



# VILLAGE OF HAZELTON HOUSING NEEDS



NOVEMBER 2024



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## 1.0 INTRODUCTION

### 1.1 INTERIM HOUSING NEEDS REPORTS

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.

This report represents an Interim Housing Needs Report.

### 1.2 METHODOLOGY AND DATA LIMITATIONS

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. This methodology is discussed in more detail in Chapter 6.

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 they 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.

The Village of Hazelton corresponded with Statistics Canada in June 2023 because they felt the 2021 population data was an under-estimate of actual populations. Statistics Canada investigated the issue and found that the 2021 population was 290 (versus the 257 reported in the census) and that total private dwellings was 142 (versus 125 reported in the census). Statistics Canada indicated that they would update the census numbers but they have not yet done so. This report utilized the numbers reported in the census, but notes where there are discrepancies. This report opted to rely on data in the census because these changes to census data would impact other data fields and, without updated census data, we cannot infer what those impacts are.

### 1.3 ACTIONS TAKEN SINCE LAST HOUSING NEEDS REPORT

The Village has taken the following key action since the adoption of the 2021 Housing Needs Report:

- **Accessory Dwelling Units in Residential Zones:** Bylaw No. 478, 2015 was amended by Bylaw 518, 2021, to allow for an Accessory Dwelling Unit (ADU) to be located on both the Residential Zone and the Rural Residential Zone. This change accommodates the creation of a more diverse housing stock and could increase the secondary rental market.
- **Accessory Dwelling Units Guide:** The Village created a comprehensive guide to make it easier for property owners to develop ADUs. The guide includes examples of ADUs, simpler interpretation of bylaw requirements, step-by-step instructions for approvals, and cost estimated construction costs.

## 2.0 KEY FINDINGS

- **Aging Population:** Since 2006, the 65+ population has grown from 11% (30) to 28% (70), while the 25 to 64 year old population has decreased from 58% (165) to 49% (125).
- **Aging Housing Stock:** 42% of the housing stock was built before 1960.
- **Cost of ownership has increased:** From 2016 to 2023, the average cost of ownership for all housing types in the Village of Hazelton has increased by 74% from \$191,500 to \$332,500.
- **Indigenous population:** 59% of the population identify as Indigenous, compared to 5.9% across the province.
- **Future Housing Need:** It is anticipated that there is a need for 45 new housing units over the next five years and 150 new housing units over the next twenty years (Figure A). The methodology for housing need calculation is discussed in detail in Section 6.0. ***The Village should consider the specific number of units identified in this report as a guideline.***

Figure A: Village of Hazelton Projected 5-and 20-Year Housing Need

| Component                                   | Number of New Housing Units Needed |              |
|---|------------------------------------|--------------|
|   | 5-Year Need                        | 20-Year Need |
| <b>A: Extreme Core Housing Need</b>         | <b>1</b>                           | <b>3</b>     |
| Owned Units                                 | 0                                  | n/a          |
| Rented Units                                | 1                                  | n/a          |
| <b>B: Persons Experiencing Homelessness</b> | <b>1</b>                           | <b>2</b>     |
| <b>C: Suppressed Household Formation</b>    | <b>14</b>                          | <b>58</b>    |
| Owned Units                                 | 12                                 | n/a          |
| Rented Units                                | 3                                  | n/a          |
| <b>D: Anticipated Growth</b>                | <b>11</b>                          | <b>16</b>    |
| Owned Units                                 | 7                                  | n/a          |
| Rented Units                                | 4                                  | n/a          |
| <b>E: Rental Vacancy Rate Adjustment</b>    | <b>0</b>                           | <b>1</b>     |
| <b>F: Additional Local Demand</b>           | <b>18</b>                          | <b>71</b>    |
| <b>Total Units Needed</b>                   | <b>45</b>                          | <b>150</b>   |
| Owned Units                                 | 37                                 | n/a          |
| Rented Units                                | 8                                  | n/a          |

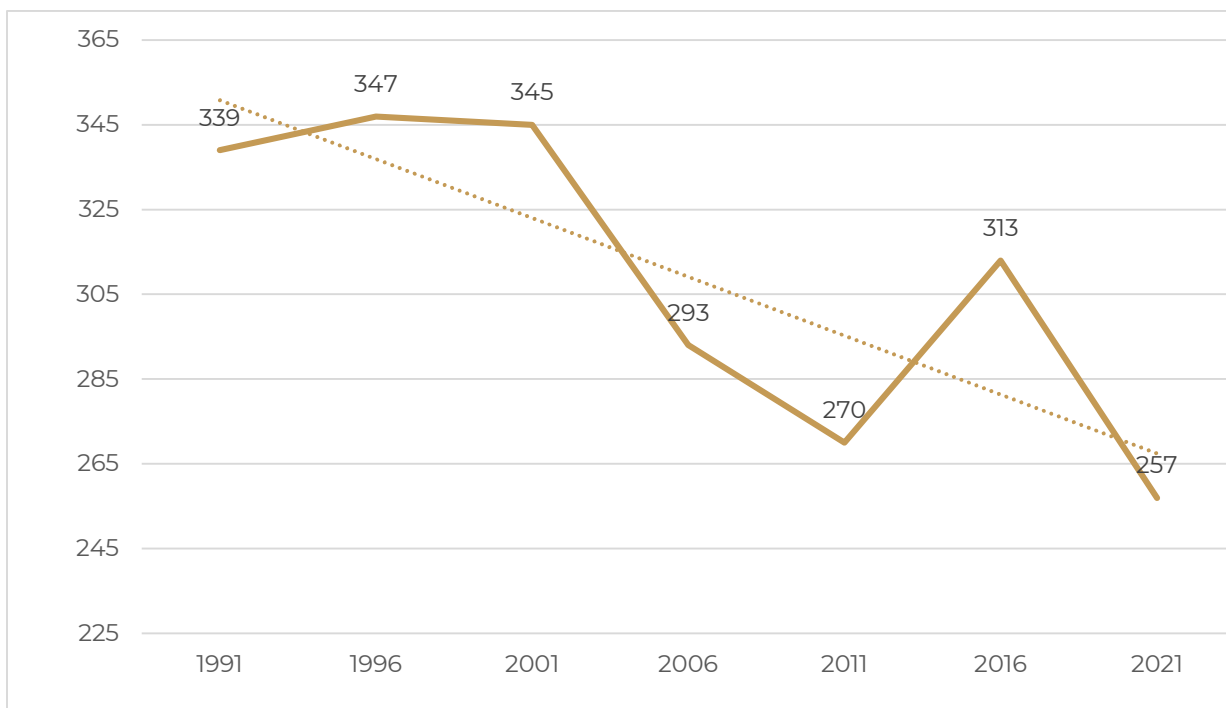
## 3.0 DEMOGRAPHIC PROFILE

### 3.1 HISTORICAL POPULATION CHANGE

The Village of Hazelton's current population from the 2021 census is 257 residents. From 1991 to 2021, the population declined by 25% (82 people) from 339 people to 257 people. With the exception of a population increases in the 2011 to 2016 census date (16% increase), population has been declining since 2001 at a rate of 1.3% year-over-year.

The Village of Hazelton corresponded with Statistics Canada in June 2023 expressing that the 2021 census data count for the Village was an under-estimate of actual populations. Statistics Canada investigated the issue and found that the 2021 population was 290, not 257. Statistics Canada has not yet updated census data, therefore, Figure 4 reflects the data reported in the census. **Statistics Canada's investigation confirms that 2021 census population counts were under-estimated by 33 people and the decline in population from 2016 to 2021 is not as dramatic as the census data makes it appear.**

Figure 1: Historic Population Change (1991 – 2021)

