

Village of Burns Lake

2024 Interim Housing Needs Report

Draft Version 3.0
December 6, 2024



ACKNOWLEDGEMENTS

- Village Administration
- Village Mayor & Council

Versions:

1. October 15, 2024
2. December 6, 2024

Consulting Team:



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GLOSSARY

DEFINITIONS

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0 EXECUTIVE SUMMARY

This Interim Housing Needs Report for the Village of Burns Lake has been completed to fulfill the provincial requirements for an interim housing needs report by the deadline of December 31, 2024. The report builds on the Village’s previous Housing Needs Report as well as the Official Community Plan. The results of this Interim Housing Needs Report will be integrated into the Official Community Plan and Zoning Bylaw by December 31, 2025 as required by provincial law.

Methodology

This Interim Housing Needs Report has been completed using the standard methodology provided by the province and assisted by the Housing Assessment Resource Tool (HART) found at: <https://hart.ubc.ca/bc-hnr-calculator/>.

Results

According to British Columbia and Regional District population estimates the population has grown from 1,859 to 2,005 between 2016 and 2023. Using the standard housing needs methodology, the Village should anticipate a need of 66 new units within 5 years and 168 units over the next 20 years (see **Table 1** below). The standard methodology divides housing needs into six different categories. The largest need for Burns Lake is within the ‘anticipated growth’, ‘demand buffer’, and ‘suppressed household formation’ categories.

Table 1 | Burns Lake Housing Needs Summary

	5 Year Need	20 Year Need
A) Extreme Core Housing Needs	5.31	21.24
B) Persons Experiencing Homelessness	2.59	10*
C) Supressed Household Formation	12.33	49.31
D) Anticipated Growth	44.22	47.77
E) Rental Vacancy Rate Adjustment	1.17	4.68
F) Demand Buffer	12.37	49.85
Total Units Needed	78	178
Built Units since data acquired (2020 Census)	15	15
Additional Expectation of PEH (Category B) according to consultation with local experts	2.59	5.18
New Housing Needs based on updated dwelling units	66	173*

*Persons Experiencing Homelessness 20-year number based on data from local experts not HART

Challenges

The standard methodology has challenges in smaller municipalities due to low numbers of people and households, which are susceptible to more dramatic changes than larger municipalities. The Report explains these challenges for the Village and proposed solutions.

Housing Actions

The Report describes numerous housing strategies the Village can adopt to ensure its housing needs are met. These include amendments to the Official Community Plan and Zoning Bylaw, collaboration with social agencies, and partnerships with developers and neighbouring municipalities.

1 BACKGROUND

LAND ACKNOWLEDGEMENT

This Interim Housing Needs Report has been prepared for the Village of Burns Lake which is located in the traditional and ancestral territory of the Carrier Sekani people, which includes the Wet'suwet'en First Nation, Lake Babine Nation, and Ts'il Kaz Koh (Burns Lake Band).

They have been custodians of this land for time immemorial and we would like to pay our respect to their Elders and knowledge keepers both past and present.

INTRODUCTION

Local governments are required to prepare Housing Needs Reports (HNR) in accordance with provincial law and the standard HNR methodology set forth by the province. Interim Housing Needs Reports must be completed and submitted to the province by December 31, 2024. Official Community Plans and Zoning Bylaws must then be updated to reflect the Interim HNR by December 31, 2025. By 2028 municipalities must complete a full Housing Needs Report and every 5 years thereafter.

This Interim HNR builds upon the understanding of the previous HNR that was completed after the 2016 federal census. This Report outlines the Village's housing needs for the next 20 years and will support planning and decision-making within the context of the Village's Official Community Plan and Zoning Bylaw.

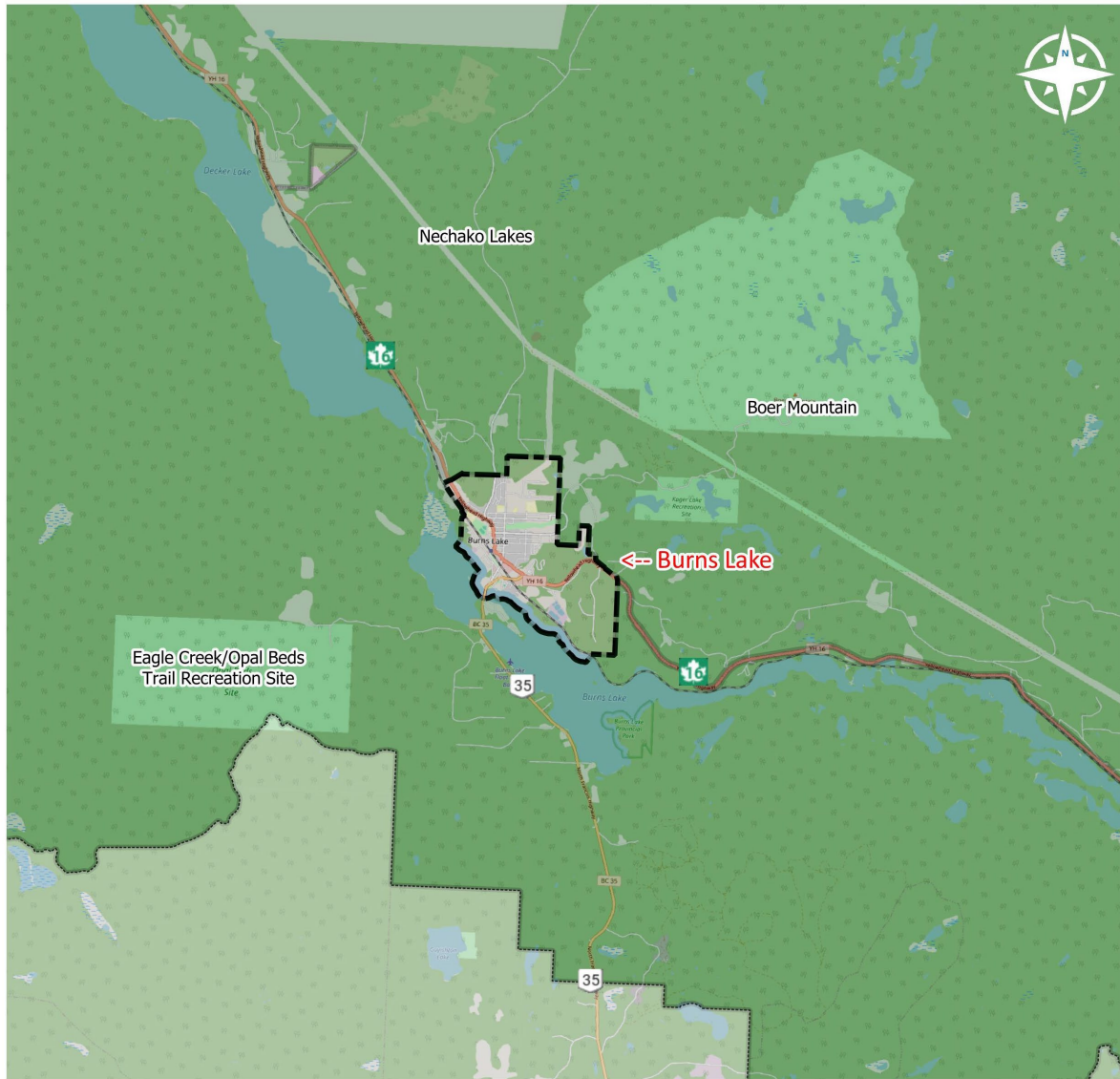
This Report also relies on the collection and analysis of a number of key housing-related measures and indicators gathered from across a number of different sources including:

- The 2021, 2016, 2011, 2006 Census Canada Statistics
- BC Housing Unit Count Report
- BC Assessment Data
- Local Housing Market information including MLS and other Market Data
- B.C. population data and housing projections from PEOPLE 2020
- Consultation with local government and property owners.

DATA SOURCES & POPULATION NUMBERS

For this report we are relying on population estimates from B.C. government data sources over census Canada. The Village staff believe that this information is more accurate as it provides yearly population estimates and more accurately represents the actual number of people residing in Burns Lake. Burns Lake municipal staff has directly contacted census Canada regarding the data inaccuracies and is waiting a response. The full correspondence is shown in later sections.

An important consideration regarding population numbers is that Burns Lake can have a lot of seasonal or temporary workers and residents due to boom-and-bust cycles of oil & gas and forestry workers. This can create a high level of demand for rental apartments when workers arrive and then cause prices to crash when jobs are completed. Having this instability in the rental market can make it difficult to have an accurate and consistent picture of what is needed for rental properties in Burns Lake. This report includes information received information from local landlords provide a more accurate picture of the rental market and current rent prices in Burns Lake.



CONTEXT MAP



- Electoral Areas Boundary
- Municipal Boundary

Created October, 2024 by Bluerock Planning inc.
Source Data: iMAP BC

Figure 1 | Context Map

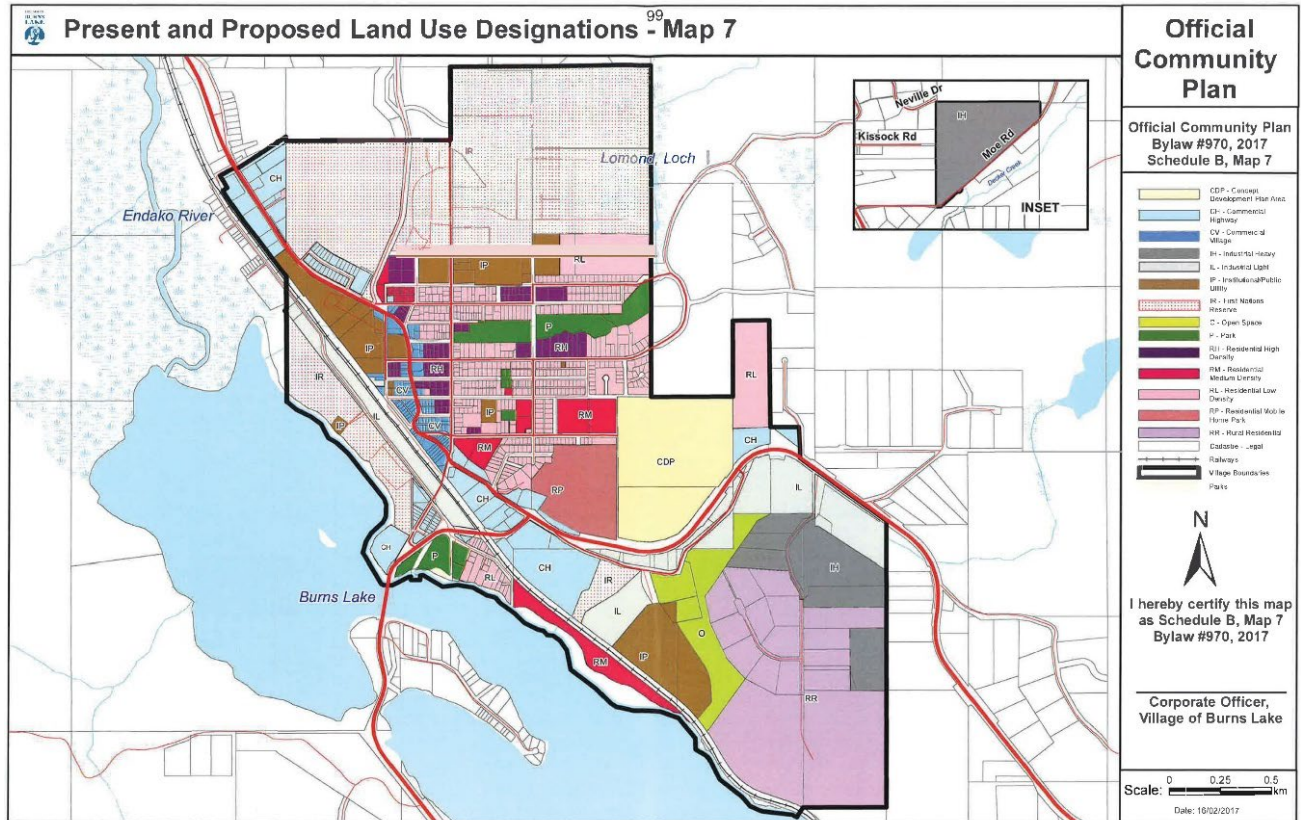


Figure 2 | Present and Proposed Land Use Designations OCP

COMMUNITY CONTEXT

The Village of Burns Lake is an incorporated municipality situated in the Regional District of Bulkley-Nechako (RDBN), within the traditional, ancestral, and unceded territories of the Carrier Sekani people, including the Wet'suwet'en First Nation, Lake Babine Nation, and Ts'il Kaz Koh (Burns Lake Band).

The Village has 765 private dwellings, which is an increase of 10% (695 in 2016) likely due to a rise in secondary or vacation home ownership, since only 689 dwellings are occupied by principal residents. Principle residents are any residents that spend more than 50% of the days in a year at their housing in Burns Lake. Vacation homeowners are any residents that spend more than 50% of their days during a year at a different home that is not in Burns Lake.

Burns lake is an important regional center in the RDBN which had a marginal decrease in population from 2016 to 2023, from 39,417 to 39,370 according to B.C. government population estimates.

REGIONAL IMPORTANCE

Burns Lake serves as a regional hub for the surrounding communities, making its housing needs more complex and impactful beyond its immediate population. As a central service and economic center, Burns Lake provides essential services, employment, and amenities to a broader area, including nearby rural and Indigenous communities.

This regional importance underscores the need for Burns Lake to consider its housing strategy within a broader, regional context. Collaboration with neighboring municipalities and First Nations is crucial in developing comprehensive housing solutions that address the needs of the entire region. By partnering with other local governments and organizations, Burns Lake can ensure that housing options meet the diverse demands of the larger region it supports, while fostering sustainable growth and regional cohesion.

CENSUS STATEMENT

The following is information that was sent to Census Canada regarding the state of census data for Burns Lake.

August 8, 2023

To Whom it May Concern:

RE: Census Data for the Village of Burns Lake

There have been long-standing concerns in the Village of Burns Lake regarding the accuracy of Census data collected within the municipality and the two local First Nations: T'sil Kaz Koh (Burns Lake Band) and Lake Babine Nation. The Census data since 2011 has shown a decline in the population and in the number of dwellings within the municipality. This is in contrast with the population data produced by BC Statistics, which shows population growth since 2016. According to BC Statistics, Statistics Canada conducts post-census coverage studies to adjust census counts for the purpose of producing current population estimates.¹

Census Canada Population Counts:

	2021	2016	2011	2006
Village of Burns Lake population	1,659	1,779	2,029	2,107
Percentage Change	-6.7%	-12.3%	-3.7%	8.2%
Dwelling Counts	765	748	846	854

BC Stats Population Estimates:

	2021	2016	2011	2006
Village of Burns Lake population	1,876	1,857	2,068	2,177
Percentage Change	1.0%	-10.2%	-5.0%	7.4%

¹ <https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/population/population-estimates/about-population-estimates>

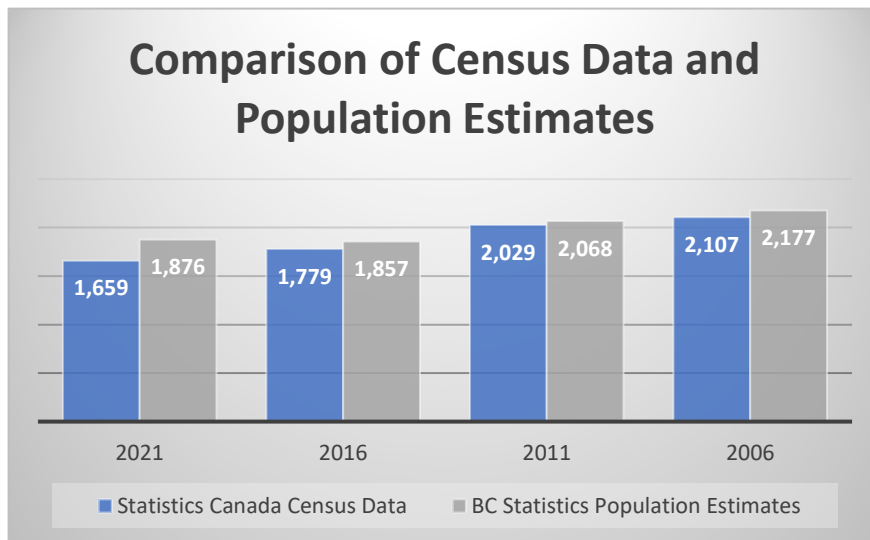


Figure 3 | Census & BC Data Population Comparison

The two data sets show a correlation in trends until the most recent census year. Where BC Statistics predicted some growth in population for 2021, Stats Canada showed a decrease in population. The experience within the community according to anecdotal evidence and building permit data had been more in-line with the BC Statistics estimates of growth. It is widely believed with the community that there was a significant undercount during the last census due to the impact of COVID. Due to COVID restrictions, Census data collectors did not conduct house-to-house surveys and relied on mail-in packages alone.

In support of population growth within Burns Lake, a housing needs report conducted in 2020 examined population growth estimates prepared by B.C. Stats through P.E.O.P.L.E. 2020 for the *Burns Lake Local Health Area*, which predict that the population in the Burns Lake Local Health Area will grow by 362 individuals between 2016 and 2026, representing a growth rate of 5.8%.

The Village of Burns Lake informed Statistics Canada of the concerns regarding the accuracy of the last census. The response from Statistics Canada was also erroneous. Statistics Canada claimed that inaccuracies in the last census were with respect to dwelling counts due to a change in land status between the Village of Burns Lake and the Woyenne 27 IR (Lake Babine Nation) in August 2020. This change in land status did not occur.

The other area of concern with the Census Canada data is with dwelling counts, specifically between 2011 and 2016. The data shows a loss of 98 dwelling units (-11.6%). The loss of this many dwelling units in a four-year period would be a significant occurrence within the community and cannot be accounted for. As shown in the table below, building and demolition permits issued between 2011 and 2021 do not correspond with this level of change.

Village of Burns Lake Building and Demolition Permits:

	2021	2016	2011
Number of New Dwelling Units Permitted	12	12	1
Demolition Permits	0	2	1

In conclusion, it is recommended that Statistics Canada Census data be considered within the community context of stability and increased housing demand. Recent studies conducted within the municipality such as the Housing Needs Report 2020 should be considered as a more reliable source of information.

VACANT LAND

Residential Land Inventory based on 2024 assessment data, aerial imagery, and slope study

Street	Vacant	Under-Developed	Vacant / Unusable	Double Lot	Lots with Subdivision Potential
1 st Avenue	1	-	7	0	1
2 nd Avenue	0	-	0	0	0
3 rd Avenue	2	-	0	2	2
4 th Avenue	2	-	1	2	0
5 th Avenue	4	-	0	5	1
6 th Avenue	1	-	1	3	0
7 th Avenue	0	-	0	0	0
8 th Avenue	2	-	0	2	1
9 th Avenue	4	-	0	2	0
Lorne St	0	-	0	0	0
Mulvaney Cres	0	-	0	4	0
Center Street	0	-	2	4	0
McKenna St	2	-	0	0	0
Hill Street	3	-	0	1	0
Aspen St	2	-	0	0	1
Casimir Ave	4	-	0	1	0
Telegraph	0	-	1	0	0
Pioneer Way	1	-	0	3	1
Saunders Dr	0	-	0	0	0
TOTAL	28	-	12	29	7
2016 Total	66	8	10	25	21

All property evaluated are zoned for residential use.

Vacant: parcels that could be relatively easily developed for residential purposes

Under-Developed: not evaluated

Vacant/Unusable: parcels that cannot be developed, usually due to topographic constraints

Double Lot: vacant parcels owned by an adjacent house owner that use the vacant parcel for yard space. Houses built over a property line are not included, as they cannot be separated.

Subdivision Potential: Vacant parcels that could be subdivided to create new residential parcels. Large lots already containing a house were not included. The difference in values from the 2016 residential land inventory included in the OCP can be accounted for through:

- An increase in new houses
- Differences in methodology (detailed methodology for 2016 inventory not available), especially for double lots and lots with subdivision potential
- Improved data in 2024 due to GIS technology

BUILDING PERMITS

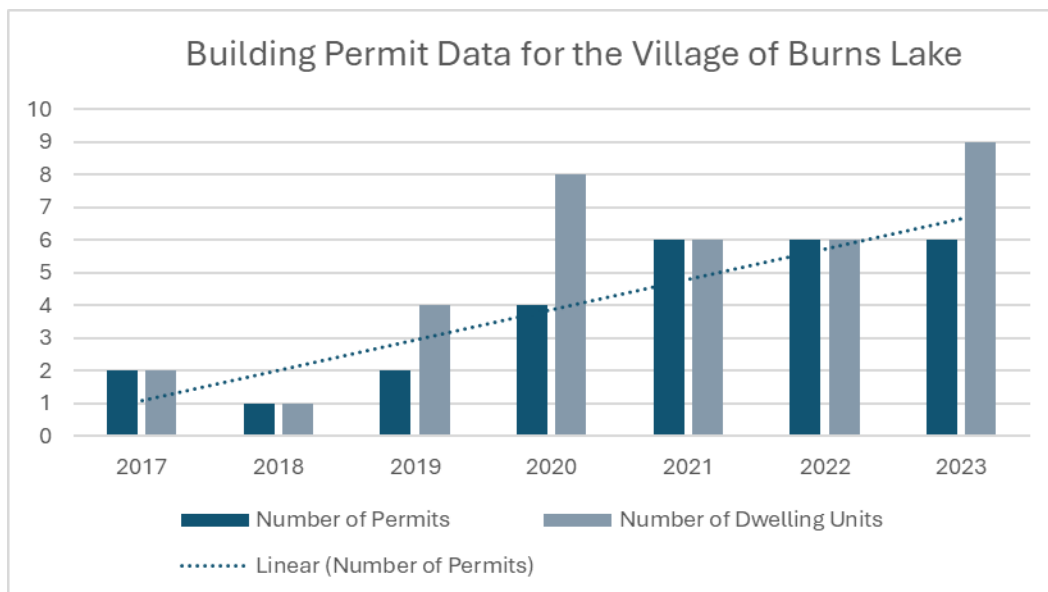


Figure 4 | Building Permit Data 2017-2023

Approximately 15 new housing units have been built in Burns Lake since the 2021 census.

OFFICIAL COMMUNITY PLAN (OCP) GOALS & POLICIES

The goals and policies aim to provide a diverse range of housing options in a way that maintains the community's character & quality of life, minimizes environmental impacts, and efficiently uses existing municipal infrastructure.

Policies encourage infill development, increased housing density in designated areas, and affordable housing options such as secondary suites and manufactured homes.

They also promote directing new developments away from environmentally sensitive areas, ensuring that new projects provide necessary infrastructure, and supporting housing agreements to maintain affordable, seniors, and special needs housing.

Also, provisions for residential units above commercial spaces are included to promote convenient access to both housing and workplaces in the downtown area.

After review of OCP policies we have highlighted policies that are recommended for change in red with comments following.

OCP Goals

1. Facilitate the provision of a wide range of housing options that meet the needs of all residents.
2. Accommodate housing that protects existing character and quality of life for residents. Minimizing negative impact on the environment.
3. **Providing housing in areas that are serviced with municipal infrastructure and do not unnecessarily extend services. Requires modification since the Village is pursuing extending services into Village Heights.**

OCP Policies

1. Review and consider strata conversion applications, taking into account rental housing stock and condition of buildings;
2. Make efficient use of existing parcels of land and the existing housing stock, thereby optimizing the benefits that can be derived from existing servicing and infrastructure;
3. **Encourage infill of larger vacant or underutilized residential parcels to accommodate the need for more low-density housing and to make more efficient use of land and optimize the benefit of existing servicing; Recommend combining this with previous policy due to similarity.**
4. **Direct low-density development (single detached, semi-detached and duplex dwellings) to those areas designated Low Density Residential on the Present and Proposed Land Use Map; Recommend updating this policy.**
5. **Encourage increased housing densities and uses such as apartment, fourplex, and rowhouse in areas designated Medium and High Density Residential as identified on the Present and Proposed Land Use Map; Recommend update to this policy or an additional statement about allowing increased flexibility in housing forms.**
6. Use housing agreements pursuant to the Local Government Act to ensure that affordable, seniors and special needs units are maintained where a developer agrees to provide such units into the development;
7. Direct development away from environmentally sensitive areas as defined in this plan;
8. **Require new residential developments to provide and pay for infrastructure and servicing improvements and the extension of services to facilitate the development; Could be reworded to say something about supporting developers to secure funding for infrastructure when possible.**

9. Incorporate provisions in the zoning bylaw for encouraging residential units above commercial business in the downtown area to encourage residing closer to the workplace; *Action needs to be taken on this policy to implement it.*
10. Incorporate provisions for secondary suites in low density residential areas as a means of accommodating the need and public desire for affordable and rental housing; *This policy has been accomplished.*
11. Encourage manufactured homes as a type of affordable housing that is appropriately directed to existing manufactured home parks; and *Policy may still be valid. The existing MHP has room for expansion.*
12. Complete the boundary expansion studies and residential development strategy discussed in section 4 of this plan. *This policy needs review and revision in light of Village Heights.*

CITIZEN HOUSING SURVEY

Summary

A citizen housing survey was conducted in Burns Lake during November 2024. There was a total of 160 completed surveys from people of all ages, representing an 8.0% response rate from the Village’s estimated 2023 BC Stats population (see [APPENDIX G](#) for full survey results). Respondents answered a total of 20 questions, covering topics such as their current housing situation, individual housing needs, affordability, and broader community housing needs and gaps. The survey results reveal information on dwelling types, housing costs, and perceived problems like affordability and a lack of diverse housing options. Significant concerns were raised regarding the need for more diverse housing, including apartments, townhouses, and seniors housing. The responses also suggest a potential shortage of affordable rental units in the community.

Results

The survey results provide a good picture of the housing needs of citizens in the Village. The 7.9% response rate is high enough to provide accuracy in analysis from the results. For reference, a minimum response rate of 5% is required for extrapolation of any survey results to a broader population.

Who Completed the Survey?

Survey respondents were a broad spectrum of ages, ranging from younger than 19 to older than 80 years as shown in [TABLE 2](#). When asked about living location, 65.8% of respondents said they live in the Village of Burns Lake, 28.5% stated they live in the Regional District of Bulkley-Nechako, and 5.7% said they live elsewhere.

