded housing to accommodate more than one family
Anonymous 9/22/2020 09:26 AM	Family of 5; single father with 2 teenage daughters. The eldest daughter's boyfriend also lives with the family and the couple has an infant daughter. They are currently living in a motel (sharing 2 rooms between the 5 of them)
Anonymous 9/22/2020 11:02 AM	Motor homes parked behind homes illegally dumping sewage and other materials down man hole
Anonymous 9/22/2020 11:37 AM	Families living in travel trailers
Anonymous 9/22/2020 12:32 PM	old electrical, mold, bedbug ridden, rat infestations
Anonymous 9/22/2020 03:06 PM	a trailer in someone's back yard
Anonymous 9/22/2020 03:20 PM	Families living in 1 bedroom apartments, several couples sharing 1 bedroom or bachelor apartments, families living with no hydro, familie sliving with no proper cooing facilities or showering facilities, families living with only one bathroom for a dozen
Anonymous 9/22/2020 03:51 PM	One bedroom very small home for a single mother and two children under 10
Anonymous 9/22/2020 03:55 PM	SHacks with no services
Anonymous	Well off person going through the big D and I dont mean Dallas. Very little

9/22/2020 04:32 PM

suitable housing so he is living in a travel trailer. The only affordable housing options where very very poor quality.

Anonymous

9/22/2020 08:11 PM

People living long term in RVs that may not have adequate hook ups, relying on shelters and/or "couch surfing", trading sex for housing

Anonymous

9/22/2020 11:49 PM

No heat

Anonymous

9/23/2020 10:53 AM

unregistered/unfinished cottage homes for cheap rent

Anonymous

9/23/2020 11:07 AM

Many are living on properties that do not have potable water. They have to rely on rain water collection. Many living in trailers on lots until they can save sufficient funds to build something suitable. Lack of affordable resale homes on the market

Anonymous

9/23/2020 02:34 PM

had one person, with very limited basic needs in house, appropriate walls, to separate rooms, elderly

Anonymous

9/23/2020 06:50 PM

More needs for supported housing, low income housing and shared houseing

Anonymous

9/24/2020 04:46 AM

Living on condemned homes

Anonymous

9/24/2020 09:16 AM

Several homeless families

Anonymous

9/24/2020 09:23 AM

Living on a vacant lot - no shelter

Anonymous

9/24/2020 09:25 AM

Several homeless people on welfare

Anonymous

9/24/2020 12:00 PM

living in recreational trailers, camping

Anonymous

9/24/2020 02:05 PM

People having to sleep in their living rooms, so their kids can have bedroom(s). Landlords that don't fix things, don't allow use of common spaces, punish tenants for asserting their rights.

Anonymous

9/24/2020 05:48 PM

people living in rented out garages with little heat sources

Anonymous

9/24/2020 07:52 PM

Suspect plumbing, over crowded, old heating sources

Anonymous

9/25/2020 09:16 AM

I'd rather not elaborate without their permission

Anonymous

9/25/2020 11:41 AM

3 adults sharing a 2 bedroom trailer with insufficient room or storage. They have to rent storage units (3) to keep personal household furniture and possessions that can not fit in the trailer. Can not afford or find large enough housing that allows pets.

Anonymous

9/25/2020 11:56 AM

Insufficient size for family size, major repairs and renovations needed

Anonymous

9/25/2020 12:32 PM

Way too many people squished in a single family home because there is nowhere else for them to go

Anonymous

9/25/2020 12:50 PM

family owned property but rented out

Anonymous

9/25/2020 01:25 PM

Renting in various wooded areas

Anonymous

9/25/2020 05:33 PM

Filth, poverty, child abuse, domestic

Anonymous

9/26/2020 03:23 AM

Single older man living in a garage has electricity but no running water no kitchen or bathroom. Being charged for a "room" paying \$500 per month.

Anonymous

9/26/2020 09:57 AM

Insufficient for amount of people.

Anonymous

9/26/2020 02:33 PM

Illegal rental suites with no washrooms, windows or fire alarms, and tent set up and rented out in carport

Anonymous

9/27/2020 09:28 AM

heating and plumbing

Anonymous

9/27/2020 09:39 AM

A family of 7 living in a 4 bedroom house, very crowded. Another family moved in with grandparents, totally taking over their space, because they have no housing.

Anonymous

9/27/2020 09:57 AM

no heat

Anonymous

9/27/2020 11:00 AM

There's lots too many to name

Anonymous

9/27/2020 12:02 PM

adults living with parents due to lack of housing

Anonymous

9/27/2020 01:17 PM

Makeshift buildings

Anonymous

9/27/2020 01:22 PM

RVs, campers parked in people's yard

Anonymous

9/27/2020 02:08 PM

My house that I'm living in is in very poor condition

Anonymous

9/27/2020 02:36 PM

Previous house had a 1bed 500sqft basement suite rented to a single man, ended up having all 3 of his kids living with him, due to unstable housing for his ex wife. We let him stay, he had no options for a larger home within budget.

Anonymous

9/27/2020 03:38 PM

Families who have been evicted from their original homes and have moved in with other family members.

Anonymous

9/27/2020 04:59 PM

I am aware of more then one travel trailer in an alley, on a road or in a yard with a permanent residence in it.

