



Housing Needs Report 2020

Upper Skeena Region



January 2021

Land Acknowledgement

This report has been prepared for the Village of Hazelton, the District of New Hazelton and the rural and unincorporated communities in Electoral Area B in the Regional District of Kitimat-Stikine. This area referred to in this report as the Upper Skeena region, is located on the traditional, ancestral and unceded territories of the Gitksan and Wet'suwet'en people and includes the Indigenous communities and nations of Gitanmaax, Gitanyow, Gitsegukla, Gitwangak, Hagwilget (Tse-kya), Kispiox (Anspayaxw), Sik-e-Dakh (Glen Vowell), and Witset (Moricetown). They have been custodians of this land for thousands of years and we would like to pay our respect to their Elders and knowledge keepers both past and present.

Contents

Section A—Executive Summary	A1
Section B—Background and Context.....	B5
Section C—Population and Household Growth.....	C11
Section D—Summary Reports	D16
Summary Report—Village of Hazelton	D17
Summary Report—District of New Hazelton	D28
Summary Report—Electoral Area B	D39
Terms to Know.....	E47
Continuum of Housing Choices	F51
Data Limitations.....	G64
Technical Appendices.....	H67



Section A— Executive Summary

Introduction

Local governments are required to prepare Housing Needs Reports to build a better understanding of current and future housing needs. This report is intended to support local planning and decision making, and to provide baseline measures for tracking and reporting on existing and emerging housing needs in the Upper Skeena region.

Key Findings

Background and Context

- The information in this report applies to the Village of Hazelton, the District of New Hazelton, and the unincorporated areas in Electoral Area B which fall under the jurisdiction of the Regional District of Kitimat-Stikine. Combined at the time of the 2016 Census this area represented 2,366 people and 1,045 households.

Population Growth and Change

- Population growth influences housing demand. To some extent the expected changes in the Upper Skeena region are consistent with the findings and observations reported in the *Northern B.C. Housing Study* completed in October 2016 by the Community Development Institute in UNBC where “it was noted that population growth in Northern B.C. communities can be volatile and is highly dependent on the state of the resource sector”.
- After a period of limited growth (and in some years negative growth), the incorporated communities in the Upper Skeena region are expected to experience modest growth between 2016 and 2026. This includes an expected increase of 72 individuals or 91 households between 2016 and 2026 and is consistent with historical patterns of growth as well as recent trends.
- The population growth also takes into consideration population growth projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 for the Upper Skeena Local Health Area and historical data related to the unincorporated areas and rural areas within Electoral Area B. In particular, the analysis of the historical data suggests that Electoral Area B will continue to experience a modest decrease in population between 2016 and 2026.

Housing Choices in the Upper Skeena Region

- Conceptually, the housing system can be described as a continuum of choices with individuals and families situated at different points. This can include households who are in transition and who may need access to emergency shelter spaces as well as a mix of market and non-market housing choices including both ownership and rental housing designed to respond to the full diversity of housing needs across the Upper Skeena region.

- Within the current context, housing choices in the Upper Skeena region consist primarily of owner-occupied single-family dwellings with a limited number of rental housing units available.
- At the time of the 2016 Census, 60% of dwellings in the Village of Hazelton and 72.4% of dwellings in the District of New Hazelton and 82.4% of dwellings in the rural area in Electoral Area B were owner-occupied housing.
- Most of the housing in the Upper Skeena region is older stock (built before 1980). This includes 65% of units in the Village of Hazelton, 60.3% of units in the District of New Hazelton and 60% of units in Electoral Area B. It also includes between 50% and 86% of the supply of rental housing depending on the area.

Quantity and Condition of Stock

- The age of the housing stock in the Upper Skeena region represents a significant challenge with 160 households (15.3%) in the Upper Skeena region living in housing that falls below basic adequacy standards and is in need of major repairs.
- In the case of the rental housing stock, this can mean significant compromises in terms of the overall quality and habitability of the housing. Similarly, in the case of ownership housing, while the initial purchase price might be lower, once the needed repairs are completed the actual costs of the housing can be significantly higher with some households also facing challenges in securing the financing that they needed to make the necessary improvements.
- It should also be noted that many of the households living in the Upper Skeena region are likely to be older senior-led households who do not have the resources or ability to continue to maintain their housing as it ages and additional repairs are needed. This can result in both a financial burden for these households as well as result in compromises in terms of the quality and condition of the housing. Given the prevalence of seniors living in the Upper Skeena region, this can represent a significant challenge.
- Some have also observed that the cost of maintaining and heating older housing during winter months can be significantly higher with households with lower incomes being unable to carry these costs. This can result in these households having to make difficult choices between heating their homes or buying food as well as relying on different types of temporary or 'ad hoc' arrangements to stay warm.

Ownership Opportunities

- While the available data suggests that ownership rates across the Upper Skeena region have continued to increase, in general, ownership rates in the incorporated areas within the Upper Skeena region are below the rate of ownership (74%) reported across the broader RDKS.

- Based on the 2016 Census 810 households in the Upper Skeena region were owners including 60% of households in the Village of Hazelton and 72.4% of households in the District of New Hazelton. It was also the case that 82.4% of households in Electoral Area B were owners.

Rental Housing Demand

- Through the key informant interviews it became increasingly evident that there is a critical shortage in the supply of rental housing in the Upper Skeena region including housing that is affordable to households with low and low to moderate incomes.
- The on-going rental housing demand pressures within the Upper Skeena region have also meant increased competition for the units that are available and upward pressure on rents, making it more difficult for individuals and families falling at the lower end of the housing and income continuum to find suitable and appropriate housing they can afford.
- It should also be noted that most of the rental housing stock in the Upper Skeena region is found in the secondary rental market, which is often considered to be a less stable, less secure source of rental housing stock when compared to purpose-built rental housing.
- The research also shows that there is only a limited inventory of non-market rental housing in the Upper Skeena region, with the current inventory of non-market housing units representing less than 3% of the housing stock across the Upper Skeena region.

Changing Demographics

- The Upper Skeena region has continued to struggle to respond to the increased housing demand pressures and changing demographics. Through the key informant interviews there were a diverse range of housing needs and sources of future housing demand identified including increased demand from younger families and single working professionals moving to the region for employment. As well, key informants identified the need for an expanded range of housing choices (rental and ownership) for younger adults growing up in the region and who wish to remain living and working in the region.
- There is also a critical need for an expanded supply of housing for seniors and older adults (many of whom are living in the rural areas in the Upper Skeena region) and who will at some point need to move to more suitable and appropriate housing closer to the types of services and amenities needed to support their on-going independence and healthy aging.
- Key informants also identified a severe shortage of housing for vulnerable and 'at risk' priority population groups including:
 - Housing for vulnerable and 'at risk' youth
 - Affordable family housing including housing for single parent family households
 - Culturally appropriate housing for Indigenous people
 - Housing for people with disabilities (cognitive and physical)

- Housing for women and children fleeing violence
- Housing for low-income seniors and Elders
- Housing for single person households including those receiving income assistance
- Housing for Individuals who are homeless or ‘at risk’ of becoming homeless

Recommendations & Opportunities for Action

In working to address the housing needs and challenges that have been identified it is important to recognize that an effective housing system enables choice and promotes access to opportunities through building healthy and inclusive communities and a supportive social infrastructure. As well, within the context of Northern B.C. communities, having a diverse range of housing choices is recognized as being integral to supporting a sound economic development strategy. Based on the results of an earlier study of Northern B.C. communities completed by UNBC (2016), it was observed that:

“housing can either be an enabler or limiting factor for communities in realizing the potential of economic opportunities. If communities lack an adequate supply of suitable housing, they will not be able to retain existing residents or attract new workers and business investment” (UNBC, 2016).

Taking these factors into consideration, the following reflects some of the key recommendations or opportunities for action identified through this report:

1. Address the critical shortage of rental housing (market and non-market)
2. Increase the range of housing choices for individuals and families
3. Increase the range of housing choices for seniors
4. Increase the diversity and mix of housing types
5. Address the needs of vulnerable and ‘at risk’ priority populations
6. Address the growing homelessness crisis
7. Continue to work to create a shared regional response to housing needs in the Upper Skeena region



Section B— Background and Context

Introduction

Local governments are required to prepare Housing Needs Reports. This report seeks to provide a better understanding of current and future housing needs in the Upper Skeena region. The information set out in this report is intended to support local planning and decision making, and to provide baseline measures for tracking and reporting on existing and emerging housing needs across the Upper Skeena region including the Village of Hazelton, the District of New Hazelton, and the planning areas in Electoral Area B that fall under the jurisdiction of the Regional District of Kitimat-Stikine.

The key issues and challenges set out in this report as well as the opportunities for action were informed by feedback received through key informant interviews and engagement with key community partners and stakeholders from across the Upper Skeena region.

This report also relies on the collection and analysis of different housing-related measures and indicators gathered from different sources including:

- The 2016 Census
- The 2011 Census and National Household Survey
- The 2006 Census
- BC Housing (Unit Count Report)
- BC Assessment data
- Local housing market information including MLS and other market-related data
- B.C. Stats including population and household projections available through P.E.O.P.L.E. 2020 at the regional district and local health area level

Key Findings and Observations:

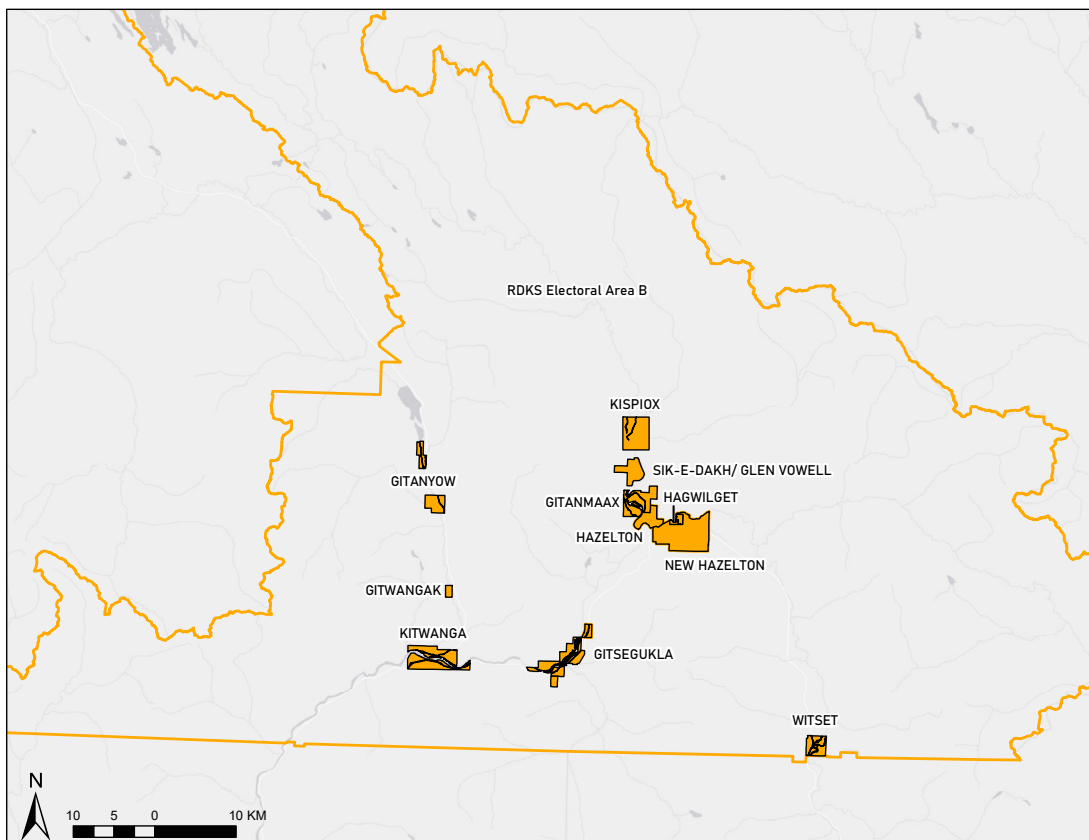
As noted in a preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society, it is recognized that the Upper Skeena region is a unique area located in Electoral Area B that has no identifiable boundaries. Indigenous peoples have lived in the region for thousands of years with the presence of both Settler and Indigenous populations plus unceded First Nations territories and colonial laws resulting in a multitude of jurisdictions and governmental organizations operating in the region. The report goes on to note that the regional heterogeneity makes the area unique but also presents complexities. In undertaking this research and in reflecting on the housing needs of those who live in the Upper Skeena region, it is necessary to take into consideration the multiple viewpoints, perspectives, experiences and needs of those living in this region.

Community Context

This report focuses on the Village of Hazelton, the District of New Hazelton, and the planning areas in Electoral Area B that fall under the jurisdiction of the Regional District of Kitimat-Stikine and that at the time of the 2016 Census included:

- 313 people and 100 households in the Village of Hazelton
- 580 people and 290 households in the District of New Hazelton
- 1,473 people and 655 households in Electoral Area B

Map 1: The Upper Skeena Region



Key Findings and Observations:

At the time of the 2016 Census, the total population in the Upper Skeena region (Indigenous and non-Indigenous) was estimated to be 5,619 people and 2,092 households. This includes 3,253 Indigenous people and 1,047 Indigenous households living in the communities of Gitanmaax, Gitanyow, Gitsegukla, Gitwangak, Hagwilget (Tse-kya), Kispiox (Anspayaxw), Sik-e-Dakh (Glen Vowell), and Witsset (Moricetown). Combined, the Indigenous and non-Indigenous population in the Upper Skeena region represents approximately 15% of the total population in the RDKS.

Opportunities for Action

In working to address the housing needs and challenges that have been identified it is important to recognize that an effective housing system enables choice and promotes access to opportunities through building healthy and inclusive communities and a supportive social infrastructure. As well, within the context of Northern B.C. communities, having a diverse range of housing choices is recognized as being integral to supporting a sound economic development strategy. Based on the results of an earlier study of Northern B.C. communities completed by UNBC (2016), it was observed that:

“housing can either be an enabler or limiting factor for communities in realizing the potential of economic opportunities. If communities lack an adequate supply of suitable housing, they will not be able to retain existing residents or attract new workers and business investment” (UNBC, 2016)

Taking these factors into consideration, this section sets out some possible opportunities for the RDKS and the local governments in the Upper Skeena region to consider. They include:

1. Address the critical shortage of rental housing (market and non-market)
2. Increase the range of housing choices for individuals and families
3. Increase the range of housing choices for seniors
4. Increase the diversity and mix of housing types
5. Address the needs of vulnerable and ‘at risk’ priority populations
6. Address the growing homelessness crisis
7. Continue to work to create a shared regional response to housing need

Address the critical shortage of rental housing (market and non-market)

Through this research, it was evident that there is a critical shortage of affordable rental housing in the Upper Skeena region. This includes the need to increase the supply of purpose-built rental housing in the region as well as the need to expand the mix of social housing and non-market choices. As noted through this research, there is only a limited number of non-market housing units available in the region despite significant and on-going demand. A large proportion of the rental housing stock is found in the secondary rental market, which is a less secure, less stable source of rental supply. As well, a larger proportion of the rental housing stock in the Upper Skeena region is older stock that is in need of repairs. To respond to these pressures, it is necessary for the communities in the Upper Skeena region to continue to come together to leverage existing partnerships and relationships to secure additional housing investment to expand the supply of both market and non-market housing stock.

Increase the range of housing choices available for individuals and families

Through the key informant interviews the need for an expanded range of housing choices for families was identified as a priority both in the form of entry-level ownership opportunities as well as rental housing choices. In particular, it was noted that given the supply constraints in the region, it can be difficult to attract and retain key workers and young professionals wishing to move to the region. As well, the concern was raised that the shortage of available opportunities has also meant that young adults living in the region are forced to remain living at home or move away because of the limited housing choices available. To successfully attract and retain key workers to the Upper Skeena region, there is the need to ensure that there is an adequate range of housing choices available.

Increase the range of housing choices for seniors

The Upper Skeena region is home to a large and growing population of seniors 65 and older. At the time of the 2016 Census, almost 1 in 3 households living in the Upper Skeena region was led by someone over the age of 65. As well, the population and household growth projections suggest that the number of seniors in the Upper Skeena region is expected to double within the next 10 years (between 2016 and 2026). To meet this increased demand, there is the need to explore strategies to increase the range of housing choices available to seniors. This could include an expanded mix of smaller 1-bedroom and 2-bedroom units as well as more ground-oriented housing that is both adaptable, accessible and that incorporates the principles of universal design. Through the key informant interviews, the observation was also made that there is the need for more supportive seniors' housing and assisted living spaces in the region.

Increase the diversity and mix of housing types

A significant proportion of the housing stock in the Upper Skeena region is in the form of larger single detached homes. Through the community consultation process, there was an interest expressed in exploring different housing types and models including consideration of coach houses, row houses, 4-plex and 6-plex units. There was also community support for exploring different types of mixed income and mixed tenure models including the addition of coach houses, garden suites and other forms of accessory dwelling units as a way of expanding the supply of rental stock.

Expand the housing choices available for vulnerable and 'at risk' populations

The preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation on behalf of the Skeena Housing Coalition Society documented a diverse range of needs around vulnerable and 'at risk' populations including:

- Housing for vulnerable and 'at risk' youth
- Family housing including housing for single parent family households
- Culturally appropriate housing for Indigenous people

- Housing for people with disabilities (cognitive and physical)
- Housing for women and children fleeing violence
- Housing for low-income seniors and Elders
- Housing for single person households including those receiving income assistance
- Housing for Individuals who are homeless or 'at risk' of becoming homeless

To meet these needs, consideration should be given to the development of targeted strategies including multi-level partnerships both across housing and service providers as well as across all levels of government (Federal, Provincial, regional, local and First Nations) in order to leverage the resources, investments and expertise needed to effectively respond to the full diversity of needs that have been identified.

Address the growing homelessness "crisis"

The preliminary housing needs assessment report (2019) prepared for the Skeena Housing Coalition Society observed that the Upper Skeena region does not have any emergency shelter spaces for men, women, youth, or families and that there is a significant and growing need across the Upper Skeena region. It is also worth noting that while the Village of Hazelton had been allowing for a temporary shelter to be put into place, it was always intended to be temporary and was not considered to be suitable or appropriate for longer term arrangements. In 2020, the Upper Skeena Housing Coalition Society completed further research that identified 72 families and individuals from across the Upper Skeena region who are without a place to call home.

Continue to work to create a shared regional response to housing needs

The Skeena Housing Coalition Society was established to bring partners together to create a coordinated multi-agency response to the housing needs in the Upper Skeena region. To work toward this goal, the Skeena Housing Coalition Society is committed to a vision of working together with others to create a collaborative, shared regional response to existing and emerging housing needs through on-going partnerships at the community level and across all levels of government. Furthermore, this commitment to the creation of a shared regional response represents an important part of the solution.



Section C— Population and Household Growth

Population and Household Growth

Population growth can affect housing demand. Statistics Canada, through the Census, provides the most reliable and comprehensive source of baseline and trend data for population and housing demand projections. This includes considerations related to:

- Historical patterns of growth (regional and locally)
- Changes in the general population and age profile of households in a community and region
- Intra-and inter-provincial migration
- Patterns of housing consumption and current housing demand

In preparing the population and household projections set out in this report, the following actions were taken:

- The development of a baseline scenario for the Village of Hazelton, the District of New Hazelton and Electoral Area B using information from the 2006, 2011 and 2016 Census
- Analysis of historical patterns of growth as well as an analysis of recent population and household trends
- Consideration of changes in the general social, demographic, and economic profile of households living in the Upper Skeena region
- Consideration of expected population and household growth projections prepared by B.C. Stats (P.E.O.P.L.E. 2020) at the Regional District and Local Health Area level

Key Findings and Observations:

Based on the analysis, the findings show that after a period of limited growth, and in some years, negative growth, the Upper Skeena region is expected to experience a modest increase in population between 2016 and 2026. This includes an expected increase of 25 individuals and 28 households in the Village of Hazelton and 47 individuals and 63 households in the District of New Hazelton.

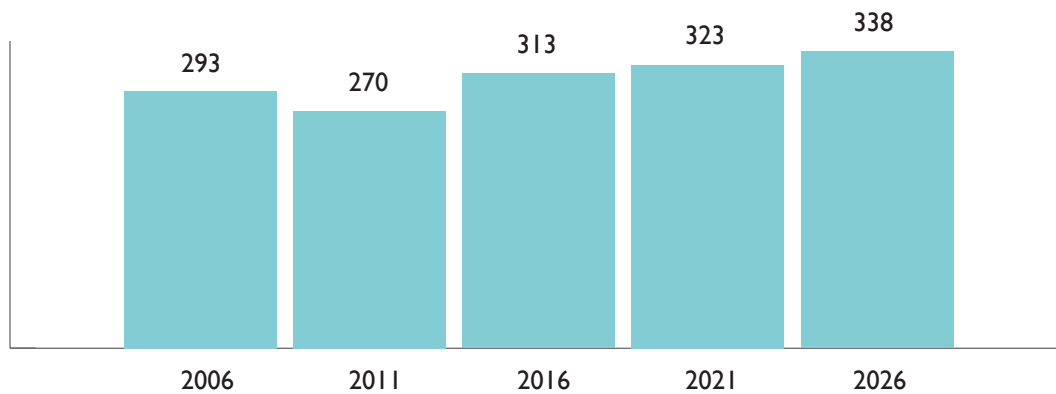
This expected increase is consistent with historical patterns of growth for the region and takes into consideration recent trends as well as expected population growth projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 for the Upper Skeena Local Health Area. The analysis also suggests that Electoral Area B is expected to continue to experience a modest decrease in population between 2016 and 2026 including a decrease of 34 individuals, 20 households between 2016 and 2021 with a further decrease of 34 individuals, 20 households between 2021 and 2026.

The patterns of growth in the Upper Skeena region reflect the patterns observed in many other Northern B.C. communities where there are significant shifts in the population as a result of broader social and economic forces.

The Village of Hazelton

Between 2016 and 2021, it is expected that the Village of Hazelton will grow by 10 people and by a further 15 people between 2021 and 2026. This translates into an increase of 25 people between 2016 and 2026 and represents a population growth rate of 8%.

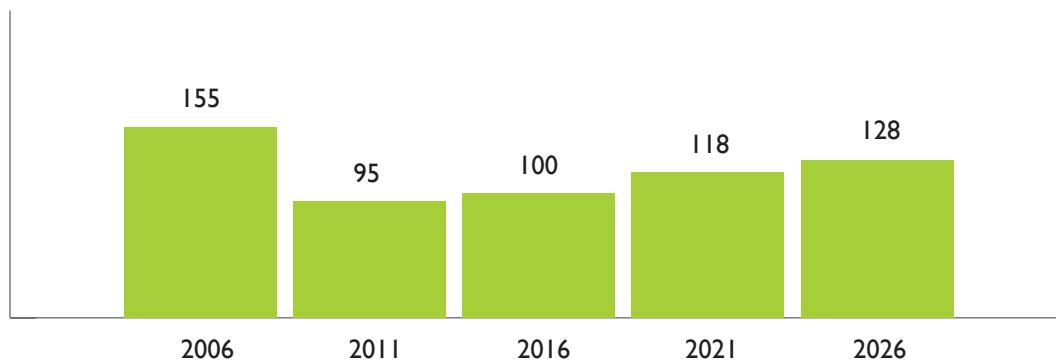
Graph 1: Population Growth in the Village of Hazelton



Source: Statistics Canada 2006, 2011 and 2016 Census and population projections based on P.E.O.P.L.E. 2020 for the Upper Skeena Local Health Area and analysis of historical patterns and trends

Between 2016 and 2021, it is expected that the Village of Hazelton will grow by 18 households with a further increase of 10 households between 2021 and 2026. This translates into an increase of 28 households between 2016 and 2026 and represents a household growth rate of 28%.

Graph 2: Household Growth in the Village of Hazelton

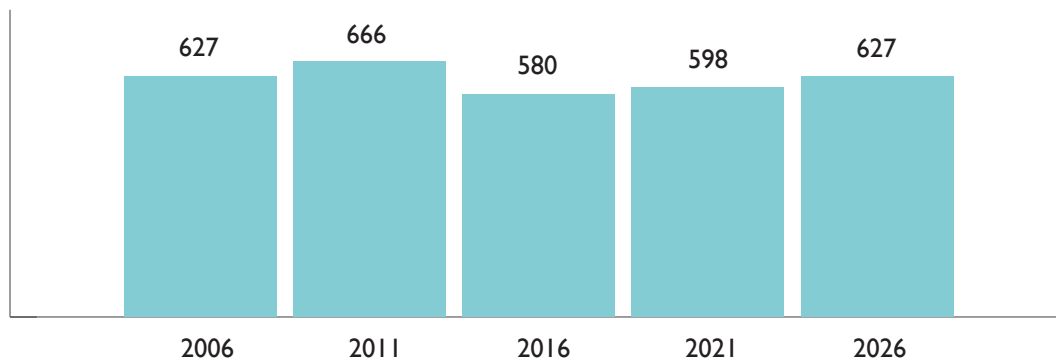


Source: Statistics Canada 2006, 2011 and 2016 Census and regional household growth projections prepared by B.C. Stats and analysis of historical patterns and trends

The District of New Hazelton

Between 2016 and 2021, it is expected that the District of New Hazelton will grow by 18 people and by a further 29 people between 2021 and 2026. This translates into an increase of 47 people between 2016 and 2026 and represents a population growth rate of 8%.

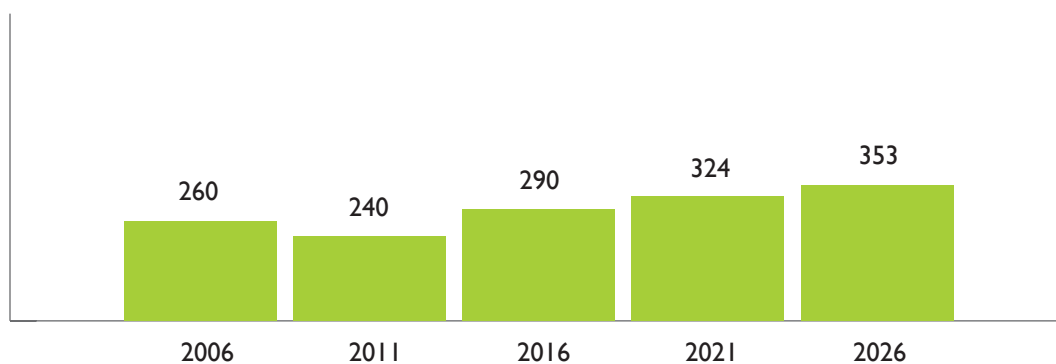
Graph 3: Population Growth in the District of New Hazelton



Source: Statistics Canada 2006, 2011 and 2016 Census and population projections based on P.E.O.P.L.E. 2020 for the Upper Skeena Local Health Area and analysis of historical patterns and trends

Between 2016 and 2021, it is expected that the District of New Hazelton will grow by 34 households with a further increase of 29 households between 2021 and 2026. This translates into an increase of 63 households between 2016 and 2026 and represents a household growth rate of 21.7%.

Graph 4: Household Growth in the District of New Hazelton

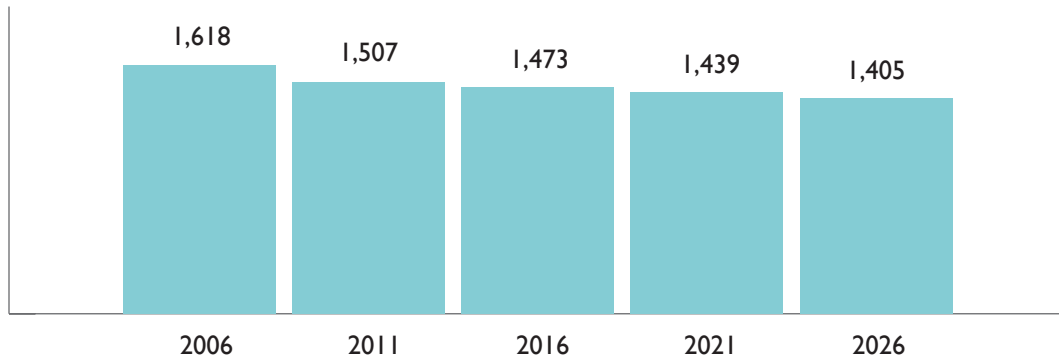


Source: Statistics Canada 2006, 2011 and 2016 Census and regional household growth projections prepared by B.C. Stats and analysis of historical patterns and trends

Electoral Area B

Between 2016 and 2021, it is expected that Electoral Area B will experience a decrease in population of 34 individuals with a further decrease of 34 individuals expected between 2021 and 2026, representing a decrease in population of 4.6%.

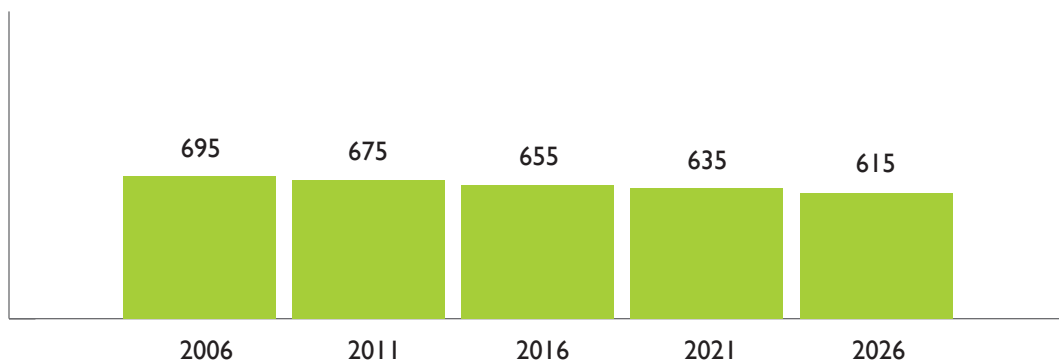
Graph 5: Population Growth in Electoral Area B



Source: Statistics Canada 2006, 2011 and 2016 Census and an analysis of historical patterns and trends

Between 2016 and 2021, it is expected that Electoral Area B will experience a decrease of 20 households with a further decrease of 20 households expected between 2021 and 2026, representing a decrease in households of 6.1%.

Graph 6: Household Growth in Electoral Area B



Source: Statistics Canada 2006, 2011 and 2016 Census and regional household growth projections prepared by B.C. Stats and analysis of historical patterns and trends



Section D— Summary Reports

This section provides information for each of the communities and planning areas in Electoral Areas B. Each of these summary reports is supported by a detailed Technical Appendices.

Village of Hazelton

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Village of Hazelton

REGIONAL DISTRICT: Regional District of Kitimat-Stikine

DATE OF REPORT COMPLETION: December 2020

PART 1: KEY INDICATORS AND INFORMATION

LOCATION	Neighbouring Municipalities and Electoral Areas: The Village of Hazelton is located in the Regional District of Kitimat-Stikine in the Upper Skeena region. It is located approximately 8 kms to the north of the District of New Hazelton. The Village of Hazelton is located in Electoral Area B which includes the unincorporated communities of Cedarvale, Two Mile, South Hazelton, Kispiox Valley and Kitwanga.			
	Neighboring First Nations: The Village of Hazelton is located on the traditional, ancestral and unceded territory of the Gitksan and Wet'suwet'en peoples and includes proximity to the Indigenous communities and nations of Gitanmaax, Gitanyow, Gitsegukla, Gitwangak, Hagwilget (Tse-kya), Kispiox (Anspayaxw), Sik-e-Dakh (Glen Vowell), and Witsset (Morictown).			
POPULATION	Population: 313		Change since 2006: +6.8%	
	Projected population in 5 years: 323		Projected change: +3.1%	
	Number of households: 100		Change since 2006: minus 35.5%	
	Projected number of households in 5 years: 118		Projected change: +18.0%	
	Average household size: 2.0			
	Projected average household size in 5 years: 2.0 (estimated)			
	Median age (local): 48.7	Median age (RD): 40.4	Median age (BC): 42.5	
	Projected median age in 5 years: 49.1 (estimated)			
	Seniors 65+ (local): 70 or 22.4 %	Seniors 65+ (RD): 14.9 %	Seniors 65+ (BC): 18.2 %	
	Projected seniors 65+ in 5 years: 96 29.7%			
	Owner households: 60 (60%)		Renter households: 35 (35%)	
Renter households in subsidized housing: 6 units of seniors' assisted housing				
INCOME	Median household income	Local	Regional District	BC
	All households	\$66,304	\$ 71,534	\$ 69,979
	Renter households	N/A	\$ 47,005	\$ 45,848
	Owner households	N/A	\$ 81,988	\$ 84,333

The 2016 Census reported 127 households including 60 owners and 35 renters. Custom data purchased by the province to support the development of Housing Needs Reports shows 100 households including 60 owners and 25 renters. Please note that numbers do not add up to 100 due to random rounding and the challenges related to smaller geographies

ECONOMY	Participation rate: 63.9%	Unemployment rate: 8.7 %
	Major local industries: The three main industries in the Upper Skeena Region are public administration, tourism and forestry. Many working in the region are employed in various public sector jobs by the municipalities, local band governments, the School District and Wrinch Memorial Hospital. Tourism is a key driver in the Upper Skeena Region, with citizens employed in cultural and historical tourism, and outdoor recreation tourism, especially in hunting and fishing guiding. Forestry also remains a key employer in the region, with residents employed by both local forestry companies and in provincial forest management.	

HOUSING	Median assessed housing values: \$162,450	Median housing sale price: \$205,500
	Average monthly rent: \$773	Rental vacancy rate: N/A
	Housing units—total: 100	Housing units—subsidized housing: 6
	Annual registered new homes: N/A	Annual registered new homes—rental: N/A
	Households below affordability standards (spending 30%+ of income on shelter): N/A	
	Households below adequacy standards (in dwellings requiring major repairs): 35 or 35.0%	
	Households below suitability standards (in overcrowded dwellings): N/A	

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

In July 2019, the Village of Hazelton adopted a Strategic Plan which focused on creating a sustainable community that includes increasing economic development opportunities in the downtown core as well as ensuring that appropriate housing choices are available. The Plan notes that with limited geographic area for expansion, the Village of Hazelton will focus on exploring opportunities to promote secondary suites and mixed-use buildings within its boundaries.

2. Any community consultation undertaken during development of the housing needs report:

The community consultation process included a series of key informant interviews with community partners and stakeholders from across the Upper Skeena region. The key informant interviews included engagement with municipal staff in the Village of Hazelton and the District of New Hazelton, representatives from the real estate and housing finance sector and key community partners including the Skeena Housing Coalition Society.

An on-line and paper survey was created and was available at the local municipal offices. However, there was only a limited number of responses received (less than 5) from across the region. It is likely that the geographic diversity of the region combined with the distance between communities contributed to the low response rate.

To address this limitation and invite a range of perspectives and insights from across the region, the Skeena Housing Coalition Society convened a meeting of their Board of Directors to review the preliminary findings and to offer their insights as to possible areas for consideration. The Skeena Housing Coalition was established to work together across the Upper Skeena region to create a coordinated, multi-agency response to improve housing conditions for residents living in the region.

Through its work in collaboration with others including working to build partnerships across all levels of government (Federal, Provincial, regional, local and First Nations), a central focus of the Skeena Housing Coalition Society is to leverage the resources, investments and expertise needed to effectively respond to the existing and emerging housing needs for families and individuals in the Upper Skeena region.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies):

Interviews were completed with administrative staff from the Village of Hazelton, the District of New Hazelton and planning staff in the RDKS. Interviews were also completed with representatives from the Northern Health Authority as well as housing development consultants working with BC Housing in the delivery of current Federal/Provincial housing supply initiatives.

4. Any consultation undertaken with First Nations:

Efforts were made but there was only a limited response. Additional engagement with key First Nations partners and Indigenous community partners and organizations was accomplished through engagement with the Skeena Housing Coalition Society which includes First Nations membership on their Board of Directors. There is also additional follow-up research and engagement planned with a focus on understanding the particular needs of Indigenous communities in the Upper Skeena region.

PART 2: KEY FINDINGS

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

	Currently		Anticipated (5 years)	
	Units	Percentage	Units	Percentage
0 bedrooms (bachelor)	--	0%	5	4.2%
1-bedroom	0	0%	10	8.5%
2-bedroom	25	25%	28	23.7%
3+ bedroom	65	65%	65	55.1%
Total	100	100%	118	100.0%

Comments:

Population and household projections through P.E.O.P.L.E. 2020 estimate that the Village of Hazelton is expected to grow by 28 households between 2016 and 2026. This includes an expected increase of 18 households between 2016 and 2021 and an additional 10 households between 2021 and 2026. To respond to this increased demand, the recommended unit mix is focused on increasing the supply of smaller bachelor/studio and 1-bedroom units and is based on recognition that 72.7% of all households in the Upper Skeena region are smaller 1-person and 2-person households while only 38.2% of the housing stock in the region is smaller 1-bedroom and 2-bedroom units. Moreover, with the changing needs of an aging population, it is expected that demand for seniors housing will continue to grow.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	155	100%	95	100%	100	100%
Of which are in core housing need	60	38.7%	N/A	N/A	N/A	N/A
Of which are owner households	20	33.3%	N/A	N/A	N/A	N/A
Of which are renter households	40	66.7%	N/A	N/A	N/A	N/A

Comments:

Core housing need is a measure developed by CMHC (Canada Mortgage and Housing Corporation) to identify the number of households who are unable to find housing in their community that is suitable in size and that is in good repair without spending 30% or more of their income on their housing costs. Table 2 provides information on the number of households in the Village of Hazelton in core housing need including the general tenure profile.

Unfortunately, due to the small sample size, information on the number of households in core housing need was not available for the Village of Hazelton in 2011 and 2016. However, data from 2006 Census shows that in 2006 almost 4 in 10 households in the Village of Hazelton were in core housing need, with renter households being twice as likely to be in core housing need when compared to owners.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	155	100%	95	100%	100	100%
Extreme core housing need	35	22.6%	N/A	N/A	N/A	N/A
Of which are owner households	15	42.9%	N/A	N/A	N/A	N/A
Of which are renter households	20	57.1%	N/A	N/A	N/A	N/A

Comments:

Households in extreme housing need are household spending 50% or more of their income on their housing costs and who are at increased risk of homelessness with a decrease in their income or an increase in their rent having the potential to push them into homelessness. As reported above, due to the small sample size and suppression of data, information is not available for households in the Village of Hazelton for 2011 and 2016. However, in 2006 the available data suggests that approximately 1 in 5 households in the Village of Hazelton was in extreme housing need with a greater proportion of these households being renters.

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

1. Affordable housing

There is a significant need for affordable housing at all points along the housing continuum from entry-level ownership choices for young families and individuals living in the Village of Hazelton to an expanded range of rental housing choices (market and non-market).

Priorities identified through the consultation and engagement process included 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 ensure that there is an adequate range of housing choices available.

Housing for low-income seniors was also identified as a priority including an expanded range of housing choices to meet the needs of an aging population.

The need for targeted strategies that include both transitional housing and wrap around supports was also identified as a priority with the Upper Skeena region reporting a relatively high level of housing insecurity and homelessness among those living in the region.

2. Rental housing (market and non-market)

Through this research, it was evident that there is a critical shortage of affordable rental housing in the Upper Skeena region. In response, there is the need to explore opportunities to increase the supply of purpose-built rental housing as well as expand the inventory and mix of non-market and social housing units across the region.

Based on the research that was completed, it was observed that 85.7% of the rental housing stock in the Village of Hazelton was built before 1980, with a large proportion of this housing being found in the secondary rental market – a less secure, less stable source of housing when compared to purpose-built rental housing.

Through the 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.

3. Special needs housing

Special needs housing typically includes group home units as well as targeted housing strategies with 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. Based on information provided through B.C. Housing, there are 6 units of assisted seniors' housing in the Village of Hazelton. This housing will help to respond to the needs of seniors who may require both housing and support as they age.

Based on information from the 2016 Census, there were 10 individuals living in the Village of Hazelton who reported a permanent disability or health and activity limitation, representing 3.2% of the population. At the same time, there were an additional 80 individuals who indicated that they experienced episodic challenges, representing 25.6% of the population. Many of these households will continue to live independently in the community, however some households may require different services and supports as their needs change.

A preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society also identified the need for 10 to 12 units of housing with services and wrap around supports for individuals with developmental, intellectual, and other types of mental or cognitive conditions including Autism and FASD. Exploration of different types of intergenerational housing and support was also identified as a potential model to be considered within the context of the Upper Skeena region.

4. Housing for seniors

The Village of Hazelton has a large and growing number of seniors 65 and older including a growing number of older seniors (85 years and older). At the time of the 2016 Census, there were 55 seniors between the ages of 65 and 84 living in the Village of Hazelton with an additional 15 seniors 85 and older. Combined, this represents a total of 70 seniors 65 or older living in the Village of Hazelton or 22.4% of the total population in 2016.

Based on population growth projections prepared by B.C. Stats, it is estimated that the number of seniors 65 and older living in the Village of Hazelton will increase by 26 seniors between 2016 and 2021 with an additional 46 seniors expected between 2021 and 2026. This represents an increase of 72 seniors between 2016 and 2026, or a doubling of the seniors' population in the Village of Hazelton.

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, the observation was also made that there is the need for more supportive seniors' housing and assisted living spaces across the region.

