

August 2021

Prepared for: District of Lillooet

Prepared by: MODUS Planning, Design & Engagement

District of Lillooet **Housing Needs Report**



LILLOOET
GUARANTEED RUGGED

Photography: Jonah Timms

ACKNOWLEDGMENTS

We respectfully acknowledge that this work takes place on the traditional and unceded territories of the St'át'imc Nation that includes the Cayoose Creek Band (Sekw'el'was), Bridge River (Xwísten), T'it'q'et First Nation, Ts'kw'aylaxw First Nation, Xaxl'ip, Seton Lake First Nation (Tsal'alh).

The Lillooet Housing Needs Report was prepared by MODUS Planning, Design and Engagement Inc. on behalf the District of Lillooet. Many individuals and organizations contributed to this Housing Needs Report and we wish to acknowledge and extend thanks to key stakeholders, local organizations, and members of the community for their invaluable contributions, including:

BC Hydro

Lillooet Friendship Society

Lillooet Hospital and Health Care (Interior Health)

Lillooet Senior Centre

Lillooet Tribal Council

MacLean Manor and Redrock Manor

Mile 0 Housing Society

Squamish- Lillooet Regional District Area A

Squamish- Lillooet Regional District Area B

Sumac Suites

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
2016 COMMUNITY SNAPSHOT	3
INTRODUCTION	5
PROJECT OVERVIEW	5
HOUSING COMPASS	5
HOUSING NEEDS REPORT REQUIREMENTS	7
REPORT METHODOLOGY	8
REPORT ORGANIZATION	10
COMMUNITY CONTEXT	11
POPULATION	11
INCOME & ECONOMY	14
HOUSING PROFILE	20
DWELLINGS	20
HOUSEHOLDS	22
MARKET RENTAL HOUSING	25
MARKET OWNERSHIP HOUSING	26
NON-MARKET HOUSING	27
HOUSING INDICATORS	29
HOMELESSNESS	31
COMMUNITY INPUT	32
STAKEHOLDER INTERVIEWS	32
ANTICIPATED HOUSING NEEDS	42
STATEMENT OF NEED	49
CONCLUSION	51
TERM GLOSSARY	52
APPENDICES	55

■ EXECUTIVE SUMMARY

Housing is a critical component of any healthy community and lays the foundation for the social, emotional, and economic wellbeing of its inhabitants. While Lillooet has traditionally been seen as a relatively affordable community, housing affordability and availability have been growing concerns in Lillooet as the resource-based economy declines and as competition increases from buyers squeezed out of the Lower Mainland housing market. As simultaneous work on the updated Community Plan nears completion, this is an ideal time to evaluate the current housing landscape in Lillooet and plan for the future.

Data collection, including data projections, and secondary research was completed as the initial step of this process. Interviews with community organizations, housing providers, and local government representatives were then undertaken to explore the nuanced gaps and synergies within the Lillooet housing context. Together, both quantitative and qualitative information paint a fulsome picture of the strengths and weaknesses of the housing system in Lillooet. In the final step, population, household, and income projections were analyzed to determine the anticipated future housing needs in terms of unit cost and sizes.

Table 1. Anticipated Units Required in 2026

	Total Units Required by 2026	Additional Supply Required from 2016 Baseline
0- 1 bedroom	373	+203
2 bedrooms	554	+229
3 bedrooms	330	+45
4+ bedrooms	192	-108
Total	1,449	

The analysis results (Table 1) show a growing need for smaller (0 to 3 bedroom) homes and a declining need for larger 4+ bedroom homes. This reflects a trend of declining household sizes and input from stakeholder interviews.

In addition to these unit numbers, the following key themes emerged from the data and community engagement portions of this project:

Lillooet is home to an aging population. The median age in Lillooet is rising and the share of residents 65+ is projected to grow. The current supply of senior independent and assisted living is inadequate, leading some seniors to live in unsuitable homes.

Rental stock is low. Those seeking rental accommodations have limited options, leading to elevated rental costs. Lack of rental options disproportionately impacts young adults and single people, while creating barriers for prospective families and workers moving to Lillooet.

Housing sizes are unsuitable for resident needs. Engagement results indicated a desire for smaller and more affordable housing units to answer concerns around affordability and mobility challenges. Accessible, low maintenance housing was desired to meet the needs of seniors seeking to downsize.

On-reserve housing is limited. Many First Nation communities in the region are experiencing significant growth in population and housing demand. In order to remain close to their communities, families are seeking housing in Lillooet, often at the expense of suitability and adequacy.

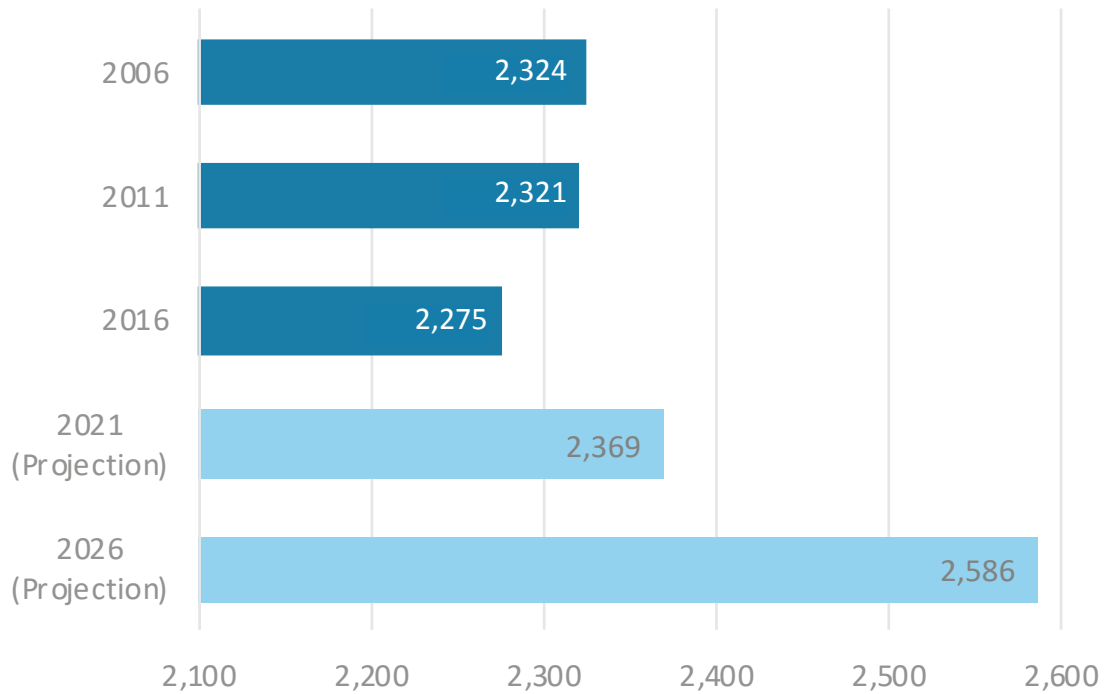
Fundamentally, these issues translate to poor housing diversity in Lillooet overall, creating challenges for current residents in Lillooet and barriers for prospective residents, while impacting businesses seeking employees. Little housing construction has taken place in recent years, despite soaring development in the nearby Sea to Sky area. Lack of serviced land, low developer interest, and difficulty obtaining contractors are likely all contributing to housing development stagnation in Lillooet, as identified through stakeholder interviews.

Vulnerable demographic groups who will require particular attention to meet housing needs over the next 5 years and beyond include seniors, people with disabilities or limited mobility, young families, and young people. Housing that could help these groups include backyard cottages, accessible housing units, co-ops, and increased non-market rental options.

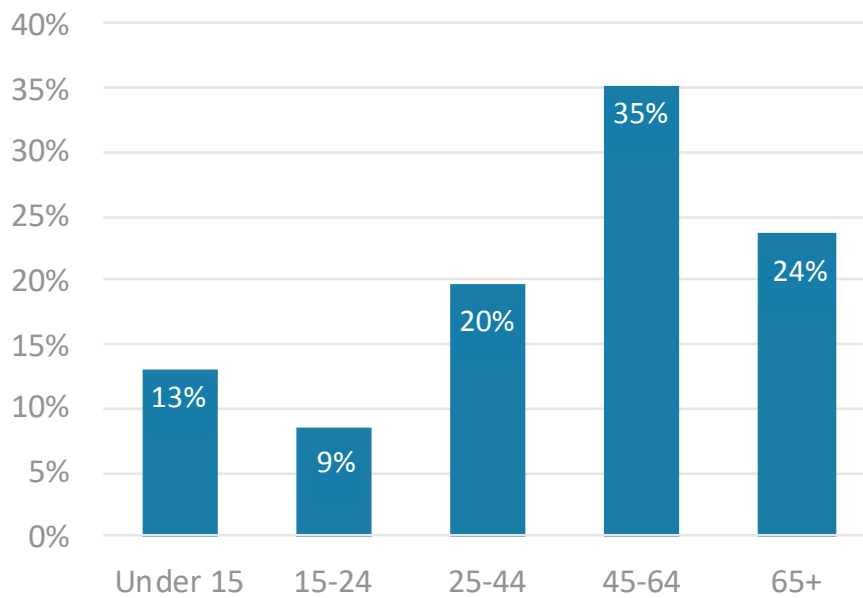
It is also important to note that the COVID-19 pandemic has had significant economic effects on households and the true impact on the housing system remains uncertain.

2016 COMMUNITY SNAPSHOT ¹

Population from 2006 to 2016

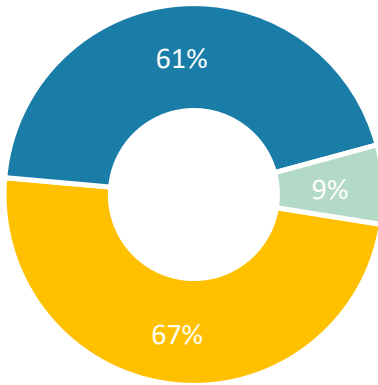


Distribution of Ages



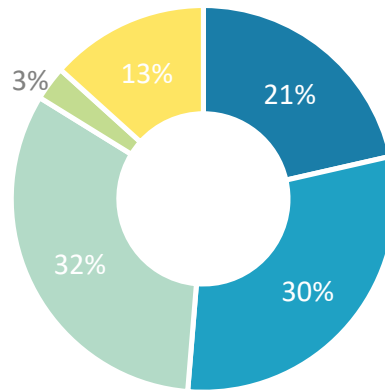
¹ Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing, and Environics Analytics Demostats.

Employment

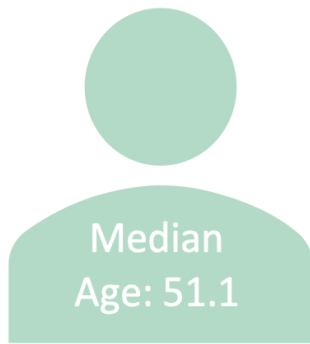


- Participation rate (%)
- Employment rate (%)
- Unemployment rate (%)

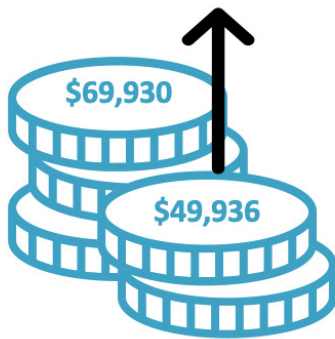
Highest Level of Education (aged 15+)



- No certificate; diploma or degree
- High school diploma or equivalent
- Apprenticeship, trades, CEGEP or other non-university certificate or diploma
- University certificate or diploma below bachelor level
- University certificate; diploma or degree at bachelor level or above



Almost one fourth of residents in Lillooet are over the age of 65 and the median age has been rising. It is projected to continue rising modestly.



Household Income in 2016 and 2024

While the population has been in slight decline since 2006, it is also projected to increase by 4% from 2016-2021 and 9% from 2021-2026. Median income in Lillooet is \$49,936, which is expected to rise by \$20,000 by 2026.

Almost one fourth of residents do not have a high school degree or equivalent and over 30% have a non-university certificate or diploma, like CEGEP or in trades. Employment is primarily in retail trade, health care and social assistance, and transportation and warehousing. The employment rate is expected to rise while the participation rate is expected to fall, likely due to a growing share of retirement-aged residents.

■ 1 INTRODUCTION

1.1 PROJECT OVERVIEW

The District of Lillooet sits in the rain-shadow of the Coastal Mountains, at the nexus of the Fraser River and the Bridge River to the north, and the Fraser River and Cayoosh Creek to the south. Lillooet is situated 331 km northeast of Vancouver, 64 km northwest of Lytton, and 86 km west of Cache Creek in the northeast portion (i.e., “Electoral Area B”) of the Squamish Lillooet Regional District (SLRD).

The District of Lillooet has developed this Housing Needs Report as guided by provincial requirements², to help guide the amount, type and affordability of housing over the next 5-10 years. Using a mix of quantitative data and qualitative input from community stakeholders this document analyzes existing as well as future housing gaps and needs and will help inform the Official Community Plan which is currently being updated.

In the introduction to this report, you will find an overview of the housing spectrum and governance context for this work, an overview of our methodology, and an overview of the report organization.

1.2 HOUSING COMPASS

Housing agencies typically use a diagram of a housing spectrum as a tool to illustrate the range of common types of housing (non-market, market, rental, ownership) and forms of housing (apartment, duplex, row house, single-detached house, etc.). The purpose of the spectrum is to help illustrate the importance of multiple types and forms of housing to address the diverse needs of the community and to maintain a healthy, inclusive, and adaptive housing system.

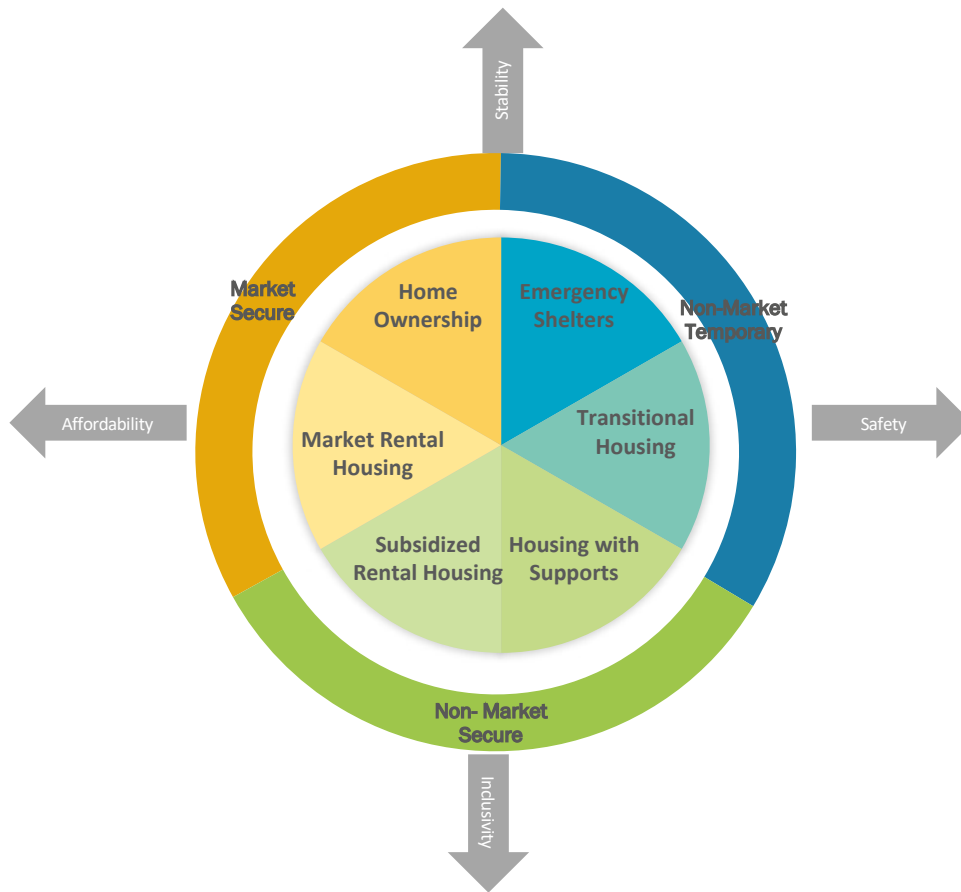
Unlike a traditional, linear housing spectrum, the Lillooet Housing Compass is circular. This fresh, comprehensive approach for visualizing a variety of housing options has recently been implemented in the City of Kelowna, which presents options in the Housing Wheelhouse.

² Government of BC, Housing Needs Report. See: <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>

Whereas a linear spectrum typically emphasizes home ownership as the ultimate goal (right side of the spectrum), the continuous nature of the Housing Compass acknowledges and respects the shifting needs of community members as they pass through different phases of life. The Compass supports a diversity of housing types (not just market housing), reflecting the diversity of socioeconomic needs of Lillooet residents now and in the future.