Anonymous

9/27/2020 05:07 PM

i know someone living without plumbing, he has a pipe from a well, that runs one tap, which he uses buckets of water to flush the toilet with and wash his dishes. cant bath in his bath tub/shower. two ppl living in abusive father in home due to no housing

Anonymous

9/27/2020 05:38 PM

furnace not working , fireplace insert not properly maintained, house only heated by wood if my partner and I lite the fire otherwise the lease holders did not keep fire going problem with electronics and mold

Anonymous

9/27/2020 07:40 PM

Multigenerational living conditions

Anonymous

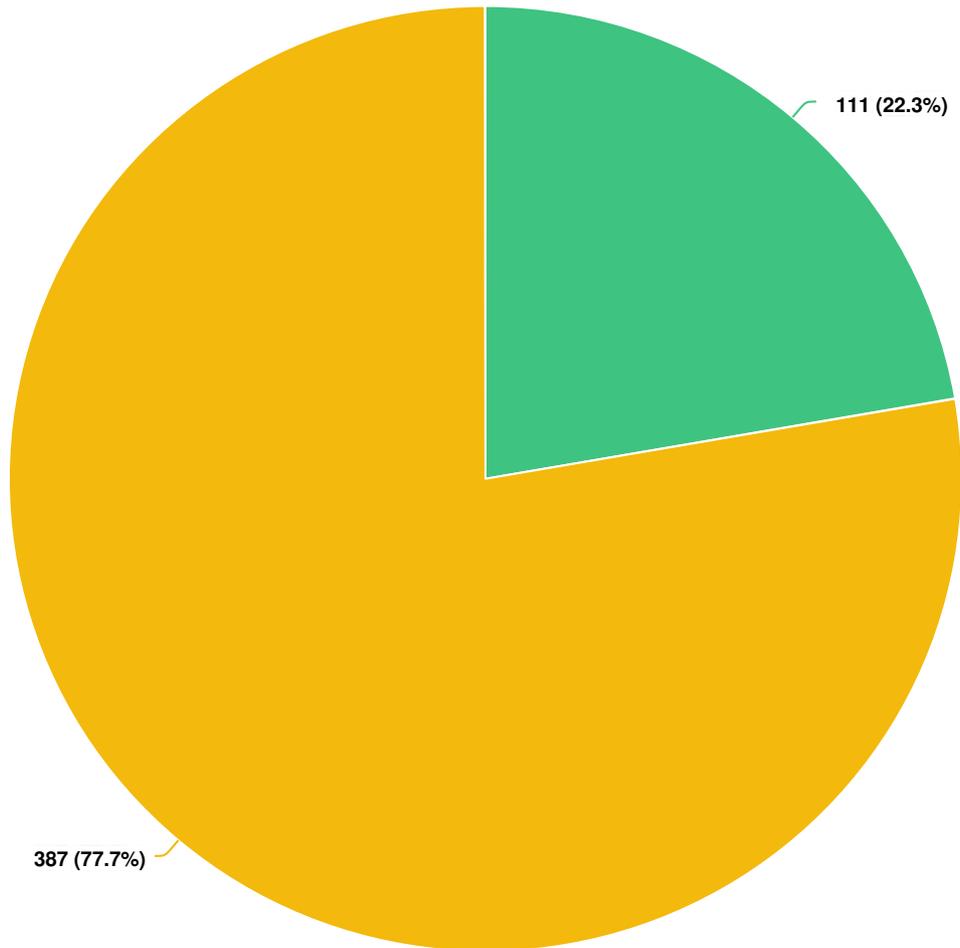
9/27/2020 10:08 PM

Friends of ours and their 4 other family members are living in a home with mold issues and not enough bedrooms for each member. Their home is a duplex where the other side of the duplex is inhabited by a well known drug dealer and addict.

Optional question (164 response(s), 349 skipped)

Question type: Single Line Question

Q61 | Is there anything else you would like to add about you or your family, your housing situation, and/or your community?



Question options

- Yes
- No

Optional question (498 response(s), 15 skipped)
Question type: Radio Button Question

Q62 | Please provide details about your experiences with housing in the region.

Anonymous

8/25/2020 01:10 PM

As we are aging seniors, albeit with a teenager living with us, if we decided to move to more senior-oriented housing, we would prefer a south of town complex with water views as we currently enjoy a water view. Most senior housing complexes in Powell River are built in areas with no water view, and sitting in a chair looking out at a few trees is not much fun. If there was a senior housing complex built (say) on the old arena site, we would have our names down!

Anonymous

8/25/2020 03:17 PM

More market and affordable/below-market rental projects are much needed here. New rental stock will help with those that can afford market rental (with the help of the local governments support through development processes, incentives, etc.), and as well preserving existing rental stock for affordability (needing upgrades and retrofits to maintain buildings). Another point is that most people rent out secondary suites of homeowners, which is not the way to go for many individuals, couples, and families. It sure helps the homeowners, but not the renters for any security of housing. Protecting tenants that may be involved in any form of displacement of tenants that is not covered under the Residential Tenancy Act is important, especially those that are vulnerable and face multiple barriers that needs adequate support.

Anonymous

8/25/2020 03:46 PM

not happy with house prices. My children will never be able to afford their own home in powell river, everything seems to be bought up by people moving in to town, not by local population

Anonymous

8/25/2020 05:32 PM

I would love to see lower income housing safe and sound. Second stage from supportive housing so more people can move on with help

Anonymous

8/25/2020 05:55 PM

I see a large issue of families having to give up long established pets to gain housing, accepting poorly maintained units and paying way beyond their means.