Given the regional context, it is likely that the Village of Hazelton will also experience increased demand from seniors living in the rural areas in Electoral Area B, some of whom may eventually need to downsize and move closer to the types of services and amenities needed to support their on-going independence and healthy aging.

5. Housing for families

Family households (with and without children) account for almost 65% of all households in the Upper Skeena region. Within the Village of Hazelton, family households accounted for approximately half of all households with the key informant interviews calling for an expanded range of housing choices affordable to single parent family households. As well, the need for an expanded mix of ownership and rental housing was also identified as a priority to support the region in its efforts to attract and retain key workers.

6. Housing for individuals experiencing homelessness

The preliminary housing needs assessment report (2019) prepared for the Skeena Housing Coalition Society observed that the Upper Skeena region does not have any emergency shelter spaces for men, women, youth, or families and that there is a significant and growing need for shelter spaces and permanent transitional and supportive housing across the Upper Skeena region. It is also worth noting that while the Village of Hazelton had been allowing for a temporary shelter to be put into place, it was only intended to be temporary and was not considered to be suitable or appropriate for longer term arrangements. In 2020, the Upper Skeena Housing Coalition Society completed further research which identified 72 families and individuals from across the Upper Skeena region who are without a place to call home. Working together to address the growing homelessness crisis should continue to be an important area of focus for local, regional, provincial and federal partners.

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

The preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation on behalf of the Skeena Housing Coalition Society documented a diverse range of needs around vulnerable and 'at risk' populations including:

- Housing for vulnerable and 'at risk' youth
- Family housing including housing for single parent family households
- Culturally appropriate housing for Indigenous people
- Housing for people with disabilities (cognitive and physical)
- Housing for women and children fleeing violence
- Housing for low-income seniors and Elders
- Housing for single person households including those receiving income assistance

To meet these needs, consideration should be given to the development of targeted strategies including multi-level partnerships which include partnerships with local housing and service providers as well as partnerships across all levels of government across the Upper Skeena region.

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

8. The quality and condition of the existing housing stock

At the time of the 2016 Census, 630 units or 60.3% of the housing stock in the Upper Skeena region was built before 1980. Many of these units are 40 years old or older and could be approaching the end of their useful economic life. In many cases it is likely that this housing will require repairs or replacement. There were 65 units of housing in the Village of Hazelton which were built before 1980 including 85.7% of the rental housing stock in the community.

Limitations of the Census Data for Smaller Geographies Due to Random Rounding

When working with smaller geographies, it is important to be aware of some of the challenges arising from the practices employed by Statistics Canada in terms of "random rounding" and "data suppression". In the case of random rounding, it is necessary to note that there can be some variability in the numbers reported due to random rounding - an approach adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' In using the data, it is necessary to follow the guidance provided by Statistics Canada which notes that:

"To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%." Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

Limitations of the Census Data for Smaller Geographies Due to Data Suppression

When working with smaller geographies, it is important to be aware of some of the challenges arising from the practices employed by Statistics Canada in terms of "data suppression". Specifically, in addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondent's personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size. For example, areas with a population of less than 40 persons are suppressed. If the community in question has a population of less than 40 persons, only the total population count will be available. The practice of data suppression can also apply to demographic sub-populations. Suppression of data can also occur as a result of poor data quality or other technical reasons.

The following are some potential opportunities for action that were identified through the process

1. Address the critical shortage of rental housing (market and non-market)
2. Increase the range of housing choices for individuals and families
3. Increase the range of housing choices for seniors
4. Increase the diversity and mix of housing types
5. Address the needs of vulnerable and 'at risk' priority populations
6. Address the growing homelessness crisis
7. Continue to work to create a shared regional response to housing need

In working to address the housing needs and challenges that have been identified it is important to recognize that an effective housing system enables choice and promotes access to opportunities through building healthy and inclusive communities and a supportive social infrastructure. As well, within the context of Northern B.C. communities, having a diverse range of housing choices is recognized as being integral to supporting a sound economic development strategy. Based on the results of an earlier study of Northern B.C. communities completed by UNBC (2016), it was observed that:

“housing can either be an enabler or limiting factor for communities in realizing the potential of economic opportunities. If communities lack an adequate supply of suitable housing, they will not be able to retain existing residents or attract new workers and business investment” (UNBC, 2016).

Taking these factors into consideration, this section sets out some possible strategies or actions for the Village of Hazelton and the other partners in the Upper Skeena region to consider.

Address the critical shortage of rental housing (market and non-market)

Through this research, it was evident that there is a critical shortage of affordable rental housing in the Upper Skeena region. This includes the need to increase the supply of purpose-built rental housing in the region as well as the need to expand the mix of social housing and non-market choices. As noted through this research, there is only a limited number of non-market housing units available in the region despite significant and on-going demand. A large proportion of the rental housing stock is found in the secondary rental market, which is a less secure, less stable source of rental supply. As well, a larger proportion of the rental housing stock in the Upper Skeena region is older stock that is in need of repairs. To respond to these pressures, it is necessary for the communities in the Upper Skeena region to continue to come together to leverage existing partnerships and relationship to secure additional housing investment to expand the supply of both market and non-market housing stock.

Increase the range of housing choices available for individuals and families

Through the key informant interviews the need for an expanded range of housing choices for families was identified as a priority both in the form of entry-level ownership opportunities as well as rental housing choices. In particular, it was noted that given the supply constraints in the region, it can be difficult to attract and retain key workers and young professionals wishing to move to the region. As well, the concern was raised that the shortage of available opportunities has also meant that young adults living in the region are forced to remain living at home or move away because of the limited housing choices available. To successfully attract and retain key workers to the Upper Skeena region, there is the need to work to ensure that there is an adequate range of housing choices available.

Increase the range of housing choices for seniors

The Upper Skeena region is home to a large and growing population of seniors 65 and older. At the time of the 2016 Census, almost 1 in 3 households living in the Upper Skeena region was led by someone over the age of 65. As well, the population and household growth projections suggest that the number of seniors in the Upper Skeena region is expected to double within the next 10 years (between 2016 and 2026). To meet this increased demand, there is the need to explore strategies to increase the range of housing choices available to seniors. This could include an expanded mix of smaller 1-bedroom and 2-bedroom units as well as more ground-oriented housing that is both adaptable, accessible and that incorporates the principles of universal design. Through the key informant interviews, the observation was also made that there is the need for more supportive seniors' housing and assisted living spaces in the region.

Increase the diversity and mix of housing types

A significant proportion of the housing stock in the Upper Skeena region is in the form of larger single detached homes. Through the community consultation process, there was an interest expressed in exploring different housing types and models including consideration of coach houses, row houses, 4-plex and 6-plex units. There was also community support for exploring different types of mixed income and mixed tenure models including the addition of coach houses, garden suites and other forms of accessory dwelling units as a way of expanding the supply of rental stock.

Expand the housing choices available for vulnerable and 'at risk' populations

The preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation on behalf of the Skeena Housing Coalition Society documented a diverse range of needs around vulnerable and 'at risk' populations including:

- Housing for vulnerable and 'at risk' youth
- Family housing including housing for single parent family households
- Culturally appropriate housing for Indigenous people
- Housing for people with disabilities (cognitive and physical)
- Housing for women and children fleeing violence
- Housing for low-income seniors and Elders

- Housing for single person households including those receiving income assistance
- Housing for Individuals who are homeless or 'at risk' of becoming homeless

To meet these needs, consideration should be given to the development of targeted strategies including multi-level partnerships both across housing and service providers as well as across all levels of government (Federal, Provincial, regional, local and First Nations) in order to leverage the resources, investments and expertise needed to effectively respond to the needs that have been identified.

Address the growing homelessness "crisis"

The preliminary housing needs assessment report (2019) prepared for the Skeena Housing Coalition Society observed that the Upper Skeena region does not have any emergency shelter spaces for men, women, youth, or families and that there is a significant and growing need across the Upper Skeena region. It is also worth noting that while the Village of Hazelton had been allowing for a temporary shelter to be put into place, it was always intended to be temporary and was not considered to be suitable or appropriate for longer term arrangements. In 2020, the Upper Skeena Housing Coalition Society completed further research that identified 72 families and individuals from across the Upper Skeena region who are without a place to call home.

Continue to work to create a shared regional response to housing needs

The Skeena Housing Coalition Society was established to bring partners together to create a coordinated multi-agency response to the housing needs in the Upper Skeena region. To work toward this goal, the Skeena Housing Coalition Society is committed to a vision of working together with others to create a collaborative, shared regional response to existing and emerging housing needs through on-going partnerships at the community level and across all levels of government. This commitment to the creation of a shared regional response represents an important part of the solution.

District of New Hazelton

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: District of New Hazelton

REGIONAL DISTRICT: Regional District of Kitimat-Stikine

DATE OF REPORT COMPLETION: December 2020

PART 1: KEY INDICATORS AND INFORMATION

LOCATION	Neighbouring Municipalities and Electoral Areas:			
	The District of New Hazelton is located in the Regional District of Kitimat-Stikine in the Upper Skeena region. It is located approximately 8 kms to the south of the Village of Hazelton. The District of New Hazelton is also located in Electoral Area B which includes the unincorporated communities of Cedarvale, Two Mile, South Hazelton, Kispiox Valley and Kitwanga.			
LOCATION	Neighboring First Nations:			
	The District of New Hazelton is located on the traditional, ancestral and unceded territory of the Gitksan and Wet'suwet'en peoples and includes proximity to the Indigenous communities and nations of Gitanmaax, Gitanyow, Gitsegukla, Gitwangak, Hagwilget (Tse-ky), Kispiox (Anspayaxw), Sik-e-Dakh (Glen Vowell), and Witsset (Morictown).			
POPULATION	Population: 580		Change since 2006: minus 7.5%	
	Projected population in 5 years: 598		Projected change: +3.1%	
	Number of households: 290		Change since 2006: minus 11.5%	
	Projected number of households 2016 to 2021: 324		Projected change: 11.7%	
	Average household size: 2.3			
	Projected average household size in 5 years: 2.2 (estimated)			
	Median age (local): 47.1	Median age (RD): 40.4	Median age (BC): 42.5	
	Projected median age in 5 years: 49.1			
	Seniors 65+ (local): 125 (21.6%)	Seniors 65+ (RD): 14.9%	Seniors 65+ (BC): 18.2 %	
	Projected seniors 65+ in 5 years: 176		29.4%	
	Owner households: 210 (72.4%)		Renter households: 80 (27.6%)	
	Renter households in subsidized housing: 20 units of seniors' housing			
INCOME	Median household income	Local	Regional District	BC
	All households	\$61,176	\$ 71,534	\$ 69,979
	Renter households	\$28,487	\$ 47,005	\$ 45,848
	Owner households	\$68,917	\$ 81,988	\$ 84,333

ECONOMY	Participation rate: 57.7%	Unemployment rate: 20.0%
	Major local industries: The three main industries in the Upper Skeena Region are public administration, tourism and forestry. Many working in the region are employed in various public sector jobs by the municipalities, local band governments, the School District, and Wrinch Memorial Hospital. Tourism is a key driver in the Upper Skeena Region, with citizens employed in cultural and historical tourism, and outdoor recreation tourism, especially in hunting and fishing guiding. Forestry also remains a key employer in the region, with residents employed by both local forestry companies and in provincial forest management.	

HOUSING	Median assessed housing values: \$216,500	Median housing sale price: \$284,500
	Median monthly rent: \$668	Rental vacancy rate: N/A
	Housing units—total: 290	Housing units—subsidized housing: 20
	Annual registered new homes: N/A	Annual registered new homes—rental: N/A
	Households below affordability standards (spending 30%+ of income on shelter): 45 (15.5%)	
	Households below adequacy standards (in dwellings requiring major repairs): 35 (12.1%)	
	Households below suitability standards (in overcrowded dwellings): 10 (3.4%)	

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

The District of New Hazelton Official Community Plan, Bylaw No. 322, 2016 identified housing-related goals and policies to encourage a variety of housing options and densities for a diverse population with a focus on:

- Supporting a housing mix by encouraging density through multi-family developments
- Promoting and preserving the development of rental accommodation in appropriate areas
- Supporting a diversity in the housing stock including a mix of unit types, unit sizes and densities to meet the full range of housing needs in the community.

2. Any community consultation undertaken during development of the housing needs report:

The community consultation process included a series of key informant interviews with community partners and stakeholders from across the Upper Skeena region. The key informant interviews included engagement with municipal staff in the Village of Hazelton and the District of New Hazelton, representatives from the real estate and housing finance sector and key community partners including the Skeena Housing Coalition Society.

An on-line and paper survey was created and was available at the local municipal offices. However, there was only a limited number of responses received (less than 5) from across the region. It is likely that the geographic diversity of the region combined with the distance between communities contributed to the low response rate.

To address this limitation and invite a range of perspectives and insights from across the region, the Skeena Housing Coalition Society convened a meeting of their Board of Directors to review the preliminary findings and to offer their insights as to possible areas for consideration. The

Skeena Housing Coalition was established to work together across the Upper Skeena region to create a coordinated, multi-agency response to improve housing conditions for residents living in the region.

Through its work in collaboration with others including working to build partnerships across all levels of government (Federal, Provincial, regional, local and First Nations), a central focus of the Skeena Housing Coalition Society is to leverage the resources, investments and expertise needed to effectively respond to the existing and emerging housing needs for families and individuals in the Upper Skeena region.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies):

Interviews were completed with administrative staff from the Village of Hazelton, the District of New Hazelton, and planning staff in the RDKS. Interviews were also completed with representatives from the Northern Health Authority as well as housing development consultants working with BC Housing in the delivery of current Federal/Provincial housing supply initiatives.

4. Any consultation undertaken with First Nations:

Efforts were made but there was only a limited response. Additional engagement with key First Nations partners and Indigenous community partners and organizations was accomplished through engagement with the Skeena Housing Coalition Society which includes First Nations membership on their Board of Directors. There is also additional follow-up research and engagement planned with a focus on understanding the particular needs of Indigenous communities in the Upper Skeena region.

PART 2: KEY FINDINGS

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

	Currently		Anticipated (5 years)	
	Count	Percentage	Count	Percentage
0 bedrooms (bachelor)	--	--	10	3.1%
1-bedroom	25	8.6%	39	12.0%
2-bedroom	95	32.8%	105	32.4%
3+ bedroom	170	58.6%	170	52.5%
Total	290	100.0%	324	100.0%

Comments:

Population and household projections through P.E.O.P.L.E. 2020 estimate that the District of New Hazelton is expected to grow by 63 households between 2016 and 2026. This includes an expected increase of 34 households between 2016 and 2021 and an additional 29 households between 2021 and 2026. To respond to this increased demand, the recommended unit mix is focused on increasing the supply of smaller bachelor/studio and 1-bedroom units and is based on recognition that 72.7% of all households in the Upper Skeena region are smaller 1-person and 2-person households while only 38.2% of the housing stock in the region is smaller 1-bedroom and 2-bedroom units. Moreover, with the changing needs of an aging population, it is expected that demand for seniors housing will continue to grow.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	260	100%	240	100%	290	100%
Of which are in core housing need	70	26.9%	70	29.2%	55	19.0%
Of which are owner households	50	71.4%	35	50.0%	20	36.4%
Of which are renter households	20	28.6%	35	50.0%	35	63.6%

Comments:

Core housing need is a measure developed by CMHC (Canada Mortgage and Housing Corporation) to identify the number of households who are unable to find housing in their community that is suitable in size and that is in good repair without spending 30% or more of their income on their housing costs. Table 2 provides information on the number of households in the District of New Hazelton in core housing need including the general tenure profile.

Based on information from the 2016 Census, almost 1 in 5 households in the District of New Hazelton was in core housing need, with renter households accounting for almost 64% of the total. The available data also shows that between 2011 and 2016, the total number of households in core housing need has continued to decrease, with a decrease in the number of owners in core housing need accounting for the change.

To a large extent, income determines where a household fits on the housing continuum and the range of housing choices available. Based on the 2016 Census, a household in core housing need in the District of New Hazelton had an average annual income of \$28,140 with renter households reporting an average annual income of \$18,401.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	260	100%	240	100%	290	100%
Extreme core housing need	20	7.7%	25	10.4%	20	6.9%
Of which are owner households	10	40.0%	0	0.0%	10	50.0%
Of which are renter households	15	60.0%	20	100.0%	10	50.0%

Comments:

The 2016 Census shows that there were 20 households living in the District of New Hazelton who were in extreme housing need. These are households who are spending 50% or more of their income on their housing costs and who are at increased risk of homelessness with a decrease in their income or an increase in their rent having the potential to push them into homelessness. This includes 10 renter households (12.5% of all renters) as well as 10 owners (4.8% of all owners).

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

1. Affordable housing

There is a significant need for affordable housing at all points along the housing continuum from entry-level ownership choices for young families and individuals living in the District of New Hazelton to an expanded range of rental housing choices (market and non-market).

Priorities identified through the consultation and engagement process included 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.

Housing for low-income seniors was also identified as a priority including an expanded range of housing choices to meet the needs of an aging population.

The need for targeted strategies which include both transitional housing and wrap around supports was also identified as a priority with the Upper Skeena region reporting a relatively high level of housing insecurity and homelessness among those living in the region.

2. Rental housing (market and non-market)

Through this research, it was evident that there is a critical shortage of affordable rental housing in the Upper Skeena region. In response, there is the need to explore opportunities to increase the supply of purpose-built rental housing as well as expand the inventory and mix of non-market and social housing units across the region.

Based on the research that was completed, it was observed that half of the rental housing stock in the District of New Hazelton was built before 1980, with a large proportion of this housing being found in the secondary rental market – a less secure, less stable source of housing when compared to purpose-built rental housing.

Through the 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.

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. Based on information provided through B.C. Housing, there are 20 units of independent seniors' housing in the District of New Hazelton to respond to the needs of seniors living in the area.

Based on the 2016 Census, 110 individuals in the District of New Hazelton reported a permanent disability or health and activity limitation, representing 19.0% of the population. At the same time, there were an additional 150 individuals who indicated that they experienced episodic challenges, representing 25.9% of the population. Many of these households will continue to live independently in the community, however, some households may require different services and supports as their needs change. A preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society also identified the need for 10 to 12 units of housing with services and wrap around supports for individuals with developmental, intellectual, and other types of mental or cognitive conditions including Autism and FASD. Exploration of different types of intergenerational housing and support was also identified as a potential model to be considered within the context of the Upper Skeena region.

4. Housing for seniors

The District of New Hazelton has a large and growing number of seniors 65 and older including a growing number of older seniors (85 years and older). At the time of the 2016 Census, there were 110 seniors between the ages of 65 and 84 living in the District of New Hazelton with an additional 15 seniors 85 and older. Combined this represents a total of 125 seniors 65 or older living in the District of New Hazelton or 21.6% of the total population in 2016.

Based on population growth projections prepared by B.C. Stats, it is estimated that the number of seniors 65 and older living in the District of New Hazelton will increase by 51 seniors between 2016 and 2021 with an additional 80 seniors expected between 2021 and 2026. This represents an increase of 130 seniors between 2016 and 2026, or a doubling of the seniors' population in the District of New Hazelton.

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, the observation was also made that there is the need for more supportive seniors' housing and assisted living spaces across the region. Given the regional context, it is likely that the District of New Hazelton will experience increased demand from seniors living in the rural areas in Electoral Area B, some of whom may eventually need to downsize and move closer to the types of services and amenities needed to support their on-going independence and healthy aging.

5. Housing for families

Family households (with and without children) account for almost 65% of all households in the Upper Skeena region. Within the District of New Hazelton, family households accounted for approximately 62.1% of all households with half of these households having children. Through the key informant interviews the need for an expanded range of housing choices affordable to 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.

6. Housing for individuals experiencing homelessness

The preliminary housing needs assessment report (2019) prepared for the Skeena Housing Coalition Society observed that the Upper Skeena region does not have any emergency shelter spaces for men, women, youth, or families and that there is a significant and growing need for shelter spaces and transitional and supportive housing across the Upper Skeena region. It is also worth noting that while the Village of Hazelton had been allowing for a temporary shelter to be put into place, it was only intended to be temporary and was not considered to be suitable or appropriate for longer term arrangements. In 2020, the Upper Skeena Housing Coalition Society completed further research which identified 72 families and individuals from across the Upper Skeena region who are without a place to call home. Working together to address the growing homelessness crisis in the Upper Skeena region should continue to be an important area of focus for local, regional, provincial and federal partners.

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

The preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation on behalf of the Skeena Housing Coalition Society documented a diverse range of needs around vulnerable and 'at risk' populations including:

- Housing for vulnerable and 'at risk' youth
- Family housing including housing for single parent family households

- Culturally appropriate housing for Indigenous people
- Housing for people with disabilities (cognitive and physical)
- Housing for women and children fleeing violence
- Housing for low-income seniors and Elders
- Housing for single person households including those receiving income assistance

To meet these needs, consideration should be given to the development of targeted strategies including multi-level partnerships which include partnerships with local housing and service providers as well as partnerships across all levels of government across the Upper Skeena region.

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

8. The quality and condition of the existing housing stock

At the time of the 2016 Census, 630 units or 60.3% of the housing stock in the Upper Skeena region was built before 1980. Many of these units are 40 years old or older and could be approaching the end of their useful economic life. In many cases, it is likely that this housing will require investments either in the form of repair or replacement. In the District of New Hazelton, there were 175 units built before 1980.

Limitations of the Census Data for Smaller Geographies Due to Random Rounding

When working with smaller geographies, it is important to be aware of some of the challenges arising from the practices employed by Statistics Canada in terms of “random rounding” and “data suppression”. In the case of random rounding, it is necessary to note that there can be some variability in the numbers reported due to random rounding - an approach adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of ‘5’ or ‘10.’ In using the data, it is necessary to follow the guidance provided by Statistics Canada which notes that:

“To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.” Retrieved from Statistics Canada at [https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-
apropos/about-
apropos.cfm?Lang=E&wbdisable=true#aa8](https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-
apropos/about-
apropos.cfm?Lang=E&wbdisable=true#aa8)

Limitations of the Census Data for Smaller Geographies Due to Data Suppression

When working with smaller geographies, it is important to be aware of some of the challenges arising from the practices employed by Statistics Canada in terms of “data suppression”. Specifically, in addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondent’s personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size. For example, areas with a population of less than 40 persons are suppressed. If the community in question has a population of less than 40 persons, only the total population count will be available. The practice of data suppression can also apply to demographic sub-populations. Suppression of data can also occur as a result of poor data quality or other technical reasons.

The following are some potential opportunities for action that were identified through the process:

1. Address the critical shortage of rental housing (market and non-market)
2. Increase the range of housing choices for individuals and families
3. Increase the range of housing choices for seniors
4. Increase the diversity and mix of housing types
5. Address the needs of vulnerable and 'at risk' priority populations
6. Address the growing homelessness crisis
7. Continue to work to create a shared regional response to housing needs in the Upper Skeena region

In working to address the housing needs and challenges that have been identified it is important to recognize that an effective housing system enables choice and promotes access to opportunities through building healthy and inclusive communities and a supportive social infrastructure. As well, within the context of Northern B.C. communities, having a diverse range of housing choices is recognized as being integral to supporting a sound economic development strategy. Based on the results of an earlier study of Northern B.C. communities completed by UNBC (2016), it was observed that:

“housing can either be an enabler or limiting factor for communities in realizing the potential of economic opportunities. If communities lack an adequate supply of suitable housing, they will not be able to retain existing residents or attract new workers and business investment” (UNBC, 2016).

Taking these factors into consideration, this section sets out some possible strategies or actions for the District of New Hazelton and the other partners in the Upper Skeena region to consider.

Address the critical shortage of rental housing (market and non-market)

Through this research, it was evident that there is a critical shortage of affordable rental housing in the Upper Skeena region. This includes the need to increase the supply of purpose-built rental housing in the region as well as the need to expand the mix of social housing and non-market choices. As noted through this research, there is only a limited number of non-market housing units available in the region despite significant and on-going demand. A large proportion of the rental housing stock is found in the secondary rental market, which is a less secure, less stable source of rental supply. As well, a larger proportion of the rental housing stock in the Upper Skeena region is older stock that is in need of repairs. To respond to these pressures, it is necessary for the communities in the Upper Skeena region to continue to come together to leverage existing partnerships and relationship to secure additional housing investment to expand the supply of both market and non-market housing stock.

Increase the range of housing choices available for individuals and families

Through the key informant interviews the need for an expanded range of housing choices for families was identified as a priority both in the form of entry-level ownership opportunities as well as rental housing choices. In particular, it was noted that given the supply constraints in the region, it can be difficult to attract and retain key workers and young professionals wishing to move to the region. As well, the concern was raised that the shortage of available opportunities has also meant that young adults living in the region are forced to remain living at home or move away because of the limited housing choices available. To successfully attract and retain key workers to the Upper Skeena region, there is the need to work to ensure that there is an adequate range of housing choices available.

Increase the range of housing choices for seniors

The Upper Skeena region is home to a large and growing population of seniors 65 and older. At the time of the 2016 Census, almost 1 in 3 households living in the Upper Skeena region was led by someone over the age of 65. As well, the population and household growth projections suggest that the number of seniors in the Upper Skeena region is expected to double within the next 10 years (between 2016 and 2026). To meet this increased demand, there is the need to explore strategies to increase the range of housing choices available to seniors. This could include an expanded mix of smaller 1-bedroom and 2-bedroom units as well as more ground-oriented housing that is both adaptable, accessible and that incorporates the principles of universal design. Through the key informant interviews, the observation was also made that there is the need for more supportive seniors' housing and assisted living spaces in the region.

Increase the diversity and mix of housing types

A significant proportion of the housing stock in the Upper Skeena region is in the form of larger single detached homes. Through the community consultation process, there was an interest expressed in exploring different housing types and models including consideration of coach houses, row houses, 4-plex and 6-plex units. There was also community support for exploring different types of mixed income and mixed tenure models including the addition of coach houses, garden suites and other forms of accessory dwelling units as a way of expanding the supply of rental stock.

Expand the housing choices available for vulnerable and 'at risk' populations

The preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation on behalf of the Skeena Housing Coalition Society documented a diverse range of needs around vulnerable and 'at risk' populations including:

- Housing for vulnerable and 'at risk' youth
- Family housing including housing for single parent family households
- Culturally appropriate housing for Indigenous people
- Housing for people with disabilities (cognitive and physical)
- Housing for women and children fleeing violence

- Housing for low-income seniors and Elders
- Housing for single person households including those receiving income assistance
- Housing for Individuals who are homeless or 'at risk' of becoming homeless

To meet these needs, consideration should be given to the development of targeted strategies including multi-level partnerships both across housing and service providers as well as across all levels of government (Federal, Provincial, regional, local and First Nations) in order to leverage the resources, investments and expertise needed to effectively respond to the needs that have been identified.

Address the growing homelessness "crisis"

The preliminary housing needs assessment report (2019) prepared for the Skeena Housing Coalition Society observed that the Upper Skeena region does not have any emergency shelter spaces for men, women, youth, or families and that there is a significant and growing need across the Upper Skeena region. It is also worth noting that while the Village of Hazelton had been allowing for a temporary shelter to be put into place, it was always intended to be temporary and was not considered to be suitable or appropriate for longer term arrangements. In 2020, the Upper Skeena Housing Coalition Society completed further research that identified 72 families and individuals from across the Upper Skeena region who are without a place to call home.

Continue to work to create a shared regional response to housing needs

The Skeena Housing Coalition Society was established to bring partners together to create a coordinated multi-agency response to the housing needs in the Upper Skeena region. To work toward this goal, the Skeena Housing Coalition Society is committed to a vision of working together with others to create a collaborative, shared regional response to existing and emerging housing needs through on-going partnerships at the community level and across all levels of government. This commitment to the creation of a shared regional response represents an important part of the solution.

Electoral Area B

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area B

REGIONAL DISTRICT: Regional District of Kitimat-Stikine

DATE OF REPORT COMPLETION: December 2020

PART 1: KEY INDICATORS AND INFORMATION

LOCATION	Neighbouring Municipalities and Electoral Areas:			
	Electoral Area B is found in the Regional District of Kitimat-Stikine in the Upper Skeena region and covers 7,393 square kilometers. Located in Electoral Area B are the unincorporated communities of Cedarvale, Two Mile, South Hazelton, Kispiox Valley and Kitwanga as well as the incorporated communities of the Village of Hazelton and the District of New Hazelton.			
LOCATION	Neighboring First Nations:			
	Electoral Area B is located on the traditional, ancestral and unceded territory of the Gitksan and Wet'suwet'en peoples and includes the Indigenous communities and nations of Gitanmaax, Gitanyow, Gitsegukla, Gitwangak, Hagwilget (Tse-kya), Kispiox (Anspayaxw), Sik-e-Dakh (Glen Vowell), and Witset (Moricietown).			
POPULATION	Population: 1,473		Change since 2006: -145 (minus 9.0%)	
	Projected population in 5 years: 1,439		Projected change: -34 or minus 2.3%	
	Number of households: 655		Change since 2006: -40 or minus 5.8%	
	Projected number of households in 5 years: 635		Projected change: -20 or minus 3.1%	
	Average household size: 2.2			
	Projected average household size in 5 years: 2.1 (estimated)			
	Median age (local): 53.0	Median age (RD): 40.4	Median age (BC): 42.5	
	Projected median age in 5 years: 49.1 (estimated)			
	Seniors 65+ (local): 270 (18.3%)	Seniors 65+ (RD): 14.9 %	Seniors 65+ (BC): 18.2 %	
	Projected seniors 65+ in 5 years: 332 22.5%			
	Owner households: 540 (82.4%)		Renter households: 115 (17.6%)	
	Renter households in subsidized housing: 2 households receiving housing assistance			
INCOME	Median household income	Local	Regional District	BC
	All households	\$52,052	\$ 71,534	\$ 69,979
	Renter households	\$36,829	\$ 47,009	\$ 45,848
	Owner households	\$52,840	\$ 81,988	\$ 84,333

ECONOMY	Participation rate: 58.1%	Unemployment rate: 11.8%
	Major local industries: The three main industries in the Upper Skeena Region are public administration, tourism and forestry. Many working in the region are employed in various public sector jobs by the municipalities, local band governments, the School District, and Wrinch Memorial Hospital. Tourism is a key driver in the Upper Skeena Region, with citizens employed in cultural and historical tourism, and outdoor recreation tourism, especially in hunting and fishing guiding. Forestry also remains a key employer in the region, with residents employed by both local forestry companies and in provincial forest management.	

HOUSING	Median assessed housing values: \$366,100	Median housing sale price: N/A
	Average monthly rent: \$605	Rental vacancy rate: N/A
	Housing units—total: 655	Housing units—subsidized housing: 0
	Annual registered new homes: N/A	Annual registered new homes—rental: N/A
	Households below affordability standards (spending 30%+ of income on shelter): 35 (5.3%)	
	Households below adequacy standards (in dwellings requiring major repairs): 90 (13.7%)	
	Households below suitability standards (in overcrowded dwellings): 10 (1.5%)	

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies (if applicable):

The RDKS does not have a regional growth strategy. However, growth is typically directed towards incorporated communities within the RDKS as this helps to maintain the rural nature of the area and limit growth in response to constraints related to water, fire and other services.

2. Any community consultation undertaken during development of the housing needs report:

The community consultation process included a series of key informant interviews with community partners and stakeholders from across the Upper Skeena region. The Skeena Housing Coalition was established to create a coordinated multi-agency response to the housing needs in the Upper Skeena region. To work toward this goal, the Skeena Housing Coalition Society seeks to bring together First Nations governments, local government, and regional partners as well as housing and service providers to improve the housing choices available in the Upper Skeena region. This commitment to working together to create a collaborative shared regional response to existing and emerging housing needs and on-going partnerships at the community level represents an important part of the solution.

The key informant interviews included engagement with municipal staff in the Village of Hazelton and the District of New Hazelton, representatives from the real estate and housing finance sector and key community partners including the Skeena Housing Coalition Society.

An on-line and paper survey was created and was available at the local municipal offices. However, there was only a limited number of responses received (less than 5) from across the region. It is likely that the geographic diversity of the region combined with the distance between communities contributed to the low response rate. To address this limitation and invite a range of perspectives and insights from across the region, the Skeena Housing Coalition Society convened a meeting of their Board of Directors to review the preliminary findings and to share their insights.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies):

Interviews were completed with administrative staff from the Village of Hazelton, the District of New Hazelton, planning staff in the RDKS. Interviews were also completed with representatives from the Northern Health Authority as well as housing development consultants engaged with BC Housing to explore ways to respond to local housing needs through the delivery of current Federal/Provincial housing supply programs.

4. Any consultation undertaken with First Nations:

The individuals and organizations identified by the RDKS were contacted, however, there was only a limited response. Additional engagement with key First Nations partners and Indigenous individuals and organizations was also conducted through the Skeena Housing Coalition Society which includes First Nations membership on their Board of Directors. As well, additional follow-up research and engagement is planned.

PART 2: KEY FINDINGS

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

	Currently		Anticipated (5 years)	
	#	%	#	%
0 bedrooms (bachelor)	--	--	--	--
1-bedroom	80	12.2%	--	--
2-bedroom	175	26.7%	--	--
3+ bedroom	400	61.1%	--	--
Total	655	100.0%	--	--

Comments:

It is anticipated that Electoral Area B will continue to experience a small decrease in population and that sources of future housing demand will include renters or owners seeking a rural lifestyle.

It is also expected that any future growth in Electoral Area B will be limited in nature with access to serving (water, sewer, fire, and other services) presenting significant constraints.

As the population in Electoral Area B continues to age, it is also expected that some of the seniors currently living in Electoral Area B will seek to move to areas which allow for better access to the types of services and amenities needed to support their on-going independence and healthy aging.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	695	100	675	100	655	100
Of which are in core housing need	165	23.7%	180	26.7%	90	13.7%
Of which are owner households	105	63.6%	155	86.1%	65	72.2%
Of which are renter households	60	36.4%	25	13.9%	25	27.8%

Comments:

Core housing need is a measure developed by CMHC (Canada Mortgage and Housing Corporation) to identify the number of households who are unable to find housing in their community that is suitable in size and that is in good repair without spending 30% or more of their income on their housing costs. Table 2 provides information on the number of households in Electoral Area B in core housing need including the general tenure profile.

Based on information from the 2016 Census, almost 1 in 7 households in Electoral Area B was in core housing need, with owners accounting for 72.2% of the total. The available data also shows that between 2011 and 2016, the total number of households in core housing need in Electoral Area B has continued to decrease, with a decrease in the number of owners in core housing need accounting for the change.

To a large extent, income determines where a household fits on the housing continuum and the range of housing choices that are available. Based on the 2016 Census, a household in core housing need in Electoral Area B had an average annual income of \$34,150 with many of these households being senior-led households.

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	695	100	675	100	655	100
Extreme core housing need	40	5.8%	55	8.1%	15	2.3%
Of which are owner households	20	50.0%	45	81.8%	10	50.0%
Of which are renter households	25	62.5%	N/A	N/A	10	50.0%

Comments:

The 2016 Census shows that there were 15 households living in Electoral Area B who were in extreme housing need. These are households who are spending 50% or more of their income on their housing costs and who are at increased risk of homelessness with a decrease in their income or an increase in their rent having the potential to push them into homelessness. Of those in extreme housing need in Electoral Area B, 10 were renter households and 5 were owners.

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

1. Affordable housing

While Electoral Area B is typically more rural in nature and has continued to experience a decrease in population there are clear affordable housing needs across households living in Electoral Area B. Furthermore, as the population ages it is likely that the housing needs of those living in Electoral Area B will continue to evolve (although the number of households in core housing need and those in extreme housing need has continued to decrease). Measures to address housing needs in Electoral Area B are also more likely to be related to demand-side solutions in the form of direct rent assistance to eligible households rather than the construction of new affordable housing developments.

2. Rental housing (market and non-market)

At the time of the 2016 Census, there were 115 renter households living in Electoral Area B, representing approximately 17.1% of all households in Electoral Area B and half of all renter households in the Upper Skeena region. The secondary rental market in the form of rented single detached family housing or rented manufactured home units accounts for all the rental housing stock in Electoral Area B and is a suitable form of housing for this area. However, this type of housing is typically considered to be a less secure and less stable source of rental housing supply when compared to purpose-built rental housing stock. The available data also shows that 73 (63.6%) of the total rental housing stock in Electoral Area B is older stock. One of the challenges to arise is that, as this housing is sold into the ownership market or needs to be replaced, there is the potential to displace the existing renter households. This can result in greater pressure on the rental housing stock in Electoral Area B as well as other parts of the Upper Skeena region including the rental housing stock in the Village of Hazelton and the District of New Hazelton.

3. Special needs housing

Based on the 2016 Census, a large proportion of the households living in Electoral Area B are older households, many of whom will have specific health and activity limitations. Based on the 2016 Census, 240 individuals in Electoral Area B reported a permanent disability or health and activity limitation, representing 16.2% of the population. There were also an additional 405 individuals living in Electoral Area B who indicated that they experienced episodic challenges, representing 27.4% of the population. Many of these households are older seniors who may at some time need to move closer to services and amenities as their housing and health needs change.

4. Housing for seniors

Electoral Area B has a large and growing number of seniors 65 and older including a growing number of older seniors (85 years and older). At the time of the 2016 Census, there were 245 seniors between the ages of 65 and 84 living in Electoral Area B with an additional 25 seniors 85 and older. Combined this represents a total of 270 seniors 65 or older living in Electoral Area B or 18.3% of the total population in 2016. Based on population growth projections prepared by B.C. Stats, it is estimated that the number of seniors 65 and older living in Electoral Area B will increase by 62 seniors between 2016 and 2021 with an additional 93 seniors between 2021 and 2026. This represents an increase of 155 seniors between 2016 and 2026.

Given the regional context, it is likely that some of the senior-led households living in Electoral Area B may eventually need to downsize and move closer to the types of services and amenities needed to support their on-going independence and healthy aging. This would result in an increased demand for seniors' housing in the Village of Hazelton and the District of New Hazelton including the need for additional supportive and assisted living units.

5. Housing for families

Family households (with and without children) account for almost 65% of all households in the Upper Skeena region. Within Electoral Area B, 29% of all households were families with children while a larger proportion of households were non-family households (most of whom were single person households) or families without children (many of whom are "empty-nester" households).

6. Housing for individuals experiencing homelessness

There are reports of individuals living in their vehicles or other temporary or 'ad hoc' arrangements in Electoral Area B with the shortage of available, suitable, and appropriate housing being identified as a contributing factor. At the regional level, there are concerns about the safety and long-term sustainability of these types of arrangements.

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

Electoral Area B is located on the traditional, ancestral and unceded territory of the Gitksan and Wet'suwet'en peoples and includes the Indigenous communities and nations of Gitanmaax, Gitanyow, Gitsegukla, Gitwangak, Hagwilget (Tse-kya), Kispiox (Anspayaxw), Sik-e-Dakh (Glen Vowell), and Witset (Morictown). In looking at future housing plans and in responding to existing and emerging housing needs within Electoral Area B there is the need to continue to look at strategies that can respond to the full diversity of housing needs within the Upper Skeena region including support for the development of culturally responsive strategies and approaches for meeting the needs of Indigenous families and individuals living in the Upper Skeena region.

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

8. The quality and condition of the existing housing stock

At the time of the 2016 Census, 60.3% of the housing stock in the Upper Skeena region was built before 1980. Many of these units are 40 years old or older and may be approaching the end of their useful economic life. In many cases, this housing will also require repairs or replacement. In Electoral Area B there were 390 households living in housing built before 1980 including 70 renter households (60.9%).

Limitations of the Census Data for Smaller Geographies Due to Random Rounding

When working with smaller geographies, it is important to be aware of some of the challenges arising from the practices employed by Statistics Canada in terms of "random rounding" and "data suppression". In the case of random rounding, it is necessary to note that there can be some variability in the numbers reported due to random rounding - an approach adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' In using the data, it is necessary to follow the guidance provided by Statistics Canada which notes that:

"To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%." Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-appropos/about-appropos.cfm?Lang=E&wbdisable=true#aa8>

Limitations of the Census Data for Smaller Geographies Due to Data Suppression

When working with smaller geographies, it is important to be aware of some of the challenges arising from the practices employed by Statistics Canada in terms of "data suppression". Specifically, in addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondent's personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size. For example, areas with a population of less than 40 persons are suppressed. If the community in question has a population of less than 40 persons, only the total population count will be available. The practice of data suppression can also apply to demographic sub-populations. Suppression of data can also occur as a result of poor data quality or other technical reasons.

Opportunities for Action

There are limited actions that can be taken in Electoral Area B given the rural nature. As well, there are limitations in terms of future growth. At the same time, the research shows that there are significant and on-going housing needs in this area due to the age of the housing stock (i.e. the need for investment or replacement), the aging population and the need for the availability of housing and supports that will allow for their on-going independence and healthy aging as well as improved access to housing assistance (i.e. SAFER and RAP assistance) for eligible households who are facing challenges in terms of finding and keeping housing that they can afford. Access to programs such as the Home Adaptations Program for Seniors (HASI) or RRAP (Residential Rehabilitation Assistance Programs) might also be beneficial in terms of helping to improve the quality of housing in Electoral Area B and to assist lower income households who may be in need.

Terms to Know

Glossary & Definitions

Affordability: To be considered affordable, housing costs should be no more than 30% of a household's gross annual income. This measure can also be referred to as STIR which is the shelter-cost-to-income ratio.

