



INTERIM HOUSING NEEDS REPORT
UPPER SKEENA
REGION SUMMARY

**VILLAGE OF HAZELTON | DISTRICT OF NEW
HAZELTON | RDKS ELECTORAL AREA B**

NOVEMBER 2024



Regional District of
Kitimat-Stikine



1. INTRODUCTION

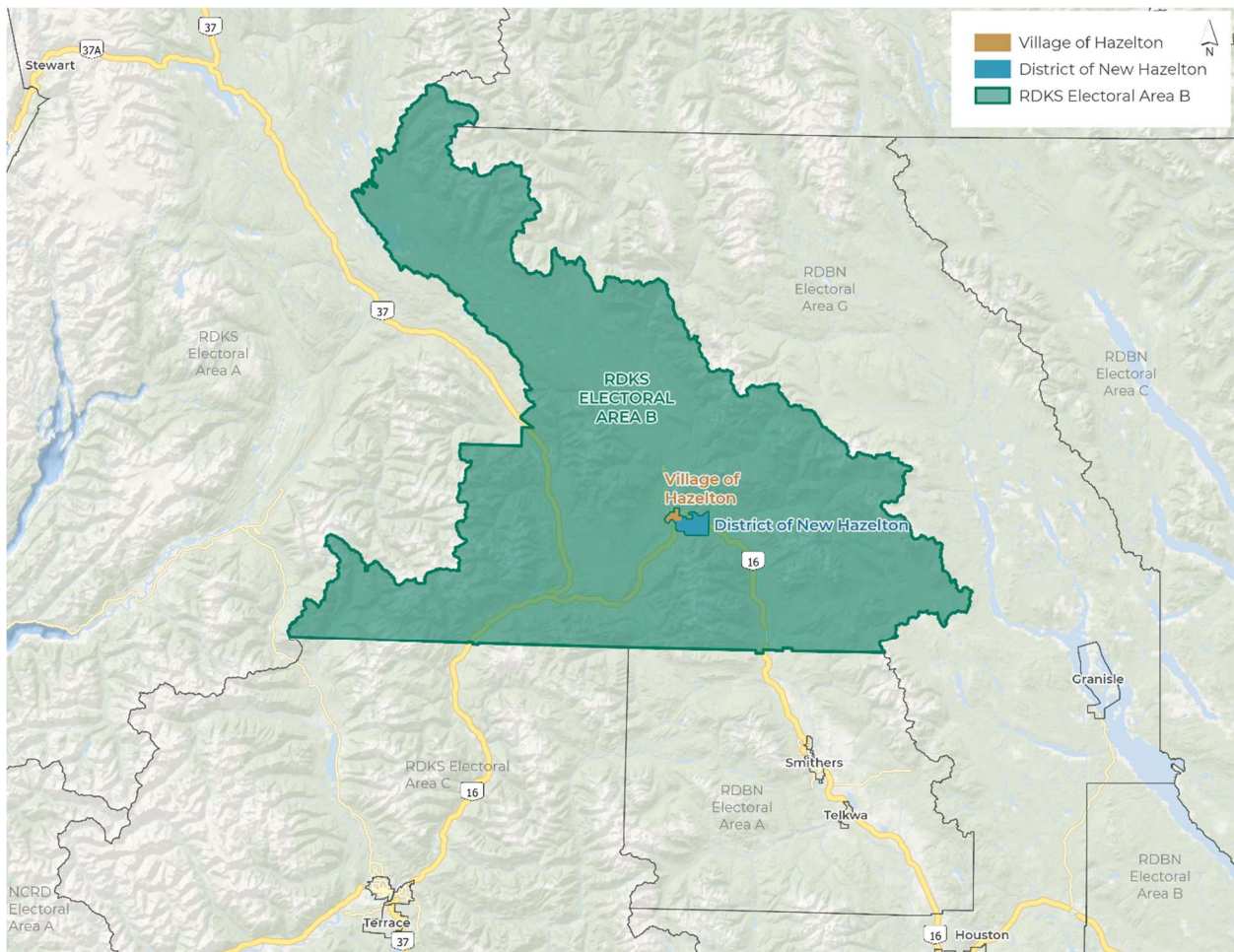
1.1 Context

This report provides an overview of the Interim Housing Needs Reports (HNR) completed for the Upper Skeena region which includes:

- Village of Hazelton
- District of New Hazelton
- Regional District of Kitimat Stikine Electoral Area B.