The Housing Compass is anchored by four cardinal points, which centre the continuum and set the direction for the future of housing:

- Stability
- Affordability
- Inclusivity
- Safety



This document applies the same approach; it is an extension of the compass that provides an orientation, not a map. The quantitative recommendations around dwelling types and unit number needed are based on assumptions that may not hold true over time and that exist in a dynamic system. The recommendations outlined in the report are not prescriptive, but rather a commentary on the current housing landscape and a guide for future housing opportunities.

Housing is a critical factor in any community, but only one of many needed to ensure health, resiliency, and inclusivity. The information presented in this document thus complements social, economic and environmental initiatives operating in parallel and forms a strong foundation for new housing policy development in the District's new Official Community Plan.

1.3 HOUSING NEEDS REPORT REQUIREMENTS

In 2019, the Government of BC introduced changes to the Local Government Act requiring local governments to prepare a 'housing needs report' every five years. As the District of Lillooet is in the process of updating its Official Community Plan, it must now develop a housing needs report and consider its findings as part of that process. This will help ensure updated housing policies and land use designations can best respond to the community's housing needs.

For the housing needs report to align with the requirements set out in the Local Government Act, the report must collect approximately 50 distinct kinds of data including:

- statistical information about current and projected population;
- statistical information about household income;
- information about significant economic sectors;
- information about currently available housing units and housing units that are anticipated to be available, including information about types of housing units; and
- any other prescribed information.

The Government of BC made much of this data available through its data catalogue³. A summary of housing needs report requirements and all the collected data can be found in Appendix A.

The housing needs report must be based on the information collected above and include:

- for each type of housing unit, the number of housing units required to meet current housing needs; and,
- for each type of housing unit, the number of housing units required to meet anticipated housing needs for at least the next 5 years

Housing needs reports are also required to identify areas or 'statements of need' that apply to each local government's specific and unique housing context. Statements of need for the District of Lillooet are identified at the end of this document.

³Government of BC, Housing Needs Reports Data Catalogue. See: <https://catalogue.data.gov.bc.ca/group/housing-needs-reports>

1.4 REPORT METHODOLOGY

The report is the result of the collection, consolidation and analysis of multiple datasets prescribed by British Columbia's Housing Needs Report Regulation, approved April 16, 2019, as part of the *Local Government Statutes (Housing Needs Reports) Amendment Act, 2018, S.B.C. c.20*.

1.4.1 STATISTICS

The information summarized and used within this Housing Needs Report was collected from a number of sources. Statistical information about current and projected housing need, population trends, and housing supply were collected through the following:

- Statistics Canada Census, custom tabulation prepared for BC Housing Needs Reports with required data from 2006, 2011, 2016 censuses
- BC Assessment
- BC Housing
- Canada Mortgage and Housing Corporation (CMHC), via the Housing Market Information Portal
- Environics Analytics

These were supported by a series of targeted stakeholder interviews with key community groups.

Generally, this assessment relied on using medians rather than averages for indicators such as income or age. Medians can more accurately depict community trends, without skewing the data based on anomalies (e.g., very high or low outliers could skew average data).

Note that population, household counts, household population, household income, and household average income projections from 2021 to 2041 were prepared by Environics Analytics. The data shows projections of population changes in the District by income group. This becomes the basis for calculating housing demand in The District of Lillooet. It is important to note that projections show only one potential future. The actual population growth will be influenced by housing and economic opportunities that are developed in the region.

1.4.2 COMMUNITY ENGAGEMENT

Housing Needs Reports require the collection of both quantitative and qualitative data to paint a full picture of the housing system. Between April 15th and May 6th, MODUS conducted 9 interviews with 12 representatives from various organizations, public agencies, businesses, and institutions. Through these interviews, we gathered valuable information on the key challenges and opportunities related to housing in the District of Lillooet.

Organizations interviewed include:

- BC Hydro
- Lillooet Friendship Society
- Lillooet Hospital and Health Care (Interior Health)
- Lillooet Senior Centre
- Lillooet Tribal Council
- MacLean Manor and Redrock Manor
- Mile 0 Housing Society
- Squamish- Lillooet Regional District Area A
- Sumac Suites

St'át'imc Government Services, First Nations Health Authority, and residential development companies were also contacted but were unavailable to participate due to the prioritization of other projects and essential services during the COVID-19 pandemic.

1.4.3 LIMITATIONS

Unavailable Data

Due to Lillooet's small community size, CMHC data was not available in many cases where it would have typically been used in a Housing Needs Assessment. Qualitative engagement with stakeholders helped to fill gaps in understanding and knowledge, as did housing price data generously provided by Kamloops and District Real Estate Association.

COVID-19

The COVID-19 global pandemic was in full effect during the time interviews were conducted and this report was produced. Not only did the pandemic have impacts on stakeholder availability for interviews due to more pressing demands, but it is unclear how land economics, lifestyle trends, and employment have shifted during this time. Although quantitative data will not be available until the next Census, many shared anecdotally that COVID-19 has had a large impact on the local housing market with many buying second homes in the District to work or live remotely.

Housing Market Uncertainty

As we begin to understand the full extent of COVID-19 and the economic/social recovery that will be required, we know it has highlighted many inequities within the housing market and labour force. From low-income wage earners working in essential jobs, families in substandard housing struggling to work from home, to those facing homelessness without the means to access public facilities, these lived experiences have reshaped the way we think about building and planning for housing and accommodating the many different needs of the Lillooet community.

1.5 REPORT ORGANIZATION

This Housing Needs Report is broken down into the following sections:

Section 2 | Community Context provides a summary of demographic information and projected trends.

Section 3 | Current Housing Profile explores the existing and anticipated housing landscape across rental and ownership housing, as well as non-market housing.

Section 4 | Community Input reports out on the major themes that emerged through interviews with community stakeholders.

Section 5 | Anticipated Housing Needs summarizes the number, type, and affordability of housing units needed to address housing demand.

Section 6 | Statement of Need outlines suggested actions to address gaps in the housing context and best meet the needs of the community.

2 COMMUNITY CONTEXT

This section summarizes the data analysis completed to understand the community of Lillooet today. It focuses on Statistics Canada census program data, as processed, and organized in the custom information delivered to the BC Ministry of Municipal Affairs and Housing.

2.1 POPULATION

2.1.1 POPULATION GROWTH

The population of Lillooet has remained relative stable since 2006, shrinking slightly from 2,324 to 2,275 according to Statistics Canada census profiles. Population projections (Figure 1) estimate that Lillooet's population grew to 2,369 by 2021 and will continue to see moderate growth over the next 10 years.⁴

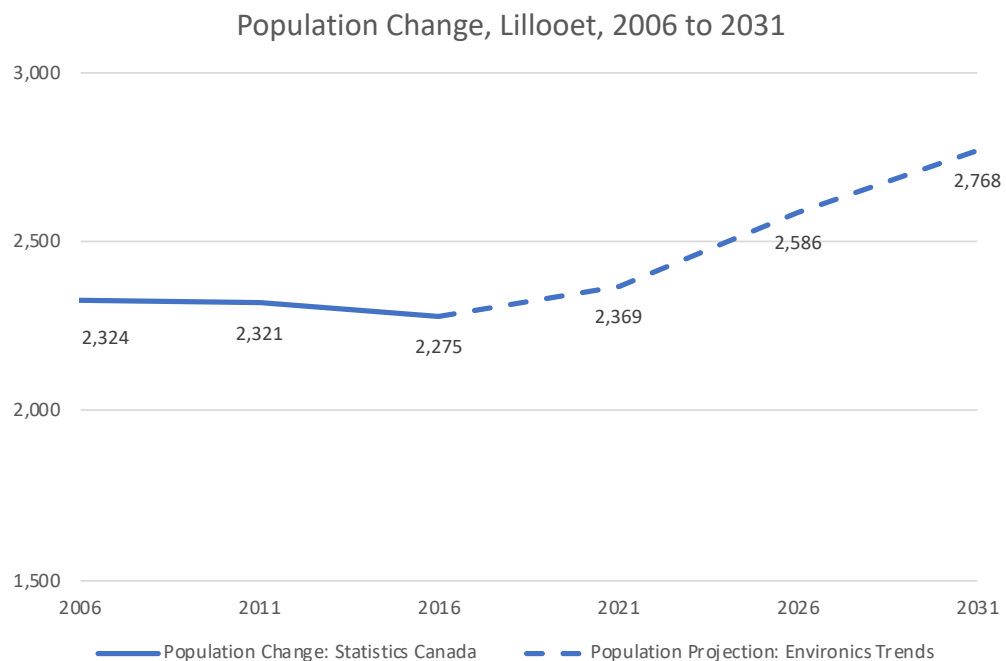


Figure 1. Population Growth, Lillooet, 2006 to 2031.

⁴ Statistics Canada Census Program, Census Profiles 2006, 2011, 2016 and Environics Analytics DemoStats

2.1.2 POPULATION BY AGE

Lillooet’s population has been aging. The median age increased from 43.7 years in 2006 to 51.1 years in 2016, which is over a decade older than the regional median age of 37.5 years.⁵

The age distribution in Figure 2 illustrates growth in the 55-64 and 65-84 age brackets while age cohorts under 54 have all shrunk moderately since 2006.⁵

The rise in senior residents could be explained in part by an aging existing population and people having fewer children. It also suggests that younger people are not staying in or moving to the community.

Age projections suggest that the share of people aged 55+ will continue to grow, indicating that an increasing level of senior-oriented services will be needed in Lillooet to support an aging population.

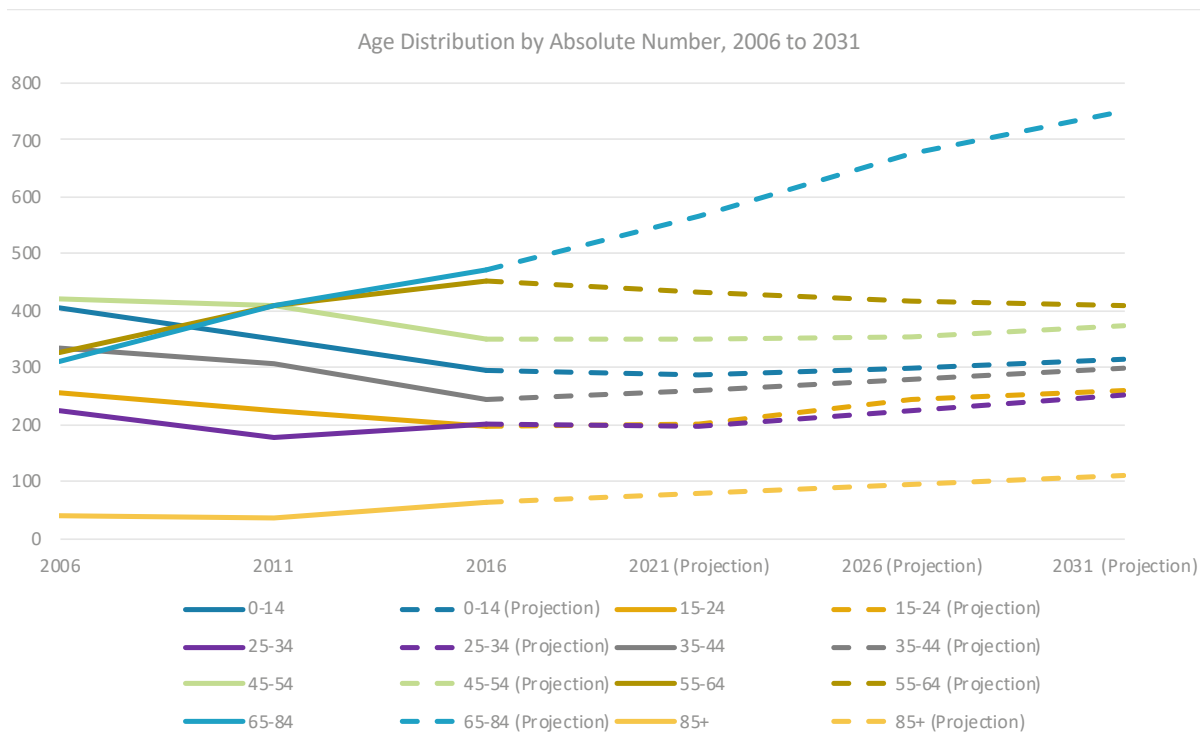


Figure 2. Age Distribution by Absolute Number, 2006 to 2031.

⁵ Statistics Canada Census Program, Census Profiles 2006, 2011, 2016 and Environics Analytics DemoStats.

Age Distribution by Percentage, 2006 to 2031

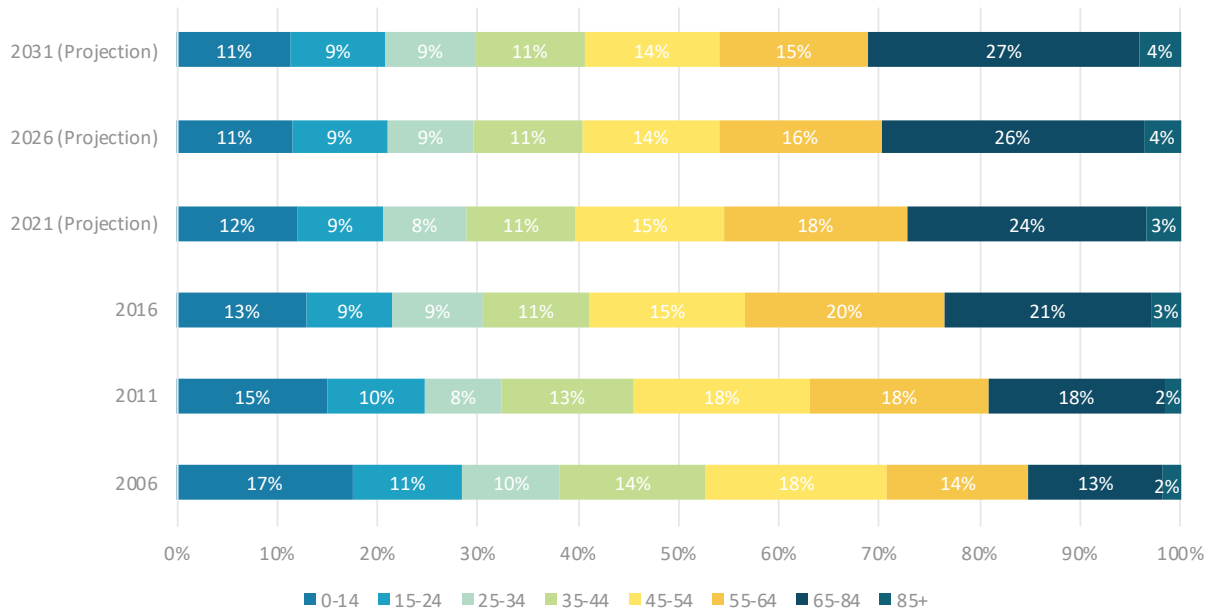


Figure 3. Age Distribution by Percentage, 2006 to 2031.

2.1.3 INDIGENOUS IDENTITY

As of 2016⁶, there were 175 Lillooet residents who self-identify as having Indigenous ancestry, specifically First Nation, accounting for 8% of the community. There were no residents who self-identified as Métis or Inuit. This figure does not include those living on reserve near Lillooet.

⁶ Statistics Canada Census Program, Census Profile 2016

2.2 INCOME & ECONOMY

2.2.1 MEDIAN HOUSEHOLD INCOME

The median income across all households in Lillooet of \$49,936 (2015), is significantly lower than the median income across the SLRD (\$78,713).

The small drop in income levels noted in 2011 may have been as a result of the 2008 financial crisis and consequent recession.⁷

Both average and median household incomes are projected to rise substantially over the next decade as depicted in Figure 4.

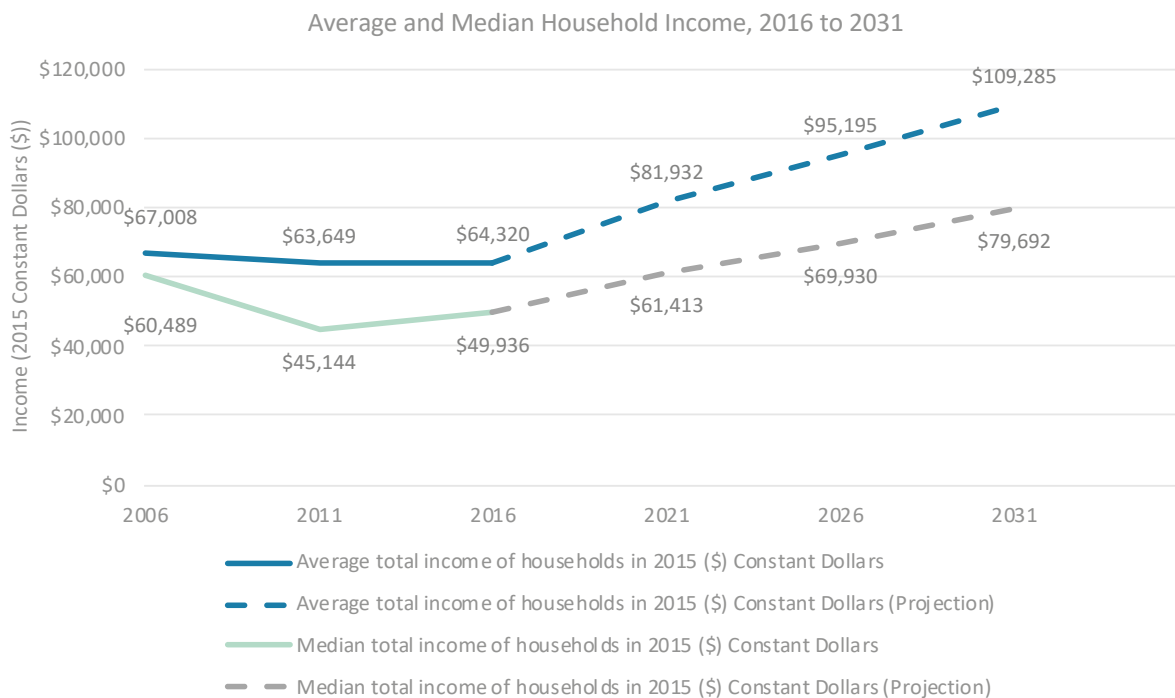


Figure 4. Average and Median Before-Tax Household Income, 2006 to 2031.