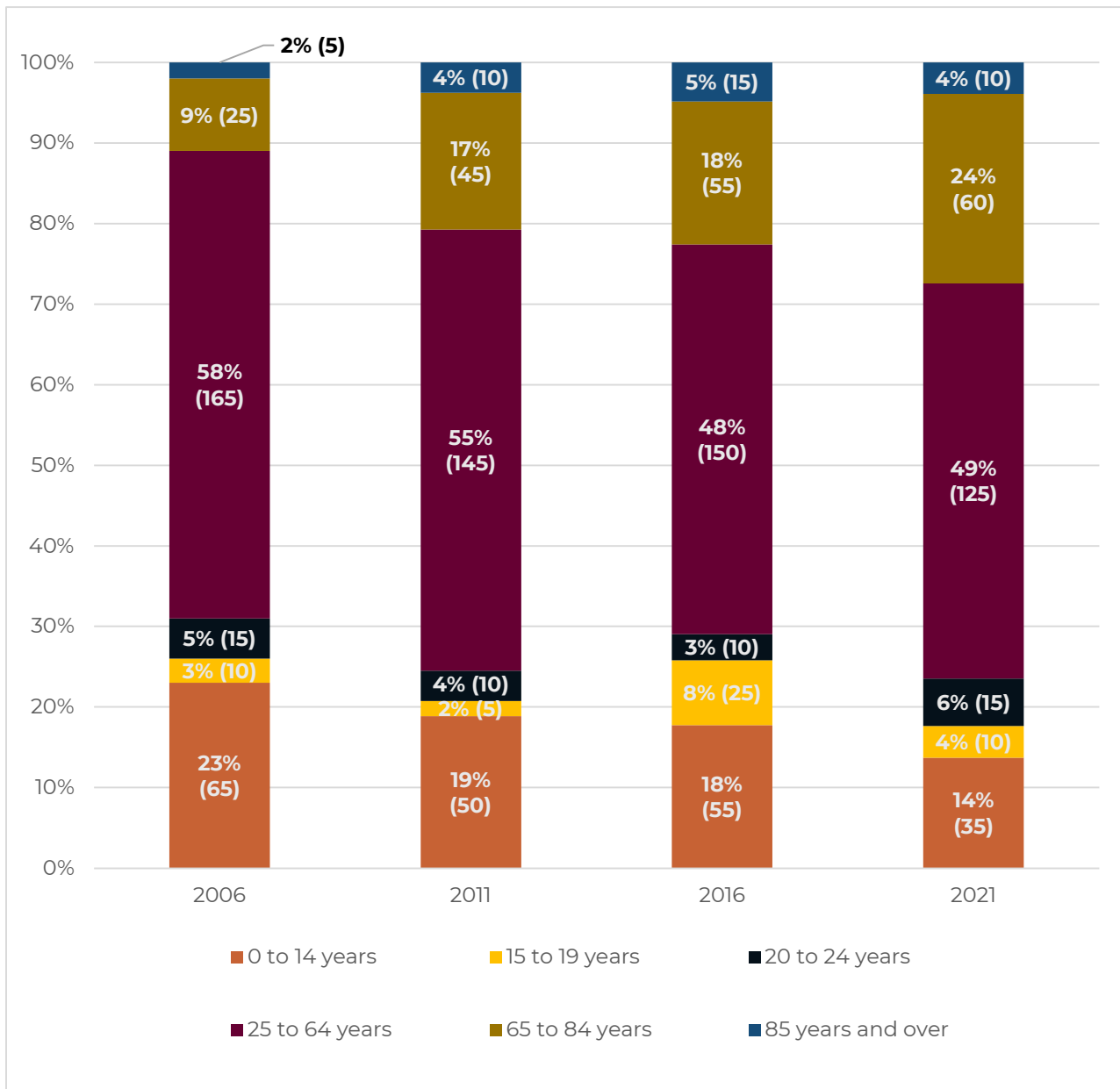


Source: Statistics Canada Census Program, Census Profiles 1991, 1996, 2001, 2006, 2011, 2016, 2021

### 3.2 POPULATION AGE CHARACTERISTICS

Since 2006, the Village of Hazelton’s senior population (65+) has grown, and the 25-to-64-year population has declined. Since 2006, the 65+ population has grown from 11% (30) to 28% (70), while the 25- to 64-year-old population has decreased from 58% (165) to 49% (125). This has been a typical trend in both the regional and federal context, as much of the aging populations stay.

Figure 2: Age Demographics (2006 – 2021)



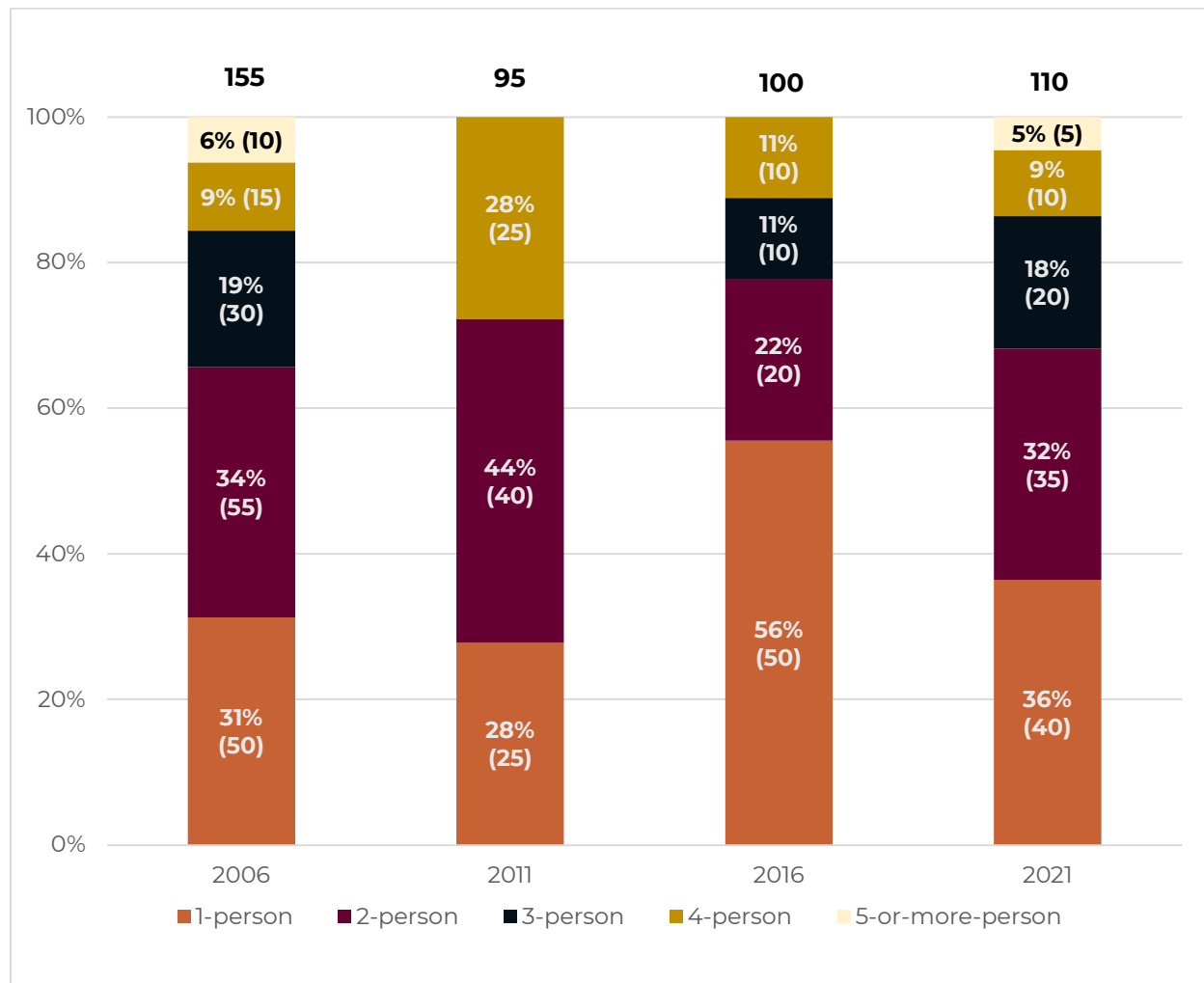
Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

### 3.3 HOUSEHOLD GROWTH BY SIZE

From 2006 to 2021 the number of households decreased from 155 to 110<sup>1</sup> households (a difference of 45 households). The number of households in the Village decreased by 60 households (-38%) from 2006 to 2011 but has since then increase by 15 households (16%) from 2011 to 2021. Over the 15-year period, the size of households based on the total household count have seen fluctuations from their 2006 mark, but in 2021 household sizes have primarily regained resemblance to the 2006 data.

From 2006 to 2021, 1-person households have increased by 5% of the total count, from 31% in 2006 to 36% in 2021. In 2021, all other housing sizes have remained within a 2% reduction from the 2006 census.

Figure 3: Households by Size (2006 – 2021)