Figure 1 illustrates the locations of each community included in this report. This report represents a summary of key findings for the Upper Skeena Region that consolidates key findings from the Interim HNRs for the Village of Hazelton, the District of New Hazelton and RDKS Electoral Area B (individual reports for each community are available in separate documents).

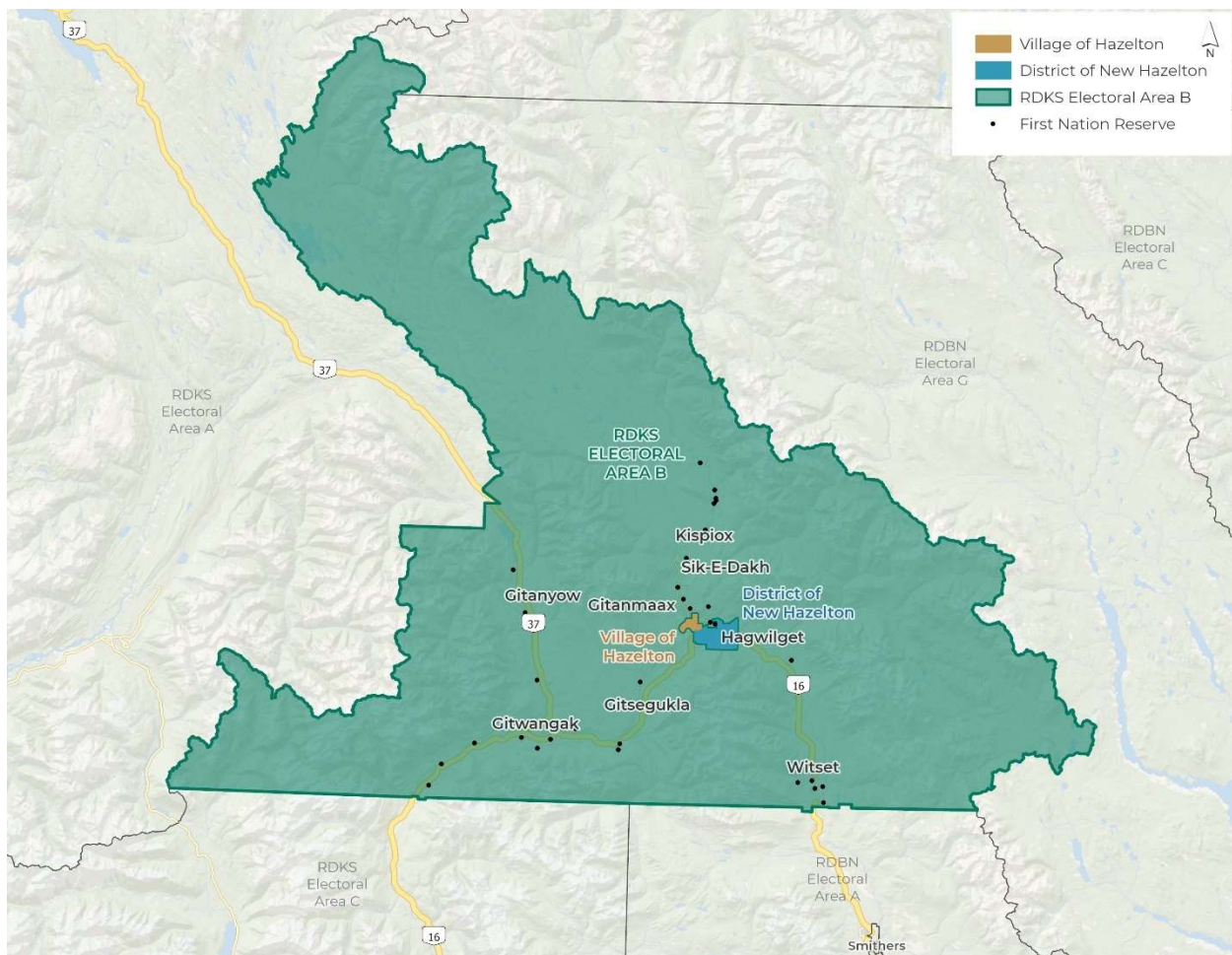
Figure 1: Context Map



1.2 Traditional Territory and Neighbouring Indigenous Communities

The Village of Hazelton, District of New Hazelton, and RDKS Electoral Area B are located on the traditional territories of the Gitksan and Wet'suwet'en people. The language of Gitksan people is Gitksanimx and the language of Wet'suwet'en people is Witsuwit'en¹. The Village of Hazelton, District of New Hazelton, and RDKS Electoral Area B neighbour many First Nation communities, including:

- Hagwilget First Nation
- Gitanmaax
- Gitsegukla
- Kispiox (Anspayaxw)
- Gitwangak
- Gitanyow
- Witset
- Sik-E-Dakh (Glen Vowell)



¹ First People's Map of BC: <https://maps.fpcc.ca/>

1.3 Provincial Requirements

In November 2023, the provincial government adopted new legislation which seeks to streamline the delivery of new housing and implement proactive planning tools to remove barriers to housing development. As of June 2024, the Province has updated legislative requirements for Housing Needs Reports. This includes requiring all local governments to complete an Interim Housing Needs Report by January 1, 2025. All local governments must then complete 'regular' Housing Needs Reports in 2028 and every 5 years thereafter.

Interim Housing Needs Reports must include the following information:

1. 5- and 20-year housing need calculations (total # of units needed) using a standard methodology, the "HNR Method";
2. Statements about the seven key areas of local need;
3. The number and percentage of households in core housing need and extreme core housing need;