⁷ Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing, and Environics Analytics DemoStats

2.2.2 INCOME DISTRIBUTION

Over time, the share of those earning less than \$20,000 is projected to shrink from 16% to 5%, while that of those earning above \$150,000 is projected to grow from 7% to 25%. There is a modest percentage change expected in the population earning \$20,000-\$39,999 per year. Little change is anticipated in the share of people in the remaining income brackets. Figure 5 outlines the income distribution from 2006 to 2031.⁸

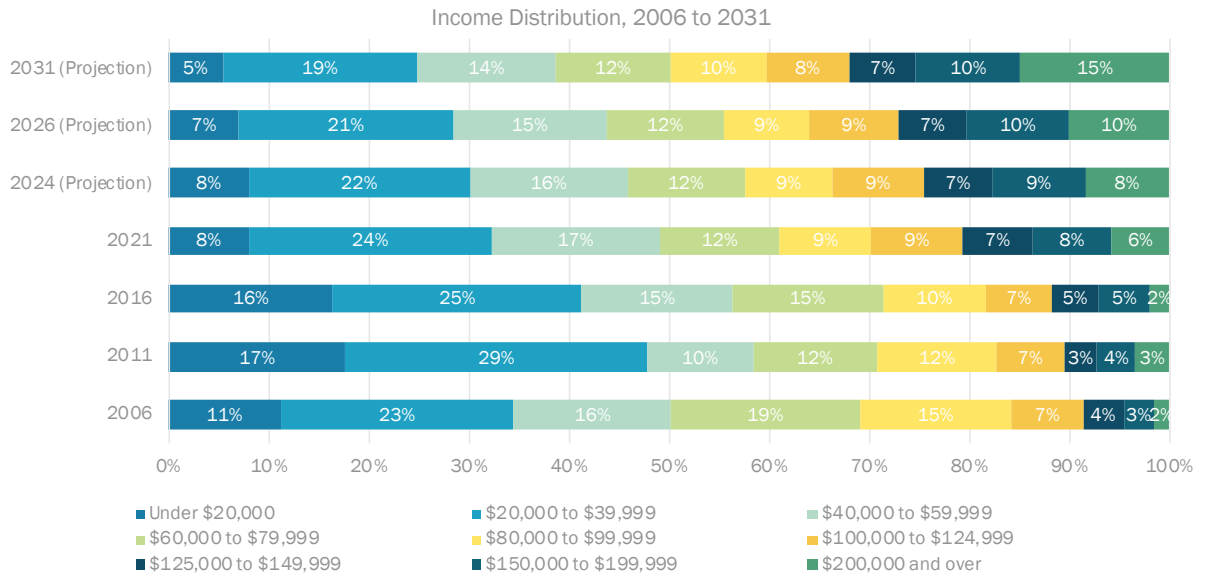


Figure 5. Income Distribution by Percentage of Population, 2006 to 2031

⁸ Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing, and Environics Analytics DemoStats

2.2.3 MEDIAN HOUSEHOLD INCOME BY TENURE

Median household incomes in Lillooet are considerably higher for owner households than renter households (Figure 6). This trend is consistent with communities in the SLRD and most of BC overall. The household income gap between owners and renters increased substantially in recent years.⁹

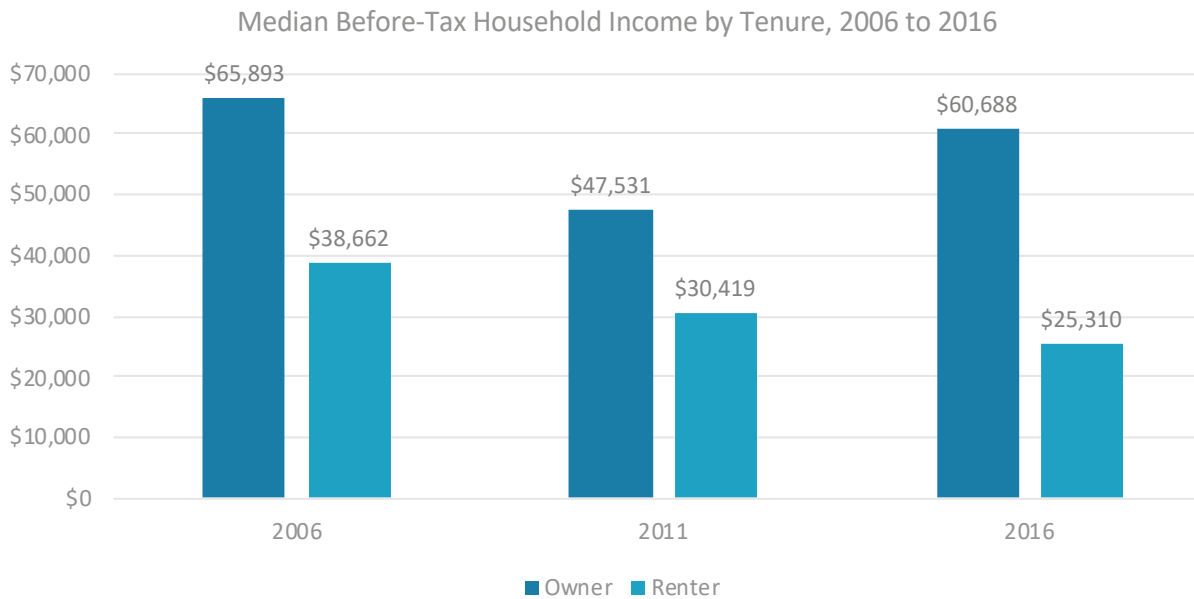


Figure 6. Median Before-Tax Household Income by Tenure, 2016 to 2031.

⁹ Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing

2.2.4 PARTICIPATION, EMPLOYMENT AND UNEMPLOYMENT RATE

The participation rate in Lillooet, the proportion of all individuals aged 15 and over who are in the labour force, increased to 67% in 2016, just below the regional average of 71%. The employment rate has also been rising (61%) and remains 10% lower than the regional rate. The unemployment rate rose to 17% in 2011, but fell to 9% in 2019, although still above the SLRD average of 6%. Figure 7 illustrates the trends in all three rates.¹⁰

The employment rate is anticipated to rise sharply to 90% by the end of 2021 and remain relatively stable over the next decade, in parallel with a moderately declining unemployment rate. The participation rate is also expected to decline gently, likely due to the rising share of seniors retiring from the workforce.¹⁰

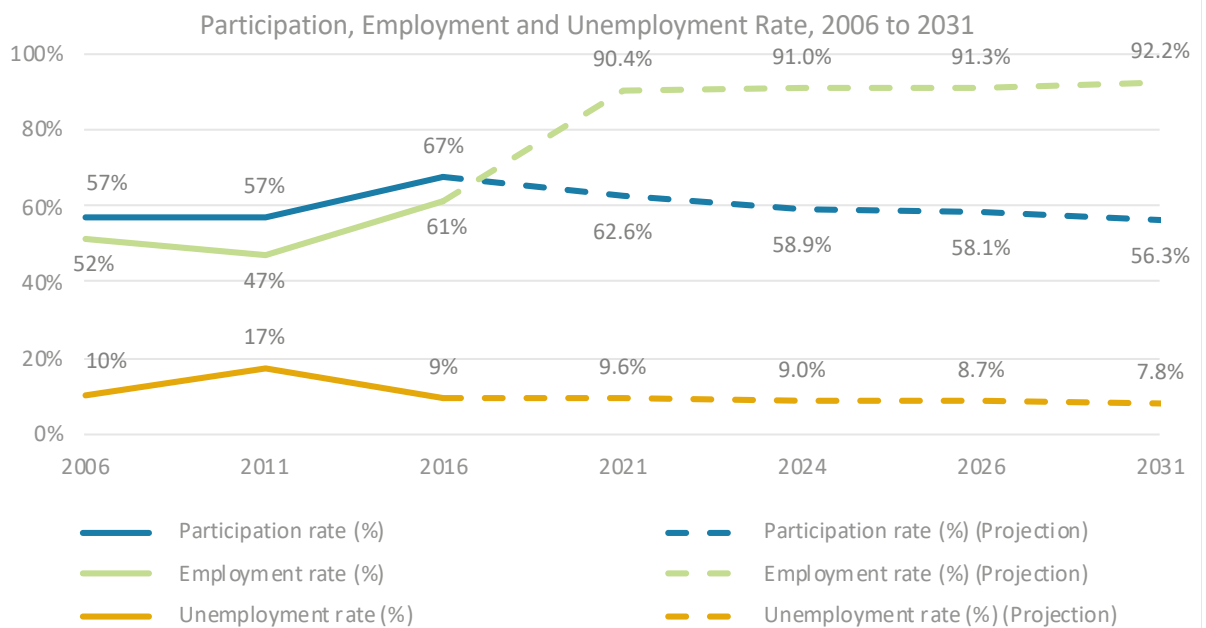


Figure 7. Median Before-Tax Household Income by Tenure, 2016 to 2031.

¹⁰ Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing, and Environics Analytics DemoStats

2.2.5 LABOUR FORCE BY INDUSTRY

Retail trade and healthcare and social assistance have remained the largest employment sectors in Lillooet since 2006, employing about 15% and 11% of all workers in 2016 respectively. Transportation and warehousing has been on the rise, as has public administration employing 11% and 8% of the labour force in 2016 respectively. Educational services (9%); agricultural, forestry, fishing, and hunting (8%); and accommodation and food services (8%) make up the remaining major labour force industries. See Table 2 for details on the number of employees by sector.¹⁰

These six industries are projected to remain the leading employers in 2021, with little change in the proportion of the labour force employed in each (Figure 8).^{10,11}

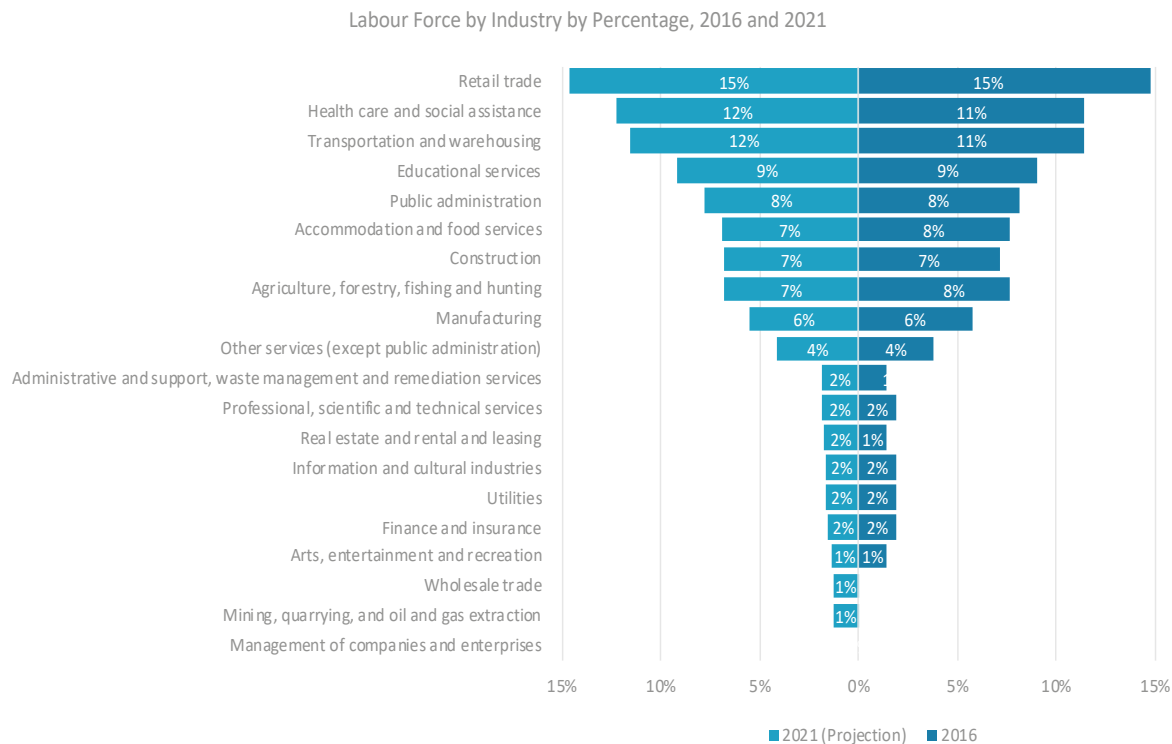


Figure 8. Share of Labour Force Industry, 2016 to 2021.

¹⁰ Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing, and Environics Analytics DemoStats

¹¹ Environics Analytics DemoStats data for employment by industry is only available up until the current year (2021).

Table 2. Share Labour Force Industry, 2006-2021

Labour Force Industry	2006	2011	2016	2021 (Projection)
Agriculture, forestry, fishing and hunting	130	50	80	84
Mining, quarrying, and oil and gas extraction	15	0	0	16
Utilities	10	0	20	21
Construction	130	50	75	84
Manufacturing	105	30	60	68
Wholesale trade	35	0	0	16
Retail trade	155	155	155	181
Transportation and warehousing	70	70	120	143
Information and cultural industries	10	25	20	21
Finance and insurance	30	0	20	19
Real estate and rental and leasing	10	0	15	22
Professional, scientific and technical services	15	45	20	23
Management of companies and enterprises	0	0	0	0
Administrative and support, waste management and remediation services	60	70	15	23
Educational services	105	110	95	114
Health care & social assistance	170	125	120	151
Arts, entertainment and recreation	0	0	15	17
Accommodation and food services	100	100	80	86
Other services (except public administration)	30	80	40	51
Public administration	50	70	85	96
Total	1,230	1,025	1,050	1,236

3 HOUSING PROFILE

This section provides an overview of the current housing supply in Lillooet, including housing stock trends over time.

Census data provides an estimate of total private dwellings as well as private dwellings occupied by usual residents. The primary focus of this report is on private dwellings occupied by usual residents, i.e., private dwellings in which a person or a group of persons is permanently residing. This provides a more accurate measure of the housing needs of the immediate community and does not include vacant dwellings or dwellings occupied by temporary residents. For the length of this report, the use of the term dwelling will be used to highlight private dwellings occupied by usual residents.