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

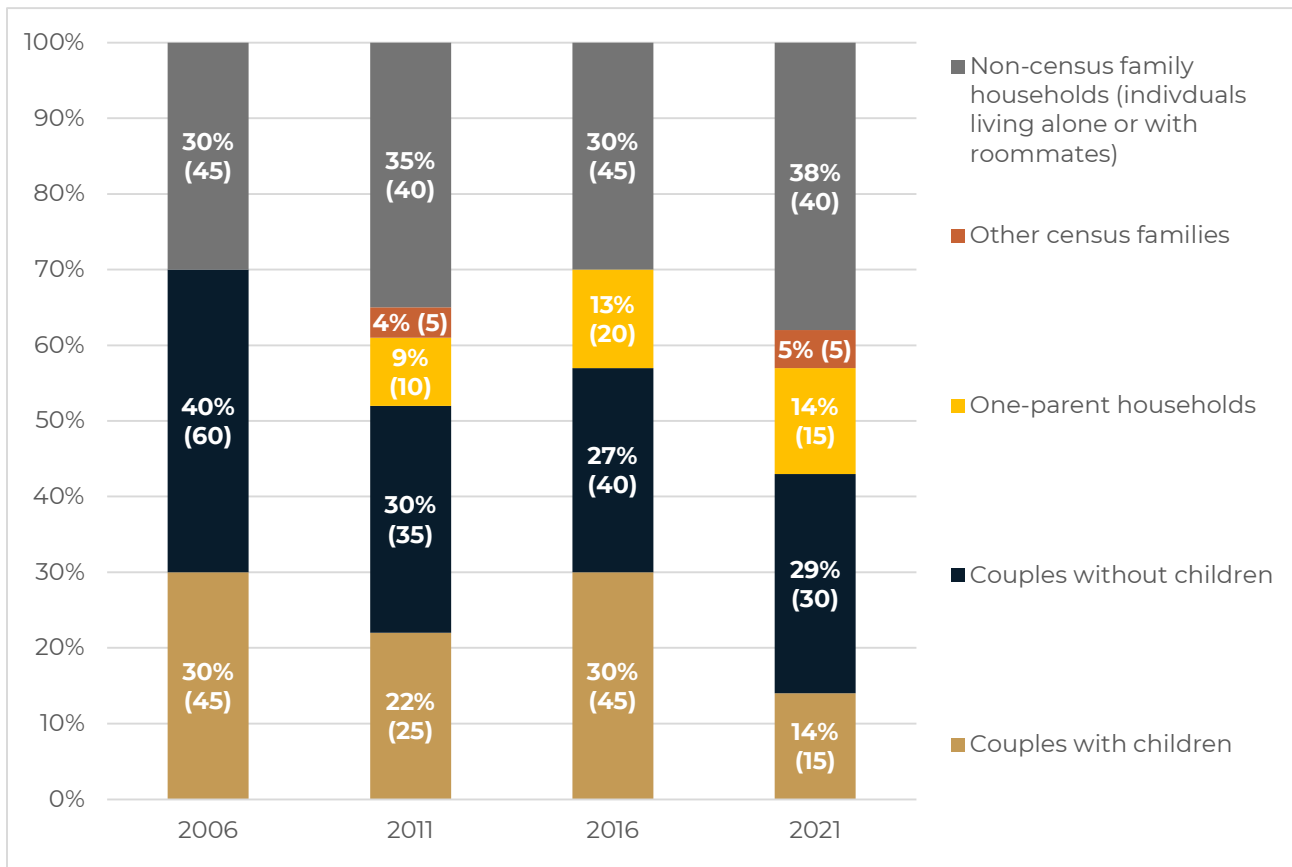
<sup>1</sup> The data collected in any survey or census may contain some omissions or inconsistencies resulting in minor variances between data sets. For example, a respondent may be unwilling to answer a question or answer something that contradicts a previous answer. This can be seen in slight variation between 2021 household numbers in figure 3, 4 and 5.



### 3.4 HOUSEHOLD GROWTH BY FAMILY TYPE

Since 2006, family census households have decreased, while non-census households have grown. Couple households (with or without children) dropped from 105 (70%) to 45 (43%) between 2006 and 2021. During the same period, the proportion of non-census households increased by 8%, even though the actual number of non-census households declined. Zero one-parent households were reported in 2006 and 15 (14%) in 2021.

Figure 4: Household Growth by Family Type (2006 – 2021)

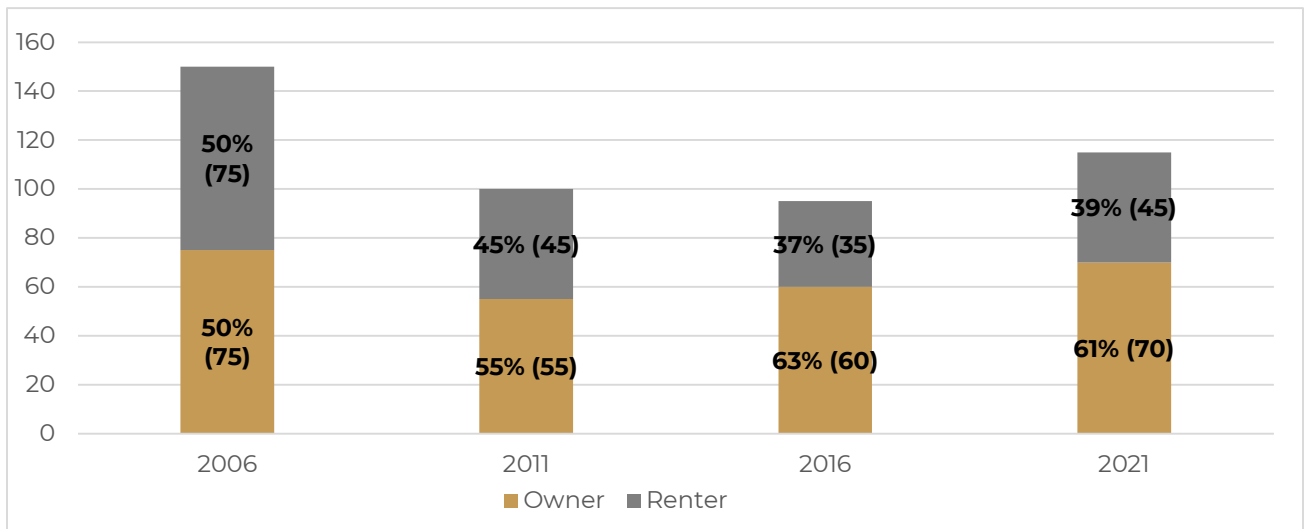


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

### 3.5 HOUSEHOLDS BY TENURE

The proportion of homeowners in the Village of Hazelton has grown from 50% (75) to 61% (70) since 2006. While the proportion has grown for homeowner households, the actual number of homeowner households has decreased due to the total stock of households in the Village. The number of renter households decreased proportionally from 50% (75) to 39% (45) in this same time period.

Figure 5: Private Households by Tenure (2006 – 2021)

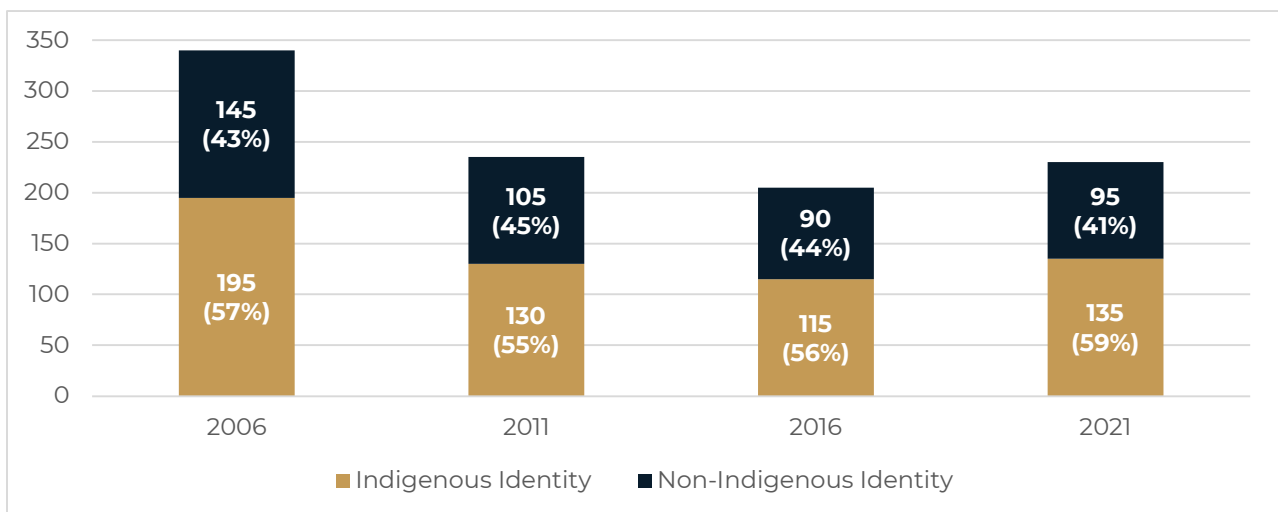


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

### 3.6 INDIGENOUS POPULATIONS

In 2021, 59% (135) of the Village of Hazelton's population identified as Indigenous. Although the number of Indigenous individuals decreased from 2006 to 2021, their proportion rose from 57% (195) to 59% (135) due to an overall population decline in the Village.

Figure 6: New Hazelton's Indigenous and Non-Indigenous Population (2006 – 2021)