4. A description of housing actions and changes since the last Housing Needs Report.

1.4 Methodology and Data Limitations

Census Data

The Interim HNR for the Village of Hazelton, the District of New Hazelton and RDKS Electoral Area B rely on the most recent census data (2021) to identify key demographics and housing trends. Census data can pose challenges for small communities because, in some cases, data is suppressed to protect the privacy of respondents. The suppression point is a reasonably low number that indicates the count for a specific field is not significant, however, in some cases it can be difficult to interpret nuances in data. The reports for each community discuss specific census data limitations that were encountered and how they were addressed.

2021 Housing Needs Report

The 2021 HNR included 2016 census data and an extensive engagement process with the community and stakeholders. This project did not include community engagement, but the project team reviewed the 2021 HNR and considered key findings from engagement to help articulate the housing situation in the region.

Standardized Provincial Methodology

The provincial government requires all local governments to update their housing needs reports using a standardized methodology over a 20-year time horizon to better understand and address housing needs throughout British Columbia. This report relies on the most recent census data (2021) and follows the Province of BC standardized methodology for projecting housing need.

The standardized methodology seeks to confirm the number of housing units required to meet local need and avoid the continued rapid increase in housing costs. It is important to highlight that local governments are not required to build the number of housing units projected in this report, but municipalities (not Regional Districts) are required to update their Official Community Plans and Zoning Bylaws to ensure that there is adequate land designated and zoned for the housing need identified in this report.