3.1 DWELLINGS

3.1.1 DWELLINGS BY STRUCTURE TYPE

As of 2016, there were 1,075 private dwellings in Lillooet (Figure 9), with single-detached dwellings making up the majority of the housing stock (62%). The number of single-detached homes, however, has decreased from 880 to 665 since 2006. Movable dwellings, now making up 20% of the housing stock, have increased from 0 in 2006 to 220 in 2016. There are no apartment buildings of five or more storeys in Lillooet, but a number of apartment dwellings less than five storeys (7%).¹²

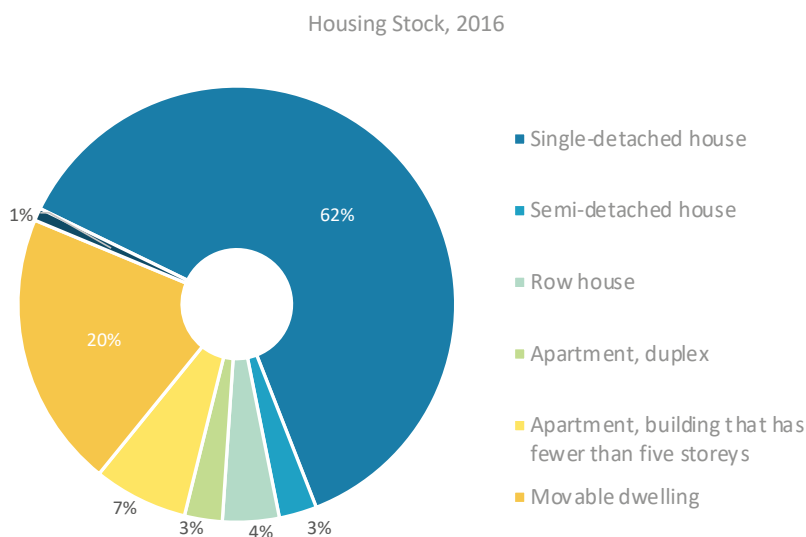


Figure 9. Housing Stock, 2016

¹² Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing

3.1.2 DWELLINGS BY PERIOD OF CONSTRUCTION

As of 2016, the majority of dwellings in Lillooet (78%) were constructed before 1990 (Figure 10), with most built between 1961 and 1980 (43%). Only 1% of dwellings were built between 2011 and 2016.¹³

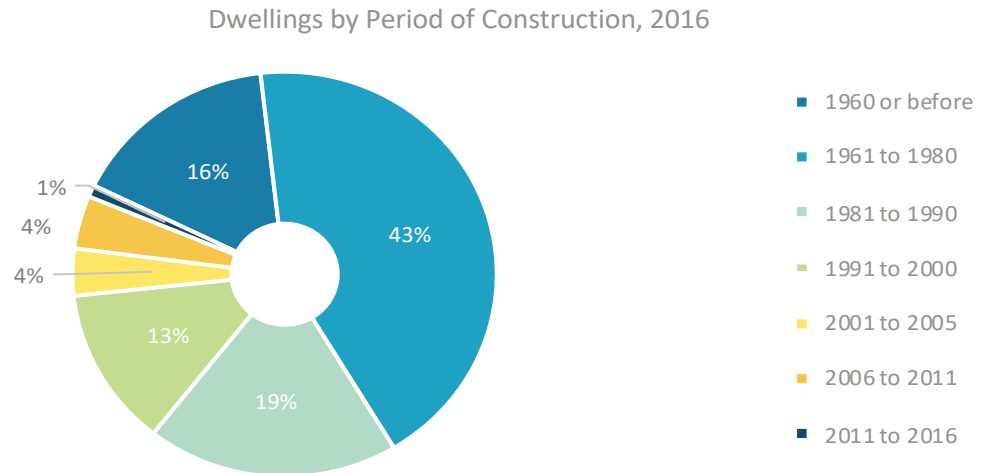


Figure 10. Dwellings by Period of Construction, 2016

3.1.3 DWELLINGS BY NUMBER OF BEDROOMS

In 2016, 2-bedroom units made up the largest share (30%) of dwellings in Lillooet, closely followed by 4+ bedroom units (28%) and 3-bedroom units (27%). While 2-bedroom units have remained relatively stable since 2006, 1-bedrooms have risen sharply since then, from 9% to 16%. Conversely, 3-bedroom units have been on the decline. There are currently no 0-bedroom units (studio apartments) in Lillooet. Bedroom number trends over time are illustrated in Figure 11.¹³

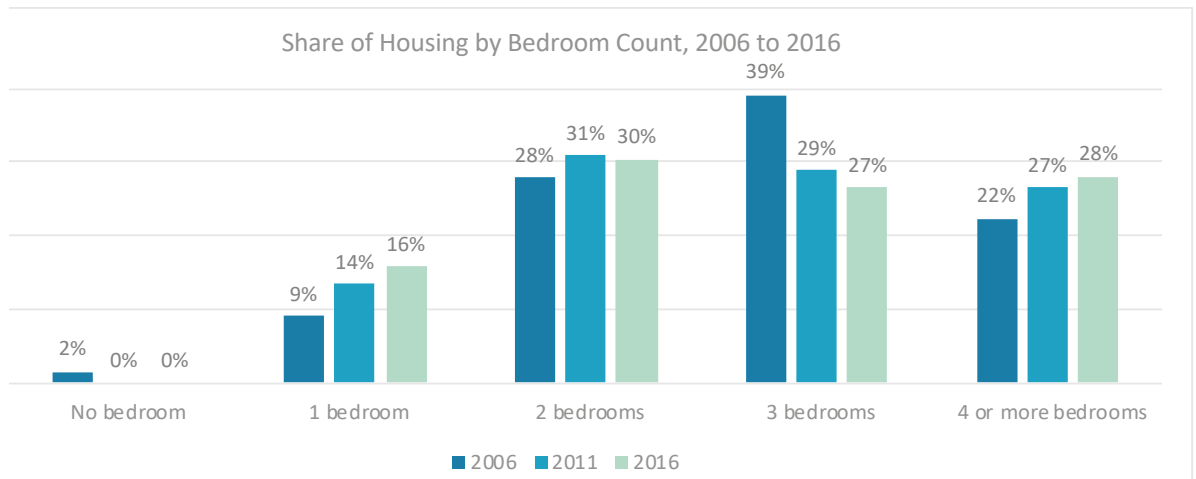


Figure 11. Share of Housing by Bedroom Count, 2006 to 2016

¹³ Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing

3.2 HOUSEHOLDS

3.2.1 HOUSEHOLD TENURE

The proportion of renters to owners remained fairly stable from 2006 to 2016 (Figure 12), with slight growth among renters and a decline among owners in 2016. Projections anticipate that the ratio of renters to owners will roughly mirror the 2016 ratio of 1:4 over the next decade.¹⁴

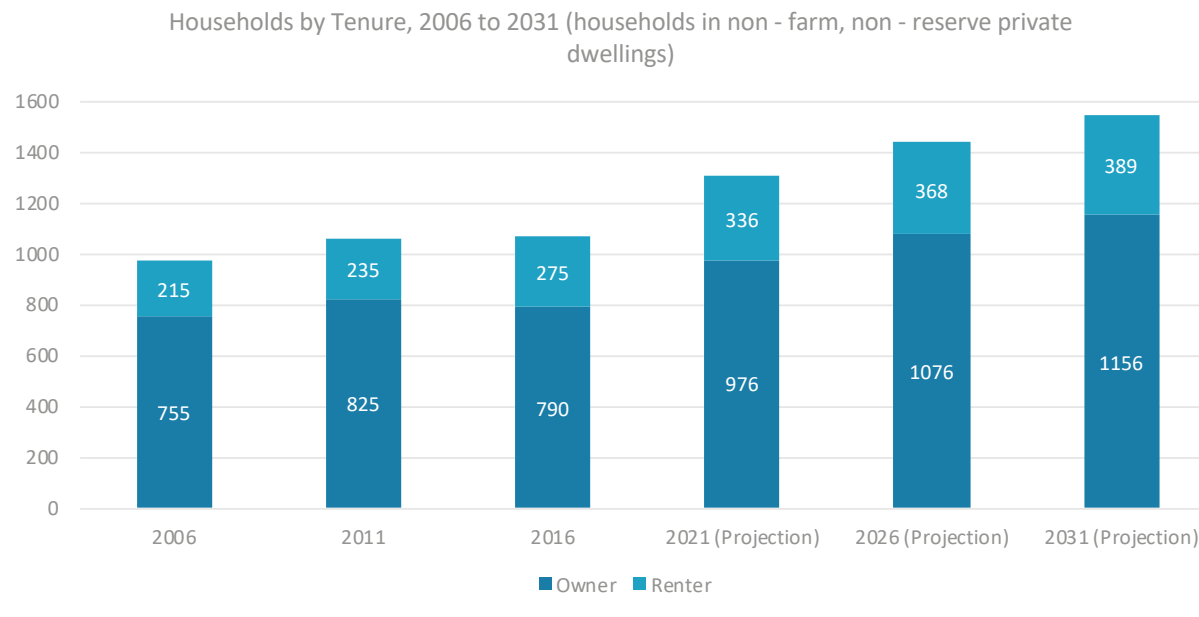


Figure 12. Private Households by Tenure (households in non-farm, non-reserve private dwellings), 2006-2031

¹⁴ Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing, and Environics Analytics DemoStats

3.2.2 HOUSEHOLD SIZE

The average household size in Lillooet remained the same from 2006 to 2016 at 2.1 people per household. It is projected to decrease to a steady 1.8 from 2021 to 2031 as depicted in Figure 13.¹⁵

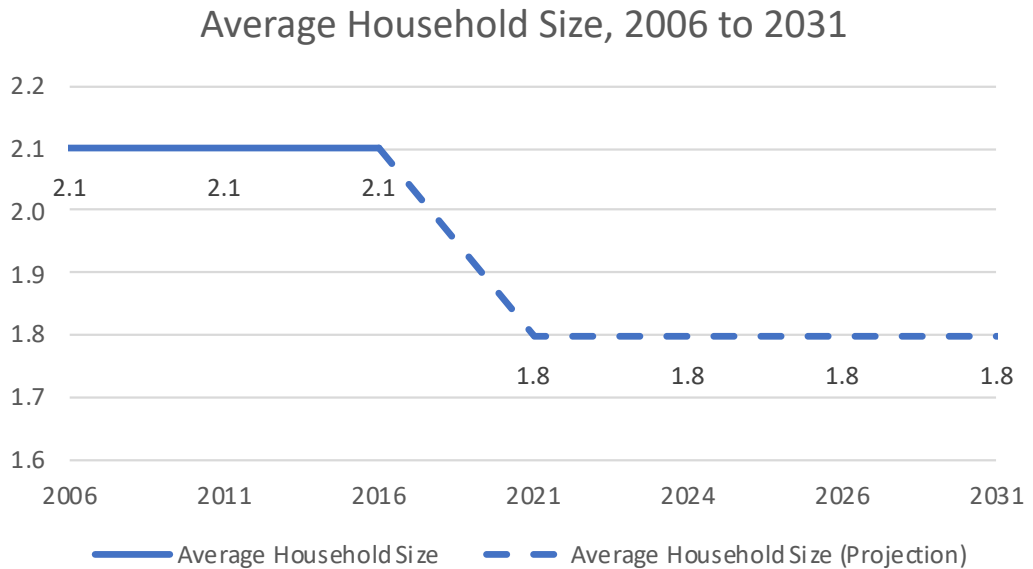


Figure 13. Average Private Household Size, 2006-2031

The projected decrease in average household size is likely due in part to the fact that one-person households have been on the rise since 2006 and are projected to continue rising over the next decade, as are 2-person households. By 2031, 1-person and 2-person households are anticipated to make up 41% and 45% of the population respectively. While 4-person and 5-or-more-person households are projected to decline, 3-person households are projected to grow modestly over time. Trends over time by household size are illustrated on page 26 in Figure 14.¹⁵

¹⁵ Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing, and Environics Analytics DemoStats

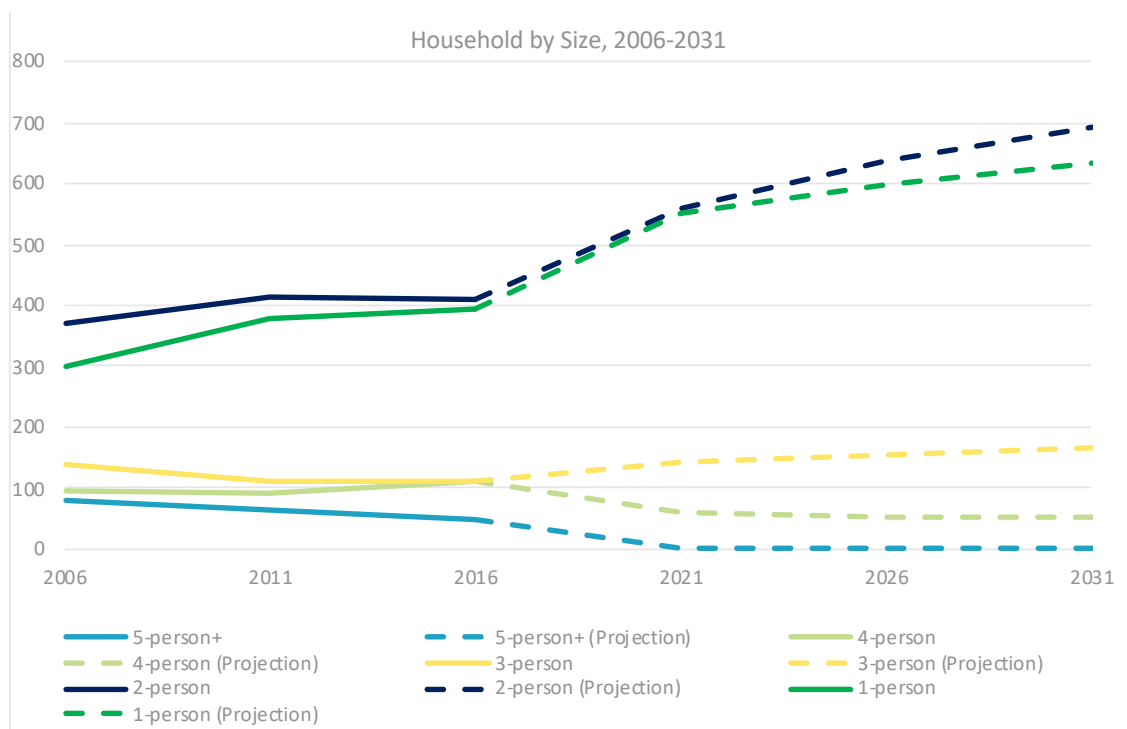


Figure 14. Share of Private Households by Size, 2006-2031

3.2.3 HOUSEHOLD BY FAMILY TYPE

Census datasets include information about two major categories of families:

- “Census family” is defined as a married couple (with or without children of either and/or both spouses), a common-law couple (with or without children of either and/or both partners) or a lone parent of any marital status with at least one child living in the same dwelling.
- “Non-census-family” households comprised of one person or two or more people occupying the same home but not constituting a census family due to the lack of an economically dependent relationship.

One-person non-census-family households made up the largest share of households in Lillooet at 37% in 2016 (Figure 15). One-census-family households without children accounted for 32%, while those with children accounted for 27%. Multi-census-family households are few in Lillooet.¹⁶

¹⁶ Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing, and Environics Analytics DemoStats

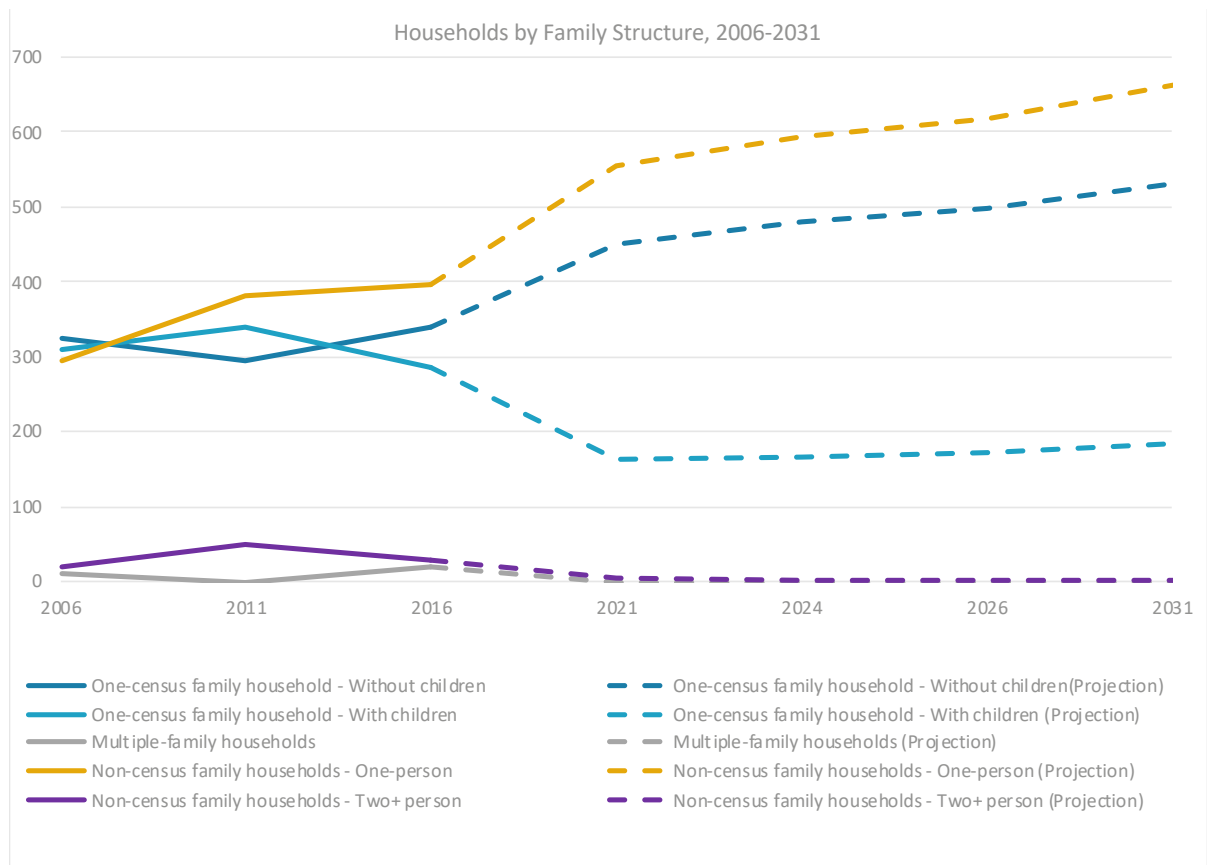


Figure 15. Private Households by Family Structure, 2006-2031

3.3 MARKET RENTAL HOUSING

The rental market is comprised of the primary and secondary rental markets, the primary rental market including purpose-built rental with multiple units, the secondary market including all other units, such as secondary suites or condos that are rented.