Apartment duplex: Apartment duplex is a Census term that refers to an apartment or flat in a duplex or accessory dwelling unit in a building that has fewer than 5 storeys.

Average household income: Average household income refers to the income of a specified group that is calculated by dividing the aggregate income by the total number of individuals or households identified in the sample or Census universe.

Band Housing: Band housing is a Census term that is used for historical reasons to define the shelter occupancy of housing for First Nations people whose form of housing does not lend itself to the usual classification of tenure (ownership and rental).

Census families: Census families is a Census term that refers to households living in private households in various types of family and household arrangements. Census families can include spouses who are married as well as common-law spouses and can include households both with and without children.

Core housing need: A household is considered to be in core housing need if they are unable to find housing in their community that is suitable in size and in good repair without spending 30% or more of their income on their housing costs.

Data Suppression: Data suppression is another tool used by Statistics Canada to protect the confidentiality of respondents and can include the suppression of results for geographic areas with populations below a specified size, in cases where there are concerns about data quality, or for other technical reasons.

Employment income: Employment income is the income received from wages, salaries, and commissions and is typically reported at the individual level.

Full-time employment: Full-time employment is reported in the Census as a full-year and full-time worker that includes individuals aged 15 and older who worked more than 30 hours per week for a minimum of 49 weeks of the year.

Household income: Household income is a Census term that refers to the total household income received from all sources including employment income, investments, pensions, and other sources including government sources. Household income is reported at the household level.

Household size: Household size is a Census term that refers to the number of persons in a private household.

Housing condition: Housing condition is one of the dimensions of housing need under Canada's Core Housing Need Definition and includes considerations around the adequacy or condition of the housing including the number of units that are in need of major repairs. In particular, a household is considered to be in core housing need if they are unable to find housing that is suitable in size and in good repair without spending 30% or more of their income on their housing costs.

Household maintainer: Household maintainer is a Census term that refers to the number of persons in a household and who are responsible for paying the rent, or mortgage, or taxes and other utilities with the age of the primary household maintainer being defined by the first person in the household reported on the Census form and who has been identified as having the primary responsibility.

Low income measures: A household is considered to be in low-income if their income falls below one of a number of different measures established by Statistics Canada and can include LIM (low income measure), LICO (low income cut-off) and is measured both before and after tax.

Low income measure (LIM): LIM is one of the low-income measures established by Statistics Canada and refers to households falling below 50% of the median adjusted after-tax income of private households (LIM-AT) that is further adjusted to reflect differences in household sizes.

Median household income: Median household income refers to the income level of a specified group that is the exact midpoint of the income distribution (i.e. the point where the income distribution divides into two halves).

Movable dwelling: Moveable dwelling is a Census term that refers to manufactured or mobile homes that are either rented or owned.

Movers: Movers include households who have moved in the year prior to the Census. This can include individuals who have moved but remained in the same city, town or community and who are referred to as non-migrants as well as migrants who could include individuals who have moved from a different city, town, township, village, or First Nations reserve. External migrants would be individuals who have moved from outside of Canada.

Non-census family households: Non-census family households is a Census term and refers to individuals or single person households who live alone. Non-census family households can also include unrelated individuals living together.

Number of bedrooms: Number of bedrooms is a Census term that refers to the number of rooms in a private dwelling unit that are designated for sleeping purposes while number of rooms refer to additional living spaces within a private dwelling and include other living spaces such as the kitchen, basement, living/dining area.

Private dwellings: The term private dwellings is a Census term that refers to living quarters which have a private entrance. A private dwelling occupied by usual residents refers to a private dwelling where the individual or household permanently resides.

Random Rounding: Random rounding is an approach adopted by Statistics Canada to ensure confidentiality and protect the privacy of individuals and households in smaller geographies. Random rounding includes adjustments either up or down to a multiple of '5' or '10' and includes adjustments to totals and sub-totals resulting in a situation where the total value (especially in smaller geographies or at the subgroup level) may not match and where percentages may not necessarily add up to 100%.

Secondary Rental Market: Typically, there are three sources of rental supply – purpose-built rental housing, social housing and non-market housing stock as well as housing that is available through the secondary rental market. Housing available through the secondary rental market includes rented single detached homes or semi-detached homes as well as rented garden suites or coach house units. It can also include rented condo apartment units as well as rented manufactured home stock.

Shelter cost: Shelter costs refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling and that can include mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, and heat.

Shelter-cost-to-income ratio (STIR): The term shelter-cost-to-income ratio refers to the proportion of monthly household income which is spent on shelter costs with the shelter-cost-to-income ratio being calculated for private households who reported a total household income of greater than zero. A household is considered to be experiencing housing affordability challenges if they are spending 30% or more of their income on their housing costs, or if they have a shelter-cost-to-income ratio of 30% or more.

Structure type: The term structure type is a Census term that refers to the structural characteristics of the dwelling unit and could include different housing types including single detached, semi-detached, row house or apartment unit.

Subsidized housing: Subsidized housing refers to housing where a household pays a rent that is geared to their income. Subsidized housing could refer to traditional social housing, public housing, and other forms of government-assisted housing including non-profit housing. This term can also include households that are receiving rent supplement assistance or some form of housing allowance.

Suitability: Suitability is one of the dimensions of housing need under Canada's Core Housing Need Definition and includes considerations where there are not enough rooms and living spaces to meet the basic standards requirements set out in the National Occupancy Standards (NOS). Measures of suitability refer to the degree of crowding.

Tenure: Tenure is a Census term that is used to determine whether a household rents or owns their housing.

Statistics Canada. 2017. British Columbia. Census Profile. 2016. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017.

Continuum of Housing Choices

The Continuum of Housing Choices in the Village of Hazelton

The Affordability of Ownership in the Village of Hazelton

Using information available through BC Assessment (2019 and 2020), the table below looks at the affordability of ownership across different forms of housing including single detached family housing, duplex units (strata and non-strata) as well as manufactured home or mobile home units. The calculations set out below include information on the down payment requirements, monthly mortgage payments as well as the qualifying income needed to purchase a home in the Village of Hazelton. The information assumes a down payment of 10%, a 25-year amortization period and 5-year fixed term mortgage at 2.39% interest. Assuming that a household was successful in securing the necessary down payment and had only limited other debt, a household could purchase a home in the Village of Hazelton for between \$458 and \$912 per month.

TABLE B.1 MONTHLY MORTGAGE PAYMENTS AND QUALIFYING INCOME

	Assessed Value	Range Low/High	Mortgage Amount	Down payment Amount	Monthly Payments	Qualifying Income
Single Detached	\$114,900	Low	\$103,410	\$11,490	\$458	\$14,080
Single Detached	\$162,450	High	\$146,205	\$16,245	\$647	\$19,910
Duplex (Non-Strata)	\$138,900	Low	\$125,010	\$13,890	\$553	\$17,020
Duplex (Non-Strata)	\$228,300	High	\$205,470	\$22,830	\$909	\$27,980
Duplex (Strata)	--	Low	--	--	--	--
Duplex (Strata)	--	High	--	--	--	--
Mobile Home	\$158,400	Low	\$142,560	\$15,840	\$631	\$19,410
Mobile Home	\$228,900	High	\$206,010	\$22,890	\$912	\$28,050

Assumptions: Calculation using the low and high range in the median price reported in BC Assessment Data for the Village of Hazelton and based on an amortization period of 25 years and a 2.39% mortgage rate for 5 years. Calculations assume a 10% down payment.

Affordability by Housing Type in the Village of Hazelton

Based on the median assessed value of \$114,900 and \$162,450 for a single detached home in the Village of Hazelton, a household would need an income of between \$14,080 and \$19,910 and a down payment of between \$11,490 and \$16,245 to purchase a single detached home.

The duplex units in the Village of Hazelton typically have a higher median assessed value as they are newer stock. Based on the median assessed value of \$138,900 and \$228,300 for a duplex unit in the Village of Hazelton, a household would need an annual income of between \$17,020 and \$27,980 and a down payment of between \$13,890 and \$22,830 saved to purchase a newer duplex unit.

Manufactured home stock also represents an important part of the continuum of housing choices in smaller, rural communities. Based on the median assessed values of the manufactured home units in the Village of Hazelton, a household would need an annual income of between \$19,410 and \$28,050 to purchase a manufactured home unit. This would translate into monthly housing costs of between \$631 and \$912 per month not including the monthly pad rental cost.

The housing continuum graphic on the following page shows the mix of housing types (ownership and rental) in the Village of Hazelton and provides information on both housing costs and incomes.

Column 1 & 2: Shows the income distribution of all households living in the Village of Hazelton (owners and renters) and is based on the 2016 Census.

Column 3: Shows the median price for a single detached home in the Village of Hazelton based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a home at this price assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage.

Column 4: Shows the median price for a newer duplex unit in the Village of Hazelton based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a home at this price assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage.

Column 5: Shows the median price for a manufactured home in the Village of Hazelton based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a manufactured home in the Village of Hazelton assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage. The calculation also assumes a monthly pad rental cost of \$400 per month.

Column 6: Shows the reported average market rent in the Village of Hazelton is \$773 per month based on information contained in the 2016 Census. Based on an average monthly rent of \$773, a household would need an annual income of \$30,919 to carry the cost of this housing.

Column 7: Shows the average monthly rent for a household with an annual income of \$20,000 living in social housing where the monthly rent they pay is geared to their income and is based on the standard that to be affordable, a household should not be spending more than 30% of their gross annual income on their housing costs.

TABLE B.2 THE CONTINUUM OF OWNERSHIP AND RENTAL HOUSING CHOICES IN THE VILLAGE OF HAZELTON

Total Households: 100						
Total Owners: 601						Renters: 35
Income Distribution (\$)	Number of Households	Single Detached Housing	Duplex Units. (Newer Stock)	Duplex Units. (Older Stock)	Rented Single Detached/ Duplex	Non-Market Seniors (6 units)
Total	100					
\$125K+	10					
\$100K to 124,999	15					
\$80K to 99,999	15					
\$60K to 79,999	20					
\$50K to 59,999	10					
\$40K to 49,999	10					
\$30K to 39,999	10				\$30,919	
\$20K to 29,999	5		\$27,980			
\$15K to 19,999	0	\$19,910		\$17,020		
\$10K to 14,999	5					
Under \$10K	0					
Housing Cost		\$162,450 \$647/month	\$258,300 \$909/month	\$138,900 \$553 /month	\$773 per month	\$500 per month

The Continuum of Housing Choices in the District of New Hazelton

The Affordability of Ownership in the District of New Hazelton

Using information available through BC Assessment (2019 and 2020), the table below looks at the affordability of ownership across different forms of housing including single detached family housing, duplex units (strata and non-strata) as well as manufactured home or mobile home units. The calculations set out below include information on the down payment requirements, monthly mortgage payments as well as the qualifying income needed to purchase a home in the District of New Hazelton. The information assumes a down payment of 10%, a 25-year amortization period and 5-year fixed term mortgage at 2.39% interest. Assuming that a household was successful in securing the necessary down payment and had only limited other debt, a household could purchase a home in the District of New Hazelton for between \$433 and \$862 per month.

TABLE B.1 MONTHLY MORTGAGE PAYMENTS AND QUALIFYING INCOME

	Assessed Value	Range Low/High	Mortgage Amount	Down payment Amount	Monthly Payments	Qualifying Income
Single Detached	\$42,250	Low	\$38,025	\$4,225	\$168	\$5,180
Single Detached	\$216,500	High	\$194,850	\$21,650	\$862	\$26,530
Duplex (Non-Strata)	\$108,700	Low	\$97,830	\$10,870	\$433	\$13,320
Duplex (Non-Strata)	\$199,500	High	\$179,550	\$19,950	\$795	\$24,450
Duplex (Strata)	—	Low	—	—	—	—
Duplex (Strata)	—	High	—	—	—	—
Mobile Home	\$15,150	Low	\$13,635	\$1,515	\$60	\$1,860
Mobile Home	\$193,300	High	\$173,970	\$19,330	\$770	23,690

Assumptions: Calculation using the low and high range in the median price reported in BC Assessment Data for the District of New Hazelton and based on an amortization period of 25 years and a 2.39% mortgage rate for 5 years. Calculations assume a 10% down payment.

While the cost of owning is relatively affordable, there a large proportion of renter households in the District of New Hazelton (and across the Upper Skeena region) who do not have the income or savings to make the transition to ownership. Furthermore, while interest rates continue to remain low, CMHC has introduced additional requirements around the level of debt that households can assume which has made it more difficult for some households to secure the financing that they need (especially those with only minimal savings or higher levels of debt). Additionally, there is only a limited inventory of units available for sale in the District of New Hazelton.

Affordability by Housing Type in the District of New Hazelton

Based on the median assessed value of \$42,250 and \$216,500 for a single detached home in the District of New Hazelton, a household would need an income of between \$5,180 and \$26,530 and a down payment of between \$4,225 and \$21,650 to purchase a single detached home.

The duplex units in the District of New Hazelton can have a higher median assessed value as they are typically newer stock. Based on the median assessed value of \$108,700 and \$199,500 for a duplex unit in the District of New Hazelton, a household would need an annual income of between \$13,320 and \$24,450 and a down payment of between \$10,870 and \$19,950 saved to purchase a newer duplex unit.

Manufactured home stock also represents an important part of the continuum of housing choices in smaller, rural communities. Based on the median assessed values of the manufactured home units in the District of New Hazelton, a household would need an annual income of between \$1,860 and \$23,690 to purchase a manufactured home unit. This would translate into monthly housing costs of between \$60 and \$770 per month not including the monthly pad rental cost.

The housing continuum graphic on the following page shows the mix of housing types (ownership and rental) in the District of New Hazelton and provides information on both housing costs and incomes.

Column 1 & 2: Shows the income distribution of all households living in the District of New Hazelton (owners and renters) and is based on the 2016 Census.

Column 3: Shows the median price for a single detached home in the District of New Hazelton based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a home at this price assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage.

Column 4: Shows the median price for a newer duplex unit in the District of New Hazelton based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a home at this price assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage.

Column 5: Shows the median price for a manufactured home in the District of New Hazelton based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a manufactured home in the District of New Hazelton assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage. The calculation also assumes a monthly pad rental cost of \$400 per month.

Column 6: Shows the reported average market rent in the District of New Hazelton is \$668 per month based on information contained in the 2016 Census. Based on an average monthly rent of \$668, a household would need an annual income of \$26,720 to carry the cost of this housing.

Column 7: Shows the average monthly rent for a household with an annual income of \$20,000 living in social housing where the monthly rent they pay is geared to their income and is based on the standard that to be affordable, a household should not be spending more than 30% of their gross annual income on their housing costs.

TABLE B.2 THE CONTINUUM OF OWNERSHIP & RENTAL HOUSING CHOICES IN THE DISTRICT OF NEW HAZELTON

Total Households: 290						
Total Owners: 210						Renters: 80
Income Distribution (\$)	Number of Households	Single Detached Housing	Duplex Units. (Newer Stock)	Duplex Units. (Older Stock)	Rented Single Detached/ Duplex	Non-Market Seniors Housing (20 units)
Total	290					
\$125K+	35					
\$100K to \$124,999	35					
\$80K to 99,999	35					
\$60K to 79,999	45					
\$50K to 59,999	40					
\$40K to 49,999	65					
\$30K to 39,999	25					
\$20K to 29,999	30	\$26,530	\$24,450		\$26,720	\$20,000
\$15K to 19,999	10			\$13,320		
\$10K to 14,999	20					
Under \$10K	0					
Housing Cost		\$216,500 \$862/month	\$199,500 \$795/month	\$108,700 \$433 /month	\$668 per month	\$500 per month

The Continuum of Housing Choices in Electoral Area B

The Affordability of Ownership in Electoral Area B

Using information available through BC Assessment (2019 and 2020), the table below looks at the affordability of ownership across different forms of housing including single detached family housing, duplex units (strata and non-strata) as well as manufactured home or mobile home units. The calculations set out below include information on the down payment requirements, monthly mortgage payments as well as the qualifying income needed to purchase a home in Electoral Area B. The information assumes a down payment of 10%, a 25-year amortization period and 5-year fixed term mortgage at 2.39% interest. Assuming that a household was successful in securing the necessary down payment and had only limited other debt, a household could purchase a home in Electoral Area B for between \$500 and \$2,000 per month.

TABLE B.1 MONTHLY MORTGAGE PAYMENTS AND QUALIFYING INCOME

	Assessed Value	Range Low/High	Mortgage Amount	Down payment Amount	Monthly Payments	Qualifying Income
Single Detached	\$122,800	Low	\$110,520	\$12,280	\$489	\$15,050
Single Detached	\$366,100	High	\$329,490	\$36,610	\$1,458	\$44,860
Duplex (Non-Strata)	\$117,000	Low	\$105,300	\$11,700	\$466	\$14,340
Duplex (Non-Strata)	\$546,500	High	\$491,850	\$54,650	\$2,176	\$66,970
Duplex (Strata)	--	Low	--	--	--	--
Duplex (Strata)	--	High	--	--	--	--
Mobile Home	\$41,700	Low	\$37,530	\$4,170	\$166	\$5,110
Mobile Home	\$129,600	High	\$116,640	\$12,960	\$516	\$15,880

Assumptions: Calculation using the low and high range in the median price reported in BC Assessment Data for Electoral Area B and based on an amortization period of 25 years and a 2.39% mortgage rate for 5 years. Calculations assume a 10% down payment. The information in this table also excludes housing that has an assessed value of \$1M or more.

In looking at the cost of owning, the analysis shows that the cost of owning continues to increase with fewer renter households being able to make the transition to the ownership.

While interest rates continue to remain low, there are additional requirements around the level of debt that households can assume that have made it more difficult for some households (especially those with only minimal savings or higher levels of debt) to secure the financing that they need to purchase a home. As well, insurance costs have also increased especially within the context of strata tenure developments making this form of housing less affordable and less attainable for some. As housing cost continue to increase, it is likely that a greater number of owners will start to experience this type of housing stress.

Affordability by Housing Type in Electoral Area B

Based on the median assessed value of \$122,800 and \$366,100 for a single detached home in Electoral Area B, a household would need an income of between \$15,050 and \$44,860 and a down payment of between \$12,280 and \$36,610 to purchase a single detached home.

The duplex units in Electoral Area B can have a higher median assessed value as they are typically newer stock. Based on a median assessed value of between \$117,000 and \$546,500 for a duplex unit in Electoral Area B, a household would need an annual income of between \$14,340 and \$66,970 and a down payment of between \$11,700 and \$54,650 saved to purchase a newer duplex unit.

Manufactured home stock also represents an important part of the continuum of housing choices in smaller, rural communities. Based on the median assessed values of the manufactured home units in Electoral Area B, a household would need an annual income of between \$5,110 and \$15,880 to purchase a manufactured home unit. This would translate into monthly housing costs of between \$166 and \$516 per month not including the monthly pad rental cost.

The housing continuum graphic on the following page shows the mix of housing types (ownership and rental) in Electoral Area B and provides information on both housing costs and incomes.

Column 1 & 2: Shows the income distribution of all households living in Electoral Area B (owners and renters) and is based on the 2016 Census.

Column 3: Shows the median price for a single detached home in Electoral Area B based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a home at this price assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage.

Column 4: Shows the median price for a newer duplex unit in Electoral Area B based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a home at this price assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage.

Column 5: Shows the median price for a manufactured home in Electoral Area B based on 2019 BC Assessment data. It also shows the qualifying income needed for a household to purchase a manufactured home in Electoral Area B assuming a 10% down payment, a 25-year amortization period, and a 2.39% closed 5-year mortgage. The calculation also assumes a monthly pad rental cost of \$400 per month.

Column 6: Shows the reported average market rent in Electoral Area B is \$605 per month based on information contained in the 2016 Census. Based on an average monthly rent of \$605, a household would need an annual income of \$24,200 to carry the cost of this housing.

Column 7: Shows the average monthly rent for a household with an annual income of \$20,000 living in social housing where the monthly rent they pay is geared to their income and is based on the standard that to be affordable, a household should not be spending more than 30% of their gross annual income on their housing costs.

TABLE B.2 THE CONTINUUM OF OWNERSHIP AND RENTAL HOUSING CHOICES IN ELECTORAL AREA B

Total Households: 655						
Total Owners: 540						Renters: 115
Income Distribution (\$)	Number of Households	Single Detached Housing	Duplex Units. (Newer Stock)	Duplex Units. (Older Stock)	Rented Single Detached/ Duplex	Non-Market
Total	650					
\$125K+	80					
\$100K to \$124,999	70					
\$80K to 99,999	55					
\$60K to 79,999	65		\$66,970			
\$50K to 59,999	65					
\$40K to 49,999	65	\$44,860				
\$30K to 39,999	80					
\$20K to 29,999	105			\$15,050	\$24,200	
\$15K to 19,999	20					
\$10K to 14,999	15					
Under \$10K	25					
Housing Cost		\$366,100 \$1,458/month	\$546,500 \$2,176/month	\$117,500 \$466 /month	\$605 per month	Rent Assistance

Data Limitations

The Limitations of the Use of Census Data in Smaller Geographic Areas

This section describes some of the limitations of the use of Census data for smaller geographies with specific focus on the implications of the use of “random rounding” and “data suppression”:

Notes on Random Rounding

In using Census data, it is important to recognize that there can be some variability in the numbers reported due to random rounding - an approach adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of ‘5’ or ‘10.’ As noted by Statistics Canada:

“To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%” Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

Small Area Data Suppression

In addition to random rounding, small area data suppression has been adopted to further protect the confidentiality of individual respondents’ personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size or for specific sub-population groups. For example, areas with a population of less than 40 persons are suppressed. If the community searched has a population of less than 40 persons, only the total population counts will be available. Suppression of data can also occur due to poor data quality or to other technical reasons.

Additional information on data quality and disclosure control

For information on data quality, as well as random rounding, data suppression, and other methods of disclosure control, please consult the Guide to the Census of Population, 2016, Catalogue no. 98-304-X, and the reference guides for the individual topics.

Notes on Random Rounding and Data Suppression

This section provides additional technical details around the limitations of Census data especially in smaller geographic areas. In looking at the information provided by Statistics Canada it is important to note that there can be some variability in the numbers reported due to random rounding - an approach adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.'

As noted by Statistics Canada:

"To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%"

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

Area and data suppression

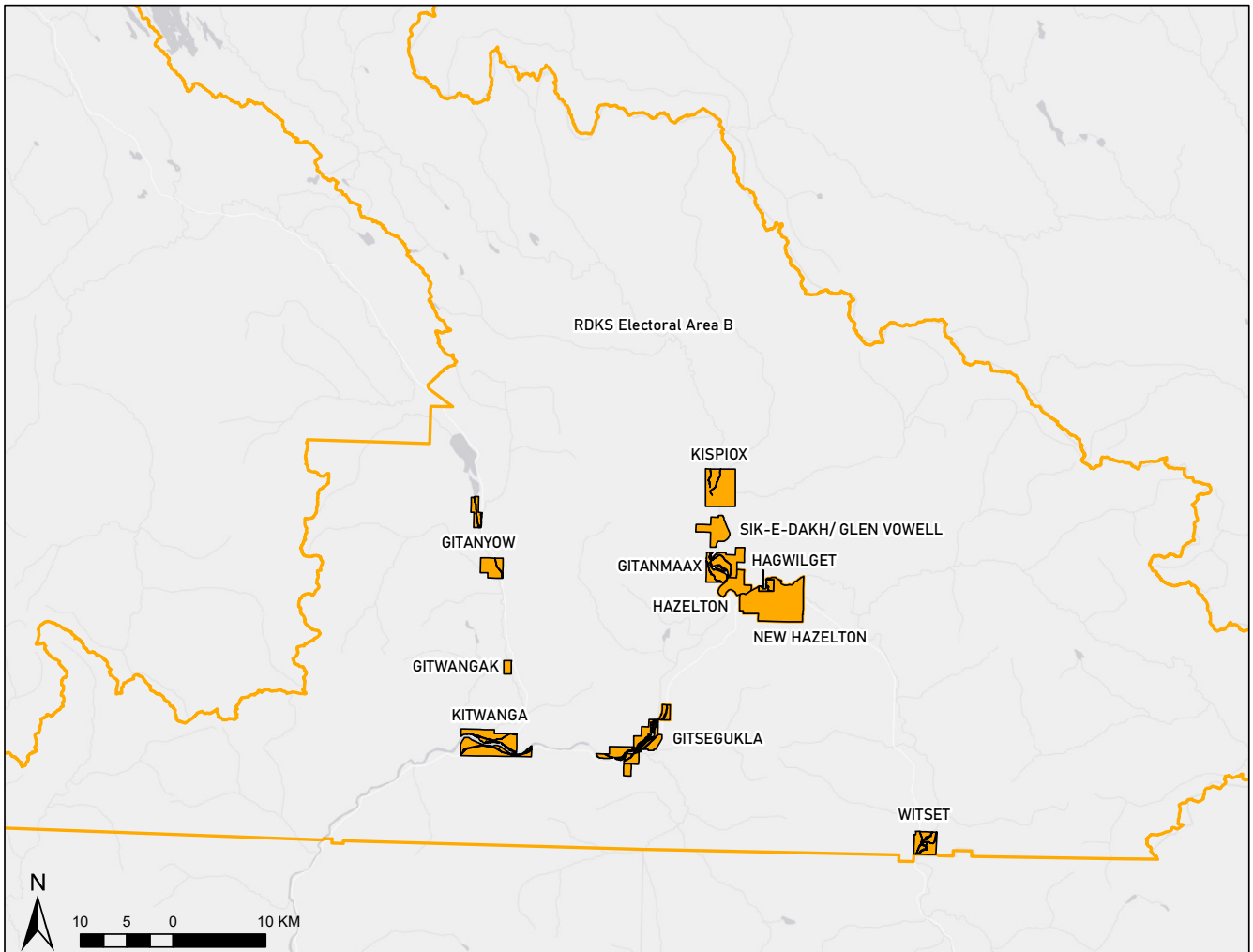
In addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondents' personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size. For example, areas with a population of less than 40 persons are suppressed. If the community searched has a population of less than 40 persons, only the total population counts will be available. Suppression of data can be due to poor data quality or to other technical reasons.

Random rounding

To ensure confidentiality, the values, including totals, are randomly rounded either up or down to a multiple of '5' or '10.' To understand these data, you must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

Note on data quality and disclosure control

For information on data quality, as well as random rounding, data suppression, and other methods of disclosure control, please consult the Guide to the Census of Population, 2016, Catalogue no. 98-304-X, and the reference guides for the individual topics.



Technical Appendices

January 2021

Village of Hazelton

Contents

1.0	Population Data	9
1.1	Population-Related Measures	9
1.2	Total Population	10
1.3	Population Growth	10
1.4	Average Age	10
1.5	Median Age.....	11
1.6	Age Distribution.....	11
1.7	Population (0 to 14).....	11
1.8	% Change in the Population (0 to 14).....	12
1.9	Population (15 to 19)	12
1.10	% Change in the Population (15 to 19)	12
1.11	Population (20 to 24).....	13
1.12	% Change in the Population (20 to 24).....	13
1.13	Population (25 to 64).....	13
1.14	% Change in the Population (25 to 64).....	14
1.15	Population (65 to 84).....	14
1.16	% Change in the Population (65 to 84).....	14
1.17	Population (85 and older)	15
1.18	% Change in Population (85 and older).....	15
2.0	Household Data	17
2.1	Household-Related Measures	17
2.2	Total Households	19
2.3	Change in Number of Households	19
2.4	Total Owners	19
2.5	Net Change in Owners	20
2.6	Owners with a Mortgage.....	20
2.7	Total Renters	20
2.8	Renters in Subsidized Housing	21
2.9	Average Household Size	21

2.10	Number of Persons Per Household.....	21
2.11	One Person Households	22
2.12	Two Person Households	22
2.13	Households of 3 or More Persons	22
2.14	Family and Household Type	23
2.15	Census Family Households.....	23
2.16	Families with Children	23
2.17	Families without Children.....	24
2.18	Non-Family Households.....	24
2.19	Single Person Households.....	25
2.20	Unrelated Persons Sharing	25
2.21	Single Household Maintainer	25
2.22	Two Household Maintainers	26
2.23	Three Household Maintainers.....	26
2.24	Age of Household Maintainers.....	27
2.26	Senior-Led Households.....	28
3.0	Housing Choices	30
3.1	Measures Related to Housing Choices in the Village of Hazelton.....	30
3.2	Single Detached Units	32
3.3	Semi-Detached, Duplex, Rowhouse and Townhouse Units	32
3.4	Apartment Units	33
3.5	Apartment Duplex Units – Garden and Basement Suites.....	33
3.6	Moveable Dwelling Units	34
3.7	Housing Type by Tenure	35
3.8	Number of Bedrooms	36
3.9	Units with No Bedrooms	36
3.10	1-Bedroom Units.....	37
3.11	2-Bedroom Units	37
3.12	3-Bedroom Units.....	37
3.13	4+-Bedroom Units	38
3.14	Bedroom Size by Tenure (#)	39
3.16	Period of Construction	40

3.17	Period of Construction by Tenure (#)	41
3.19	Migration Patterns	42
3.20	Tenure Profile of Movers	43
3.21	The Inventory of Subsidized Housing Units	44
4.0	Income and Housing Cost	46
4.1	Indicators and Outcomes Related to Housing Costs	46
4.2	Average Household Income	47
4.3	Average Household Income (Renters and Owners).....	47
4.4	Median Household Income.....	48
4.5	Median Household Income (Renters and Owners)	48
4.6	Income Distribution of All Households	49
4.7	Income Distribution of Households by Tenure.....	50
4.8	Average Housing Costs (Owners)	50
4.9	Average Housing Costs (Renters)	51
4.10	Change in the Average Monthly Rent.....	51
5.0	Housing Need	53
5.1	Key Measures Related to Housing Needs	53
5.2	Households Falling Below Suitability Standards	54
5.3	Households Falling Below Adequacy Standards	55
5.4	Households Falling Below Affordability Standards	56
5.5	Households in Core Housing Need	57
5.6	Households in Extreme Housing Need	58
5.7	Individuals Experiencing Homelessness.....	59
6.0	Labour Market Data.....	62
6.1	Key Economic Related Indicators and Measures.....	62
6.2	Number of Workers	63
6.3	Number of Individuals Employed	63
6.4	Employment Rate	63
6.5	Unemployment Rate	63
6.6	Labour Market Participation Rate	64
6.7	Travel to Work	64
6.8	Number of Workers by Industry (NAICS).....	65

7.1	Current and Future Housing Needs	67
7.2	Methodology	65
7.3	Estimated Population Growth.....	65
7.4	Estimated Household Growth.....	65
7.5	Changing Demographics—25 to 64 years of age	71
7.6	Changing Demographics—65 to 84 years of age	72
7.7	Changing Demographics—85 and older years of age.....	73

Index of Tables

Table 1.1	Population-Related Measures.....	9
Table 1.2	Total Population.....	10
Table 1.3	Change in Population (2006 to 2016).....	10
Table 1.4	Average Age.....	10
Table 1.5	Median Age.....	11
Table 1.6	Age Distribution.....	11
Table 1.7	Total Population Children and Youth (0 to 14).....	11
Table 1.9	Total Population (15 to 19).....	12
Table 1.10	% Change in Population (15 to 19).....	12
Table 1.11	Total Population (20 to 24).....	13
Table 1.12	% Change in Population (20 to 24).....	13
Table 1.13	Total Population (25 to 64).....	13
Table 1.14	% Change in Population (25 to 64).....	14
Table 1.15	Total Population (65 to 84).....	14
Table 1.16	% Change in Population (65 to 84).....	14
Table 1.17	Total Population (85 and older).....	15
Table 1.18	Change in Population (85 and older).....	15
Table 2.1	Household-Related Measures.....	17
Table 2.2	Total Households.....	19
Table 2.3	Change in the Number of Households.....	19
Table 2.4	Total Owners.....	19
Table 2.5	Net Change in Owners.....	20
Table 2.6	Owners with a Mortgage.....	20
Table 2.8	Renters in Subsidized Housing.....	21
Table 2.9	Average Household Size.....	21
Table 2.10	Number of Persons Per Household.....	21
Table 2.11	Number of 1-Person Households.....	22
Table 2.13	Number of 3+-Person Households.....	22
Table 2.14	Family and Household Type.....	23
Table 2.15	Census family Households.....	23
Table 2.16	Families with Children.....	24
Table 2.17	Families without Children.....	24
Table 2.18	Non-Family Households.....	24
Table 2.19	Single Person Households.....	25
Table 2.20	Unrelated Persons Sharing.....	25
Table 2.21	Single Household Maintainer.....	26
Table 2.22	Two Household Maintainers.....	26
Table 2.23	Three Household Maintainers.....	26
Table 2.25	Age of Household Maintainer by Tenure.....	27
Table 2.26	Senior-Led Households (2016).....	28

Table 3.1	Measures Related to Housing Choices in the Village of Hazelton	30
Table 3.2	Single Detached Housing Units	32
Table 3.3	Semi-Detached, Duplex, Rowhouse and Townhouse Units.....	32
Table 3.4	Apartment Units.....	33
Table 3.5	Apartment Duplex Units- Garden and Basement Suites.....	33
Table 3.6	Moveable Dwelling Units.....	34
Table 3.7	Housing Type By Tenure.....	35
Table 3.8	Number of bedrooms	36
Table 3.9	No Bedrooms	36
Table 3.10	1-bedroom Units.....	37
Table 3.11	2-bedroom Units	37
Table 3.12	3-bedroom Units.....	37
Table 3.13	4+-bedroom Units	38
Table 3.14	Number of Units by Bedroom Size	39
Table 3.16	Housing Stock by Period of Construction	40
Table 3.17	Period of Construction by Tenure (#).....	41
Table 3.19	Migration Patterns.....	42
Table 3.20	Tenure Profile of Movers.....	43
Table 3.21	Inventory of Subsidized Housing Units	44
Table 4.1	Key Housing Indicators and Outcomes Related to Housing Costs	46
Table 4.2	Average Household Income.....	47
Table 4.3	Average Household Income by Tenure	47
Table 4.4	Median Household Income.....	48
Table 4.5	Median Household Income by Tenure	48
Table 4.6	Income Distribution of All Households.....	49
Table 4.7	Income Distribution of Households by Tenure	50
Table 4.8	Average Housing Costs - Owners.....	50
Table 4.9	Average Housing Costs -Renters.....	51
Table 4.10	Change in the Average Monthly Rent.....	51
Table 5.1	Key Measures Related to Housing Needs.....	53
Table 5.6	Households in Extreme Housing Need	58
Table 6.1	Key Economic Related Indicators and Measures	62
Table 6.2	Number of Workers	63
Table 6.3	Number of Individuals Employed	63
Table 6.4	Employment Rate	63
Table 6.5	Unemployment Rate	64
Table 6.6	Labour Market Participation	64
Table 6.7	Travel to Work.....	64
Table 6.8	Workers by Key Industry	65
Table 7.1	Projected Population Growth	65
Table 7.2	Estimated Household Growth	70
Table 7.3	Projected Population Growth for Individuals Age 25 to 64.....	72
Table 7.4	Projected Population Growth for Individuals Age 65 to 84.....	73

Table 7.5 Projected Population Growth for Individuals Age 85+74

POPULATION DATA

1.0 Population Data

This section provides information on some of the key social, demographic and population-related measures influencing the need for housing in the Village of Hazelton. This includes information on population growth and change as well as information on housing needs across specific population and household groups. Table 1.1 provides some of the key findings related to the Village of Hazelton and some of the key drivers of local housing demand. The darker circles signify some of the population and household related factors that are likely to have a significant impact both positive and negative on existing and emerging housing needs in the Village of Hazelton while the lighter circles signal factors that are likely to have less of an impact.

1.1 Population-Related Measures

TABLE 1.1 POPULATION-RELATED MEASURES

<p>Local population growth The population in the Village of Hazelton shows significant fluctuation declining by 23 individuals between 2006 and 2011 but growing by 43 individuals between 2011 to 2016.</p>	●
<p>Regional population growth The population in the Regional District of Kitimat-Stikine declined by 638 individuals (2%) between 2006 and 2011 and has remained relatively constant between 2011 and 2016.</p>	○
<p>Proportion of the regional population The Village of Hazelton accounts for almost 1% of the total population in the Regional District of Kitimat-Stikine.</p>	○
<p>Children and youth (0 to 14 years old) There are 55 children and youth living in the Village of Hazelton, accounting for 18% of the total population.</p>	○
<p>Youth (15 to 19 years old) There are 25 youth age 15-19 living in the Village of Hazelton, up from 5 in 2011. The Village of Hazelton also has a higher proportion of youth (8%) when compared to the Regional District of Kitimat-Stikine (6%) and the Province as a whole (6%).</p>	○
<p>Young adults (20-24 years old) There are 10 young adults age 20-24 living in the Village of Hazelton, the same as in 2011. The Village of Hazelton has a lower proportion of young adults (3%) when compared to the Regional District of Kitimat-Stikine (6%) and the Province as a whole (6%).</p>	●
<p>Adults (25 to 64 years old) There are 150 adults between the ages of 25 and 64 living in the Village of Hazelton, up slightly from 145 in 2011. The Village of Hazelton has a lower proportion of adults 25 to 64 (48%) when compared to the Region (55%) and the Province as a whole (55%).</p>	●
<p>Seniors (65 years and older) There are 70 seniors 65 years and older living in the Village of Hazelton, up from 55 in 2011. The Village of Hazelton has a higher proportion of seniors (23%) when compared to the Regional District of Kitimat-Stikine (15%) and the Province as a whole (18%).</p>	●
<p>Older seniors (85 years and older) In 2016, there were 15 seniors (85 years and older) in the Village of Hazelton. The Village of Hazelton has a higher proportion of seniors 85+ (5%) when compared to the Regional District of Kitimat-Stikine (1%) and to the Province as a whole (2%).</p>	●

1.2 Total Population

There were 313 individuals living in the Village of Hazelton at the time of the 2016 Census. This represents approximately 1% of the total population in the Regional District of Kitimat-Stikine.

TABLE 1.2 TOTAL POPULATION

	2006	2011	2016
British Columbia	4,113,487	4,400,057	4,648,055
Regional District of Kitimat-Stikine	37,999	37,361	37,367
Village of Hazelton	293	270	313
% of the Regional Population	0.8%	0.7%	0.8%

Source: Statistics Canada. Census 2001, 2006, 2011 and 2016

1.3 Population Growth

Between 2011 and 2016, the population in the Village of Hazelton increased by 43 individuals (16%). However, between 2006 and 2011, the population in the Village of Hazelton showed a decrease of 23 individuals (8%). Between 2006 and 2011, the population in the Regional District of Kitimat-Stikine decreased by 638 individuals. However, between 2011 and 2016, there has been only limited change in the population base growing by only 6 individuals (0%)

TABLE 1.3 CHANGE IN POPULATION (2006 TO 2016)

	2006 to 2011	2011 to 2016
British Columbia	4,400,057	4,648,055
Change in population (Province)	286,570	247,998
% change in the population	7.0%	5.6%
Regional District of Kitimat-Stikine	37,361	37,367
Change in population (Region)	(638)	6
% change in the population	(1.7%)	0%
Village of Hazelton	270	313
Change in population (Community)	(23)	43
% change in the population	(7.8%)	15.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.4 Average Age

At the time of the 2016 Census, the average age of residents living in the Village of Hazelton was 42.4 years, higher than the regional average age of 39.6 years and the Provincial average which was 41.8 years.

TABLE 1.4 AVERAGE AGE

	2006	2011	2016
British Columbia	39.2	40.7	41.8
Regional District of Kitimat-Stikine	36.1	38.4	39.6
Village of Hazelton	35.2	33.4	42.4

Source: Statistics Canada. Census 2006, 2011 and 2016

1.5 Median Age

At the time of the 2016 Census, the median age of residents living in the Village of Hazelton was 47.1 years, higher than the regional median age of 40.4 years and the Provincial median age of 42.5 years.

TABLE 1.5 MEDIAN AGE

	2006	2011	2016
British Columbia	40.5	41.6	42.5
Regional District of Kitimat-Stikine	38.0	40.1	40.4
Village of Hazelton	35.9	47	48.7

Source: Statistics Canada. Census 2006, 2011 and 2016

1.6 Age Distribution

At the time of the 2016 Census, individuals between the ages of 0 and 14 accounted for 18% of the total population in the Village of Hazelton compared to 19% of the total population in the Regional District of Kitimat-Stikine. At the same time, 8% of the population living in the Village of Hazelton was between the ages of 15 and 19 while 4% were between the ages of 20 and 24. Approximately 52% of the population living in the Village of Hazelton was between the ages of 25 and 64 while 19% of the population was between the ages of 65 and 84. There were also 15 individuals (3% of the population) who were 85 and older.