Table 2 | Survey Respondents by Age Category

Age	# of Respondents
19 or younger	1
20 - 29 years	9
30 - 39 years	33
40 - 49 years	33
50 - 59 years	28
60 - 69 years	27
70-79 years	20
80 years or older	9
Total	160

Current Living Situations

Questions 4, 5 and 6 asked people about their current dwelling type, length of stay at current residence, and current living situation stability. As shown in **FIGURE 5**, a majority of people live in a single-detached home, with the remainder in apartments, mobile homes/park models, townhouses, and other types of dwellings. Somewhat surprising is that 12.7% of respondents live in apartments.

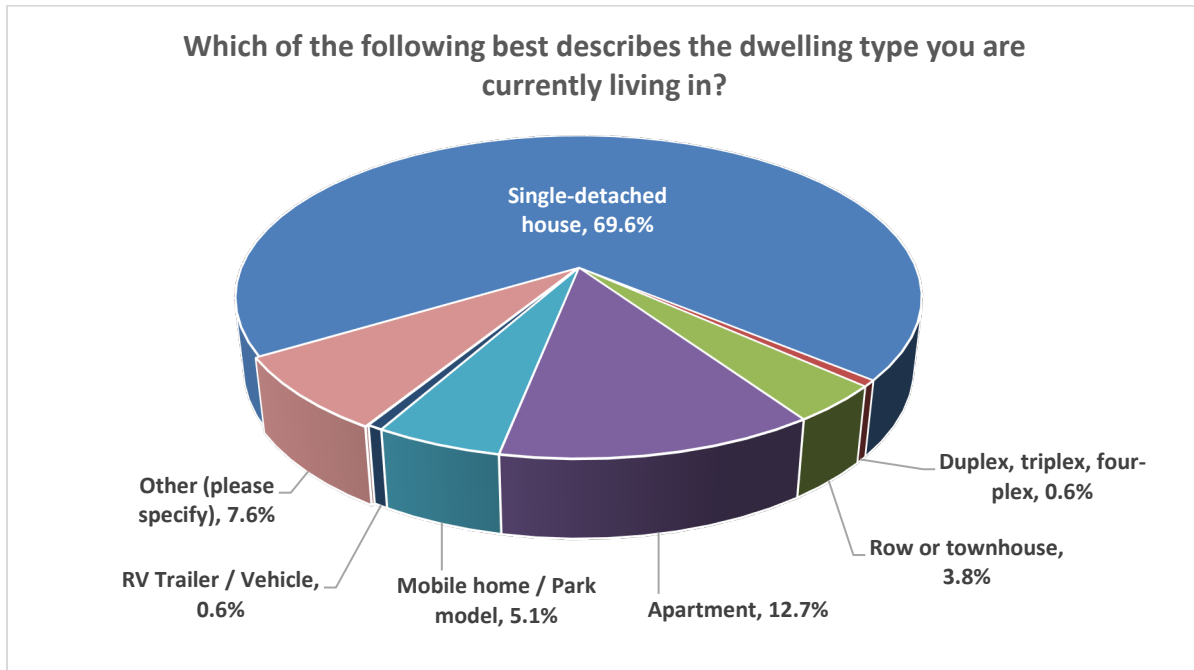


Figure 5 | Q4 Housing in Burns Lake by Type

Question 6 asked people about the stability of their current living situation and the results are shown on **FIGURE 6**. While most respondents (70.6%) said their living situation was very stable, it's concerning to see that 7.6% of respondents identified their situation to be either very or somewhat unstable and an additional 21.9% saying they are living in some form of housing insecurity.

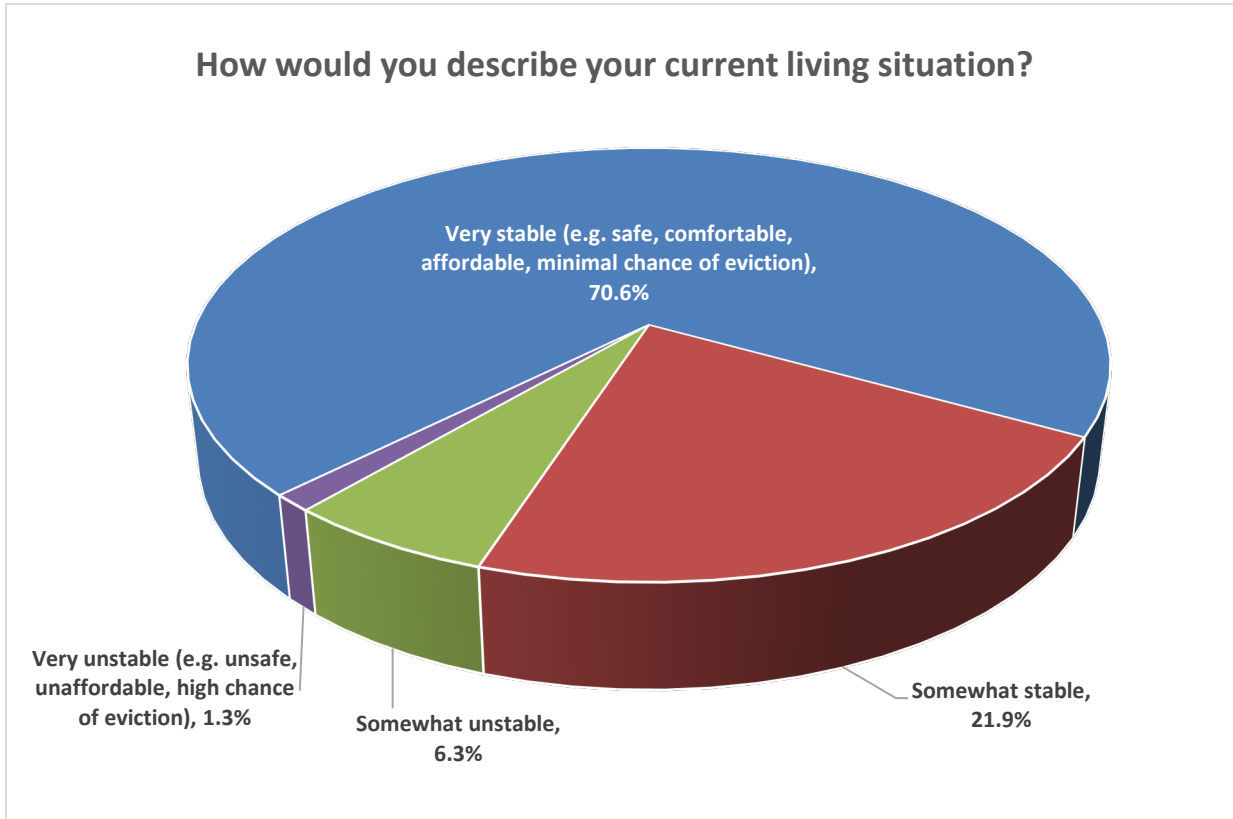


Figure 6 | Q6 Housing Stability

Are Housing Needs Being Met?

Question 11 asked individuals if their housing needs are being met. Fortunately, the majority of respondents (56.3%) said their needs are being fully met. However, 35.6% said their needs are only somewhat being met and 8.1% said their needs are not being met. 8.1% represents 13 individuals with potentially serious housing needs. If this percentage is extrapolated to the wider Village population, it could mean that approximately 164 individuals (8.1% of the Village's population) do not have their needs met.

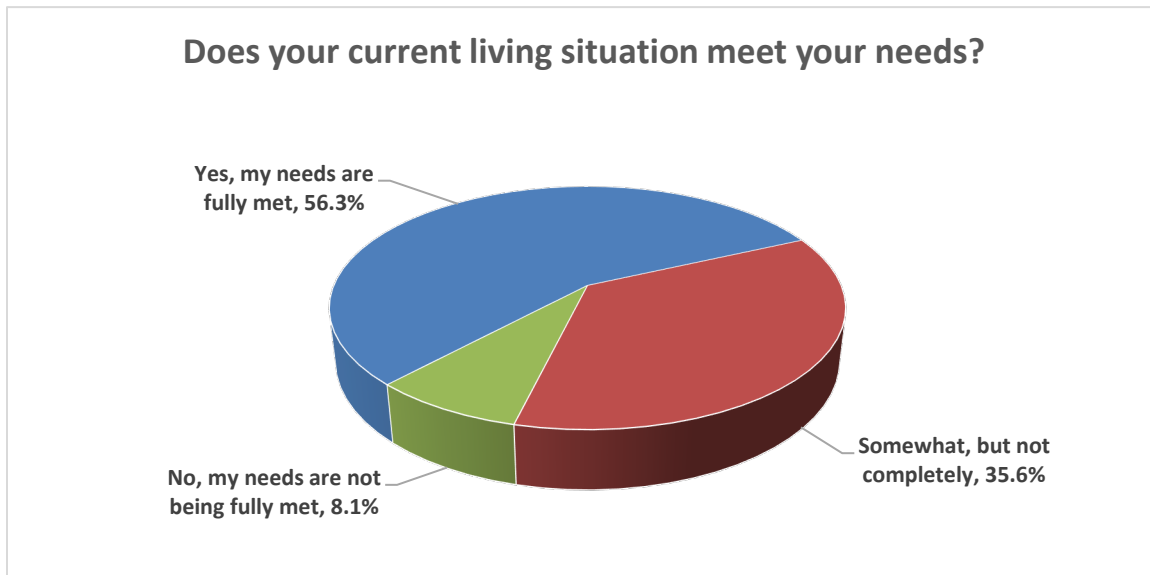


Figure 7 | Q11 Are Housing Needs Being Met

Other Key Themes and Findings

1. **Housing Options and Availability:** As shown on [FIGURE 8](#), a significant theme emerging from the survey was the lack of sufficient and diverse housing options in Burns Lake. This was consistently identified by respondents as a "**Major Problem**", particularly for:
 - **Renters:** Many respondents reported difficulty finding rentals.
 - **Different Needs:** The survey highlighted a lack of housing options tailored to specific needs such as seniors, single-person households, families and people with disabilities.

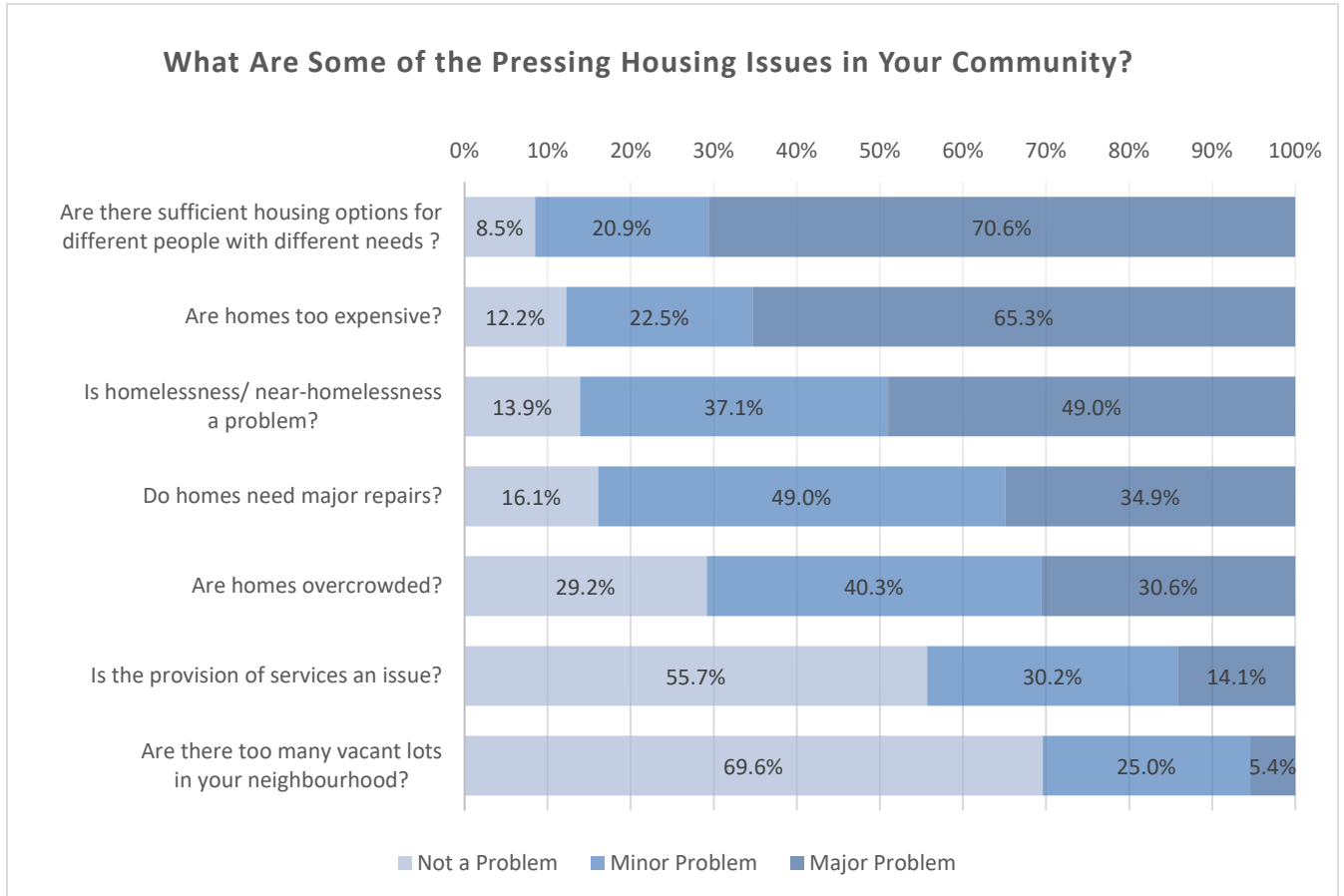


Figure 8 | Pressing Housing Issues

2. **Housing Affordability:** While many homeowners expressed satisfaction with their current housing costs, affordability remains a concern for some renters.
 - One respondent indicated paying up to 125% of their income on rent, emphasizing the need for "**Affordable housing.**"
 - Another respondent highlighted difficulty in securing affordable housing after university, stating, "Had to move in with my parent following university because places were unavailable or unreasonably priced to rent."
3. **Housing Size and Suitability:** Several respondents, both homeowners and renters, expressed concerns about the size of their current dwelling, with some finding their units "**Too big**" and others "**Too small**". This further reinforces the need for diverse housing options.
4. **Desired Housing Types:** As shown on **FIGURE 9**, respondents identified the types of housing they felt are most needed in the Village. At the top of the list was seniors housing followed by duplexes/triplexes/four-plexes, and single-detached dwellings in that order.

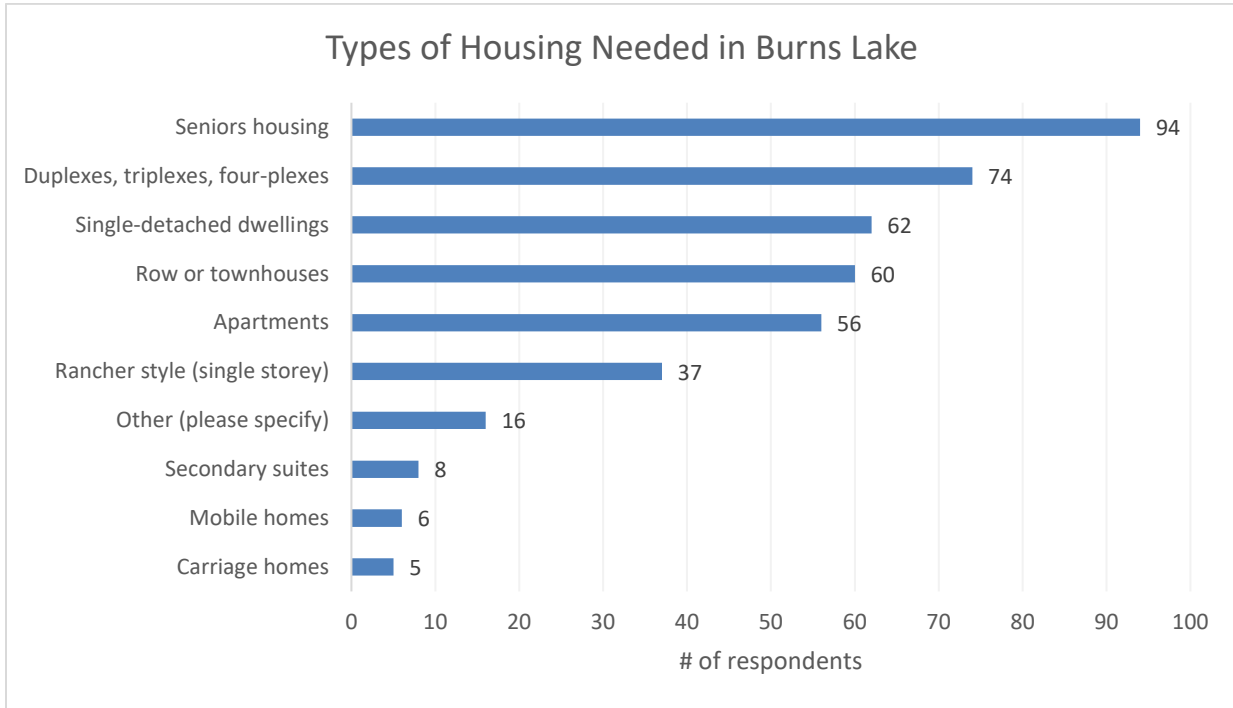


Figure 9 | Types of Housing Needed

A key method to understand housing dynamics is to ask citizens about how likely they are to need to change their housing situation in the near or distant future. Question 8 of the survey touched on this question as shown in **FIGURE 10**. While the results show a majority of respondents do not anticipate changing their housing situation within the next 6 years or at all, the remaining respondents stated they are likely to change their situation. This includes 5.66% of respondents who indicated they need a different housing situation in the next six months, which could be viewed as a serious housing need.

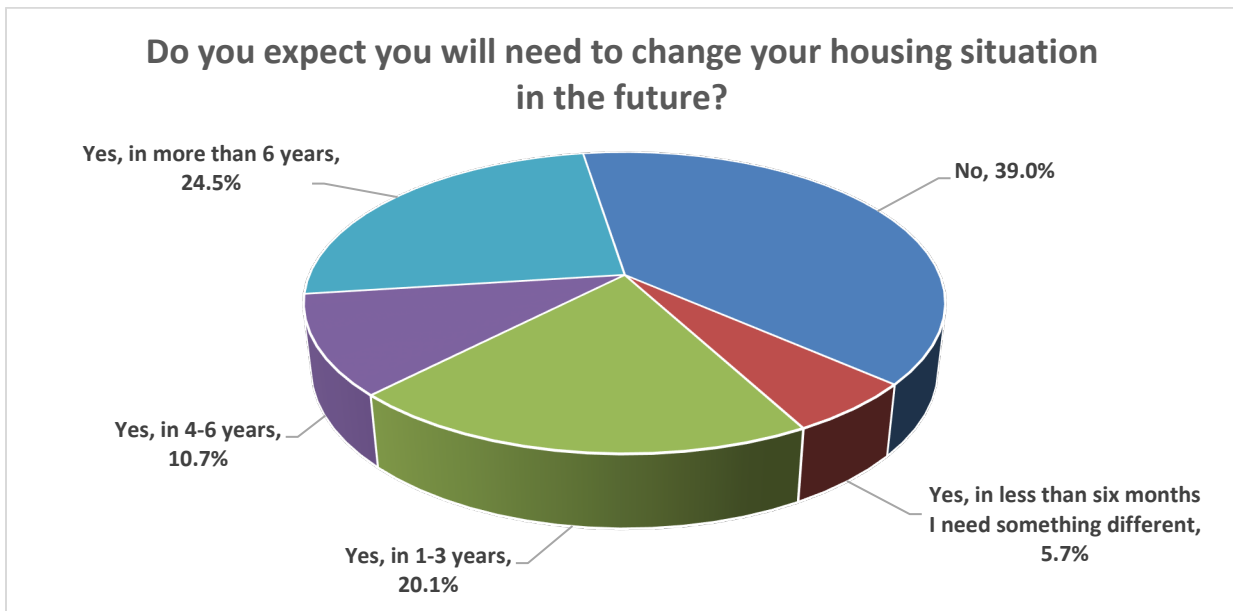


Figure 10 | Q8 Future Change in Living Situation

Recommendations from the survey:

The citizen housing survey results a need for increased housing availability, diversity, and affordability in Burns Lake. Addressing these challenges requires a multi-faceted approach involving government, developers, and community stakeholders. By prioritizing the housing needs identified in this survey, Burns Lake can move towards creating a more inclusive and sustainable housing environment for all residents.

A few key focus areas based on the survey results could be:

- **Increase Rental Availability:** Focus on developing new rental units, particularly those targeting various income levels and household sizes;
- **Diversify Housing Options:** Prioritize construction of housing that caters to specific needs, including seniors, people with disabilities, and single individuals; and
- **Promote Affordable Housing:** Explore options for developing and supporting affordable housing initiatives, potentially through partnerships with government and non-profit organizations.

Full survey results can be found in **Appendix G: Citizen Survey Results**.

2 CONTEXT & ZONING

Municipal regulations and especially zoning has a strong correlation to housing supply and density. Reviewing the Village’s Zoning Bylaw provides regulatory context to the Village’s housing needs. The following is a brief overview of the Village’s current Zoning Bylaw, specifically looking at the residential zones.

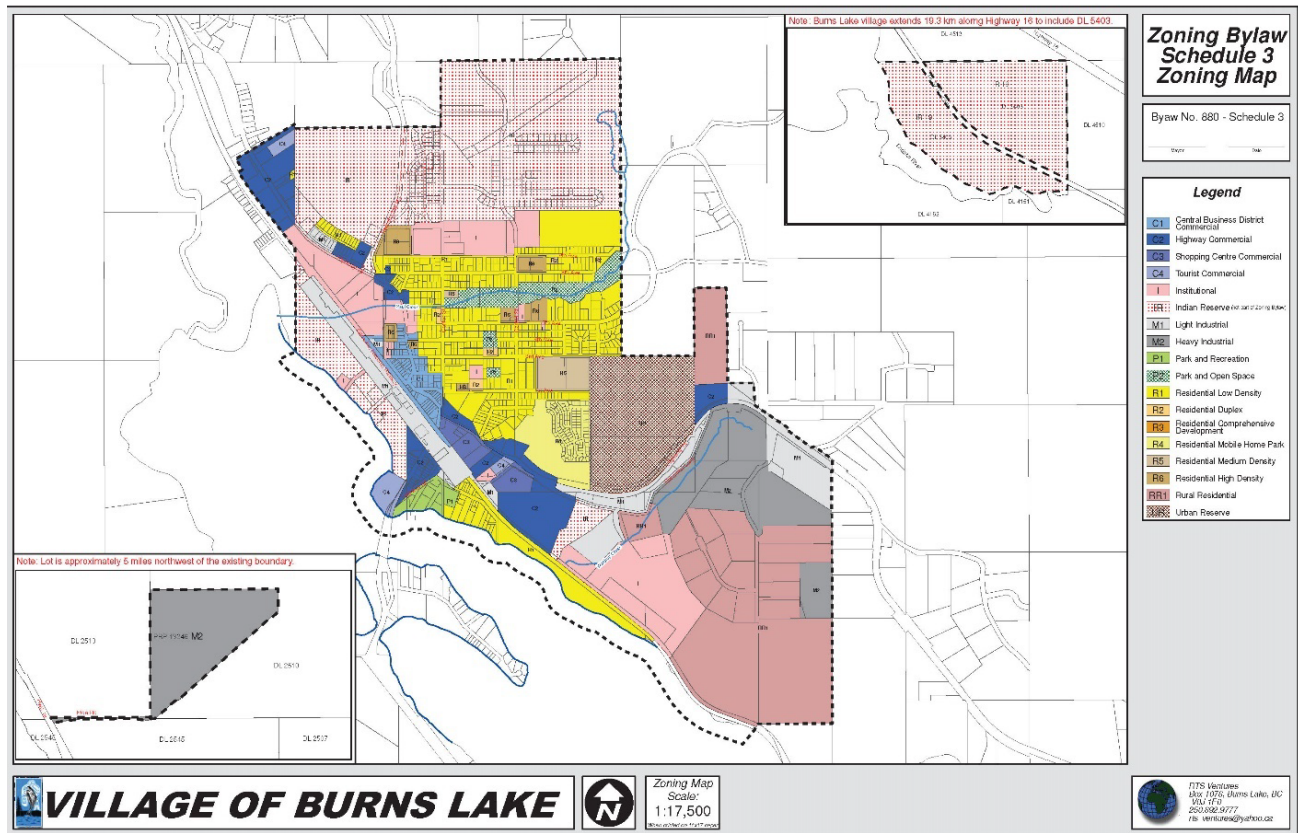


Figure 11 | Zoning Map

As shown in this map there are currently 7 different housing zones.

1. R1 – Residential Low Density
2. R2 – Residential Duplex
3. R3 – Residential Comprehensive Development
4. R4 – Residential Mobile Home Park
5. R5 – Residential Medium Density
6. R6 – Residential High Density
7. RR1 – Rural Residential

R1 – Residential Low Density

Purpose:	Provide area for low density residential housing
Principle Permitted Housing Use:	Single detached dwelling
Accessory Permitted Use Related to Housing:	Secondary Suite
Coverage (see Figure 10 Zoning Map):	Significant coverage of R1 zoning in the Village

R2 – Residential Duplex

Purpose:	Provide area for low density residential housing
Principle Permitted Housing Use:	Duplex, semi detached and detached dwelling
Accessory Permitted Use Related to Housing:	Secondary Suite, Care centre, minor, accessory to single detached dwelling.
Coverage:	Approximately 5 lots in the Village

R3- Residential Comprehensive Development

Purpose:	Provide area for low density residential housing on smaller lots, for standard housing ownership or bare land strata-based development.
Principle Permitted Housing Use:	Semi detached and single detached dwelling
Accessory Permitted Use Related to Housing:	Secondary Suite
Coverage:	No indication of any R3 use on zoning map.

R4 – Residential Mobile Home Park

Purpose:	Provide area for mobile home parks.
Principle Permitted Housing Use:	Manufactured or mobile home.
Accessory Permitted Use Related to Housing:	None
Coverage:	One major mobile home area in the Village.