Information on the primary market is collected by CMHC for larger urban areas. Unfortunately, CMHC information is not available for the District of Lillooet.

Interviews with community stakeholders suggest that rental housing is not sufficient to meet the needs of residents. Stakeholders indicated that recreational vehicles (RVs) are often parked on Crown land and that people rent space in campgrounds for use as year-round accommodation, with an increase during the summer months.

3.4 MARKET OWNERSHIP HOUSING

3.4.1 AVERAGE SALE VALUE

Due to its small size, MLS Housing Price Index information is not available for Lillooet.

According to data provided by the Kamloops and District Real Estate Association the average sold value across all dwelling types in Lillooet has generally been rising (Figure 16).¹⁷ It should be noted that in many cases, the data point is a representation of a single home sold in a particular year, and not an aggregate of many homes. Single-family homes are the exception as they tend to dominate the real estate market. For example, in 2020 of the 47 dwellings that sold, 36 were single-family homes.

The projected values for dwelling types in 2026 and 2031 are based on the anticipated rise in income from 2021-2026.

As well as quantitative data, we obtained insights through interviews with community stakeholders. Some indicated that many homes are selling over and above the assessed value by upwards of \$100,000. This suggests that using the sale value may paint a better picture of the real housing market in Lillooet, rather than the assessed value. Some stakeholders also mentioned that home prices were not only rising but that the ability to purchase a home in Lillooet was becoming more challenging with the influx of buyers from the Lower Mainland seeking more rural residences.

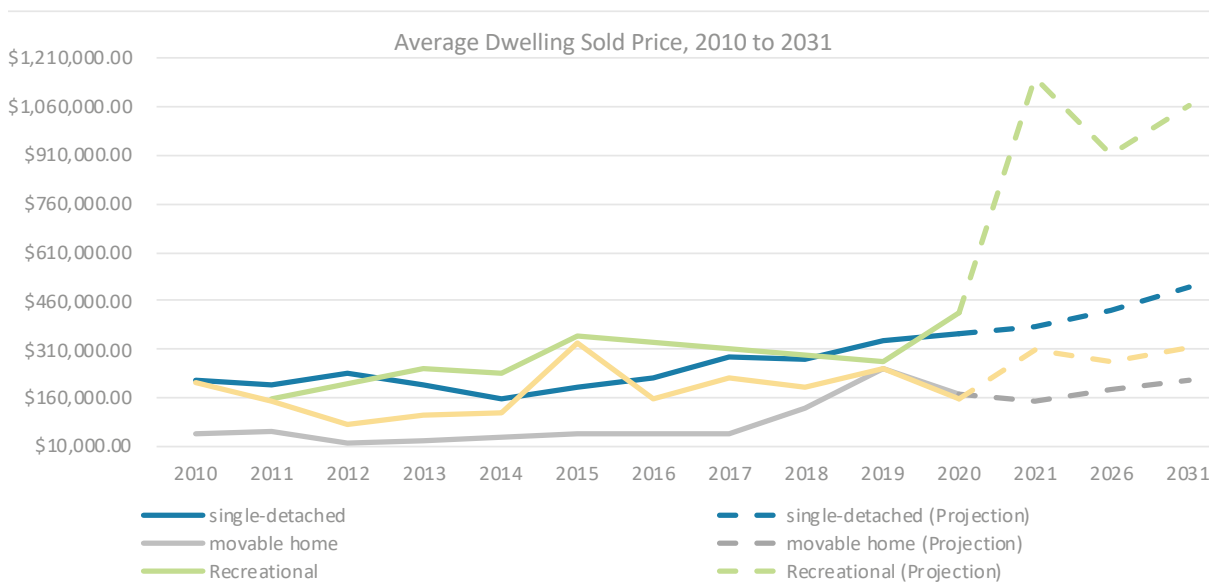


Figure 16. Average Dwelling Sold Price, 2010 to 2031

¹⁷ Custom data provided by Kamloops and District Real Estate Association

3.5 NON-MARKET HOUSING

BC Housing provides housing under four major high-level categories: emergency shelter and housing for the homeless, transitional supported and assisted living, independent social housing and rent assistance in the private market.

These four categories form a rough housing continuum such that the categories become less intensive and have more units. Within these four categories there are ten low-level categories having to do with the justification for funding rather than the degree of funding. There are 51 units total in Lillooet across three of the four categories. There are 7 units in the transitional supported and assisted living category, 29 units in the independent social housing category and the remaining 15 are allocated to rent assistance in the private market. Table 3 breaks down the number of units under BC Housing administration by service allocation group.

Table 3. Number of Units under BC Housing Administration by Service Allocation Group in 2020

Housing Category	Service Allocation Group	Number of Units
Emergency shelter & housing for the homeless	Homeless housed	0
	Homeless rent supplements	0
	Homeless shelters	0
	SUBTOTAL	0
Transitional supported & assisted living	Frail seniors	XX ¹⁸
	Special needs	XX
	Women and children fleeing violence	XX
	SUBTOTAL	7
Independent social housing	Low-income families	XX
	Low-income seniors	XX
	SUBTOTAL	29
Rent assistance in private market	Rent assistance for families	XX
	Rent assistance for seniors	XX
	SUBTOTAL	15
TOTAL		51

¹⁸ BC Housing suppresses data for subgroups of service allocation groups if one of the subgroups has five or fewer units for the jurisdiction. This is indicated with "XX".

There are a number of non-market housing providers in Lillooet, with the majority of units catering to senior residents. It was noted in housing organization interviews that units that would historically house seniors are more frequently needed by those with disabilities. Stakeholders also indicated that the waitlist for subsidized housing for seniors and those with disabilities has been growing, leading many seniors to stay in homes that do not suit their needs or that they can no longer maintain.

There are no assisted living facilities in Lillooet, forcing some seniors to seek housing in Kamloops or with family before returning to Lillooet for long-term care. This is illustrated in Table 4.¹⁹

Table 4. Total Non-Market Housing Units by Facility in Lillooet

Facility	Care Type Offered				Total
	Independent	Assisted Living	Long-Term Care	Respite	
Sumac Suites	6	-	-	-	6
Mountain View Lodge	-	-	21	1	22
Red Rock Manor	21	-	-	-	16
McClellan Manor	8	-	-	-	8
Total Units	30	0	21	1	52

¹⁹ Senior Housing and Age-Friendly Community Action Plan, 2018.

3.6 HOUSING INDICATORS

Acceptable housing is adequate in condition, suitable in size, and affordable. Housing standards are a national measure that looks at three aspects of housing:

- Adequate housing, which is housing that does not require any major repairs;
- Suitable housing, which is housing has enough bedrooms for the size and composition of resident households according to National Occupancy Standard requirements; and,
- Affordable housing, which is housing that costs equal to or less than 30% of total before-tax household income; and,

A household is considered to be experiencing housing issues if it does not meet at least one of the housing standards defined above. As Figure 17 depicts, renters in Lillooet were more likely to experience housing issues than owners. Of the three housing standards, affordability is the greatest challenge, with 11.8% of owners and 51.9% of renters experiencing affordability issues in 2016.²⁰

3.6.1 CORE HOUSING NEED STANDARDS

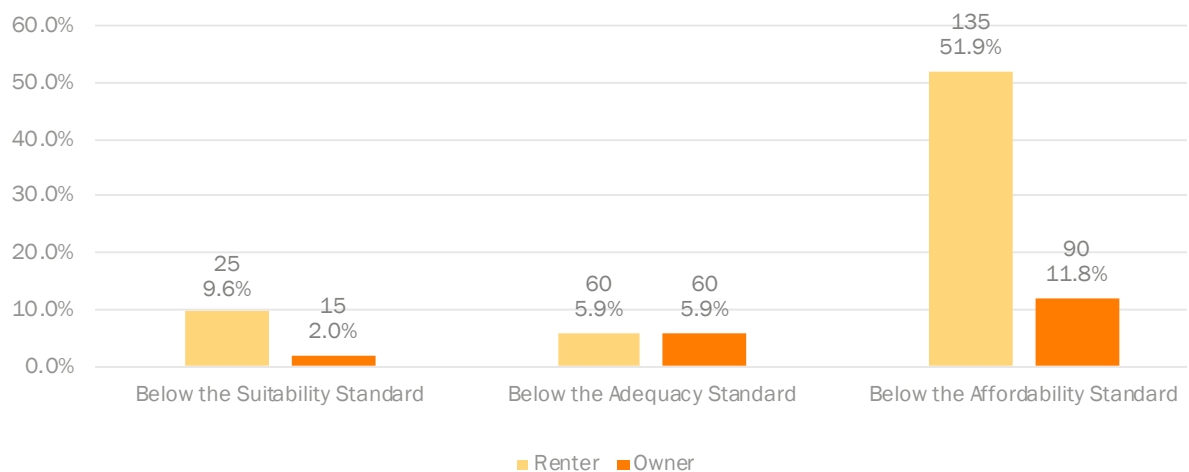


Figure 17. Private Households in Housing that Does Not Meet Housing Standards by Tenure, 2016

²⁰ Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing

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

Extreme core housing need has the same standards, but a household would have to spend 50% or more of its total before-tax income on shelter costs for housing that is acceptable.

Of those 15.7% in core housing need in 2016, 13.7% are renters and 2.0% are owners. The proportion of Lillooet residents in core housing need has been increasing since 2006 (Figure 18). While the number of owners in core housing need and extreme core housing has stayed relatively stable, the number and proportion of renters in these categories has increased significantly.²¹

3.6.2 CORE HOUSING NEED STANDARDS

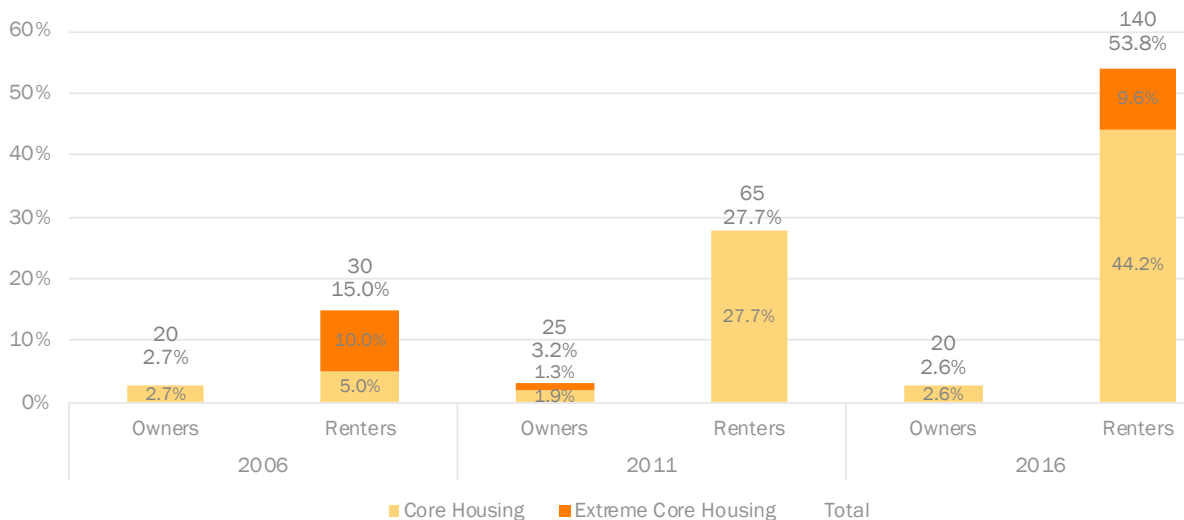


Figure 18. Households in Core Housing Need and Extreme Core Housing Need by Tenure, 2006 to 2016

²¹ Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing

3.7 HOMELESSNESS

No recent homeless count information is available to estimate the number of people experiencing homelessness in Lillooet.

According to stakeholder interviewees, the only emergency shelter is the Lillooet Friendship Centre Society; however it is not open year-round. It was noted during interviews with non-profit housing providers that individuals facing homelessness and women fleeing violence in Lillooet may be forced to travel to Squamish or Vancouver to access emergency or supportive housing.

■ 4 COMMUNITY INPUT

4.1 STAKEHOLDER INTERVIEWS

MODUS conducted nine stakeholder interviews with representatives of various housing organizations, public agencies, and local governments.

Through these interviews, we gathered valuable insight on the key challenges and opportunities related to housing in the District of Lillooet.

Stakeholders included:

- BC Housing (Red Rock Manor and McLean Manor)
- BC Hydro
- Interior Health (Mountain View Lodge)
- Lillooet Friendship Society
- Lillooet Tribal Council
- Lillooet Seniors Centre
- Mile 0 Housing
- SLRD Area A
- Sumac Suites

Several other local governments and stakeholder groups were contacted but did not return requests for comments or interviews. SLRD Area B opted to provide the SLRD Housing Demand Study in lieu of an interview. It is presumed requests went unanswered because of the prioritizing of essential services during the COVID-19 pandemic.

4.1.1 CHALLENGES

Seniors in transition have few housing options/alternatives. The housing landscape in Lillooet is dominated by single-family units and seniors looking to downsize are faced with limited options, leaving them to reside in houses that may not meet their mobility needs. There are no assisted living facilities in Lillooet to support seniors who need some support, but who are not yet ready for long-term care, and there is an inadequate number of long-term care units. This is forcing some residents to seek housing outside of Lillooet.

The aging population presents a greater need for seniors housing particularly for supported and assisted living forms, as well as aging-in-place options. The needs of seniors seeking medical support from neighbouring First Nations communities and across SLRD Area A puts additional pressure on the limited seniors housing that currently exists in Lillooet.

Rental housing options are limited, and vacancy is low. There is a limited supply of rental housing in Lillooet, with most rental stock falling into the secondary market. This is impacting the ability of new households to move to the region and the lack of short-term rentals poses a particular challenge for seasonal workers and rotating hospital staff.

Young people are especially challenged to find rental housing. Of the units available, few are 1-bedrooms or studios which are often more suitable and affordable for single young people and seniors. Landlords, many of whom rent out homes they plan to retire to, are less inclined to rent to groups of roommates and large families, creating an additional burden and a lack of rental security. Young families may also come to Lillooet for proximity to the secondary school and require suitable rental housing.

“

Many people in the summer are living in the campground because they have nowhere else to go.

”

Limited supportive, integrated housing services serving vulnerable populations. Despite a handful of organizations in Lillooet offering social services and emergency housing services, the housing services needed to support those that are homeless or precariously housed is still inadequate. Housing is a social determinant of health that can impact mental health, substance abuse and homelessness. Only one temporary emergency shelter operates in Lillooet and limited transitional housing is offered through a motel. As a result of non-existent integrated housing and support services, those struggling with dual diagnoses may be ineligible for housing.

The closest dedicated safe housing facilities are in the Okanagan or the Lower Mainland, which would require residents to leave their community. Barriers to transitional housing have been exacerbated by COVID-19, as neighbouring transition houses are not taking outside their geographies.

“

Housing is a major factor for health and addiction recovery. One of our clients was properly housed and is now recovering.

”

On-reserve housing is extremely limited. Many First Nation communities are faced with acute housing shortages, leading members to remain on band housing waitlists for upwards of 5 years. In order to remain close to their communities, families are seeking housing in Lillooet, often at the expense of suitability and adequacy.

First Nations stakeholders interviewed spoke to the need for affordable single-detached homes to house large, multi-generational families and indicated that overcrowding is common and many households are living in homes that are in poor condition. A lack of suitable rental houses off-reserve and inadequate housing on-reserve is further exacerbated by unaffordable market home ownership, compounded by high rates of poverty among members.

“

Some people may be on that list for 10-20 years before their name gets called [to be approved for a current home or to build a home on reserve].

”

“

We are seeing big town prices in a small town.

”

Housing prices are increasing. Despite lower housing prices than in neighbouring Pemberton and Whistler, home ownership in Lillooet is becoming more expensive. Most speculate that the rise in single-family home prices can be attributed to buyers in the Lower Mainland seeking more affordable homes outside of more costly urban areas and those purchasing retirement investment properties or vacation homes. This rural exodus has been accelerated by COVID-19 and the rise of work-from-home.

“

“Lillooet has always been a town that is a rollercoaster- it’s up and it’s down. Right now, it’s up.

”

“

Lillooet is growing, you don’t know all of your neighbours now.

”

There is high competition for limited short-term housing. Short-term rental housing is an essential element of the housing for both permanent and temporary workers. Health care workers on temporary hospital contracts, seasonal workers and new residents all rely on flexible, short-term rentals for the duration of their stay or until more permanent housing is acquired.

Nearby BC Hydro activities planned from 2025-2035, such as the La Joie Dam improvements and the Seton Powerhouse upgrades are expected to increase the demand for rental housing Area A, including Lillooet. Many BC Hydro workers are currently housed in hotels in Lillooet, decreasing accommodation availability for potential tourists.