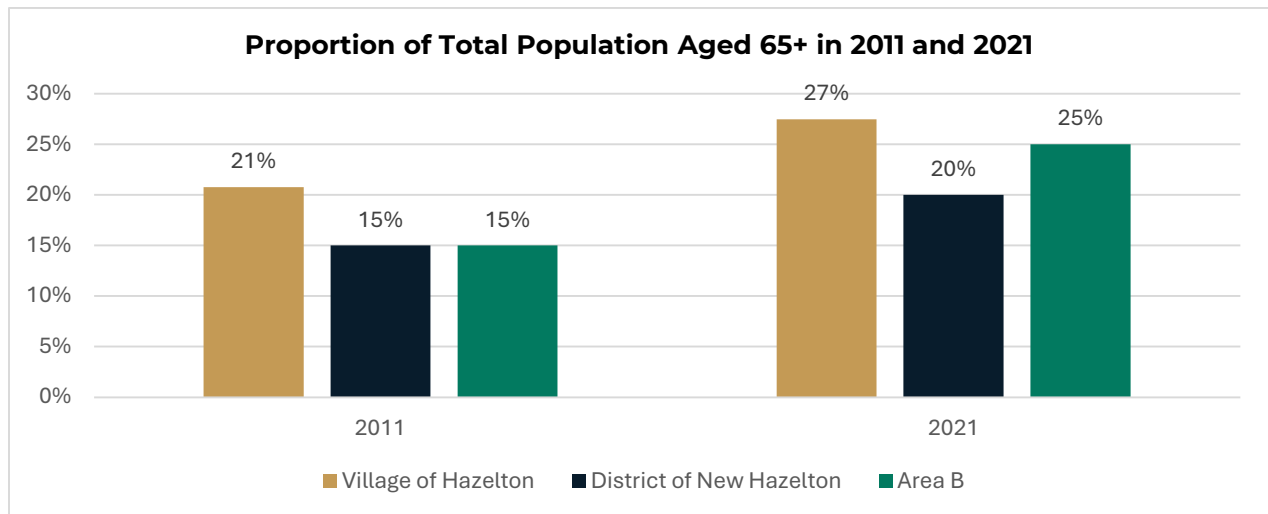
2.1 Regional Demographic & Housing Trends

Across the Upper Skeena region, the following demographic and housing trends were consistent across the communities:

Aging population - The proportion of the population aged 65+ grew between 2011 to 2021:

- **Village of Hazelton:** 21% to 27% of total population
- **District of New Hazelton:** 15% to 20% of total population
- **Area B:** 15% to 25% of total population

Figure 2: Proportion of Total Population over 65 Years Old in Upper Skeena Communities

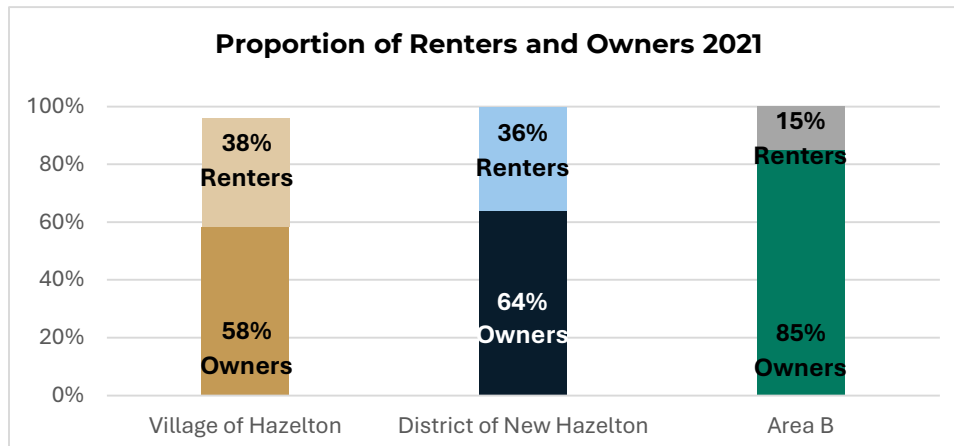


Source: Statistics Canada Census Program, Census Profiles 2016 and 2021

There are more owners than renters, particularly in Area B:

- **Village of Hazelton:** 58% (70) owners and 38% (45) renters
- **District of New Hazelton:** 64% (175) owners and 36% (100) renters
- **Area B:** 85% (540) owners and 15% (95) renters

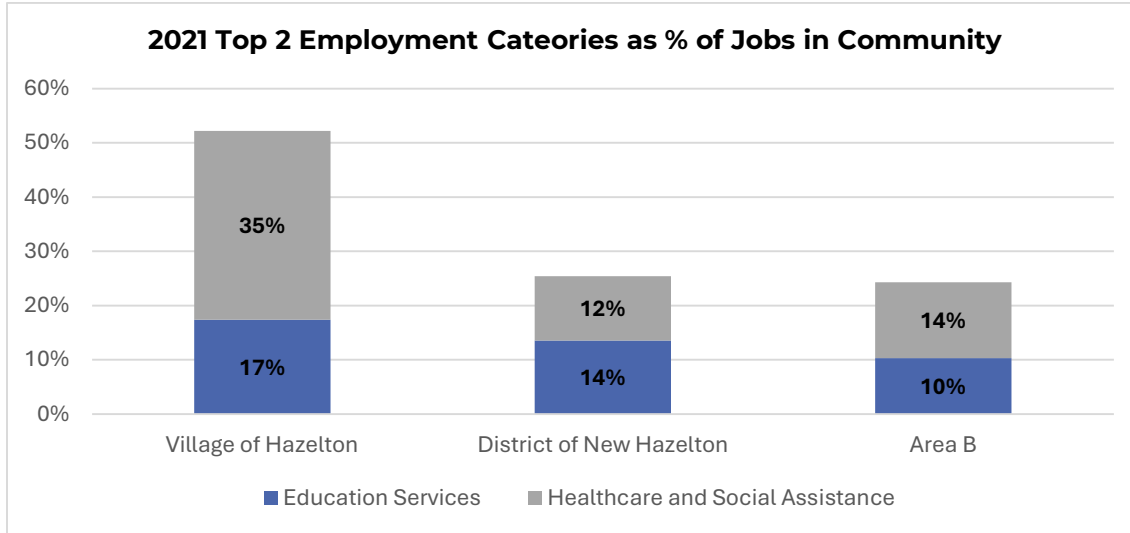
Figure 3: Proportion of Renters and Owners (2021) in the Upper Skeena Region



Source: Statistics Canada Census Program, Census Profiles 2021

In 2021, the top 2 employment sectors in the region were **Healthcare and Social Assistance and Education Services**. Other frequently reported employment categories include Public Administration, Retail Trade and Construction.

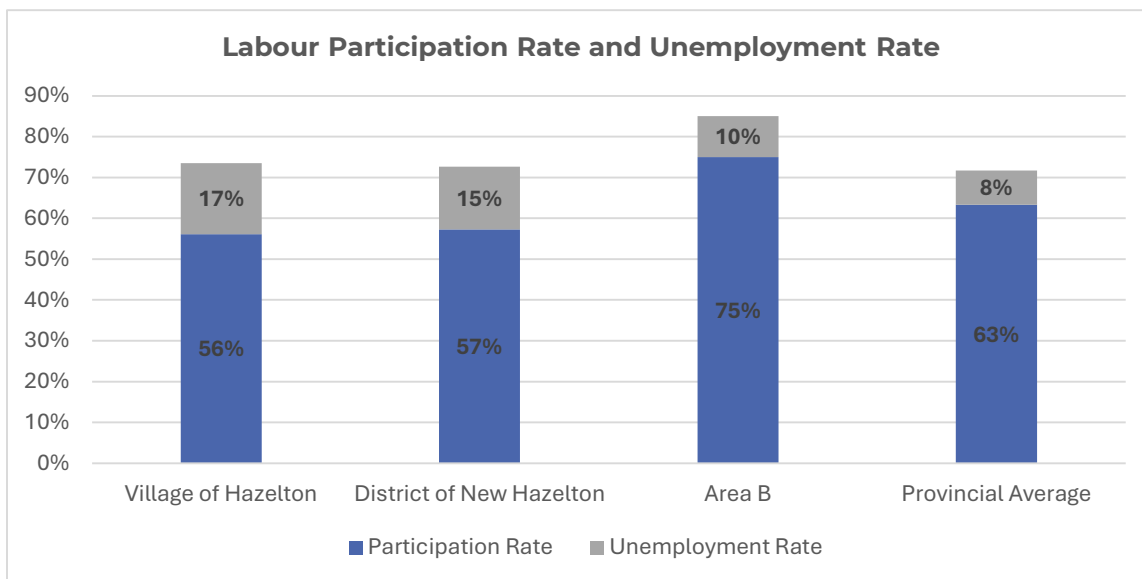
Figure 4: Top 2 Employment Categories as % of Jobs in Community 2021