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

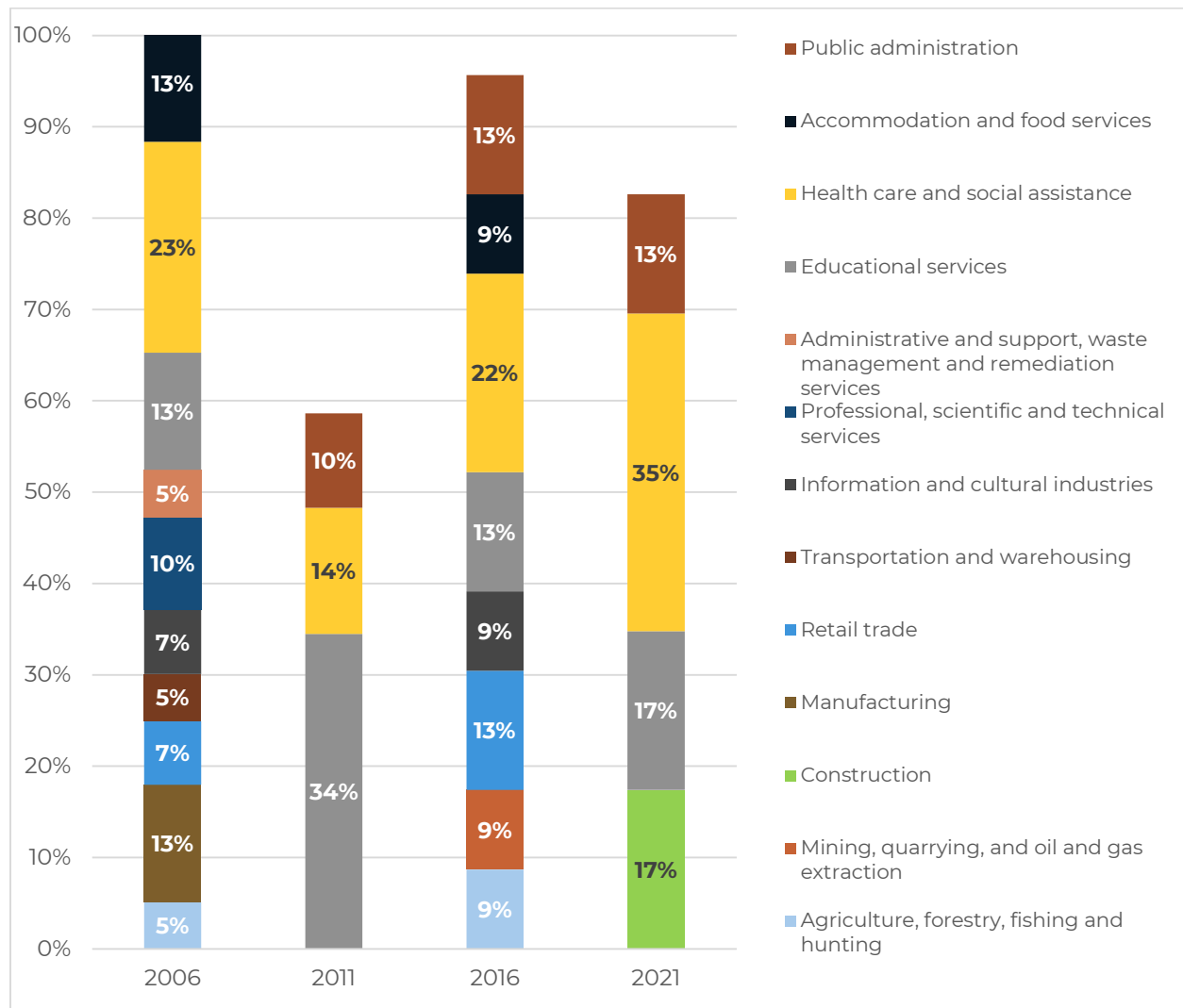
## 4.0 EMPLOYMENT AND INCOME

### 4.1 EMPLOYMENT – LABOUR CATEGORIES

In the 2021 census, The Village of Hazelton only recorded four different job sectors for its total population in private households; these include: Healthcare and Social Assistance (35%), Educational Services (17%), Construction (17%), and Public Administration (13%). The following job sectors were lost from the 2016 to 2021 census:

- Retail Trade decreased from 13% (15 positions) in 2016 to 0% in 2021.
- Information and Cultural Industries; Agriculture/Forestry/Fishing/Hunting; Mining/Quarrying/Oil And Gas Extraction; and Accommodation and Food Services all decreased from 9% (10 positions) in 2016 to 0% in 2021.

Figure 7: Labour Force by Industry in Private Households (2006 – 2021)

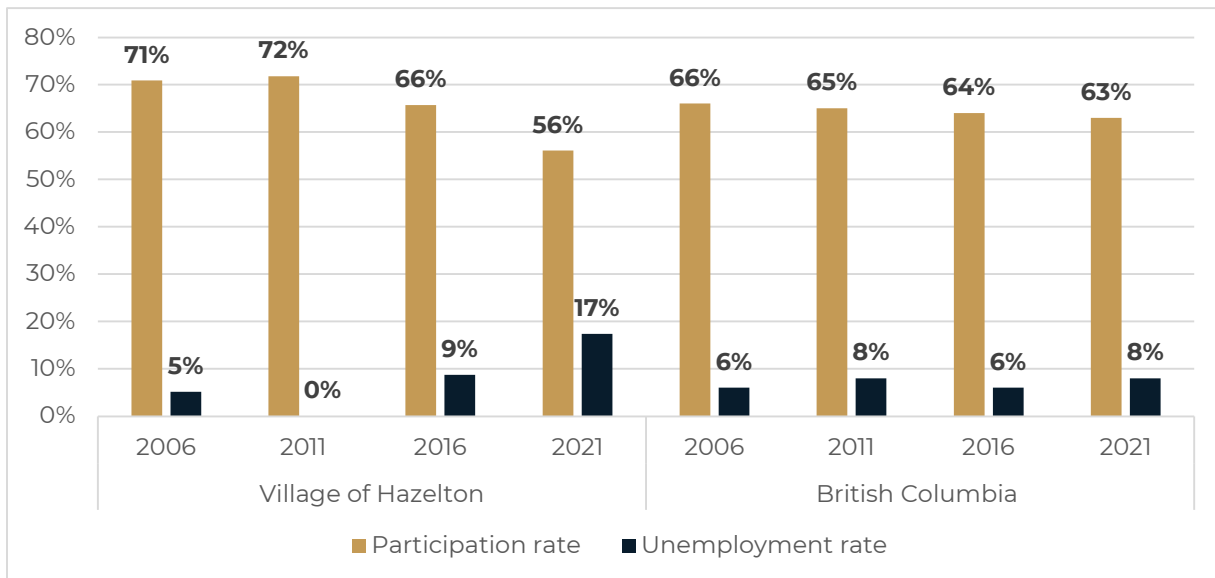


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

## 4.2 EMPLOYMENT RATE

In 2006, the Village of Hazelton had a participation rate of 71% and an unemployment rate of 5%. While the participation rate and unemployment rate remained positive through to the 2011 census at 72% and 0% respectively, these numbers began to shift in 2011. Since the 2011 census, the participation rate has dropped by 16% and the unemployment rate has increased by 17%.

Figure 8: Participation and Unemployment Rates (2006 – 2021)



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

## 4.3 INCOMES IN VILLAGE OF HAZELTON

Income data is limited for the Village of Hazelton, as the most recent census data on median incomes for private households is from 2006 when the median income was \$39,733. At the time, this was 33% lower than the Kitimat-Stikine Regional District median income for private households. Based on purchased information from BC Stats from the 2020 Upper Skeena Housing Needs Report<sup>2</sup>, in 2016 the median household income in the Village was \$66,504, which was only 7% lower than the Regional District average.

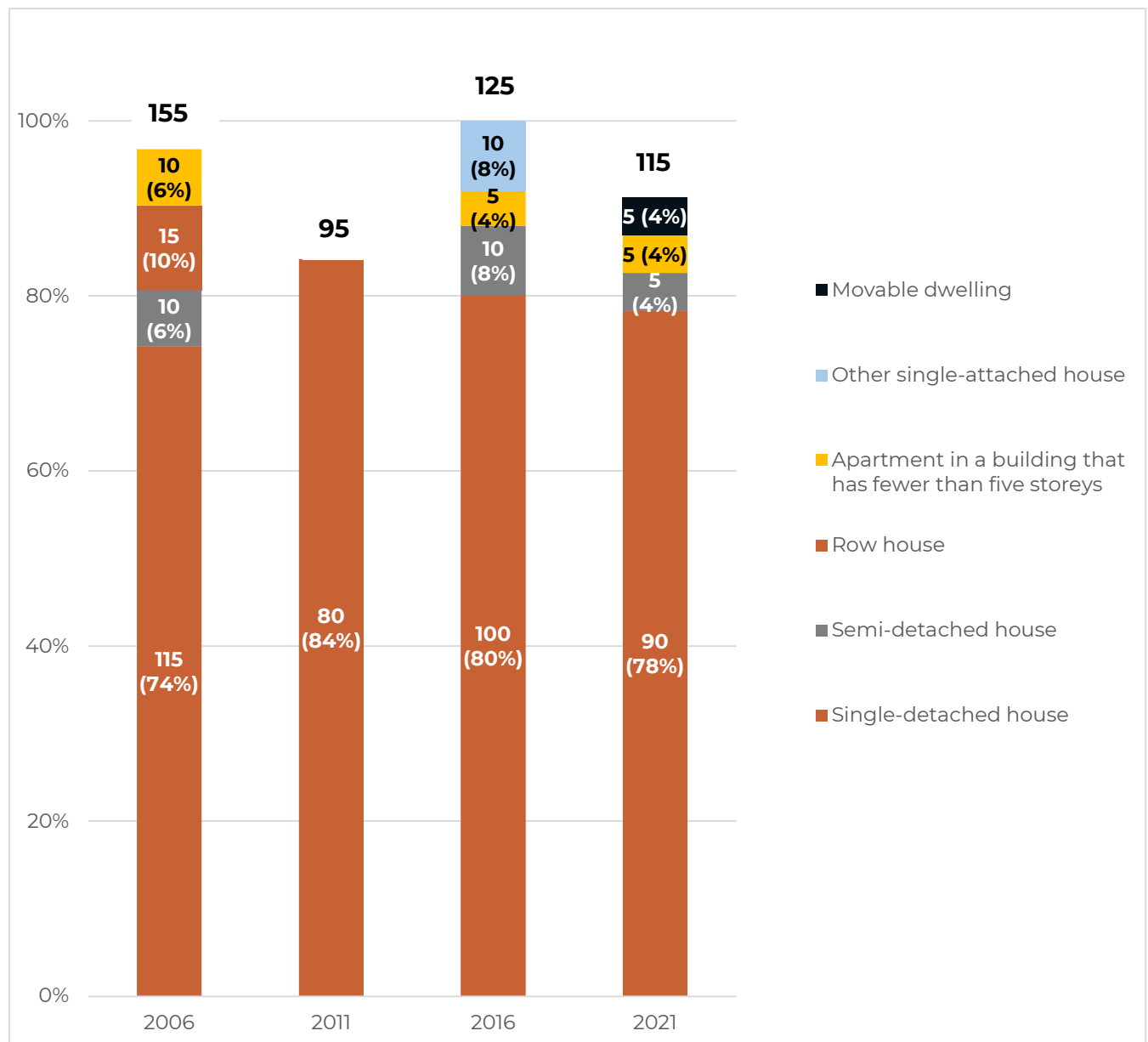
<sup>2</sup> Housing Needs Report 2020 Upper Skeena Region. (January 2021). District of Kitimat-Stikine. [https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server\\_12415106/File/Planning/Final%20Upper%20Skeena%20Housing%20Needs%20Report%202021%20-%20Recieved.pdf](https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_12415106/File/Planning/Final%20Upper%20Skeena%20Housing%20Needs%20Report%202021%20-%20Recieved.pdf)