Anonymous

8/25/2020 06:26 PM

housing should be a human right.

Anonymous

8/25/2020 07:17 PM

As a single male I have found it increasingly hard to rent/buy in Powell River. I myself was only able to get my rental because a friend rented me a room for a few months in their rental townhouse before moving so I could have a place. Over the 2.5 years I have rented the same property the property has seen a heavy decline due to the owner, As of recent the RCMP are frequently at the townhouses to speak to the neighbours about loud/violent interactions at night. Personally I would like to own my own home so I feel safe and secure in my own home, Unfortunately there is not many options for someone in my position as a single income house with a decent paying job to buy housing affordably.

Anonymous

8/25/2020 07:40 PM

I have had to move once a year for the last 5 years due to homes being sold. The rent is too high and I have been close to homeless. We need family co ops

Anonymous

8/25/2020 07:44 PM

I am looking for a place to rent by myself and have seen nothing under \$1000. This is a lot of money for one person to pay for rent.

Anonymous

8/25/2020 09:00 PM

I find that the housing situation is tight, as there are more people looking than there are homes available. This makes it difficult to change my housing situation and i feel stuck.

Anonymous

8/25/2020 09:30 PM

We need more BC Housing units, for those living with disabilities, seniors, and young families.

Anonymous

8/25/2020 09:44 PM

Not enough low cost rental apartments, so many people are homeless , people living in tents are being moved on..where can they go?

Anonymous

8/26/2020 09:36 AM

Vacationers and second home owners are driving the cost of property out of the reach of people who actually live here. The cost of buying property is now out of synch with the incomes that people can make in this community because people from urban areas with higher incomes are buying things up and driving up prices. There are almost no rentals, almost all the rentals that there are require you to move out in the summer for 2-3 months while the owner shows up for their vacation, and the cost of rent is based on what it costs in Vancouver, not what people who live here can actually afford. What few rentals might be available are often now being used for Air B&B instead, taking even more rentals off the market. Anyone whose primary residence is not the one they own here should be paying a huge extra tax on that property, and that tax should be going toward subsidized housing for low income people.

Anonymous

8/26/2020 09:37 AM

I would like to see more affordable rancher houses for senior living

Anonymous

8/26/2020 02:00 PM

As a separated single mom, who's ex has not paid child support, I am in need of affordable housing with enough bedrooms for my kids to have one each. We have a dog that adds tremendously to our family health, yet again there are little to no opportunities for someone like myself with a larger pet in regards to the rental market.

Anonymous

8/26/2020 03:27 PM

Sometimes I feel a little bit forgotten , all the new housing programs are either for retirement or low income people such as shelters , me and my husband are a young couple with the dream of renting a nice house where we can have a baby, but haven't had chance .

Anonymous

8/27/2020 08:57 AM

I need a bigger space since 2-3 years now. I have been looking. There is not much available and I can't afford it

 Rental suite to disabled, does not meet current BCBC but is legally declared;

8/27/2020 10:16 AM

rented for far under market value to ensure affordability to tenant

Anonymous

8/27/2020 01:10 PM

The survey has no option to identify outright home ownership without attached debt, ie mortgage payments.

Anonymous

8/27/2020 04:14 PM

The people who live here are mostly helpful and kind, and have the heart to provide the best of intentions. But some, like myself live on fixed incomes. It would be nice to have something that cool. If it does happen even better.

[REDACTED]

8/27/2020 08:15 PM

I am currently renting a house from a member who doesnt actually own the house so i feel rent is going to the wrong entity because of that i am over paying for or comparable to the rest of Tla'amin nation.

Anonymous

8/27/2020 08:42 PM

I am the manager of Kiwanis Village, a subsidized-housing apt. building for people 55 and over. I have a very long waiting list. We need more affordable housing for every age group! Thank-you.

Anonymous

8/28/2020 04:14 AM

I have lived in PR all my life. In the last 10 years or so the rentals are high in demand & very few affordable. Many , many city people moving here and buying up the rentals or renting themselves. The low income apartments in PR are deplorable and full if deadbeat landlords and many addicts and dealers taking these places over. We need low income or even middle income rentals...apartments, duplexes, townhouses. Not for seniors or the homeless, which is what seems to get built here. What about that single mother who leaves her abusive partner? Where does she go? No where, that's why she stays. There is no chance at getting even a 2 bedroom that's affordable or livable. Too many home owners following the herd and hacking up prices no one can afford. Look at the people that live here. Not a lot of money in this town but these people fleeing the city are jacking up our rental prices, unknowingly. Dont forget the homeless that have also come from the city. Where are we to out everyone? It took me a year to leave my relationship, because I couldn't find anything to rent. I work with woman and it is frustrating because we cant find them housing so they stay in an unsafe situation. Sad what OR has become, in a big part due to housing.

Anonymous

8/28/2020 08:40 AM

The triplexes are not suitable for the way they are set up. If you really are going to make 5 plexes. Please make them appropriate sizes for bachelor and single parent units. Be sure that each unit is aware of their portion of the yard share and parking.

Anonymous

8/28/2020 03:04 PM

Houses sold/rented (deemed as inspected) yet no actual or adequate source of heat and/or lack of upgrades to wiring/plumbing creating fire hazards. Municipal taxes raised to almost double based on one assessment which was obviously flawed.

[REDACTED]

8/29/2020 11:10 AM

I have had rental properties for 4 years and have always charged less than market rent to help out the families. There should be regulation on rental prices to avoid rent gouging

Anonymous

There needs to be a stiff tax for owners of multiple dwellings/out-of-town

8/31/2020 10:40 AM

landlords.