TABLE 1.6 AGE DISTRIBUTION

	0-14	15-19	20-24	25-64	65-84	85 +
British Columbia (#)	691,390	258,980	287,560	2,561,145	739,785	109,190
British Columbia (%)	14.9%	5.6%	6.2%	55.1%	15.9%	2.3%
Regional District of Kitimat-Stikine (#)	6,895	2,270	2,225	20,405	5,100	475
Regional District of Kitimat-Stikine (%)	18.5%	6.1%	6.0%	54.6%	13.6%	1.3%
Village of Hazelton (#)	55	25	10	150	55	15
Village of Hazelton (%)	17.6%	8.0%	3.2%	47.9%	17.6%	4.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.7 Population (0 to 14)

The population between the ages of 0 to 14 living in the Village of Hazelton has increased slightly. At the time of the 2016 Census, there were 55 children and youth between the ages of 0 and 14 living in the Village of Hazelton, up from 50 in 2011. Based on the most recent Census data, children and youth between the ages of 0 to 14 account for 16% of all individuals living in the Village of Hazelton and 19% of the total population in the broader Regional District of Kitimat-Stikine.

TABLE 1.7 TOTAL POPULATION CHILDREN AND YOUTH (0 TO 14)

	2006	2011	2016
British Columbia (#)	679,600	677,360	691,390
British Columbia (%)	16.5%	15.4%	14.9%
Regional District of Kitimat-Stikine (#)	8,075	7,210	6,895
Regional District of Kitimat-Stikine (%)	21.3%	19.3%	18.5%
Village of Hazelton (#)	65	50	55
Village of Hazelton (%)	22.2%	18.5%	17.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.8 % Change in the Population (0 to 14)

Between 2011 and 2016 there was an increase of 5 individuals between the ages of 0 to 14 living in the Village of Hazelton. At the same time, the total number of individuals between the ages of 0 to 14 decreased by 4%, or 315 individuals across the Regional District of Kitimat-Stikine.

TABLE 1.8 % CHANGE IN POPULATION (0 TO 14)

	2006 to 2011	2011 to 2016
British Columbia (#)	(2,240)	14,030
British Columbia (%)	-0.3%	2.1%
Regional District of Kitimat-Stikine (#)	(865)	(315)
Regional District of Kitimat-Stikine (%)	(10.7%)	(4.4%)
Village of Hazelton (#)	(-15)	5
Village of Hazelton (%)	(23.1%)	--

Source: Statistics Canada. Census 2006, 2011 and 2016

1.9 Population (15 to 19)

Young adults between the ages of 15 to 19 living in the Village of Hazelton also increased. At the time of the 2016 Census, there were 25 individuals between the ages of 15 and 19 living in the Village of Hazelton, up from 5 in 2011. Based on the most recent Census (2016), children and youth between the ages of 15 to 19 account for 6% of the population in the Village of Hazelton and 6% of the total population in the broader Regional District of Kitimat-Stikine.

TABLE 1.9 TOTAL POPULATION (15 TO 19)

	2006	2011	2016
British Columbia (#)	273,565	275,165	258,980
British Columbia (%)	6.7%	6.3%	5.6%
Regional District of Kitimat-Stikine (#)	3,205	2,815	2,270
Regional District of Kitimat-Stikine (%)	8.4%	7.5%	6.1%
Village of Hazelton (#)	10	5	25
Village of Hazelton (%)	3.4%	1.9%	8.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.10 % Change in the Population (15 to 19)

Between 2011 and 2016, the number of individuals between the ages of 15 to 19 living in the Village of Hazelton increased by 20 individuals. At the same time, individuals between the ages of 15 to 19 decreased by 19%, or 545 individuals across the Regional District of Kitimat-Stikine.

TABLE 1.10 % CHANGE IN POPULATION (15 TO 19)

	2006 to 2011	2011 to 2016
British Columbia (#)	1,600	(16,185)
British Columbia (%)	0.6%	(5.9%)
Regional District of Kitimat-Stikine (#)	(390)	(545)
Regional District of Kitimat-Stikine (%)	(12.2%)	(19.4%)
Village of Hazelton (#)	(5)	20
Village of Hazelton (%)	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

1.11 Population (20 to 24)

There were 10 young adults between the ages of 20 and 24 living in the Village of Hazelton in 2016, the same as in 2011. At the same time, there were 2,225 young adults between the ages of 20 and 24 living in the Regional District of Kitimat-Stikine, 5 more than in 2011. Young adults aged 20-24 made up 3% of the population in the Village of Hazelton and 6% of the population in the Regional District of Kitimat-Stikine.

TABLE 1.11 TOTAL POPULATION (20 TO 24)

	2006	2011	2016
British Columbia (#)	265,905	279,825	287,560
British Columbia (%)	6.5%	6.4%	6.2%
Regional District of Kitimat-Stikine (#)	2,030	2,220	2,225
Regional District of Kitimat-Stikine (%)	5.3%	5.9%	6.0%
Village of Hazelton (#)	15	10	10
Village of Hazelton (%)	5.1%	3.7%	3.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.12 % Change in the Population (20 to 24)

Between 2011 and 2016 the number of individuals between the ages of 20 to 24 living in the Village of Hazelton remains unchanged. At the same time, individuals between the ages of 20 to 24 remained relatively unchanged across the Regional District of Kitimat-Stikine.

TABLE 1.12 % CHANGE IN POPULATION (20 TO 24)

	2006 to 2011	2011 to 2016
British Columbia (#)	13,920	7,735
British Columbia (%)	5.2%	2.8%
Regional District of Kitimat-Stikine (#)	190	5
Regional District of Kitimat-Stikine (%)	9.4%	0.2%
Village of Hazelton (#)	(5)	--
Village of Hazelton (%)	(33.3%)	0%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.13 Population (25 to 64)

There were 150 individuals between the ages of 25 and 64 in the Village of Hazelton in 2016, 5 more than in 2011. At the same time, there were 20,405 individuals between the ages of 25 and 64 in the Regional District of Kitimat-Stikine, 45 fewer than in 2011. Individuals aged 20-24 made up 48% of the population in Village of Hazelton and 55% of the population in the Regional District of Kitimat-Stikine.

TABLE 1.13 TOTAL POPULATION (25 TO 64)

	2006	2011	2016
British Columbia (#)	2,294,600	2,478,985	2,561,145
British Columbia (%)	55.8%	56.3%	55.1%
Regional District of Kitimat-Stikine (#)	20,840	20,450	20,405
Regional District of Kitimat-Stikine (%)	54.8%	54.7%	54.6%
Village of Hazelton (#)	155	145	150
Village of Hazelton (%)	52.9%	53.7%	47.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.14 % Change in the Population (25 to 64)

Between 2011 and 2016 the number of individuals between the ages of 25 to 64 living in the Village of Hazelton increased by 5. At the same time, individuals between the ages of 25 to 64 remained relatively unchanged across the Regional District of Kitimat-Stikine, a decline of 45 individuals (0%).

TABLE 1.14 % CHANGE IN POPULATION (25 TO 64)

	2006 to 2011	2011 to 2016
British Columbia (#)	184,385	82,160
British Columbia (%)	8.0%	3.3%
Regional District of Kitimat-Stikine (#)	(390)	(45)
Regional District of Kitimat-Stikine (%)	(1.9%)	(0.2%)
Village of Hazelton (#)	(10)	5
Village of Hazelton (%)	(6.5%)	3.4%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.15 Population (65 to 84)

There were 55 seniors between the ages of 65 and 84 living in the Village of Hazelton in 2016, 10 more than in 2011. At the same time, there were 5,100 seniors between the ages of 65 and 84 living in the Regional District of Kitimat-Stikine region in 2016, 785 more than in 2011.

TABLE 1.15 TOTAL POPULATION (65 TO 84)

	2006	2011	2016
British Columbia (#)	523,760	596,040	739,785
British Columbia (%)	12.7%	13.5%	15.9%
Regional District of Kitimat-Stikine (#)	3,610	4,315	5,100
Regional District of Kitimat-Stikine (%)	9.5%	11.5%	13.6%
Village of Hazelton (#)	20	45	55
Village of Hazelton (%)	6.8%	16.7%	17.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.16 % Change in the Population (65 to 84)

Between 2011 and 2016 the number of seniors (65 to 84) living in the Village of Hazelton increased by 10 individuals (22%). At the same time, the number of seniors 65 to 84 in the Regional District of Kitimat-Stikine increased from 4,315 to more than 5,100 individuals, an increase of 785 individuals (18%) between 2011 and 2016.

TABLE 1.16 % CHANGE IN POPULATION (65 TO 84)

	2006 to 2011	2011 to 2016
British Columbia (#)	72,280	143,745
British Columbia (%)	13.8%	24.1%
Regional District of Kitimat-Stikine (#)	705	785
Regional District of Kitimat-Stikine (%)	19.5%	18.2%
Village of Hazelton (#)	25	10
Village of Hazelton (%)	125.0%	22.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.17 Population (85 and older)

Across the Regional District of Kitimat-Stikine, there were 475 individuals 85 and older in 2016 including 15 individuals living in the Village of Hazelton. The findings also show that the total number of older seniors (85+) has continued to increase now accounting for 1.3% of the total population in the Regional District of Kitimat-Stikine and 5% of the population in the Village of Hazelton.

TABLE 1.17 TOTAL POPULATION (85 AND OLDER)

	2006	2011	2016
British Columbia (#)	76,050	92,675	109,190
British Columbia (%)	1.8%	2.1%	2.3%
Regional District of Kitimat-Stikine (#)	245	360	475
Regional District of Kitimat-Stikine (%)	0.6%	1.0%	1.3%
Village of Hazelton (#)	10	10	15
Village of Hazelton (%)	3.4%	3.7%	4.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.18 % Change in Population (85 and older)

Between 2011 and 2016, the number of older seniors (85 years and older) living in the Village of Hazelton increased by 5 individuals between 2011 and 2016. At the same time, the number of seniors 85 years and older living in the Regional District of Kitimat-Stikine increased from 360 individuals to 475 individuals, an increase of 115 individuals (32%) between 2011 and 2016.

TABLE 1.18 CHANGE IN POPULATION (85 AND OLDER)

	2006 to 2011	2011 to 2016
British Columbia (#)	16,625	16,515
British Columbia (%)	21.9%	17.8%
Regional District of Kitimat-Stikine (#)	115	115
Regional District of Kitimat-Stikine (%)	46.9%	31.9%
Village of Hazelton (#)	--	5
Village of Hazelton (%)	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

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apropos/about-
apropos.cfm?Lang=E&wbdisable=true#aa8)

HOUSEHOLDS

2.0 Household Data








This section provides information on the different family and household arrangements across households living in the Village of Hazelton and includes comparative information for the Regional District of Kitimat-Stikine and the Province. Table 2.1 provides some of the key findings related to the Village of Hazelton as it relates to local housing demand. The darker circles signify some of the population and household related factors that are more likely to have an impact on existing and emerging housing needs in the Village of Hazelton while the lighter circles signal those measures which are likely to be less of a concern.

2.1 Household-Related Measures

TABLE 2.1 HOUSEHOLD-RELATED MEASURES

<p>Households and household growth There were 100¹ households in the Village of Hazelton in 2016, up from 2011.</p>	●
<p>Regional household growth The number of households in the Regional District of Kitimat-Stikine grew between 2011 and 2016, going from 14,755 in 2011 to 14,820 in 2016, representing an increase of 65 households.</p>	●
<p>Owners There were 60 households in the Village of Hazelton who owned their home in 2016, an increase from 55 households in 2011.</p>	●
<p>Ownership Rate The rate of ownership (60%) in the Village of Hazelton is lower than the rate of ownership in the Regional District of Kitimat-Stikine (74%) and the Province as a whole (68%).</p>	●
<p>Owners with a mortgage Of the 60 owner households in the Village of Hazelton, 25 had a mortgage (43%), down from 35 households in 2011.</p>	○
<p>Renter households There were 35 renter households in the Village of Hazelton in 2016, down from 45 households in 2011.</p>	●
<p>Renters living in subsidized housing (Census data) Of the 35 renter households in the Village of Hazelton in 2016, the Census reported 10 households living in subsidized housing.</p>	○
<p>Average household size The average household size in the Village of Hazelton is lower than the average household size for households in the Regional District of Kitimat-Stikine (2.5 persons) and the Province (2.4 persons).</p>	●
<p>1 person households There were 50 1-person households in the Village of Hazelton in 2016, up from 25 households in 2011 and representing half of all households.</p>	●
<p>2 person households There were 20 2-person households in the Village of Hazelton in 2016, down from 40 2-person households in 2011 and representing 22% of all households.</p>	●

¹ The 2016 Census reported 127 households including 60 owners and 35 renters. Custom data purchased by the Province to support the development of Housing Needs Reports shows 100 households including 60 owners and 25 renters. Please note that numbers do not add up to 100 due to random rounding and the challenges related to smaller geographies.

<p>Households of 3 or more persons</p> <p>There were 20 households of 3 or more persons in the Village of Hazelton in 2016, down from 25 households in 2011. The proportion of larger households in the Village of Hazelton is 20% which is significantly lower than the proportion of larger households in the Regional District of Kitimat-Stikine (38%) and the Province (36%).</p>	
<p>Census family households</p> <p>There were 50 census family households in the Village of Hazelton in 2016, which represents a decrease from 75 households in 2011. The Village of Hazelton also has a lower proportion of census family households (50%) when compared to the Regional District of Kitimat-Stikine (67%) and the Province (64%).</p>	
<p>Families with children</p> <p>The majority of Census families living in the Village of Hazelton have children. There were 40 families with children living in the Village of Hazelton in 2016, which represents a small increase from 35 households in 2011. It is also worth noting that the Village of Hazelton has a higher proportion of families with children (40%) when compared to the Regional District of Kitimat-Stikine (38%) but lower than the Province as a whole (56%).</p>	
<p>Families without children</p> <p>There were 10 families without children living in the Village of Hazelton in 2016, which represents a decrease from 35 households in 2011. It is also worth noting that the Village of Hazelton has a lower proportion of families without children (10%) when compared to the Regional District of Kitimat-Stikine (28%) and the Province as a whole (44%).</p>	
<p>Non-family households</p> <p>There were 50 non-family households in the Village of Hazelton in 2016, which represents an increase from 25 households in 2011. It is also worth noting that the Village of Hazelton has a higher proportion of non-family households (50%) when compared to the Regional District of Kitimat-Stikine (31%) and the Province (34%).</p>	
<p>Non-family households (single person households)</p> <p>All of the 50 non-family family households in the Village of Hazelton in 2016 were single person households.</p>	
<p>Number of household maintainers</p> <p>Of the 100 households in the Village of Hazelton in 2016, 80 (80%) had a single household maintainer while 15 (15%) had 2 or more household maintainers.</p>	

This section provides additional information about the different family and household characteristics of families and individuals living in the Village of Hazelton:

2.2 Total Households

There were 100 households living in the Village of Hazelton at the time of the 2016 Census. This represents an increase of 5 households from 2011. The Regional District of Kitimat-Stikine realized an increase of 65 households between 2011 to 2016 with 14,820 households recorded at the time of the 2016 Census.

TABLE 2.2 TOTAL HOUSEHOLDS

	2006	2011	2016
British Columbia	1,643,150	1,764,637	1,881,970
Regional District of Kitimat-Stikine	14,375	14,755	14,820
Village of Hazelton	155	95	100
% of the Regional Total	1.1%	0.6%	0.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.3 Change in Number of Households

There was a small increase of 5 households in the Village of Hazelton between 2011 and 2016 while the Regional District of Kitimat-Stikine grew by 65 households during the same period.

TABLE 2.3 CHANGE IN THE NUMBER OF HOUSEHOLDS

	2006 -2011	2011-2016
British Columbia (#)	121,487	117,333
British Columbia (% change)	7.4%	6.6%
Regional District of Kitimat-Stikine (#)	380	65
Regional District of Kitimat-Stikine (% change)	2.6%	0.4%
Village of Hazelton (#)	(60)	5
Village of Hazelton (% change)	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

2.4 Total Owners

Of the 100 households living in the Village of Hazelton in 2016, 60 (60%) were owners, up from 55 (58%) in 2011. Across the Kitimat-Stikine region, 10,965 households (74%) were owners, while owners accounted for 68% of all households across the Province.

TABLE 2.4 TOTAL OWNERS

	2006	2011	2016
British Columbia	1,145,050	1,234,710	1,279,025
% of all households	69.7%	70.0%	68.0%
Regional District of Kitimat-Stikine	10,685	10,705	10,965
% of all households	74.3%	72.6%	74.0%
Village of Hazelton	80	55	60
% of all households	51.6%	57.9%	60.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.5 Net Change in Owners

The Village of Hazelton experienced a net increase of 5 owner households between 2011 and 2016 while the Regional District of Kitimat-Stikine reported a net increase of 260 owner households between 2011 and 2016 (2.4%).

TABLE 2.5 NET CHANGE IN OWNERS

	2006 to 2011	2011 to 2016
British Columbia (#)	89,660	44,315
British Columbia (% change)	7.8%	3.6%
Regional District of Kitimat-Stikine (#)	--	260
Regional District of Kitimat-Stikine (% change)	--	2.4%
Village of Hazelton (#)	(25)	5
Village of Hazelton (% change)	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

2.6 Owners with a Mortgage

Of the 60 owner households in the Village of Hazelton, 25 (42%) reported that they had a mortgage. Across the Regional District of Kitimat-Stikine, of the 10,965 households who were owners, 5,115 had a mortgage (55%). Province-wide, 727,680 households reported that they had a mortgage or 57% of all owner households.

TABLE 2.6 OWNERS WITH A MORTGAGE

	2006	2011	2016
British Columbia	644,560	688,530	727,680
% of all owners	56.3%	55.8%	56.9%
Regional District of Kitimat-Stikine	4,920	4,635	5,115
% of all owners	53.5%	50.4%	55.4%
Village of Hazelton	45	35	25
% of all owners	56.3%	63.6%	41.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.7 Total Renters

Of the 100 households living in the Village of Hazelton in 2016, 35 (35%) were renters. Across the Regional District of Kitimat-Stikine there were 3,515 renter households (24% of all households). Province-wide, approximately 32% of households were renters in 2016.

TABLE 2.7 TOTAL RENTERS

	2006	2011	2016
British Columbia	494,000	525,000	599,360
% of all households	30.1%	29.8%	31.8%
Regional District of Kitimat-Stikine	3,370	3,590	3,515
% of all households	23.4%	24.3%	23.7%
Village of Hazelton	75	45	35
% of all households	48.4%	47.4%	35.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.8 Renters in Subsidized Housing

Of the 35 renter households in the Village of Hazelton, the Census identified 10 households living in subsidized housing². Across the Regional District of Kitimat-Stikine, the Census identified 450 renter households in subsidized housing. Province-wide there were 73,830 households living in in subsidized housing.

TABLE 2.8 RENTERS IN SUBSIDIZED HOUSING

	2011	2016
British Columbia	69,995	73,830
% of all renter households	13.5%	12.5%
Regional District of Kitimat-Stikine	570	450
% of all renter households	17.9%	14.6%
Village of Hazelton	--	10
% of all renter households	0%	28.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.9 Average Household Size

At the time of the 2016 Census, the average household size in the Village of Hazelton was 2.0 persons which is lower than the average household size for the region (2.5 persons) and the Province (2.4 persons). The average household size in the Village of Hazelton declined from 2.5 persons in 2011. At the same time, the average household size in Regional District of Kitimat-Stikine has remained constant at 2.5 persons.

TABLE 2.9 AVERAGE HOUSEHOLD SIZE

	2006	2011	2016
British Columbia	2.5	2.5	2.4
Regional District of Kitimat-Stikine	2.6	2.5	2.5
Village of Hazelton	2.2	2.5	2.0

Source: Statistics Canada. Census 2006, 2011 and 2016

2.10 Number of Persons Per Household

There were 50 1-person households in the Village of Hazelton (56%) in 2016. Similarly, there were 20 2-person households and 20 households of 3 or more persons. The Village of Hazelton has a higher prevalence of single person households (56%) when compared to the Regional District of Kitimat-Stikine (27%) and the Province (29%).

TABLE 2.10 NUMBER OF PERSONS PER HOUSEHOLD

	1-person	2-person	3-person	4-person	5-person
British Columbia (#)	541,910	663,770	277,690	243,125	155,470
British Columbia (%)	28.8%	35.3%	14.8%	12.9%	8.3%
Regional District of Kitimat-Stikine (#)	3,990	5,225	2,300	1,910	1,390
Regional District of Kitimat-Stikine (%)	26.9%	35.3%	15.5%	12.9%	9.4%
Village of Hazelton (#)	50	20	10	10	--
Village of Hazelton (%)	55.6%	22.2%	11.1%	11.1%	--

Source: Statistics Canada. Census 2016

² This number is based on information reported in the Census and is a less reliable measure than the subsidized housing measures reported by BC Housing and included in the following section.

2.11 One Person Households

Half of all households (50%) in the Village of Hazelton in 2016 were single person households. At the same time, 27% of households in the Regional District of Kitimat-Stikine were 1-person households, while 29% of households across the Province were comprised of a single person.

TABLE 2.11 NUMBER OF 1-PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	460,575	497,215	541,925
British Columbia (%)	28.0%	28.2%	28.8%
Regional District of Kitimat-Stikine (#)	3,545	3,895	3,990
Regional District of Kitimat-Stikine (%)	24.7%	26.4%	26.9%
Village of Hazelton (#)	50	25	50
Village of Hazelton (%)	32.3%	26.3%	50.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.12 Two Person Households

Approximately one in 5 households in the Village of Hazelton in 2016 were 2 person households. At the same time, 35% of households in the Regional District of Kitimat-Stikine were 2-person households as well as 35% of households across the Province.

Table 2.12 Number of 2-Person Households

	2006	2011	2016
British Columbia (#)	562,225	612,380	663,780
British Columbia (%)	34.2%	34.7%	35.3%
Regional District of Kitimat-Stikine (#)	4,770	5,135	5,225
Regional District of Kitimat-Stikine (%)	33.2%	34.8%	35.3%
Village of Hazelton (#)	55	40	20
Village of Hazelton (%)	35.5%	42.1%	20.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.13 Households of 3 or More Persons

Approximately 20% of all households in the Village of Hazelton in 2016 was comprised of 3 or more persons. Similarly, 38% of households in the Regional District of Kitimat-Stikine and 36% of households across the Province were comprised of 3 or more persons.

TABLE 2.13 NUMBER OF 3+-PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	620,355	655,035	676,260
British Columbia (%)	37.8%	37.1%	35.9%
Regional District of Kitimat-Stikine (#)	6,055	5,715	5,600
Regional District of Kitimat-Stikine (%)	42.1%	38.7%	37.8%
Village of Hazelton (#)	55	25	20
Village of Hazelton (%)	35.5%	26.3%	20.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.14 Family and Household Type

Of the 100 households living in the Village of Hazelton in 2016, 50 (50%) were census families while 50 (50%) were non-census families. Across the Regional District of Kitimat-Stikine, 67% of households were census families (9,895) while 31% (4,515) were non-census families. Across the Province as a whole, census families accounted for 64% of all households while non-census families accounted for 34% of the total.

TABLE 2.14 FAMILY AND HOUSEHOLD TYPE

	Total Households	Census Families	Multi-Family Households	Non-Census Families
British Columbia (#)	1,881,970	1,196,165	55,465	630,340
British Columbia (%)	100.0%	63.6%	2.9%	33.5%
Regional District of Kitimat-Stikine (#)	14,820	9,895	415	4,515
Regional District of Kitimat-Stikine (%)	100.0%	66.8%	2.8%	30.5%
Village of Hazelton (#)	100	50	-	50
Village of Hazelton (%)	100.0%	50.0%	0.0%	50.0%

Source: Statistics Canada. Census 2016

2.15 Census Family Households

Between 2011 and 2016, the Village of Hazelton reported a decrease in census family households while the Regional District of Kitimat-Stikine region also reported a small decrease. Across the Province, there were 1,196,165 census family households in 2016, an increase of more than 61,000 households compared to 2011. Approximately 50% of all households in the Village of Hazelton were census family households, a lower proportion when compared to the Regional District of Kitimat-Stikine (67%) and the Province as a whole (64%).

TABLE 2.15 CENSUS FAMILY HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	1,074,850	1,134,700	1,196,165
British Columbia (%)	65.4%	64.3%	63.6%
Regional District of Kitimat-Stikine (#)	10,085	9,985	9,895
Regional District of Kitimat-Stikine (%)	70.2%	67.7%	66.8%
Village of Hazelton (#)	105	75	50
Village of Hazelton (%)	67.7%	78.9%	50.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.16 Families with Children

Families with children accounted for almost all census family households in the Village of Hazelton in 2016. This translates into 40 households. Between 2011 and 2016 there was a small increase of 5 households with children in the Village of Hazelton. Across the Regional District of Kitimat-Stikine, families with children accounted for 38% of all households and 57% of all census families. Between 2011 and 2016, the number of families with children across the Regional District of Kitimat-Stikine region decreased by 220 households. Province-wide, there was an increase of more than 17,000 families with children between 2011 and 2016 although the actual proportion of families with children decreased.

TABLE 2.16 FAMILIES WITH CHILDREN

	2006	2011	2016
British Columbia (#)	572,565	650,475	668,365
British Columbia (%)	53.3%	57.3%	55.9%
Regional District of Kitimat-Stikine (#)	5,585	5,900	5,680
Regional District of Kitimat-Stikine (%)	38.9%	40.0%	38.3%
Village of Hazelton (#)	45	35	40
Village of Hazelton (%)	29.0%	36.8%	40.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.17 Families without Children

Families without children represent a declining cohort in the Village of Hazelton. At the time of the 2016 Census, there were 10 family households in the Village of Hazelton that did not have children living at home. This represents a decrease of 25 households from 2011. At the same time, the Regional District of Kitimat-Stikine reported 4,215 family households without children, an increase of 130 households between 2011 and 2016. Province-wide, the number of families without children increased by more than 43,000 households between 2011 and 2016.

TABLE 2.17 FAMILIES WITHOUT CHILDREN

	2006	2011	2016
British Columbia (#)	424,895	484,225	527,795
British Columbia (%)	39.5%	42.7%	44.1%
Regional District of Kitimat-Stikine (#)	3,790	4,085	4,215
Regional District of Kitimat-Stikine (%)	26.4%	27.7%	28.4%
Village of Hazelton (#)	55	35	10
Village of Hazelton (%)	35.5%	36.8%	10.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.18 Non-Family Households

Non-family households include single person households as well as 50 unrelated individuals sharing. In 2016, there were 50 non-family households living in the Village of Hazelton, 50% of all households, and an increase of 25 households between 2011 and 2016. The Regional District of Kitimat-Stikine reported 4,515 non-family households, 31% of all households. The Province experienced an increase of more than 50,000 non-family households between 2011 and 2016 with non-family households representing almost 34% of all households.

TABLE 2.18 NON-FAMILY HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	526,790	580,070	630,340
British Columbia (%)	32.1%	32.9%	33.5%
Regional District of Kitimat-Stikine (#)	3,895	4,375	4,515
Regional District of Kitimat-Stikine (%)	27.1%	29.7%	30.5%
Village of Hazelton (#)	50	25	50
Village of Hazelton (%)	32.3%	26.3%	50.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.19 Single Person Households

In 2016, there were 50 single person households living in the Village of Hazelton (50% of all households), an increase of 25 households when compared to 2011. The Regional District of Kitimat-Stikine reported 3,990 single person households in 2016, 27% of all households and an increase of 95 households. The Province experienced an increase of more than 43,000 single person households.

TABLE 2.19 SINGLE PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	460,580	497,215	541,925
British Columbia (%)	28.0%	28.2%	28.8%
Regional District of Kitimat-Stikine (#)	3,540	3,895	3,990
Regional District of Kitimat-Stikine (%)	24.6%	26.4%	26.9%
Village of Hazelton (#)	45	25	50
Village of Hazelton (%)	29.0%	26.3%	50.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.20 Unrelated Persons Sharing

In 2016, there were no households living in the Village of Hazelton which included two or more unrelated persons sharing. Across the Regional District of Kitimat-Stikine, there were 525 households which included two or more unrelated persons sharing, an increase of 50 households between 2011 and 2016. Between 2011 and 2016, the Province reported an increase of more than 5,000 households comprised of two or more unrelated persons sharing.

TABLE 2.20 UNRELATED PERSONS SHARING

	2006	2011	2016
British Columbia (#)	66,210	82,855	88,415
British Columbia (%)	4.0%	4.7%	4.7%
Regional District of Kitimat-Stikine (#)	355	475	525
Regional District of Kitimat-Stikine (%)	2.5%	3.2%	3.5%
Village of Hazelton (#)	--	--	--
Village of Hazelton (%)	--	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

2.21 Single Household Maintainer

The term household maintainer refers to the number of persons in a household who are responsible for carrying the cost of the housing including paying the rent or mortgage and other expenses. Of the 100 households living in the Village of Hazelton in 2016, 80 (80%) were maintained by a single household maintainer, an increase of 30 households from 2011. Across the Regional District of Kitimat-Stikine 9,055 households had a single household maintainer (61%) in 2016, down from 9,200 (62%) in 2011.

TABLE 2.21 SINGLE HOUSEHOLD MAINTAINER

	2006	2011	2016
British Columbia (#)	1,001,195	1,038,910	1,091,500
British Columbia (%)	60.9%	58.9%	58.0%
Regional District of Kitimat-Stikine (#)	9,255	9,200	9,055
Regional District of Kitimat-Stikine (%)	64.4%	62.4%	61.1%
Village of Hazelton (#)	115	50	80
Village of Hazelton (%)	74.2%	52.6%	80.0%

Source: Statistics Canada. Census 2016

2.22 Two Household Maintainers

Of the 100 households in the Village of Hazelton in 2016, 15 (15%) had 2 household maintainers while this was the case for 5,250 households (35%) in the Regional District of Kitimat-Stikine. Province-wide, there were 725,675 households where there were two household maintainers (39%).

TABLE 2.22 TWO HOUSEHOLD MAINTAINERS

	2006	2011	2016
British Columbia (#)	603,520	673,940	725,675
British Columbia (%)	36.7%	38.2%	38.6%
Regional District of Kitimat-Stikine (#)	4,850	5,260	5,250
Regional District of Kitimat-Stikine (%)	33.7%	35.6%	35.4%
Village of Hazelton (#)	40	50	15
Village of Hazelton (%)	25.8%	52.6%	15.0%

Source: Statistics Canada. Census 2016

2.23 Three Household Maintainers

There were 515 households with 3 or more household maintainers across the Regional District of Kitimat-Stikine (4% of all households) a significant increase of 220 households between 2011 and 2016 (43%). However, at the time of the 2016 Census, there were no households of 3 or more living in the Village of Hazelton. Province-wide, there were 64,795 households with 3 or more household maintainers (3% of all households), an increase of 13,015 households.

TABLE 2.23 THREE HOUSEHOLD MAINTAINERS

	2006	2011	2016
British Columbia (#)	38,430	51,780	64,795
British Columbia (%)	2.3%	2.9%	3.4%
Regional District of Kitimat-Stikine (#)	275	295	515
Regional District of Kitimat-Stikine (%)	1.9%	2.0%	3.5%
Village of Hazelton (#)	--	--	--
Village of Hazelton (%)	--	--	--

Source: Statistics Canada. Census 2016

2.24 Age of Household Maintainers

In 2016, there were no households in the Village of Hazelton led by someone under the age of 25. At the same time, 15 households (15%) were led by someone between the ages of 25 and 44. An additional 50 households (50%) were led by someone between the ages of 45 to 64, while 30 households (30%) had a primary household maintainer 65 or older. Across the Regional District of Kitimat-Stikine, there were 485 households led by someone under the age of 25 (3%) as well as an additional 4,305 households (29%) led by someone between the ages of 25 and 44. There were also 6,445 households in the Regional District of Kitimat-Stikine (44%) where the primary household maintainer was between the ages of 45 and 64 and an additional 3,585 households (24%) where the primary household maintainer was 65 or older.

Table 2.24 Age of Household Maintainer (2016)

	Under 25	25 to 44	45 to 64	65 and older
British Columbia (#)	58,620	558,140	768,730	496,480
British Columbia (%)	3.1%	29.7%	40.8%	26.4%
Regional District of Kitimat-Stikine (#)	485	4,305	6,445	3,585
Regional District of Kitimat-Stikine (%)	3.3%	29.0%	43.5%	24.2%
Village of Hazelton (#)	--	15	50	30
Village of Hazelton (%)	--	15.0%	50.0%	30.0%

Source: Statistics Canada. Census 2016

2.25 Age of Household Maintainer by Tenure

In 2016, 83% of owner households were 45 years of age or older including 42% who were 65 or older. One in three renter households was 25 to 44 years while 67% were 45 to 64 years.

TABLE 2.25 AGE OF HOUSEHOLD MAINTAINER BY TENURE

	Under 25	25 to 44	45 to 64	65 and older
British Columbia (#)	58,620	558,140	768,730	496,480
Owners	12,090	297,635	569,260	400,035
Renters	46,405	259,250	197,880	95,815
% of Owners	0.9%	23.3%	44.5%	31.3%
% of Renters	7.7%	43.3%	33.0%	16.0%
	Under 25	25 to 44	45 to 64	65 and older
Regional District of Kitimat-Stikine (#)	485	4,305	6,445	3,585
Owners (#)	160	2,650	5,150	3,005
Renters (#)	325	1,540	1,140	515
% of Owners	1.5%	24.2%	47.0%	27.4%
% of Renters	9.2%	43.8%	32.4%	14.6%
	Under 25	25 to 44	45 to 64	65 and older
Village of Hazelton (#)	--	15	50	30
Owners (#)	--	10	25	25
Renters (#)	--	10	20	--
% of Owners	--	16.7%	41.7%	41.7%
% of Renters	--	33.3%	66.7%	--

Source: Statistics Canada. Census 2016

2.26 Senior-Led Households

The Village of Hazelton has a larger proportion of senior-led households when compared to the Regional District of Kitimat-Stikine or the Province. At the time of the 2016, 30 households in the Village of Hazelton (30%) were led by a senior. As well, in 2016, there were 10 households living in the Village of Hazelton where the primary household maintainer was 85 or older, representing 10% of all households. In the Regional District of Kitimat-Stikine, there were 255 households where the primary household maintainer was 85 years old or older (2%). Of the senior-led households living in the Village of Hazelton, there were 10 households led by a senior between the ages of 65 and 74 (10%), and 15 households led by a senior between the ages of 75 to 84 (15%). Across the Regional District of Kitimat-Stikine, there were 2,160 households led by a senior between the ages of 65 and 74 (15%) and an additional 1,170 households led by someone between the ages of 75 and 84 (8%). Province-wide, 26% of all households were led by a senior including 288,165 households (15%) led by someone between the ages of 65 and 74. There were also 152,230 households (8%) led by someone between the ages of 75 and 84 as well as 56,085 households (3%) led by someone 85 and older.

TABLE 2.26 SENIOR-LED HOUSEHOLDS (2016)

	Senior-Led Households	65 to 74	75 to 84	85 and older
British Columbia (#)	496,480	288,165	152,230	56,085
British Columbia (%)	26.4%	15.3%	8.1%	3.0%
Regional District of Kitimat-Stikine (#)	3,585	2,160	1,170	255
Regional District of Kitimat-Stikine (%)	24.2%	14.6%	7.9%	1.7%
Village of Hazelton (#)	30	10	15	10
Village of Hazelton (%)	30.0%	10.0%	15.0%	10.0%

Source: Statistics Canada. Census 2016

HOUSING CHOICES

3.0 Housing Choices

This section includes information on the housing choices available to households living in the Village of Hazelton and includes comparative information for the Regional District of Kitimat-Stikine and the Province as a whole. This section includes information on the different types of housing available to rent or own as well as the different sources of rental supply. This section also includes considerations related to the age of the stock as well as the different types of housing supports available through Provincial housing programs. Table 3.1 provides some of the key findings related to the Village of Hazelton as it relates to local housing demand. The darker circles signify some of the supply-side considerations that can have an impact on existing and emerging housing needs while the lighter circles signal that this may be less of a concern for the Village of Hazelton.

3.1 Measures Related to Housing Choices in the Village of Hazelton

TABLE 3.1 MEASURES RELATED TO HOUSING CHOICES IN THE VILLAGE OF HAZELTON

<p>Single detached family housing There were 75 households (75%) living in single detached housing in the Village of Hazelton in 2016.</p>	●
<p>Semi-detached, duplex, rowhouse and townhouse units There were 20 households (20%) living in semi-detached, duplex, rowhouse and townhouse units in the Village of Hazelton in 2016.</p>	○
<p>Apartment stock There were 10 households (10%) living in apartment units in the Village of Hazelton in 2016.</p>	○
<p>Apartment duplex units – garden and basement suites There were no households living in duplex units including garden or basement suite in the Village of Hazelton based on the 2016 Census.</p>	●
<p>Manufactured home or moveable dwelling There were no households living in a manufactured home or moveable dwelling units in the Village of Hazelton in 2016.</p>	●
<p>Purpose-built rental housing Traditional purpose-built rental housing is typically in the form of apartment units. At the time of the 2016 Census, there were 10 purpose-built rental apartment units in the Village of Hazelton.</p>	○
<p>Rental units that are part of the secondary rental market Of the 55 renter households living in the Village of Hazelton in 2016, 25 were living in housing in the secondary rental market.</p>	●
<p>Bachelor and studio units There were no smaller bachelor and studio units available in the Village of Hazelton in 2016.</p>	●
<p>Number of units (1-bedroom units) There were no 1-bedroom units available in the Village of Hazelton, despite the fact that half of all households are single person households in 2016.</p>	●
<p>Number of units (2-bedroom units) There were 25 2-bedroom units available in the Village of Hazelton, representing 25% of the housing stock in 2016.</p>	○

<p>Number of units (3-bedroom units) There were 30 3-bedroom units available in the Village of Hazelton in 2016, representing 30% of the housing stock.</p>	<input type="radio"/>
<p>Number of units (4+-bedroom units) There were 35 4-bedroom units available in the Village of Hazelton in 2016, representing 35% of the housing stock.</p>	<input type="radio"/>
<p>Age of the stock (period of construction) A large proportion of the housing stock in the Village of Hazelton is older stock. In 2016, 70% of the housing was built prior to 1980. There has been no new housing built since 2000.</p>	<input checked="" type="radio"/>
<p>Access to subsidized housing BC Housing produces an annual Unit Count Report which shows the total number of households living in subsidized housing or receiving housing assistance across the Province. In March 2020, BC Housing reported that there were 708 individuals in the Kitimat-Stikine region who were receiving some form of housing assistance including 6 units of supportive seniors housing.</p>	<input checked="" type="radio"/>

This section provides additional details about the different housing choices available in the Village of Hazelton.

3.2 Single Detached Units

At the time of the 2016 Census, the Village of Hazelton had 75 single detached housing units, a decrease of 5 units between 2011 and 2016. At the same time, the Regional District of Kitimat-Stikine reported a net decrease of 150 single detached units between 2011 and 2016. Between 2011 and 2016, the Province reported a net decrease of more than 11,000 single detached units between 2011 and 2016. In looking at the 2016 Census, 75% of the housing stock in the Village of Hazelton was single-detached compared to 72% in the Regional District of Kitimat-Stikine.

TABLE 3.2 SINGLE DETACHED HOUSING UNITS

	2006	2011	2016
British Columbia (#)	807,940	841,950	830,595
British Columbia (%)	49.2%	47.7%	44.1%
Regional District of Kitimat-Stikine (#)	10,470	10,810	10,660
Regional District of Kitimat-Stikine (%)	72.8%	73.3%	71.9%
Village of Hazelton (#)	115	80	75
Village of Hazelton (%)	74.2%	84.2%	75.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.3 Semi-Detached, Duplex, Rowhouse and Townhouse Units

At the time of the 2016 Census, the Village of Hazelton reported 20 semi-detached, duplex, rowhouse or townhouse units, an increase of 20 units between 2011 and 2016. At the same time, the Regional District of Kitimat-Stikine reported 1,810 units of this type of housing, an increase of 65 units between 2011 and 2016. Across the Province, there were 226,780 semi-detached, duplex, rowhouse or townhouse units, an increase of more than 46,000 units between 2011 and 2016. In looking at the 2016 Census, this form of housing accounts for 13% of the total housing stock in the Village of Hazelton, the same as the proportion in the Regional District of Kitimat-Stikine region and roughly comparable to proportion of the stock across the Province (12%).

TABLE 3.3 SEMI-DETACHED, DUPLEX, ROWHOUSE AND TOWNHOUSE UNITS

	2006	2011	2016
British Columbia (#)	167,085	180,520	226,780
British Columbia (%)	10.2%	10.2%	12.1%
Regional District of Kitimat-Stikine (#)	1,795	1,745	1,810
Regional District of Kitimat-Stikine (%)	12.5%	12.1%	12.6%
Village of Hazelton (#)	25	--	20
Village of Hazelton (%)	16.1%	--	12.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.4 Apartment Units

At the time of the 2016 Census, there were 10 apartment units in the Village of Hazelton, an increase from 0 units in 2011. In the Regional District of Kitimat-Stikine there were 985 apartment units, a decrease of 50 units between 2011 and 2016. Across British Columbia, there were 562,635 apartment units, an increase of more than 58,000 units between 2011 and 2016. Across the Village of Hazelton, apartment stock accounted for 7% of the total housing stock, the same as the proportion in the Regional District of Kitimat-Stikine region but far less than the proportion of the stock across the Province (30%).