## 5.0 HOUSING PROFILE

### 5.1 HOUSING STOCK CHANGES

Since 2006, single-detached housing has been the predominate housing type in the Village. In 2021, single-detached houses made up 78% (90) of the total housing stock. Movable dwellings, semi-detached dwellings, and apartments in buildings with fewer than five storeys each comprised 4% (5) of the remaining reported stock.

Figure 9: Housing Stock Composition (2006 – 2021)

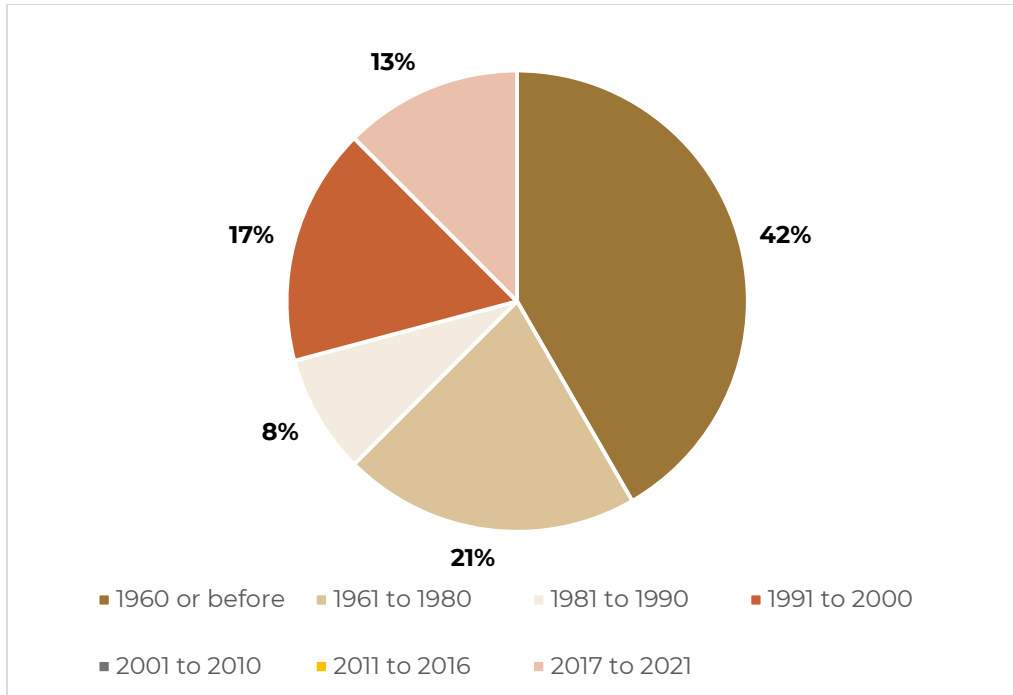


Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016, 2021

## 5.2 HOUSING STOCK AGE

The Village of Hazelton is known for its old, heritage-style buildings and that is reflected in data about the age of the housing stock. As of the 2021 census, 50 of the 120 homes in Hazelton (42%) are 60+ years old. The other significant periods of construction include 25 homes (21% of the housing stock) from 1961 to 1981 and 20 homes (17% of the housing stock) from 1991 to 2000. While no homes were built from the 2001 to 2016, there has been recent construction of 15 households (13%) from 2017 to 2021.

Figure 10: Housing Stock Age, All Households (2021)



Source: Statistics Canada Census Program, Census Profiles 2021

## 5.3 BUILDING PERMIT DATA

According to the Village of Hazelton's building permit data, from 2012 to 2024 there have been a total of nine (9) new homes constructed. Six of these new homes have been built between 2016 and 2019 at a new subdivision located on Swannell Drive.

## 5.4 VACANCY RATE

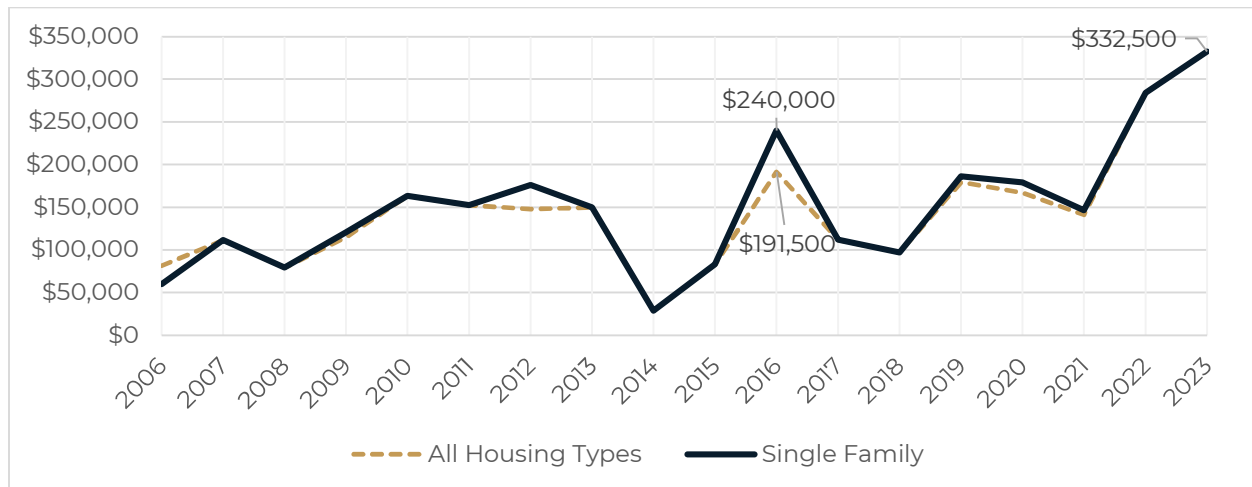
While the Canadian Mortgage and Housing Corporation (CMHC) Housing Market Information Portal does not have information for the Village of Hazelton or Smithers, the nearest community with a recorded vacancy rate is Terrace (140 kilometers). Terrace has a vacancy rate of 0%. Furthermore, when taking a desktop-search on Facebook Marketplace, Craigslist, and Kijiji there are zero available rentals within a 40-kilometer radius.

## 5.5 COST OF OWNERSHIP

From 2016 to 2023, the average sale price for all housing types in the Village of Hazelton has increased by 74% from \$191,500 to \$332,500.

Single-family homes made up for 73% (33) of the total 45 home sales from 2016 to 2023 and increased by 39% from \$240,000 to \$332,500.

Figure 11: Average Sale Price for All Housing Types and Single-Family Homes (2006 – 2023)



Source: BC Assessment, Assessment Roll, 2006 to 2023

## 5.6 RENTAL HOUSING

In 2021, the median monthly shelter cost for rented dwellings in the Village of Hazelton was \$810. While the Canadian Mortgage and Housing Corporation (CMHC) does not have primary rental data available for the Village of Hazelton, the nearest community of Terrace shows median rents of \$875 (bachelor suite), \$1,100 (1-bedroom), and \$1,200 (2-bedroom)

The secondary rental market includes rental dwellings that are not purpose-built as rentals (such as secondary suites). Based on a desktop-search of the common secondary rental sites (Facebook Marketplace, Craigslist, and Kijiji), it does not appear that there are any secondary rentals in the Village and the nearest secondary rentals are located in Smithers (70 kilometers) and Terrace (140 kilometers).