District infrastructure constrains non-market housing

developments. Organizations are limited in where housing projects can exist and what grants they are eligible for due to lack of serviced land. Stakeholders suggested possible options in “The Heights” (along Victoria Street, Columbia Street, and Park Drive), the Veterans’ Land Act (VLA) lands, or along Main Street. Otherwise, land may have to be sought much further from services, which creates additional barriers due to limited transportation options. Aging infrastructure in the District also contributes to these challenges and the ability to develop.

Developer interests in Lillooet are low. Despite housing developments cropping up throughout the Sea-to-Sky, there is a lack of new and planned development in Lillooet. According to the SLRD Housing Need and Demand Study (2020), there is a perception that planning and development approvals are difficult to navigate in addition to the limited land available for development.

4.1.2 SUCCESSES

Overall, stakeholders have not been seeing positive outcomes in the housing system. However, three areas of success are described below.

Comparatively inexpensive home prices are increasing ownership opportunities. Stakeholders indicated that more young people are purchasing homes but recognized that many buyers are seeking recreational properties. Relatively low home prices have also created some opportunities for First Nations members off-reserve to stay close to their communities.

Retrofit rebate and incentive programs are growing for energy efficient upgrades. An increase in rebate and incentive programs and more widespread knowledge about these opportunities are supporting implementation of green home improvements.

Two subdivisions have recently been developed in Lillooet. The Hjerpe subdivision on the Hop Farm, comprised of 2.5 acre lots, was developed in mid 2020 and another subdivision, made up of smaller half acre lots, has been in development through 2021. The latter is currently subject to servicing. While these developments have increased and will continue to increase housing stock in Lillooet, the units do not support affordable housing.

4.1.3 GAPS IN THE EXISTING HOUSING STOCK

Secured affordable rental stock

There is an acute lack of rental accommodations in Lillooet, with those that do exist posing deep affordability, suitability, and/or adequacy challenges. The lack of affordable rental supply makes it challenging to stabilize people struggling to get into the private market and for new families and young people moving to Lillooet. Affordable purpose-built rental housing is challenging to get built in Lillooet as development overall is limited.

Assisted Living

Of the approximately 50 senior housing units in Lillooet, there are currently no assisted living units. Assisted living supports seniors that need some assistance but don't require round the clock care. Home support services are currently offered through the hospital, but this is restricted to medical services. Service providers are stretched to serve clients as the need for home support grows.

Compact Housing Forms

Smaller and more affordable housing units can help to address concerns around unaffordability and mobility challenges. Smaller dwellings like studio, 1-bedroom and 2-bedroom apartments are increasingly needed in Lillooet, in particular to meet the needs of young people, young families and seniors seeking to downsize.

Mixed-use developments, townhomes and more innovative forms like modular housing create a spectrum of size and affordability in the community.

“

Affordable housing is mostly in the form of mobile homes.

”

Short Term Housing

Short-term housing (less than 30 days) is in scant supply in Lillooet, creating barriers for new residents seeking employment and shift workers. Hospital staff participating in shift work and seasonal workers are especially impacted by lack of short-term rental accommodations.

Intergenerational Housing

There is a need to develop housing suitable for intergenerational living, where two to three or more generations choose to live under one roof. This is particularly important for Indigenous families and those caring for senior family members.

Supportive Housing

People who have fallen into difficult times can find it challenging to stabilize on their own especially if there is a lack of resources around them. Supportive housing, in particular a permanent emergency shelter and transitional housing with integrated support services, can help with that.

Adaptable Housing

More adaptable housing units, either through development or retrofit programs, are needed to improve accessibility for people with disabilities or limited mobility. Ground-oriented housing is strongly recommended.

Special Needs Units

Subsidized, dedicated housing units are needed to meet the mobility and care needs of people with disabilities. Provincially funded support services to help a person live independently and universal design are critical.

4.1.4 UNDERSERVED POPULATIONS

Many stakeholders expressed that people with mental health and substance abuse issues are the hardest to help. Organizations are stretched to offer services that fall outside of their mandate because there are few nearby services to meet client needs. Those struggling with dual diagnoses may be refused housing, which makes it very difficult to find appropriate housing for them.

Most organizations expressed that clients who they are unable to serve either do not fit within their mandate or are on the waitlist- although most stretch their mandate in order to accommodate them. Some stakeholders reported that units typically housing seniors were more frequently housing people with disabilities.

The populations most underserved as noted by stakeholders were, in no particular order:

- Seniors that do not financially qualify for BC Housing accommodation
- Indigenous people and families
- Indigenous Elders living off reserve
- Young adults
- Single parents with children
- People with mental health issues
- People with disabilities
- People who are active in substance abuse
- People that experience homelessness

4.1.5 NEEDS

Zoning Changes

In order to support more innovative housing forms, rental-secured housing, short-term rentals and increased density, zoning bylaw updates are required.

Limited Resources

Although organizations are well coordinated and share resources, many expressed a limit to what they are able to do given their current funding, staffing capacity, access to social services support, housing supply, etc. This may render some ineligible for grants.

Land Availability

Organizations indicated that while they are well-positioned to apply for grants and operate ensuing programs, lack of serviced land prohibits them from securing funding to develop affordable and supportive housing.

Public-Private (or public-not for profit) Partnerships

Housing organizations expressed interest in building on the collaborative relationship with the District to seek out opportunities for unique housing developments. This was emphasized as it relates to land access and ownership.

Information Access

Access to information about home upgrades, incentives and rebate programs is a hindrance to those seeking to perform home improvements and to organizations who wish to circulate relevant information. Accessible information about housing needs in Lillooet, like this document, is also critical for organizations submitting grant proposals.

4.1.6 COORDINATION ACROSS ORGANIZATIONS

The District of Lillooet is a close-knit community that enables organizations to work collaboratively with other service providers to liaise with each other and stay engaged on community needs. Community organizations and housing organizations are generally well connected and willing to share information and provide support.

Many stakeholders indicated a desire for better coordination with the District and were strongly in favour of building on existing partnerships to encourage opportunities for cooperation. This was emphasized as it related to capacity building and training specific to new housing strategies and programs.

Stakeholders expressed interest in exploring collaborative housing projects in order to pool resources and expand capacity. In some cases, organizations are eligible for specific grants, but do not have adequate staffing, while neighbouring organizations face the reverse. Opportunities for District land banking were suggested to support social housing development.

“

Lillooet runs on volunteers.

”

“

The more you get coordination and cooperation happening, the more you get the critical size to make it [housing projects] worthwhile.

”

4.1.7 FINANCIAL STABILITY

Although funding is limited for most organizations, most said they feel financially secure and resilient to change. Many receive funding from BC Housing, BC Ministry of Housing, Interior Health and through public grants.

Many are well-versed in proposal writing and stretching budgets to meet community needs.

4.1.8 OTHER CONSIDERATIONS

There is a strong appetite among stakeholders for creative, innovative housing forms and community housing programs. A desire for affordable, sustainable, creative housing schemes was echoed across interviews and many are willing to connect with each other and the District to catalyze housing.

5 ANTICIPATED HOUSING NEEDS

In order to project future housing needs and gaps in the District, data from a variety of sources was collected for analysis in order to: forecast the anticipated population, project housing values, calculate income needed to afford housing by type, and determine supply and demand.

Step 1: Analyze Current Population and Housing

First, we analyzed current demographics and housing supply, in accordance with the legal requirements for Housing Needs Reports.

Step 2: Forecast Anticipated Population

Environics Analytics data projects the population in Lillooet by income group. This forms the basis of our housing demand calculations.

Step 3: Project Housing Values

For ownership housing, we used average sale value data provided by KADREA segmented by type (single-detached, semi-detached and townhouse, and movable home). For rental housing, we used average rent collected from Statistics Canada Census Program, Custom Information for BC Ministry of Municipal Affairs and Housing. For projections beyond 2016, the values for ownership housing and rental housing were projected to increase by the same percentage as income.

Step 4: Calculate Income Needed to Afford Housing by Type

Using the ownership housing sale values and average monthly rent for rental housing we calculated the household income required to afford that housing type. We use the 30% shelter-cost-to-income ratio commonly used as a benchmark for affordability.

For ownership housing, we assume a household will require a mortgage, and calculate the minimum income required to afford the appropriate mortgage. We assume a 20% down payment and a 25-year amortization rate. We use a historical discounted 5-year mortgage rate for the appropriate year, with the 2021 rate used for projections.

The calculation includes BC Land Transfer Tax and estimates property taxes. For rental housing, we assume the average rent applies to the entire year and calculate the minimum income where the rent requires 30% of income.

Note that these calculations do not include additional shelter costs, such as utilities, and as such should be considered as lower/conservative estimates for income required.

Step 5: Calculate Percentage of Households Who Can Afford Each Type

We then combine the population, segmented by income group, with the income required to afford each type, and calculate the percentage of population able to afford each type.

If an income segment is able to afford a type, that cell is marked with "yes". If an income segment is not able to afford a type, that cell is marked with "no". For some housing types, the income threshold is in the middle of an income segment. In the below table, these are listed as "some" in the table with a percentage of that segment which will be able to afford that housing type.

For this calculation, we assume that within each income segment, the households have an even distribution across the segment. For example, an equal number of households will have an income of \$61,000 as an income of \$76,000, as both of these incomes are within the segment \$60,000 to \$79,999. Based on this, we calculate the number and percentage of households who are able to afford a type.

Note that a lower income is projected to afford a movable home than rent an apartment in 2021 and 2026. However, not all households may have required savings or access to a mortgage for ownership, and hence rental housing is considered the lowest barrier housing in the market.

Tables for 2021 and 2026 projections are shown on page 44 and 45.

Table 5. Affordability by Income Segment, 2021

	Number of Households	Recreational	Single-detached	Semi-detached and townhouse	Movable home	Rental
Under \$20,000	105	no	no	no	yes	no
\$20,000 to \$39,999	319	no	no	no	yes	some (12%)
\$40,000 to \$59,999	219	no	no	some (88%)	yes	yes
\$60,000 to \$79,999	159	no	some (100%)	yes	yes	yes
\$80,000 to \$99,999	119	no	yes	yes	yes	yes
\$100,000 to \$124,999	121	no	yes	yes	yes	yes
\$125,000 to \$149,999	90	no	yes	yes	yes	yes
\$150,000 to \$199,999	105	some (95%)	yes	yes	yes	yes
\$200,000 and over	75	yes	yes	yes	yes	yes
Income required to afford each type		\$152,680	\$60,040	\$42,320	\$19,200	\$37,640
# Households That Can Afford Each Type		174	669	863	1,312	926
% Households That Can Afford Each Type		13%	51%	66%	100%	71%
% Households Without Affordable Option in Market						29%

Table 6. Affordability by Income Segment, 2026

	Number of Households	Recreational	Single-detached	Semi-detached and townhouse	Movable home	Rental
Under \$20,000	102	no	no	no	no	no
\$20,000 to \$39,999	308	no	no	no	some (53%)	no
\$40,000 to \$59,999	222	no	no	some (62%)	yes	some (81%)
\$60,000 to \$79,999	169	no	some (62%)	yes	yes	yes
\$80,000 to \$99,999	124	no	yes	yes	yes	yes
\$100,000 to \$124,999	128	no	yes	yes	yes	yes
\$125,000 to \$149,999	99	some (63%)	yes	yes	yes	yes
\$150,000 to \$199,999	147	yes	yes	yes	yes	yes
\$200,000 and over	145	yes	yes	yes	yes	yes
Income required to afford each type		\$143,280	\$67,520	\$42,320	\$29,480	\$43,720
# Households That Can Afford Each Type		355	748	1,008	1,196	993
% Households That Can Afford Each Type		25%	52%	70%	83%	69%
% Households Without Affordable Option in Market						31%

As of 2021, projections indicate that fewer households will be able to afford more housing types, with the exception of those living in movable homes. The number of households that can afford rental housing and semi-detached and townhouses are projected to increase slightly overtime. Recreational and single-detached homes are projected to be the least financially attainable. This may be in part due to increased outside buying pressure from the Lower Mainland.

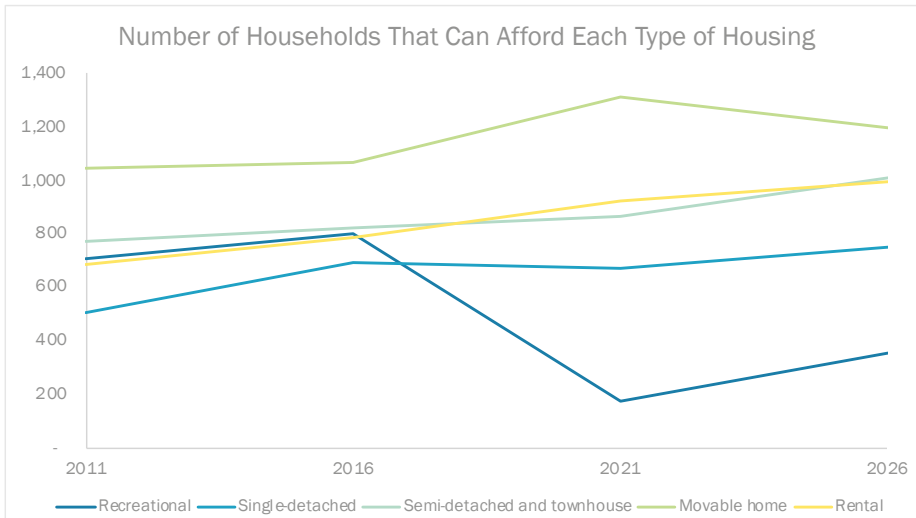


Figure 19. Number of Households That Can Afford Each Type of Housing from 2011 to 2026

Despite rising incomes, slightly more households may require subsidized housing. It's important to note this data does not and cannot predict how the economic recovery from COVID-19 will impact these numbers overall.

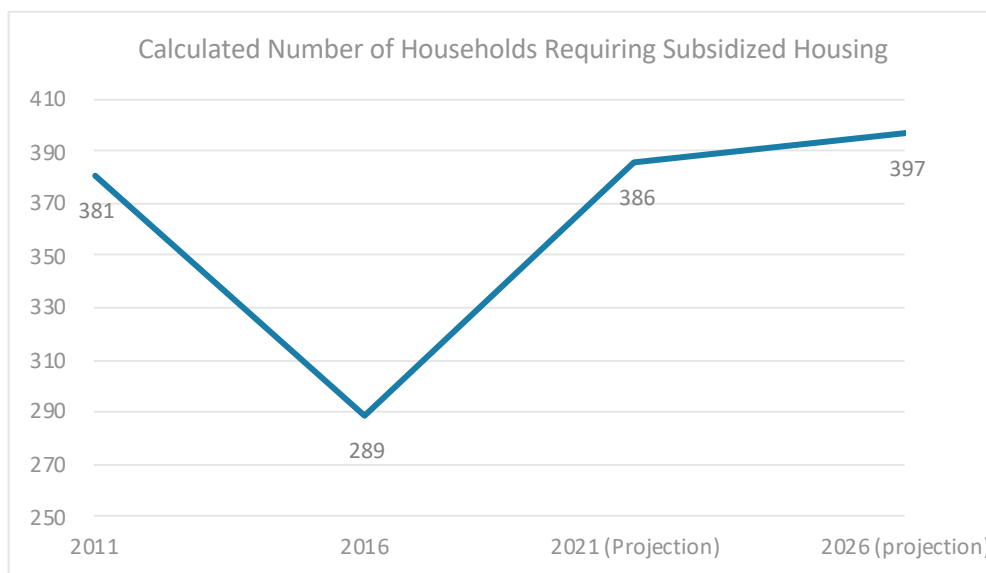


Figure 20. Calculated Number of Households Requiring Subsidized Housing from 2011 to 2026

Step 6: Calculate Demand For Each Type

We calculated theoretical demand for each type of housing. To do this, we assume each 2026 household will desire the “highest” level of housing that they can afford. That is, if they are able to afford a single-detached house, that is what they will want. If they are able to afford a townhouse, that is what they will want. Note that this does not take into consideration location or other considerations like mobility needs or potential competition from recreational home buyers from the Lower Mainland.