TABLE 3.4 APARTMENT UNITS

	2006	2011	2016
British Columbia (#)	461,130	504,040	562,635
British Columbia (%)	28.1%	28.6%	29.9%
Regional District of Kitimat-Stikine (#)	1,030	1,035	985
Regional District of Kitimat-Stikine (%)	7.2%	7.2%	6.9%
Village of Hazelton (#)	10	--	10
Village of Hazelton (%)	6.5%	--	6.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.5 Apartment Duplex Units – Garden and Basement Suites

Apartment duplex units include accessory units such as garden or basement suites. At the time of the 2016 Census, there were no apartment duplex units recorded in the Village of Hazelton. Region-wide there are approximately 465 apartment duplex units accounting for 3% of the total housing stock in the Regional District of Kitimat-Stikine and 12% of the housing stock across the Province as a whole.

TABLE 3.5 APARTMENT DUPLEX UNITS- GARDEN AND BASEMENT SUITES

	2006	2011	2016
British Columbia (#)	163,730	180,520	226,780
British Columbia (%)	10.0%	10.2%	12.1%
Regional District of Kitimat-Stikine (#)	380	330	465
Regional District of Kitimat-Stikine (%)	2.6%	2.2%	3.1%
Village of Hazelton (#)	--	--	--
Village of Hazelton (%)	--	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

3.6 Moveable Dwelling Units

At the time of the 2016 Census, there were no moveable dwellings in the Village of Hazelton. In the Regional District of Kitimat-Stikine region, there were 905 moveable dwelling units across the regional, an increase of 80 units between 2011 and 2016. Within the Regional District of Kitimat-Stikine, moveable dwellings accounted for 6% of the total housing stock compared to 3% of the total housing stock Province-wide.

TABLE 3.6 MOVEABLE DWELLING UNITS

	2006	2011	2016
British Columbia (#)	43,265	47,240	49,585
British Columbia (%)	2.6%	2.7%	2.6%
Regional District of Kitimat-Stikine (#)	695	825	905
Regional District of Kitimat-Stikine (%)	4.8%	5.6%	6.1%
Village of Hazelton (#)	--	--	--
Village of Hazelton (%)	--	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

3.7 Housing Type by Tenure

Table 3.7 shows the mix of housing types and tenure profile for the housing stock in the Regional District of Kitimat-Stikine as well as the mix of units in the Village of Hazelton. As shown in Table 3.7, 20% of the single detached housing units in the Village of Hazelton are rented compared to 12% in the Regional District of Kitimat-Stikine.

TABLE 3.7 HOUSING TYPE BY TENURE

British Columbia						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	1,881,965	830,595	212,370	385,125	226,780	49,585
Owners (#)	1,279,025	727,615	148,775	148,555	131,895	41,330
Renters (#)	599,360	100,285	62,965	333,190	94,775	8,135
Owners (%)	68.0%	87.6%	70.1%	40.8%	58.2%	83.4%
Renters (%)	31.8%	12.1%	29.6%	59.2%	41.8%	16.4%
Regional District of Kitimat-Stikine						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	14,820	10,660	1,810	985	465	905
Owners (#)	10,965	9,105	875	75	220	690
Renters (#)	3,515	1,265	895	905	245	205
Owners (%)	74.0%	85.4%	48.3%	7.6%	47.3%	76.2%
Renters (%)	23.7%	11.9%	49.4%	91.9%	52.7%	22.7%
Village of Hazelton						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	100	75	20	10	10	--
Owners (#)	60	55	10	--	--	--
Renters (#)	35	15	--	10	10	--
Owners (%)	60.0%	73.3%	50.0%	--	--	--
Renters (%)	35.0%	20.0%	--	100.0%	100.0%	--

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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3.8 Number of Bedrooms

A large proportion of the housing stock in the Village of Hazelton is in the form of larger 2-, 3- or 4-bedroom units while there is a complete lack of supply of smaller 1-bedroom and bachelor units. There were 65 3- and 4-bedroom units accounting for 65% of the total housing stock in the Village of Hazelton in 2016. At the same time, there were 25 2-bedroom units, accounting for 25% of the stock. Across the Regional District of Kitimat-Stikine, there were 10,610 units which were 3 and 4 bedrooms, accounting for 72% of the total housing stock. There were also 980 1-bedroom units across the Regional District of Kitimat-Stikine accounting for 7% of the total stock. Province-wide 55% of the housing stock was in the form of larger 3- and 4- bedroom units while 1-bedroom units accounted for 17% of all units. There were also 514,015 2-bedroom units Province-wide representing 27% of the total stock.

TABLE 3.8 NUMBER OF BEDROOMS

	No bedrooms	1 Bedroom	2 Bedroom	3 Bedroom	4 or more bedrooms
British Columbia (#)	22,710	311,035	514,015	513,135	521,075
British Columbia (%)	1.2%	16.5%	27.3%	27.3%	27.7%
Regional District of Kitimat-Stikine (#)	60	980	3,170	5,635	4,975
Regional District of Kitimat-Stikine (%)	0.4%	6.6%	21.4%	38.0%	33.6%
Village of Hazelton (#) ¹	--	--	25	30	35
Village of Hazelton (%)	--	--	25.0%	30.0%	35.0%

Source: Statistics Canada. Census 2016

3.9 Units with No Bedrooms

There were no housing units in the Village of Hazelton which had no bedrooms (0% of the total housing stock). Across the Regional District of Kitimat-Stikine there were 60 bachelor or studio units (units with no bedrooms). Province-wide bachelor units or studio units represent approximately 1% of the total housing stock.

TABLE 3.9 NO BEDROOMS

	2006	2011	2016
British Columbia (#)	64,355	31,900	22,710
British Columbia (%)	3.9%	1.8%	1.2%
Regional District of Kitimat-Stikine (#)	265	75	60
Regional District of Kitimat-Stikine (%)	1.8%	0.5%	0.4%
Village of Hazelton (#)	--	--	--
Village of Hazelton (%)	--	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

1 In 2016, the total number of households in the Village of Hazelton was 100. However, there are also Census sources which suggest that there were 127 households in the Village of Hazelton in 2016. The number of households reported in this table is less than 100 due to Census rounding.

3.10 1-Bedroom Units

There were no 1-bedroom housing units in the Village of Hazelton in 2016, despite the fact that half of all households in Hazelton were single person households. In 2016, the Regional District of Kitimat-Stikine had 980 1-bedroom units representing 7% of the stock. Province-wide in 2016, there were 311,035, 1-bedroom units representing 17% of the stock.

TABLE 3.10 1-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	258,220	281,675	311,035
British Columbia (%)	15.7%	16.0%	16.5%
Regional District of Kitimat-Stikine (#)	1,170	935	980
Regional District of Kitimat-Stikine (%)	8.1%	6.3%	6.6%
Village of Hazelton (#)	15	--	--
Village of Hazelton (%)	9.7%	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

3.11 2-Bedroom Units

There were 25 2-bedroom units in the Village of Hazelton in 2016 representing 25% of the stock. In 2016, the Regional District of Kitimat-Stikine had 3,170 2-bedroom units representing 21% of the stock. Province-wide in 2016, there were 514,015, 2-bedroom units representing 27% of the stock.

TABLE 3.11 2-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	429,020	472,285	514,015
British Columbia (%)	26.1%	26.8%	27.3%
Regional District of Kitimat-Stikine (#)	2,965	3,130	3,170
Regional District of Kitimat-Stikine (%)	20.6%	21.2%	21.4%
Village of Hazelton (#)	25	--	25
Village of Hazelton (%)	16.1%	--	25.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.12 3-Bedroom Units

There were 30 3-bedroom units in the Village of Hazelton in 2016 representing 30% of the stock. In 2016, the Regional District of Kitimat-Stikine had 5,635 3-bedroom units representing 38% of the stock. Province-wide in 2016, there were 513,135, 3-bedroom units representing 27% of the stock.

TABLE 3.12 3-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	481,495	499,495	513,135
British Columbia (%)	29.3%	28.3%	27.3%
Regional District of Kitimat-Stikine (#)	5,670	5,645	5,635
Regional District of Kitimat-Stikine (%)	39.4%	38.3%	38.0%
Village of Hazelton (#)	65	45	30
Village of Hazelton (%)	41.9%	47.4%	30.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.13 4+-Bedroom Units

There were 35 units with 4 or more bedrooms in the Village of Hazelton in 2016 representing 35% of the stock. In 2016, the Regional District of Kitimat-Stikine had 4,975 units with 4 or more -bedrooms representing 34% of the stock. Province-wide in 2016, there were 521,075, units of housing which had 4 or more bedrooms representing 28% of the stock.

TABLE 3.13 4+-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	410,065	479,280	521,075
British Columbia (%)	25.0%	27.2%	27.7%
Regional District of Kitimat-Stikine (#)	4,300	4,965	4,975
Regional District of Kitimat-Stikine (%)	29.9%	33.6%	33.6%
Village of Hazelton (#)	50	45	35
Village of Hazelton (%)	32.3%	47.4%	35.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.14 Bedroom Size by Tenure (#)

Table 3.14 shows the different housing sizes and number of bedrooms by tenure for the Regional District of Kitimat-Stikine as well as the Village of Hazelton. While the data is not entirely complete, 80% of the smallest units available in the community (2-bedroom units) are rental units while all 35 of the 4-bedroom units are owned.

TABLE 3.14 NUMBER OF UNITS BY BEDROOM SIZE

British Columbia						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	1,881,970	22,710	311,035	514,015	513,135	521,075
Owners (#)	1,279,020	2,575	84,665	305,485	413,750	472,550
Renters (#)	599,360	20,125	226,110	207,670	97,960	47,495
Owners (%)	68.0%	11.3%	27.2%	--	--	90.7%
Renters (%)	31.8%	88.6%	72.7%	40.4%	--	9.1%

Regional District of Kitimat-Stikine						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	14,820	60	980	3,170	5,635	4,975
Owners (#)	10,965	10	315	1,825	4,415	4,395
Renters (#)	3,515	55	650	1,275	1,050	490
Owners (%)	74.0%	16.7%	32.1%	--	--	88.3%
Renters (%)	23.7%	91.7%	66.3%	40.2%	--	9.8%

Village of Hazelton						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	100	--	--	25	30	35
Owners (#)	65	--	--	--	25	35
Renters (#)	35	--	--	20	--	--
Owners (%)	65.0%	--	--	--	--	82.4%
Renters (%)	35.0%	--	--	80%	--	--

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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3.16 Period of Construction

Seventy percent of the housing stock in the Village of Hazelton was built before 1980 (70 units) while there were an additional 25 units (40%) built between 1981 and 2000. From 2001 to 2016 there have been no new units built. Across the Regional District of Kitimat-Stikine there were 8,685 units built before 1980 (59% of the stock). There were an additional 4,730 units built between 1981 and 2000 (32% of the stock). Since 2000, there have been 1,410 units built across the Regional District of Kitimat-Stikine or 10% of the stock.

TABLE 3.16 HOUSING STOCK BY PERIOD OF CONSTRUCTION

	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
British Columbia (#)	267,560	559,485	621,425	297,290	136,210
British Columbia (%)	14.2%	29.7%	33.0%	15.8%	7.2%
Regional District of Kitimat-Stikine (#)	2,675	6,010	4,730	870	540
Regional District of Kitimat-Stikine (%)	18.0%	40.6%	31.9%	5.9%	3.6%
Village of Hazelton (#) ¹	30	40	25	--	--
Village of Hazelton (%)	30.0%	40.0%	25.0%	--	--

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

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1 In 2016, the total number of households in the Village of Hazelton was 100. However, there are also Census sources which suggest that there were 129 households in the Village of Hazelton in 2016. The number of households reported in this table is less than 100 due to Census rounding.

3.17 Period of Construction by Tenure (#)

The table below shows the age of the housing stock by tenure for the Village of Hazelton as well as the Regional District of Kitimat-Stikine region and the Province as whole. No units of rental stock have been built in the Village of Hazelton since 2001 compared to 10 units between 1981 and 2000, 15 units between 1961 and 1980 and 15 units prior to 1960. More than half of the ownership stock in the Village of Hazelton was built before 1980 while 38% of the ownership stock was built between 1981 and 2000. No ownership units have been built since 2001.

TABLE 3.17 PERIOD OF CONSTRUCTION BY TENURE (#)

	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
British Columbia						
Total Households	1,881,970	267,560	559,485	621,425	297,290	136,210
Owners (#)	1,279,025	167,340	340,675	458,365	215,915	96,730
Renters (#)	599,360	100,150	218,245	161,030	80,690	39,255
Total Households	100.0%	100%	100%	100%	100%	100%
Owners (%)	68.0%	62.5%	60.9%	73.8%	72.6%	71.0%
Renters (%)	31.8%	37.4%	39.0%	25.9%	27.1%	28.8%
Regional District of Kitimat-Stikine						
Total Households	14,820	2,675	6,010	4,730	870	540
Owners (#)	10,960	2,065	4,515	3,405	565	410
Renters (#)	3,515	605	1,460	1,115	225	110
Total Households	100.0%	100%	100%	100%	100%	100%
Owners (%)	74.0%	77.2%	75.1%	72.0%	64.9%	75.9%
Renters (%)	23.7%	22.6%	24.3%	23.6%	25.9%	20.4%
Village of Hazelton						
Total Households	100	30	35	35	--	--
Owners (#)	65	15	20	25	--	--
Renters (#)	35	15	15	10	--	--
Total Households	100.0%	100.0%	100%	100%	100%	100%
Owners (%)	65.0%	50.0%	57.1%	71.4%	--	--
Renters (%)	35.0%	50.0%	42.9%	28.6%	--	--

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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3.19 Migration Patterns

In 2016, there were 15 individuals living in the Village of Hazelton who reported that they moved in the year prior to the Census although there were no individuals who had moved from elsewhere. Across the Regional District of Kitimat-Stikine, there were 4,840 individuals who reported that they had moved to the region in the year prior to the Census, including 2,120 individuals who reported that they had moved from elsewhere. It is also worth noting that 87% of all residents in the Regional District of Kitimat-Stikine and 90% of residents in the Village of Hazelton did not move in the year prior to the Census.

TABLE 3.19 MIGRATION PATTERNS

	2006	2011	2016
British Columbia			
Non-Movers (#)	3,334,745	3,665,455	3,811,370
Non-Movers (%)	83.1%	85.6%	84.4%
Movers (#)	680,295	616,645	705,445
Movers (%)	16.9%	14.4%	15.6%
Migrants (#)	307,850	268,810	318,825
Migrants (%)	7.7%	6.3%	7.1%
Internal Migrants (#)	247,315	212,385	249,965
Internal Migrants (%)	6.2%	5.0%	5.5%
Regional District of Kitimat-Stikine			
Non-Movers (#)	32,720	31,295	31,650
Non-Movers (%)	87.5%	85.7%	86.7%
Movers (#)	4,655	5,235	4,840
Movers (%)	12.5%	14.3%	13.3%
Migrants (#)	1,690	2,245	2,120
Migrants (%)	4.5%	6.1%	5.8%
Internal Migrants (#)	1,640	2,085	2,015
Internal Migrants (%)	4.4%	5.7%	5.5%
Village of Hazelton			
Non-Movers (#)	175	165	185
Non-Movers (%)	53.0%	68.8%	90.2%
Movers (#)	160	70	15
Movers (%)	48.5%	29.2%	7.3%
Migrants (#)	55	55	--
Migrants (%)	16.7%	22.9%	--
Internal Migrants (#)	60	55	10
Internal Migrants (%)	18.2%	22.9%	4.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.20 Tenure Profile of Movers

In looking at the tenure profile of movers, it important to note that movers can include those who were already living in the community or region but who moved to a different address. Of those living in the Village of Hazelton who reported that they had moved in the year prior to the 2016 Census, the majority (74%) were owners while approximately 1 in 5 households (22%) who moved to the community were renters. The general tenure profile of movers is comparable to the general profile of households moving to the broader Regional District of Kitimat-Stikine.

TABLE 3.20 TENURE PROFILE OF MOVERS

British Columbia			
	2006	2011	2016
Total Movers	680,295	616,645	705,445
Owners who Moved	355,920	300,600	348,475
Renters who Moved	322,890	314,210	355,890
Owners	52.3%	48.7%	49.4%
Renters	47.5%	51.0%	50.4%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Movers	14,820	2,675	6,010
Owners who Moved	10,960	2,065	4,515
Renters who Moved	3,515	605	1,460
Owners	74.0%	77.2%	75.1%
Renters	23.7%	22.6%	24.3%
Village of Hazelton			
	2006	2011	2016
Total Movers	--	--	--
Owners who Moved	--	--	--
Renters who Moved	--	--	--
Owners	72.4%	75.0%	74.1%
Renters	27.6%	25.0%	22.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.21 The Inventory of Subsidized Housing Units

This section includes information on the inventory of subsidized housing available to families and individuals in different economic circumstances and lifecycle stages with the information in Table 4.22 below showing the mix of units and programs funded by BC Housing both within the Regional District of Kitimat-Stikine as well as within the Village of Hazelton. As noted below, there were a total of 708 units of housing across the Regional District of Kitimat-Stikine which was funded by BC Housing in 2020 including 6 units of assisted seniors' housing in the Village of Hazelton.

TABLE 3.21 INVENTORY OF SUBSIDIZED HOUSING UNITS

	Province	Region	Village of Hazelton
Emergency shelter space	2,098	16	--
Homeless rent supplements	3,751	65	--
Transitional and supportive housing	11,204	60	--
Service Allocation – Housing for the Homeless	17,053	141	--
Housing for frail seniors	10,411	43	6
Group homes and special needs housing	6,048	25	--
Transitional housing for women and children fleeing violence	875	46	--
Service Allocation- Transitional, Supported, Assisted	17,334	114	6
Housing for low income families	20,005	248	--
Housing for low income seniors	20,095	106	--
Service Allocation – Independent Social Housing	40,100	354	--
Rental Assistance (RAP) for families ³	9,423	33	--
Shelter Aid for Elderly Renters (SAFER) ⁴	23,347	66	--
Service Allocation- Private Market Rent Assistance	32,770	99	--
Homeownership (BC HOME Partnership)	2,208	--	--
Service Allocation – Homeownership	--	--	--
Total Inventory of Subsidized Housing	110,465	708	6

Source: BC Housing Research and Corporate Planning, Unit Count Reporting Model, March 2020

³ Households receiving assistance under the RAP program receive the difference between the cost of their housing and the amount of rent that they can afford to pay up to a maximum rent ceiling of \$1,067 for a family of 3 and \$1,117 for a family of 4.

⁴ Households receiving assistance under the SAFER program receive the difference between the cost of their housing and the amount of rent that they can afford to pay up to a maximum rent ceiling of \$734.

INCOME PROFILE AND HOUSING COSTS

4.0 Income and Housing Cost

Income plays a central role in determining the housing choices available to families and individuals. This section provides information on the housing costs and incomes for households living in the Village of Hazelton as well as provides comparative information for the broader Regional District of Kitimat-Stikine and the Province as a whole. Table 4.1 provides information on the general income and housing cost profile including specific considerations related to housing affordability as well as future housing choices. The darker circles highlight those factors which can affect the mix of housing choices available to families and individuals including housing cost and affordability pressures.

4.1 Indicators and Outcomes Related to Housing Costs

TABLE 4.1 KEY HOUSING INDICATORS AND OUTCOMES RELATED TO HOUSING COSTS

<p>Median household income In 2016, the median household income in the Village of Hazelton was \$66,504 (2015 incomes) which was \$5,230 (7%) below the median household income for the region.</p>	●
<p>Affordability threshold for households in low and very low income Households in low and very low incomes are households with an annual income that is between 30% and 50% of the area median income (AMI) which is typically set at the regional income. Based on the 2016 Census, the median household income for the Regional District of Kitimat-Stikine was \$71,534 which means that the affordability threshold for households with low or very low incomes was between \$21,500 and \$35,500. An affordable rent or housing cost for these households is between \$538 to \$888 per month.</p>	●
<p>Affordability threshold for households in low and low to moderate income Households in low and low to moderate incomes are households with an annual income that is between 50% and 80% of the area median income (AMI). Based on the median income of \$71,534 the affordability threshold for a household with low or low to moderate incomes is between \$35,500 and \$57,000. An affordable rent or housing cost for these households is between \$888 to \$1,425 per month.</p>	●
<p>Household incomes In 2016, there were 215 households in the Village of Hazelton with an annual income of \$35,000 or less. This represents 1 in 3 households (33%) of households. There were also 60 households living in the Village of Hazelton with an annual income of less than \$20,000</p>	●
<p>The cost of ownership Ownership costs in the Village of Hazelton are more affordable when compared to other parts of the Regional District of Kitimat-Stikine. Based on 2016 Census, the average monthly housing cost reported across owners in the Village of Hazelton was \$526 per month.</p>	○
<p>The cost of renting Renting in the Village of Hazelton is more affordable when compared to other parts of the Regional District of Kitimat-Stikine. Based on 2016 Census, the average monthly housing cost reported across renters in the Village of Hazelton was \$605 per month.</p>	●

This section provides additional details related to the household incomes and housing costs in the Village of Hazelton:

4.2 Average Household Income

At the time of the 2016 Census, the average household income in the Village of Hazelton was not available. However, information on the median household income is available in the table below.

TABLE 4.2 AVERAGE HOUSEHOLD INCOME

	2006	2011	2016
British Columbia	\$80,072	\$84,086	\$90,354
Regional District of Kitimat-Stikine	\$71,329	\$73,619	\$86,564
Village of Hazelton	\$49,343	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

4.3 Average Household Income (Renters and Owners)

The table below includes information on the average household income of renters and owners living in the Village of Hazelton as well as the Kitimat-Stikine region and the Province as a whole. In 2016, the average household income (2015 incomes) for owners living in the Village of Hazelton was not available. The average household income for owners living in the Kitimat-Stikine region was \$96,558 while the average household income for renters was \$59,038, which was 61% of the average household income of owners.

TABLE 4.3 AVERAGE HOUSEHOLD INCOME BY TENURE

	2006	2011	2016
British Columbia			
Total	\$80,072	\$84,086	\$90,354
Owners	\$93,202	\$96,840	\$105,394
Renters	\$49,988	\$54,507	\$58,525
Renter income as proportion of owner income	53.6%	56.3%	55.5%
Kitimat-Stikine Regional District			
Total	\$71,329	\$73,619	\$86,564
Owners	\$80,565	\$83,534	\$96,558
Renters	\$45,177	\$49,324	\$59,038
Renter income as proportion of owner income	56.1%	59.0%	61.1%
Village of Hazelton			
Total	\$49,343	--	--
Owners	\$50,874	--	--
Renters	\$47,738	--	--
Renter income as proportion of owner income	93.8%	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

4.4 Median Household Income

At the time of the 2016 Census, the median household income in the Village of Hazelton was \$66,304. At the same time, the median household income was \$5,230, 7% lower than the 2016 median household income for the Regional District of Kitimat-Stikine and \$3,675 (5%) lower than the 2016 median household income across the Province.

TABLE 4.4 MEDIAN HOUSEHOLD INCOME

	2006	2011	2016
British Columbia	\$62,372	\$65,555	\$69,979
Regional District of Kitimat-Stikine	\$59,716	\$59,716	\$71,534
Village of Hazelton	\$39,733	--	\$66,304

Source: Statistics Canada. Census 2006, 2011 and 2016

4.5 Median Household Income (Renters and Owners)

The table below includes information on the median household income of renters and owners living in the Village of Hazelton as well as the Regional District of Kitimat-Stikine and the Province as a whole. In 2016, the median household income (2015 incomes) for owners living in the Village of Hazelton was \$66,304. However information on the median income of renters and owners was not available. The median household income for owners living in the Regional District of Kitimat-Stikine was \$81,988 while the median household income for renters living was \$47,005, which was 57% of the median income of owners.

TABLE 4.5 MEDIAN HOUSEHOLD INCOME BY TENURE

	2006	2011	2016
British Columbia			
Total	\$62,372	\$65,555	\$69,979
Owners	\$75,243	\$78,302	\$84,333
Renters	\$39,548	\$41,975	\$45,848
Renter income as proportion of owner income	52.6%	53.6%	54.4%
Kitimat-Stikine Regional District			
Total	\$59,716	\$59,716	\$71,534
Owners	\$73,168	\$71,312	\$81,988
Renters	\$34,816	\$36,109	\$47,005
Renter income as proportion of owner income	47.6%	50.6%	57.3%
Village of Hazelton			
Total	\$39,733	--	--
Owners	\$50,808	--	--
Renters	\$19,820	--	--
Renter income as proportion of owner income	39.0%	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

4.6 Income Distribution of All Households

At the time of the 2016 Census, 14% of households living in the Village of Hazelton (15 households) had an annual income of less than \$35,000 including 5% of households (5 households) who had an annual income of less than \$20,000. An additional 14% of households (15 households) had an annual income between \$35,000 and \$50,000 while 30 households (27%) had an annual income of between \$50,000 and \$80,000. There were also 50 households (46%) with an annual income of \$80,000 or more. Across the Regional District of Kitimat-Stikine region, a similar proportion of households had an annual income of more than \$80,000 (45%) when compared to the Village of Hazelton (46%).

TABLE 4.6 INCOME DISTRIBUTION OF ALL HOUSEHOLDS

	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	More than \$80K
British Columbia (#)	202,945	230,370	230,920	399,475	818,265
British Columbia (%)	10.8%	12.2%	12.3%	21.2%	43.5%
Regional District of Kitimat-Stikine (#)	1,370	1,880	1,865	3,075	6,630
Regional District of Kitimat-Stikine (%)	9.2%	12.7%	12.6%	20.7%	44.7%
Village of Hazelton (#)	5	10	15	30	50
Village of Hazelton (%)	4.5%	9.1%	13.6%	27.3%	45.5%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

4.7 Income Distribution of Households by Tenure

The table below shows the income distribution in the Village of Hazelton by tenure.

TABLE 4.7 INCOME DISTRIBUTION OF HOUSEHOLDS BY TENURE

	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	More than \$80K
British Columbia (#)	202,945	230,370	230,920	399,475	818,265
Owners (#)	79,185	120,965	138,070	265,995	674,815
Renters (#)	122,650	108,695	92,350	132,835	142,825
% of Owners	6.2%	9.5%	10.8%	20.8%	52.8%
% of Renters	20.5%	18.1%	15.4%	22.2%	23.8%
	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	More than \$80K
Regional District of Kitimat-Stikine (#)	1,370	1,880	1,865	3,075	6,630
Owners (#)	665	1,120	1,220	2,325	5,630
Renters (#)	600	685	595	700	930
% of Owners	6.1%	10.2%	11.1%	21.2%	51.4%
% of Renters	17.1%	19.5%	17.0%	19.9%	26.5%
	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	More than \$80K
Village of Hazelton (#)	5	10	15	30	50
Owners (#)	--	--	--	--	--
Renters (#)	--	--	--	--	--
% of Owners	--	--	--	--	--
% of Renters	--	--	--	--	--

Source: Statistics Canada. Census 2016

4.8 Average Housing Costs (Owners)

Owners living in the Village of Hazelton reported average monthly housing costs of \$741 per month in 2016, down from \$981 in 2011. Across the Regional District of Kitimat-Stikine, the average monthly housing costs for owners was \$970 per month, up from \$859 from 2011. Province-wide, the average cost of ownership was \$1,387 in 2016.

TABLE 4.8 AVERAGE HOUSING COSTS - OWNERS

	2006	2011	2016
British Columbia	\$1,254	\$1,334	\$1,387
Regional District of Kitimat-Stikine	\$846	\$859	\$970
Village of Hazelton	\$816	\$981	\$741

Source: Statistics Canada. Census 2006, 2011 and 2016

4.9 Average Housing Costs (Renters)

Renters living in the Village of Hazelton reported average monthly housing costs of \$615 per month in 2016, down from \$791 in 2011. Across the Regional District of Kitimat-Stikine, average monthly housing costs for renters were \$919 per month, up from \$755 from 2011. Province-wide, the average monthly cost of renting was \$1,149 in 2016, an increase of \$74 from 2011.

TABLE 4.9 AVERAGE HOUSING COSTS -RENTERS

	2006	2011	2016
British Columbia	\$980	\$1,075	\$1,149
Regional District of Kitimat-Stikine	\$693	\$755	\$919
Village of Hazelton	\$737	\$791	\$615

Source: Statistics Canada. Census 2006, 2011 and 2016

4.10 Change in the Average Monthly Rent

Between 2011 and 2016, the average monthly rent in the Village of Hazelton decreased from \$791 per month to \$615 per month, a decrease of \$176 (22%) while the average rent in the Kitimat-Stikine region increased by \$164 per month (22%). Province-wide, average rents increased from \$1,075 per month to \$1,149 per month, an increase of \$74 per month or 7%.

TABLE 4.10 CHANGE IN THE AVERAGE MONTHLY RENT

	2006 to 2011	2011 to 2016
British Columbia (\$ change)	\$95	\$74
British Columbia (% change)	9.7%	6.9%
Regional District of Kitimat-Stikine (\$ change)	\$62	\$164
Regional District of Kitimat-Stikine (% change)	8.9%	21.7%
Village of Hazelton (\$ change)	\$54	(\$176)
Village of Hazelton (% change)	6.8%	(22.3%)

Source: Statistics Canada. Census 2006, 2011 and 2016

HOUSING NEED

5.0 Housing Need

This section includes information on the different measures related to housing needs in the Village of Hazelton including considerations related to the adequacy (i.e. the condition of the housing stock), the suitability (i.e. the level of crowding) and affordability (i.e. the number of households spending 30% or more of their income on their housing costs). This section also includes information on the number of households in core housing need including those who are in extreme housing need (i.e. households spending 50% or more of their income on their housing costs). Due in part to the small number of households in the Village of Hazelton, it is likely that many of the results have been suppressed to ensure anonymity.

5.1 Key Measures Related to Housing Needs

TABLE 5.1 KEY MEASURES RELATED TO HOUSING NEEDS

Households falling below suitability standards (i.e. conditions of crowding) At the time of the 2016 Census, there were no households in the Village of Hazelton who were living in housing that fell below the established suitability standards.	○
Households falling below adequacy standards (i.e. condition of the stock) At the time of the 2016 Census, there were no households in the Village of Hazelton who were living in housing that fell below the established adequacy standards.	○
Households falling below affordability standards (i.e. shelter-cost-to-income of 30%) At the time of the 2016 Census, there were no households in the Village of Hazelton who were living in housing that fell below the established affordability standards.	○
Households in core housing need At the time of the 2016 Census, there were no households in the Village of Hazelton who were in core housing need.	○
Households in extreme housing need At the time of the 2016 Census, there were no households in the Village of Hazelton in extreme housing need (meaning households spending 50% or more of their income on their housing costs).	○
Individuals experiencing homelessness The Skeena Housing Coalition has recently completed a homeless count for the Upper Skeena region and identified at least 72 individuals without a place to live.	○

Notes on Data Suppression for Smaller Geographies in Addition to Random Rounding

In addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondents' personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size. For example, areas with a population of less than 40 persons are suppressed. If the community searched has a population of less than 40 persons, only the total population counts will be available. Suppression of data can be due to poor data quality or to other technical reasons.

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

5.2 Households Falling Below Suitability Standards

Suitability applies to households that are unable to find housing that is suitable in size based on the needs of their household and Canada's National Occupancy standards. Households that are living below the suitability standard are typically households that are living in over-crowded conditions as a way of reducing their housing costs. At the time of the 2016 Census, there were no households in the Village of Hazelton who were living in housing that fell below the established suitability standard compared to 385 households across the Regional District of Kitimat-Stikine, of which 48% were owner households and 51% were renter households.

TABLE 5.2 HOUSEHOLDS FALLING BELOW SUITABILITY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	107,475	106,430	91,410
Owners (#)	45,840	48,135	36,240
Renters (#)	61,635	58,295	55,170
Owners (%)	42.7%	45.2%	39.6%
Renters (%)	57.3%	54.8%	60.4%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	510	345	385
Owners (#)	320	170	185
Renters (#)	190	175	195
Owners (%)	62.7%	49.3%	48.1%
Renters (%)	37.3%	50.7%	50.6%
Village of Hazelton			
	2006	2011	2016
Total Households	--	--	--
Owners (#)	--	--	--
Renters (#)	--	--	--
Owners (%)	--	--	--
Renters (%)	--	--	--

Source: Statistics Canada. Census 2016

Notes on Data Suppression for Smaller Geographies in Addition to Random Rounding

In addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondents' personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size. For example, areas with a population of less than 40 persons are suppressed. If the community searched has a population of less than 40 persons, only the total population counts will be available. Suppression of data can be due to poor data quality or to other technical reasons.

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

5.3 Households Falling Below Adequacy Standards

Adequacy applies to households that are unable to find housing that is in good repair that they can afford with the resources that they have available. Households that are living below the adequacy standard are typically households living in older housing stock that is in poor condition and that requires significant repairs or improvements. At the time of the 2016 Census, there were 35 households in the Village of Hazelton who were living in housing that fell below the established adequacy standard, of which 71% were owner households and 29% were renter households. Across the Regional District of Kitimat-Stikine there were 1,360 households (11%) who were living in housing that did not meet the established adequacy standard, of which 68% were owner households and 33% were renter households.

TABLE 5.3 HOUSEHOLDS FALLING BELOW ADEQUACY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	105,965	110,945	105,410
Owners (#)	63,990	70,140	64,040
Renters (#)	41,975	40,810	41,370
Owners (%)	60.4%	63.2%	60.8%
Renters (%)	39.6%	36.8%	39.2%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,525	1,405	1,360
Owners (#)	1,055	895	920
Renters (#)	475	510	450
Owners (%)	69.2%	63.7%	67.6%
Renters (%)	31.1%	36.3%	33.1%
Village of Hazelton			
	2006	2011	2016
Total Households	35	--	35
Owners (#)	20	--	25
Renters (#)	15	--	10
Owners (%)	57.1%	--	71.4%
Renters (%)	42.9%	--	28.6%

Source: Statistics Canada. Census 2016

5.4 Households Falling Below Affordability Standards

Affordability applies to households that are unable to find housing in their community that is affordable to their household without spending 30% or more of their income on their housing costs. At the time of the 2016 Census, there were no households in the Village of Hazelton who spent 30% or more of their income on their housing costs. Region-wide, there were 1,620 households living in the Regional District of Kitimat-Stikine who were experiencing affordability challenges. This represents 13% of all households in the region. Of those, 43% were owner households while 57% were renter households.

TABLE 5.4 HOUSEHOLDS FALLING BELOW AFFORDABILITY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	374,370	412,820	420,710
Owners (#)	206,605	229,175	212,165
Renters (#)	167,760	183,650	208,545
Owners (%)	55.2%	55.5%	50.4%
Renters (%)	44.8%	44.5%	49.6%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,775	1,775	1,620
Owners (#)	850	760	700
Renters (#)	930	1,010	920
Owners (%)	47.9%	42.8%	43.2%
Renters (%)	52.4%	56.9%	56.8%
Village of Hazelton			
	2006	2011	2016
Total Households	60	--	--
Owners (#)	20	--	--
Renters (#)	35	--	--
Owners (%)	33.3%	--	--
Renters (%)	58.3%	--	--

Source: Statistics Canada. Census 2016

5.5 Households in Core Housing Need

Households in core housing need are households who are unable to find housing that is suitable in size and in good repair without spending 30% or more of their income on their housing cost. At the time of the 2016 Census, there were no households in the Village of Hazelton who were in core housing need. At the same time, across the Regional District of Kitimat-Stikine there were 1,310 households in core housing need (11% of total households in the region). Of those, 37% were owner households while 63% were renter households.

TABLE 5.5 HOUSEHOLDS IN CORE HOUSING NEED

British Columbia			
	2006	2011	2016
Total Households	221,470	247,280	260,225
Owners (#)	88,330	101,080	97,355
Renters (#)	133,140	146,200	162,870
Owners (%)	39.9%	40.9%	37.4%
Renters (%)	60.1%	59.1%	62.6%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,210	1,410	1,310
Owners (#)	485	490	480
Renters (#)	720	920	825
Owners (%)	40.1%	34.8%	36.6%
Renters (%)	59.5%	65.2%	63.0%
Village of Hazelton			
	2006	2011	2016
Total Households	55	--	--
Owners (#)	20	--	--
Renters (#)	40	--	--
Owners (%)	36.4%	--	--
Renters (%)	72.7%	--	--

Source: Statistics Canada. Census 2016

5.6 Households in Extreme Housing Need

Households in extreme housing need are households who are spending 50% or more of their income on their housing cost. At the time of the 2016 Census, there were no households in the Village of Hazelton who were in extreme housing need. Across the Regional District of Kitimat-Stikine, there were 430 households that were spending 50% or more of their income on their housing costs (4% of all households). Of those, 41% were owner households while 59% were renter households.

TABLE 5.6 HOUSEHOLDS IN EXTREME HOUSING NEED

British Columbia			
	2006	2011	2016
Total Households	94,505	107,530	112,590
Owners (#)	40,345	47,155	44,540
Renters (#)	54,165	60,380	68,050
Owners (%)	42.7%	43.9%	39.6%
Renters (%)	57.3%	56.2%	60.4%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	440	590	430
Owners (#)	150	180	175
Renters (#)	295	410	255
Owners (%)	34.1%	30.5%	40.7%
Renters (%)	67.0%	69.5%	59.3%
Village of Hazelton			
	2006	2011	2016
Total Households	30	--	--
Owners (#)	15	--	--
Renters (#)	20	--	--
Owners (%)	50.0%	--	--
Renters (%)	66.7%	--	--

Source: Statistics Canada. Census 2016

Notes on Data Suppression for Smaller Geographies in Addition to Random Rounding

In addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondents' personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size. For example, areas with a population of less than 40 persons are suppressed. If the community searched has a population of less than 40 persons, only the total population counts will be available. Suppression of data can be due to poor data quality or to other technical reasons. Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

5.7 Individuals Experiencing Homelessness

Homelessness is a significant and growing issue across many communities in British Columbia. Information contained in the housing and research literature suggests that people who are homeless in rural areas rarely fit the standard definition of homelessness. While some are literally homeless, the majority are living in extremely precarious housing situations or find themselves moving from one overcrowded or barely affordable housing situation to another. There are still others who must rely on family or friends or stay in housing that is in poor condition because that is all they can afford.

The history of colonialism within Canada and the impact of racial and cultural discrimination has contributed to heightened levels of homelessness among Indigenous people, with many Indigenous people continuing to face attitudes of racism and discrimination which negatively affect their access to housing, employment, and other opportunities.

A preliminary housing needs assessment report prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society (2019) observed that the Upper Skeena region does not have any emergency shelter spaces for men, women, youth, or families and that there are not any shelter spaces or drop-in services available during extreme weather events. As well, there is a shortage of transitional, supportive, and second stage housing for women and children fleeing violence.

In 2020, the Skeena Housing Coalition Society completed a homeless count in which 72 individuals in the Upper Skeena region were identified as being homeless. This number is equal to 75% of the number of individuals identified in the City of Terrace at the time of the 2018 Provincial Homeless Count and almost 2.5 times the number of individuals identified in the Town of Smithers.

While a temporary shelter was put in place in the Village of Hazelton to respond to the need, it was always understood that this arrangement was temporary in nature and was not considered to be a suitable arrangement for the longer term. In recent months, there have been preliminary discussions with B.C. Housing about the high level of homelessness in the Upper Skeena region and the depth of needs. Through these conversations and in working in partnerships with local government partners and service providers, the Skeena Housing Coalition Society is hopeful that a lasting solution can be found.

Addressing the Needs of Vulnerable and 'At Risk' Populations

Housing for Women and Children Fleeing Violence

The preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society identified the need for additional housing and supports for women and children who are experiencing domestic violence including the need for a safe place to stay. Through their research, it was estimated that there are at least 75 people (87% of whom are women) who require short-term safe housing in the region, with at least half of these requiring access to longer term housing solutions. Through the key informant interviews, it was suggested that there have been some preliminary conversations around the creation of new transitional and supportive housing spaces in the District of New Hazelton for women and children fleeing violence. In looking at the level of need in the Upper Skeena region as well as the gaps in the current continuum of housing and supports for vulnerable and 'at risk' women, it is clear that there is the need for this type of housing.*

Housing for Vulnerable and 'At Risk' Youth

Vulnerable and 'at risk' youth were also identified as an important sector of the community who face significant barriers in finding suitable and appropriate housing in the Upper Skeena region. Based on the preliminary housing needs assessment report (2019) it was noted that the Ministry of Children and Family Development assists clients in finding low-income, affordable rental housing. However, due to the shortage of suitable and appropriate housing choices in the Upper Skeena region, clients are often forced to find housing in other communities. This has compelled youth to travel to the District of Houston (140 km east), the Town of Smithers (70 km east) and the City of Terrace (130 km west) in order to find suitable housing arrangements.

In having to travel these distances, youth are forced to leave their community and support networks including their friends and their families. This experience can be both lonely and isolating for many youth. To address the gap in the continuum of housing choices for vulnerable and 'at risk' youth there is the need for more affordable rental housing in the Upper Skeena region as well as wrap around services. Through the key informant interviews, it was also suggested that culturally responsive approaches should be considered including the possibility of exploring different types of intergenerational models of housing and support.

* The Province and the District have continued to work to meet the need with a site being identified for a new women's shelter.

LABOUR MARKET DATA

6.0 Labour Market Data

This section provides information on the local and regional economy including key labour market information about the number of individuals in the labour market, the employment and labour market participation rate as well as other information related to workforce housing demand. Table 6.1 highlights some of the labour market related information in the Village of Hazelton and the Regional District of Kitimat-Stikine.