Anonymous

8/31/2020 10:50 AM

I've been looking for a small house to buy south of town since about 2013. Originally, there were a few options available. Mostly though I noticed that many places were in dodgy condition that would require a lot of expensive upgrading. By about 2016 the only thing in my range would have fallen into the category of, "haunted." These days there is pretty much nothing left that I can even dream of affording--keeping in mind that I've got about \$50,000 sitting around for a downpayment. Sadly, the market has left me behind.

Anonymous

8/31/2020 11:23 AM

We are an older couple looking to move to town because the garden area we have is getting to be too much to look after. Getting help is expensive. We have looked at homes for sale but find they are mostly too high end for this stage of our life. What is needed is one level housing, en suite and main bathroom, with reasonable finishes, do not need granite counter tops etc, so the cost can be kept down. But also reasonable square footage is needed. Some of the new builds are just so small.

Anonymous

8/31/2020 12:28 PM

It seems to purchase a house, \$300,000 will get you something that probably doesn't have a foundation and is in tear down condition, sub par living conditions and will need \$50-100,000 to make it liveable. There needs to be more housing built with the average working family in mind, not just housing for low income people or assisted living situations.


9/01/2020 09:07 AM

The housing prices are ridiculous! Too high for the quality of house. It's embarrassing. Our house was sold as an executive home and we had to gut it! Contractors who will renovate modest westview houses for families and renters should be given incentives. I have 3 families desperate for a decent quality rental. They want to live here but need homes to rent and then maybe buy in westview. I hope many seniors will sell their homes and downsize to free up the market. The future of westview is concerning. It needs to stay diverse and get cleaned up to keep it desirable!

Anonymous

9/01/2020 10:42 AM

my wonder: are all houses insured? can all houses receive an inspection?

Anonymous

9/01/2020 10:51 AM

We need smaller places so seniors who can't work the acreages any more can stay on Texada to age in place.

Anonymous

9/01/2020 12:37 PM

In Powell River we lack housing for single disabled people. I am in a relationship that I need out of but we don't have places that I can rent that I am able to afford. I also own a cat so a house that will take a cat or a dog is important also

Anonymous

9/01/2020 08:01 PM

I am originally from NL, my wife is from Quesnel, we lived in Ireland for 6 years prior to coming to Powell River. We found Powell River by chance and totally fell in love with it. Hopefully we can continue to live here, our dream is to buy our own place one day, but at the moment this seems quite impossible. Back "home" in NL they invest heavily in affordable housing, the

need is extreme, so it is here, but very little is being done here to fight this problem. I hope this will change in the near future!

Anonymous

9/02/2020 01:21 PM

We have a permanent structure housing what were thought to be homeless people. I am very supportive of this idea but don't feel that there has not been enough transparency on this. our neighbourhood is very confused about its lack of info and the fact that there does not appear to be much counselling as we were led to believe.

 9/03/2020 09:15 AM

well i would like too no why they have not given my parent's risk assessment increase of pent-chine benefit's for there plan with blue cross or home related injury's burning a hole in there pocket's beside's primary expenses declared with supporting a family of 4 BC or more family members in the current status or he or she's family or single mom's or dad's that have costitee of there children because the x wife was not safe or the reverse if the dad was not safe and had too many speeding ticket's or was not given a pardon or was on medical Marawona.

Anonymous

9/07/2020 10:17 AM

The perceived or true lack of housing has been manufactured by tougher building codes and regulations to get permitting. Also more restrictions on landlords have made rental investment a losing proposition for investors.

Anonymous

9/08/2020 12:05 PM

My husband and I moved to Powell River from the North Shore just over a year ago, and were extremely fortunate to find a suitable rental without too much trouble - we were literally at the right place at the right time, having answered an ad just a minute after it was posted. We were told by our landlords afterwards that they were besieged with responses right after we sent ours. We are now in the situation of wishing to bring my elderly mother here, age 81 with progressing dementia, that we may have her closer to us so that I am able to look after her, love and support her through her remaining years. She is currently in subsidized housing on the North Shore, and we have looked at options for her here, such as a suitable rental where she might still manage independently for a while, or a larger rental that could accommodate all of us, as well as the possibility of purchasing a home that could accommodate all of us - unfortunately, within the realm of our finances it has been disheartening. We have found that in the last few months rentals have become increasingly more scarce. Further, the current boom in the local real estate market means that the homes for sale in our price range, if they are fairly priced, often receive multiple offers and are sold for well more than asking price. We find ourselves priced out on anything that would work for us. We are lately seeing an influx of people like ourselves placing ads of their own, expressing their frustration at the lack of options through the usual channels. We have thought to place our own ad as well, but there is a feeling of hopelessness with so many others doing the same at this time, and with the demand so greatly outweighing the supply. For families like ours it is a heavy burden and stress. We moved to Powell River much due to the fact that it impressed us a friendly, caring and community spirited place - one we wish to be a part of, and to contribute towards. This is a subject truly close to my heart, and one that I think is critical to the future of this community, and

should there be any way in which I could assist and contribute my time, I would be most glad to do so. You may feel free to contact me if you wish.
Elena: 604-230-7546 email: micoelena@gmail.com