R5 – Residential Medium Density

Purpose:	Provide area for medium density multi-unit housing.
Principle Permitted Housing Use:	Apartment, congregate, Duplex, Four-plex, rowhouse, semi detached and special needs housing.
Accessory Permitted Use Related to Housing:	Secondary Suite, Care centre, minor, accessory to single detached dwelling.
Coverage:	Two R5 zoning areas

R6 – Residential High Density

Purpose:	Provide area for high density multiple dwelling housing.
Principle Permitted Housing Use:	Apartment, congregate, row housing, special need housing.
Accessory Permitted Use Related to Housing:	None
Coverage:	7 lots in the Village

RR1 – Rural Residential

Purpose:	Provide area for rural residential lots.
Principle Permitted Housing Use:	Single Detached Dwelling.
Accessory Permitted Use Related to Housing:	Secondary Suite
Coverage:	Significant Village coverage of this type of zone on the South and east sides of town.

3 POPULATION & DEMOGRAPHICS

POPULATION PROJECTIONS

The Village of Burns Lake has witnessed an increase in population since 2016 after a previous gradual decline from 2011-2016. **FIGURE 12** illustrates population changes based on B.C. government data and census Canada data it also includes a projection for 2.25% over 20 years which is the growth rate projected in the HART data.

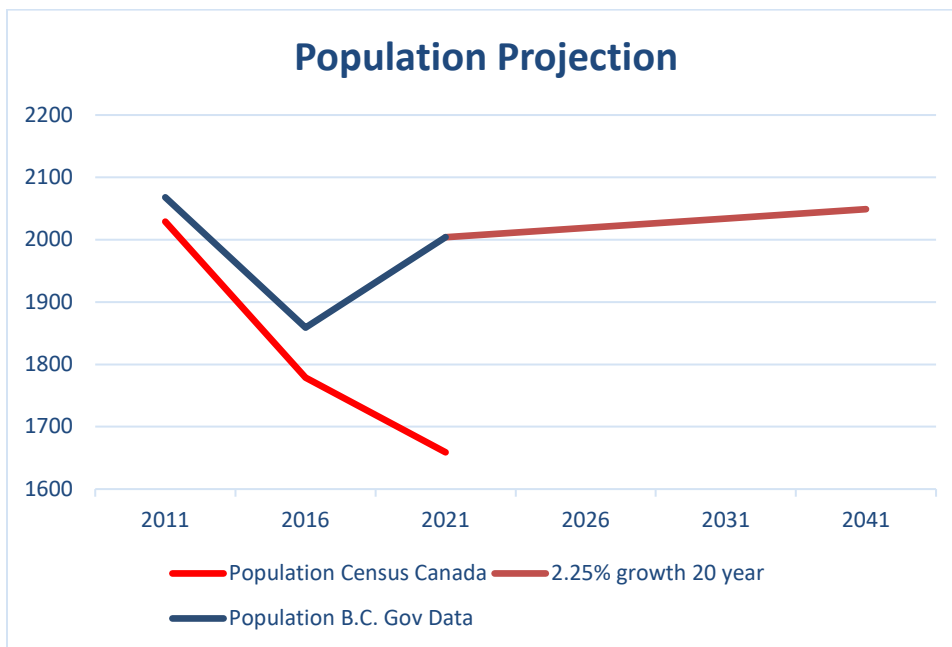


Figure 12 | Burns Lake Population Projection

AGE DEMOGRAPHICS

A look at the Village’s age demographics shows an aging population and a decline in youth. From 2006 to 2021 there was a decline in the 15 to 24 year age and 35 to 44 year age groups (see [FIGURE 13 | AGE GROUP CHANGE 2006-2021](#)). There was also an increase in the 55 to 64 age group over this time-period.

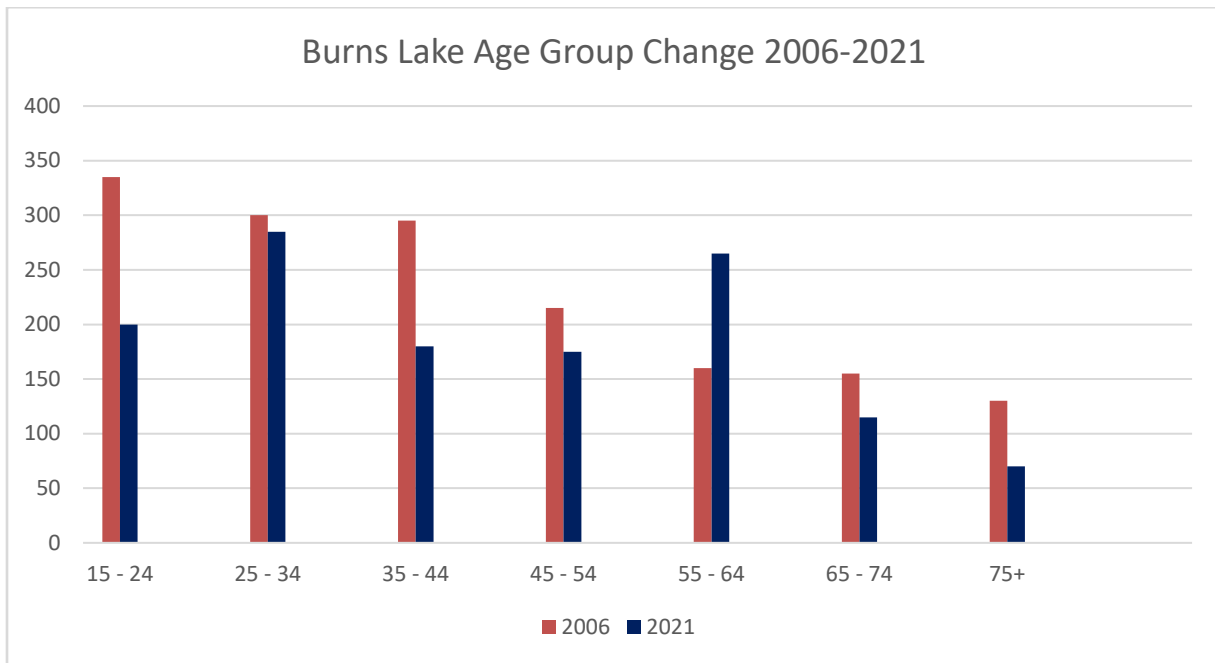


Figure 13 | Age Group Change 2006-2021

From 2006 to 2021 the change in population by age group was:

- **-135** Persons Age 15-24
- **-15** People Age 25-34
- **-115** People Age 35-44
- **-40** People Age 45-54
- **+105** People Age 55-64
- **-40** People Age 65-74
- **-60** People Age 75+

According to 2021 census the median age of Burns Lake is 38.8 years old, which is an approximately 2-year increase from 36.9 in 2016. The previous HNR stated there would be a 28% increase of seniors (age 65+) by 2021; however, there seems to be a general decline in all age categories except for 55- to 64-year-olds.

INCOME

In 2020 the median household income for Burns Lake was \$75,500 while the provincial average was \$90,900. **FIGURE 14** shows the number of individuals in various income brackets for Burns Lake. The data indicates many individuals with less than \$50,000 of annual income, emphasizing the potential need for affordable housing. There are often long-term temporary workers living in Burns Lake. Specifically, from the LNG industry. This influx of higher earning individuals can put upward pressure on housing costs and rents. Income data cited here is from 2020 and incomes are likely overall higher than stated in the **FIGURE 14** below. Significant Oil & Gas projects will likely be occurring in the near future.

In 2020 the median household income for Burns Lake was \$75,500 while the provincial average was \$90,900. **FIGURE 14** shows the number of individuals in various income brackets for Burns Lake. The data indicates many individuals with less than \$50,000 of annual income, emphasizing the potential need for affordable housing.

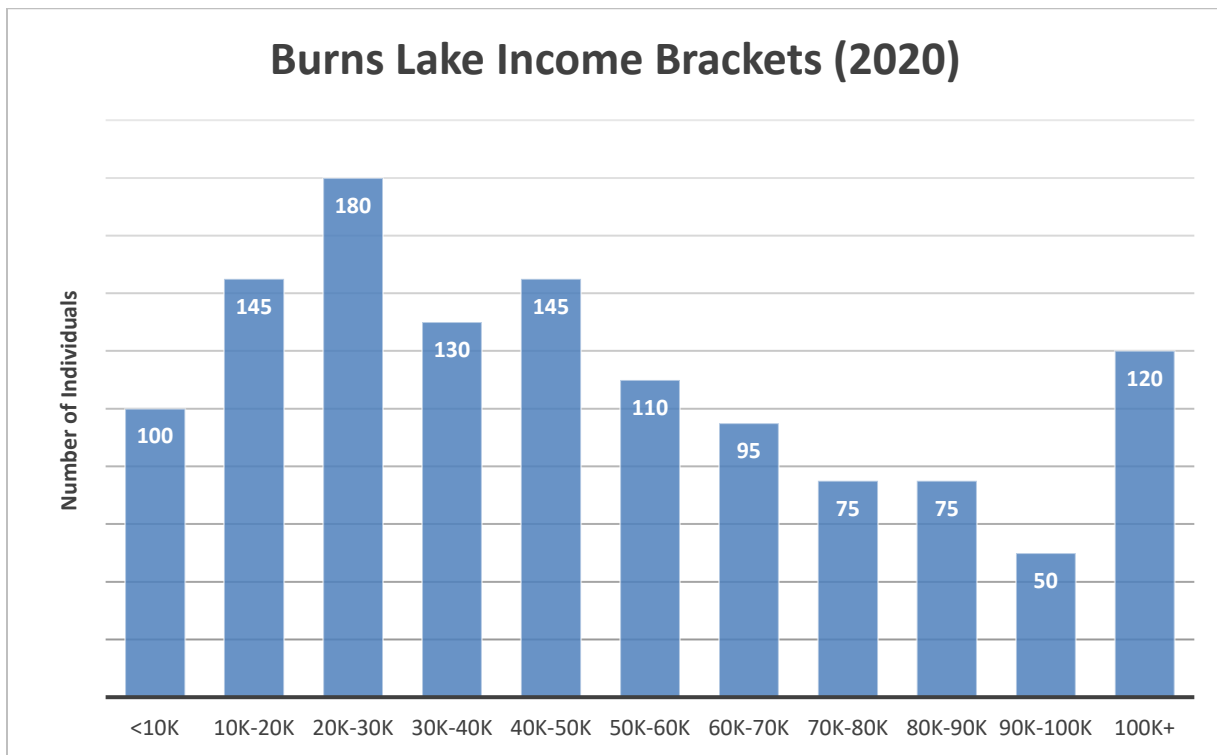


Figure 14 | Burns Lake Income Brackets

HOUSEHOLDS

There has been a decline of owned and rented Primary House Maintainers since 2006 (see [FIGURE 14](#)). Yet, there was also an overall increase of private dwellings, likely due to vacation homeowners defined as people spending less than 50% of their days in Burns Lake.

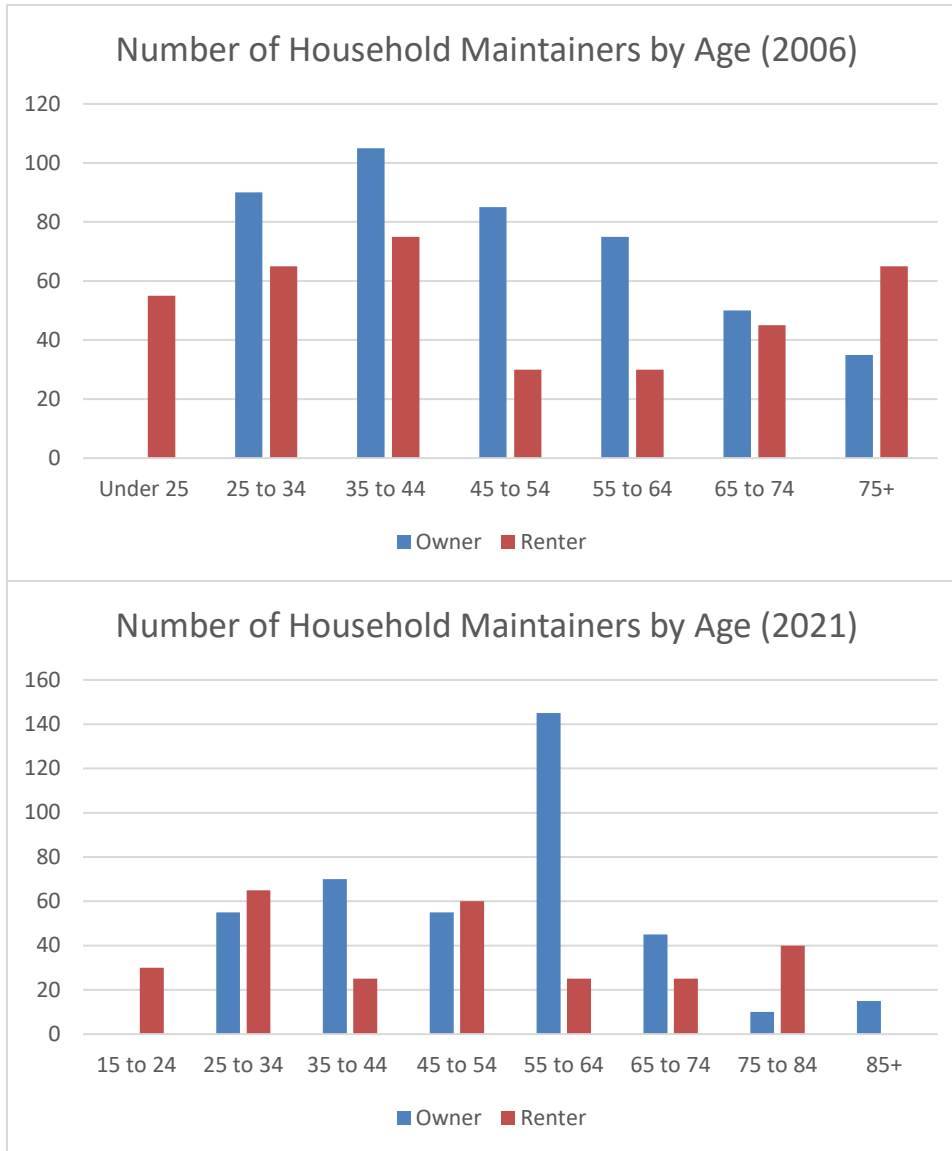


Figure 15 | Household Maintainers by Age 2006 & 2021

3.1 HOUSEHOLD COMPOSITION

To understand the Village’s housing needs, it’s important to gather data on the composition of its households. Naturally, larger households demand larger homes and smaller households often require small homes. While this doesn’t completely acknowledge what people want, it does gather understanding of need.

Table 3 | Private Households by Household Size 2021

Household Size	Number of households
1 person	230
2 persons	250
3 persons	85
4 persons	70
5+ persons	60
Total	690

Table 4 | Occupied dwellings by number of bedrooms

Bedrooms	Number of households
No bedrooms	0
1 bedroom	140
2 bedrooms	155
3 bedrooms	190
4 or more bedrooms	200
Total	690

- 67% of all households in Burns Lake have 2 people or more.
- The average number of people per household is 2.3 persons. Compared to 2.5 in 2016.
- Total number of families 455 approximately 65% of all households.
- 260 families with children with an average number of children being 1.8.
- 195 family homes without children
- 235 non-family homes including single people and unrelated individuals sharing housing

3.2 SUBSIDIZED AND AFFORDABLE HOUSING

According to the 2021 Census 18.2% of the population of Burns Lake was in subsidized housing. According to the 2021 Census 3% of women and 2% of men in Canada lived in subsidized housing. Subsidized housing has its own set of problems including, a lack of feeling of security, a higher likelihood of undrinkable water and pests, more problems with household mold or mildew.

Reasons for such high rates of subsidized housing could include.

1. **Economic Factors:** Burns Lake is a small, rural community heavily reliant on industries such as forestry and mining, which have experienced significant economic downturns. These fluctuations can result in job losses and financial instability.
2. **Income Levels:** If there is limited access to well-paying jobs, it makes it difficult to afford market-rate housing. The 2021 Canadian Census revealed that a significant proportion of residents in smaller, rural towns are more likely to have lower household incomes, making them eligible for housing subsidies.
3. **Population Demographics:** Burns Lake has a higher proportion of Indigenous people, many of whom may face systemic barriers to economic opportunities and housing affordability. Indigenous communities are often overrepresented in subsidized housing due to these economic and social challenges. Indigenous residents are more likely than average to also receive subsidized housing benefits.
4. **Housing Availability:** There are fewer private housing developments in smaller communities like Burns Lake, which limits affordable housing options outside of government-subsidized programs. When market rates are too high or housing supply is limited, subsidized housing becomes a critical resource for low-income residents.

This combination of economic, demographic, and housing market factors contributes to the higher rate of reliance on subsidized housing in the area

According to the last Burns Lake HNR, the village has around **95 units of non-market housing**, which includes units for independent seniors, supportive housing for seniors, assisted living, and family housing.

- **14 units** of independent seniors' housing (Carroll Cottage)
- **25 units** of supportive seniors' housing (Heritage Manor)
- **17 units** of assisted living (Tweedsmuir House)
- **39 units** of family housing (McKenna Place)

Some of these units are part of projects supported by **BC Housing** and other community initiatives to provide below-market or subsidized housing for low-income residents and those with special needs, such as seniors or individuals with disabilities.

Recent assessments also highlight there is a growing demand for affordable housing, particularly for seniors and vulnerable populations in the area, and that Burns Lake anticipates needing more housing units to meet future demand. This includes both affordable rental housing and specialized housing for those with health and mobility challenges

Table 5 | Housing Affordability Based on Income

Housing Affordability Based on Income for Single Family Homes			
Household Income	# of Households	Single Detached Home	
		5% Downpayment	20% Downpayment
Under \$5,000	10	No	No
\$5,000 to \$9,999	0	No	No
\$10,000 to \$14,999	5	No	No
\$15,000 to \$19,999	20	No	No
\$20,000 to \$24,999	45	No	No
\$25,000 to \$29,999	15	No	No
\$30,000 to \$34,999	25	No	No
\$35,000 to \$39,999	25	No	No
\$40,000 to \$44,999	30	No	No
\$45,000 to \$49,999	35	No	No
\$50,000 to \$59,999	50	No	No
\$60,000 to \$69,999	50	No	No
\$70,000 to \$79,999	40	No	No
\$80,000 to \$89,999	40	No	Over 82K
\$90,000 to \$99,999	40	Over 96k	Yes
\$100,000 and over	250	Yes	Yes
\$100,000 to \$124,999	70	Yes	Yes
\$125,000 to \$149,999	70	Yes	Yes
\$150,000 to \$199,999	80	Yes	Yes
\$200,000 and over	30	Yes	Yes
Monthly Payment		\$2,431	\$2,047

*Assuming median home price averaged since June 2024 to Oct 2024 at \$385,000, 4.8% interest rate 30-year term.

RENTAL MARKET

Burns Lake has a varying rental market. The price of rentals heavily depends on economic activity in the region. This can result in boom-and-bust cycles in the rental market for Burns Lake. HART data indicates we need to add a few rental housing units over the next 5 and 20 years. Approximately 5 to 8 housing units. This number could prove to be inaccurate depending on the demand needed due to economic activity in and surrounding Burns Lake.

Due to the high level of complexity for finding a number to satisfy rental need a deeper look into future economic activity and maintain communication with local landlords and developers is recommended.

Available land, zoning or potential infill/addition of rental units to existing housing units are all factors to be considered in preparing for a future with adequate rental housing. Below is information of current market rental rates based on feedback from local landlords.

Bedrooms	Sample Rental Rates Provided by Local Landlords
1 bedroom	650, 1000, 1800,
2 bedrooms	1200, 1200, 1200
3 bedrooms	1400, 1500, 2000, 2500

The previous HNR states. *“At the time of the 2016 Census, the average monthly rent in the Village of Burns Lake was \$776 per month. However, the key informant interviews conducted as part of this research suggest that the cost of housing in the Village of Burns Lake is considerably higher than the amount reported in the 2016 Census with typical rents being at least \$1,000 per month or more.”*

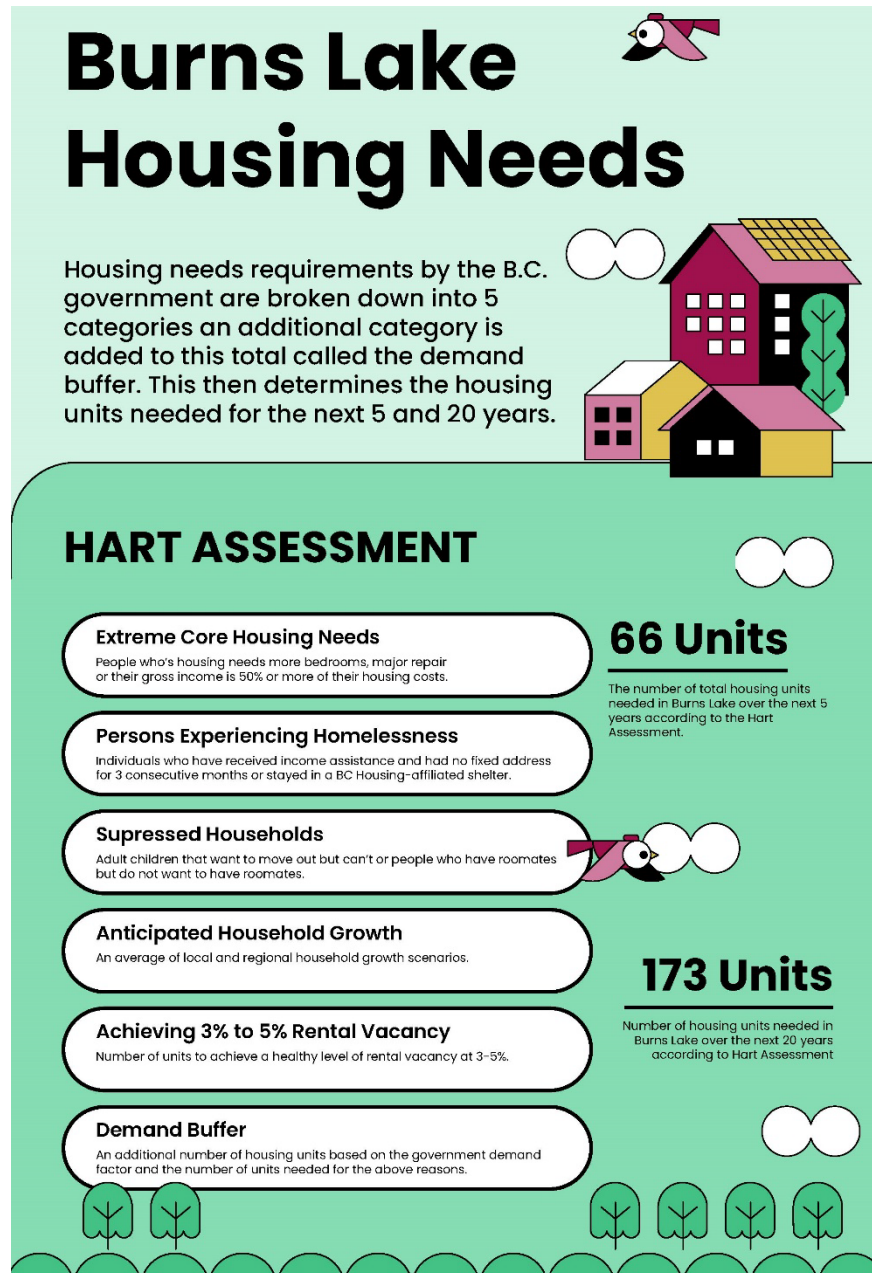
3.3 SOCIAL SERVICES & HOUSING

The following social services and housing organizations are available within the Burns Lake area:

- **Child and Family Services Office Burns Lake.**
- **Service BC:** Offers income and disability assistance, as well as access to over 600 provincial government services.
- **Lakes District Family Enhancement Society (The Link):** Provides community and family services, including support for pregnant women, families, and various social development programs. Better at Home program to help older adults stay in homes and connected to community.
- **Foundry Burns Lake:** Offers youth-focused mental health and substance use services, peer support, and social services.
- **Eagle's Nest Transition House:** Managed by the Elizabeth Fry Society, this service provides safe shelter and support for women and children fleeing violence.
- **Rapid Housing Initiative (RHI)** are active in the area, particularly through initiatives led by the **Ts'il Kaz Koh First Nation**, which focus on providing affordable rental housing to vulnerable populations, including single parents, individuals with disabilities, and those at risk of homelessness.
- **BC Housing** partners with local communities to provide affordable rental housing at rates below the market average, with eligibility criteria varying by provider. This type of housing is aimed at people who may not qualify for fully subsidized housing but still need more affordable options than what is available in the private market

4 HOUSING NEEDS CALCULATIONS

Using the provincial housing needs methodology, it is estimated that Burns Lake needs 66 units in the next 5 years and 168 units over the next 20 years. Note that there is approximately 15 fewer units needed due to construction since the 2021 census and that there are approximately 5 more housing units needed for Persons Experiencing Homelessness according to local experts.



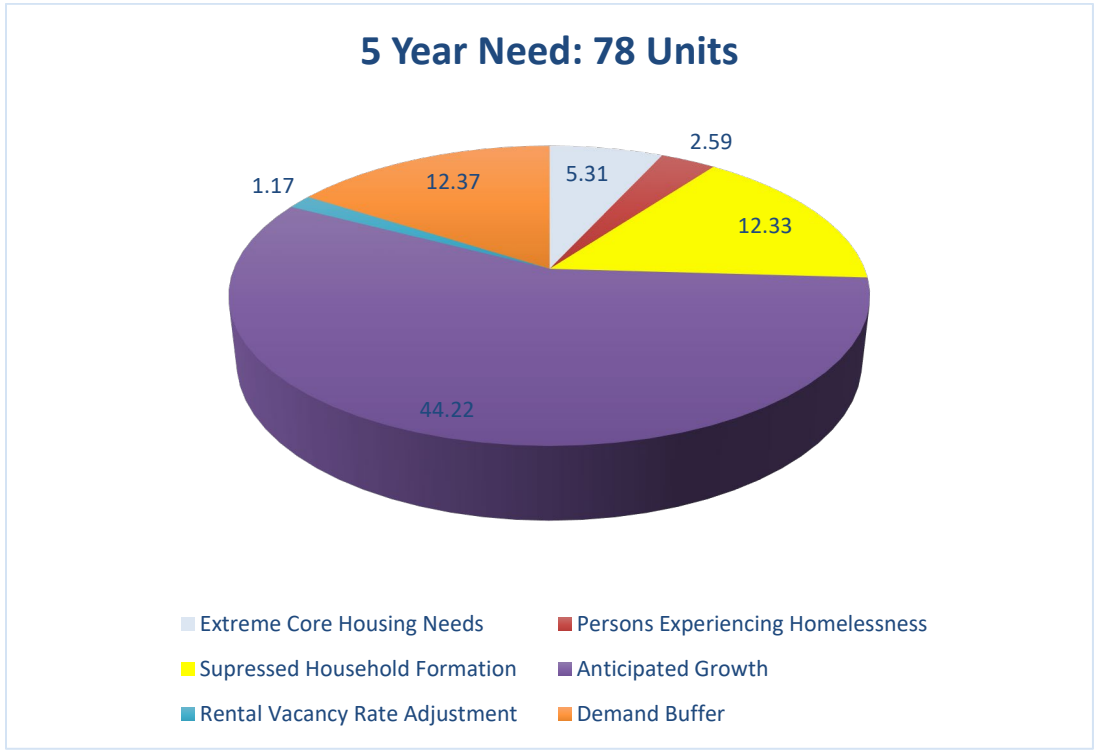


Figure 16 | Burns Lake 5 Year Housing Needs according to HART assessment.