6.1 Key Economic Related Indicators and Measures

TABLE 6.1 KEY ECONOMIC RELATED INDICATORS AND MEASURES

<p>Changes in the workforce In 2016, the Village of Hazelton had 720 workers, down from 815 in 2011.</p>	●
<p>Individuals who are employed In 2016, the Village of Hazelton reported that there were 635 individuals employed, down from 715 employed in 2011. Across the Regional District of Kitimat-Stikine there were 16,670 individuals who were employed, down from 16,135 in 2011.</p>	●
<p>Employment rate In 2016, the Village of Hazelton reported an employment rate of 51.2% compared to 55.5% across the region.</p>	●
<p>Unemployment rate Between 2011 and 2016, the unemployment rate in the Village of Hazelton decreased from 12.3% to 11.8%.</p>	○
<p>Labour market participation rate In 2016, the Village of Hazelton reported a labour market participation rate of 58.1%, down from 62.5% in 2011. This was lower than the corresponding rate in the Regional District of Kitimat-Stikine (64.4%) and the Province (63.9%).</p>	●
<p>Commuting patterns In 2016, there were 95 individuals who lived and worked in the Village of Hazelton, representing 13% of the labour force. At the same time, there were 275 individuals who lived in the Village of Hazelton but who traveled to another part of the Regional District of Kitimat-Stikine for work (representing 38.2% of the workforce). There were also 25 individuals who were living in the Village of Hazelton and who were working in a different region (3.5%).</p>	○

6.2 Number of Workers

In 2016, the Village of Hazelton reported a total of 115 workers, down from 140 in 2011, a decrease of 25 individuals. Across the Regional District of Kitimat-Stikine region, there were 19,430 workers (up from 18,535 in 2011).

TABLE 6.2 NUMBER OF WORKERS

	2006	2011	2016
British Columbia	2,217,080	2,354,245	2,471,665
Regional District of Kitimat-Stikine	19,280	18,535	19,340
Village of Hazelton	195	140	115

Source: Statistics Canada. Census 2006, 2011 and 2016

6.3 Number of Individuals Employed

In 2016, the Village of Hazelton reported that there were 105 individuals employed, down from 145 employed in 2011. Across the Regional District of Kitimat-Stikine there were 16,670 individuals who were employed, up from 16,135 in 2011.

TABLE 6.3 NUMBER OF INDIVIDUALS EMPLOYED

	2006	2011	2016
British Columbia	2,084,375	2,171,470	2,305,690
Regional District of Kitimat-Stikine	16,545	16,135	16,670
Village of Hazelton	185	145	105

Source: Statistics Canada. Census 2006, 2011 and 2016

6.4 Employment Rate

In 2016, the Village of Hazelton reported an employment rate of 67.3% which was higher than the employment rate of 55.5% seen across the region and the rate reported for the Province (59.6%).

TABLE 6.4 EMPLOYMENT RATE

	2006	2011	2016
British Columbia	61.7	59.5	59.6
Regional District of Kitimat-Stikine	55.8	54.1	55.5
Village of Hazelton	51.5	70.0	67.3

Source: Statistics Canada. Census 2006, 2011 and 2016

6.5 Unemployment Rate

In 2016, the Village of Hazelton reported an unemployment rate of 8.7%, lower than the unemployment rate of 13.8% across the Regional District of Kitimat-Stikine. Between 2011 and 2016, the unemployment rate in the Village of Hazelton increased from 0% to 8.7%. Across the broader Regional District of Kitimat-Stikine, between 2011 and 2016, the unemployment rate increased from 12.9% to 13.8%, an increase of 0.9%.

TABLE 6.5 UNEMPLOYMENT RATE

	2006	2011	2016
British Columbia	6.0	7.8	6.7
Regional District of Kitimat-Stikine	14.2	12.9	13.8
Village of Hazelton	5.1	--	8.7

Source: Statistics Canada. Census 2006, 2011 and 2016

6.6 Labour Market Participation Rate

In 2016, the Village of Hazelton reported a labour market participation rate of 63.9% down from 72.5% in 2011. Across the Regional District of Kitimat-Stikine, the labour market participation rate was 64.4% up from 62.2% in 2011. The findings suggest that the labour market participation rate in the Village of Hazelton in 2016 was comparable to the corresponding rate in the Regional District of Kitimat-Stikine and the Province as a whole.

TABLE 6.6 LABOUR MARKET PARTICIPATION

	2006	2011	2016
British Columbia	65.7	64.6	63.9
Regional District of Kitimat-Stikine	65	62.2	64.4
Village of Hazelton	70.9	72.5	63.9

Source: Statistics Canada. Census 2006, 2011 and 2016

6.7 Travel to Work

In 2016, of those employed in the Village of Hazelton, 45 individuals lived and worked in the Village of Hazelton. At the same time, there were 20 individuals who lived in the Village of Hazelton but traveled to another part of the region for work. There were no individuals who travelled to a different region to work. There were also individuals who do not commute to work and/or who travelled to work outside of British Columbia and outside of Canada who are not included in this total.

TABLE 6.7 TRAVEL TO WORK

	2006	2011	2016
British Columbia			
Live/work in the same community	784,685	824,245	864,415
Live/work in the same region	744,965	769,295	807,840
Travel to another region for work	578,005	594,820	599,115
Regional District of Kitimat-Stikine			
Live/work in the same community	9,170	8,355	8,880
Live/work in the same region	3,865	3,870	4,065
Travel to another region for work	590	440	305
Village of Hazelton			
Live/work in the same community	90	--	45
Live/work in the same region	25	100	20
Travel to another region for work	60	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

6.8 Number of Workers by Industry (NAICS)

The table below provides information on the general workforce in the Village of Hazelton in 2006, 2011 and 2016 including changes in the general economic and employment profiles. Employment from health care and social assistance, educational services, accommodation and food services, retail trade and public administration were among some of the primary employment generators.

TABLE 6.8 WORKERS BY KEY INDUSTRY

	2006	2011	2016
Total	195	145	115
Not applicable	-	-	-
All Industry categories	195	145	115
Agriculture, forestry, fishing and hunting	10	-	10
Mining and oil and gas extraction	-	-	10
Utilities	-	-	-
Construction	-	-	-
Manufacturing	25	-	-
Wholesale trade	-	-	-
Retail trade	15	-	15
Transportation and warehousing	10	-	-
Information and cultural industries	15	-	10
Finance and insurance	-	-	-
Real estate and rental and leasing	-	-	-
Professional, scientific and technical services	20	-	-
Management of companies and enterprises	-	-	-
Admin/ support, waste management/remediation	10	-	-
Educational services	25	50	15
Health care and social assistance	45	20	25
Arts, entertainment, and recreation	-	-	-
Accommodation and food services	25	-	10
Other services (except public administration)	-	-	10
Public administration	-	15	15

Source: Statistics Canada. Census 2006, 2011 and 2016

POPULATION ESTIMATES

7.1 Current and Future Housing Needs

In preparing a *Housing Needs Report*, local governments are required to develop estimates related to:

- Anticipated population and household growth over a 5-year time frame
- Anticipated changes in average and median age
- Changes in the demographic profile of individuals and households
- Estimated future housing demand by housing type, tenure, and bedroom size
- Estimated future demand by affordability (market and non-market)

This report sets out the methodology used to prepare the population and household projections for the Village of Hazelton and includes considerations related to:

- Historical trends and patterns of growth
- Expected growth locally and regionally
- Changes in the social and demographic profile of households living in the Village of Hazelton

7.2 Methodology

Statistics Canada, through the Census, provides the most reliable and comprehensive source of baseline and trend data for population and housing demand projections. This includes considerations related to:

- Historical patterns of growth (regional and locally)
- Changes in the general population and age profile of households in the region
- Intra-and inter-provincial migration
- Patterns of housing consumption and current housing demand
- Current housing demand by housing size and type

The process used in preparing the proposed population and household growth projections for the Village of Hazelton included the following steps:

- The creation of a baseline scenario using the 2016 Census data
- Analysis of historical and recent population and household trends
- Consultation with key stakeholders from across the community
- Analysis of expected employment related growth within the region
- An examination of changes in the general population and age profile for the region
- Comparison with the expected population and household growth projections using information available through B.C. Stats (P.E.O.P.L.E. 2020) at the Regional District and Local Health Area level

7.3 Estimated Population Growth

Like many other northern communities and regions, the Regional District of Kitimat-Stikine and the Village of Hazelton are subject to significant shifts in population resulting from broader social and economic forces. In 2016, the total population for the Regional District of Kitimat-Stikine was 37,367 individuals, while the population for the Village of Hazelton was 313 individuals accounting for 0.84% of the total population in the RDKS.

In looking at the historical patterns of growth, the Census shows that between 2006 and 2011 the population for the Regional District of Kitimat-Stikine decreased by 638 individuals, representing a negative population growth rate of 1.7%. However, between 2011 and 2016, the population in the Regional District of Kitimat-Stikine increase by a very modest 6 individuals, a 0.0% population growth rate.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021 the population in the Regional District of Kitimat-Stikine will increase by 1,468 individuals or a growth rate of 4.0%. This expected rate of growth represents an average annual increase of 294 individuals, or a growth rate of 0.8%.

Between 2021 and 2026, the population in the Regional District of Kitimat-Stikine is expected to increase by an additional 2,065 individuals or a growth rate of 5.2%. This expected rate of growth represents an average annual increase of 413 individuals, or a growth rate of 1.0%.

Between 2006 and 2011, the Village of Hazelton reported a decrease of 23 individuals, or a negative growth rate of 7.8%. This negative growth represents an annual average decrease in the population of 5 individuals.

Between 2011 and 2016, while the entire Regional District of Kitimat-Stikine reported a modest increase in the population of 6 individuals, the Village of Hazelton reported an increase of 43 individuals, or growth of 15.9%.

Significant fluctuations in the population in the Village of Hazelton is consistent with the types of changes experienced across many smaller, northern communities in B.C. and can be a function of the aging of the population and the small size of the population base, as well as the cyclical nature of the local economy.

In using the population and household projections for the RDKS as a general model for understanding future growth and changes within the local context of the Upper Skeena region, the findings suggest that the population for the Village of Hazelton will increase between 2019 and 2021 with an expected increase of 10 individuals, or a growth rate of 3.1%. This represents 2 individuals annually. For 2021 to 2026, the Village of Hazelton is expected to grow by an additional 15 individuals or 4.7% for an average annual increase of 3 individuals per year.

The analysis shows that between 2016 and 2026, the Village of Hazelton will experience a modest period of growth between 2016 and 2026, which is likely to build on the growth experienced between 2011 and 2016.

TABLE 7.1: PROJECTED POPULATION GROWTH (REGIONAL DISTRICT OF KITIMAT-STIKINE AND VILLAGE OF HAZELTON)

Years	Regional District of Kitimat-Stikine			Village of Hazelton		
	Population	Population Change	Rate of Growth	Population	Population Change	Rate of Growth
2016	37,367	--	--	313		
2017	38,285	918	2.5%	320	7	2.2%
2018	37,894	(-391)	-1.0%	319	-1	-0.3%
2019	38,003	109	0.3%	316	-2	-0.7%
2020	38,464	461	1.2%	320	3	1.0%
2021	38,835	371	1.0%	323	3	0.9%
2022	39,251	416	1.1%	326	3	1.0%
2023	39,694	443	1.1%	329	3	1.0%
2024	40,133	439	1.1%	332	3	1.0%
2025	40,538	405	1.0%	335	3	0.9%
2026	40,900	362	0.9%	338	3	0.8%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.4 Estimated Household Growth

In 2016, there were 14,820 households living in the Regional District of Kitimat-Stikine including 100 households living in the Village of Hazelton, with the households living in the Village of Hazelton accounting for 0.7% of all households in the Regional District of Kitimat-Stikine.

In looking at the historical patterns of growth, the Census shows that between 2006 and 2011 the total number of households in the Regional District of Kitimat-Stikine increased by 380 households, or a growth rate of 2.6%. Between 2011 and 2016, the total number of households in Regional District of Kitimat-Stikine increased by an additional 65 households, or a rate of growth of 0.4%.

Population and household projections prepared by B.C. Stats under P.E.O.P.L.E. 2020 estimate that between 2016 and 2021 the total number of households in the Regional District of Kitimat-Stikine will increase by 2,319 households, or a growth rate of 14.8%. Annually this represents an average increase of 464 households, or a growth rate of 3.0%.

Between 2021 and 2026, B.C. Stats estimates that the total number of households in the Regional District of Kitimat-Stikine will increase by an additional 1,088 households, or a growth rate of 6.3%. This translates into an average annual increase of 218 households, or a growth rate of 1.3%.

Assuming that the Village of Hazelton experiences a similar pattern of household growth to the expected growth within the Regional District of Kitimat-Stikine as a whole, it is likely that between 2016 and 2021, the total number of households in the Village of Hazelton will increase by 18 households, representing a growth rate of 14.8%. This translates into an average annual increase of 4 households for the Village of Hazelton, or a growth rate of 3.0%.

For 2021 to 2026, assuming that the pattern of household growth within the Village of Hazelton continues to remain similar to the expected household growth for the Regional District of Kitimat-

Stikine as a whole, the total number of households in the Village of Hazelton is expected to increase by an additional 10 households, or a growth rate of 6.3%. This translates into an average annual increase of 2 households, or a growth rate of 1.3%.

TABLE 7.2: ESTIMATED HOUSEHOLD GROWTH IN VILLAGE OF HAZELTON AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			Village of Hazelton		
	Total Households	Increase/ Decrease	% Change	Total Households	Increase/ Decrease	% Change
2016	14,820			100		
2017	15,424	604	4.1%	104	4	4.1%
2018	16,028	604	3.9%	108	4	3.9%
2019	16,632	604	3.8%	112	4	3.8%
2020	16,906	274	1.6%	116	4	1.6%
2021	17,139	233	1.4%	118	2	1.4%
2022	17,355	216	1.3%	120	2	1.3%
2023	17,578	223	1.3%	122	2	1.3%
2024	17,794	216	1.2%	124	2	1.2%
2025	18,037	243	1.4%	126	2	1.4%
2026	18,227	190	1.1%	128	2	1.1%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.5 Changing Demographics –25 to 64 years of age

In 2016, there were 20,405 individuals in the Regional District of Kitimat-Stikine who were in the 25 to 64 age cohort including 150 individuals living in the Village of Hazelton.

Analysis of historical data for the Regional District of Kitimat-Stikine shows that between 2006 and 2011, the total number of individuals between the ages of 25 to 64 living in the Regional District of Kitimat-Stikine decreased by 390 individuals, a negative growth rate of 1.9%. Between 2011 and 2016, the total number of individuals between the ages of 25 to 64 living in the RDKS decreased by 45, or a negative growth rate of 0.2%.

Between 2006 and 2011, the Village of Hazelton reported a decrease of 10 individuals between the ages of 25 to 64, representing a negative growth rate of 6.5%. Between 2011 and 2016, the Village of Hazelton reported an increase of 5 individuals in the 25 to 64 age cohort, representing a growth rate of 3.4%.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population in the 25 to 64 age cohort in the Regional District of Kitimat-Stikine will increase by 784 individuals, representing a growth rate 3.9%. This translates into an average annual increase of 157 individuals in the 25 to 64 age cohort, or a growth rate of 0.8%.

Between 2021 and 2026, B.C. Stats estimates that the population in the 25 to 64 age cohort in the Regional District of Kitimat-Stikine will decrease by 38 individuals, representing a modest negative growth rate of 0.2%. This represents an annual average decrease of 8 individuals in the 25 to 64 age cohort, or a negative growth rate of 0.04%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within the Village of Hazelton is similar to the expected pattern of growth for the Upper Skeena Local Health Area, the population in the Village of Hazelton in the 25 to 64 age cohort is expected to remain effectively unchanged, with a projected decrease of 1 individual. This translates into an average annual change of 0 individuals in the 25 to 64 age cohort, or a growth rate of 0.0% among those between the ages of 25 to 64.

Assuming a similar pattern for 2021 to 2026, it is likely that the population in 25 to 64 age cohort will decrease by 8 individuals, or a negative rate of growth of 5.6%. This translates into an average annual decrease of 2 individuals in the 25 to 64 age cohort, or a negative growth rate of 1.1% among those between the ages of 25 to 64.

TABLE 7.3: PROJECTED POPULATION GROWTH FOR INDIVIDUALS AGE 25 TO 64 IN VILLAGE OF HAZELTON AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			Village of Hazelton		
	Total Population	Increase/Decrease	% Change	Total Population	Increase/Decrease	% Change
2016	20,405			150		
2017	21,512	1107	5.4%	151	1	0.5%
2018	21,281	-231	-1.1%	152	1	-0.1%
2019	21,186	-95	-0.4%	152	0	-2.0%
2020	21,253	67	0.3%	149	-3	0.3%
2021	21,189	-64	-0.3%	149	0	-0.9%
2022	21,171	-18	-0.1%	148	-1	-2.2%
2023	21,273	102	0.5%	145	-3	-0.1%
2024	21,267	-6	0.0%	145	0	-1.3%
2025	21,211	-56	-0.3%	143	-2	-1.5%
2026	21,151	-60	-0.3%	141	-2	-0.5%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.6 Changing Demographics –65 to 84 years of age

In 2016, there were 5,100 individuals in the Regional District of Kitimat-Stikine who were in the 65 to 84 age cohort including 55 individuals living in the Village of Hazelton.

Analysis of historical data for the Regional District of Kitimat-Stikine shows that between 2006 and 2011, the total number of individuals between the ages of 65 to 84 living in the Regional District of Kitimat-Stikine increased by 705 individuals, a growth rate of 19.5%. Similarly, between 2011 and 2016, the total number of individuals between the ages of 65 to 84 living in the Regional District of Kitimat-Stikine increased by an additional 785, or a growth rate of 18.2%.

Between 2006 and 2011, the Village of Hazelton reported an increase of 25 individuals between the ages of 65 to 84, representing a growth rate of 125.0%, although this high rate is in part due to the small absolute numbers of individuals in this cohort. Between 2011 and 2016, the Village of Hazelton reported an additional increase of 10 individuals in the 65 to 84 age cohort, representing a growth rate of 22.2%.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population in the 65 to 84 age cohort in the Regional District of Kitimat-Stikine will increase by 702 individuals, representing a growth rate 13.3%. This translates into an average annual increase of 140 individuals in the 65 to 84 age cohort, or a growth rate of 2.7%.

Between 2021 and 2026, B.C. Stats estimates that the population in the 65 to 84 age cohort in the Regional District of Kitimat-Stikine will increase by an additional 1,611 individuals, representing a growth rate of 25.2%. The expected increase in individuals in the 65 to 84 age cohort translates into an average annual increase of 322, or a growth rate of 5.0%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within the Village of Hazelton is similar to the expected pattern of growth for the Upper Skeena Local Health Area, the population in the Village of Hazelton in the 65 to 84 age cohort is expected to increase by 25 individuals, or a growth rate of 32.6%. This translates into an average annual increase of 5 individuals in the 65 to 84 age cohort, or a growth rate of 6.5% among those between the ages of 65 to 84.

Assuming a similar pattern of growth for the Village of Hazelton for 2021 to 2026, it is likely that the population in 65 to 84 age cohort will increase by an additional 35 individuals, or a growth rate of 34.6%. This translates into an average annual increase of 7 individuals in the 65 to 84 age cohort, or a growth rate of 6.9% among those between the ages of 65 to 84.

TABLE 7.4: PROJECTED POPULATION GROWTH FOR INDIVIDUALS AGE 65 TO 84 IN THE VILLAGE OF HAZELTON AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			Village of Hazelton		
	Total Population	Increase/ Decrease	% Change	Total Population	Increase/ Decrease	% Change
2016	5,100			55		
2017	4,892	-208	-4.1%	63	8	13.7%
2018	4,960	68	1.4%	71	9	0.2%
2019	5,180	220	4.4%	71	0	6.3%
2020	5,487	307	5.9%	76	4	5.4%
2021	5,802	315	5.7%	80	4	7.0%
2022	6,116	314	5.4%	86	6	11.5%
2023	6,401	285	4.7%	96	10	3.3%
2024	6,770	369	5.8%	99	3	10.1%
2025	7,092	322	4.8%	109	10	5.2%
2026	7,413	321	4.5%	115	6	4.5%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.7 Changing Demographics –85 and older years of age

In 2016, there were 560 individuals in the Regional District of Kitimat-Stikine who were 85 and older including 15 individuals living in the Village of Hazelton.

Analysis of historical data for the Regional District of Kitimat-Stikine shows that between 2006 and 2011, the total number of individuals who were 85 and older living in the RDKS increased by 115 individuals, a growth rate of 46.9%. Similarly, between 2011 and 2016, the total number of individuals 85 and older living in the RDKS increased by an additional 115, or a growth rate of 31.9%.

Between 2006 and 2011, the Village of Hazelton reported no increase in 30 individuals 85 and older. Between 2011 and 2016, the Village of Hazelton reported an additional 5 individuals 85 and older.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population 85 and older in the RDKS will increase by 67 individuals, representing a growth rate of 12.0%. This translates into an average annual increase of 13 individuals 85 and older, or a growth rate of 2.4%.

Between 2021 and 2026, B.C. Stats estimates that the population 85 and older living in the RDKS will increase by an additional 115 individuals, representing a growth rate of 18.3%. The expected increase in individuals 85 and older translates into an average annual increase of 23, or a growth rate of 3.7%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within the Village of Hazelton is similar to the expected pattern of growth for the Upper Skeena Local Health Area, the population in the Village of Hazelton 85 and older will increase by just one (1) individual, or a growth rate of 0.2%.

Assuming the Village of Hazelton and the Upper Skeena Local Health Area experience a similar pattern of growth for 2021 to 2026, it is likely that the population 85 and older will increase by an additional 11 individuals, or a growth rate of 53.8%. This translates into an average annual increase of 2 individuals 85 and older, or a growth rate of 10.8% among those 85 and older.

TABLE 7.5: PROJECTED POPULATION GROWTH FOR INDIVIDUALS IN THE 85+ AGE COHORT IN THE VILLAGE OF HAZELTON & REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			Village of Hazelton		
	Total Population	Increase/ Decrease	% Change	Total Population	Increase/ Decrease	% Change
2016	560			15		
2017	637	77	13.8%	18	3	21.0%
2018	660	23	3.6%	22	4	10.7%
2019	650	-10	-1.5%	24	2	-24.1%
2020	616	-34	-5.2%	18	-6	-9.5%
2021	627	11	1.8%	16	-2	14.0%
2022	612	-15	-2.4%	18	2	12.3%
2023	670	58	9.5%	20	2	8.2%
2024	695	25	3.7%	22	2	5.1%
2025	712	17	2.4%	23	1	14.5%
2026	742	30	4%	27	4	13.7%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

District of New Hazelton

Contents

- 1.0 Population Data 9**
- 1.1 Population-Related Measures 9
- 1.2 Total Population10
- 1.3 Population Growth10
- 1.4 Average Age10
- 1.5 Median Age..... 11
- 1.6 Age Distribution..... 11
- 1.7 Population (0 to 14)..... 11
- 1.8 % Change in the Population (0 to 14).....12
- 1.9 Population (15 to 19)12
- 1.10 % Change in the Population (15 to 19)12
- 1.11 Population (20 to 24).....13
- 1.12 % Change in the Population (20 to 24).....13
- 1.13 Population (25 to 64).....13
- 1.14 % Change in the Population (25 to 64).....14
- 1.15 Population (65 to 84).....14
- 1.16 % Change in the Population (65 to 84).....14
- 1.17 Population (85 and older)15
- 1.18 % Change in the Population (85 and older)15
- 2.0 Household Data 17**
- 2.1 Household-Related Measures17
- 2.2 Total Households19
- 2.3 Change in Number of Households19
- 2.4 Total Owners19
- 2.5 Net Change in Owners20
- 2.6 Owners with a Mortgage.....20
- 2.7 Total Renters20
- 2.8 Renters in Subsidized Housing21
- 2.9 Average Household Size21

2.10	Number of Persons Per Household.....	21
2.11	One Person Households.....	22
2.12	Two Person Households.....	22
2.13	Households of 3 or More Persons.....	22
2.14	Family and Household Type.....	23
2.15	Census Family Households.....	23
2.16	Families with Children.....	23
2.17	Families without Children.....	24
2.18	Non-Family Households.....	24
2.19	Single Person Households.....	25
2.20	Unrelated Persons Sharing.....	25
2.21	Single Household Maintainer.....	25
2.22	Two Household Maintainers.....	26
2.23	Three Household Maintainers.....	26
2.24	Age of Household Maintainer.....	27
2.25	Age of Household Maintainer by Tenure.....	27
2.26	Senior-Led Households.....	28
3.0	Housing Choices.....	30
3.1	Measures Related to Housing Choices in District of New Hazelton.....	30
3.2	Single Detached Units.....	32
3.3	Semi-Detached, Duplex, Rowhouse and Townhouse Units.....	32
3.4	Apartment Units.....	33
3.5	Apartment Duplex Units – Garden and Basement Suites.....	33
3.6	Moveable Dwelling Units.....	34
3.7	Housing Type by Tenure.....	35
3.8	Number of Bedrooms.....	36
3.9	Units with No Bedrooms.....	36
3.10	1-Bedroom Units.....	37
3.11	2-Bedroom Units.....	37
3.12	3-Bedroom Units.....	37
3.13	4+-Bedroom Units.....	38
3.14	Bedroom Size by Tenure (#).....	39

3.15	Period of Construction	40
3.16	Period of Construction by Tenure (#)	41
3.17	Migration Patterns	42
3.18	Tenure Profile of Movers	43
3.19	The Inventory of Subsidized Housing Units	44
4.0	Income and Housing Cost	46
4.2	Average Household Income	47
4.3	Average Household Income by Tenure	47
4.4	Median Household Income.....	48
4.5	Median Household Income by Tenure	48
4.6	Income Distribution of All Households	49
4.7	Average Housing Costs (Owners).....	50
4.8	Average Housing Costs (Renters).....	50
4.9	Change in the Average Monthly Rent.....	50
5.0	Housing Need	52
5.1	Key Measures Related to Housing Needs	52
5.2	Households Falling Below Suitability Standards	53
5.3	Households Falling Below Adequacy Standards	54
5.4	Households Falling Below Affordability Standards	55
5.5	Households in Core Housing Need	56
5.6	Households in Extreme Housing Need	57
5.7	Individuals Experiencing Homelessness.....	58
6.0	Labour Market Data.....	61
6.1	Key Economic Related Indicators and Measures.....	61
6.2	Number of Workers	62
6.3	Number of Individuals Employed	62
6.4	Employment Rate	62
6.5	Unemployment Rate	63
6.6	Labour Market Participation Rate	63
6.7	Travel to Work	64
6.8	Number of Workers by Industry (NAICS).....	65
7.0	Population Estimates.....	66

7.1	Current and Future Housing Needs	67
7.2	Methodology	67
7.3	Estimated Population Growth.....	68
7.4	Estimated Household Growth.....	69
7.5	Changing Demographics – 25 to 64 years of age	70
7.6	Changing Demographics – 65 to 84 years of age	71
7.7	Changing Demographics – 85 and older years of age	72

Index of Tables

Table 1.1	Population-Related Measures.....	9
Table 1.2	Total Population.....	10
Table 1.3	Change in Population (2006 to 2016).....	10
Table 1.4	Average Age.....	10
Table 1.5	Median Age.....	11
Table 1.6	Age Distribution.....	11
Table 1.7	Total Population Children and Youth (0 to 14).....	11
Table 1.8	% Change in the Population (0 to 14).....	11
Table 1.9	Total Population (15 to 19).....	12
Table 1.10	% Change in Population (15 to 19).....	12
Table 1.11	Total Population (20 to 24).....	13
Table 1.12	% Change in Population (20 to 24).....	13
Table 1.13	Total Population (25 to 64).....	13
Table 1.14	% Change in Population (25 to 64).....	14
Table 1.15	Total Population (65 to 84).....	14
Table 1.16	% Change in Population (65 to 84).....	14
Table 1.17	Total Population (85 and older).....	15
Table 1.18	Change in Population (85 and older).....	15
Table 2.1	Household-Related Measures.....	17
Table 2.2	Total Households.....	19
Table 2.3	Change in the Number of Households.....	19
Table 2.4	Total Owners.....	19
Table 2.5	Net Change in Owners.....	20
Table 2.6	Owners with a Mortgage.....	20
Table 2.7	Total Renters.....	20
Table 2.8	Renters in Subsidized Housing.....	21
Table 2.9	Average Household Size.....	21
Table 2.10	Number of Persons Per Household.....	21
Table 2.11	Number of 1-Person Households.....	22
Table 2.13	Number of 3+-Person Households.....	22
Table 2.14	Family and Household Type.....	23
Table 2.15	Census family Households.....	23
Table 2.16	Families with Children.....	24
Table 2.17	Families without Children.....	24
Table 2.18	Non-Family Households.....	24
Table 2.19	Single Person Households.....	25
Table 2.20	Unrelated Persons Sharing.....	25
Table 2.21	Single Household Maintainer.....	26
Table 2.22	Two Household Maintainers.....	26
Table 2.23	Three Household Maintainers.....	26
Table 2.25	Age of Household Maintainer by Tenure.....	27
Table 2.26	Senior-Led Households (2016).....	28

Table 3.1	Measures Related to Housing Choices in the District of New Hazelton	30
Table 3.2	Single Detached Housing Units	32
Table 3.3	Semi-Detached, Duplex, Rowhouse and Townhouse Units.....	32
Table 3.4	Apartment Units.....	33
Table 3.5	Apartment Duplex Units- Garden and Basement Suites.....	33
Table 4.6	Moveable Dwelling Units.....	34
Table 3.7	Housing Type By Tenure.....	35
Table 3.8	Number of bedrooms	36
Table 3.9	No Bedrooms	36
Table 3.10	1-bedroom Units.....	37
Table 3.11	2-bedroom Units	37
Table 3.12	3-bedroom Units.....	37
Table 3.13	4+-bedroom Units	38
Table 3.14	Number of Units by Bedroom Size	39
Table 3.15	Housing Stock by Period of Construction	40
Table 3.16	Period of Construction by Tenure (#).....	41
Table 3.17	Migration Patterns.....	42
Table 3.18	Tenure Profile of Movers.....	43
Table 3.19	Inventory of Subsidized Housing Units	44
Table 4.3	Average Household Income by Tenure	47
Table 4.4	Median Household Income	48
Table 4.5	Median Household Income by Tenure	48
Table 4.6	Income Distribution of All Households.....	49
Table 4.7	Average Housing Costs - Owners.....	50
Table 4.8	Average Housing Costs -Renters.....	50
Table 4.9	Change in the Average Monthly Rent	50
Table 5.1	Key Housing Indicators and Outcomes Related to Housing Costs	52
Table 5.2	Households Falling Below Suitability Standards	53
Table 5.3	Households Falling Below Adequacy Standards.....	54
Table 5.4	Households Falling Below Affordability Standards.....	55
Table 5.5	Households in Core Housing Need	56
Table 5.6	Households in Extreme Housing Need	57
Table 6.1	Key Economic Related Indicators and Measures	61
Table 6.2	Number of Workers	62
Table 6.3	Number of Individuals Employed	62
Table 6.4	Employment Rate	62
Table 6.5	Unemployment Rate	63
Table 6.6	Labour Market Participation	63
Table 6.7	Travel to Work.....	64
Table 6.8	Workers by Key Industry	65

POPULATION DATA

1.0 Population Data

This section provides information on some of the key social, demographic and population-related measures influencing the need for housing in the District of New Hazelton. This includes information on population growth and change as well as information on housing needs across specific population and household groups. Table 1.1 provides some of the key findings related to the District of New Hazelton and some of the key drivers of local housing demand. The darker circles signify some of the population and household related factors that are likely to have a significant impact on existing and emerging housing needs in the District of New Hazelton while the lighter circles signal factors that have less of an impact for the District of New Hazelton.

1.1 Population-Related Measures

TABLE 1.1 POPULATION-RELATED MEASURES

<p>Local population growth The population in the District of New Hazelton shows significant fluctuation growing by 39 individuals (6%) between 2006 and 2011 and declining by 86 individuals from 2011 to 2016.</p>	●
<p>Regional population growth The population in the Regional District of Kitimat-Stikine shows significant fluctuation declining by 638 individuals (2%) between 2006 and 2011 and remaining relatively constant between 2011 and 2016 (a net growth of 6 individuals).</p>	○
<p>Proportion of the regional population The District of New Hazelton accounts for approximately 2% of the total population in the Regional District of Kitimat-Stikine. However, it is worth noting that while the population of the Regional District of Kitimat-Stikine declined between 2006 and 2011, the District of New Hazelton reported an increase.</p>	●
<p>Children and youth (0 to 14 years old) There are 95 children and youth living in the District of New Hazelton, down from 130 in 2011. The District of New Hazelton has a lower proportion of children 0-14 (16%) when compared to the Regional District of Kitimat-Stikine (19%) but more than the Province as a whole (15%)</p>	○
<p>Young adults (15 to 24 years old) There are 60 young adults living in the District of New Hazelton, down from 85 in 2011. The District of New Hazelton also has a lower proportion of young adults (10%) when compared to the Regional District of Kitimat-Stikine (12%) and the Province as a whole (12%).</p>	○
<p>Adults (25 to 64 years old) There are 300 adults age 25 to 64 living in the District of New Hazelton, down from 350 in 2011. The District of New Hazelton also has a lower proportion of adults 25 to 64 (52%) when compared to the Regional District of Kitimat-Stikine (55%) and the Province as a whole (55%)</p>	●
<p>Seniors (65 years and older) There are 125 seniors 65 years and older living in the District of New Hazelton, up from 95 in 2011. The District of New Hazelton has a higher proportion of seniors 65+ (22%) when compared to the Regional District of Kitimat-Stikine (15%) and the Province as a whole (18%)</p>	●
<p>Older seniors (85 years and older) In 2016, there were 15 older seniors 85 years and older living in the District of New Hazelton. The District of New Hazelton also has a higher proportion of seniors 85+ (3%) when compared to the Regional District of Kitimat-Stikine (1%) and the Province as a whole (2%).</p>	●

1.2 Total Population

There were 580 individuals living in the District of New Hazelton at the time of the 2016 Census. This represents approximately 2% of the total population in the Regional District of Kitimat-Stikine. The population of the Regional District of Kitimat-Stikine in 2016 was 37,367.

TABLE 1.2 TOTAL POPULATION

	2006	2011	2016
British Columbia	4,113,487	4,400,057	4,648,055
Regional District of Kitimat-Stikine	37,999	37,361	37,367
District of New Hazelton	627	666	580
% of the Regional Population	1.7%	1.8%	1.6%

Source: Statistics Canada. Census 2001, 2006, 2011 and 2016

1.3 Population Growth

Between 2006 and 2011 the population in the District of New Hazelton showed an increase of 39 individuals (6%). However, between 2011 and 2016, the population in the District of New Hazelton reported a decrease of 86 individuals (13%). Between 2006 and 2011, the population in the Regional District of Kitimat-Stikine decreased by 638 individuals. Between 2011 and 2016, there was a modest increase in the population (6 individuals).

TABLE 1.3 CHANGE IN POPULATION (2006 TO 2016)

	2006 to 2011	2011 to 2016
British Columbia	4,400,057	4,648,055
Change in population (Province)	286,570	247,998
% change in the population	7.0%	5.6%
Regional District of Kitimat-Stikine	37,361	37,367
Change in population (Region)	(638)	6
% change in the population	(1.7%)	--
District of New Hazelton	666	580
Change in population (Community)	39	(86)
% change in the population	6.2%	(12.9%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.4 Average Age

At the time of the 2016 Census, the average age of residents living in the District of New Hazelton was 42.4 years, higher than the regional average age of 39.6 years and the Provincial average which was 41.8 years.

TABLE 1.4 AVERAGE AGE

	2006	2011	2016
British Columbia	39.2	40.7	41.8
Regional District of Kitimat-Stikine	36.1	38.4	39.6
District of New Hazelton	35.2	33.4	42.4

Source: Statistics Canada. Census 2006, 2011 and 2016

1.5 Median Age

At the time of the 2016 Census, the median age of residents living in the District of New Hazelton was 47.1 years, higher than the regional median age of 40.4 years and the Provincial median age of 42.5 years.

TABLE 1.5 MEDIAN AGE

	2006	2011	2016
British Columbia	40.5	41.6	42.5
Regional District of Kitimat-Stikine	38.0	40.1	40.4
District of New Hazelton	36.4	27.8	47.1

Source: Statistics Canada. Census 2006, 2011 and 2016

1.6 Age Distribution

At the time of the 2016 Census, individuals between the ages of 0 and 14 accounted for 16% of the total population in the District of New Hazelton compared to 19% of the total population in the Regional District of Kitimat-Stikine. At the same time, 6% of the population living in the District of New Hazelton was between the ages of 15 and 19 while 4% were between the ages of 20 and 24. Approximately 52% of the population living in the District of New Hazelton was between the ages of 25 and 64 while 19% of the population was between the ages of 65 and 84. There were also 15 individuals (3% of the population) who were 85 and older.

TABLE 1.6 AGE DISTRIBUTION

	0-14	15-19	20-24	25-64	65-84	85 +
British Columbia (#)	691,390	258,980	287,560	2,561,145	739,785	109,190
British Columbia (%)	14.9%	5.6%	6.2%	55.1%	15.9%	2.3%
Regional District of Kitimat-Stikine (#)	6,895	2,270	2,225	20,405	5,100	475
Regional District of Kitimat-Stikine (%)	18.5%	6.1%	6.0%	54.6%	13.6%	1.3%
District of New Hazelton (#)	95	35	25	300	110	15
District of New Hazelton (%)	16.4%	6.0%	4.3%	51.7%	19.0%	2.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.7 Population (0 to 14)

The population between the ages of 0 to 14 in the District of New Hazelton has remained relatively constant between 2011 and 2016. At the time of the 2016 Census, there were 95 children and youth between the ages of 0 and 14. Based on the most recent Census, children and youth between the ages of 0 to 14 account for 22% of all individuals living in the District of New Hazelton and 19% of the total population in the Regional District of Kitimat-Stikine.

TABLE 1.7 TOTAL POPULATION CHILDREN AND YOUTH (0 TO 14)

	2006	2011	2016
British Columbia (#)	679,600	677,360	691,390
British Columbia (%)	16.5%	15.4%	14.9%
Regional District of Kitimat-Stikine (#)	8,075	7,210	6,895
Regional District of Kitimat-Stikine (%)	21.3%	19.3%	18.5%
District of New Hazelton (#)	140	130	95
District of New Hazelton (%)	22.3%	19.5%	16.4%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.8 % Change in the Population (0 to 14)

Between 2011 and 2016, the number of individuals between the ages of 0 to 14 living in the District of New Hazelton decreased by 35 persons. At the same time, the total number of individuals between the ages of 0 to 14 decreased by 4%, or 315 individuals across the Regional District of Kitimat-Stikine.

Table 1.8 % Change in Population (0 to 14)

	2006 to 2011	2011 to 2016
British Columbia (#)	(2,240)	14,030
British Columbia (%)	-0.3%	2.1%
Regional District of Kitimat-Stikine (#)	(865)	(315)
Regional District of Kitimat-Stikine (%)	(10.7%)	(4.4%)
District of New Hazelton (#)	(10)	(35)
District of New Hazelton (%)	(7.1%)	(26.9%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.9 Population (15 to 19)

Young adults between the ages of 15 to 19 living in the District of New Hazelton has continued to decline. At the time of the 2016 Census, there were 35 individuals between the ages of 15 and 19 living in the District of New Hazelton, down from 50 in 2011. Based on the most recent Census (2016), young adult between the ages of 15 to 19 account for 6% of the population in the District of New Hazelton and 6% of the population in the Regional District of Kitimat-Stikine.

TABLE 1.9 TOTAL POPULATION (15 TO 19)

	2006	2011	2016
British Columbia (#)	273,565	275,165	258,980
British Columbia (%)	6.7%	6.3%	5.6%
Regional District of Kitimat-Stikine (#)	3,205	2,815	2,270
Regional District of Kitimat-Stikine (%)	8.4%	7.5%	6.1%
District of New Hazelton (#)	50	50	35
District of New Hazelton (%)	8.0%	7.5%	6.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.10 % Change in the Population (15 to 19)

Between 2011 and 2016 the number of individuals between the ages of 15 to 19 living in the District of New Hazelton declined by 15 individuals. At the same time, individuals between the ages of 15 to 19 decreased by 19%, or 545 individuals across the Regional District of Kitimat-Stikine.

TABLE 1.10 % CHANGE IN POPULATION (15 TO 19)

	2006 to 2011	2011 to 2016
British Columbia (#)	1,600	(16,185)
British Columbia (%)	0.6%	(5.9%)
Regional District of Kitimat-Stikine (#)	(390)	(545)
Regional District of Kitimat-Stikine (%)	(12.2%)	(19.4%)
District of New Hazelton (#)	--	(15)
District of New Hazelton (%)	--	(30%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.11 Population (20 to 24)

There were 25 young adults between the ages of 20 and 24 living in the District of New Hazelton in 2016, 10 fewer than in 2011. At the same time, there were 2,225 young adults between the ages of 20 and 24 living in the Regional District of Kitimat-Stikine, 5 more than in 2011. Young adults aged 20-24 made up 4% of the population in the District of New Hazelton and 6% of the population in the Regional District of Kitimat-Stikine.