Source: Statistics Canada Census Program, Census Profiles 2021

In 2021, labour participation rates in the Village and District were lower than the provincial average and Area B's labour participation rate was higher than the provincial average. In 2021, all three communities had a higher unemployment rate than the provincial average.

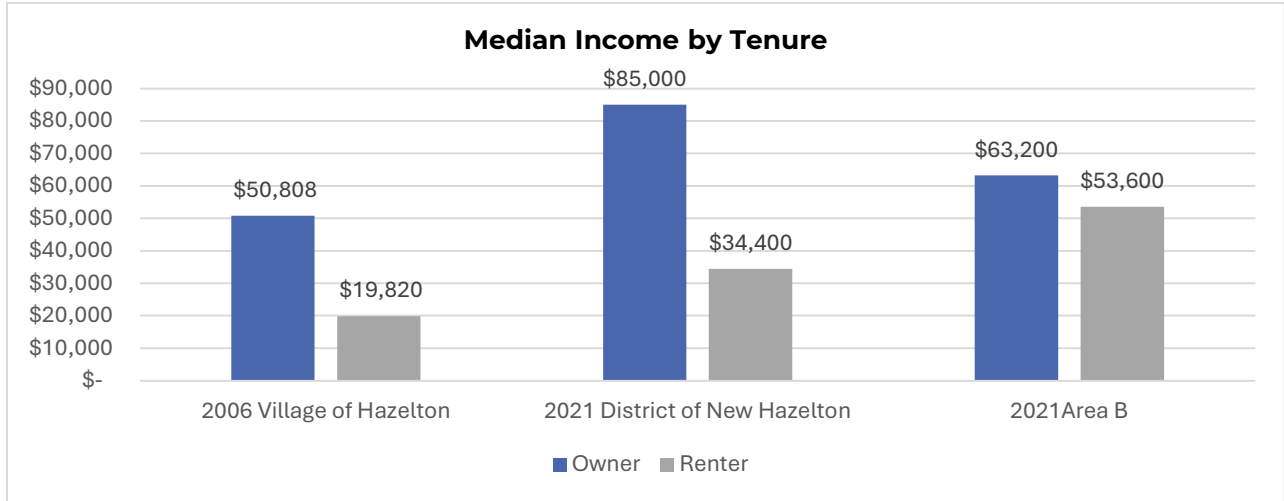
Figure 5: Labour Participation Rate and Unemployment Rate 2021



Source: Statistics Canada Census Program, Census Profiles 2021

There is a significant gap between the median household income of owners and renters in the Village and District. (*Figure 6 displays 2006 data for the Village because it is the most recent data available).