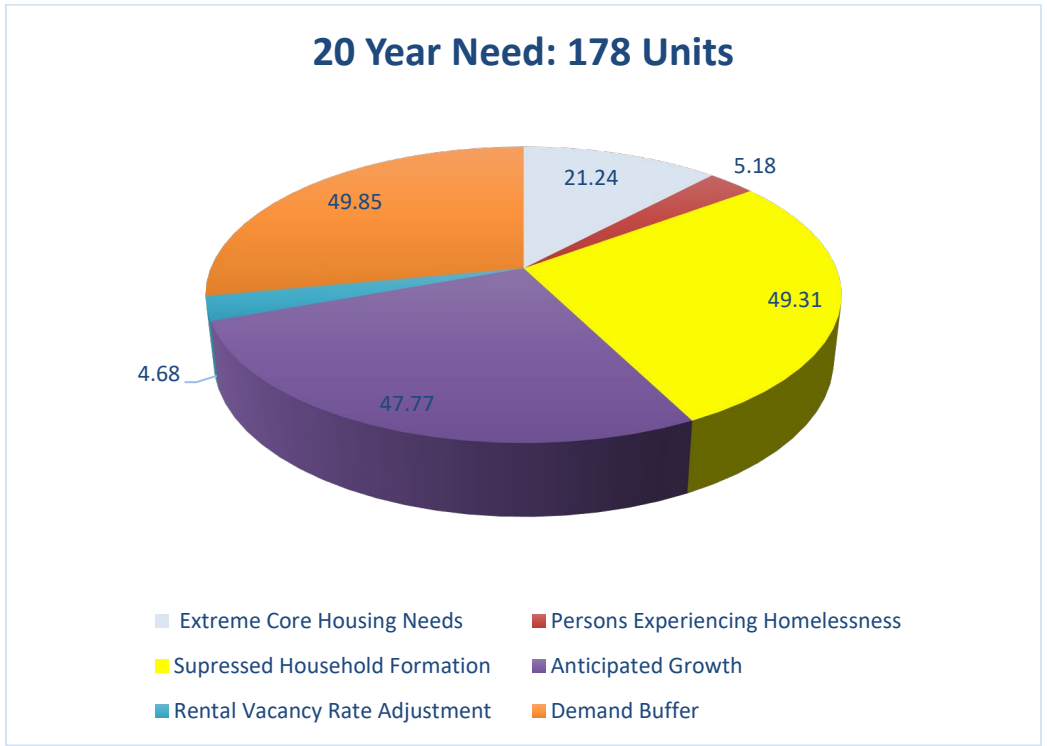


Figure 17 | Burns Lake 20-year Housing Needs according to HART assessment.

4.1 IMPORTANCE OF THE HOUSING CONTINUUM

The housing continuum illustrates the various forms of housing required to support individuals and families at different stages of life and with varying levels of income and support needs. It encompasses everything from emergency shelters for those facing immediate crises to market-rate rental and ownership options, as well as supportive and subsidized housing for those who require additional assistance. The continuum underscores that housing is not just about physical spaces but also involves providing access to essential services, fostering stability, and ensuring affordability. By addressing housing needs across this continuum, communities can promote a more inclusive, resilient, and equitable environment for all residents. See **FIGURE 18** below.



Figure 18 | Housing Continuum

HOUSING AFFORDABILITY

As of December 3, 2024 there are currently 8 homes listed for sale on MLS in Burns Lake ranging from \$155,000 to \$359,000. This appears to be an affordable price range compared to many places in British Columbia. However, as noted earlier in this report, median incomes in Burns Lake are also lower than the provincial average. Median house prices have ranged from \$320,000 to \$425,000 since June of this year according to houseful.ca.

Housing needs requirements are broken down into five (5) categories, along with a sixth category called the *demand buffer*.

- i. Housing Units Needed to Reduce Extreme Core Housing Needs
- ii. Housing Units Needed to Reduce Homelessness
- iii. Housing Units Needed to Alleviate Suppressed Household Formation
- iv. Housing Units Needed for Anticipated Household Growth
- v. Housing Units Needed to Achieve 3% to 5% Vacancy Rate
- vi. Housing Units Needed for Demand Buffer

Together, these six calculations determine the housing units needed for the next 5 and 20 years for the municipality. The 5-year is generally taken from dividing the 20-year number by four. For Persons Experiencing Homelessness (PEH) this number is divided by two because of the urgency of the housing situations for these people.

The numbers in the following section are taken from the appropriate government website data calculated specifically according to housing needs regulations standard methodology.

See [APPENDIX A: HART ASSESSMENT TOOL](#) for full calculations.

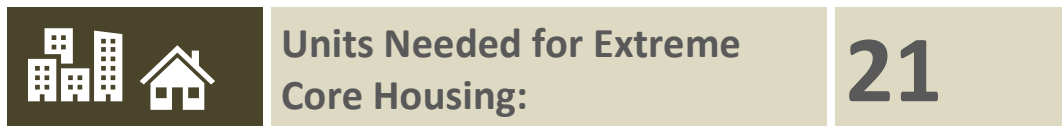
HOUSING UNITS NEEDED TO REDUCE EXTREME CORE HOUSING NEEDS

What is Core Housing Need/Extreme Core Housing Need?

Core housing need is someone spending 30% or more of their income on rent/mortgage. Extreme core housing need (ECHN) is 50% of gross income spent on rent/mortgage. There are certain circumstances where the housing requires repairs or doesn't have sufficient bedrooms which would classify the people living in that housing as Core Housing Need (CHN) or Extreme Core Housing Need (ECHN).

The average over the last 4 census of renters in ECHN is 7.58% To calculate the number of households in ECHN we multiply the number of households renting in 2021, which was 280 by 7.58%. This results in approximately 21 households in ECHN.

A note on this step is there was only data collected for homeowners in 2021 and indicated 0 people were in ECHN in 2021 for homeowners. There was also a drop to 0 people in ECHN in 2021 for renters. This could be indicative of some missing data and that the numbers for people in ECHN are artificially low for Burns Lake.



4.2 HOUSING UNITS TO REDUCE HOMELESSNESS

What is People Experiencing Homelessness?

The B.C. government classifies people experiencing homelessness as individuals that have received income assistance (i.e. BC Employment Assistance) and had no fixed address for three consecutive months *or* an individual who stayed in a BC Housing-affiliated shelter for minimum one night.

The Regional population that Burns Lake resides in consists of 37,300 people according to the 2021 census with 125 People Experiencing Homelessness (PEH). To calculate the PEH rate for Burns lake multiple 125 by the proportion of the population in Burns lake for the region which is 4.14%. The result is approximately 5 People Experiencing Homelessness (PEH) in Burns Lake.

Our estimates after communicating with local experts providing on-the-ground evidence indicates that this number is likely double what the HART data is estimating and could be as high as 8.4%. Burns Lake is a regional hub and area services attract more people in need than average.

What is People Experiencing Homelessness?

The B.C. government classifies people experiencing homelessness as individuals that have received income assistance (i.e. BC Employment Assistance) and had no fixed address for three consecutive months *or* an individual who stayed in a BC Housing-affiliated shelter for minimum one night.

The Regional population that Burns Lake resides in consists of 37,300 people according to the 2021 census with 125 People Experiencing Homelessness (PEH). To calculate the PEH rate for Burns lake multiple 125 by the proportion of the population in Burns lake for the region which is 4.14%. The result is approximately 5 People Experiencing Homelessness (PEH) in Burns Lake. 5 PEH according to HART data and 10 according to local experts.



Units Needed for People Experiencing Homelessness:

10*

*This report bases the 20 year need for People Experiencing Homelessness from information collected from the community instead of HART data.

4.2 HOUSING UNITS NEEDED TO ALLEVIATE SUPPRESSED HOUSEHOLD FORMATION

What is suppressed household formation?

Examples of suppressed household formation would include adult children, who live with their parents, that want to move out to their own household. Another example is people with roommates who do not want to have roommates.

The year 2006 is the last census where housing supply in B.C. was not constrained and deemed adequate. Thus, household suppression is calculated using 2006 base data.

Headship rate is calculated by age for 2006 (number of heads of household as a percentage, categorized by age). This number is projected forward to 2021 based on the population in 2021 to determine an estimated number of heads of households in 2021. The difference between the potential projected number of household heads and the actual is the number of suppressed households. However, this doesn't consider multi-generational households by choice, which are more common in certain cultural and ethnic groups.



Units Needed for Suppressed Household Formation:

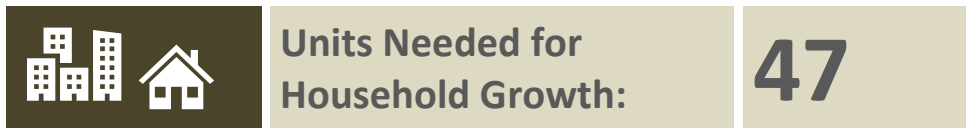
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4.3 ANTICIPATED HOUSEHOLD GROWTH

What is anticipated household growth?

Anticipated household growth is housing units needed due to growth in an area over the next 5 years and the next 20 years.

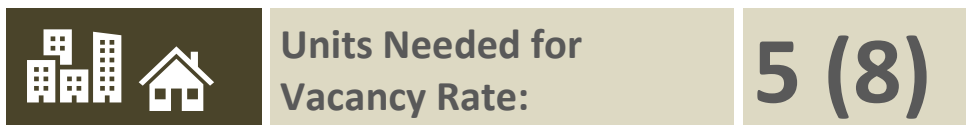
Based on a projected regional growth rate of 2.25% over the next 20 years the HART data projection is 44 units needed. Despite Burns Lake population decline, the housing needs methodology projects household growth due to the projected regional growth over the next 20 years.



4.4 UNITS NEEDED TO ACHIEVE 3% TO 5% VACANCY RATE

What is units needed to achieve 3% and 5% vacancy rate.

This is the number of rental units needed to achieve a vacancy rate of 3% or 5%. However, it could be beneficial for a municipality the size of Burns Lake to target a number of units vacant rather than a percentage. The 2021 census states Burns Lake had a 98.6% occupancy rate with 280 renter households. Five (5) new rental units would be needed to achieve a 3% vacancy rate or eight (8) units to achieve a 5% vacancy rate.



4.5 HOUSING UNITS DEMAND BUFFER

The **housing units demand buffer** for British Columbia refers to the extra supply of housing units planned or constructed beyond the current estimated demand. This buffer ensures there is enough housing to accommodate unexpected population growth, changes in housing needs, or market fluctuations. This can help prevent housing shortages, stabilize prices, and ensure there are enough units available for future residents, particularly in areas experiencing rapid growth. It's a way of planning for unforeseen demand and making sure there is flexibility in the housing market.

The demand buffer is a calculation where the units from the previous steps are added together and then multiplied by the demand factor that is calculated by the government. For Burns Lake the demand buffer is 49 units.



Units Needed for
Demand Buffer:

49

4.6 SUMMARY OF HOUSING NEEDS 5-YEAR AND 20-YEAR

TABLE 6 below summarizes the Village of Burns Lake housing needs based on the provincial methodology for the 5-year and 20-year need timelines. The 5-year need is 66 housing units while the 20-year need is 168 units. The largest housing need categories are *anticipated growth, demand buffer,* and *suppressed household formation*.

Table 6 | Summary of Housing Needs 5-year and 20-year

	5 Year Need	20 Year Need
A) Extreme Core Housing Needs	5.31	21.24
B) Persons Experiencing Homelessness	2.59	10*
C) Supressed Household Formation	12.33	49.31
D) Anticipated Growth	44.22	47.77
E) Rental Vacancy Rate Adjustment	1.17	4.68
F) Demand Buffer	12.37	49.85
Total New Units	78	178
Built Units since data acquired (2020 Census)	15	15
Additional Expectation of PEH (Category B) according to consultation with local experts	2.59	5.18
New Housing Needs based on updated dwelling units	66	173

*local expert information not HART data

Note: 5-year rates are typically dividing 20 year rate by 4 except for PEH, anticipated growth and PEH are the exceptions.

Commentary

Despite the strong need for housing units as shown in the above calculations, the use of the provincial methodology for Burns Lake raises a few questions around growth assumptions. As mentioned earlier, the methodology uses the regional growth forecasts and applies them to Burns Lake. The methodology then takes the growth rate, as calculated in the ‘anticipated growth’ category and it gets multiplied using the ‘demand buffer’. Thus, the overall assumption of growth (versus decline) is multiplied twice in the calculations, possibly inflating the total number of units needed for the Village.

5 ANALYSIS OF HOUSING METHODS

To further understand the HNR results an analysis of core data surrounding the Hart Assessment Tool was completed, including looking at some of its constraints and limitations for the Village of Burns Lake, as a smaller rural community. Feedback from local experts indicate that the need for Persons Experiencing Homelessness may be double what is actually stated in the HART data.

5.1 POTENTIAL ISSUES THAT ARE BEYOND MUNICIPAL CONTROL.

One of the underlying assumptions of provincial initiatives around housing is that there's a significant construction market for housing, if only municipal regulations were loosened to allow it. In rural areas this simply isn't the case and there are potential issues and constraints to housing construction that are beyond municipal control. These issues and factors include:

- Interest rates/timing of renewal of mortgages
- Jobs/wages/turnover rates
- Availability of trades people to build homes
- Availability and affordability of construction materials
- Employability and education of local talent
- Market ratios of housing costs versus housing prices
- Global / regional / national trends in economics, housing and lifestyle

5.2 CONSIDERATIONS

- Extreme Core Housing Need Rate for 2021 Stated as 0% in Hart Assessment Tool. It is unlikely that there is no one in Extreme Core Housing Need. The lack of data and low population is likely the cause of this 0% calculation. On the ground understanding may be required through social agencies to truly understand what is the Extreme Core Housing Need in Burns Lake.
- Persons Experiencing Homelessness in rural areas or small municipalities functions completely differently than near large cities. Services offered in the city, neighbouring cities, and the number of neighbouring municipalities relying on the city services will impact the way that Persons Experiencing Homelessness migrate. People may be relying on living with someone temporarily with no housing security or be living in vehicles or undesirable conditions. Sometimes described as hidden homelessness as the smaller a municipality is the fewer social services and shelters that are available.
- Census data collection is every 4 years and can become out of date quickly. Especially in small communities where small populations can fluctuate quickly. While provincial data can be collected more frequently it's challenging to integrate federal and provincial data.
- Regarding suppressed to household formation data it may be challenging as different cultural groups treat multi-generational housing as a positive not a negative. It's difficult to look at data and see who is living together out of need versus want. The data will by default presume it's a not desired when in fact the people in the living situation and may be happy with the situation.

- Young adults away for school and work might not report in the census. However, they will return to Burns Lake and require housing but not be counted in the census.
- As Burns Lake is a small community vacancy rates may not make sense as a metric for rental units. As a very small number rental units could be a large percentage of the total inventory. For example a single rental unit could be 5% of the total rental market. It may be better to focus on actual numbers of units rather than percentages as a goal for Burns Lake.

5.3 SOLUTIONS

- The Demand buffers can be used to resolve some of these concerns. The demand buffer is a metric that takes the totals of the Extreme Core Housing Need, Persons Experiencing Homelessness, Supressed Household Formation, Anticipated Household Growth and Achieving Rental Vacancy of 3-5% and multiplies it by a growth multiplier determined by the B.C. government. This buffer allows for variations in housing need that might not be accounted for if housing counts were made too strictly. However, the buffer amount is somewhat subjective for a small place like Burns Lake and hasn't necessarily been calibrated specifically to the circumstances of the Village.
- Municipalities could collect their own data more regularly. However, this can be time consuming and expensive.
- Burns Lake should have their own growth targets set. This number will inform the number of building permits they issue, the amount of land they seek to amalgamate, and the various services they seek to provide.

6 POTENTIAL HOUSING STRATEGIES

6.1 HOUSING STRATEGY 1: SUPPORTING DEVELOPMENT & REMOVING BARRIERS

This strategy aims to enable the development of housing that meets the specific needs of Burns Lake's current and future residents, addressing local housing challenges. Focusing on fostering diverse housing options, updating key policies, and improving the regulatory environment to support growth in housing.

Key areas of focus include:

Enabling Diverse Housing Types: Encouraging a range of housing types that reflect the unique needs of Burns Lake, from single-family homes to multi-family developments, to accommodate families, seniors, and vulnerable populations.

Promoting Rental and Affordable Housing: Supporting the development of both rental and affordable housing units, with a focus on ensuring that housing is accessible to low- and moderate-income households. This could include incentivizing partnerships with developers and leveraging provincial programs. (See [APPENDIX F](#)) Updating the Zoning Bylaw can also create a positive impact on supply of affordable and rental housing.

Supporting Accessory Dwelling Units (ADUs): Encouraging the use of accessory dwelling units, such as secondary suites, to add to the housing stock and provide more affordable rental options in existing neighborhoods. Working with government agencies and banks to provide low interest loans to promote building of units.

Removing Barriers to Emergency Shelter, Transitional, and Supportive Housing: Addressing local barriers to the development of housing for those in need, including emergency shelters and transitional or supportive housing for individuals experiencing homelessness or those requiring additional support. Working with existing service providers to help them with program implementation. Remove barriers due to a lack of education about the programs in the community.

Monitoring Housing Stock: Keeping track of the existing housing inventory and finding opportunities to repurpose or expand on the available stock to meet current and future demands.

6.2 EMBEDDED WELLNESS IN HOUSING

'Housing First' is a recovery-oriented approach to ending homelessness that centers on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed. The basic underlying principle of Housing First is that people are better able to move forward with their lives if they are first housed. This is as true for people experiencing homelessness and those with mental health and addictions issues as it is for anyone. Housing is provided first and then supports are provided including physical and mental health, education, employment, substance abuse and community connections."

– *Homeless Hub, Canadian Observatory on Homelessness*

Here are five actionable steps Burns Lake could take based on the strategies used for wellness in housing:

1. **Public Education Campaign:** Launch a campaign to reduce stigma around different household compositions, poverty, mental health, and homelessness, fostering inclusivity in Burns Lake.
2. **Mental Health Integration:** Develop partnerships to provide mental health support within community housing projects, offering a mix of emergency, affordable, and supportive housing.
3. **Harm Reduction Housing:** Implement low-barrier, harm-reduction housing options for those with mental health or substance use issues.
4. **Transitional Housing:** Establish supportive housing locally, ensuring residents can stay within their community.
5. **Community Services Collaboration:** Partner with local organizations and educational institutions, (see social services section for list of Burns Lake social services), to enhance support services for vulnerable populations

6.3 MUNICIPAL LEADERSHIP

Here are five action points Burns Lake could implement:

1. **Establish a Housing Reserve Fund:** Set up a fund to finance affordable housing development, with revenue sources like municipal land sales, taxes, and donations. Use this fund to leverage CMHC and BC Housing programs.
2. **Continue to build collaborations with Developers and Non-profits:** Collaborate with developers, non-profits, and other levels of government to create affordable rental housing through joint funding and land donations.
3. **Identify and Acquire Surplus Land:** Conduct an assessment to identify municipal lands that can be used for future affordable housing projects, holding these lands for community housing needs.
4. **Create a Regional Housing Coordinator Role:** Work with regional municipalities to fund a housing coordinator who will oversee housing strategies, secure grants, and act as a liaison with community organizations and housing providers.
5. **Advocate for Additional Funding:** Work with regional partners and advocate to provincial and federal governments for increased funding for emergency, transitional, and supportive housing, especially for smaller communities like Burns Lake.

6.4 POTENTIAL INNOVATIONS

Here are some potential innovations in housing and community support Burns Lake could consider for supporting a successful housing strategy.

- **HomeShare Program:** Create a HomeShare initiative to match seniors with extra space and students seeking affordable housing, fostering intergenerational living and community support.
- **Intergenerational Housing Co-op:** Explore partnerships to develop affordable, purpose-built intergenerational housing, integrating seniors, families, and youth.
- **Community Hub Development:** Establish a community hub or build upon an existing community hub, offering daycare, shared meals, mental health services, and children's programs, creating a multi-generational support center.
- **Diverse Housing Tenure:** Encourage housing models like co-operatives, land trusts, and modular homes to expand affordable homeownership and rental opportunities.
- **Manufactured Home Park Protections:** Retain zoning for manufactured home parks, supporting residents in collective ownership and providing a toolkit for tenant rights under the Manufactured Home Park Tenancy Act.

6.5 MONITORING AND EVALUATION

For Burns Lake, monitoring and evaluation of a housing strategy should involve regular updates to ensure the plan remains relevant and effective. This includes reviewing the Housing Needs Report and strategy every five years alongside the Official Community Plan (OCP) updates.

Resources should be allocated for these updates. Additionally, setting targets and indicators will help track progress, with reports issued every two years to assess the strategy's success. Updated metrics should reflect current community needs and guide adjustments as necessary to ensure ongoing alignment with housing goals.

APPENDICES

APPENDIX A | GLOSSARY & DEFINITIONS

GLOSSARY

HNR – Housing Needs Report

RD – Regional District

EA – Electoral Area

PEH – Person Experiencing Homelessness

IDP – Integrated Data Project

Headship – Person who is the head of a household

AHG – Anticipated Household Growth

EXHN - Extreme Core Housing: Need Paying 50% or more of gross income to rent/mortgage, or house needs major repairs or lack of bedrooms in house

CHN – Core Housing Need: Paying 30% or more of gross income to rent/mortgage, or house needs major repairs or lack of bedrooms in house

RVRA – Rental Vacancy Rate Adjustment

DEFINITIONS

Accessibility Housing design, construction or modification, (repair/renovation/renewal or modifications), to enable independent living for persons with diverse abilities. Accessibility is achieved through design, and adding features that make a home more accessible, including modified cabinetry, furniture, space, shelves and cupboards, or electronic devices that improve the functionality in a home.

Adequate housing is reported by their residents as not requiring any major repairs.

Affordable housing where monthly rental or mortgage payments are below 30% of gross income.

Aging in place is when an individual can remain in their residence of choice that can manage their changing levels of care as required.

Aging in community is when an individual is empowered to age within their community of choice, with community resources and services available both within their residence and within the community.

Assisted Living is an environment that provides 24-hour on-site scheduled and unscheduled personal care and support provided by Health Care Aides.

Co-housing means a form of housing cooperative or association that consists of private homes centered around shared space or amenities (e.g., kitchen, lounge or playrooms, laundry). A group of people come together to form an “intentional” community with shared interests or values.

Co-operative housing means a non-profit membership-based legal entity (a cooperative association or corporation) which owns real estate. Membership is granted through share purchase, and each shareholder is entitled to occupy one housing unit within the owned building or group of buildings.

Continuing care a term used to describe the entire continuum of care services, from Home Living to Facility Living. It is generally understood that Home Living, Seniors Housing and Long-Term Care are covered by the continuing care spectrum.

Suitable housing has enough bedrooms for the number of people and makeup of people, gender, single/couple, etc. of the needs of the households, according to National Occupancy Standard (NOS) requirements.

Emergency (shelter) housing is defined as facilities providing temporary, short-term accommodation for persons experiencing homeless or persons in crisis including individuals and families. This may or may not include other services such as food, clothing or counselling.

Homeless is the situation of an individual or family that does not have a permanent address or residence. Homeless is the living situation of an individual or family who does not have stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it. It is often the result of what are known as systemic or societal barriers, including a lack of affordable and appropriate housing, the individual/household's financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination.

Homelessness describes the situation of an individual, family or community without stable, safe, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.

Inclusionary Zoning refers to the act of rezoning properties to require mandatory inclusion of affordable housing units in new developments.

Independent living is access to living arrangements and community features for disabled people, individuals with special needs, and/or diverse abilities, seniors and others. Independent living provides individuals with as much independence and autonomy as possible at home, work, school or in social and recreational settings.

Lived experience is a term used to describe experience and knowledge gained through direct, first-hand involvement in everyday situations, events, and interactions because of personally experiencing housing need or homelessness.

Long Term Care facilities are designed specifically for individuals with complex, unpredictable medical needs who require 24-hour onsite Registered Nurse assessment and/or treatment.

Mixed-use development is the development of land or a building with two or more different uses, such as residential, office and retail. Mixed-use can occur vertically within a building, or horizontally on a site.

Non-Market Housing means self-contained, independent living dwelling units targeted to low and moderate-income households such as housing co-operatives, seniors and family non-profit projects.

Non-traditional housing stock is an attached or stacked housing form, or adaptable or supportive housing for seniors or people with disabilities. Examples include duplexes, townhomes, and apartments.

Pocket neighbourhoods means clusters of houses or apartments, facing inward and gathered around a shared open space with parking at the perimeter. Pocket neighbourhoods are designed to enhance a sense of community and provide a housing typology that is more affordable given its smaller size on a smaller lot. Some pocket neighbourhoods may provide shared amenity space.

Purpose-Built Rental means a building that is purposely designed and built to provide a rental form of accommodation that is subject to a caveat on title that requires the dwelling units only be rented, and not individually sold or transferred, during the life of the building.

Social housing is a housing unit operated and maintained by a housing authority established under the Alberta Housing Act. Core Shelter for Social Housing covers the following items: Rent, heating fuel and utilities other than electricity.