There are some rental housing units in the second storey of mixed-use buildings in the Village, but there are currently no purpose-built, residential rental buildings. BC Housing is constructing a 31-unit, affordable rental building which will provide 21 below-market rental units and 10 market rental units that will provide critical affordable rental housing for the Village and the region. The Wrinch Memorial Foundation will manage the building and will offer 1, 2 and 3-bedroom units (including 6 accessible units and 7 adaptable units)<sup>3</sup>.

<sup>3</sup> <https://news.gov.bc.ca/releases/2023HOUS0083-001087>

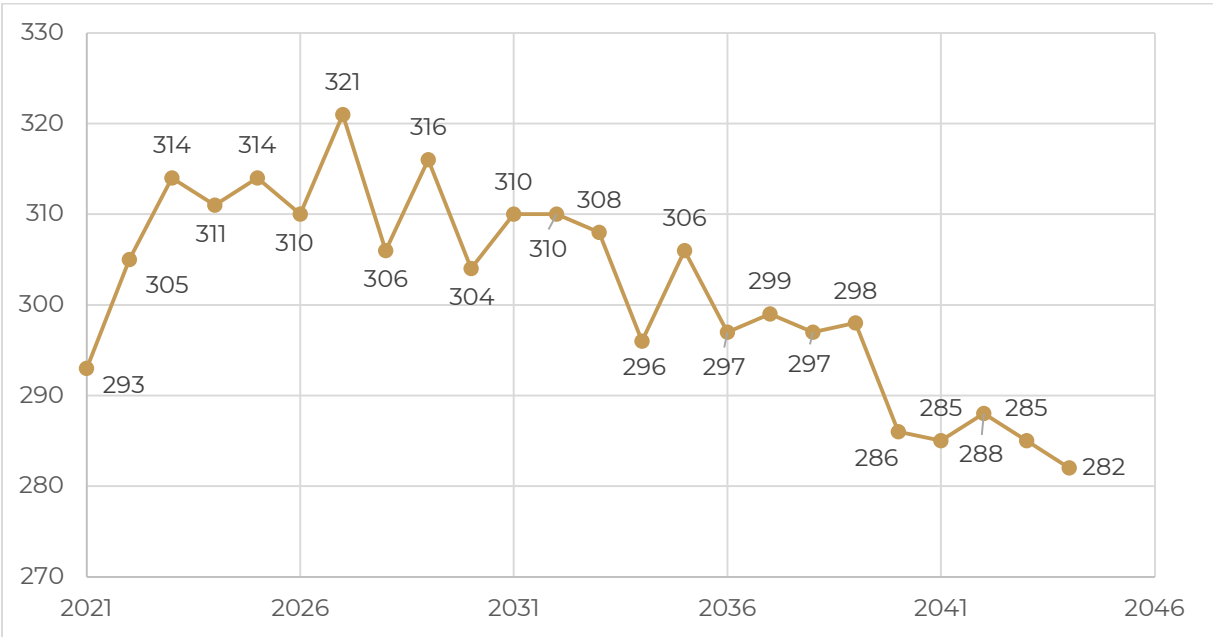
## 6.0 COMMUNITY GROWTH

### 6.1 POPULATION PROJECTION

Population and age demographic projections are derived from BC Stats population projections rather than census counts. The BC Stats dataset adjusts for under-coverage in the census data. As a result, the population projections in figure 12 and figure 13 start at 293 for the year 2021, compared to the census count of 257 for the same year.

Based on the BC Stats population projections, The Village of Hazelton is expected to see minimal short-term growth from the 2021 Census, with an increase of 9.5% (28 residents) from 2021 to 2027. Thereafter, the population is expected to begin to decline, by 2031 the population is expected to be at 310 and by 2041 the population is projected to be at 285. The population projections indicate a modest decline of -0.2% year-over-year from 2021 to 2041.

Figure 12: Population Projections (2021 – 2044)



Source: Statistics Canada, BC Stats. P.E.O.P.L.E Population Estimates and Projections, 2024

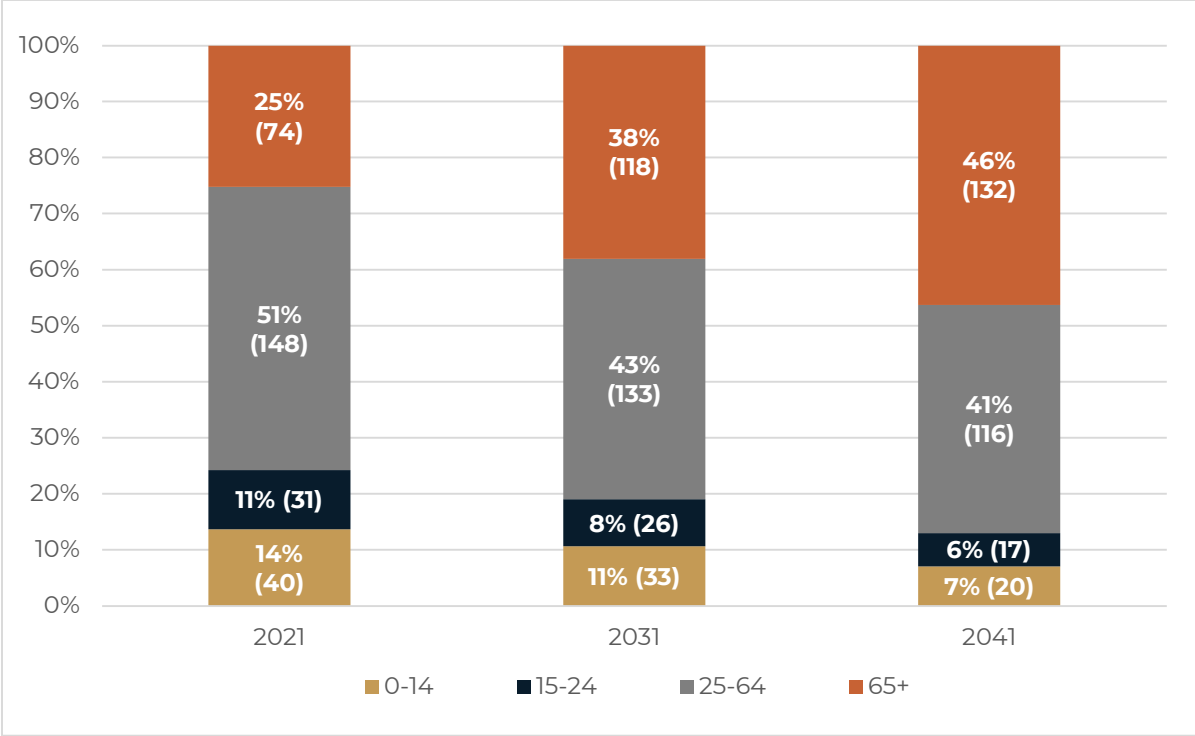




### 6.2 CHANGING DEMOGRAPHICS

From 2021 to 2041, it is expected that the historical trend of an increasing seniors population and decreasing working age population will continue. In the 40-year projection the youth population (0-14 years) will drop by 7% (20), while adolescents (aged 15-24) will drop by 5% (14). In this time frame, the working population (aged 25-64) will also decrease by 10% (32). The aging population is expected to continue growing as a percentage of total population expanding from 25% (74) to 46% (132) in the 40-year projection.

Figure 13: Demographic Projections (2021 – 2041)



Source: Statistics Canada, BC Stats. P.E.O.P.L.E Population Estimates and Projections, 2024



## 6.3 OCP CAPACITY PROJECTIONS

Based on new regulations developed by the Province of BC, municipalities are now required to develop a multi-component assessment of housing need to determine how much new housing needs to be accommodated through OCPs. The components are as follows:

- **Component A:** The number of housing units for households in extreme core housing need
- **Component B:** The number of housing units for individuals experiencing homelessness
- **Component C:** The number of housing units for suppressed households
- **Component D:** The number of housing units for anticipated household growth
- **Component E:** The number of units required to increase the rental vacancy rate to 3%
- **Component F:** The number of housing units that reflects additional local demand

### 6.3.1 COMPONENT A: EXTREME CORE HOUSING NEED

Extreme Core Housing Need (ECHN) for renters and homeowners with a mortgage is utilized to estimate the number of new housing units required for individuals in vulnerable living conditions. Extreme Core Housing Need pertains to private households that fall below specific standards for housing adequacy, affordability, or suitability and would need to allocate 50% or more of their total pre-tax income to afford the median rent for acceptable alternative housing in their local area. This is in contrast to Core Housing Need, which requires spending 30% of total pre-tax income.

As of 2021, renters and homeowners with a mortgage in ECHN in the Village of Hazelton was 0%, because the data is suppressed to protect privacy (due to a low number of households reporting incomes that are in ECHN). Although averaging out the last four Census reports from 2006-2021, the average ECHN rate from renters averages out to 7%. The 7% ECHN rate for renters is an average from 27% in 2006 and 0% in the following three Census reports (2011-2021). **To eliminate Extreme Core Housing Need there will need to be 3 specifically targeted units by 2041.**

It is likely that the estimates for housing required for people in ECHN is an under-estimate because 2021 ECHN data captures a time when households may have been receiving the Canadian Emergency Response Benefit (CERB) payments. CERB payments temporarily inflated the incomes of low and very low income households and this resulted in lower counts of households in ECHN and Core Housing Need (CHN).