Anonymous

9/09/2020 11:24 AM

Housing and working wages throughout the country, including our district are disproportional. Many millennials and gen z (1981+) will never be able to afford a home, many will also never be able to afford to live on their own without a roommate. Those who can afford to pay the crazy high rent costs are often living paycheck to paycheck without the means to save for a better future and are just getting by. It's nearly impossible to go to school and rent without working, which takes students away from focusing on their studies. With minimum wage around \$11/hr a single person would have to work around 95hrs/ month JUST to make rent, this wouldn't include groceries, cell phone bills, hydro, auto insurance or fuel....and again, that is just to get by...not even having a life other than simply surviving. The market is also skewed by "big money" type people (foreign investors buying real estate, Oil money buying homes etc.) which is then pushing out the average person. When big money pushes the prices up, it not only allows for average people to get pushed aside from buying homes, but it also creates a blurred image of rental prices too in the way that rentals may think people can afford high rent. Rent must be lower to allow people to have an enjoyable life without having to worry about how they are going to make rent every month, it's not living and it must be changed. Crazyiness!

Anonymous

9/12/2020 10:48 AM

There are too few rentals and too many people who need housing. How many kids will be on the streets due to lack of affordable rentals this winter? This is a housing crisis and not enough is being done to correct it and not quickly enough to accommodate the many local residents who are desperate to find suitable homes for their families, then they are competing with non local residents looking to move here to boot.

Anonymous

9/12/2020 11:23 PM

We need more pat friendly specifically large dog friendly homes at affordable prices

Anonymous

9/14/2020 09:17 AM

The main types of Housing / populations with needs, I would like to see are:
1. Affordable housing for seniors. Specifically with disability access. This could like like another Assisted Living option like Kiwanis Garden Manor, or also more beds at the Long term care facility (WCV and ECU) as I have seen people wait in hospital upwards of 11 months. Independent Affordable housing for seniors often looks like \$600-800/month with simple apartments that are one level, have wide hallways for walkers and wheelchairs, and simple kitchens and showers that can have benches placed in them and grab bars.
2. Affordable rent to own schemes / supportive housing for young lower income families. These could be duplexes or detached housing. The duplexes behind the hospital (family cycle housing ?) seem to work very well. Also matching supports like healthy and affordable education about food and money management and job training and child care to help families get out of the poverty cycle would be a very worthwhile initiative.
3. More housing

options to buy at the \$275,000-\$350,000 range.

Anonymous

9/14/2020 07:17 PM

There aren't enough small (600-800 sq ft), attractive, well-maintained homes to rent or buy.

Anonymous

9/17/2020 11:28 AM

my first landlord was horrific. tried to intimidate and bully me . was ruthless in rental tenancy branch , lied, and even went so far as spread horrible rumors about me. the landlords i had after i rented from him , were all so much better, and had wonderful relationships with

Anonymous

9/18/2020 08:23 AM

i would love to have my parents move up from the city to be closer but there is no way they can afford to move here with the rental housing prices. How do seniors living on basic pensions make ends meet?

Anonymous

9/18/2020 09:24 AM

The population of Powell river is being flooded and our infrastructure can't handle it. We are at maximum capacity. People from around Canada come visit and want to stay. Then complain when they cant find a job or a house. People need to find work then live in a place accordingly. These people are problematic for powell river and making it impossible for the locals to live here.

Anonymous

9/18/2020 09:28 AM

Not enough pet friendly rentals

Anonymous

9/18/2020 09:46 AM

We are privileged to have had help from our family for a down payment for our house. Many friends are not as fortunate. Our house was purchased for 245000, 4 years ago. It'd easily sell for 500000 now. So many new families moving from Squamish and Vancouver, then the grandparents buy a home here and save it for retirement. The house sits vacant. Those houses should be taxed much more aggressively. Vacant houses, investment houses should be taxed very aggressively. There's a serious crisis for not only affordable houses but also houses for sale at an affordable price. Starter homes now start at 400000!!! Also- if you don't live in Canada full time, pay taxes, attend our schools, vote, you shouldn't be able to own a house or property here. Sydney Australia saw the same thing happen that Vancouver had happen- only 20 years earlier. They made it illegal to own house/property unless owners lived in Australia. I don't care if you're American, Chinese, Danish- if you don't live here- you don't get to mess with our housing. Why are we allowing foreigners to buy up our land, and they don't even live here?! It needs to stop! People are living in mouldy RVs. Families with children are unable to find safe, clean affordable housing. We will be a community of beautiful vacant homes appraised at 700000+\$ but nobody here to work the jobs to take care of the old, sick, unfortunate. This- more than anything else is crucial for the long term health of our community.

Anonymous

9/18/2020 09:56 AM

I had to move because my landlord couldn't get approval to build a carriage house over his garage for himself. Because of this, he had to evict me and move into my suite. Why are carriage houses and other solutions like this not being encouraged?

Anonymous

9/18/2020 10:11 AM

For the second time in 1 year we are being evicted due to the sale of the home. There is nothing available, we have been looking for 3 months and are about to become homeless!

Anonymous

9/18/2020 10:41 AM

The market is wrong. unless we pay everyone more, it does not line up. We are humans that cant take care of everyone.. this seems wrong. More low income homes needed. rent is biased of their income.

Anonymous

9/18/2020 10:54 AM

I have purchased homes to provide affordable housing for three separate families in my family. It is unacceptable to expect a mother who supports three children on a single income to spend 50% of that income on housing.

Anonymous

9/18/2020 10:56 AM

government regulations make it difficult to be a landlord, if there was less regulation there would be more entrepreneurs willing to step forward and build affordable housing.