Special Needs Housing means housing that provides supportive services for seniors or people with mental health or physical disabilities.

Subsidized housing includes a variety of programs in which rent is either set as a percentage of your income or at a low, fixed rate.

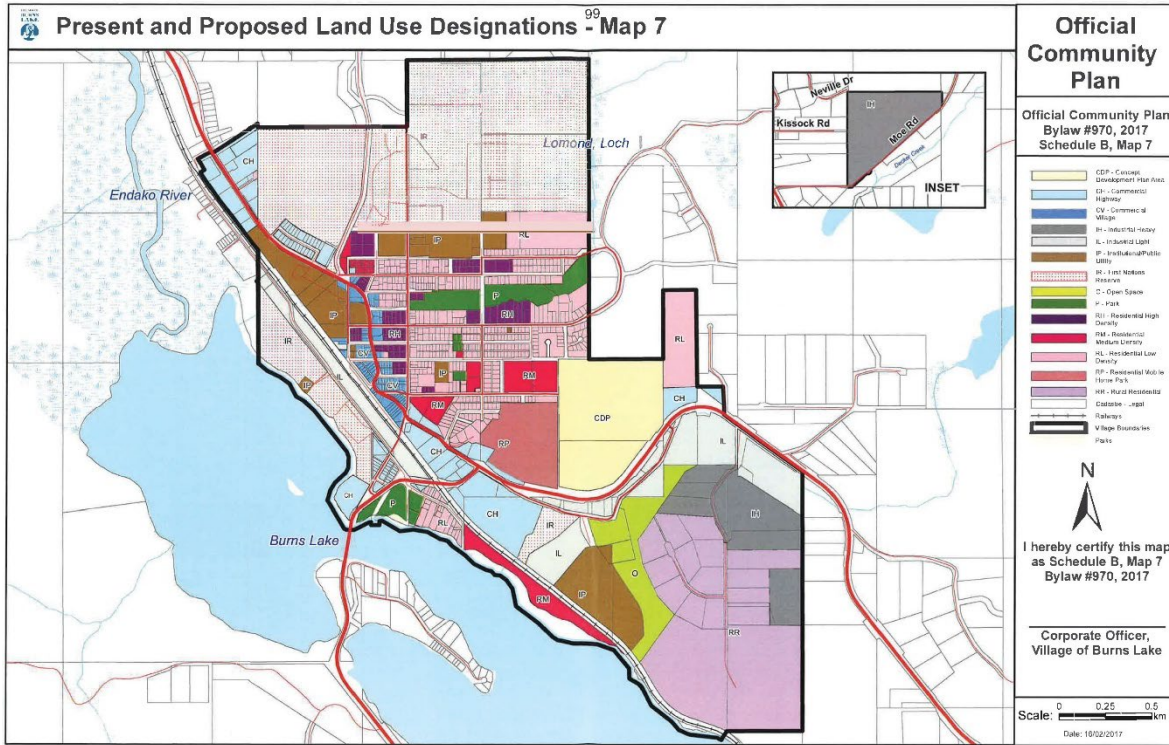
Suitable housing has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements.

Supportive Housing means housing and care that is licensed under the Supportive Living Accommodation Licensing Act which provides hospitality and personal care services as defined under the Act. It provides a physical environment that is specifically designed to be safe, secure, enabling and home-like, with support services such as social services, provision of meals, housekeeping and social and recreational activities, to maximize residents' independence, privacy and dignity.

Transitional Housing is intended to offer a supportive living environment for its residents, including offering them the experience, tools, knowledge and opportunities for social and skill development to become more independent. It is considered an intermediate step between emergency shelter and supportive housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years.

Vulnerable groups are women, children and people belonging, or perceived to belong, in groups that are in a disadvantaged position or marginalised are often referred to as vulnerable groups. In the case of the National Housing Strategy, priority vulnerable groups are currently defined to include survivors (especially women and children) fleeing domestic violence; seniors; Indigenous peoples; people with disabilities; those dealing with mental health and addiction issues; veterans; LGBTQ2+; racialized groups; newcomers (including refugees); individuals and families experiencing homelessness; and young adults.

APPENDIX B | MAPS



APPENDIX C | HART TOOL ASSESSMENT

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- * A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.
- * A note on rounding: per provincial guidelines, the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

EXPORT

Burns Lake VL (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	440	405	420	410
Renters	355	370	270	280

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Burns Lake VL (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	0	0.00%	0.00%
Renters	40	11.27%	50	13.51%	15	5.56%	0	0.00%	7.58%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Burns Lake VL (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	410	0.00%	0.00
Renters	280	7.58%	21.24
Total New Units to Meet ECHN - 20 years			21.24

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Burns Lake VL (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
37,300	1,545	4.14%	125	5.18
Total New Units to Homelessness Needs – 20 years				5.18

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Burns Lake VL (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	0	55
25 to 34 years	90	65
35 to 44 years	105	75
45 to 54 years	85	30
55 to 64 years	75	30
65 to 74 years	50	45
75 years and over	35	65

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Burns Lake VL (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	30
25 to 34 years	55	65
35 to 44 years	70	25
45 to 54 years	55	60
55 to 64 years	145	25
65 to 74 years	45	25
75 to 84 years	10	40
85 years and over	15	0

Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

EXPORT

Burns Lake VL (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	195	335	80	200
	20 to 24 years	140		120	
25 to 34 years	25 to 29 years	185	300	135	285
	30 to 34 years	115		150	
35 to 44 years	35 to 39 years	140	295	100	180
	40 to 44 years	155		80	
45 to 54 years	45 to 49 years	115	215	40	175
	50 to 54 years	100		135	
55 to 64 years	55 to 59 years	115	160	140	265
	60 to 64 years	45		125	
65 to 74 years	65 to 69 years	90	155	55	115
	70 to 74 years	65		60	
75 years and over	75 to 79 years	25	130	25	70
	80 to 84 years	60		30	
	85 years and over	45		15	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

EXPORT

Burns Lake VL (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	55	335	0.00%	16.42%
25 to 34 years	90	65	300	30.00%	21.67%
35 to 44 years	105	75	295	35.59%	25.42%
45 to 54 years	85	30	215	39.53%	13.95%
55 to 64 years	75	30	160	46.88%	18.75%
65 to 74 years	50	45	155	32.26%	29.03%
75 years and over	35	65	130	26.92%	50.00%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

EXPORT

Burns Lake VL (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	16.42%	200	0.00	32.84
25 to 34 years	30.00%	21.67%	285	85.50	61.75
35 to 44 years	35.59%	25.42%	180	64.07	45.76
45 to 54 years	39.53%	13.95%	175	69.19	24.42
55 to 64 years	46.88%	18.75%	265	124.22	49.69
65 to 74 years	32.26%	29.03%	115	37.10	33.39
75 years and over	26.92%	50.00%	70	18.85	35.00

Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

EXPORT

Burns Lake VL (CSD, BC)							
Age Categories - Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	32.84	0	30	0.00	2.84	2.84
25 to 34 years	85.50	61.75	55	65	30.50	-3.25	27.25
35 to 44 years	64.07	45.76	70	25	-5.93	20.76	14.83
45 to 54 years	69.19	24.42	55	60	14.19	-35.58	0.00
55 to 64 years	124.22	49.69	145	25	-20.78	24.69	3.91
65 to 74 years	37.10	33.39	45	25	-7.90	8.39	0.48
75 years and over	18.85	35.00	25	40	-6.15	-5.00	0.00
Total New Units to Meet Suppressed Housing Need - 20 years							49.31

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

EXPORT

Burns Lake VL (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	15,400	15,747	2.25%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

EXPORT

Burns Lake VL (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	690	770.00	80.00
Regionally Based Household Growth	2.25%	690	705.55	15.55
Scenario Average				47.77
Total New Units to Meet Household Growth Needs - 20 years				47.77

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

EXPORT

Burns Lake VL (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%		288.66
Local Vacancy Rate	1.40%	98.60%	280	283.98
Total New Units to Achieve 3% Vacancy Rate - 20 years				4.68

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or “demand buffer”), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Burns Lake VL (CSD, BC)		
Component		Result
A. Extreme Core Housing Need		21.24
B. Persons Experiencing Homelessness		5.18
C. Suppressed Household Formation		49.31
E. Rental Vacancy Rate Adjustment		4.68
Total		80.40
Demand Factor		0.62
Total New Units to Address Demand Buffer – 20 years		49.48

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Burns Lake VL (CSD, BC)			
Component		5 Year Need	20 Year Need
A. Extreme Core Housing Need		5.31	21.24
B. Persons Experiencing Homelessness		2.59	5.18
C. Suppressed Household Formation		12.33	49.31
D. Anticipated Growth		44.22	47.77
E. Rental Vacancy Rate Adjustment		1.17	4.68
F. Additional Local Demand		12.37	49.48
Total New Units – 5 years		78	
Total New Units – 20 years			178

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



Housing Assessment
Resource Tools
(HART)



Licker
Geospatial
Consulting

APPENDIX D | EXPLANATION OF B.C. REGULATION AND HART ASSESSMENT TOOL

HNR Requirements for OCP and ZB Updates

Update required for Interim reports by December 31 2025 to allow for number of needed housing units.
Update OCP and ZB for Regular HNR deadline is December 31 2030 and every 5 years thereafter.

Interim Housing Needs Reports

Required completion January 1, 2025.

Require 3 additions to current reports.

1. Number of housing units needed today, in the next 5 years and the next 20 years. Calculated using HNR Method.
2. A statement about housing need in areas close to transportation options like walking paths, bike lanes, public transit etc.
3. A description of what local government has done since the last HNR to help address housing need and lower housing need.

Regular HNR (Not Interim)

Required completion December 31st 2028 and every 5 years after.

The following content must be included for regular HNR.*, **

*It must be done for every electoral area that is applicable in the case of Regional Districts.

**It must be done for every local trust area that is applicable in the case of Island Trusts.

Housing Units Required for the next 5 years and the next 20 years.

Total number of housing units needed for the next 5 and 20 years. Calculated using HNR Method.

6 requirements in HNR Method

Units needed to:

1. Reduce extreme core housing need (those paying more than 50% of income for housing);
2. Reduce homelessness;
3. Address suppressed household formation (aka lack of new housing);
4. Meet household growth over the next 5 or 20 years;
5. Achieve at least a 3% vacancy rate; and,
6. Meet local demand aka “demand buffer”. This component is only included for municipalities.

The total 20-year housing needs is the sum of these 6 components. The 5-year calculation is based on the 20 year calculation.

Extreme Core Housing Need

Extreme Core Housing need is defined as spending 50% or more of pretax income on the median rent. Extreme core housing need is number of units required for those in extremely vulnerable housing situations. Sometimes repair or fixing up current housing can solve problems for core housing needs so that fewer units are needed.

Calculating Extreme Core Housing Need

Step 1 & 2

1. Gather data for 4 most recent census of total number of all owners and renters.
2. Get the number of household owners in ECHN for the 4 most recent census.
3. Get the number of renters in ECHN for 4 most recent census.
4. Calculate the average across the last 4 census for ECHN as % of total housing by owner and by rental. Showing data for each census year and then the average for all 4 years. Note to consider if there were extreme swings in population or volume of people with ECHN could skew the average.

Step 3 & 4

1. Multiply ECHN rate by households to get total households in ECHN.
2. Add the number of renters and owners in ECHN to find target needed for 20 years.

Table 1: Extreme core housing need calculations for sample community, Steps 1 and 2

Total Households	2006		2011		2016		2021		Average ECHN Rate
Owners	19,367		19,762		19,523		19,942		
Renters	4,373		4,620		5,307		6,153		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	n/a		n/a		n/a		563	2.8%	2.8%
Renters	447	10.2%	543	11.7%	583	11.0%	575	9.3%	10.6%

Table 2: Extreme core housing need calculations for sample community, Steps 3 and 4

	2021 Households	Average ECHN Rate	Households in ECHN
Owners	19,942		
Owners with a mortgage		2.8%	563
Renters	6,153	10.6%	650
Total New Units - 20 years			1,213

Housing Units and Homelessness

Data is from Province’s Integrated Data Project (IDP). To be included in IDP counts, individuals must have received income assistance (i.e., BC Employment Assistance) and had no fixed address for 3 consecutive months or stayed in a BC Housing-affiliated shelter for minimum one night. This calculation assumes 1 housing unit is needed for each person experiencing homelessness (PEH). Data needed for this calculation is

1. population for EA or municipality and associated RD from the most recent census.
2. Number of PEH for associated RD using the IDP annual estimated report.

Step 1. Calculate municipality or EA population as percentage of regional population.

Step 2. Multiply the municipality or EA share by the number of PEH.

Table 3: People experiencing homelessness calculations for sample community, Steps 1, 2 and 3

Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
1,757,479	70,356	4.0%	7,576	303
Total New Units - 20 years				303

Housing Units and Suppressed Housing formation.

Examples of suppressed housing would be people who have roommates but don't want them or adult children who want to move out of their parents home but can't. The year 2006 is considered the earliest time when housing supply was less constrained.

Step 1 & 2 Collect Data needed

1. Number of households by age and tenure for the Primary owner/renter from 2006 and most recent census
2. Population by age for municipality from 2006 and most recent census.
3. Headship rate is calculated by dividing the number of households by population for a given cohort.

Step 3. Calculate the headship rate by age and category tenure. Divide the 2006 number of households by the 2006 population for each primary household maintainer age, category and tenure.

Table 6: Suppressed household formation calculations for sample community, Step 3

Age Categories - Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter		Owner	Renter
15 to 24 years	64	140	8,993	0.7%	1.6%
25 to 34 years	1,085	730	5,394	20.1%	13.5%
35 to 44 years	3,818	1,169	10,214	37.4%	11.4%
45 to 54 years	5,303	1,097	11,882	44.6%	9.2%
55 to 64 years	4,333	523	8,259	52.5%	6.3%
65 to 74 years	2,609	327	4,744	55.0%	6.9%
75 years and over	2,155	379	4,166	51.7%	9.1%

Step 4 Calculate most recent census Potential Households. Potential households are households formed if headship rate did not change since 2006. Multiply the headship rate from 2006 by the most recent census.

Table 7: Suppressed household formation calculations for sample community, Step 4

Age Categories - Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter		Owner	Renter
15 to 24 years	0.7%	1.6%	8,295	59	129
25 to 34 years	20.1%	13.5%	6,464	1,300	875
35 to 44 years	37.4%	11.4%	9,205	3,441	1,054
45 to 54 years	44.6%	9.2%	10,733	4,790	991
55 to 64 years	52.5%	6.3%	10,518	5,518	666
65 to 74 years	55.0%	6.9%	7,314	4,023	504
75 years and over	51.7%	9.1%	6,192	3,203	563

Step 5 & 6

1. Take the number of theoretically formed households from step 4 and subtract the actual households that were formed as noted in the most recent census
2. Sum suppressed households from each age category, sum total new units from each age category to determine the Total New Units (TNU) to address Suppressed Household Need over the next 20 years

Table 8: Suppressed household formation calculations for sample community, Steps 5 and 6

Age Categories - Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	59	129	36	207	23	-79	0
25 to 34 years	1,300	875	866	1,149	435	-274	160
35 to 44 years	3,441	1,054	2,893	1,412	548	-359	189
45 to 54 years	4,790	991	4,265	1,424	525	-433	91
55 to 64 years	5,518	666	4,936	866	582	-200	382
65 to 74 years	4,023	504	3,639	579	384	-74	310
75 years and over	3,203	563	3,312	515	-109	49	0
Total New Units - 20 years							1,133

Anticipated Household Growth (Houses needed due to growth over next 5 and 20 years)

To estimate AHG two 20-year growth scenarios are developed.

1. Local Household Growth Scenario: Uses projections from the applicable municipality to determine units needed.
2. Regional Based Household Growth Scenario (RBHGS): Takes municipality or EA most recent growth data from census and applies the projected 20-year growth rate to determine houses needed.

The average of these 2 calculations is taken as new units required for AHG scenario. Regional district EA will only use the 2nd growth scenario and no average.

Data needed

1. Total number of households for municipality or EA from most recent census
2. Total number of households for associated regional district from most recent census

3. BC Stats household projections for municipality 20 years in future of most recent census eg. 2021 would be 2041. This data is not available for EA
4. BC Stats household projections for regional district 20 years in future of most recent census.

Step 1

Gather regional census and projections and calculate growth rate for 20 years.

Table 9: Anticipated household growth calculations for sample community, Step 1

Regional District Projections	2021	2041	Regional Growth Rate
Households	693,684	999,926	44.1%

Step 2 -5

Gather Municipal housing data from most recent census and 20-year projection from census date. The difference between these 2 numbers will be called New Units. EA can not do this step.

Take the regional growth rate and multiply it by the number of houses in census area this will result in number of New Housing Units needed.

For municipalities take the new units needed in each scenario. Use the average of the two for 20-year projections. For EA use the RBHGS Total New Units.

Table 10: Anticipated household growth calculations for sample community, Steps 2, 3, 4 and 5

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	26,095	33,087	6,992
Regionally Based Household Growth	44.1%	26,095	n/a	11,520
Scenario Average				9,256
Total New Units - 20 years				9,256

Achieving 3-5% vacancy rate

Rental Vacancy Rate Adjustment adds surplus rental units to get vacancy rates to healthy levels.

Typically 3-5% is considered healthy. If vacancy rate is over 3% this calculation is not required.

Data needed

1. Primary Rental Market Vacancy Rate from CMHC from year closest to the most recent census. (If unavailable the local government should use Provincial Vacancy Rate.)
2. Number of renter households from most recent census.

Step 1 - 4

Gather data and get occupied rate from difference between vacancy and 100%.

Calculate total estimated number of rental units. Subtract estimated number from target estimated number to find number of units needed to address RVRA over 20 years.

Table 11: Rental vacancy rate adjustment calculations for sample community, Steps 1, 2, 3 and 4

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.0%	97.0%	6,153	6,343
Local Vacancy Rate	2.8%	97.2%		6,330
Total New Units - 20 years				13

Housing Units and Demand “demand buffer”

Data Required

1. Housing units needed from previous calculations/steps
2. Demand factor multiplier found at

<https://www2.gov.bc.ca/assets/download/3D921D96D12D45D0897222089D1FAE12>

Add Extreme core housing need, PEH, Suppressed and RVRA and multiply by demand factor to get your 20-year projections.

Table 12: Additional local housing demand calculations for sample community, Steps 1 and 2

Component	Result
A Extreme Core Housing Need	1,213
B Persons Experience Homelessness	303
C Suppressed Household Formation	1,133
E Rental Vacancy Rate Adjustment	13
Total	2,662
Demand Factor	1.18
Total New Units - 20 years	3,138

Total 20 Year Housing Need.

All components above are summed

Table 13: Total 20-year Housing Need

Component	Total Housing Need
A Extreme Core Housing Need	1,213
B Persons Experience Homelessness	303
C Suppressed Household Formation	1,133
D Anticipated Household Growth	9,256
E Rental Vacancy Rate Adjustment	13
F Additional Demand	3,138
Total New Units - 20 Years	15,056

5 Year Housing Need

- A) Extreme Core Housing Need: 20-year ECHN/4
- B) PEH: 20-year PEH/2
- C) Suppressed Housing: 20 Year Suppressed/4
- D) Housing Units and Anticipated Household Growth: To calculate the total number of housing units for the 5-year period, follow the same steps used for the 20-year calculation, but adjust the time frame to 5 years. This involves using BC Stats' household projection data for the municipality and regional district, focusing on the 5 years after the latest census (e.g., using 2026 data for the 2021 census).
- E) RVRA = 20-year RVRA/4
- F) Demand Buffer = 20-year Total New Units(TNU)/4

Data Challenges

Sometimes data is suppressed, low quality or confidential. Data limitations exist for EA created after 2005. In these cases the following can be done

- For Extreme Core Housing Need, the Average ECHN Rate will take the average of those census reports that are available (e.g., for 2011, 2016, and 2021, if 2006 is not available).
- For Suppressed Household Formation, the earliest available census report will be used to determine headship rates by tenure and age cohort (e.g., 2011 if 2006 is not available).

Suppressed data may be indicated as an X on a data table. Sometimes ECHN is 0 but calculations should still be done.

Notes for Regional Districts

Regions with fewer than 100 people are not required to provide HNR content.

Households in Core Housing Needs

1. Core housing need, overall and breakdown by total number and percentage of all households and if they are renting or owning.
2. Extreme core housing need, overall and breakdown by total number and percentage of all households and if they are renting or owning.

Statements about key areas of local need

1. Affordable housing
2. Rental housing
3. Special needs housing
4. Housing for seniors
5. Housing for families

6. Shelters for individuals experiencing and at risk of homelessness
7. Housing near transportation infrastructure that supports walking, cycling, public transit, and other transit types

Looking Back

- A description of the actions taken by the local government to reduce housing need, since the date the local government last received a housing needs report.
- A summary of the changes in, and related to, housing need since the date the local government last received a housing needs report.

Data Collection

All required data is provided through the BC Data Catalog.

Data (4 most recent Census)	Data Source
Total Population	Stat Can
Age	Stat Can
Mobility, non movers, migrants, non migrants	Stat Can
Number of students in post secondary	Ministry of PFEFS
Total number of Households	Stats Can
Avg Household Size	Stats Can
Breakdown of Households by Size Number of people and percentage of households	Stats Can
Renter and Owner, number and percentage	Stats Can
Renter households in subsidized housing number and percentage	Stats Can
Avg and median HH income	Stats Can
Renter household income, avg and median	Stats Can
Owner household income, avg and median	Stats Can
Total Number of Housing Units	Stats Can
Breakdown by structural type of housing units number and percentage	Stats Can
Breakdown by size – # of units with 0 bedrooms (bachelor); 1 bedroom; 2 bedrooms; 3+ bedrooms	Stats Can
Breakdown by date built (pre-1970; 1971-1980; 1981-1990; 1991-2000; 2001-2010; 2011-2020; 2021-onwards) [# and %]	Stats Can
Number of housing units that are subsidized housing	BC Housing/BCNPHA
Rental vacancy rate – overall and for each type of unit (if available)	CMHC
Number of primary and secondary rental units (if available)	CMHC, Various
Number of short-term rental units (if available)	Various

Number of units in cooperative housing (if applicable)	CHFBC
Number of Post-secondary housing (number of beds) (if applicable)	Ministry of PSEFS
Shelter beds and housing units for people experiencing or at risk of homelessness	BC Housing
Affordability – households spending 30%+ of income on shelter costs (# and % of overall households)	StatCan Census
Affordability – households spending 30%+ of income on shelter costs (# and % of renter households and owner households)	StatCan Census
Adequacy – households in dwellings requiring major repairs (# and % of overall households)	StatCan Census
Suitability – households in overcrowded dwellings (# and % of overall households)	StatCan Census
Suitability – households in overcrowded dwellings (# and % of renter households and owner households)	StatCan Census

Data for past ten years	Data source
Demolished - overall and breakdown for each structural type and by tenure (if available)	Local government
Substantially completed - overall and breakdown for each structural type and by tenure (if available)	Local government
Registered new homes - overall and breakdown for each structural type and for purpose-built rental	BC Housing
Rental Prices – Average and median monthly rent (if available)	CMHC

APPENDIX E | ALTERNATE CALCULATION METHOD OF SUPRESSED HOUSEHOLD FORMATION

Where data on Primary Household Maintainer age and tenure is suppressed in a census report, use the following simplified method for Suppressed Household Formation. This method uses only a total headship rate, calculated as private households divided by population, to arrive at the 2006 headship rate. Calculations for individual age and tenure cohorts are excluded.

Required data:

- The number of households for the associated municipality or EA (i.e., census subdivision) from the 2006 and most recent census reports¹³
- The population for the associated municipality or EA from the 2006 and most recent census reports

Step 1: Calculate the 2006 Headship Rate (%). Divide the 2006 number of households by the 2006 population.

Step 2: Calculate 2021 Potential Households. Potential Households are the households that may have theoretically formed if Headship Rates from 2006 had remained constant. Multiply the 2006 Headship Rate calculated in Step 1 by the population from the most recent census report.

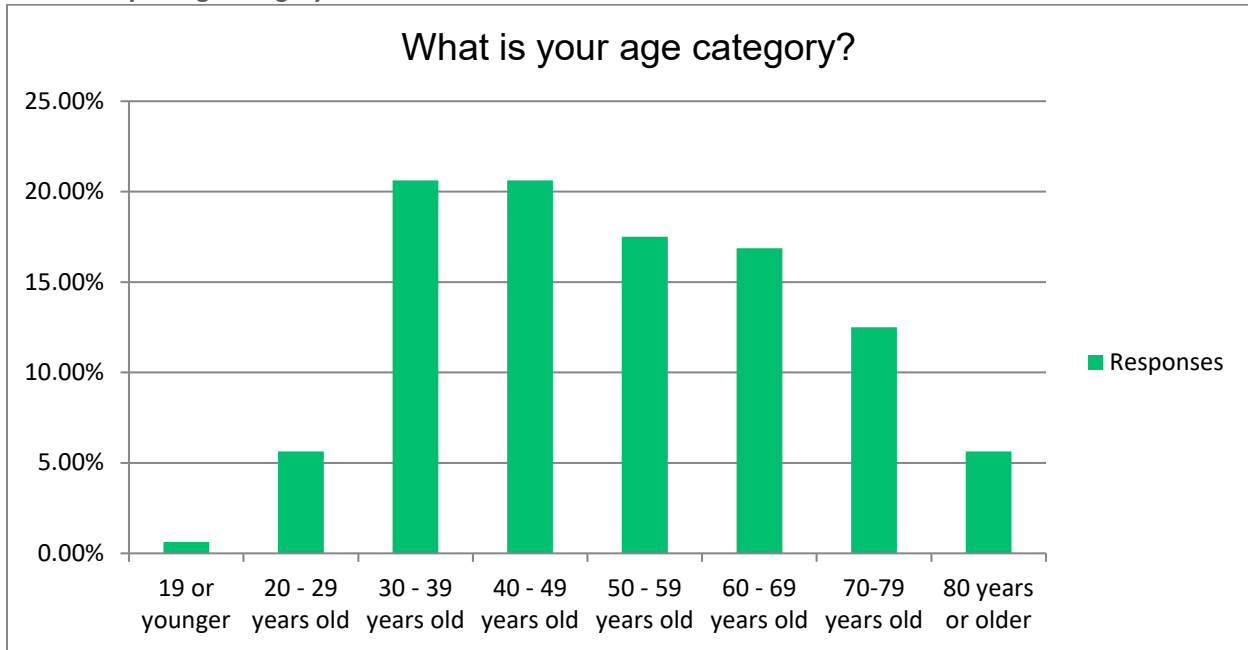
Step 3: Calculate the number of Suppressed Households. Suppressed Households are the difference between those that could have theoretically formed at 2006 Headship Rates and those that actually formed. Subtract the number of households from the most recent census report from the estimated Potential Households calculated in Step 2.