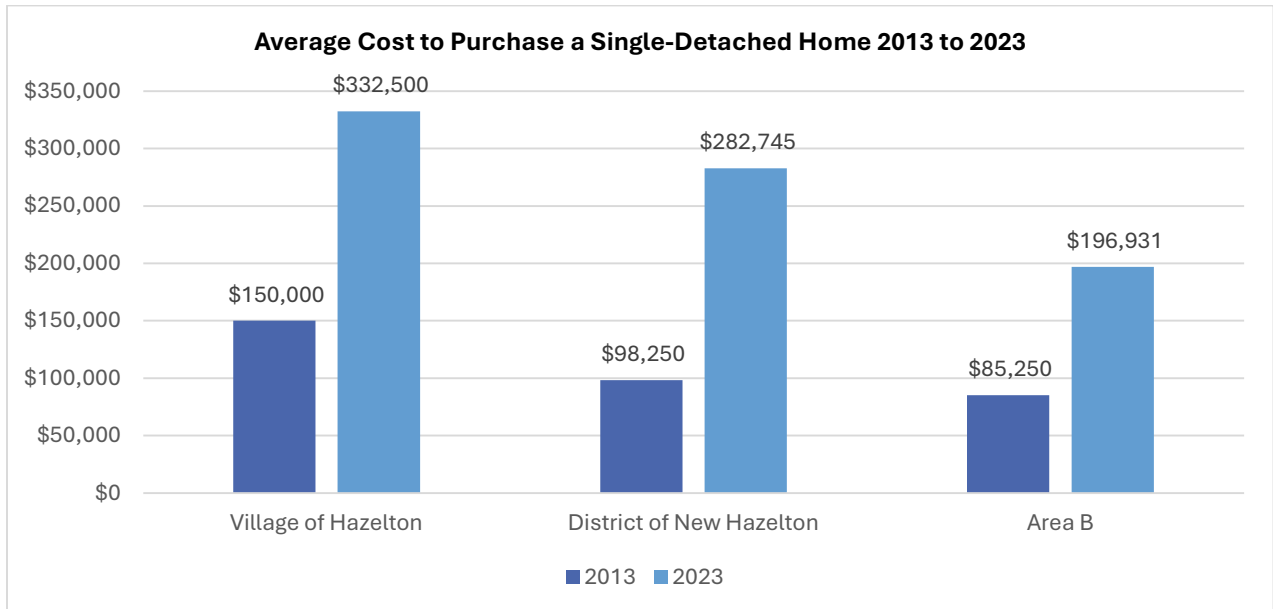
Figure 6: Median Income by Tenure (2006-Village and 2021 District and Area B)



Source: Statistics Canada Census Program, Census Profiles 2006, 2021 *Note 2011, 2016 and 2021 data are not available for the Village of Hazelton

Between 2013 to 2023, the cost to purchase a single-detached home in the Upper Skeena region increased by 74% in the Village, 155% in New Hazelton, and 70% in Area B.

Figure 7: Average Cost to Purchase a Single-Detached Home 2023



Source: BC Assessment

2.2 Projected Housing Need

Figure 8 illustrates the housing need projected over the next 5 and 20 years, as per the standardized provincial methodology. Details about the methodology and components that informed the projected need are provided in Chapter 6 of each community's individual Interim HNR.

Local governments should consider the specific number of units identified in this report as a guideline. It is important to highlight that local governments are not required to build the number of housing units projected in this report, but municipalities (not Regional Districts) are required to update their Official Community Plans and Zoning Bylaws to ensure that there is adequate land designated and zoned for the housing need identified in this report.

Figure 8: Upper Skeena 5 and 20-Year Projected Need for New Housing Based on Provincial Standardized Methodology

Community	Number of New Units Required	
	5-Year Need	20-Year Need
Village of Hazelton	45 <i>37 owned</i> <i>8 rented</i>	150
District of New Hazelton	65 <i>50 owned</i> <i>15 rented</i>	202
RDKS Electoral Area B	88 <i>69 owned</i> <i>19 rented</i>	190
Total	198	542