Anonymous

9/18/2020 11:35 AM

Lack of respect for Landlords and Landlords property is what I see as a major issue in this town. Landlords are selling off properties as they cannot afford the damages caused by tenants and still maintain a fair rental price. I am in the process of cleaning \$15 000+ worth of damages, \$60 000 worth in real estate loss, for a 1 year rental that did not cover the mortgage. The house is now being sold when completed, another rental off the market. This is only one account, in the last year, I also have had Tenants remove the insulation from the walls, change locks, remove appliances, not pay rents and utilities, assault other tenants, leave disgusting messes with food trash everywhere, purposely causing damages to my houses and verbally abuse me. We may lose our home before we can sell, due to the last year of tenancies. It has cost us all our savings due to poor tenants and we have no way to pay our mortgage this coming month. As landlords, we are seen as scammers trying to profit from lower income tenants, when we are just lower income ourselves and working hard to provide nice homes for those that do not have their own. Some are great tenants, very hard to find them though..

Anonymous

9/18/2020 11:43 AM

We are a young family who have always aspired to own our own home one day. We have been shocked over the past five years with the increase in the housing market and we've seen it happen all over B.C. My partner and I both have university degrees, have 3 children, and have professional jobs (one full time one part time). Basically we have done everything "right" by society's standards and are still no closer to affording a house and can't even imagine the day we are able to. There are so many barriers in place and with the market continuing to go up we are disheartened knowing that the day may never arise.

Anonymous

9/18/2020 12:19 PM

There needs to maybe be a few more rent to own situations. If there are going to be more townhouses, then there needs to be a yard available for kids to play as people with families will likely be in these homes.

Anonymous

9/18/2020 12:37 PM

It is very hard for a renter to find housing if they own pets. There is very limited rental housing available that accept pets of any kind.

Anonymous

9/18/2020 01:56 PM

We have found 2 excellent homes in 4 years with multiple small dogs, a house on Texada and now an apartment in Powell River. It did take us almost 5 months but there is decent housing if you have time to find a home with pets. It shouldn't be so difficult. Pets are especially important for seniors and their well being.

Anonymous

9/18/2020 04:29 PM

Youth/young adults find it extremely difficult to find affordable housing and landlords willing to rent to them.

Anonymous

9/18/2020 04:43 PM

Although we are happy in our home we are finding the garden maintenance becoming too much for us. We have employed someone to cut the grass but that adds to our living expenses. We would like to move to town but housing prices are high and suitable houses in short supply. We do not need fancy, two bedrooms with a den would be good and a separate dining room and rooms a reasonable size with some garden area and privacy. Is that too much to ask for?

Anonymous

9/18/2020 07:50 PM

Took forever for my son to find apartment, took first one offered. Facebook is full, of people desperate to find housing. The apartment they did find has an empty suite because it is rented by contractors that work at mill. Is left empty when they aren't working in town. Sad to see when there are people struggling to find a home.

Anonymous

9/18/2020 08:42 PM

I am lucky enough to be living with family friends who let me live in their basement for very reasonable rent but this is just right now. Other times, I have had to spend more than 1/2 my budget on rent and have also lived in places that had bugs, mold, rats, and other issues. This is just lucky because of my network. Not everyone has these networks. Housing as an investment means that folks are discriminated against and can not find affordable, safe, and nice housing. It needs to change. We need to build affordable housing and make it a priority - the social and economic costs are enormous (and are now) if we continue to put this on the back burner. Please do something!

Anonymous

9/18/2020 10:04 PM

The rental market is impossible if you are a single parent. Even though I would love to move I can't afford anywhere more expensive and rentals have tripled since I moved into this place and are very hard to find. There is also a lot of discrimination in this town. I've had multiple landlords refuse to rent to me because I have children and was told that children cause too much damage, are too loud, will mess the lawn etc etc.

Anonymous

9/18/2020 10:09 PM

There are so many unstably or under housed people in the qathet region! Housing is healthcare, and a human right!

Anonymous

9/19/2020 01:29 AM

people need to train and get jobs to provide for their own needs

Anonymous

9/19/2020 03:02 AM

The only way myself and my fella were able to purchase a home in PR was buying it with a parent. And when we bought, the prices were more reasonable. We would never be able to find a home like it now at an

affordable price.

Anonymous

9/19/2020 06:46 AM

It is impossible to find a rental unit that allows dogs. When looking for a house to purchase, \$50-\$100,000 required for livable renovations. Upkeep and matenance is almost non existent in any home under\$400,000. I would prefer to buy vacant and build new but cannot produce high initial downpayment while renting.

Anonymous

9/19/2020 07:11 AM

The Regional District needs to legitimize alternate forms of housing like tiny homes on wheels. The Regional District needs to implement proper permitting and inspections.

Anonymous

9/19/2020 08:14 AM

I think it wise for us to develop co op housing

Anonymous

9/19/2020 08:43 AM

Driven out of our home because of greedy investors and a runaway housing market. Huge gap between rich and poor, huge decrease in middle class and not enough high paying jobs to support the housing costs. Its ridiculous. If things dont slow down cost wise then how is the average person supposed to afford to live? Powell River will be for the rich and elite. This is our home where all our family is and we may not be able to afford to live here permanently ever now. A home should be a right not a status symbol. Why did they encourage this to happen to Powell River when we knew the hardship this caused to Vancouver locals, Squamish locals, Sechelt/Gibsons locals, etc...?? The only people that benefited were those that were fortunate enough to already be on the housing monopoly board.