TABLE 1.11 TOTAL POPULATION (20 TO 24)

	2006	2011	2016
British Columbia (#)	265,905	279,825	287,560
British Columbia (%)	6.5%	6.4%	6.2%
Regional District of Kitimat-Stikine (#)	2,030	2,220	2,225
Regional District of Kitimat-Stikine (%)	5.3%	5.9%	6.0%
District of New Hazelton (#)	30	35	25
District of New Hazelton (%)	4.8%	5.3%	4.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.12 % Change in the Population (20 to 24)

Between 2011 and 2016 the number of individuals between the ages of 20 to 24 living in the District of New Hazelton has continued to decline. At the same time, individuals between the ages of 20 to 24 remained relatively unchanged across the Regional District of Kitimat-Stikine.

TABLE 1.12 % CHANGE IN POPULATION (20 TO 24)

	2006 to 2011	2011 to 2016
British Columbia (#)	13,920	7,735
British Columbia (%)	5.2%	2.8%
Regional District of Kitimat-Stikine (#)	190	5
Regional District of Kitimat-Stikine (%)	9.4%	0.2%
District of New Hazelton (#)	5	(10)
District of New Hazelton (%)	16.7%	(28.6%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.13 Population (25 to 64)

There were 300 individuals between the ages of 25 and 64 in the District of New Hazelton in 2016, 50 fewer than in 2011. At the same time, there were 20,405 individuals between the ages of 25 and 64 in the Regional District of Kitimat-Stikine, 35 fewer than in 2011. Individuals aged 25 to 64 made up 52% of the population in the District of New Hazelton and 55% of the population in the Regional District of Kitimat-Stikine.

TABLE 1.13 TOTAL POPULATION (25 TO 64)

	2006	2011	2016
British Columbia (#)	2,294,600	2,478,985	2,561,145
British Columbia (%)	55.8%	56.3%	55.1%
Regional District of Kitimat-Stikine (#)	20,840	20,450	20,405
Regional District of Kitimat-Stikine (%)	54.8%	54.7%	54.6%
District of New Hazelton (#)	325	350	300
District of New Hazelton (%)	51.8%	52.6%	51.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.14 % Change in the Population (25 to 64)

Between 2011 and 2016, the number of individuals between the ages of 25 to 64 living in the District of New Hazelton declined by 50 individuals. At the same time, individuals between the ages of 25 to 64 also declined across the Regional District of Kitimat-Stikine.

TABLE 1.14 % CHANGE IN POPULATION (25 TO 64)

	2006-2011	2011-2016
British Columbia (#)	184,385	82,160
British Columbia (%)	8.0%	3.3%
Regional District of Kitimat-Stikine (#)	(390)	(45)
Regional District of Kitimat-Stikine (%)	(1.9%)	(0.2%)
District of New Hazelton (#)	25	(50)
District of New Hazelton (%)	7.7%	(14.3%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.15 Population (65 to 84)

There were 110 seniors between the ages of 65 and 84 living in the District of New Hazelton in 2016, 20 more than in 2011. At the same time, there were 5,100 seniors between the ages of 65 and 84 living in the Regional District of Kitimat-Stikine region in 2016, 785 more than in 2011.

TABLE 1.15 TOTAL POPULATION (65 TO 84)

	2006	2011	2016
British Columbia (#)	523,760	596,040	739,785
British Columbia (%)	12.7%	13.5%	15.9%
Regional District of Kitimat-Stikine (#)	3,610	4,315	5,100
Regional District of Kitimat-Stikine (%)	9.5%	11.5%	13.6%
District of New Hazelton (#)	80	90	110
District of New Hazelton (%)	12.8%	13.5%	19.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.16 % Change in the Population (65 to 84)

Between 2011 and 2016, the number of seniors (65 to 84) living in the District of New Hazelton increased by 20 individuals (22%). At the same time, the number of seniors (65 to 84) in the Regional District of Kitimat-Stikine increased from 4,315 to 5,100 individuals, an increase of 785 individuals (18%) between 2011 and 2016.

TABLE 1.16 % CHANGE IN POPULATION (65 TO 84)

	2006-2011	2011-2016
British Columbia (#)	72,280	143,745
British Columbia (%)	13.8%	24.1%
Regional District of Kitimat-Stikine (#)	705	785
Regional District of Kitimat-Stikine (%)	19.5%	18.2%
District of New Hazelton (#)	10	20
District of New Hazelton (%)	12.5%	22.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.17 Population (85 and older)

in 2016, across the Regional District of Kitimat-Stikine, there were 475 individuals 85 and older including 15 individuals living in the District of New Hazelton. The findings also show that the total number of older seniors (85+) has continued to increase now accounting for 1.3% of the total population in the Regional District of Kitimat-Stikine and almost 3% of the population in the District of New Hazelton.

TABLE 1.17 TOTAL POPULATION (85 AND OLDER)

	2006	2011	2016
British Columbia (#)	76,050	92,675	109,190
British Columbia (%)	1.8%	2.1%	2.3%
Regional District of Kitimat-Stikine (#)	245	360	475
Regional District of Kitimat-Stikine (%)	0.6%	1.0%	1.3%
District of New Hazelton (#)	5	5	15
District of New Hazelton (%)	0.8%	0.8%	2.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.18 % Change in the Population (85 and older)

Between 2011 and 2016, the number of older seniors (85 years and older) living in the District of New Hazelton increased by 10 individuals. At the same time, the number of older seniors (85 years and older) living in the Regional District of Kitimat-Stikine increased from 360 individuals to 475 individuals, an increase of 115 individuals (32%) between 2011 and 2016.

TABLE 1.18 CHANGE IN POPULATION (85 AND OLDER)

	2006-2011	2011-2016
British Columbia (#)	16,625	16,515
British Columbia (%)	21.9%	17.8%
Regional District of Kitimat-Stikine (#)	115	115
Regional District of Kitimat-Stikine (%)	46.9%	31.9%
District of New Hazelton (#)	N/A	10
District of New Hazelton (%)	N/A	200.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

HOUSEHOLDS

2.0 Household Data

This section provides information on the different family and household arrangements across households living in the District of New Hazelton and includes comparative information for the Regional District of Kitimat-Stikine and the Province. Table 2.1 provides some of the key findings related to the District of New Hazelton and some of the key drivers of local housing demand. The darker circles signify some of the population and household related factors that are likely to have a significant impact on existing and emerging housing needs in the District of New Hazelton while the lighter circles signal that this is less of a factor in terms of the housing needs in the District of New Hazelton.

2.1 Household-Related Measures

TABLE 2.1 HOUSEHOLD-RELATED MEASURES

<p>Households and household growth The District of New Hazelton has continued to grow in terms of the number of households living in the community. Between 2011 and 2016, there was an increase of 50 households, from 240 households in 2011 to 290 households in 2016.</p>	●
<p>Regional household growth The number of households in the Regional District of Kitimat-Stikine reported an increase in households between 2011 and 2016, going from 14,755 in 2011 to 14,820 in 2016. This represents an increase of 65 households.</p>	●
<p>Owners There were 210 households in the District of New Hazelton who were owners. This represents 72.4% of all households. It is also worth noting that there was an increase of 50 owner households between 2011 and 2016.</p>	●
<p>Ownership Rate The District of New Hazelton has a lower rate of ownership (72%) when compared to the Regional District of Kitimat-Stikine (74%) but is higher than the Province as a whole (68%).</p>	●
<p>Owners with a mortgage Of the 210 owners living in the District of New Hazelton, 85 (41%) had a mortgage. However, in general the number of owners with a mortgage in the District of New Hazelton has continued to decline.</p>	○
<p>Renter households There were 80 renter households in the District of New Hazelton in 2016 which is consistent with the number of renter households reported in 2011. Renter households represents approximately 27.6% of all households.</p>	○
<p>Renters living in subsidized housing (Census data) Of the renter households living in the District of New Hazelton in 2016, the Census reported that approximately 10 households were living in subsidized housing, representing 3% of all households.</p>	○
<p>Average household size The average household size in the District of New Hazelton is 2.3 persons which is lower than the average household size for households in the Regional District of Kitimat-Stikine (2.5 persons) as well as the Province as a whole (2.4 persons). This has implications in terms of the demand for smaller housing units in the community.</p>	●
<p>1 person households There were 95 smaller 1-person households in the District of New Hazelton in 2016, up from 60 households in 2011 and representing 33% of all households.</p>	●

<p>2 person households There were 110 2-person households in the District of New Hazelton in 2016, up from 70 households in 2011, comprising 38% of all households.</p>	●
<p>Households of 3 or more persons There were 85 households of 3 or more persons in the District of New Hazelton in 2016, down from 110 households in 2011. The proportion of larger households in the District of New Hazelton is 29% which is significantly lower than the proportion of larger households in the Regional District of Kitimat-Stikine (38%) and the Province as a whole (36%).</p>	●
<p>Census family households There were 180 census family households in the District of New Hazelton in 2016, which represents a small increase from 175 households in 2011. It is also worth noting that the District of New Hazelton has a lower proportion of census families (62%) when compared to the Regional District of Kitimat-Stikine (67%) and the Province as a whole (64%).</p>	●
<p>Families with children There were 90 families with children living in the District of New Hazelton in 2016, which represents a decrease from 120 households in 2011. It is also worth noting that the District of New Hazelton has a lower proportion of families with children (31%) when compared to the Regional District of Kitimat-Stikine (38%) and the Province as a whole (56%).</p>	●
<p>Families without children There were 90 families without children living in the District of New Hazelton in 2016, which represents an increase from 50 households in 2011. It is also worth noting that the District of New Hazelton has a higher proportion of families without children (31%) when compared to the Regional District of Kitimat-Stikine (28%) and the Province as a whole (44%).</p>	●
<p>Non-family households There were 105 non-family households in the District of New Hazelton in 2016, which represents an increase from 60 households in 2011. It is also worth noting that the District of New Hazelton has a lower proportion of non-family households (36%) when compared to the Regional District of Kitimat-Stikine (31%) and the Province (34%).</p>	●
<p>Non-family households (single person households) Of the 105 non-family households in the District of New Hazelton in 2016, 95 (90%) were single person households. As well, the findings show that the number of single person households living in the District of New Hazelton has continued to increase between 2011 and 2016.</p>	○
<p>Non-family households (unrelated persons sharing) Of the 105 non-family households in the District of New Hazelton in 2016, 15 (14%) were unrelated persons sharing. As well, it is worth noting that the number of unrelated persons sharing represents 5% of all households in District of New Hazelton, higher than the proportion of unrelated persons sharing in the Regional District of Kitimat-Stikine (3.5%) and the Province as a whole (4.7%).</p>	○
<p>Number of household maintainers Of the 290 households in the District of New Hazelton in 2016, 200 (69%) had a single household maintainer while 90 (31%) had 2 or more household maintainers.</p>	○

This section provides additional information about the different family and household characteristics of families and individuals living in the District of New Hazelton:

2.2 Total Households

There were 290 households living in the District of New Hazelton at the time of the 2016 Census. This represents an increase of 50 households from 2011. The Regional District of Kitimat-Stikine realized an increase of 65 households between 2011 to 2016 with 14,820 households recorded at the time of the 2016 Census.

TABLE 2.2 TOTAL HOUSEHOLDS

	2006	2011	2016
British Columbia	1,643,150	1,764,637	1,881,970
Regional District of Kitimat-Stikine	14,375	14,755	14,820
District of New Hazelton	260	240	290
% of the Regional Total	1.8%	1.6%	2.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.3 Change in Number of Households

There was an increase of 50 households in the District of Hazelton between 2011 and 2016 while the Regional District of Kitimat-Stikine grew by 65 households during the same period.

TABLE 2.3 CHANGE IN THE NUMBER OF HOUSEHOLDS

	2006 -2011	2011-2016
British Columbia (#)	121,487	117,333
British Columbia (% change)	7.4%	6.6%
Regional District of Kitimat-Stikine (#)	380	65
Regional District of Kitimat-Stikine (% change)	2.6%	0.4%
District of New Hazelton (#)	(20)	50
District of New Hazelton (% change)	(7.7%)	20.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.4 Total Owners

Of the 290 households living in the District of New Hazelton in 2016, 205 (72%) were owners, up from 160 (67%) in 2011. Across the Kitimat-Stikine region, 10,965 households (74%) were owners while Province-wide, owners accounted for 68% of all households.

TABLE 2.4 TOTAL OWNERS

	2006	2011	2016
British Columbia	1,145,050	1,234,710	1,279,025
% of all households	69.7%	70.0%	68.0%
Regional District of Kitimat-Stikine	10,685	10,705	10,965
% of all households	74.3%	72.6%	74.0%
District of New Hazelton	160	160	210
% of all households	61.5%	66.7%	72.4%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.5 Net Change in Owners

The District of New Hazelton experienced a net increase of 50 owner households between 2011 and 2016 while the Regional District of Kitimat-Stikine reported a net increase of 260 owner households between 2011 and 2016.

TABLE 2.5 NET CHANGE IN OWNERS

	2006 to 2011	2011 to 2016
British Columbia (#)	89,660	44,315
British Columbia (% change)	7.8%	3.6%
Regional District of Kitimat-Stikine (#)	20	260
Regional District of Kitimat-Stikine (% change)	no change	2.4%
District of New Hazelton (#)	no change	50
District of New Hazelton (% change)	no change	31.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.6 Owners with a Mortgage

Of the 205 owner households in the District of New Hazelton, 85 (42%) reported that they had a mortgage. Across the Regional District of Kitimat-Stikine, of the 9,235 households who were owners, 5,115 had a mortgage (47%). Province-wide, 727,680 households reported that they had a mortgage or 57% of all owner households.

TABLE 2.6 OWNERS WITH A MORTGAGE

	2006	2011	2016
British Columbia	644,560	688,530	727,680
% of all owners	56.3%	55.8%	56.9%
Regional District of Kitimat-Stikine	4,920	4,635	5,115
% of all owners	46.0%	43.3%	46.6%
District of New Hazelton	85	105	85
% of all owners	53.1%	65.6%	40.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.7 Total Renters

Of the 290 households living in the District of New Hazelton in 2016, 80 (28%) were renters. Across the Regional District of Kitimat-Stikine, there were 3,515 renter households (24% of all households). Province-wide, approximately 32% of households were renters in 2016.

TABLE 2.7 TOTAL RENTERS

	2006	2011	2016
British Columbia	494,000	525,000	599,360
% of all households	30.1%	29.8%	31.8%
Regional District of Kitimat-Stikine	3,370	3,590	3,515
% of all households	23.4%	24.3%	23.7%
District of New Hazelton	95	80	80
% of all households	36.5%	33.3%	27.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.8 Renters in Subsidized Housing

Of the 80 renter households in the District of New Hazelton, the Census identified 10 households living in subsidized housing¹. Across the Regional District of Kitimat-Stikine, the Census identified 450 renter households in subsidized housing. Province-wide there were 73,830 households living in subsidized housing.

TABLE 2.8 RENTERS IN SUBSIDIZED HOUSING

	2006	2011	2016
British Columbia	--	69,995	73,830
% of all renter households	--	13.5%	12.5%
Regional District of Kitimat-Stikine	--	570	450
% of all renter households	--	17.9%	14.6%
District of New Hazelton	--	--	10
% of all renter households	--	--	11.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.9 Average Household Size

At the time of the 2016 Census, the average household size in the District of New Hazelton was 2.3 persons which is lower than the average household size for the region (2.5 persons) and the Province (2.4 persons). The average household size in the District of New Hazelton has declined from 2.7 persons in 2011 to 2.3 persons in 2016. At the same time, the average household size in Regional District of Kitimat-Stikine has remained constant at 2.5 persons.

TABLE 2.9 AVERAGE HOUSEHOLD SIZE

	2006	2011	2016
British Columbia	2.5	2.5	2.4
Regional District of Kitimat-Stikine	2.6	2.5	2.5
District of New Hazelton	2.4	2.7	2.3

Source: Statistics Canada. Census 2006, 2011 and 2016

2.10 Number of Persons Per Household

There were 95 1-person households in the District of New Hazelton (33%) in 2016. Similarly, there were 110 2-person households and 85 households of 3 or more persons. The District of New Hazelton has a higher prevalence of single person households (33%) when compared to the Regional District of Kitimat-Stikine (27%) and the Province (29%).

TABLE 2.10 NUMBER OF PERSONS PER HOUSEHOLD

	1-person	2-person	3-person	4-person	5-person
British Columbia (#)	541,910	663,770	277,690	243,125	155,470
British Columbia (%)	28.8%	35.3%	14.8%	12.9%	8.3%
Regional District of Kitimat-Stikine (#)	3,990	5,225	2,300	1,910	1,390
Regional District of Kitimat-Stikine (%)	26.9%	35.3%	15.5%	12.9%	9.4%
District of New Hazelton (#)	95	110	30	30	25
District of New Hazelton (%)	32.8%	37.9%	10.3%	10.3%	8.6%

Source: Statistics Canada. Census 2016

¹ This number is based on information reported in the Census and is a less reliable measure than the subsidized housing measures reported by BC Housing and included in the next section of this report.

2.11 One Person Households

Approximately one in 3 households (33% of all households) in the District of New Hazelton in 2016 were single person households. At the same time, 27% of households in the Regional District of Kitimat-Stikine were 1-person households, while 29% of households across the Province were comprised of a single person.

TABLE 2.11 NUMBER OF 1-PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	460,575	497,215	541,925
British Columbia (%)	28.0%	28.2%	28.8%
Regional District of Kitimat-Stikine (#)	3,545	3,895	3,990
Regional District of Kitimat-Stikine (%)	24.7%	26.4%	26.9%
District of New Hazelton (#)	80	60	95
District of New Hazelton (%)	30.8%	25.0%	32.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.12 Two Person Households

Approximately 38% of households in the District of New Hazelton in 2016 were 2 person households. At the same time, 35% of households in the Regional District of Kitimat-Stikine were 2-person households as well as 35% of households across the Province.

Table 2.12 Number of 2-Person Households

	2006	2011	2016
British Columbia (#)	562,225	612,380	663,780
British Columbia (%)	34.2%	34.7%	35.3%
Regional District of Kitimat-Stikine (#)	4,770	5,135	5,225
Regional District of Kitimat-Stikine (%)	33.2%	34.8%	35.3%
District of New Hazelton (#)	70	70	110
District of New Hazelton (%)	26.9%	29.2%	37.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.13 Households of 3 or More Persons

Approximately 29% of all households in the District of New Hazelton in 2016 were comprised of 3 or more persons. Similarly, 38% of households in the Regional District of Kitimat-Stikine and 36% of households across the Province were comprised of 3 or more persons.

TABLE 2.13 NUMBER OF 3+-PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	620,355	655,035	676,260
British Columbia (%)	37.8%	37.1%	35.9%
Regional District of Kitimat-Stikine (#)	6,055	5,715	5,600
Regional District of Kitimat-Stikine (%)	42.1%	38.7%	37.8%
District of New Hazelton (#)	110	110	85
District of New Hazelton (%)	42.3%	45.8%	29.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.14 Family and Household Type

Of the 290 households living in the District of New Hazelton in 2016, 180 (62%) were census families while 105 (36%) were non-census families. Across the Regional District of Kitimat-Stikine, 67% of households were census families (9,895) while 31% (4,515) were non-census families. Across the Province as a whole, census families accounted for 64% of all households while non-census families accounted for 34% of the total.

TABLE 2.14 FAMILY AND HOUSEHOLD TYPE

	Total Households	Census Families	Multi-Family Households	Non-Census Families
British Columbia (#)	1,881,970	1,196,165	55,465	630,340
British Columbia (%)	100.0%	63.6%	2.9%	33.5%
Regional District of Kitimat-Stikine (#)	14,820	9,895	415	4,515
Regional District of Kitimat-Stikine (%)	100.0%	66.8%	2.8%	30.5%
District of New Hazelton (#)	290	180	10	105
District of New Hazelton (%)	100.0%	62.1%	3.4%	36.2%

Source: Statistics Canada. Census 2016

2.15 Census Family Households

Between 2011 and 2016, the District of New Hazelton reported a small increase in census family households while the Regional District of Kitimat-Stikine reported a small decrease. Across the Province, there were 1,196,165 census family households in 2016, an increase of more than 61,000 households compared to 2011. Approximately 62% of all households in the District of New Hazelton were census family households, a lower proportion when compared to the Regional District of Kitimat-Stikine (67%) and the Province as a whole (64%).

TABLE 2.15 CENSUS FAMILY HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	1,074,850	1,134,700	1,196,165
British Columbia (%)	65.4%	64.3%	63.6%
Regional District of Kitimat-Stikine (#)	10,085	9,985	9,895
Regional District of Kitimat-Stikine (%)	70.2%	67.7%	66.8%
District of New Hazelton (#)	165	175	180
District of New Hazelton (%)	63.5%	72.9%	62.1%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.16 Families with Children

Families with children accounted for 50% of census family households and 31% of all households in the District of New Hazelton in 2016. This translates into 90 households. Between 2011 and 2016, there was a decrease of 30 family households with children. Across the Regional District of Kitimat-Stikine, families with children accounted for 57% of all census families and 38% of all households in the region. Between 2011 and 2016, the number of families with children across the Regional District of Kitimat-Stikine region decreased by 220 households. Province-wide, there was an increase of more than 17,000 families with children between 2011 and 2016 although the actual proportion of families with children decreased.

TABLE 2.16

FAMILIES WITH CHILDREN

	2006	2011	2016
British Columbia (#)	572,565	650,475	668,365
British Columbia (%)	34.8%	36.9%	35.5%
Regional District of Kitimat-Stikine (#)	5,585	5,900	5,680
Regional District of Kitimat-Stikine (%)	38.9%	40.0%	38.3%
District of New Hazelton (#)	115	120	90
District of New Hazelton (%)	44.2%	50.0%	31.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.17 Families without Children

Families without children represent a growing demographic both in the District of New Hazelton and the Regional District of Kitimat-Stikine. At the time of the 2016 Census, there were 90 family households in the District of New Hazelton that did not have children living at home. This represents an increase of 40 households from 2011. Similarly, the Regional District of Kitimat-Stikine reported 4,215 family households without children, an increase of 130 households between 2011 and 2016. Province-wide, the number of families without children increased by more than 43,000 households between 2011 and 2016.

TABLE 2.17

FAMILIES WITHOUT CHILDREN

	2006	2011	2016
British Columbia (#)	424,895	484,225	527,795
British Columbia (%)	25.9%	27.4%	28.0%
Regional District of Kitimat-Stikine (#)	3,790	4,085	4,215
Regional District of Kitimat-Stikine (%)	26.4%	27.7%	28.4%
District of New Hazelton (#)	45	50	90
District of New Hazelton (%)	17.3%	20.8%	31.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.18 Non-Family Households

Non-family households include single person households as well as unrelated individuals sharing. In 2016, there were 105 non-family households living in the District of New Hazelton, 36% of all households, and an increase of 45 households between 2011 and 2016. The Regional District of Kitimat-Stikine reported 4,515 non-family households, 31% of all households. The Province experienced an increase of more than 50,000 non-family households between 2011 and 2016 with non-family households representing almost 34% of all households.

TABLE 2.18

NON-FAMILY HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	526,790	580,070	630,340
British Columbia (%)	32.1%	32.9%	33.5%
Regional District of Kitimat-Stikine (#)	3,895	4,375	4,515
Regional District of Kitimat-Stikine (%)	27.1%	29.7%	30.5%
District of New Hazelton (#)	90	60	105
District of New Hazelton (%)	34.6%	25.0%	36.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.19 Single Person Households

In 2016, there were 95 single person households living in the District of New Hazelton (33% of all households), an increase of 35 households when compared to 2011 when single person household accounted for 25% of all households. The Regional District of Kitimat-Stikine reported 3,990 single person households in 2016, 27% of all households and an increase of 95 households. The Province experienced an increase of more than 43,000 single person households.

TABLE 2.19 SINGLE PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	460,580	497,215	541,925
British Columbia (%)	28.0%	28.2%	28.8%
Regional District of Kitimat-Stikine (#)	3,540	3,895	3,990
Regional District of Kitimat-Stikine (%)	24.6%	26.4%	26.9%
District of New Hazelton (#)	85	60	95
District of New Hazelton (%)	32.7%	25.0%	32.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.20 Unrelated Persons Sharing

In 2016, there were 15 households living in the District of New Hazelton which included two or more unrelated persons sharing, an increase from no households of this type in 2011. Across the Regional District of Kitimat-Stikine, there were 525 households which included two or more unrelated persons sharing, an increase of 50 households between 2011 and 2016. Between 2011 and 2016, the Province reported an increase of more than 5,000 households comprised of two or more unrelated persons sharing.

TABLE 2.20 UNRELATED PERSONS SHARING

	2006	2011	2016
British Columbia (#)	66,210	82,855	88,415
British Columbia (%)	4.0%	4.7%	4.7%
Regional District of Kitimat-Stikine (#)	355	475	525
Regional District of Kitimat-Stikine (%)	2.5%	3.2%	3.5%
District of New Hazelton (#)	10	--	15
District of New Hazelton (%)	3.8%	--	5.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.21 Single Household Maintainer

The term household maintainer refers to the number of persons in a household who are responsible for carrying the cost of the housing including paying the rent or mortgage and other expenses. Of the 290 households living in the District of New Hazelton in 2016, 200 (69%) were maintained by a single household maintainer, an increase of 20 households from 2011. Across the Regional District of Kitimat-Stikine, 9,055 households had a single household maintainer (61%) in 2016, down from 9,200 (62%) in 2011.

TABLE 2.21 SINGLE HOUSEHOLD MAINTAINER

	2006	2011	2016
British Columbia (#)	1,001,195	1,038,910	1,091,500
British Columbia (%)	60.9%	58.9%	58.0%
Regional District of Kitimat-Stikine (#)	9,255	9,200	9,055
Regional District of Kitimat-Stikine (%)	64.4%	62.4%	61.1%
District of New Hazelton (#)	195	180	200
District of New Hazelton (%)	75.0%	75.0%	69.0%

Source: Statistics Canada. Census 2016

2.22 Two Household Maintainers

Of the 290 households in the District of New Hazelton in 2016, 90 (31%) had 2 household maintainers while this was the case for 5,250 households (35%) in the Regional District of Kitimat-Stikine. Province-wide, there were 725,675 households with two household maintainers (39%).

TABLE 2.22 TWO HOUSEHOLD MAINTAINERS

	2006	2011	2016
British Columbia (#)	603,520	673,940	725,675
British Columbia (%)	36.7%	38.2%	38.6%
Regional District of Kitimat-Stikine (#)	4,850	5,260	5,250
Regional District of Kitimat-Stikine (%)	33.7%	35.6%	35.4%
District of New Hazelton (#)	65	60	90
District of New Hazelton (%)	25.0%	25.0%	31.0%

Source: Statistics Canada. Census 2016

2.23 Three Household Maintainers

There is a growing number of households with 3 or more household maintainers across the Regional District of Kitimat-Stikine. At the time of the 2016 Census, there were 515 households living in the Regional District of Kitimat-Stikine which reported 3 or more household maintainers, a significant increase of 220 households between 2011 and 2016. At the same time, in 2016 there were no households with 3 or more maintainers living in the District of New Hazelton. Province-wide, there were 64,795 households with 3 or more household maintainers, an increase of 13,015 households.

TABLE 2.23 THREE HOUSEHOLD MAINTAINERS

	2006	2011	2016
British Columbia (#)	38,430	51,780	64,795
British Columbia (%)	2.3%	2.9%	3.4%
Regional District of Kitimat-Stikine (#)	275	295	515
Regional District of Kitimat-Stikine (%)	1.9%	2.0%	3.5%
District of New Hazelton (#)	--	--	--
District of New Hazelton (%)	--	--	--

Source: Statistics Canada. Census 2016

2.24 Age of Household Maintainer

In 2016, there were no households in the District of New Hazelton led by someone under the age of 25. At the same time, 90 households (31%) in the District of New Hazelton were led by someone between the ages of 25 and 44. There were an additional 90 households (31%) led by someone between the ages of 45 to 64 and 110 households (38%) where the primary household maintainer was 65 or older. Across the Regional District of Kitimat-Stikine, there were 485 households led by someone under the age of 25 (3%) as well as an additional 4,305 households (29%) led by someone between the ages of 25 and 44. There were also 6,445 households (44%) where the primary household maintainer was between the ages of 45 and 64, and 3,585 households (24%) where the primary household maintainer was 65 or older.

Table 2.24 Age of Household Maintainer (2016)

	Under 25	25 to 44	45 to 64	65 and older
British Columbia (#)	58,620	558,140	768,730	496,480
British Columbia (%)	3.1%	29.7%	40.8%	26.4%
Regional District of Kitimat-Stikine (#)	485	4,305	6,445	3,585
Regional District of Kitimat-Stikine (%)	3.3%	29.0%	43.5%	24.2%
District of New Hazelton (#)	--	90	90	110
District of New Hazelton (%)	--	31.0%	31.0%	37.9%

Source: Statistics Canada. Census 2016

2.25 Age of Household Maintainer by Tenure

In 2016, 76% of owner households were 45 years of age or older including 42% who were 65 or older. Almost half of renter households (44%) were between the ages of 25 to 44 years while 22% were 45 to 64 years and 33% were 65 years or older. No renters or owners in the District of New Hazelton were under the age of 25.

TABLE 2.25 AGE OF HOUSEHOLD MAINTAINER BY TENURE

	Under 25	25 to 44	45 to 64	65 and older
British Columbia (#)	58,620	558,140	768,730	496,480
Owners	12,090	297,635	569,260	400,035
Renters	46,405	259,250	197,880	95,815
% of Owners	0.9%	23.3%	44.5%	31.3%
% of Renters	7.7%	43.3%	33.0%	16.0%
	Under 25	25 to 44	45 to 64	65 and older
Regional District of Kitimat-Stikine (#)	485	4,305	6,445	3,585
Owners (#)	160	2,650	5,150	3,005
Renters (#)	325	1,540	1,140	515
% of Owners	1.5%	24.2%	47.0%	27.4%
% of Renters	9.2%	43.8%	32.4%	14.6%
	Under 25	25 to 44	45 to 64	65 and older
District of New Hazelton (#)	--	90	90	110
Owners (#)	--	50	70	85
Renters (#)	--	40	20	30
% of Owners	--	24.4%	34.1%	41.5%
% of Renters	--	44.4%	22.2%	33.3%

Source: Statistics Canada. Census 2016

2.26 Senior-Led Households

The District of New Hazelton has a larger proportion of senior-led households when compared to the Regional District of Kitimat-Stikine or the Province. At the time of the 2016, 110 households in the District of New Hazelton (38%) were led by a senior. As well, in 2016, there were 10 households living in the District of New Hazelton where the primary household maintainer was 85 or older, representing 3% of all households. In the Regional District of Kitimat-Stikine, there were 255 households where the primary household maintainer was 85 years old or older (2%). Of the senior-led households living in the District of New Hazelton, there were 85 households led by a senior between the ages of 65 and 74 (29%), and 20 households led by a senior between the ages of 75 to 84 (7%). Across the Regional District of Kitimat-Stikine, there were 2,160 households led by a senior between the ages of 65 and 74 (15%) and an additional 1,170 households led by someone between the ages of 75 and 84 (8%). Province-wide, 26% of all households were led by a senior including 288,165 households (15%) led by someone between the ages of 65 and 74. There were also 152,230 households (8%) led by someone between the ages of 75 and 84 as well as 56,085 households (3%) led by someone 85 and older.

TABLE 2.26 SENIOR-LED HOUSEHOLDS (2016)

	Senior-Led Households	65 to 74	75 to 84	85 and older
British Columbia (#)	496,480	288,165	152,230	56,085
British Columbia (%)	26.4%	15.3%	8.1%	3.0%
Regional District of Kitimat-Stikine (#)	3,585	2,160	1,170	255
Regional District of Kitimat-Stikine (%)	24.2%	14.6%	7.9%	1.7%
District of New Hazelton (#)	110	85	20	10
District of New Hazelton (%)	37.9%	29.3%	6.9%	3.4%

Source: Statistics Canada. Census 2016

Notes on Data Suppression for Smaller Geographies in Addition to Random Rounding

In addition to random rounding, area and data suppression has been adopted to further protect the confidentiality of individual respondents' personal information. Area and data suppression results in the deletion of all information for geographic areas with populations below a specified size. For example, areas with a population of less than 40 persons are suppressed. If the community searched has a population of less than 40 persons, only the total population counts will be available. Suppression of data can be due to poor data quality or to other technical reasons. Retrieved from Statistics Canada at [https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-
apropos/about-
apropos.cfm?Lang=E&wbdisable=true#aa8](https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-
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apropos.cfm?Lang=E&wbdisable=true#aa8)

HOUSING CHOICES

3.0 Housing Choices

This section includes information on the housing choices available to households living in the District of New Hazelton and includes comparative information for the Regional District of Kitimat-Stikine and the Province as a whole. This section includes information on the different types of housing available to rent or own as well as the different sources of rental supply. This section also includes considerations related to the age of the stock as well as the different types of housing supports available through Provincial housing programs. Table 3.1 provides some of the key findings related to the District of New Hazelton as they relate to local housing demand. The darker circles signify some of the supply-side considerations that can have an impact on existing and emerging housing needs while the lighter circles signal that this may be less of a concern for the District of New Hazelton.

3.1 Measures Related to Housing Choices in District of New Hazelton

TABLE 3.1 MEASURES RELATED TO HOUSING CHOICES IN THE DISTRICT OF NEW HAZELTON

<p>Single detached family housing Of the families and individuals living in the District of New Hazelton in 2016, 175 (60%) were living in single detached housing.</p>	○
<p>Semi-detached, duplex, rowhouse and townhouse units Of the families and individuals living in the District of New Hazelton in 2016, there were 35 households living in semi-detached, duplex, rowhouse and townhouse units.</p>	○
<p>Apartment stock Of the families and individuals living in the District of New Hazelton in 2016, there were 20 households living in apartment units (8% of the total stock).</p>	○
<p>Apartment duplex units – garden and basement suites Of the families and individuals living in the District of New Hazelton, none were living in duplex units such as garden or basement suites.</p>	●
<p>Manufactured home or moveable dwelling Of the households in the District of New Hazelton in 2016, 60 (21%) were living in a manufactured home or moveable dwelling.</p>	●
<p>Purpose-built rental housing Traditional purpose-built rental housing is typically in the form of apartment units and is typically considered to be a more stable source of rental housing supply when compared to rented single detached, row house or townhouse units. At the time of the 2016 Census, there were 20 purpose-built rental apartment units in the District of New Hazelton.</p>	○
<p>Rental units that are part of the secondary rental market Rented single detached, semi-detached, row house and townhouse units as well as manufactured homes are part of the secondary rental market. In the District of New Hazelton, 60 renter households were living in housing that is part of the secondary rental market (75% of the total rental housing supply). This form of housing is often viewed as a less stable source of rental supply.</p>	●
<p>Number of units (units with no bedrooms) Of the housing in the District of New Hazelton in 2016, there were no bachelor and studio units available even though there is a significant level of demand from smaller households.</p>	●

<p>Number of units (1-bedroom units) Of the housing in the District of New Hazelton in 2016, there were 25 1-bedroom units, representing 9% of the housing stock.</p>	●
<p>Number of units (2-bedroom units) Of the housing in the District of New Hazelton in 2016, there were 95 2-bedroom units, representing 33% of the housing stock.</p>	○
<p>Number of units (3-bedroom units) Of the housing in the District of New Hazelton in 2016, there were 85 3-bedroom units, representing 29% of the housing stock.</p>	○
<p>Number of units (4+-bedroom units) Of the housing in the District of New Hazelton in 2016, there were 85 4-bedroom units, representing 29% of the housing stock.</p>	○
<p>Age of the stock (period of construction) A large proportion of the housing stock in the District of New Hazelton is older stock including 60% of all units built in 1980 or earlier. As of 2016, only 40 units (14% of the stock) had been built since 2001.</p>	●
<p>Access to subsidized housing BC Housing produces an annual Unit Count Report which shows the total number of households living in subsidized housing or receiving housing assistance across the Province. In March 2020, BC Housing reported that there were 708 households in the Regional District of Kitimat-Stikine who were receiving some form of housing assistance. In the District of New Hazelton, there were 28 individuals who were receiving housing assistance including 20 units of seniors housing and 8 units in the form of SAFER or RAP.</p>	●

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

This section provides additional details about the choices in the District of New Hazelton:

3.2 Single Detached Units

At the time of the 2016 Census, the District of New Hazelton had 175 single detached housing units, a decrease of 20 units between 2011 and 2016. At the same time, the Regional District of Kitimat-Stikine reported a net decrease of 150 single detached units between 2011 and 2016. Between 2011 and 2016, the Province reported a net decrease of more than 11,000 single detached units between 2011 and 2016. In looking at the 2016 Census, 60% of the housing stock in the District of New Hazelton was single-detached compared to 72% in the Regional District of Kitimat-Stikine.

TABLE 3.2 SINGLE DETACHED HOUSING UNITS

	2006	2011	2016
British Columbia (#)	807,940	841,950	830,595
British Columbia (%)	49.2%	47.7%	44.1%
Regional District of Kitimat-Stikine (#)	10,470	10,810	10,660
Regional District of Kitimat-Stikine (%)	72.8%	73.3%	71.9%
District of New Hazelton (#)	185	195	175
District of New Hazelton (%)	71.2%	81.3%	60.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.3 Semi-Detached, Duplex, Rowhouse and Townhouse Units

At the time of the 2016 Census, the District of New Hazelton reported 35 semi-detached, duplex, rowhouse or townhouse units, an increase of 20 units between 2011 and 2016. At the same time, the Regional District of Kitimat-Stikine reported 1,810 units of this type of housing, an increase of 65 units between 2011 and 2016. Across the Province, there were 226,780 semi-detached, duplex, rowhouse or townhouse units, an increase of more than 46,000 units between 2011 and 2016. In looking at the 2016 Census, this form of housing accounts for 14% of the total housing stock in the District of New Hazelton compared to 13% of the total stock in the Regional District of Kitimat-Stikine region and 12% of the stock across the Province.

TABLE 3.3 SEMI-DETACHED, DUPLEX, ROWHOUSE AND TOWNHOUSE UNITS

	2006	2011	2016
British Columbia (#)	167,085	180,520	226,780
British Columbia (%)	10.2%	10.2%	12.1%
Regional District of Kitimat-Stikine (#)	1,795	1,745	1,810
Regional District of Kitimat-Stikine (%)	12.5%	12.1%	12.6%
District of New Hazelton (#)	35	15	35
District of New Hazelton (%)	13.5%	5.8%	13.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.4 Apartment Units

At the time of the 2016 Census, there were 20 apartment units in the District of New Hazelton, an increase from 0 units in 2011. In the Regional District of Kitimat-Stikine there were 985 apartment units, a decrease of 50 units between 2011 and 2016. Across British Columbia, there were 562,635 apartment units, an increase of more than 58,000 units between 2011 and 2016. In the District of New Hazelton, apartment stock accounted for 8% of the total housing stock while this form of housing accounted for 7% of the total stock in the Regional District of Kitimat-Stikine and 30% of the housing stock across the Province.

TABLE 3.4 APARTMENT UNITS

	2006	2011	2016
British Columbia (#)	461,130	504,040	562,635
British Columbia (%)	28.1%	28.6%	29.9%
Regional District of Kitimat-Stikine (#)	1,030	1,035	985
Regional District of Kitimat-Stikine (%)	7.2%	7.2%	6.9%
District of New Hazelton (#)	10	N/A	20 ²
District of New Hazelton (%)	3.8%	N/A	7.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.5 Apartment Duplex Units – Garden and Basement Suites

Apartment duplex units include accessory units such as garden or basement suites. At the time of the 2016 Census, there were no apartment duplex units recorded in the District of New Hazelton. Region-wide, there were 465 apartment duplex units accounting for 3% of the total housing stock in the Regional District of Kitimat-Stikine. Apartment duplex units comprise 12% of the housing stock across the Province as a whole.

TABLE 3.5 APARTMENT DUPLEX UNITS- GARDEN AND BASEMENT SUITES

	2006	2011	2016
British Columbia (#)	163,730	180,520	226,780
British Columbia (%)	10.0%	10.2%	12.1%
Regional District of Kitimat-Stikine (#)	380	330	465
Regional District of Kitimat-Stikine (%)	2.6%	2.2%	3.1%
District of New Hazelton (#)	N/A	N/A	N/A
District of New Hazelton (%)	N/A	N/A	N/A

Source: Statistics Canada. Census 2006, 2011 and 2016

² These numbers should be used with caution as census rounding, and smaller geographies can affect the overall reliability of the information as reported. There may be better local information or measures that can help to offer more meaningful insights.

3.6 Moveable Dwelling Units

At the time of the 2016 Census, there were 60 moveable dwellings in the District of New Hazelton (21% of the housing stock). In the Regional District of Kitimat-Stikine region, there were 905 moveable dwelling units across the region, an increase of 80 units between 2011 and 2016. Within the Regional District of Kitimat-Stikine, moveable dwellings accounted for 6% of the total housing stock compared to 3% of the total housing stock Province-wide.