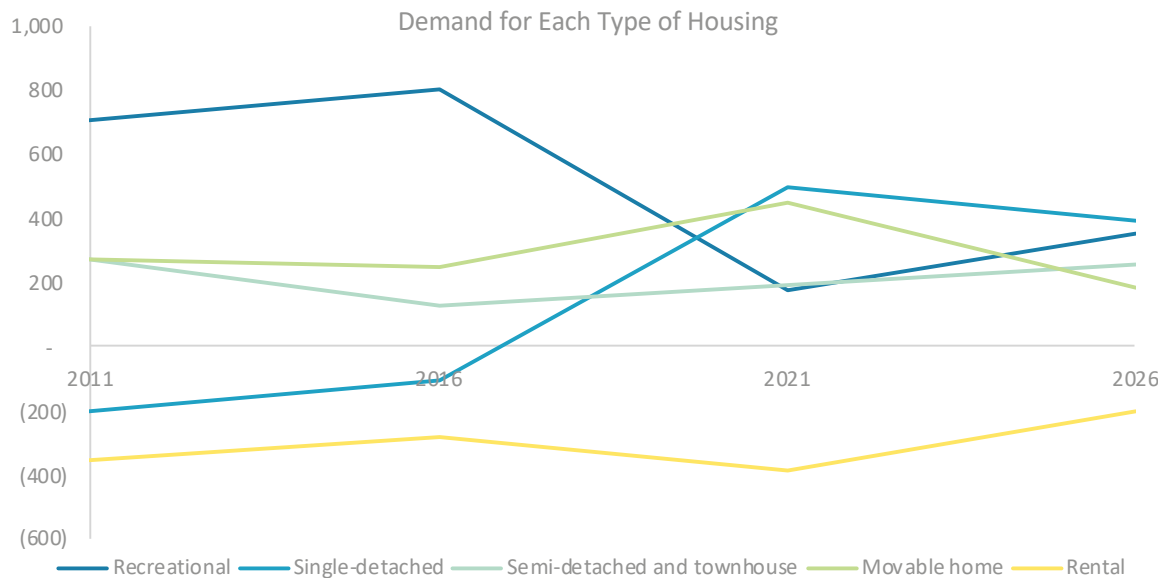


Figure 21. Calculated Demand for Each Type of Housing from 2011 to 2026

Step 7: Calculate Number of Units Required by Size

Table 7. Calculated Number of Units Required by Size in 2016

	2016 Demand	2016 Supply	+/-
0-1 bedroom	395	170	-225
2 bedrooms	410	325	-85
3 bedrooms	110	285	+175
4+ bedrooms	160	300	+140

Table 8. Calculated Number of Units Required to Meet Projected 2026 Demand

	2016 Demand	2016 Supply	2026 Projected Demand	Change in Unit Demand	2026 Total Units Required
0-1 bedroom	395	170	598	+203	373
2 bedrooms	410	325	639	+229	554
3 bedrooms	110	285	155	+45	330
4+ bedrooms	160	300	52	-108	192

The “units required” was calculated by taking the change in projected demand from 2016 to 2026, and adding that to the 2016 supply. This assumes that, although the existing supply may not match the existing demand, these households are finding housing in the existing supply. This calculation assumes there is no mismatch, and therefore does not correct it.

It is important to understand these projections as a point in time analysis within a dynamic housing and demographic environment. It is also critical to note that despite the fact that this report was developed in 2021, census data is only available up until 2016. When the results of the 2021 Census become available, updated datasets can be evaluated to record progress and reassess projections.

The number of units required from 2016 to 2026 does not take into account any units that have been built recently. As neighbourhoods and their residents change, the demand for different unit types does as well. This makes comparing the supply of one year to the demand of another slightly misleading.

Additionally, building more than what the projections require may help reduce the cost of housing within the community by increasing the supply and vacancy rates of units, and providing residents more choice in their selection of housing types.

6 STATEMENT OF NEED

6.1 AFFORDABLE HOUSING

A variety of housing types must be available to address affordability in Lillooet. Emphasis on semi-detached options (townhomes and rowhouses) and low-rise apartments would provide more affordable options to meet a range of incomes and household types. Affordable rental options are also in great need, especially within the primary (purpose built) rental market. There is today and will remain in the future a need for more below-market housing options and supportive housing, especially addressing the proportion of renter households living in unsuitable housing.

6.2 RENTAL HOUSING

There is a significant need for more rental housing, and more specifically rental-secured housing. This is particularly the case for family-sized (3+ bedrooms) and one-bedroom units.

6.3 SPECIAL NEEDS HOUSING

Special needs housing was identified as a challenge in some stakeholder interviews. An adaptable homes program that upgrades and retrofits housing for people with disabilities or limited mobility would help bring more special needs housing to Lillooet's housing stock.

6.4 HOUSING FOR SENIORS

Particularly with the rising senior population in the District, assisted living for seniors is an important gap to address in Lillooet's housing supply. There is significant demand for more options for seniors who wish to downsize, including supported and assisted living accommodations and opportunities to age in place.

6.5 HOUSING FOR FAMILIES

There is need for larger, affordable, rental units to accommodate families. Although there is a significant amount of single detached homes with 3 or more units in the District, they are less attainable for most income groups. This need includes multi-generational families and housing for young families moving to the area. Housing for families may take a more innovative form, such as co-ops or co-housing, in addition to townhouses, duplexes, and triplexes.

6.6 SHELTERS FOR PEOPLE EXPERIENCING HOMELESSNESS AND HOUSING FOR PEOPLE AT RISK OF HOMELESSNESS

There is currently little to no data available in the District on the amount of people facing homelessness. However, the District can better provide for people experiencing or at risk of experiencing homelessness through the provision of a year-round emergency shelter and rent supplements for people vulnerable to homelessness or housing displacement.

6.7 ANY OTHER POPULATION GROUPS WITH SPECIFIC HOUSING NEEDS

It is important to consider the needs of neighbouring St'át'imc community members and the access to both on-reserve and off-reserve housing options. The District can better support members living off-reserve through more adequate rental housing for families.

The SLRD Housing Need and Demand Study (2020) emphasizes the growing competition for housing from part-time residents who may earn higher incomes than year-round residents. This has the potential to drive up housing prices where they become unaffordable to District residents and creates a barrier to home ownership for year-round residents.

The Study also indicates a need for more transportation options nearby housing development to accommodate those without a personal vehicle.

7 CONCLUSION

The District of Lillooet's Housing Needs Report is intended to provide context for and guide future planning over the next 15-20 years in order to meet current and anticipated local housing needs.

Key recommendations to consider as part of this assessment include:

- **Addressing need for long-term rental** through the allowance of secondary suites, carriage homes and innovative forms of housing developments, such as co-housing or co-operative housing.
- **Supporting infill housing** as way to increase the compact growth of additional, affordable, and diverse homes on serviced land that is nearby existing amenities and services.
- **Providing options to age in place** for the growing population of senior residents and accommodating those with mobility limitations through more supportive and assisted living developments and accessible or adaptable homes.
- **Seeking partnerships** with First Nations communities, community associations, and non-profits to support population groups with specific housing needs in the District.
- **Pursuing funding opportunity** through BC Housing's Community Housing Fund and Indigenous Housing Fund. The federal government's National Housing Strategy also provides grants and loans towards the construction of affordable housing in Canadian municipalities, such as through the National Housing Co-Investment Fund and Affordable Housing Innovation Fund.

The information and data presented in this document thus forms a strong foundation for new land use designations and housing policy development for the District's new Official Community Plan process, and complements the work completed to date as a part of this process.

8 TERM GLOSSARY

The glossary below identifies commonly used terms and phrases in demographic and housing statistics.

Adequate Housing: “[Housing] not requiring any major repairs.” <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Affordable Housing: “[Housing with] shelter costs equal to less than 30% of total before-tax household income.” <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Aging in place: Staying in your own home and community as you get older.

Assisted living: Housing with some personal and medical support services for adults who can live independently.

Census Family: Census families include couples with and without children, and single parents with children living in the same dwelling. Census families are restricted to these family units and cannot include other members inside or outside the family (including a grandparent, a sibling, etc.). Grandchildren living with grandparents (and without a parent) would also count as a census family. <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam004-eng.cfm>

Core Housing Need: “A household is said to be in ‘core housing need’ if its housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).” Some additional restrictions apply. <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

Economic Family: A group living together in the same dwelling who are “related to each other by blood, marriage, common-law union, adoption, or a foster relationship.” Economic families could include multigenerational families, siblings living together, etc. <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/fam011-eng.cfm>

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

Household Maintainer: A person in a household who is responsible for paying the rent, mortgage, taxes, utilities, etc. Where multiple people contribute, there can be more than one maintainer. <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage008-eng.cfm>

Household Type: “The differentiation of households on the basis of whether they are census family households or non-census family households.” <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage012-eng.cfm>

Income: For the purposes of this report, unless otherwise indicated, income refers to “total income” which is before-tax and includes specific income sources. These specific income sources typically include employment income, income from dividends, interest, GICs, and mutual funds, income from pensions, other regular cash income, and government sources (EI, OAS, CPP, etc.). These income sources typically do not include capital gains, gifts, and inter-household transfers, etc. <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop123-eng.cfm>

Labour Force: The labour force includes individuals aged 15 and over who are either employed, or actively looking for work. This means that the labour force is the sum of employed and unemployed individuals. Individuals not in the labour force would include those who are retired. <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop056-eng.cfm>

Municipal Land Banking: The acquisition of property for housing by an organization or local government in anticipation of developing housing units on the site in the future. It is used as a strategy to provide affordable housing as the land is acquired below market and is made available for development. (CMHC Guide for Canadian Municipalities for the Development of a Housing Action Plan).

Non-Family Households: Households which do not include a census family. Other Family or Other Census Family: When comparing households one way to distinguish between households is by “household family types.” These types will include couples with children, couples without children, loneparent families, and non-family households; they will also include “other families” which refer to households which include at least one family and additional persons. For example, “other family” could refer to a family living with one or more persons who are related to one or more of the members of the family, or a family living with one or more additional persons who are unrelated to the family members.

Non-Market Housing: Housing that is subsidized by government and non-profit housing that is below market. ([BC Housing Community Acceptance of Non-Market Housing](#))

Participation Rate: The participation rate is the proportion of all individuals aged 15 and over who are in the labour force. <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop108-eng.cfm>

Primary Household Maintainer: The first (or only) maintainer of a household listed on the census. <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage020-eng.cfm>

Seniors: Individuals aged 65 and over.

Shelter Cost: “Shelter cost’ refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water, and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.” <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage033-eng.cfm>

Subsidized Housing: “Subsidized housing’ refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government assisted housing, non-profit housing, rent supplements and housing allowances.” <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/dwelling-logements017-eng.cfm>

Suitable Housing: “[Housing that] has enough bedrooms for the size and composition of resident households.” <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/households-menage037-eng.cfm>

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

9 APPENDICES

APPENDIX A:

**Housing Needs Report
Summary Form**

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: _____

REGIONAL DISTRICT: _____

DATE OF REPORT COMPLETION: _____ (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas:
	Neighbouring First Nations:

POPULATION	Population:	Change since	:	%	
	<i>Projected</i> population in 5 years:	<i>Projected</i> change:		%	
	Number of households:	Change since	:	%	
	<i>Projected</i> number of households in 5 years:	<i>Projected</i> change:		%	
	Average household size:				
	<i>Projected</i> average household size in 5 years:				
	Median age (local):	Median age (RD):	Median age (BC):		
	<i>Projected</i> median age in 5 years:				
	Seniors 65+ (local): (2016) 22.7 %	Seniors 65+ (RD): (2016) 10.1 %	Seniors 65+ (BC): %		
	<i>Projected</i> seniors 65+ in 5 years:				%
	Owner households:	%	Renter households:	%	
	Renter households in subsidized housing:				%

	Median household income	Local	Regional District	BC
INCOME	All households	\$	\$	\$
	Renter households	\$	\$	\$
	Owner households	\$	\$	\$

*Although this report was developed in 2021, Census data is only available up until 2016. When the results of the 2021 Census become available, updated datasets can be evaluated to record progress and reassess projections.

PART 2: KEY FINDINGS

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

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)		
1 bedroom		
2 bedrooms		
3+ bedrooms		
Total		

Comments:

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>		100		100		100
Of which are in core housing need						
Of which are owner households						
Of which are renter households						

Comments:

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>		100		100		100
Of which are in extreme core housing need						
Of which are owner households						
Of which are renter households						

Comments:

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

1. Affordable housing:

2. Rental housing:

3. Special needs housing:

4. Housing for seniors:

5. Housing for families:

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

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

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

APPENDIX B:

Required Information for British Columbia Housing Needs Reports

Note: The custom tabulation of the Statistics Canada Census data varies slightly from the standard Census Profiles available online as it counts the population in private households which is less than the total population. Where custom data is presented, it excludes individuals who have a usual place of residence elsewhere in Canada or abroad and it excludes those living in commercial, institutional, or communal dwellings (e.g. nursing homes, rooming houses, staff residences, hospitals, hotels, etc.). For the District of Lillooet, the total population and population in private households differ by 30 individuals. The custom data was used in place of the Community Profiles online because it provides more information than what is available in the published censuses.

3(1)(a)(i)	Total Population in Private Households		
	2006	2011	2016
Population	2,324	2,321	2,275
<i>Source: Statistics Canada Census Program, Census Profiles, 2006, 2011, 2016</i>			

3(1)(a)(ii),(iii)	Average and Median Age in Private Households		
	2006	2011	2016
Average	39.9	44.6	46.3
Median	42.5	48.1	51.6
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>			

3(1)(a)(iv)	Age Group Distribution in Private Households					
	2006		2011		2016	
	#	%	#	%	#	%
Total	2,270	100%	2,270	100%	2,245	100%
0 to 14 years	415	18%	335	15%	340	15%
15 to 19 years	195	9%	145	6%	100	4%
20 to 24 years	30	1%	105	5%	75	3%
25 to 64 years	1300	57%	1195	53%	1210	54%
65 to 84 years	310	14%	435	19%	470	21%
85 years and over	15	1%	40	2%	45	2%
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>						

3(1)(a)(v)	Private Households		
	2006	2011	2016
Households	990	1,070	1,075

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

3(1)(a)(vi)	Average Private Household Size		
	2006	2011	2016
Average household size	2.3	2.1	2.1

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

3(1)(a)(vii)	Private Households by Size					
	2006		2011		2016	
	#	%	#	%	#	%
Total	765	100%	1065	100%	1075	100%
1-person	180	24%	380	36%	395	37%
2-person	340	44%	415	39%	410	38%
3-person	105	14%	110	10%	110	10%
4-person	70	9%	90	8%	110	10%
5-or-more-person	70	9%	40	4%	50	5%

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

3(1)(a)(viii)	Private Households by Tenure					
	2006		2011		2016	
	#	%	#	%	#	%
Total	975	100%	1060	100%	1065	100%
Owner	755	77%	825	78%	790	74%
Renter	215	22%	235	22%	275	26%
Other (Band Housing)	0	0%	0	0%	0	0%

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

3(1)(a)(ix)	Renter Private Households in Subsidized Housing (Subsidized Rental Housing Data Not Collected Until 2011)					
	2006		2011		2016	
	#	%	#	%	#	%
Renter households	215	100%	235	100%	275	100%
Renter households in subsidized housing	N/A	N/A	85	36%	45	16%
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>						

3(1)(a)(x)	Mobility Status of Population in Private Households		
	2006	2011	2016
Total	2,245	2,265	2,225
Non-Movers	1910	1800	1930
Movers	340	465	295
Non-migrants	105	355	120
Migrants	235	110	170
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>			

3(1)(b)	Population Growth in Private Households (period between indicated census and census preceding it)		
	2006	2011	2016
Growth (#)	-	-3	-46
Percentage Growth (%)	-	-0.1%	-2.0%
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>			

3(1)(c)	Number of Students Enrolled in Post-Secondary Institutions Located in the Area		
	2006	2011	2016
Students	N/A	N/A	N/A
<i>Source: Data Set Published by BC Ministry of Advanced Education, Skills and Training</i>			

3(1)(d)	Number of Individuals Experiencing Homelessness		
	2006	2011	2016
Individuals experiencing homelessness	N/A	N/A	N/A
3(2)(a)	Anticipated Population		
	2021	2026	2031
Anticipated population	2,369	2,586	2,768
<i>Source: Environics DemoStats</i>			

3(2)(b)	Anticipated Population Growth (to indicated period)		
	2021	2026	2031
Anticipated growth (#)	94	217	182
Anticipated percentage growth (%)	4%	9%	7%
<i>Source: Derived from Environics DemoStats</i>			

3(2)(c),(d)	Anticipated Age		
	2021	2026	2031
Anticipated average age	52.1	52.1	52.1
Anticipated median age	38.6	39.4	40.2
<i>Source: Environics DemoStats</i>			

3(2)(e)	Anticipated Age Group Distribution					
	2021		2026		2031	
	#	%	#	%	#	%
Anticipated total	2,369	100%	2,586	100%	2,768	100%
0 to 14 years	285	12%	297	11%	316	11%
15 to 19 years	122	5%	134	5%	125	5%
20 to 24 years	80	3%	111	4%	133	5%
25 to 64 years	1237	52%	1273	49%	1333	48%
65 to 84 years	567	24%	677	26%	749	27%
85 years and over	78	3%	94	4%	112	4%
<i>Source: Environics DemoStats</i>						

3(2)(f)	Anticipated Households		
	2021	2026	2031
Anticipated households	1312	1444	1545
<i>Source: Environics DemoStats</i>			

3(2)(g)	Anticipated Average Household Size		
	2021	2026	2031
Anticipated average household size	1.8	1.8	1.8
<i>Source: Environics DemoStats</i>			

4(a),(b)	Average and Median Before-Tax Private Household Income		
	2006	2011	2016
Average	\$67,008	\$63,649	\$64,320
Median	\$60,489	\$45,144	\$49,936
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>			