APPENDIX F | PROVINCIAL PROGRAMS FOR AFFORDABLE HOUSING

- **BC Housing Community Housing Fund:** This program supports the construction of affordable rental homes for low- and moderate-income individuals and families. BC Housing intends to issue another CHF RFP in late 2024/early 2025. Operators / applicants are encouraged to start planning for this round by having conversations with partners, including BC Housing.
- **BC Housing Indigenous Housing Fund:** Aimed at providing affordable housing to Indigenous communities, both on and off-reserve.
- **HousingHub:** This BC Housing initiative supports partnerships between governments, non-profits, and the private sector to create affordable rental housing for middle-income earners (under \$99,000/year). Developers receive low-cost financing and HousingHub can help municipalities with minimizing regulatory barriers.
- **Canada-BC Housing Benefit:** A cost-shared benefit program between the provincial and federal governments aimed at providing rental assistance directly to low-income households in the private market.

APPENDIX G | CITIZEN SURVEY RESULTS

1. What is your age category?

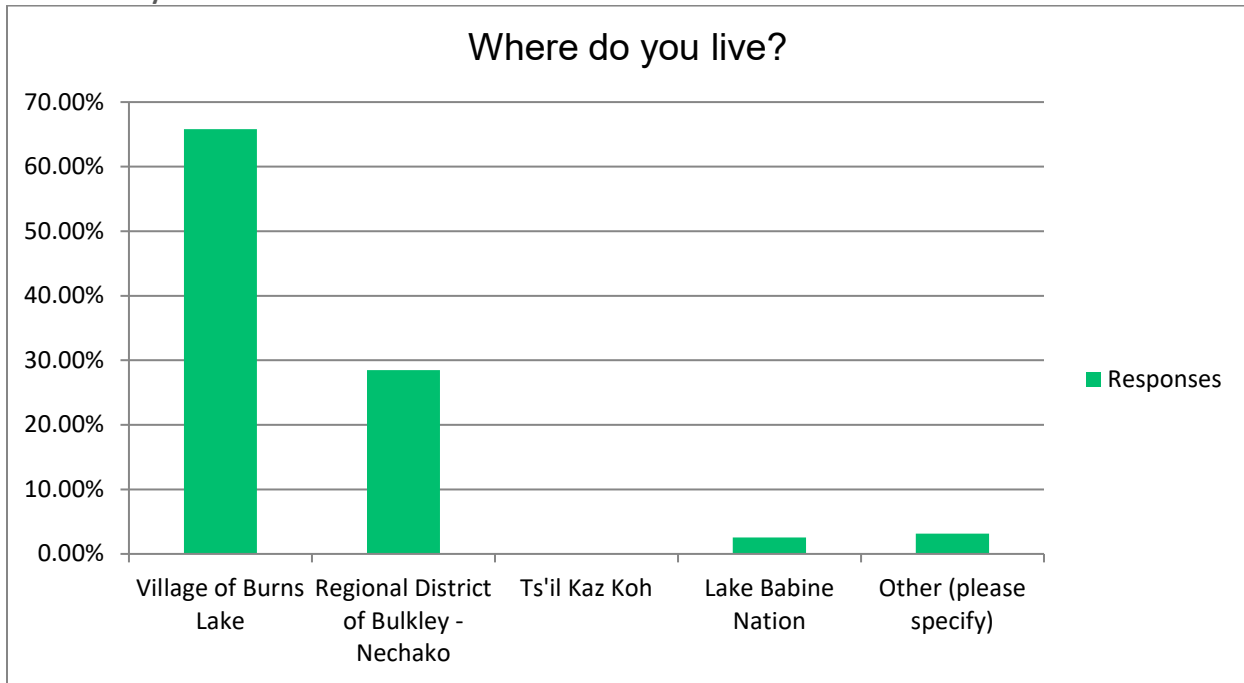


Answered: 160

Skipped: 0

ANSWER CHOICES	RESPONSES	#
19 or younger	0.63%	1
20 - 29 years old	5.63%	9
30 - 39 years old	20.63%	33
40 - 49 years old	20.63%	33
50 - 59 years old	17.50%	28
60 - 69 years old	16.88%	27
70-79 years old	12.50%	20
80 years or older	5.63%	9
TOTAL		160

2. Where do you live?

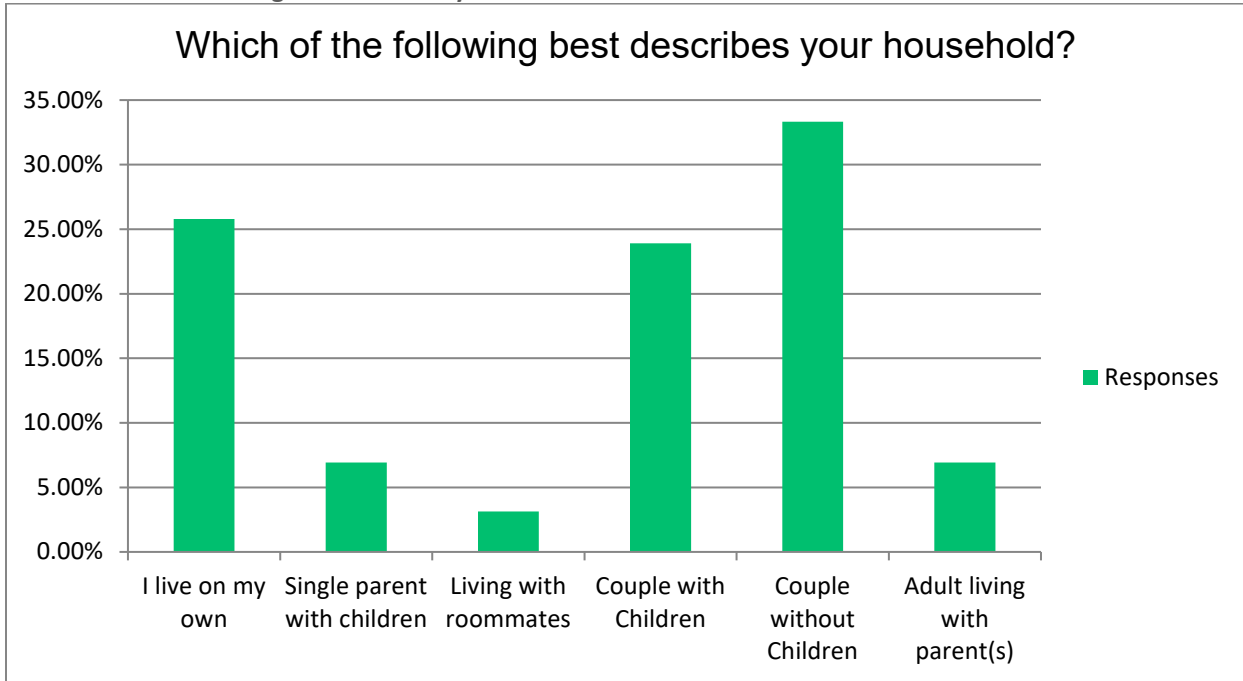


Answered: 158

Skipped: 2

ANSWER CHOICES	RESPONSES	#
Village of Burns Lake	65.82%	104
Regional District of Bulkley - Nechako	28.48%	45
Ts'il Kaz Koh	0.00%	0
Lake Babine Nation	2.53%	4
Other (please specify)	3.16%	5
	TOTAL	158
Other (please specify)	Response Date	Respondent ID
Heritage Manor	Dec 05 2024 08:48 AM	114752644095
5 min from town	Nov 23 2024 09:35 AM	114744197608
Francois Lake	Nov 22 2024 09:31 PM	114743965274
Just outside the Village	Nov 15 2024 07:55 AM	114737588009
Area B	Nov 14 2024 09:52 PM	114737212093

3. Which of the following best describes your household?

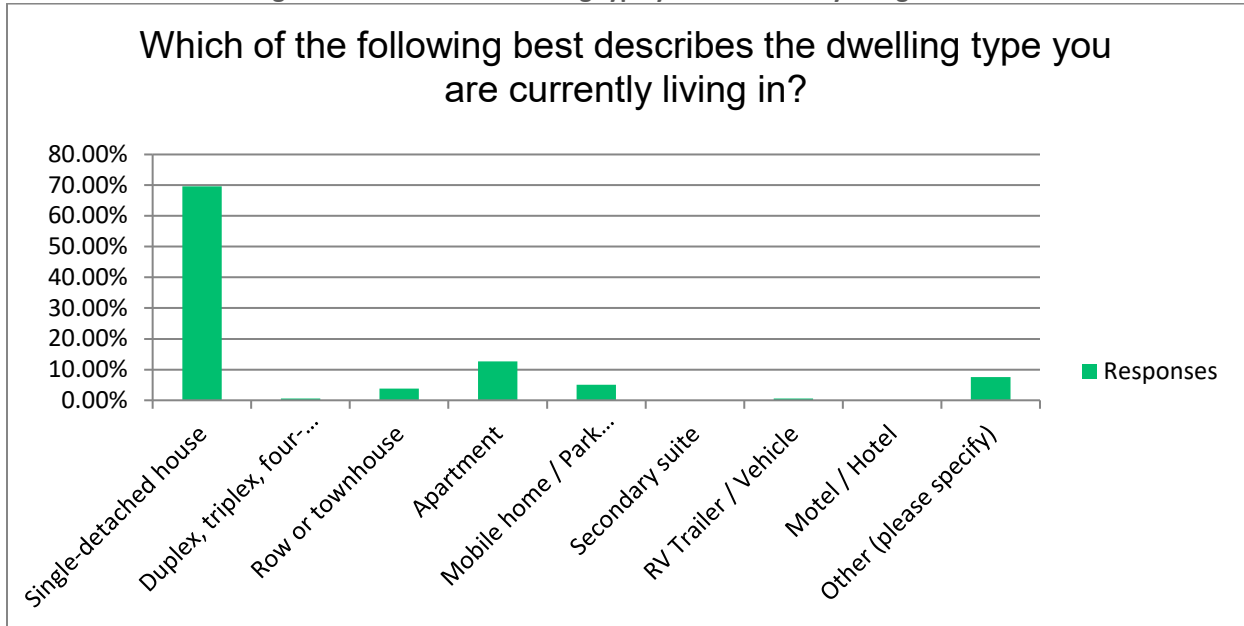


Answered: 159

Skipped: 1

ANSWER CHOICES	RESPONSES	#
I live on my own	25.79%	41
Single parent with children	6.92%	11
Living with roommates	3.14%	5
Couple with Children	23.90%	38
Couple without Children	33.33%	53
Adult living with parent(s)	6.92%	11
TOTAL		159

4. Which of the following best describes the dwelling type you are currently living in?



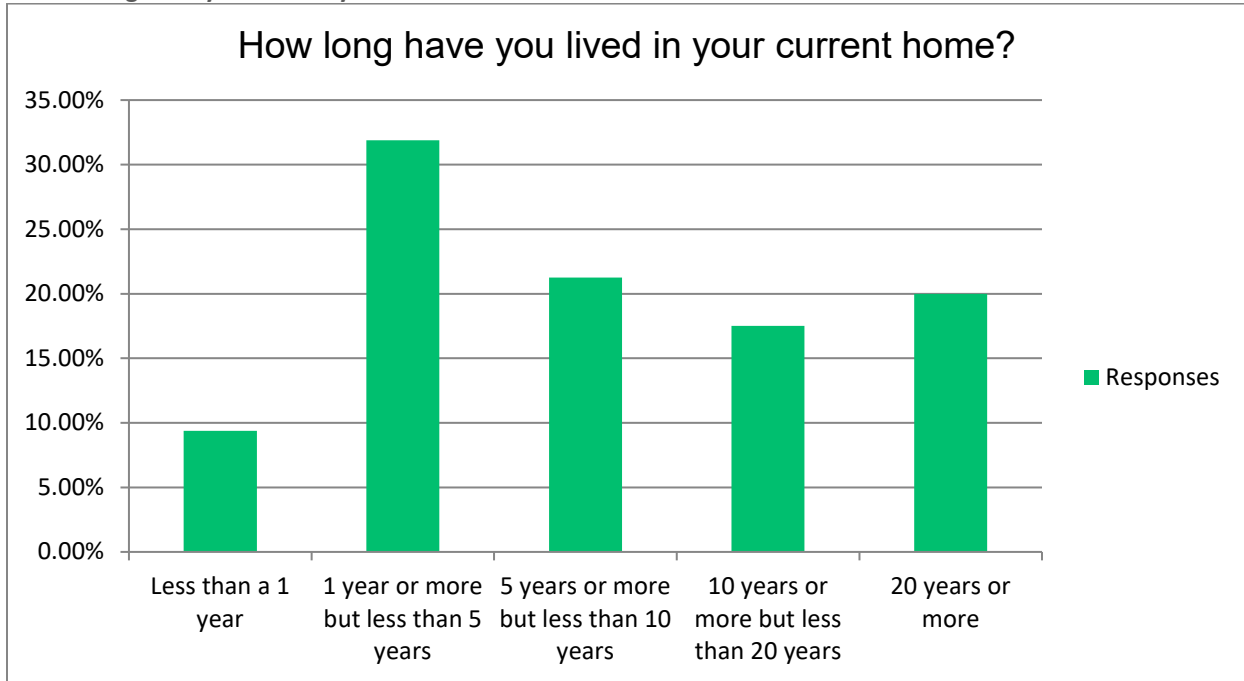
Answered: 158

Skipped: 2

ANSWER CHOICES	RESPONSES	#
Single-detached house	69.62%	110
Duplex, triplex, four-plex	0.63%	1
Row or townhouse	3.80%	6
Apartment	12.66%	20
Mobile home / Park model	5.06%	8
Secondary suite	0.00%	0
RV Trailer / Vehicle	0.63%	1
Motel / Hotel	0.00%	0
Other (please specify)	7.59%	12
	TOTAL	158

Other (please specify)	Response Date	Respondent ID
Senior Housing - Carol Cottage	Dec 05 2024 08:52 AM	114752649553
Seniors Home	Dec 05 2024 08:50 AM	114752647785
Seniors	Nov 26 2024 02:12 PM	114746344316
BC Housing	Nov 26 2024 02:11 PM	114746342909
Seniors Home	Nov 26 2024 02:06 PM	114746337946
Senior Citizen Home - heritage Manor	Nov 26 2024 01:54 PM	114746333180
Senior Housing - Heritage Manor	Nov 26 2024 01:52 PM	114746330234
Heritage Manor Senior Housing	Nov 26 2024 01:45 PM	114746327198
Senior Citizen Home	Nov 26 2024 01:42 PM	114746325260
Assisted- living senior residence	Nov 26 2024 01:29 PM	114746311623
Can't find affordable housing	Nov 19 2024 03:25 PM	114740858212
5 bedroom house	Nov 14 2024 09:48 PM	114737208974

5. How long have you lived in your current home?

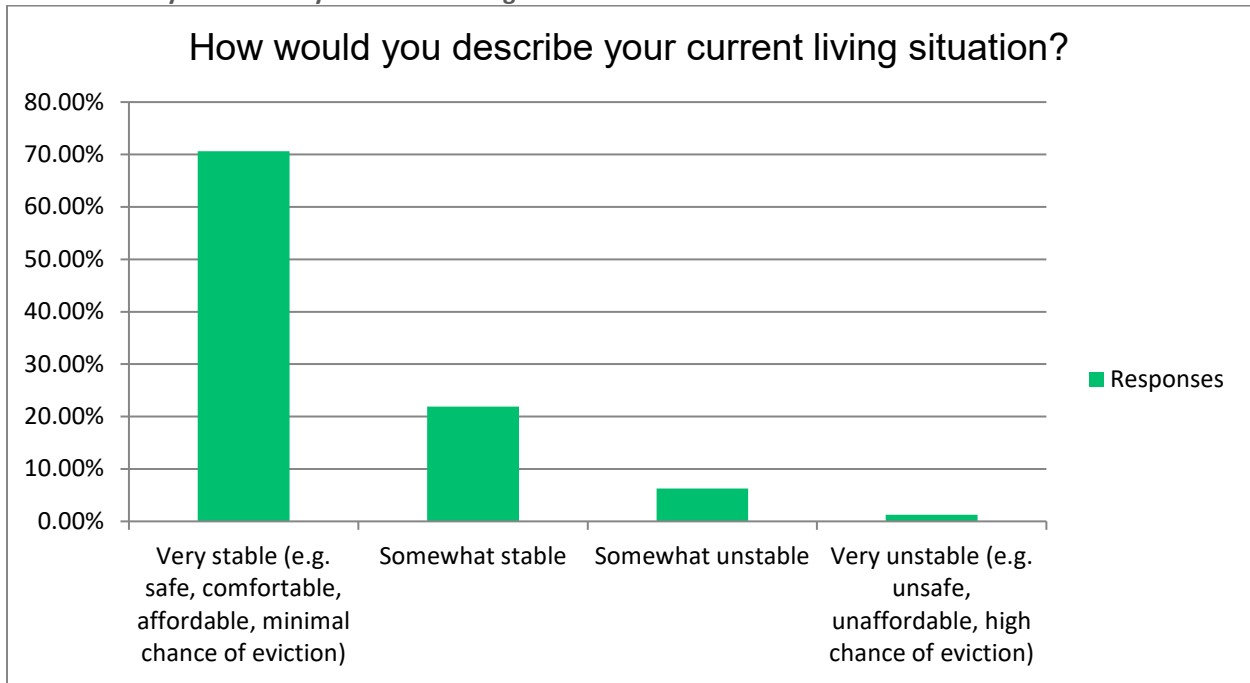


Answered: 160

Skipped: 0

ANSWER CHOICES	RESPONSES	#
Less than a 1 year	9.38%	15
1 year or more but less than 5 years	31.88%	51
5 years or more but less than 10 years	21.25%	34
10 years or more but less than 20 years	17.50%	28
20 years or more	20.00%	32
TOTAL		160

6. How would you describe your current living situation?

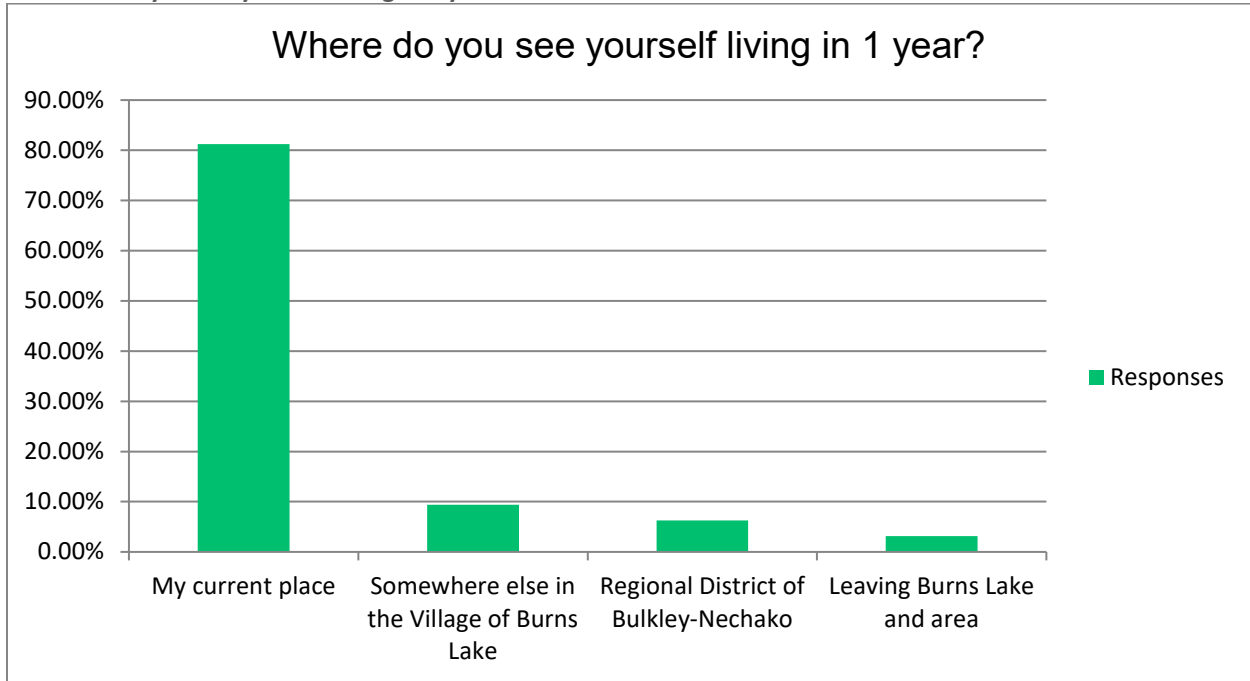


Answered: 160

Skipped: 0

ANSWER CHOICES	RESPONSES	#
Very stable (e.g. safe, comfortable, affordable, minimal chance of eviction)	70.63%	113
Somewhat stable	21.88%	35
Somewhat unstable	6.25%	10
Very unstable (e.g. unsafe, unaffordable, high chance of eviction)	1.25%	2
TOTAL		160

7. Where do you see yourself living in 1 year?

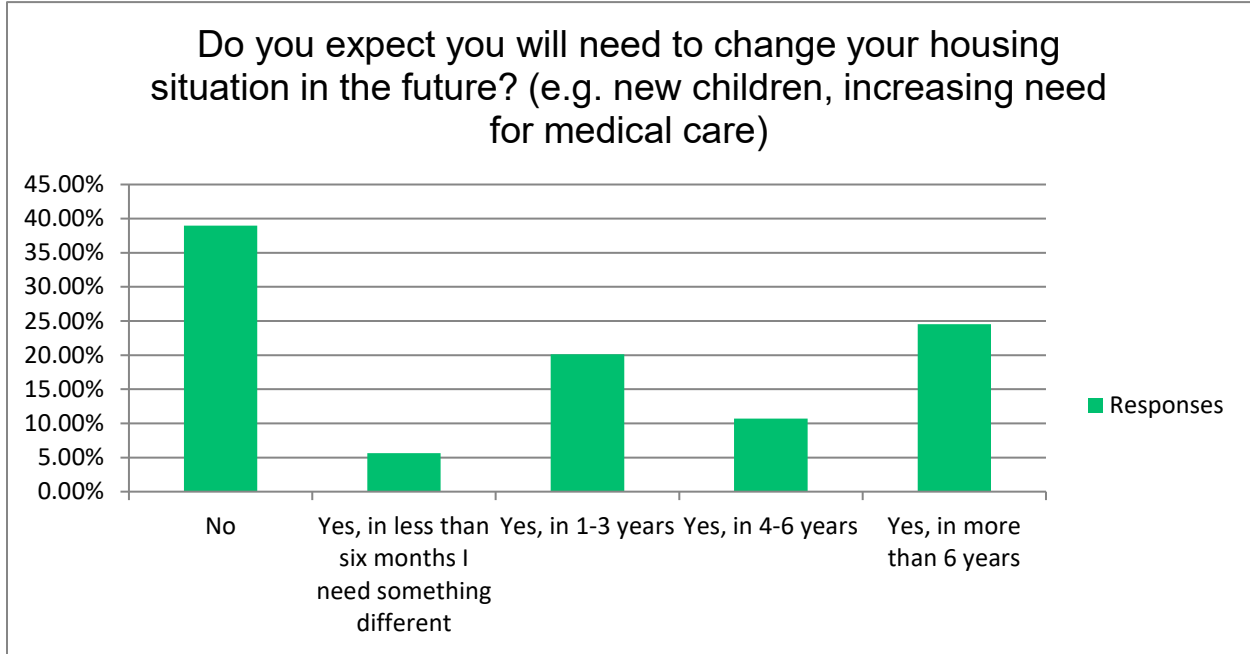


Answered: 160

Skipped: 0

ANSWER CHOICES	RESPONSES	#
My current place	81.25%	130
Somewhere else in the Village of Burns Lake	9.38%	15
Regional District of Bulkley-Nechako	6.25%	10
Leaving Burns Lake and area	3.13%	5
TOTAL		160

8. Do you expect you will need to change your housing situation in the future? (e.g. new children, increasing need for medical care)

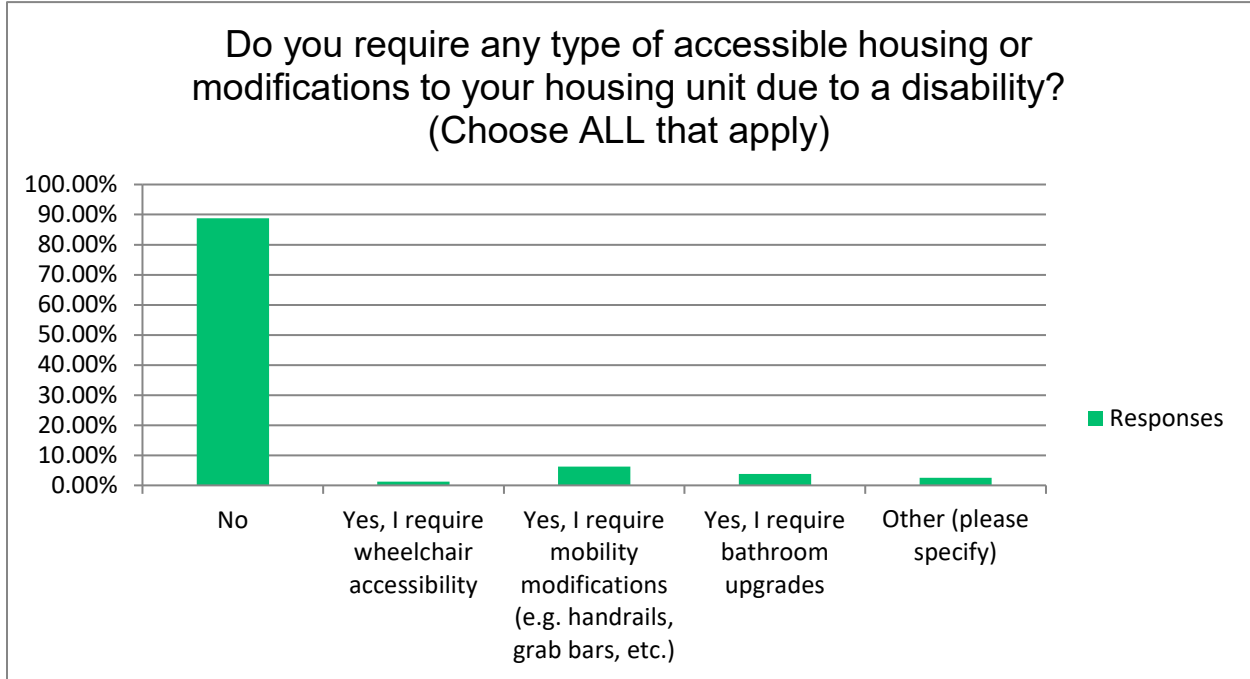


Answered: 159

Skipped: 1

ANSWER CHOICES	RESPONSES	#
No	38.99%	62
Yes, in less than six months I need something different	5.66%	9
Yes, in 1-3 years	20.13%	32
Yes, in 4-6 years	10.69%	17
Yes, in more than 6 years	24.53%	39
TOTAL		159