People in CHN pay 30% or more of their pre-tax income to shelter costs. Similar to ECHN, the data for CHN in the Village is suppressed from 2011 to 2021 (due to a low number of households reporting incomes that are in CHN), but in 2006, 73% of all renters (40 of 55) were in CHN. The census also lacks data about median incomes for renters and owners in the Village; however, the 2021 census does report renters in the neighbouring District of New Hazelton earn considerably less than owners (\$34,400 for renters compared to \$85,000 for owners). Though the census data may not support that many renters are in CHN or ECHN, there is a reasonable likelihood that renters in the Village will be lower income earners and will struggle to pay market rents.

### 6.3.2 COMPONENT B: INDIVIDUALS EXPERIENCING HOMELESSNESS

Capturing the number of people experiencing homelessness is a difficult at any given time and has unique challenges in how one defines homelessness. Although the Village of Hazelton may not experience the commonly perceived and visual form of homelessness (such as individuals sleeping on the street), it may experience more of what is known as “hidden homelessness”. This includes populations that are in precarious and unstable living situations such as staying with friends, “couch-surfing”, sleeping in cars, etc.

In the whole of the Kitimat-Stikine region, it is assumed there are 256 people experiencing homelessness. Proportionally, the Village of Hazelton accounts for 0.62% (230 residents) of the regional population. Therefore, it is assumed that the Village has two (2) people experiencing homelessness out of the 256. **The Village of Hazelton would need a total of 2 new units to support people experiencing homelessness by 2041.**

### 6.3.3 COMPONENT C: SUPRESSED HOUSEHOLD FORMATION

Suppressed household formation refers to households that would have formed if the housing market had been more affordable and available. Suppressed households may be due to adults living involuntarily with parents or roommates because of affordability concerns or suppressed local demand, such as households moving far away from their jobs and services because of affordability concerns. Most suppressed households in the Village of Hazelton were for those aged 55 to 64 and 65 to 74 years old, as shown in Figure 12. **The total number of new units required to meet the 20-year suppressed housing need would be 58.**

Figure 14: Suppressed Household Formation by Age Cohorts

| Age Cohort        | Owner     | Renter    | Total     |
|-------------------|-----------|-----------|-----------|
| 15 to 24 years    | 0         | 10        | 10        |
| 25 to 34 years    | 0         | 0         | 0         |
| 35 to 44 years    | 0         | 0         | 0         |
| 45 to 54 years    | 0         | 0         | 0         |
| 55 to 64 years    | 5         | 10        | 15        |
| 65 to 74 years    | 23        | 0         | 23        |
| 75 years and over | 10        | 0         | 10        |
| <b>Total</b>      | <b>38</b> | <b>20</b> | <b>58</b> |

Source: Housing Assessment Resource Tool (HART), 2024

### 6.3.4 COMPONENT D: ANTICIPATED HOUSEHOLD GROWTH

This report presents two approaches to population growth projections for the Village of Hazelton. The first approach is based on growth statistics for the Village of Hazelton and the second approach is based on the Regional District of Kitimat-Stikine.

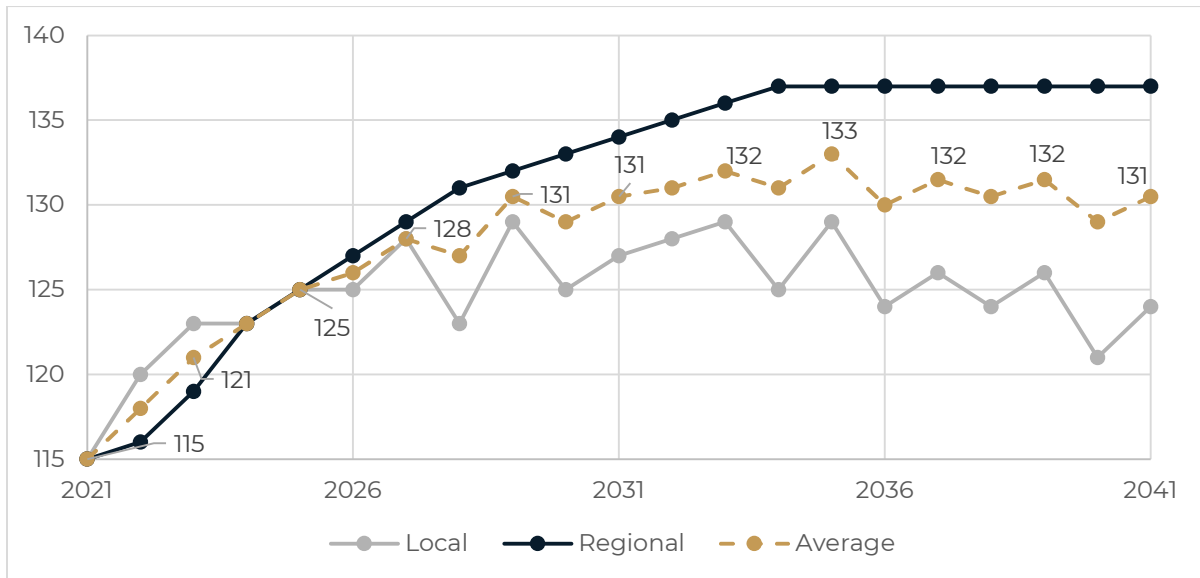
#### Approach 1 – BC Stats Local Approach

The household projections are developed by BC Stats and is used to determine the household growth in the Village of Hazelton following the projected local trajectory of population growth and household size in the Village.

### Approach 2 – Regional Approach

The household growth of the Village of Hazelton is assumed to follow the rate of growth in the number of households at the rate of the Kitimat-Stikine Regional District as a whole. First, the projected households for the region are extracted from BC Stats household projection. The projected rate of change in the number of households at the regional level each year is applied to the household projections at the Village level.

Figure 15: Local and Regional Household Projections (2021 – 2024)



Source: BC Statistics Population Projections and Statistics Canada Census, 2021

Based on the local household growth and regionally based household growth, the Village of Hazelton would require 9 new units or 22 new units respectively to meet the 20-year demand.

**The scenario average would require 16 new units by 2041 to meet household growth needs.**

### 6.3.5 COMPONENT E: RENTAL RATE VACANCY OF 3%

In 2021, there were an estimated 45 renter households in the Village of Hazelton. Using the provincial vacancy rate for purpose-built rentals (data is unavailable for the Village) of 1.4%, this means that there is estimated to be zero vacant units in the Village of Hazelton across the primary and secondary rental market. In order to achieve a healthy rental vacancy rate, and assuming that other component of housing need (e.g. need for units for new renters, new rental units to address suppressed household growth, affordable units to address homelessness and extreme core housing need) are addressed, this mean that **an additional 1 unit is required to achieve a healthy vacancy rate of 3%.**

### 6.3.6 COMPONENT F: DEMAND BUFFER

The final component of the HNR Method is the "demand buffer," which calculates additional housing units needed to meet "healthy" market demand in a community. This buffer accounts for extra local demand beyond the minimum required to house current and future residents. It addresses the needs of households seeking specific housing characteristics, such

as proximity to jobs and schools, larger homes for growing families, and downsized options for seniors. By considering these factors, the demand buffer helps alleviate pressure in the housing system. The demand buffer component is calculated by applying an index (that varies by community) to all components of current housing need (Components A, B, C and E). For the Village of Hazelton this buffer is 1.14 and shows that **an additional 71 units will be needed over the next 20 years to account for market demand.**

Figure 16: Table of Demand Buffer Calculation

| Component  | Result    |
|--|-----------|
| A: Extreme Core Housing Need                               | 3         |
| B: Persons Experiencing Homelessness                       | 2         |
| C: Suppressed Household Formation                          | 57        |
| E: Rental Vacancy Rate Adjustment                          | 1         |
| <b>Total</b>   | <b>63</b> |
| Demand Factor  | 1.14      |
| <b>Total New Units to Address Demand Buffer (20 years)</b> | <b>71</b> |

Source: Housing Assessment Resource Tool (HART), 2024

### 6.3.7 SUMMARY OF 5 AND 20-YEAR NEED

It is anticipated there is a need for 45 new housing units over the next five years and 150 new housing units over the next twenty years (Figure 17). **The Village should consider the specific number of units identified in this report as a guideline and should generally support the development of housing across the housing wheelhouse.**

Figure 17: Summary of Housing Need

| Component                                   | Number of New Housing Units Needed |              |
|---|------------------------------------|--------------|
|   | 5-Year Need                        | 20-Year Need |
| <b>A: Extreme Core Housing Need</b>         | <b>1</b>                           | <b>3</b>     |
| Owned Units                                 | 0                                  | n/a          |
| Rented Units                                | 1                                  | n/a          |
| <b>B: Persons Experiencing Homelessness</b> | <b>1</b>                           | <b>2</b>     |
| <b>C: Suppressed Household Formation</b>    | <b>14</b>                          | <b>58</b>    |
| Owned Units                                 | 12                                 | n/a          |
| Rented Units                                | 3                                  | n/a          |
| <b>D: Anticipated Growth</b>                | <b>11</b>                          | <b>16</b>    |
| Owned Units                                 | 7                                  | n/a          |
| Rented Units                                | 4                                  | n/a          |
| <b>E: Rental Vacancy Rate Adjustment</b>    | <b>0</b>                           | <b>1</b>     |
| <b>F: Additional Local Demand</b>           | <b>18</b>                          | <b>71</b>    |
| <b>Total Units Needed</b>                   | <b>45</b>                          | <b>150</b>   |
| Owned Units                                 | 37                                 | n/a          |
| Rented Units                                | 8                                  | n/a          |