Anonymous

9/19/2020 09:45 AM

I am 68, my partner 75 we live in area C Our house is a rancher and perfect for living. What we are needing is help with the 1 acre yard. It's very difficult to get reliable, reasonable priced help. Hoping seniors could be much more supported living in their own home.

Anonymous

9/19/2020 11:46 AM

Many seniors are forced to move from Texada because there are no affordable seniors housing available. Often moving because the amount of work to keep a large home in good repairs becomes overwhelming. Seniors are move comfortable in smaller units perhaps with shared laundry and outside/inside activity areas. Yet still maintaining independent living.

Anonymous

9/19/2020 02:54 PM

Re question 27 above, our "community" - My housing situation is adequate. I have friends and acquaintances, however, who have experienced dire housing issues. For a safer, sustainable and vibrant community, we need to work to provide adequate housing for all.

Anonymous

9/19/2020 03:20 PM

Very concerned about not enough housing for aging low income single seniors

Anonymous

9/20/2020 07:42 AM

We have considered buying a second home to repair and rent for an investment. However, laws give so many rights to tenants and the mortgage rules and down payments have become too restrictive. Less people want to invest in rental housing.

Anonymous

9/20/2020 08:41 AM

Rental subsidies for all ages are very badly needed to make market housing more doable. Independent living housing affordable to disability income assistance but without drug, alcohol, crime, and other problems needed.

Anonymous

9/20/2020 09:07 AM

I had left my abusive family situation over a year ago. I do like where I live, in a location where it is close to everything I need and I hate to think where where I could as soon go in event the rent would be raised or would have to move elsewhere

Anonymous

9/20/2020 10:11 AM

Housing in Powell River has skyrocketed in rental and buying price, but neither quality of homes nor the job market reflect that jump. The majority of jobs available in town are minimum wage jobs with limited hours, making it almost impossible to find a home that a) you can afford b) includes utilities c) is SAFE (no fear of theft, drugs, sketchy landlords) also including building safety/maintenance. As DINKs(Duel Income No Kids) who are working at jobs pay well above minimum wage, (outside of 2020) being able to buy a house should be very easy for us, but saving for a down payment is impossible when we are spending so much on rent. It also doesn't help that people from out of town come in and buy up houses to flip and sell at a higher price or, renovate to rent and charge above what people can actually afford. Lots of these places need the upgrades but it starts to put lots of places further and further out of reach.

Anonymous

9/20/2020 05:20 PM

It is difficult for persons with fixed income to make the transition to more suitable and/or if available housing. The income threshold must be considered ,that every person has adequate housing including affordable clean water and an alternative to busy street, noisy living spaces. Thank you for considering the housing needs of the regional district and all citizensof the area.

Anonymous

9/21/2020 09:01 AM

I have just received a notice to vacate and it is impossible for a single working person with a decent wage to find affordable housing. Anything I have seen is \$1200 - \$1500 + utilities per month. This is a ridiculously high price for a rental, it is more like a mortgage payment. If I could afford that per month for rent I would definitely be purchasing a home.

Anonymous

9/21/2020 09:56 AM

I have lived here for 7 years and have moved 5 times because the landlord has sold the house. My rent increases significantly every time I move and it takes a toll on my kids

Anonymous

9/21/2020 09:58 AM

With the influx of people moving from larger urban centers coming in and buying property and houses - it makes it really difficult for the people who are already living in the community and trying to buy or rent a home to compete with 'big money' from the city. People who are already living and working in the area are struggling to find housing as a result. The recent buying frenzy has driven prices up created an even larger issue.

Anonymous

9/21/2020 11:12 AM

Just want to stress the impossibility of finding affordable rental housing. Our family lucked out but it was a major source of stress for us whether or not we would find sustainable housing that met our needs.

Anonymous

9/21/2020 11:12 AM

monitor the community for drug dealers and remove citizens who are living in housing that isn't suitable for their lifestyle. Example, 1 adult living in a 5 bedrooms house.....

Anonymous

9/21/2020 11:34 AM

I would like to see the city, qRD and Tla'amin put up land for long-term lease and invite private and social investors to bid on building decent, well designed, affordable and market rent housing on that land.

Anonymous

9/21/2020 12:15 PM

The amount of foreign investors and part-time housing owners in the city is not a sustainable economic model for growth or subsistence.

Anonymous

9/21/2020 06:50 PM

Even with a healthy income and downpayment, as my household's sole income provider, I cannot comfortably afford a small house in good repair in PR. I will need an income property on the property as well and I'd like to see the City bolster this idea. MORE SMALL AFFORDABLE HOUSES WITH INCOME PROPERTIES PLEASE!

Anonymous

9/22/2020 02:36 PM

I became a tenant in the home I rent in 2011, before housing rental prices became insane - as a result, my rent is uncharacteristically low for homes in the current market. Also, I am a model tenant: single professional with stable income and no children who loves to garden and has a quiet, minimalist lifestyle. However, my landlords are imminently looking at selling their current home and moving into the house I occupy. This will force me out into a rental market where a comparable rental will cost me at least \$1,000 to \$1,600 more per month (200% to 260% more than I currently pay - if, indeed, there is even anything available to rent. I have been a rental tenant in Powell River (Westview area) for 30 years and in the last 6 years, in particular, the cost of rentals has skyrocketed and the number of livable rentals available has plummeted.