9. Do you require any type of accessible housing or modifications to your housing unit due to a disability?
(Choose ALL that apply)

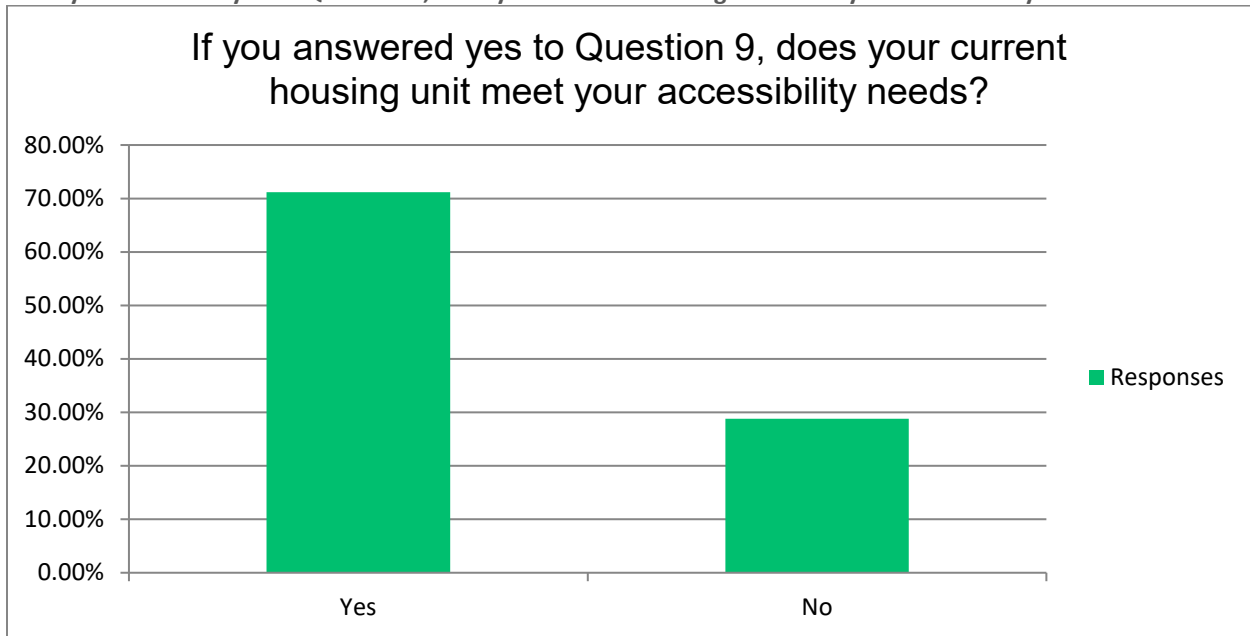


Answered: 160

Skipped: 0

ANSWER CHOICES	RESPONSES	#
No	88.75%	142
Yes, I require wheelchair accessibility	1.25%	2
Yes, I require mobility modifications (e.g. handrails, grab bars, etc.)	6.25%	10
Yes, I require bathroom upgrades	3.75%	6
Other (please specify)	2.50%	4
Total Respondents:		160
OTHER (PLEASE SPECIFY)	DATE	Respondent ID
We have added handrails, grab bars etc. over the years, as we are seniors, and hope to make our home accessible to us for as long as possible.	11/27/2024 7:47 PM	114747270360
Don't know yet	11/26/2024 1:42 PM	114746325260
Modification to storage/wardrobe; closet for mobility to access with disability - Shelving too high for safe, independent use with mobility issues to disability	11/26/2024 1:29 PM	114746311623
Possibly if health changes	11/16/2024 9:28 AM	114737152551

10. If you answered yes to Question 9, does your current housing unit meet your accessibility needs?

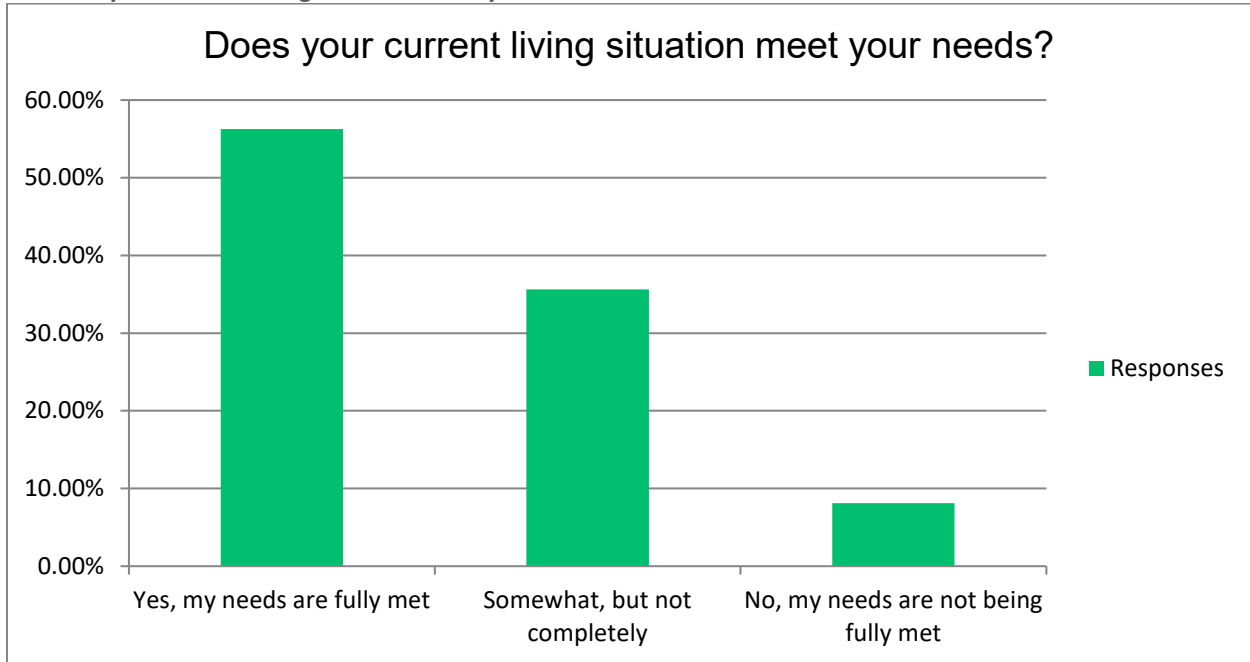


Answered: 59

Skipped: 101

ANSWER CHOICES RESPONSES	RESPONSES	#
Yes	71.19%	42
No	28.81%	17
TOTAL		59

11. Does your current living situation meet your needs?

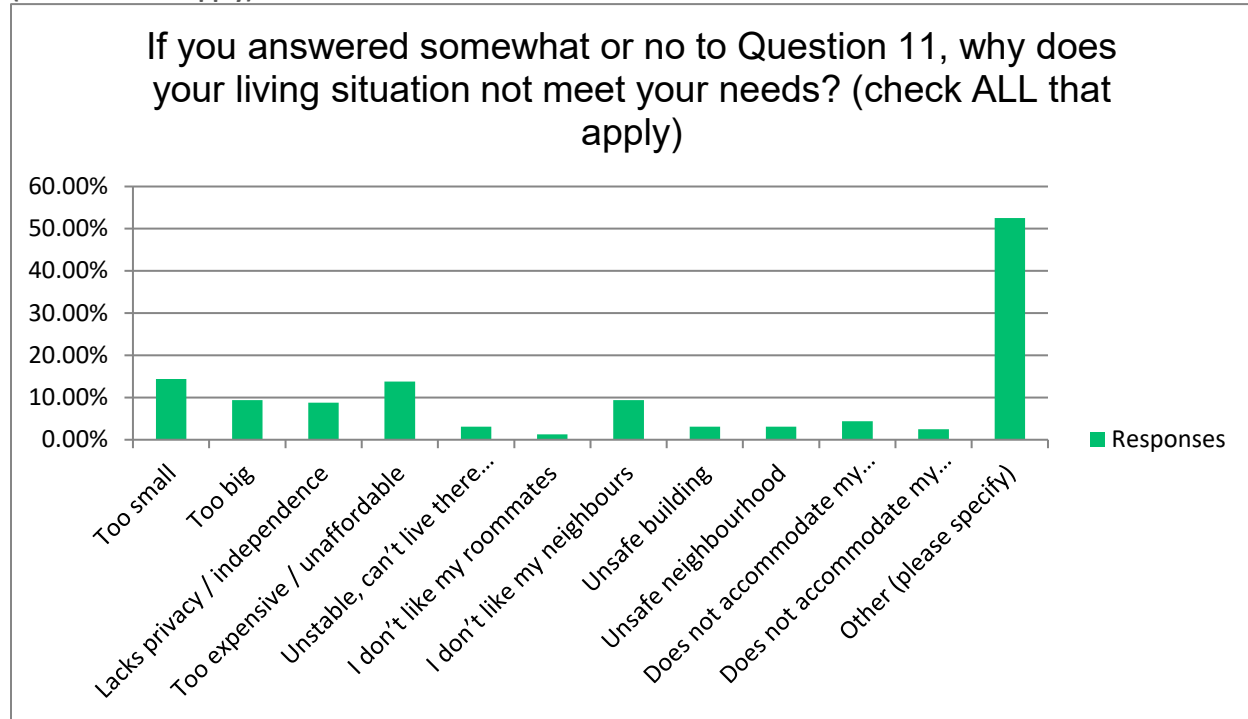


Answered: 160

Skipped: 0

ANSWER CHOICES	RESPONSES	#
Yes, my needs are fully met	56.25%	90
Somewhat, but not completely	35.63%	57
No, my needs are not being fully met	8.13%	13
TOTAL		160

12. If you answered somewhat or no to Question 11, why does your living situation not meet your needs? (check ALL that apply)



Answered: 160

Skipped: 0

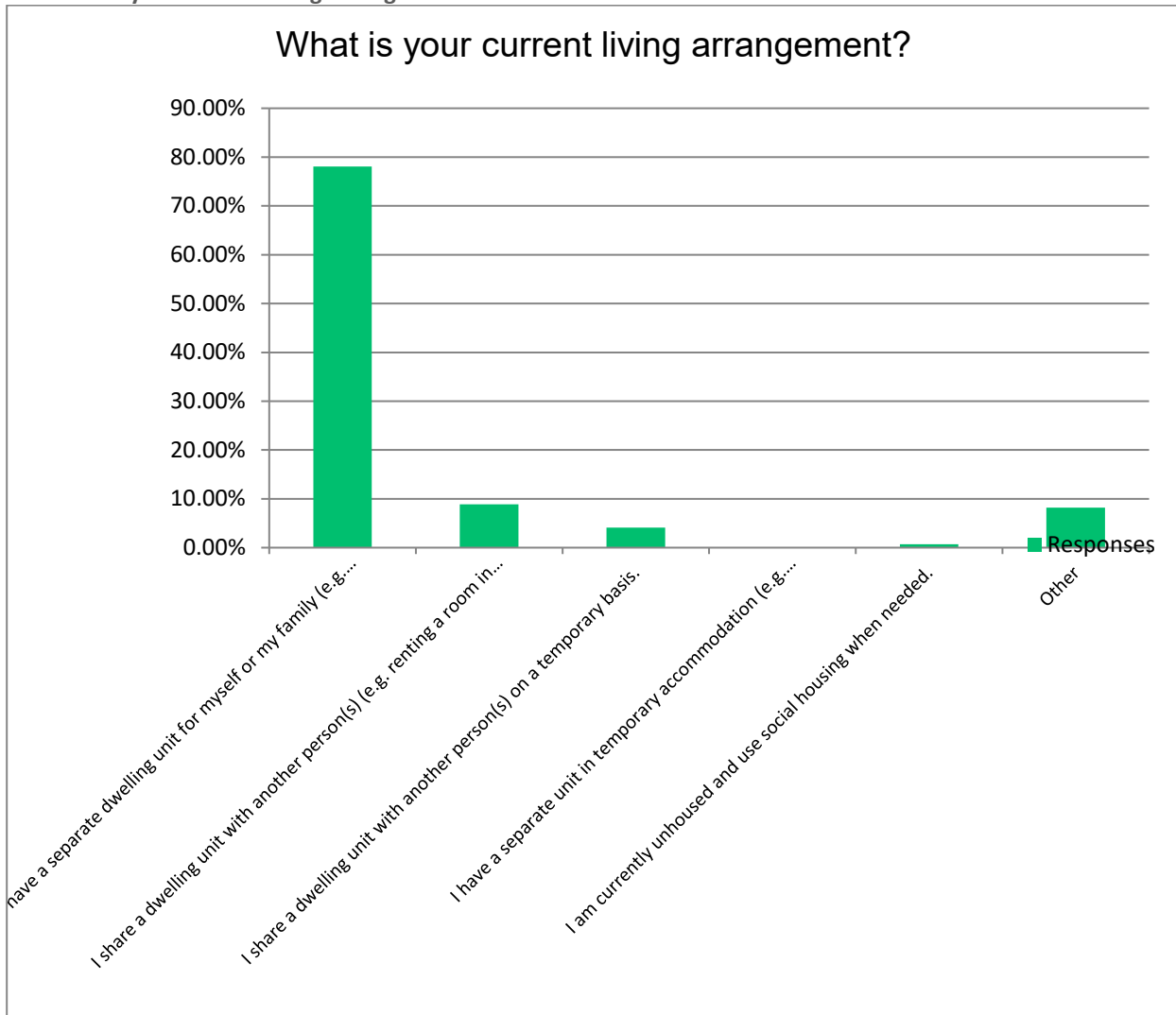
ANSWER CHOICES	RESPONSES	#
Too small	14.38%	23
Too big	9.38%	15
Lacks privacy / independence	8.75%	14
Too expensive / unaffordable	13.75%	22
Unstable, can't live there long-term	3.13%	5
I don't like my roommates	1.25%	2
I don't like my neighbours	9.38%	15
Unsafe building	3.13%	5
Unsafe neighbourhood	3.13%	5
Does not accommodate my mobility needs	4.38%	7
Does not accommodate my health needs (e.g. require greater medical assistance)	2.50%	4
Other (please specify)	52.50%	84
TOTAL		160

Other (please specify)	Response Date	Respondent ID
The participant answered "yes" to Q-11	Dec 05 2024 09:00 AM	114752657719
The participant answered "yes" to Q-11	Dec 05 2024 08:59 AM	114752656018
The participant answered "yes" to Q-11	Dec 05 2024 08:57 AM	114752654343
The participant answered "yes" to Q-11	Dec 05 2024 08:55 AM	114752653034
The participant answered "yes" to Q-11	Dec 05 2024 08:54 AM	114752651401
The participant answered "yes" to Q-11	Dec 05 2024 08:52 AM	114752649553
The participant answered "yes" to Q-11	Dec 05 2024 08:48 AM	114752644095
The participant answered "yes" to Q-11	Dec 05 2024 08:44 AM	114752641369

The participant answered "yes" to Q-11	Dec 05 2024 08:41 AM	114752640009
The participant answered "yes" to Q-11	Dec 05 2024 08:39 AM	114752638238
I tried to submit the survey without answering this question, but it would not let me submit the survey. A programming bug????	Nov 27 2024 07:47 PM	114747270360
The participant answered "yes" to Q-11	Nov 26 2024 02:12 PM	114746344316
The participant answered "yes" to Q-11	Nov 26 2024 02:11 PM	114746342909
Covered parking during winter months, parking spots with plug ins for winter months for all tenants.	Nov 26 2024 02:06 PM	114746337946
The participant answered "yes" to Q-11	Nov 26 2024 02:00 PM	114746336223
Need new counter tops	Nov 26 2024 01:57 PM	114746334627
The participant answered "yes" to Q-11	Nov 26 2024 01:52 PM	114746330234
The participant answered "yes" to Q-11	Nov 26 2024 01:47 PM	114746328834
The participant answered "yes" to Q-11	Nov 26 2024 01:45 PM	114746327198
The participant answered "yes" to Q-11	Nov 26 2024 01:39 PM	114746322492
The participant answered "yes" to Q-11	Nov 26 2024 01:34 PM	114746319209
lacks level/flat walking area around outside building -unsecure storage offered. Seasonal (winter) parking lacking i.e. cold temperature vehicle plug-ins not available for all residents. shower space/design is restrictive with my disability and decreased mobility and body size. It feels unsafe.	Nov 26 2024 01:29 PM	114746311623
I don't have a shop to work in	Nov 23 2024 10:48 AM	114744223078
Na	Nov 23 2024 07:19 AM	114744149061
None	Nov 22 2024 09:31 PM	114743965274
My needs are met	Nov 22 2024 07:34 PM	114743926353
None	Nov 22 2024 06:41 PM	114743909076
I answered yes...	Nov 22 2024 06:23 PM	114743902199
My needs are fully met	Nov 22 2024 05:43 PM	114743883959
Too far out of town and requires a ferry commute	Nov 22 2024 04:44 PM	114743861874
No	Nov 22 2024 03:59 PM	114743845444
?	Nov 22 2024 03:29 PM	114743829799
N/A	Nov 22 2024 03:26 PM	114743824019
it meets somewhat	Nov 22 2024 03:21 PM	114743825934
It meets my needs	Nov 21 2024 09:37 PM	114743072948
my home is perfect for me	Nov 21 2024 09:17 PM	114743064031
Because our housing is located at the very top of town driving in winter can be scary you are driving down big hills every day. No sidewalks on roads means walking in winter is dangerous. Low income families often have unreliable or unsafe vehicles and/or walk a lot.	Nov 21 2024 01:41 PM	114742822380
N/A	Nov 21 2024 10:39 AM	114742675028
My accommodation is adequate for the present and will need further modification as I age.	Nov 20 2024 08:15 AM	114741551407
Answered yes	Nov 20 2024 07:54 AM	114741541689
Neighbors dogs are awful	Nov 19 2024 10:26 PM	114741157094
no issue	Nov 19 2024 09:01 AM	114740525957
May not accommodate needs with age	Nov 18 2024 10:14 PM	114740075823
Lack of fixing things that need attention	Nov 17 2024 11:11 PM	114739087499
Need renos but it is impossible to get contractors for anything here in a timely fashion. Need an energy audit for retrofits.	Nov 17 2024 12:10 PM	114738845240
My needs are fully met	Nov 16 2024 06:59 PM	114738540277
i ANSWERED MY NEEDS ARE BEING MET AT THIS TIME	Nov 16 2024 01:10 PM	114738431024

Needs are met	Nov 16 2024 09:28 AM	114737152551
My needs are met with my house	Nov 15 2024 09:23 AM	114737674992
Na	Nov 15 2024 07:15 AM	114737544121
I answered yes to question 11	Nov 15 2024 07:09 AM	114737540470
I didn't answer somewhat or no	Nov 14 2024 10:18 PM	114737220746
I shouldn't have to answer this question based on my previous response	Nov 14 2024 09:52 PM	114737212093
In the future it will be too expensive	Nov 14 2024 08:48 PM	114737184818
I answered question 11 with my needs are fully met	Nov 14 2024 07:22 PM	114737146991
Not enough laundry machines	Nov 14 2024 06:55 PM	114737132635
I did not answer 11 in a way that this question should have been asked	Nov 14 2024 06:33 PM	114737121783
I said yes	Nov 14 2024 06:21 PM	114737114552
Nothing. Had to make a selection for this question to submit completed survey.	Nov 14 2024 06:18 PM	114737097904
Yes	Nov 14 2024 06:09 PM	114737107710
Future health needs will require leaving our current home	Nov 14 2024 06:04 PM	114737103378
meets my needs	Nov 14 2024 05:56 PM	114737101775
None	Nov 14 2024 05:51 PM	114737096983
My needs are met	Nov 14 2024 05:38 PM	114737090227
Not applicable	Nov 14 2024 05:37 PM	114737091106
N/A	Nov 14 2024 05:27 PM	114737085132
not applicable	Nov 14 2024 03:51 PM	114737032117
Nil	Nov 14 2024 03:39 PM	114737025591
just right	Nov 14 2024 03:37 PM	114737023421
My current living situation meets my needs	Nov 14 2024 03:19 PM	114737008738
No issues but survey monkey still required that this question be answered	Nov 14 2024 03:17 PM	114737011536
N/a	Nov 14 2024 03:07 PM	114737003702
I won't be able to afford the property taxes once I can no longer work,	Nov 14 2024 03:06 PM	114737004788
Updates needed.	Nov 14 2024 02:58 PM	114736997385
N/a	Nov 14 2024 02:56 PM	114736752877
Require more recreation storage	Nov 14 2024 02:41 PM	114736986010
There isn't enough room for the belongings of all the people who live there. Storage structures are needed, but expensive to acquire and unsure of bylaws (they should be VERY lax, people should be able to live their lives as they please on their own property, but ARE THEY? Too scared to ask.)	Nov 14 2024 08:36 AM	114736638387

13. What is your current living arrangement?

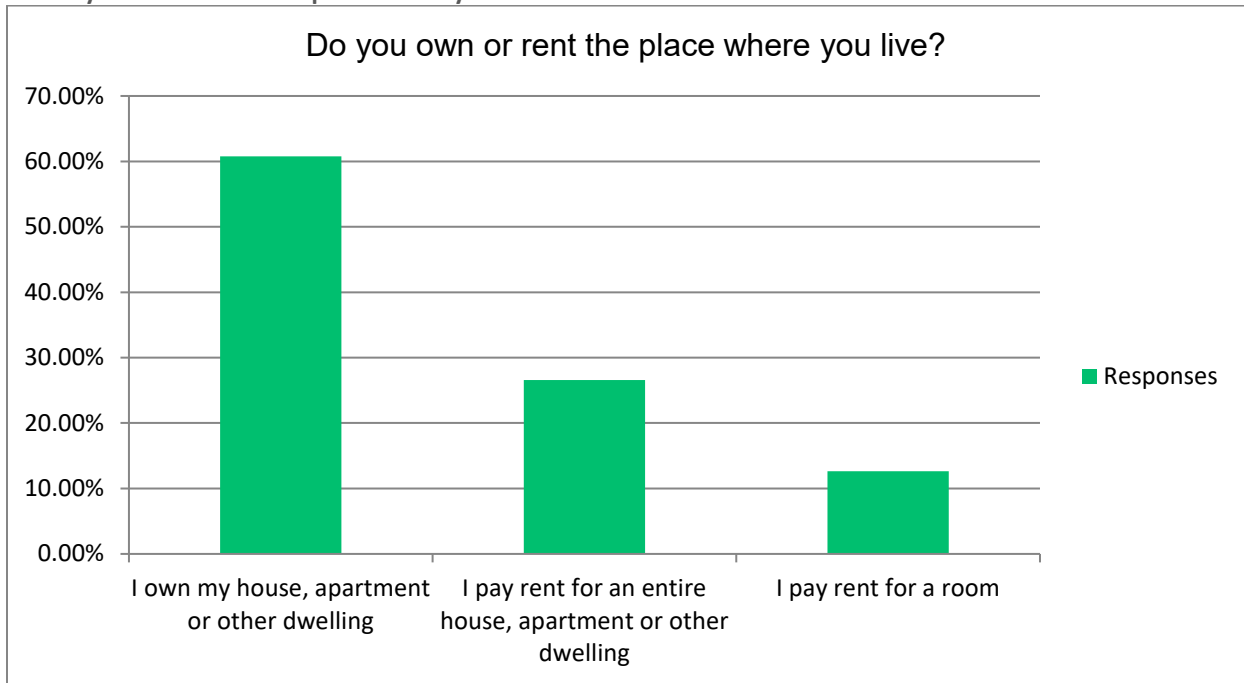


Answered: 146

Skipped: 14

ANSWER CHOICES	RESPONSES	#
I have a separate dwelling unit for myself or my family (e.g. detached home, separate apartment unit)	78.08%	114
I share a dwelling unit with another person(s) (e.g. renting a room in a house) on a long-term basis with a formal arrangement (e.g. monthly rent)	8.90%	13
I share a dwelling unit with another person(s) on a temporary basis.	4.11%	6
I have a separate unit in temporary accommodation (e.g. hotel/motel/boardroom)	0.00%	0
I am currently unhoused and use social housing when needed.	0.68%	1
Other	8.22%	12
TOTAL		146