4(c)	Before-Tax Private Household Income by Income Bracket					
	2006		2011		2016	
	#	%	#	%	#	%
Total	1075	100%	1070	100%	1075	100%
\$0-\$4,999	25	2%	25	2%	25	2%
\$5,000-\$9,999	15	1%	0	0%	15	1%
\$10,000-\$14,999	70	7%	70	7%	70	7%
\$15,000-\$19,999	65	6%	90	8%	65	6%
\$20,000-\$24,999	75	7%	115	11%	75	7%
\$25,000-\$29,999	50	5%	60	6%	50	5%
\$30,000-\$34,999	75	7%	95	9%	75	7%
\$35,000-\$39,999	65	6%	45	4%	65	6%
\$40,000-\$44,999	50	5%	15	1%	50	5%
\$45,000-\$49,999	50	5%	35	3%	50	5%

4(c)	Before-Tax Private Household Income by Income Bracket					
\$50,000-\$59,999	60	6%	60	6%	60	6%
\$60,000-\$69,999	105	10%	80	7%	105	10%
\$70,000-\$79,999	55	5%	50	5%	55	5%
\$80,000-\$89,999	45	4%	65	6%	45	4%
\$90,000-\$99,999	65	6%	60	6%	65	6%
\$100,000-\$124,999	70	7%	70	7%	70	7%
\$125,000-\$149,999	50	5%	35	3%	50	5%
\$150,000-\$199,999	55	5%	40	4%	55	5%
\$200,000 and over	20	2%	35	3%	20	2%
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>						

4(d)	Before-Tax Renter Private Household Income by Income Bracket					
	2006		2011		2016	
	#	%	#	%	#	%
Total	215	100%	240	100%	275	100%
\$0-\$4,999	10	5%	0	0%	0	0%
\$5,000-\$9,999	10	5%	0	0%	0	0%
\$10,000-\$14,999	20	9%	0	0%	35	13%
\$15,000-\$19,999	30	14%	0	0%	35	13%
\$20,000-\$24,999	15	7%	30	13%	50	18%
\$25,000-\$29,999	25	12%	0	0%	30	11%
\$30,000-\$34,999	0	0%	0	0%	15	5%
\$35,000-\$39,999	20	9%	0	0%	0	0%
\$40,000-\$44,999	20	9%	0	0%	0	0%
\$45,000-\$49,999	0	0%	0	0%	15	5%
\$50,000-\$59,999	10	5%	25	10%	20	7%
\$60,000-\$69,999	10	5%	0	0%	20	7%

4(d)	Before-Tax Renter Private Household Income by Income Bracket					
\$70,000-\$79,999	10	5%	0	0%	15	5%
\$80,000-\$89,999	30	14%	0	0%	0	0%
\$90,000-\$99,999	10	5%	0	0%	15	5%
\$100,000-\$124,999	0	0%	0	0%	0	0%
\$125,000-\$149,999	0	0%	0	0%	10	4%
\$150,000-\$199,999	10	5%	0	0%	0	0%
\$200,000 and over	0	0%	0	0%	0	0%

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

4(e)	Before-Tax Owner Private Household Income by Income Bracket					
	2006		2011		2016	
	#	%	#	%	#	%
Total	765	100%	830	100%	800	100%
\$0-\$4,999	10	1%	20	2%	20	3%
\$5,000-\$9,999	20	3%	0	0%	15	2%
\$10,000-\$14,999	20	3%	40	5%	30	4%
\$15,000-\$19,999	10	1%	70	8%	30	4%
\$20,000-\$24,999	10	1%	80	10%	35	4%
\$25,000-\$29,999	35	5%	50	6%	20	3%
\$30,000-\$34,999	55	7%	85	10%	60	8%
\$35,000-\$39,999	65	8%	45	5%	65	8%
\$40,000-\$44,999	35	5%	0	0%	45	6%
\$45,000-\$49,999	55	7%	30	4%	35	4%
\$50,000-\$59,999	35	5%	30	4%	40	5%
\$60,000-\$69,999	80	10%	60	7%	85	11%
\$70,000-\$79,999	85	11%	30	4%	40	5%
\$80,000-\$89,999	70	9%	55	7%	45	6%
\$90,000-\$99,999	40	5%	45	5%	55	7%

4(e)	Before-Tax Owner Private Household Income by Income Bracket					
\$100,000-\$124,999	70	9%	70	8%	70	9%
\$125,000-\$149,999	35	5%	30	4%	45	6%
\$150,000-\$199,999	25	3%	35	4%	60	8%
\$200,000 and over	20	3%	35	4%	20	3%
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>						

4(f),(g)	Average and Median Before-Tax Private Household Income by Tenure		
	2006	2011	2016
Average	\$67,008	\$63,649	\$64,320
Owner	\$72,864	\$69,147	\$73,992
Renter	\$47,141	\$44,474	\$36,443
Median	\$60,489	\$45,144	\$49,936
Owner	\$65,893	\$47,531	\$60,688
Renter	\$38,662	\$30,419	\$25,310
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>			

5(a)	Workers in the Labour Force for Population in Private Households		
	2006	2011	2016
Workers in labour force	1250	1105	1100
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>			

5(b)	Workers by NAICS Sector for Population in Private Households					
	2006		2011		2016	
	#	%	#	%	#	%
Total	1230	100%	1025	100%	1050	100%
All Categories	1230	100%	980	96%	1035	99%
11 Agriculture, forestry, fishing and hunting	130	11%	50	5%	80	8%
21 Mining, quarrying, and oil and gas extraction	15	1%	0	0%	0	0%
22 Utilities	10	1%	0	0%	20	2%
23 Construction	130	11%	50	5%	75	7%
31-33 Manufacturing	105	9%	30	3%	60	6%
41 Wholesale trade	35	3%	0	0%	0	0%
44-45 Retail trade	155	13%	155	15%	155	15%
48-49 Transportation and warehousing	70	6%	70	7%	120	11%
51 Information and cultural industries	10	1%	25	2%	20	2%
52 Finance and insurance	30	2%	0	0%	20	2%
53 Real estate and rental and leasing	10	1%	0	0%	15	1%
54 Professional, scientific and technical services	15	1%	45	4%	20	2%
55 Management of companies and enterprises	0	0%	0	0%	0	0%

5(b)	Workers by NAICS Sector for Population in Private Households					
56 Administrative and support, waste management and remediation services	60	5%	70	7%	15	1%
61 Educational services	105	9%	110	11%	95	9%
62 Health care and social assistance	170	14%	125	12%	120	11%
71 Arts, entertainment and recreation	0	0%	0	0%	15	1%
72 Accommodation and food services	100	8%	100	10%	80	8%
81 Other services (except public administration)	30	2%	80	8%	40	4%
91 Public administration	50	4%	70	7%	85	8%
Not Applicable	0	0%	0	0%	0	0%
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>						

6(1)(a)	Housing Units for Private Households
	2016
Housing units	1075
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>	

6(1)(b)	Housing Units by Structural Type for Private Households	
	2016	
	#	%
Total	1075	100%
Single-detached house	665	62%
Apartment, building that has five or more storeys	0	0%
Other attached dwelling	190	18%
Semi-detached house	30	3%
Row house	45	4%
Apartment or flat in a duplex	30	3%
Apartment in a building that has fewer than five storeys	75	7%
Other single-attached house	10	1%
Movable dwelling	220	20%
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing		

6(1)(c)	Housing Units by Number of Bedrooms for Private Households
	2016
Total	1075
No-bedroom	0
1-bedroom	170
2-bedroom	325
3-bedroom	285
4-or-more-bedroom	300
Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing	

6(1)(d)	Housing by Period of Construction for Private Households	
	2016	
	#	%
Total	1070	100%
1960 or earlier	170	16%
1961-1980	460	43%
1981-1990	205	19%
1991-2000	135	13%
2001-2010	85	8%
2011-2016	10	1%
<i>Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing</i>		

6(1)(e)	Subsidized Housing Units
	2016
Subsidized housing units	51
<i>Source: Data Set Published by BC Ministry of Municipal Affairs and Housing, Data from BC Housing</i>	

6(1)(f)(i)	Average and Median Assessed Housing Values															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Average	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$370,511
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 329,000
<i>Source: BC Assessment</i>																

6(1)(f)(ii)	Average and Median Assessed Housing Values by Structure Type															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Average	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$370,511
Single Family	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$380,673
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$332,784

6(1)(f)(ii)	Average and Median Assessed Housing Values by Structure Type																
Duplex, Triplex, Fourplex	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$513,777
Row Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 155,745
Apartment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-
Manufactured Home	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$152,919
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$329,000
Single Family	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$381,262
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$319,914
Duplex, Triplex, Fourplex	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$510,416
Row Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$157,200
Apartment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-
Manufactured Home	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$149,025
<i>Source: BC Assessment</i>																	

6(1)(f)(iii)	Average and Median Assessed Housing Values by Number of Bedrooms															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Average	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$370,511
No-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$180,681
2-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$254,680
3-or-more bedrooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$418,269

6(1)(f)(iii)	Average and Median Assessed Housing Values by Number of Bedrooms														
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$329,000
No-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$181,675
2-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$248,114
3-or-more bedrooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$416,849
<i>Source: BC Assessment</i>															

6(1)(g)(i)	Average and Median Housing Sale Prices															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Average	N/A	N/A	N/A	N/A	\$156,859	\$140,532	\$109,813	\$136,321	\$137,081	\$229,997	\$161,750	\$179,123	\$199,689	\$278,234	\$276,481	\$497,500
Median	N/A	N/A	N/A	N/A	\$191,250	\$134,500	\$75,000	\$133,750	\$133,750	\$250,250	\$161,750	\$188,250	\$192,500	\$262,500	\$242,750	\$340,050
<i>Source: Kamloops and District Real Estate Association</i>																

6(1)(g)(ii)	Average and Median Housing Sale Prices by Structure Type															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Average	N/A	N/A	N/A	N/A	\$156,859	\$140,532	\$109,813	\$136,321	\$137,081	\$229,997	\$161,750	\$179,123	\$199,689	\$278,234	\$276,481	\$497,500
Single Family	N/A	N/A	N/A	N/A	\$216,718	\$202,596	\$235,438	\$200,906	\$153,857	\$190,987	\$220,716	\$289,794	\$278,400	\$338,535	\$357,508	\$382,000
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex	N/A	N/A	N/A	N/A	\$207,000	N/A	N/A	\$133,750	\$115,000	\$331,000	\$160,625	\$188,225	\$195,000	\$250,000	N/A	\$310,000
Row Housing	N/A	N/A	N/A	N/A	N/A	N/A	\$75,000	\$73,650	N/A	N/A	N/A	N/A	N/A	N/A	\$153,500	N/A
Apartment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Manufactured Home	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Median	N/A	N/A	N/A	N/A	\$191,250	\$134,500	\$75,000	\$133,750	\$133,750	\$250,250	\$161,750	\$188,250	\$192,500	\$262,500	\$242,750	\$340,050

6(1)(g)(ii)	Average and Median Housing Sale Prices by Structure Type															
Single Family	N/A	N/A	N/A	N/A	\$191,250	\$134,500	\$210,000	\$152,500	\$152,500	\$169,500	\$200,000	\$249,900	\$285,000	\$320,000	\$327,500	\$370,100
Dwelling with Suite	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Duplex, Triplex, Fourplex	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$133,750	\$115,000	\$331,000	\$160,625	\$188,225	\$195,000	\$250,000	N/A	\$310,000
Row Housing	N/A	N/A	N/A	N/A	N/A	N/A	\$75,000	\$73,650	N/A	N/A	N/A	N/A	N/A	N/A	\$153,500	N/A
Apartment	N/A	N/A	N/A	N/A	\$207,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Manufactured Home	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<i>Source: Kamloops and District Real Estate Association</i>																

6(1)(g)(iii)	Average and Median Housing Sale Prices by Number of Bedrooms																
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Average	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
No-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3-or-more bedrooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
No-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
1-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3-or-more bedrooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
<i>Source: Kamloops and District Real Estate Association</i>																	

6(1)(h)(i)	Average and Median Monthly Rent															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Average	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<i>Source: CMHC Primary Rental Market Survey</i>																

6(1)(h)(ii)	Average and Median Monthly Rent by Number of Bedrooms															
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Average	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
No-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3-or-more bedrooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Median	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
No-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2-bedroom	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3-or-more bedrooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: CMHC Primary Rental Market Survey

6(1)(i),(j)	Vacancy Rate by Number of Bedrooms
	2016
Total	N/A
No-bedroom	N/A
1-bedroom	N/A
2-bedroom	N/A
3-or-more bedrooms	N/A

Source: CMHC Primary Rental Market Survey

6(1)(k)(i),(ii),(iii)	Rental Housing Units by Market
	2016
Primary rental market	N/A
Secondary rental market	N/A
Short-term rental market (August 2019)	N/A

6(1)(l)	Units in Housing Cooperatives
	2016
Units in housing cooperatives	0
<i>Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing</i>	

6(1)(m)(i)	Housing Units Demolished									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Number of units demolished	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

6(1)(n)(i)	Housing Units Substantially Completed									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Housing units completed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<i>Source: CMHC Starts and Completion Survey</i>										

6(1)(n)(ii)	Housing Units Substantially Completed by Structure Type									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Structure Type 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Structure Type 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Structure Type 3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<i>Source: CMHC Starts and Completion Survey</i>										

6(1)(n)(iii)	Housing Units Substantially Completed by Tenure									
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Owner	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Renter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other (Band Housing)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<i>Source: CMHC Starts and Completion Survey</i>										

6(1)(o)	Number of Beds Provided for Students by Post-Secondary Institutions in the Area
	2019
Number of beds	N/A
<i>Source: Data Set Published by the BC Ministry of Municipal Affairs and Housing</i>	

6(1)(p)	Number of Beds Provided by Shelters for Individuals Experiencing Homelessness and Units Provided for Individuals at Risk of Experiencing Homelessness
	2021
Beds for individuals experiencing homelessness	N/A
Beds for individuals at risk of experiencing homelessness	N/A

6(3)(a)	New Homes Registered		
	2019	2020	2021
New homes registered	N/A	N/A	N/A

7(a)(i),(ii)	Unaffordable Housing by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	930	100%	100%	1020	100%	100%	1020	100%	100%
Owner	730	78%	100%	790	77%	100%	760	75%	100%
Renter	200	22%	100%	235	23%	100%	265	26%	100%
Total households in unaffordable housing	110	12%	12%	220	22%	22%	215	21%	21%
Owner	50	5%	7%	115	11%	15%	90	9%	12%
Renter	60	6%	30%	100	10%	43%	135	13%	51%

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

7(a)(iii),(iv)	Inadequate Housing by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	930	100%	100%	1020	100%	100%	1020	100%	100%
Owner	730	78%	100%	790	77%	100%	760	75%	100%
Renter	200	22%	100%	235	23%	100%	265	26%	100%
Total households in inadequate housing	100	11%	11%	140	14%	14%	120	12%	12%
Owner	70	8%	10%	110	11%	14%	60	6%	8%
Renter	30	3%	15%	30	3%	13%	60	6%	23%

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

7(a)(v),(vi)	Unsuitable Housing by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total households	930	100%	100%	1020	100%	100%	1020	100%	100%
Owner	730	78%	100%	790	77%	100%	760	75%	100%
Renter	200	22%	100%	235	23%	100%	265	26%	100%
Total households in unsuitable housing	35	4%	4%	35	3%	3%	40	4%	4%
Owner	15	2%	2%	0	0%	0%	15	1%	2%
Renter	15	2%	8%	25	2%	11%	25	2%	9%

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

7(b),(c)	Unemployment and Participation Rates for Population in Private Households
	2016
Unemployment rate	9%
Participation rate	67%

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

7(d),(e),(f),(g)	Commute to Work for Population in Private Households	
	2016	
	#	%
Total	770	100%
Commute within census subdivision (CSD) of residence	630	11%
Commute to a different census subdivision (CSD) within census division (CD) of residence	25	87%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	120	2%
Commute to a different province or territory	0	0%

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

8(1)(a)(i),(ii)	Core Housing Need by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	930	100%	100%	1020	100%	100%	1020	100%	100%
Owner	730	78%	100%	785	77%	100%	760	75%	100%
Renter	200	22%	100%	235	23%	100%	260	25%	100%
Total in core housing need	30	3%	3%	80	8%	8%	20	2%	2%
Owner	20	2%	3%	15	1%	2%	115	11%	15%
Renter	10	1%	5%	65	6%	28%	135	13%	52%

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

8(1)(a)(iii),(iv)	Extreme Core Housing Need by Tenure for Private Households								
	2006			2011			2016		
	#	% of total	% of tenure	#	% of total	% of tenure	#	% of total	% of tenure
Total	930	100%	100%	1020	100%	100%	1020	100%	100%
Owner	730	78%	100%	785	77%	100%	760	75%	100%
Renter	200	22%	100%	235	23%	100%	260	25%	100%
Total in extreme core housing need	20	2%	2%	10	1%	1%	25	2%	2%
Owner	0	0%	0%	0	0%	0%	0	0%	0%
Renter	20	2%	10%	10	1%	4%	25	2%	10%

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