Anonymous

9/22/2020 03:06 PM

I am hoping that I will be able to move into a single level home in a few years (as I age) that is affordable to buy. My current house may not sell for enough to buy what I will need and as it is an old townsite home, stairs are steep and the up-keep is a lot. I worry as to what might be available in terms of smaller, one level, affordable homes to buy in about five years time.

Anonymous

9/22/2020 03:40 PM

We need a speculators tax in PR & region. There are MANY empty houses & lots. They have been purchased by folk speculating. Very sad. I have no problem with someone owning a house in Vancouver & a cabin on Texada or Savary but it is far beyond that. There is one person here who owns a house in Vancouver, a house on Savary & two more in Lund!!!! There are houses in PR that there is obviously no one living there. Don't understand why we have not implemented a tax hike for unoccupied houses & lots. Pretty sure if their taxes were quadrupled there would no longer be a housing shortage

Anonymous

9/22/2020 11:49 PM

Purchasing property is getting too high especially with the changes to mortgage restrictions. We need more rentals. Perfect scenerio - Rent to own!!

Anonymous

Powell River simply needs more places to live, the population desiring to live

9/23/2020 11:11 AM

here far out numbers the amount of decent rentals .

Anonymous

9/23/2020 06:50 PM

We can do more!

Anonymous

9/24/2020 07:43 AM

Landlords are allowed by Provincial law to increase rents annually when pension amounts do not increase exponentially

Anonymous

9/24/2020 08:16 AM

Our present home is the only one we have had in the community. It was certainly manageable in the beginning but with aging (us and the home) became more difficult. We love our home and would be a shame to leave. Our location is very good. We have room for family to come and stay (they love this) so with leaving here this would change our situation with family, etc. a lot. Travel to family and medical reasons has become an issue. We seem to need a car at present but this also becomes an expense increasingly onerous. We find the cost of everything around us increases much to our dismay and decreases the availability to enjoy our community. This does leave us increasingly more isolated within the home. We have always enjoyed the library, recreational centre, walking trails. These are available to us, but would be difficult if we could not afford a vehicle. The bus system is there but does not really cover our needs. The taxi service is limited and too expensive for us. We like to eat out on occasion as a treat but this also has to take a back seat. Going to the opera is such a treat but in future may need to curtail that as well. Also going to church and being involved in the church has become limited.(all of this is rearing its ugly head when we can no longer afford a vehicle. The reason for wanting to continue the above is sociability - which contributes to a healthy lifestyle. Walking is an exercise of choice and do continue to do so. For some this may seem an affluent life but to us this is a way of life for our health and emotional well being. We are fortunate not to need or lean on the medical community. We know this is available and appreciate this. Thank you for giving me the opportunity to reveal the increasing needs for seniors.

Anonymous

9/24/2020 09:45 PM

As a senior on a fixed income, there is no affordable housing to meet my budget. I cannot afford to pay \$900.00-\$1000.00 per month which is the current rates for one bedroom suites and new condos that are being built

Anonymous

9/25/2020 11:19 AM

The taxes in town prevent owners from purchasing investments. Air bnb restrictions are a joke. Airbnb owners don't not want to rent to long term people Chris Carlos at Remax

Anonymous

9/25/2020 11:41 AM

I have aging mother living with me too. There is no house that suits her needs right now. It would be nice for her to have her own apartment.

Anonymous

9/25/2020 07:15 PM

The property taxes in Powell River are atrocious and are a huge reason that people are having to sell their homes within the city limits, and/or leave the community entirely.

Anonymous

9/26/2020 03:23 AM

I would love to add a legal apt to my basement or a lane house for rental for a single parent.

Anonymous

9/27/2020 09:28 AM

shortage of housing

Anonymous

9/27/2020 09:39 AM

The rental housing in Powell River has increased so much these past few years, making it unaffordable for a single person or small family. The Tla'amin Nation does not have adequate housing and will not allow anyone who is willing and or able to pay rent, to rent unless you have children. Some renters would like to have family visit from the city, but lack of space. Also, possibly offering "rent to own" housing, on approved credit of course.

Anonymous

9/27/2020 01:22 PM

We need freehold title of our property, in order to build sufficient equity

Anonymous

9/27/2020 02:08 PM

I am very disappointed how I'm being treated just because I live in social housing.

Anonymous

9/27/2020 02:36 PM

Being landlords in the past, I would like to see more affordable rentals for families. Each time our unit turned over, we had on average 60 inquires, almost all had kids. Kids deserve the stability that comes with a secure home. Housing for families should be a right, not a privilege.

Anonymous

9/27/2020 03:18 PM

I own a property in Tla'Amin that was a family owned property resided by family but pay rent, i would like to own my own family home, preferably the one I'm in but would love just a home to call my own for my kids and grandkids that live with me temporarily. The bank or credit union has not been of any help at all nothing but the run around or no response back

Anonymous

9/27/2020 03:38 PM

It is not ok to evict people and leave them homeless or having no alternative but to move in with other family members

Anonymous

9/27/2020 04:44 PM

Lots of homes need renovating for safety

Anonymous

9/27/2020 05:07 PM

I currently not help my sister who is about to be homeless and two family members that are being abused by their father, as well as my father living in very poor conditions all due to lack of housing, three of my siblings moved back home to my moms because they have no where else to go

Optional question (110 response(s), 403 skipped)

Question type: Essay Question