14. Do you own or rent the place where you live?

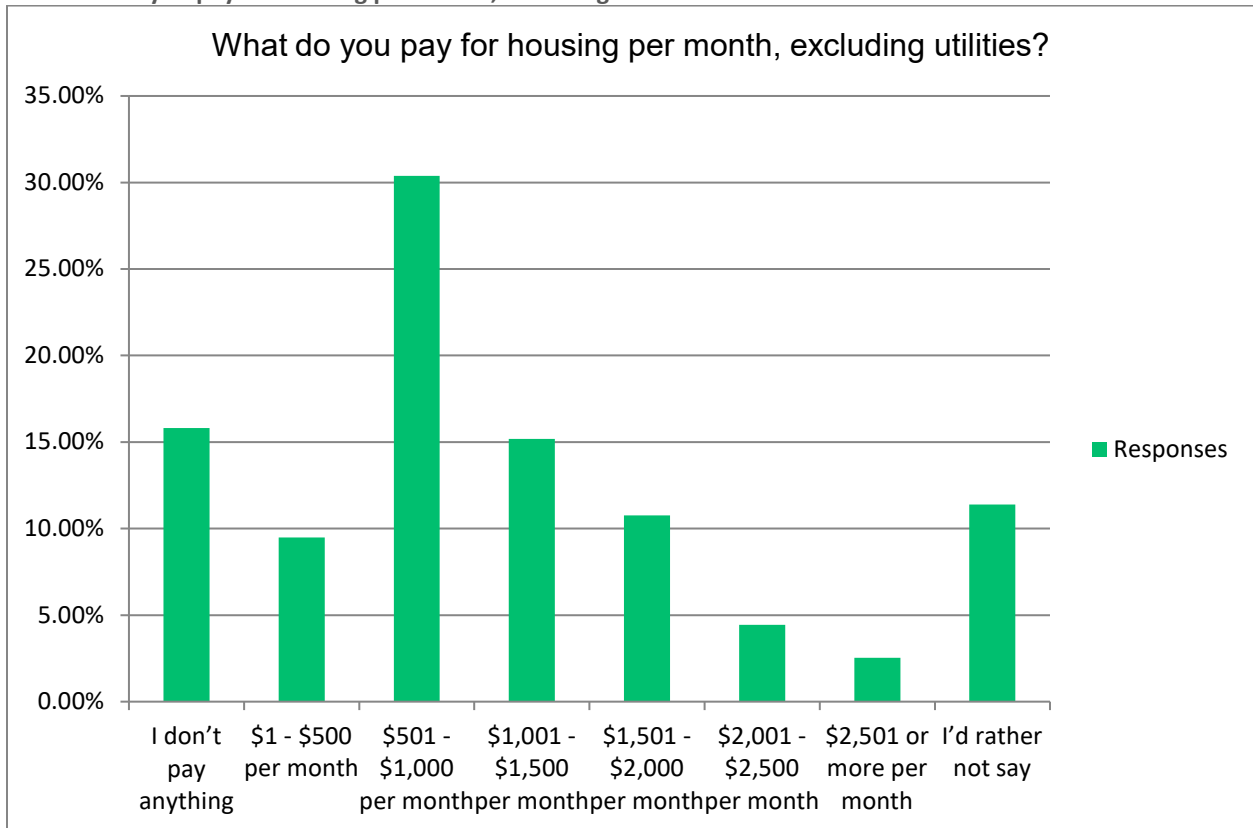


Answered: 158

Skipped: 2

ANSWER CHOICES	RESPONSES	#
I own my house, apartment or other dwelling	60.76%	96
I pay rent for an entire house, apartment or other dwelling	26.58%	42
I pay rent for a room	12.66%	20
TOTAL		158

15. What do you pay for housing per month, excluding utilities?

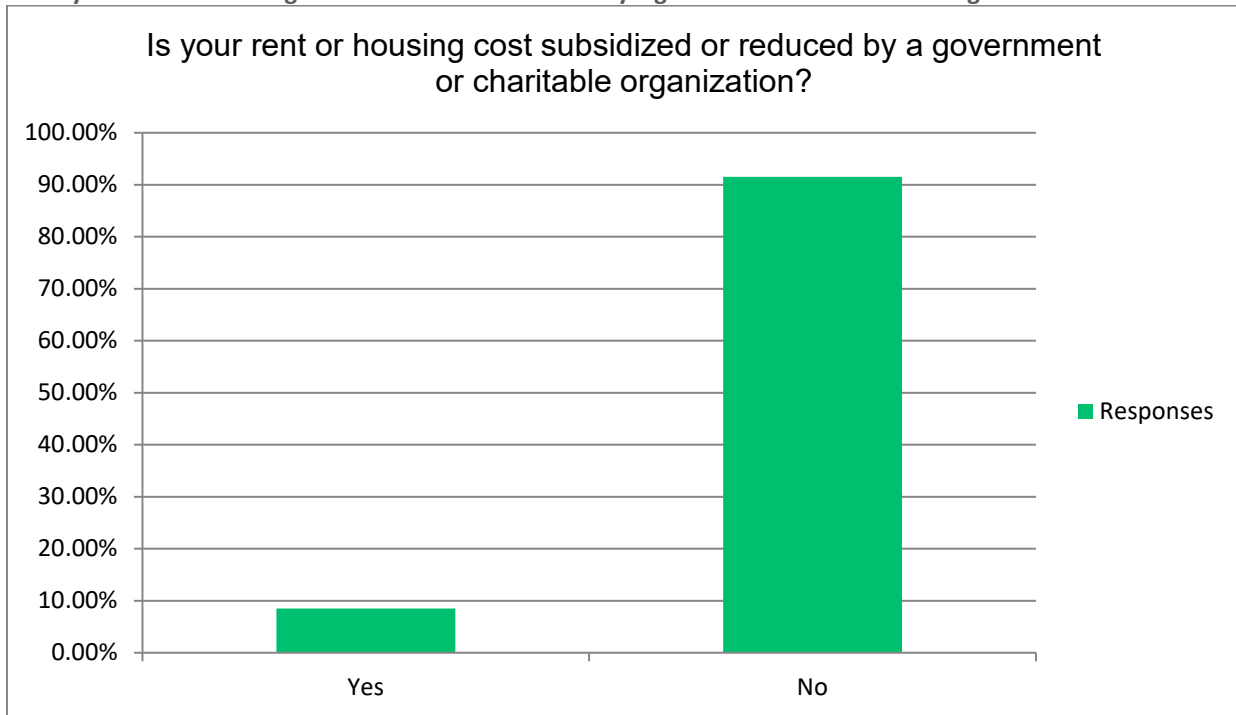


Answered: 158

Skipped: 2

ANSWER CHOICES	RESPONSES	#
I don't pay anything	15.82%	25
\$1 - \$500 per month	9.49%	15
\$501 - \$1,000 per month	30.38%	48
\$1,001 - \$1,500 per month	15.19%	24
\$1,501 - \$2,000 per month	10.76%	17
\$2,001 - \$2,500 per month	4.43%	7
\$2,501 or more per month	2.53%	4
I'd rather not say	11.39%	18
TOTAL		158

16. Is your rent or housing cost subsidized or reduced by a government or charitable organization?

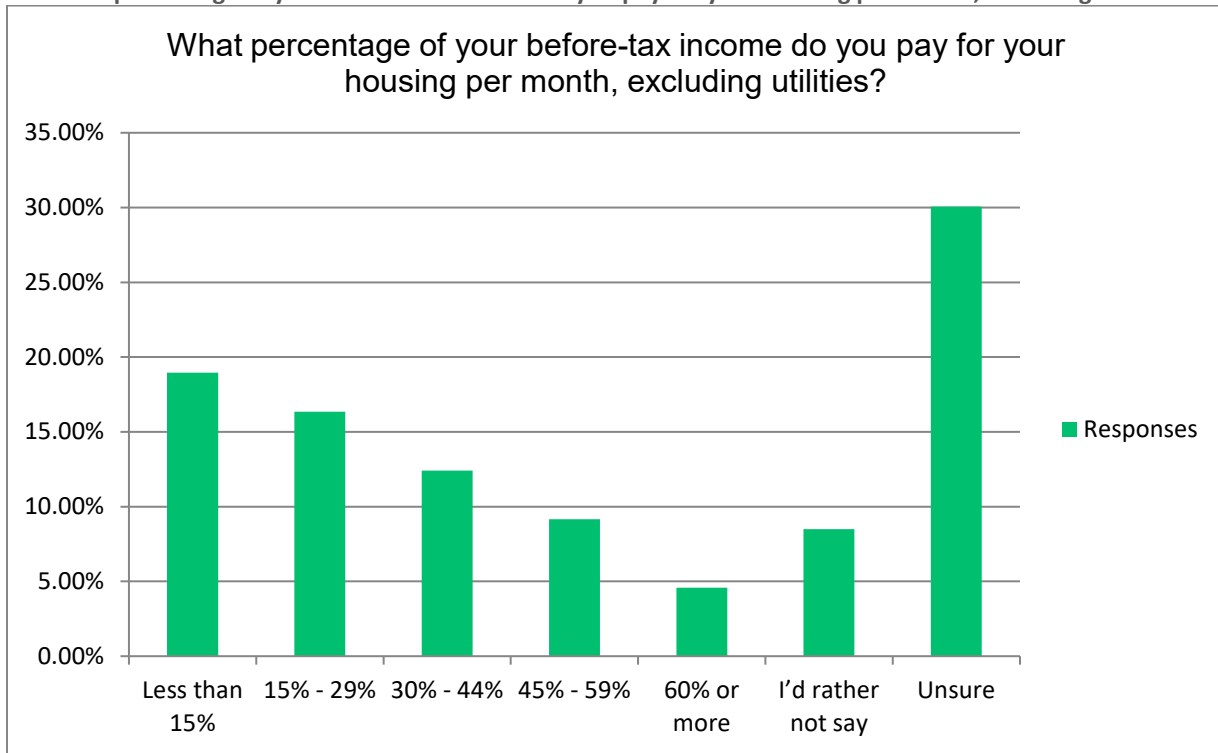


Answered: 153

Skipped: 7

ANSWER CHOICES	RESPONSES	#
Yes	8.50%	13
No	91.50%	140
	TOTAL	153

17. What percentage of your before-tax income do you pay for your housing per month, excluding utilities?

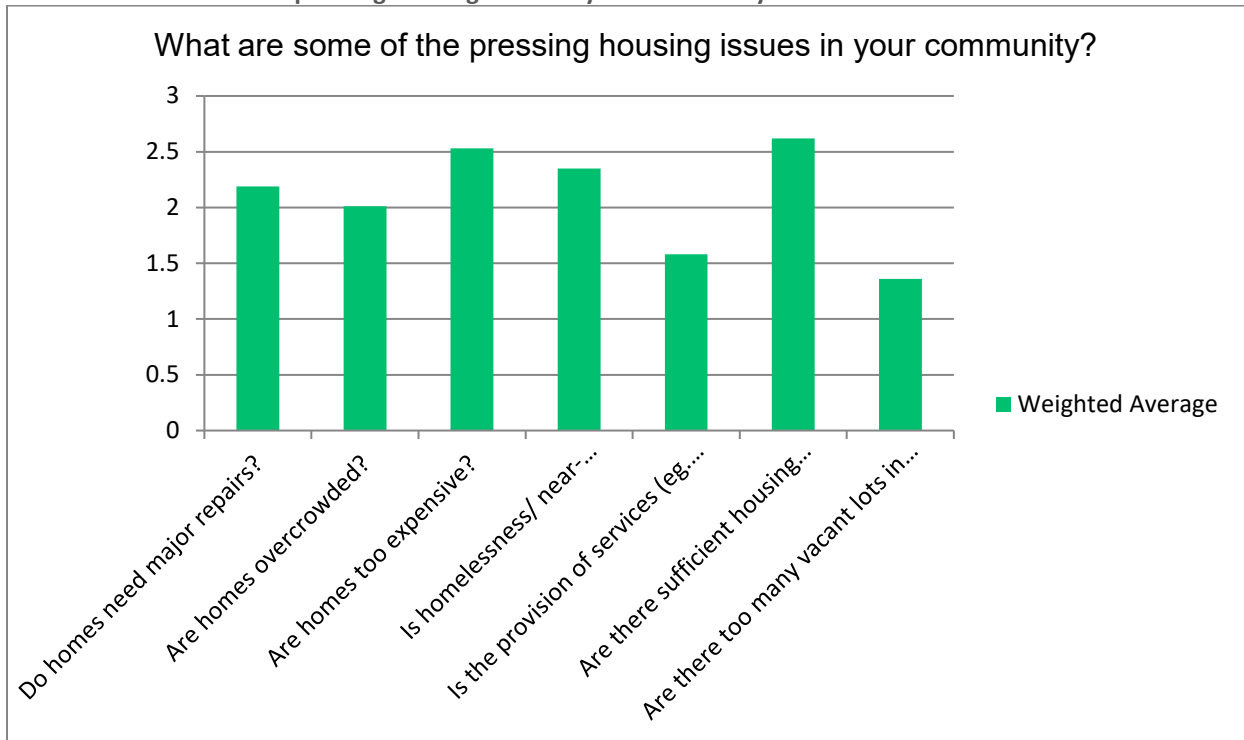


Answered: 153

Skipped: 7

ANSWER CHOICES	RESPONSES	#
Less than 15%	18.95%	29
15% - 29%	16.34%	25
30% - 44%	12.42%	19
45% - 59%	9.15%	14
60% or more	4.58%	7
I'd rather not say	8.50%	13
Unsure	30.07%	46
	TOTAL	153

18. What are some of the pressing housing issues in your community?

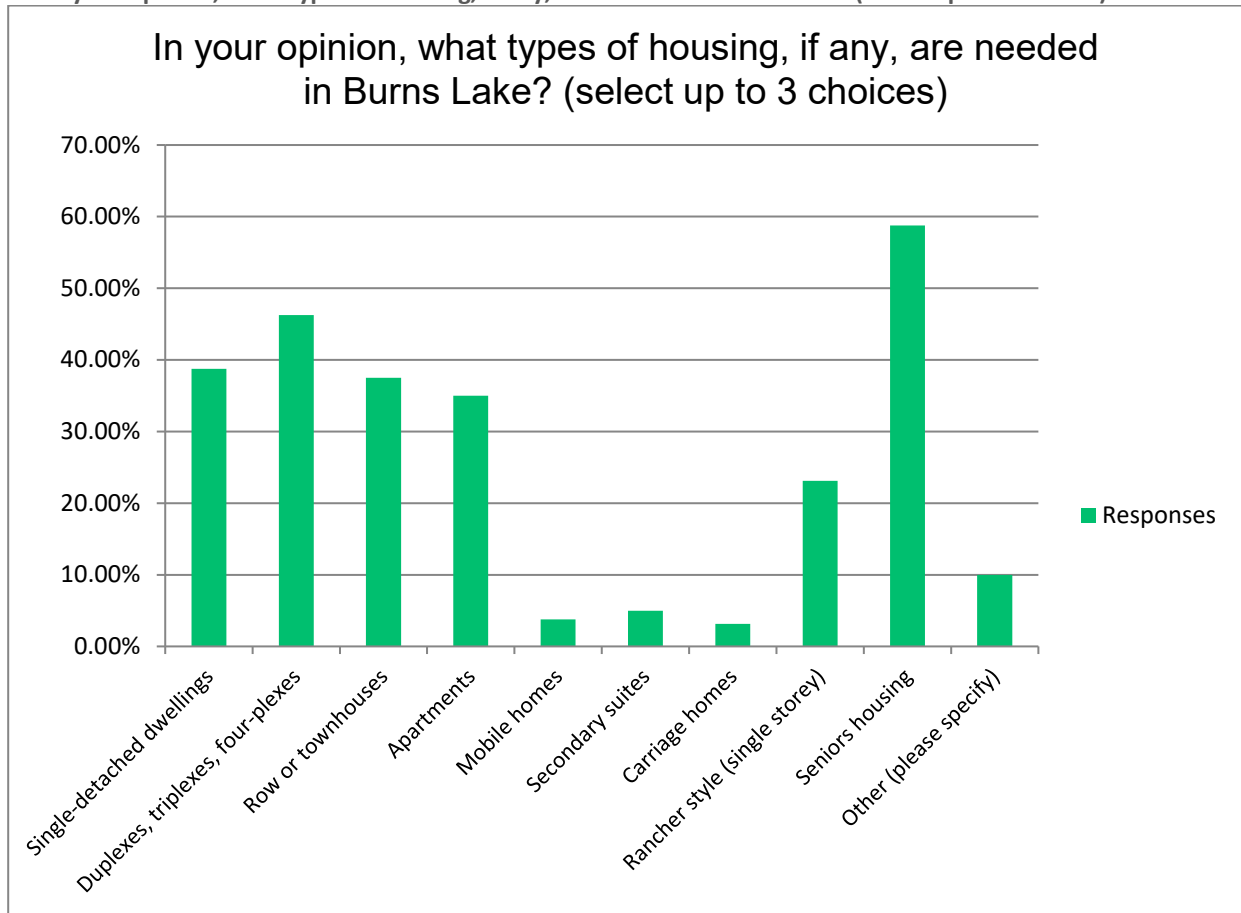


Answered: 155

Skipped: 5

Question	Not a Problem	# 1	Minor Problem #2	Major Problem #3	Total	Weighted Average
Are there sufficient housing options for different people with different needs?	8.50%	13	20.92% 32	70.59% 8	153	2.62
Are homes too expensive?	12.24%	18	22.45% 33	65.31% 6	147	2.53
Is homelessness/ near-homelessness a problem?	13.91%	21	37.09% 56	49.01% 4	151	2.35
Do homes need major repairs?	16.11%	24	48.99% 73	34.90% 2	149	2.19
Are homes overcrowded?	29.17%	42	40.28% 58	30.56% 4	144	2.01
Is the provision of services an issue?	55.70%	83	30.20% 45	14.09% 1	149	1.58
Are there too many vacant lots in your neighbourhood?	69.59%	103	25.00% 37	5.41% 8	148	1.36

19. In your opinion, what types of housing, if any, are needed in Burns Lake? (select up to 3 choices)



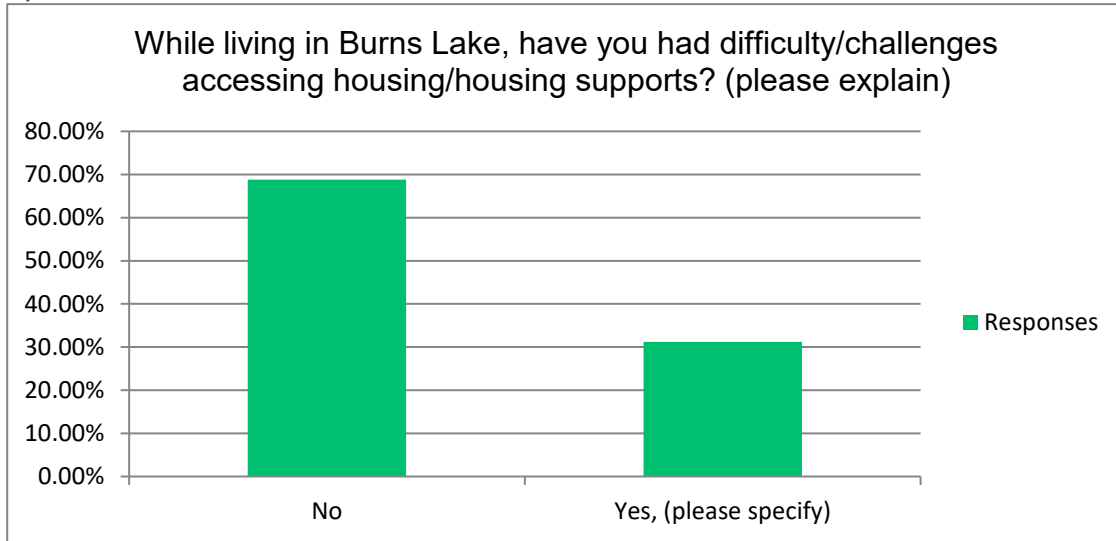
Answered: 160

Skipped: 0

ANSWER CHOICES	RESPONSES	#
Carriage homes	3.13%	5
Mobile homes	3.75%	6
Secondary suites	5.00%	8
Other (please specify)	10.00%	16
Rancher style (single storey)	23.13%	37
Apartments	35.00%	56
Row or townhouses	37.50%	60
Single-detached dwellings	38.75%	62
Duplexes, triplexes, four-plexes	46.25%	74
Seniors housing	58.75%	94
TOTAL		160

OTHER (PLEASE SPECIFY)	DATE	Respondent ID
Low Income Housing	Dec 05 2024 08:50 AM	114752647785
Housing has to be affordable for young people wanting to live & work in Burns Lake and raise families. I want my grandkids to be able to come home to the lakes district & raise a 7th generation here. My grand kids descend from great great grandparents that settled here in 1936.	Dec 05 2024 08:48 AM	114752644095
The participant left this empty.	Dec 05 2024 08:39 AM	114752638238
The participant left this empty.	Nov 26 2024 02:11 PM	114746342909
The participant left this empty.	Nov 26 2024 02:08 PM	114746341641
Mini home complexes	Nov 23 2024 10:48 AM	114744223078
Tiny houses	Nov 22 2024 07:21 PM	114743922046
New sub divisions are needed. Construction costs and red tape need to be reduced so people can afford to build again.	Nov 22 2024 05:20 PM	114743876029
Low income, subsidized, rental suites for PWD, seniors, marginalized or otherwise low income peoples	Nov 21 2024 01:41 PM	114742822380
Well maintained seniors cottages for sale. When I looked to purchase a small home recently after down sizing there was nothing suitable on the market. I was fortunate to sell my former residence and eventually purchase a cottage that needed renovation.	Nov 20 2024 08:15 AM	114741551407
AFFORDABLE housing --- # 1, i know 5-7 people whose rent is 90% - 125 % of their income	Nov 18 2024 08:14 PM	114740030839
Tiny homes for very low income	Nov 17 2024 12:10 PM	114738845240
Housing for people with disabilities, particularly cognitive disabilities and four people who have addictions	Nov 14 2024 08:48 PM	114737184818
Supported living for people with disabilities	Nov 14 2024 06:50 PM	114737127580
Tiny homes	Nov 14 2024 04:57 PM	114737069875
Affordable non-market housing for individuals and families	Nov 14 2024 03:17 PM	114737011536

20. While living in Burns Lake, have you had difficulty/challenges accessing housing/housing supports? (please explain)



Answered: 157

Skipped: 3

ANSWER CHOICES	RESPONSES	#
No	68.79%	108
Yes, (please specify)	31.21%	49
TOTAL		157

YES, (PLEASE SPECIFY)	DATE	#
Long waiting list	11/26/2024 2:00 PM	1
I used to have government deduction (\$100) each month	11/26/2024 1:42 PM	2
- This tab was left empty by the participant.	11/26/2024 1:29 PM	3
I cant afford anything else.	11/25/2024 7:34 PM	4
Lack of availability for low income families	11/25/2024 2:05 PM	5
been homeless most of my life	11/24/2024 6:19 PM	6
This isn't explained well	11/23/2024 10:48 AM	7
Rentals are hard to come by	11/23/2024 7:19 AM	8
Many say I do not qualify.	11/22/2024 8:25 PM	9
yes, there is little to no options for rentals	11/22/2024 8:09 PM	10
Need more low income and help for people with disabilities	11/22/2024 7:21 PM	11
Waited for 8 months to find a rental place	11/22/2024 6:41 PM	12
Hard to find a house	11/22/2024 5:44 PM	13
Housing is not currently a problem but we plan on selling to relocate to Burns Lake from the Southside within the next year should our current home sell. We are very concerned with not finding a rental or any other affordable housing.	11/22/2024 4:44 PM	14
can't find any	11/22/2024 3:21 PM	15
No places for rent	11/22/2024 6:50 AM	16
trying to help people find housing is a problem. the supportive housing unit is not safe for a large portion of our population. especially individuals who are clean/dry and trying to stay that way.	11/21/2024 9:17 PM	17
I was bouncing from one couch to the next with 2 young babies before I was able to get into the rowhouses McKenna place. If I hadn't been able to get in here (which wasn't easy) I would be who knows what kind of environment with my kids.	11/21/2024 1:41 PM	18

Smaller homes in good repair suitable for single seniors who are down sizing are not available.	11/20/2024 8:15 AM	19
Unaffordable	11/20/2024 8:09 AM	20
Prior to buying, finding a rental was almost impossible.	11/19/2024 10:26 PM	21
SINGLE MOTHER	11/19/2024 3:25 PM	22
No rentals available	11/19/2024 9:04 AM	23
When we were moving here there were almost no rental options and only a couple homes for purchase.	11/19/2024 9:01 AM	24
I moved here for work and could only find one place to rent and it was of very low quality. If I wasn't able to eventually find a nice place in my price range, I would have left the community. A community is only more affordable if there are places available to rent and only worth the bother if those rentals are clean and safe.	11/18/2024 9:34 AM	25
High cost	11/17/2024 11:11 PM	26
I raised teenagers for many years and when they aged out, they had trouble finding housing. They bunk together or couch-surf.	11/17/2024 10:55 PM	27
Had to buy a house as there was nowhere to rent, can't get renos done.	11/17/2024 12:10 PM	28
Nothing to rent	11/17/2024 12:40 AM	29
If I didn't live on reserve I probably would have trouble having a house in burns lake	11/16/2024 8:45 AM	30
No rentals available	11/15/2024 8:21 PM	31
Live on the southside	11/15/2024 3:54 PM	32
Single parent family options	11/15/2024 7:15 AM	33
Housing for young people on low income	11/14/2024 8:48 PM	34
Single mom of one making minimum wage when first moved here and got a job up to 23 a hour and still cannot afford to live on my own with how high rent is for such a bad apartment	11/14/2024 6:55 PM	35
Moving from multi level several bedroom home to a smaller senior size house took years. several young families and single parents can't find housing. I imagine it's hard for professionals to settle in our community for lack of housing options	11/14/2024 6:50 PM	36
Had to move in with my parent following university because places were unavailable or unreasonably priced to rent.	11/14/2024 6:33 PM	37
We are fortunate to own our home now but when we first moved to Burns Lake, the only reason we were able to find a rental is because we knew the owner. Without that connection it's likely we wouldn't have been able to find anything.	11/14/2024 6:18 PM	38
Too expensive	11/14/2024 6:00 PM	39
housing prices out of salary range	11/14/2024 5:56 PM	40
Housing and rent is too expensive.	11/14/2024 5:54 PM	41
I was evicted because an immediate family member was moving in to the rental and was forced to move and live in an over crowded house for two months when I eventually was forced to buy a house that does not fit my needs	11/14/2024 5:24 PM	42
BC Housing takes years!	11/14/2024 4:57 PM	43
More apartments	11/14/2024 3:58 PM	44
Rental Units are few and far between and when you do find them they are wildly expensive	11/14/2024 3:38 PM	45
Housing is ridiculously expensive for a single person to afford.	11/14/2024 3:06 PM	46

Not enough rentals are available and if there are any, the rent is way too expensive	11/14/2024 2:49 PM	47
Not enough Rent available	11/14/2024 1:18 PM	48
There are no rentals and most of the houses for sale are older and need work.	11/14/2024 12:51 PM	49