## 7.0 KEY STATEMENTS OF NEED

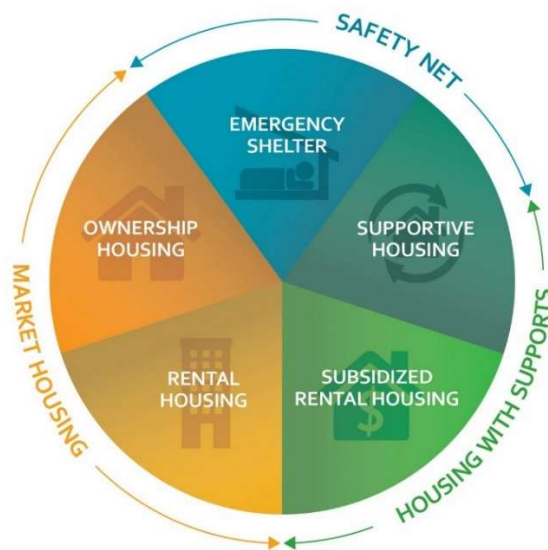
The previous Housing Needs Report included Key Statements of Need that were developed based on the analysis of 2016 census data and community engagement. This Interim HNR did not include community engagement, therefore the Key Statements of Need have been updated to reflect 2021 census data and engagement themes from the previous HNR. In addition, this Report includes a statement of need for housing near transit or alternative forms of transportation, as is required by provincial legislation.

### 7.1 AFFORDABLE HOUSING

The Housing Wheelhouse, developed by the City of Kelowna in 2017, is a new way to think about different housing options (Figure 18). Typical housing models show these options as falling along a linear spectrum, where households progress from homelessness towards homeownership in a “housing continuum.” Under the traditional housing continuum, an individual might move from subsidized rental housing to market rental housing to homeownership, where their journey ends.

The Wheelhouse model shows that this may not be the end of the journey – this same individual may move into long-term supportive housing if their health deteriorates or into an emergency shelter or short-term supportive housing if their financial resources or living situation changes. This individual may never choose to move into ownership housing in their lifetime if it does not align with their goals or means.

Figure 18: Housing Wheelhouse



Source: City of Kelowna

In the Village of Hazelton there is a need for affordable housing across the housing wheelhouse for both renters and people purchasing homes (Figure 18). Though home ownership is more affordable in the Village compared to other areas in BC, the Village had

the highest average cost to purchase a home in 2023 (\$332,500 compared to \$282,745 in the Village of Hazelton and \$196,631 in RDKS Electoral Area B.

Affordable rental housing is a key priority in Hazelton (see “Rental Housing” section below), given the minimal rental housing in the community.

The Village should continue to support housing types across the housing wheelhouse, with a focus on increasing the stock of affordable rental housing in the community.

The previous HNR included an engagement process that highlighted the need for more affordable housing choices for families and individuals wishing to move to the Upper Skeena region for employment as well as those already living in the region. Given constraints in the current supply, it was recognized that to successfully attract and retain key workers, there is the need to work to ensure that there is an adequate range of housing choices available.

## 7.2 RENTAL HOUSING (MARKET AND NON-MARKET)

There is currently no purpose-built rentals in the Village of Hazelton, but there are apartments in mixed-use buildings that provide market rental housing. A non-market apartment with 31 rentals (21 below-market and 10 market rental units) is currently under construction and will make a considerable contribution to addressing the affordable rental housing needs in the Village and region.

The Village should support the development of secondary rental housing (secondary suites, duplexes, etc.), purpose-built market rental housing (either in Hazelton or in partnership with the Village), and non-market rental housing.

Through the previous HNR community consultation process, there was an interest expressed in exploring different housing types and models designed to expand the inventory of rental housing including consideration of different types of mixed income and mixed tenure models. It also includes consideration of coach houses, garden suites and other forms of accessory dwelling units as a way of expanding the inventory of rental housing.

This report identifies a need for the following housing tenures over the next five (5) years:

- 37 owner units
- 8 rental units, including 1 for people in ECHN, 1 for people experiencing homelessness and 3 to address growth and suppressed household formation.

It is possible that the number of rental units (particularly the number of below-market rental units) identified in this report is an under-estimate due to 2021 census data inflating the incomes of renters due to the CERB benefit. ***The Village should consider the specific number of units identified in this report as a guideline and should generally support the development of housing across the housing wheelhouse.*** It is also important for the Village to support partnership for housing in the region, given the close proximity and connection of the two communities.

## 7.3 SPECIAL NEEDS HOUSING

Special needs housing typically includes group home units as well as targeted housing strategies that include wrap-around services. It can also include different types of models

that integrate both housing and support as well as ownership or rental housing that has been modified to accommodate specific accessibility or mobility-related needs.

This report does not provide a detailed analysis of the housing needs of people with disabilities in the community. However, the Village should support proposals for Special Needs Housing and should work with local service providers and health authorities to ensure that people with disabilities have access to affordable and appropriate housing.

## 7.4 HOUSING FOR SENIORS

At the time of the 2021 Census, there were 60 seniors between the ages of 65 and 84 living in the Village of Hazelton with an additional 10 seniors 85 and older. Combined, this represents a total of 70 seniors 65 or older living in the Village of Hazelton or 28% of the total population in 2021. Based on population growth projections prepared by B.C. Stats (Section 6.2), it is estimated that the number of seniors 65 and older living in the Village of Hazelton will increase by from 70 (28%) seniors in 2021 to 118 seniors (38%) in 2031. This represents an increase of 48 seniors between 2021 to 2031.

To effectively meet the needs of an aging population, there is the need to continue to explore strategies to increase the range of housing choices available to seniors, including a mix of smaller 1-bedroom and 2-bedroom units. It is likely that there will also be the need for more ground-oriented housing that is both adaptable, accessible and that incorporates the principles of universal design. Through the key informant interviews during the previous HNR, the observation was also made that there is the need for more supportive seniors' housing and assisted living spaces across the region.

## 7.5 HOUSING FOR FAMILIES

Though the seniors population is growing, there is still a need for family housing in Hazelton. Approximately 64% of all households in the Upper Skeena region are made up of family households that include couples with and without children, single-parent households, and inter-generational family households. Through key informant interviews during the previous HNR, community members expressed a need for an expanded range of housing choices. The need for affordable single-parent family households was identified, as well as the need for an expanded mix of ownership and rental housing in order to continue to support the region in its efforts to attract and retain key workers.

## 7.6 HOUSING FOR INDIVIDUALS EXPERIENCING HOMELESSNESS

In the whole of the Kitimat-Stikine region, it is assumed there are 256 people experiencing homelessness. Proportionally, the Village of Hazelton accounts for 0.62% (230 residents) of the regional population. Therefore, it is assumed that the Village has two (2) people experiencing homelessness out of the 256. The Village of Hazelton would need a total of 2 new units to support people experiencing homelessness by 2041. This number should be considered a guideline, given the number of people experiencing homelessness at a given time fluctuates and it can be difficult to capture people who are considered the "hidden homeless"; this includes populations that are in precarious and unstable living situations such as staying with friends, "couch-surfing", sleeping in cars, etc.



In 2020, the Upper Skeena Housing Coalition Society published a research paper titled *Hidden Homelessness in the Upper Skeena*. The research identified 72 families and individuals from across the Upper Skeena region who are without a place to call home.

The Village should continue to support housing for people who are experiencing homelessness or at risk of experiencing homelessness and should work with local service providers and housing operators to determine future needs for housing for people experiencing homelessness or at risk of homelessness.

## **7.7 HOUSING IN PROXIMITY TO TRANSIT AND ALTERNATIVE MODES OF TRANSPORTATION**

BC Transit provides service between the various small communities from Kispiox to Terrace and east to Smithers. By locating housing near transit, multiple cross-sectional objectives can be met. These include accelerating the transportation mode shift to sustainable modes, ensuring people have equitable access to their daily needs, and reducing monthly household costs by reducing motor vehicle dependency. The Village should support the development of new housing within walking distance to transit and should specifically support higher density housing forms that are within 400 to 800 m of transit stops or other alternative transportation modes.

## **7.8 CULTURALLY APPROPRIATE HOUSING**

Over half of the people in Hazelton identify as Indigenous (59% or 159 people). This makes the region unique from other parts of BC and reinforces the importance of developing culturally appropriate housing. The Village should work with local First Nations and community members to ensure that housing is culturally appropriate, examples of culturally appropriate housing could include housing with more bedrooms for inter-generational living and larger families or specific design features that support cultural practices. The large proportion of Indigenous people also reflects the inter-connectedness between the non-Indigenous and Indigenous communities in the Upper Skeena and the importance of working in partnership with local First Nations to meet housing needs.