TABLE 3.6 MOVEABLE DWELLING UNITS

	2006	2011	2016
British Columbia (#)	43,265	47,240	49,585
British Columbia (%)	2.6%	2.7%	2.6%
Regional District of Kitimat-Stikine (#)	695	825	905
Regional District of Kitimat-Stikine (%)	4.8%	5.6%	6.1%
District of New Hazelton (#)	35	N/A	60
District of New Hazelton (%)	13.5%	N/A	20.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

3.7 Housing Type by Tenure

The following table shows the mix of housing types and tenure profile for the housing stock in the Regional District of Kitimat-Stikine as well as the mix of units in the District of New Hazelton. As shown below, just over 10% of single detached housing units in the Regional District of Kitimat-Stikine and the District of New Hazelton are rented. This is also the case for 71% of the semi-detached and row house stock. Similarly, approximately 1 in 5 manufactured home units in the Regional District of Kitimat-Stikine and 1 in 4 manufactured home units in the District of New Hazelton are rented.

TABLE 3.7 HOUSING TYPE BY TENURE

British Columbia						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	1,881,965	830,595	212,370	385,125	226,780	49,585
Owners (#)	1,279,025	727,615	148,775	148,555	131,895	41,330
Renters (#)	599,360	100,285	62,965	333,190	94,775	8,135
Owners (%)	68.0%	87.6%	70.1%	40.8%	58.2%	83.4%
Renters (%)	31.8%	12.1%	29.6%	59.2%	41.8%	16.4%
Regional District of Kitimat-Stikine						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	14,820	10,660	1,810	985	465	905
Owners (#)	10,965	9,105	875	75	220	690
Renters (#)	3,515	1,265	895	905	245	205
Owners (%)	74.0%	85.4%	48.3%	7.6%	47.3%	76.2%
Renters (%)	23.7%	11.9%	49.4%	91.9%	52.7%	22.7%
District of New Hazelton						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	290	175	35	20	N/A	60
Owners (#)	205 ³	155	10	N/A	N/A	40
Renters (#)	80	20	25	20	N/A	15
Owners (%)	70.7%	88.6%	28.6%	N/A	N/A	66.7%
Renters (%)	27.6%	11.4%	71.4%	100.0%	N/A	25.0%

³ This difference is attributable to data rounding used by Statistics Canada to protect the privacy and confidentiality of respondents in smaller communities. The baseline measure used in this report is 210 owners and 80 renters in the District of New Hazelton.

3.8 Number of Bedrooms

A large proportion of the housing stock in the District of New Hazelton is in the form of larger 3- or 4-bedroom units while there is a limited supply of smaller 1-bedroom units. In the District of New Hazelton in 2016, there were 170 units of 3- or 4-bedrooms accounting for 59% of the total housing stock. At the same time, there were 25 1-bedroom units in the District of New Hazelton, accounting for 9% of the stock. Across the Regional District of Kitimat-Stikine, there were 10,610 units with 3 or 4 bedrooms, accounting for 72% of the total housing stock. There were also 980 1-bedroom units across the Regional District of Kitimat-Stikine accounting for 7% of the total stock. Across the District of New Hazelton, there were 95 2-bedroom units which accounted for 33% of the stock. Province-wide, 55% of the housing stock was in the form of larger 3- and 4- bedroom units while 1-bedroom units accounted for 17% of all units. There were also 514,015 2-bedroom units Province-wide representing 27% of the total stock.

TABLE 3.8 NUMBER OF BEDROOMS

	No bedrooms	1 Bedroom	2 Bedroom	3 Bedroom	4 or more bedrooms
British Columbia (#)	22,710	311,035	514,015	513,135	521,075
British Columbia (%)	1.2%	16.5%	27.3%	27.3%	27.7%
Regional District of Kitimat-Stikine (#)	60	980	3,170	5,635	4,975
Regional District of Kitimat-Stikine (%)	0.4%	6.6%	21.4%	38.0%	33.6%
District of New Hazelton (#)	N/A	25	95	85	85
District of New Hazelton (%)	N/A	8.6%	32.8%	29.3%	29.3%

Source: Statistics Canada. Census 2016

3.9 Units with No Bedrooms

There were no housing units in the District of New Hazelton which had no bedrooms (0% of the total housing stock). Across the Regional District of Kitimat-Stikine, there were 60 bachelor or studio units (units with no bedrooms). Provide-wide, bachelor units or studio units represent approximately 1% of the total housing stock.

TABLE 3.9 NO BEDROOMS

	2006	2011	2016
British Columbia (#)	64,355	31,900	22,710
British Columbia (%)	3.9%	1.8%	1.2%
Regional District of Kitimat-Stikine (#)	265	75	60
Regional District of Kitimat-Stikine (%)	1.8%	0.5%	0.4%
District of New Hazelton (#)	N/A	N/A	N/A
District of New Hazelton (%)	N/A	N/A	N/A

Source: Statistics Canada. Census 2006, 2011 and 2016

3.10 1-Bedroom Units

There were 25 1-bedroom housing units in the District of New Hazelton in 2016 representing 9% of the stock. In 2016, the Regional District of Kitimat-Stikine had 980 1-bedroom units representing 7% of the stock. Province-wide in 2016, there were 311,035, 1-bedroom units representing 17% of the stock.

TABLE 3.10 1-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	258,220	281,675	311,035
British Columbia (%)	15.7%	16.0%	16.5%
Regional District of Kitimat-Stikine (#)	1,170	935	980
Regional District of Kitimat-Stikine (%)	8.1%	6.3%	6.6%
District of New Hazelton (#)	45	25	25
District of New Hazelton (%)	17.3%	10.4%	8.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.11 2-Bedroom Units

There were 95 2-bedroom units in the District of New Hazelton in 2016 representing 33% of the stock. In 2016, the Regional District of Kitimat-Stikine had 3,170 2-bedroom units representing 21% of the stock. Province-wide in 2016, there were 514,015 2-bedroom units representing 27% of the stock.

TABLE 3.11 2-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	429,020	472,285	514,015
British Columbia (%)	26.1%	26.8%	27.3%
Regional District of Kitimat-Stikine (#)	2,965	3,130	3,170
Regional District of Kitimat-Stikine (%)	20.6%	21.2%	21.4%
District of New Hazelton (#)	50	70	95
District of New Hazelton (%)	19.2%	29.2%	32.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.12 3-Bedroom Units

There were 85 3-bedroom units in the District of New Hazelton in 2016 representing 29% of the stock. In 2016, the Regional District of Kitimat-Stikine had 5,635 3-bedroom units representing 38% of the stock. Province-wide in 2016, there were 513,135, 3-bedroom units comprising 27% of the stock.

TABLE 3.12 3-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	481,495	499,495	513,135
British Columbia (%)	29.3%	28.3%	27.3%
Regional District of Kitimat-Stikine (#)	5,670	5,645	5,635
Regional District of Kitimat-Stikine (%)	39.4%	38.3%	38.0%
District of New Hazelton (#)	120	75	85
District of New Hazelton (%)	46.2%	31.3%	29.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.13 4+-Bedroom Units

There were 85 units with 4 or more bedrooms in the District of New Hazelton in 2016 representing 29% of the stock. In 2016, the Regional District of Kitimat-Stikine had 4,975 units with 4 or more -bedrooms, comprising 34% of the stock. Province-wide in 2016, there were 531,075, units of housing which had 4 or more bedrooms, representing 28% of the stock.

TABLE 3.13 4+-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	410,065	479,280	521,075
British Columbia (%)	25.0%	27.2%	27.7%
Regional District of Kitimat-Stikine (#)	4,300	4,965	4,975
Regional District of Kitimat-Stikine (%)	29.9%	33.6%	33.6%
District of New Hazelton (#)	40	70	85
District of New Hazelton (%)	15.4%	29.2%	29.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.14 Bedroom Size by Tenure (#)

The following table shows the different housing sizes and number of bedrooms by tenure for the Regional District of Kitimat-Stikine as well as the District of New Hazelton. As shown below, within the District of New Hazelton, most of the smaller units (1-bedroom units) were rented while the larger units (3-bedroom and 4-bedroom units) were owned. There was an even split of 2-bedroom units between owners and renters.

TABLE 3.14 NUMBER OF UNITS BY BEDROOM SIZE

	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
British Columbia						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	1,881,970	22,710	311,035	514,015	513,135	521,075
Owners (#)	1,279,020	2,575	84,665	305,485	413,750	472,550
Renters (#)	599,360	20,125	226,110	207,670	97,960	47,495
Owners (%)	68.0%	11.3%	27.2%	59.4%	80.6%	90.7%
Renters (%)	31.8%	88.6%	72.7%	40.4%	19.1%	9.1%
Regional District of Kitimat-Stikine						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	14,820	60	980	3,170	5,635	4,975
Owners (#)	10,965	10	315	1,825	4,415	4,395
Renters (#)	3,515	55	650	1,275	1,050	490
Owners (%)	74.0%	16.7%	32.1%	57.6%	78.3%	88.3%
Renters (%)	23.7%	91.7%	66.3%	40.2%	18.6%	9.8%
District of New Hazelton						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	290	N/A	25	95	85	85
Owners (#)	205 ¹	N/A	N/A	50	85	70
Renters (#)	80	N/A	20	50	N/A	N/A
Owners (%)	70.7%	N/A	N/A	52.6%	100.0%	82.4%
Renters (%)	27.6%	N/A	80.0%	52.6%	N/A	N/A

Source: Statistics Canada. Census 2016

¹ This difference is attributable to data rounding used by Statistics Canada to protect the privacy and confidentiality of respondents in smaller communities. The baseline measure used in this report is 210 owners and 80 renters in the District of New Hazelton.

3.15 Period of Construction

Sixty percent of the housing stock in the District of New Hazelton was built before 1980 (175 units) while there were an additional 75 units (40%) built between 1981 and 2000. Since 2001, there have been 40 units built (14% of the total stock) including 15 units built between 2011 and 2016 (5% of the stock). Across the Regional District of Kitimat-Stikine there were 8,685 units built before 1980 (59% of the stock). There were an additional 4,730 units built between 1981 and 2000 (32% of the stock). Since 2000, there have been 1,410 housing units built across the Regional District of Kitimat-Stikine, approximately 10% of the total housing stock.

TABLE 3.15 HOUSING STOCK BY PERIOD OF CONSTRUCTION

	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
British Columbia (#)	267,560	559,485	621,425	297,290	136,210
British Columbia (%)	14.2%	29.7%	33.0%	15.8%	7.2%
Regional District of Kitimat-Stikine (#)	2,675	6,010	4,730	870	540
Regional District of Kitimat-Stikine (%)	18.0%	40.6%	31.9%	5.9%	3.6%
District of New Hazelton (#)	40	135	75	25	15
District of New Hazelton (%)	13.8%	46.6%	25.9%	8.6%	5.2%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

3.16 Period of Construction by Tenure (#)

Across the Regional District of Kitimat-Stikine, there were 540 new housing units built since 2011 including 410 units (76%) which were owned as well as 110 units (20%) which were rented. Within the District of New Hazelton, there has been only limited housing construction since 2001 including no new units of rental housing.

TABLE 3.16 PERIOD OF CONSTRUCTION BY TENURE (#)

	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
British Columbia						
	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
Total Households	1,881,970	267,560	559,485	621,425	297,290	136,210
Owners (#)	1,279,025	167,340	340,675	458,365	215,915	96,730
Renters (#)	599,360	100,150	218,245	161,030	80,690	39,255
Owners (%)	68.0%	62.5%	60.9%	73.8%	72.6%	71.0%
Renters (%)	31.8%	37.4%	39.0%	25.9%	27.1%	28.8%
Regional District of Kitimat-Stikine						
	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
Total Households	14,820	2,675	6,010	4,730	870	540
Owners (#)	10,960	2,065	4,515	3,405	565	410
Renters (#)	3,515	605	1,460	1,115	225	110
Owners (%)	74.0%	77.2%	75.1%	72.0%	64.9%	75.9%
Renters (%)	23.7%	22.6%	24.3%	23.6%	25.9%	20.4%
District of New Hazelton						
	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
Total Households	290	40	135	75	25	15
Owners (#)	210	30	100	50	20	N/A
Renters (#)	80	10	30	25	N/A	N/A
Owners (%)	72.4%	75.0%	74.1%	66.7%	80.0%	N/A
Renters (%)	27.6%	25.0%	22.2%	33.3%	N/A	N/A

Source: Statistics Canada. Census 2016

3.17 Migration Patterns

In 2016, there were approximately 90 individuals living in the District of New Hazelton who reported that they moved in the year prior to the Census, including 50 individuals who moved to the District of New Hazelton from elsewhere. Across the Regional District of Kitimat-Stikine, there were 4,840 individuals who reported that they had moved to the region in the year prior to the Census, including 2,120 individuals who reported that they had moved from elsewhere. It is also worth noting that 87% of all residents in the Regional District of Kitimat-Stikine and 86% of residents in the District of New Hazelton did not move in the year prior to the Census.

TABLE 3.17 MIGRATION PATTERNS

	2006	2011	2016
British Columbia			
Non-Movers (#)	3,334,745	3,665,455	3,811,370
Non-Movers (%)	83.1%	85.6%	84.4%
Movers (#)	680,295	616,645	705,445
Movers (%)	16.9%	14.4%	15.6%
Migrants (#)	307,850	268,810	318,825
Migrants (%)	7.7%	6.3%	7.1%
Internal Migrants (#)	247,315	212,385	249,965
Internal Migrants (%)	6.2%	5.0%	5.5%
Regional District of Kitimat-Stikine			
Non-Movers (#)	32,720	31,295	31,650
Non-Movers (%)	87.5%	85.7%	86.7%
Movers (#)	4,655	5,235	4,840
Movers (%)	12.5%	14.3%	13.3%
Migrants (#)	1,690	2,245	2,120
Migrants (%)	4.5%	6.1%	5.8%
Internal Migrants (#)	1,640	2,085	2,015
Internal Migrants (%)	4.4%	5.7%	5.5%
District of New Hazelton			
Non-Movers (#)	565	500	560
Non-Movers (%)	90.4%	80.6%	86.2%
Movers (#)	60	120	90
Movers (%)	9.6%	19.4%	13.8%
Migrants (#)	45	85	50
Migrants (%)	7.2%	13.7%	7.7%
Internal Migrants (#)	50	85	50
Internal Migrants (%)	8.0%	13.7%	7.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.18 Tenure Profile of Movers

In looking at the tenure profile of movers, it important to note that movers can include those who were already living in the community or region but who moved to a different address. Of those living in the District of New Hazelton who reported that they had moved in the year prior to the 2016 Census, the majority (74%) were owners while approximately 1 in 5 households (22%) who moved to the community were renters. The general tenure profile of movers is comparable to the general profile of households moving to the broader Regional District of Kitimat-Stikine.

TABLE 3.18 TENURE PROFILE OF MOVERS

British Columbia			
	2006	2011	2016
Total Movers	680,295	616,645	705,445
Owners who Moved	355,920	300,600	348,475
Renters who Moved	322,890	314,210	355,890
Owners	52.3%	48.7%	49.4%
Renters	47.5%	51.0%	50.4%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Movers	14,820	2,675	6,010
Owners who Moved	10,960	2,065	4,515
Renters who Moved	3,515	605	1,460
Owners	74.0%	77.2%	75.1%
Renters	23.7%	22.6%	24.3%
District of New Hazelton			
	2006	2011	2016
Total Movers	290	40	135
Owners who Moved	210	30	100
Renters who Moved	80	10	30
Owners	72.4%	75.0%	74.1%
Renters	27.6%	25.0%	22.2%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

3.19 The Inventory of Subsidized Housing Units

This section includes information on the inventory of subsidized housing available to families and individuals in different economic circumstances and lifecycle stages with the information below showing the mix of units and programs funded by BC Housing both within the Regional District of Kitimat-Stikine as well as the District of New Hazelton. As noted below, there were a total of 708 units of housing across the Regional District of Kitimat-Stikine funded by BC Housing in 2020. In the District of New Hazelton, there were 20 units of seniors' housing as well as 8 households that were receiving rent assistance through the Province's SAFER (Shelter-Aid for Elderly Renters) and RAP (Rental Assistance for Families).

TABLE 3.19 INVENTORY OF SUBSIDIZED HOUSING UNITS

	Province	Region	New Hazelton
Emergency shelter space	2,098	16	--
Homeless rent supplements	3,751	65	--
Transitional and supportive housing	11,204	60	--
Service Allocation – Housing for the Homeless	17,053	141	--
Housing for frail seniors	10,411	43	--
Group homes and special needs housing	6,048	25	--
Transitional housing for women and children fleeing violence	875	46	--
Service Allocation- Transitional, Supported, Assisted	17,334	114	--
Housing for low-income families	20,005	248	--
Housing for low-income seniors	20,095	106	20
Service Allocation – Independent Social Housing	40,100	354	20
Rental Assistance (RAP) for families ⁴	9,423	33	--
Shelter Aid for Elderly Renters (SAFER) ⁵	23,347	66	--
Service Allocation- Private Market Rent Assistance	32,770	99	8
Homeownership (BC HOME Partnership)	2,208	--	--
Service Allocation – Homeownership	--	--	--
Total Inventory of Subsidized Housing	110,465	708	28

Source: BC Housing Research and Corporate Planning, Unit Count Reporting Model, March 2020

⁴ Households receiving assistance under the RAP program receive the difference between the cost of their housing and the amount of rent that they can afford to pay up to a maximum rent ceiling of \$1,067 for a family of 3 and \$1,117 for a family of 4.

⁵ Households receiving assistance under the SAFER program receive the difference between the cost of their housing and the amount of rent that they can afford to pay up to a maximum rent ceiling of \$734.

INCOME PROFILE AND HOUSING COSTS

4.0 Income and Housing Cost

Income plays a central role in determining the housing choices available to families and individuals. This section provides information on the housing costs and incomes for households living in the District of New Hazelton as well as comparative information for the Regional District of Kitimat-Stikine and the Province as a whole. Table 4.1 provides information on the general income and housing cost profile including specific considerations related to housing affordability as well as future housing choices. The darker circles highlight factors which can affect the mix of housing choices available to families and individuals in the District of New Hazelton including housing cost and affordability pressures.

TABLE 4.1 KEY HOUSING INDICATORS AND OUTCOMES RELATED TO HOUSING COSTS

<p>Average household income In 2016, the average household income in the District of New Hazelton was \$70,950 (2015 incomes) which was \$15,614 (22%) below the average household income for the region.</p>	●
<p>Median household income In 2016, the median household income in the District of New Hazelton was \$61,176 (2015 incomes) which was \$10,358 (17%) below the median household income for the region.</p>	●
<p>Affordability threshold for households in low and very low income Households in low and very low incomes are households with an annual income that is between 30% and 50% of the area median income (AMI) which is typically set at the regional income. Based on the 2016 Census, the median household income for the Regional District of Kitimat-Stikine was \$71,534 which means that the affordability threshold for households with low or very low incomes was between \$21,500 and \$35,500. An affordable rent or housing cost for these households is between \$538 to \$888 per month.</p>	●
<p>Affordability threshold for households in low and low to moderate income Households in low and low to moderate incomes are households with an annual income that is between 50% and 80% of the area median income (AMI). Based on the median income of \$71,534 for the Regional District of Kitimat-Stikine, the affordability threshold for a household with low or low to moderate incomes is between \$35,500 and \$57,000. An affordable rent or housing cost for these households is between \$888 to \$1,425 per month.</p>	●
<p>Household incomes In 2016, there were 75 households in the District of New Hazelton with an annual income of \$35,000 or less. This represents 1 in 4 households (26% of total households). Of the 75 households, 30 households living in the District of New Hazelton with an annual income of less than \$20,000.</p>	●
<p>The cost of ownership Ownership costs in the District of New Hazelton are more affordable when compared to the broader Regional District of Kitimat-Stikine. Based on 2016 Census, average monthly housing costs reported across owners in the District of New Hazelton was \$757 per month compared to \$970 per month across the Regional District of Kitimat-Stikine.</p>	○
<p>The cost of renting Renting in the District of New Hazelton is more affordable when compared to the broader Regional District of Kitimat-Stikine. Based on 2016 Census, the average monthly housing cost reported across renters in the District of New Hazelton was \$668 per month compared to \$919 across the Regional District of Kitimat-Stikine.</p>	○

This section provides details on household incomes and housing costs in the District of New Hazelton:

4.2 Average Household Income

At the time of the 2016 Census, the average household income in the District of New Hazelton was \$70,950 which was \$4,062 higher than the corresponding rate in 2011. At the same time, the average household income was \$15,614 (22%) lower than the 2016 average household income for the Regional District of Kitimat-Stikine and \$23,228 (27%) lower than the 2016 average household income across the Province.

TABLE 4.2 AVERAGE HOUSEHOLD INCOME

	2006	2011	2016
British Columbia	\$80,072	\$84,086	\$90,354
Regional District Kitimat-Stikine	\$71,329	\$73,619	\$86,564
District of New Hazelton	\$57,225	\$66,888	\$70,950

Census 2006, 2011 and 2016

4.3 Average Household Income by Tenure

The table below includes information on the average household income of renters and owners living in the District of New Hazelton as well as the Kitimat-Stikine region and the Province as a whole. In 2016, the average household income (2015 incomes) for owners living in New Hazelton was \$81,906 while the average household income reported across renter households was \$43,394 which was 53% of the average household income of owners. The average household income for owners living in the Kitimat-Stikine region was \$96,558, while the average household income for renters living in the was \$59,038, which was 61% of the average household income of owners.

TABLE 4.3 AVERAGE HOUSEHOLD INCOME BY TENURE

	2006	2011	2016
British Columbia			
Total	\$80,072	\$84,086	\$90,354
Owners	\$93,202	\$96,840	\$105,394
Renters	\$49,988	\$54,507	\$58,525
Renter income as proportion of owner income	53.6%	56.3%	55.5%
Kitimat-Stikine Regional District			
Total	\$71,329	\$73,619	\$86,564
Owners	\$80,565	\$83,534	\$96,558
Renters	\$45,177	\$49,324	\$59,038
Renter income as proportion of owner income	56.1%	59.0%	61.1%
District of New Hazelton			
Total	\$57,225	\$66,888	\$70,950
Owners	\$65,550	\$74,117	\$81,906
Renters	\$43,124	\$51,507	\$43,394
Renter income as proportion of owner income	65.8%	69.5%	53.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.4 Median Household Income

At the time of the 2016 Census, the median household income in the District of New Hazelton was \$61,176 which was \$6,539 higher than the corresponding rate in 2011. At the same time, the median household income was \$10,358 (17%) lower than the 2016 median household income for the Regional District of Kitimat-Stikine and \$8,803 (14%) lower than the 2016 median household income across the Province.

TABLE 4.4 MEDIAN HOUSEHOLD INCOME

	2006	2011	2016
British Columbia	\$62,372	\$65,555	\$69,979
Regional District Kitimat-Stikine	\$59,716	\$59,716	\$71,534
District of New Hazelton	\$45,427	\$54,637	\$61,176

Source: Statistics Canada. Census 2006, 2011 and 2016

4.5 Median Household Income by Tenure

The table below includes information on the median household income of renters and owners living in the District of New Hazelton as well as the Regional District of Kitimat-Stikine and the Province as a whole. In 2016, the median household income (2015 incomes) for owners living in New Hazelton was \$68,917 while the median household income reported across renter households was \$28,487, which is 41% of the median household income for owners. The median household income for owners living in the Regional District of Kitimat-Stikine was \$81,988 while the median household income for renters living was \$47,005, which was 57% of the median income of owners.

TABLE 4.5 MEDIAN HOUSEHOLD INCOME BY TENURE

	2006	2011	2016
British Columbia			
Total	\$62,372	\$65,555	\$69,979
Owners	\$75,243	\$78,302	\$84,333
Renters	\$39,548	\$41,975	\$45,848
Renter income as proportion of owner income	52.6%	53.6%	54.4%
Kitimat-Stikine Regional District			
Total	\$59,716	\$59,716	\$71,534
Owners	\$73,168	\$71,312	\$81,988
Renters	\$34,816	\$36,109	\$47,005
Renter income as proportion of owner income	47.6%	50.6%	57.3%
District of New Hazelton			
Total	\$45,427	\$54,637	\$61,176
Owners	\$54,449	\$65,148	\$68,917
Renters	\$38,510	\$24,064	\$28,487
Renter income as proportion of owner income	70.7%	36.9%	41.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.6 Income Distribution of All Households

At the time of the 2016 Census, 26% of households living in the District of New Hazelton (75) had an annual income of less than \$35,000 including 10% of households (30) who had an annual income of less than \$20,000. An additional 10% of households (30) had an annual income between \$35,000 and \$50,000 while 85 households (29%) had an annual income of between \$50,000 and \$80,000. There were also 105 households (36%) with an annual income of \$80,000 or more. Across the Regional District of Kitimat-Stikine, there was a larger proportion of households with an annual income of more than \$80,000 (45%) when compared to the District of New Hazelton (36%).

TABLE 4.6 INCOME DISTRIBUTION OF ALL HOUSEHOLDS

	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	More than \$80K
British Columbia (#)	202,945	230,370	230,920	399,475	818,265
British Columbia (%)	10.8%	12.2%	12.3%	21.2%	43.5%
Regional District of Kitimat-Stikine (#)	1,370	1,880	1,865	3,075	6,630
Regional District of Kitimat-Stikine (%)	9.2%	12.7%	12.6%	20.7%	44.7%
District of New Hazelton (#) ⁶	30	45	30	85	105
District of New Hazelton (%)	10.3%	15.5%	10.3%	29.3%	36.2%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

⁶ Note: While the number of households in this table adds up to 295, this is due to Census rounding. The baseline total of households in the District of New Hazelton established that there were 290 households living in the District of New Hazelton at the time of the 2016 Census.

4.7 Average Housing Costs (Owners)

Owners living in the District of New Hazelton reported average monthly housing costs of \$757 per month in 2016, down from \$844 in 2011. Across the Regional District of Kitimat-Stikine, average monthly housing costs for owners was \$970 per month, up from \$859 from 2011. Province-wide, the average cost of ownership was \$1,387 in 2016. Additional information on the cost of ownership is set out in Appendix B.2 based on 2019 BC Assessment data.

TABLE 4.7 AVERAGE HOUSING COSTS - OWNERS

	2006	2011	2016
British Columbia	\$1,254	\$1,334	\$1,387
Regional District Kitimat-Stikine	\$846	\$859	\$970
District of New Hazelton	\$674	\$844	\$757

Source: Statistics Canada. Census 2006, 2011 and 2016

4.8 Average Housing Costs (Renters)

Renters living in the District of New Hazelton reported average monthly housing costs of \$668 per month in 2016, up from \$657 in 2011. Across the Regional District of Kitimat-Stikine, average monthly housing costs for renters were \$919 per month, up from \$755 from 2011. Province-wide, the average cost of renting was \$1,149 in 2016.

TABLE 4.8 AVERAGE HOUSING COSTS - RENTERS

	2006	2011	2016
British Columbia	\$980	\$1,075	\$1,149
Regional District Kitimat-Stikine	\$693	\$755	\$919
District of New Hazelton	\$625	\$657	\$668

Source: Statistics Canada. Census 2006, 2011 and 2016

4.9 Change in the Average Monthly Rent

Between 2011 and 2016, the average rent in the District of New Hazelton increased from \$657 per month to \$668 per month, an increase of \$11 (2%) while the average rent within the Regional District of Kitimat-Stikine increased by \$164 per month (22%). Province-wide, average rents increased from \$1,075 per month to \$1,149 per month, an increase of \$74 per month or 7%.

TABLE 4.9 CHANGE IN THE AVERAGE MONTHLY RENT

	2006-2011	2001-2016
British Columbia (\$ change)	\$95	\$74
British Columbia (% change)	9.7%	6.9%
Regional District Kitimat-Stikine (\$ change)	\$62	\$164
Regional District Kitimat-Stikine (% change)	8.9%	21.7%
District of New Hazelton (\$ change)	\$32	\$11
District of New Hazelton (% change)	5.1%	1.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

HOUSING NEED

5.0 Housing Need

This section includes information on the different measures related to housing needs in the District of New Hazelton including considerations related to the adequacy (i.e. the condition of the housing stock), the suitability (i.e. the level of crowding) and affordability (i.e. the number of households spending 30% or more of their income on their housing costs). This section also includes information on the number of households in core housing need including those who are in extreme housing need (i.e. households spending 50% or more of their income on their housing costs).

5.1 Key Measures Related to Housing Needs

TABLE 5.1 KEY MEASURES RELATED TO HOUSING NEEDS

<p>Households falling below suitability standards (i.e. conditions of crowding) At the time of the 2016 Census, there were 10 households in the District of New Hazelton who were living in housing that fell below the established suitability standards.</p>	○
<p>Households falling below adequacy standards (i.e. condition of the stock) At the time of the 2016 Census, there were 35 households in the District of New Hazelton who were living in housing that fell below the established adequacy standards.</p>	○
<p>Households falling below affordability standards (i.e. shelter-cost-to-income of 30%) At the time of the 2016 Census, there were 45 households in the District of New Hazelton who were living in housing that fell below the established affordability standards.</p>	○
<p>Households in core housing need At the time of the 2016 Census, there were 55 households in the District of New Hazelton who were in core housing need.</p>	●
<p>Households in extreme housing need At the time of the 2016 Census, there were 20 households the District of New Hazelton in extreme housing need. These were households who were spending 50% or more of their income on their housing costs.</p>	●
<p>Individuals experiencing homelessness The Skeena Housing Coalition has recently completed a homeless count for the Upper Skeena region.</p>	●

Notes on Census Rounding and the Implications for Smaller Geographies

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5.2 Households Falling Below Suitability Standards

Suitability applies to households that are unable to find housing that is suitable in size based on the needs of their household and Canada's National Occupancy standards. Households that are living below the suitability standard are typically households that are living in over-crowded conditions as a way of reducing their housing costs. At the time of the 2016 Census, there were 10 owner households in the District of New Hazelton who were living in housing that fell below the established suitability standard compared to no renter households living in housing that fell below the established suitability standard. A total of 3% of households in the District of New Hazelton were living in housing that fell below the established suitability standard. Region wide, approximately half of all households (48%) falling below the established suitability standard were owners while 51% were renters.

TABLE 5.2 HOUSEHOLDS FALLING BELOW SUITABILITY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	107,475	106,430	91,410
Owners (#)	45,840	48,135	36,240
Renters (%)	61,635	58,295	55,170
Owners (#)	42.7%	45.2%	39.6%
Renters (%)	57.3%	54.8%	60.4%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	510	345	385
Owners (#)	320	170	185
Renters (%)	190	175	195
Owners (#)	62.7%	49.3%	48.1%
Renters (%)	37.3%	50.7%	50.6%
District of New Hazelton			
	2006	2011	2016
Total Households	15	15	10
Owners (#)	N/A	N/A	10
Renters (%)	10	N/A	N/A
Owners (#)	N/A	N/A	100.0%
Renters (%)	66.7%	N/A	N/A

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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5.3 Households Falling Below Adequacy Standards

Adequacy applies to households that are unable to find housing that is in good repair that they can afford with the resources that they have available. Households that are living below the adequacy standard are typically households living in older housing stock that is in poor condition and that requires significant repairs or improvements. At the time of the 2016 Census, there were 35 households in the District of New Hazelton who were living in housing falling below the established adequacy standard which were evenly split between owner households and 15 renter households. Region-wide, there were 1,360 households who were living in housing which fell below the adequacy standard (11% of the total stock) of which 68% were owner households and 43% were renter households.

TABLE 5.3 HOUSEHOLDS FALLING BELOW ADEQUACY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	105,965	110,945	105,410
Owners (#)	63,990	70,140	64,040
Renters (%)	41,975	40,810	41,370
Owners (#)	60.4%	63.2%	60.8%
Renters (%)	39.6%	36.8%	39.2%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,525	1,405	1,360
Owners (#)	1,055	895	920
Renters (%)	475	510	450
Owners (#)	69.2%	63.7%	67.6%
Renters (%)	31.1%	36.3%	33.1%
District of New Hazelton			
	2006	2011	2016
Total Households	50	25	35
Owners (#)	35	20	15
Renters (%)	10	N/A	15
Owners (#)	70.0%	80.0%	42.9%
Renters (%)	20.0%	N/A	42.9%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

5.4 Households Falling Below Affordability Standards

Affordability applies to households that are unable to find housing in their community that is affordable to their household without spending 30% or more of their income on their housing costs. At the time of the 2016 Census, of the 45 households in the District of New Hazelton who were spending more than 30% of their income on their housing costs (16% of all households), 78% were renters while 22% were owners. Region-wide, there were 1,620 households facing affordability challenges (13% of all households in the region). More than half (57%) were renter households while 43% were owners.

TABLE 5.4 HOUSEHOLDS FALLING BELOW AFFORDABILITY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	374,370	412,820	420,710
Owners (#)	206,605	229,175	212,165
Renters (%)	167,760	183,650	208,545
Owners (#)	55.2%	55.5%	50.4%
Renters (%)	44.8%	44.5%	49.6%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,775	1,775	1,620
Owners (#)	850	760	700
Renters (%)	930	1,010	920
Owners (#)	47.9%	42.8%	43.2%
Renters (%)	52.4%	56.9%	56.8%
District of New Hazelton			
	2006	2011	2016
Total Households	60	60	45
Owners (#)	40	25	10
Renters (%)	20	30	35
Owners (#)	66.7%	41.7%	22.2%
Renters (%)	33.3%	50.0%	77.8%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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5.5 Households in Core Housing Need

Households in core housing need are households who are unable to find housing that is suitable in size and in good repair without spending 30% or more of their income on their housing cost. At the time of the 2016 Census, there were 55 households in the District of New Hazelton who were in core housing need of which 64% were renters and 36% were owners. Region-wide, there were 1,310 households in core housing need of which 63% were renters and 37% were owners. Approximately 19% of households in New Hazelton were in core housing need while 11% of all households in the Regional District of Kitimat-Stikine were in core housing need.

TABLE 5.5 HOUSEHOLDS IN CORE HOUSING NEED

British Columbia			
	2006	2011	2016
Total Households	221,470	247,280	260,225
Owners (#)	88,330	101,080	97,355
Renters (%)	133,140	146,200	162,870
Owners (#)	39.9%	40.9%	37.4%
Renters (%)	60.1%	59.1%	62.6%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,210	1,410	1,310
Owners (#)	485	490	480
Renters (%)	720	920	825
Owners (#)	40.1%	34.8%	36.6%
Renters (%)	59.5%	65.2%	63.0%
District of New Hazelton			
	2006	2011	2016
Total Households	70	70	55
Owners (#)	50	35	20
Renters (%)	20	35	35
Owners (#)	71.4%	50.0%	36.4%
Renters (%)	28.6%	50.0%	63.6%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

5.6 Households in Extreme Housing Need

Households in extreme housing need are households who are unable to find housing that is suitable in size and in good repair without spending 50% or more of their income on their housing cost. At the time of the 2016 Census, there were 20 households in the District of New Hazelton (7% of all households) who were in extreme housing need. These households were evenly divided between owners and renters. Across the Regional District of Kitimat-Stikine, 430 households were in extreme housing need (4%) with 59% of these households being renters while 41% were owners. The total number of households in need across the region decreasing by 160 between 2011 and 2016. The level of extreme need in the Province remained around 6% of all households both in 2011 and 2016.

TABLE 5.6 HOUSEHOLDS IN EXTREME HOUSING NEED

British Columbia			
	2006	2011	2016
Total Households	94,505	107,530	112,590
Owners (#)	40,345	47,155	44,540
Renters (%)	54,165	60,380	68,050
Owners (#)	42.7%	43.9%	39.6%
Renters (%)	57.3%	56.2%	60.4%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	440	590	430
Owners (#)	150	180	175
Renters (%)	295	410	255
Owners (#)	34.1%	30.5%	40.7%
Renters (%)	67.0%	69.5%	59.3%
District of New Hazelton			
	2006	2011	2016
Total Households	20	25	20
Owners (#)	10	N/A	10
Renters (%)	15	20	10
Owners (#)	50.0%	N/A	50.0%
Renters (%)	75.0%	80.0%	50.0%

Source: Statistics Canada. Census 2016

5.7 Individuals Experiencing Homelessness

Homelessness is a significant and growing issue across many communities in British Columbia. Information contained in the housing and research literature suggests that people who are homeless in rural areas rarely fit the standard definition of homelessness. While some are literally homeless, the majority are living in extremely precarious housing situations or find themselves moving from one overcrowded or barely affordable housing situation to another. There are still others who must rely on family or friends or stay in housing that is in poor condition because that is all they can afford.

The history of colonialism within Canada and the impact of racial and cultural discrimination has contributed to heightened levels of homelessness among Indigenous people, with many Indigenous people continuing to face attitudes of racism and discrimination which negatively affect their access to housing, employment, and other opportunities.

A preliminary housing needs assessment report prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society (2019) observed that the Upper Skeena region does not have any emergency shelter spaces for men, women, youth, or families and that there are not any shelter spaces or drop-in services available during extreme weather events. As well, there is a shortage of transitional, supportive, and second stage housing for women and children fleeing violence.

In 2020, the Skeena Housing Coalition Society completed a homeless count in which 72 individuals in the Upper Skeena region were identified as being homeless. This number is equal to 75% of the number of individuals identified in the City of Terrace at the time of the 2018 Provincial Homeless Count and almost 2.5 times the number of individuals identified in the Town of Smithers.

While a temporary shelter was put in place in the Village of Hazelton to respond to the needs, it was always understood that this arrangement was temporary in nature and was not considered to be a suitable arrangement for the longer term. In recent months, there have been preliminary discussions with B.C. Housing about the high level of homelessness in the Upper Skeena region and the depth of needs. Through these conversations and in working in partnerships with local government partners and service providers, the Skeena Housing Coalition Society is hopeful that a lasting solution can be found.

Addressing the Needs of Vulnerable and 'At Risk' Populations

Housing for Women and Children Fleeing Violence

The preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society identified the need for additional housing and supports for women and children who are experiencing domestic violence including the need for a safe place to stay. Through their research, it was estimated that there are at least 75 people (87% of whom are women) who require short-term safe housing in the region, with at least half of these requiring access to longer term housing solutions. Through the key informant interviews, it was suggested that there have been some preliminary conversations around the creation of new transitional and supportive housing spaces in the District of New Hazelton for women and children fleeing violence. In looking at the level of need in the Upper Skeena region as well as the gaps in the current continuum of housing and supports for vulnerable and 'at risk' women, it is clear that there is the need for this type of housing.*

Housing for Vulnerable and 'At Risk' Youth

Vulnerable and 'at risk' youth were also identified as an important sector of the community who face significant barriers in finding suitable and appropriate housing in the Upper Skeena region. Based on the preliminary housing needs assessment report (2019) it was noted that the Ministry of Children and Family Development assists clients in finding low-income, affordable rental housing. However, due to the shortage of suitable and appropriate housing choices in the Upper Skeena region, clients are often forced to find housing in other communities. This has compelled youth to travel to the District of Houston (140 km east), the Town of Smithers (70 km east) and the City of Terrace (130 km west) in order to find suitable housing arrangements.

In having to travel these distances, youth are forced to leave their community and support networks including their friends and their families. This experience can be both lonely and isolating for many youth. To address the gap in the continuum of housing choices for vulnerable and 'at risk' youth there is the need for more affordable rental housing in the Upper Skeena region as well as wrap around services. Through the key informant interviews, it was also suggested that culturally responsive approaches should be considered including the possibility of exploring different types of intergenerational models of housing and support.

* The Province and the District have continued to work to meet the need with a site being identified for a new women's shelter.

LABOUR MARKET DATA

6.0 Labour Market Data

This section provides information on the local and regional economy including key labour market information about the number of individuals in the labour market, the employment and labour market participation rate as well as other information related to workforce housing demand. Table 6.1 highlights some of the labour market related information in the District of New Hazelton and the Regional District of Kitimat-Stikine.

6.1 Key Economic Related Indicators and Measures

TABLE 6.1 KEY ECONOMIC RELATED INDICATORS AND MEASURES

<p>Changes in the workforce</p> <p>In 2016, the District of New Hazelton reported a total of 300 workers in the labour force, up from 295 in 2011, a small increase of 5 individuals. Across the Regional District of Kitimat-Stikine, there were 19,430 workers (up from 18,535 in 2011).</p>	●
<p>Individuals who are employed</p> <p>In 2016, the District of New Hazelton reported that there were 235 individuals employed, up from 210 employed in 2011. Across the Regional District of Kitimat-Stikine, there were 16,670 individuals who were employed, up from 16,135 in 2011.</p>	●
<p>Employment rate</p> <p>In 2016, the District of New Hazelton reported an employment rate of 45.2% compared to 55.5% across the region. At the same time, the employment rate in the District of New Hazelton increased by 2.3% from 2011 to 2016.</p>	●
<p>Unemployment rate</p> <p>Between 2011 and 2016, the unemployment rate in the District of New Hazelton decreased from 27.6% to 20.0%, a decrease of 7.6%. Across the broader Regional District of Kitimat-Stikine, between 2011 and 2016, the unemployment rate increased from 12.9% to 13.8%, an increase of 0.9%.</p>	●
<p>Labour market participation rate</p> <p>The labour market participation rate in the District of New Hazelton in 2016 was 57.7% which was lower than the corresponding rate in both the Regional District of Kitimat-Stikine and the Province as a whole.</p>	●
<p>Commuting patterns</p> <p>In 2016, there were 70 individuals who lived and worked in the District of New Hazelton, representing 23.3% of the labour force. At the same time, there were 85 individuals who lived in the District of New Hazelton but who traveled to another part of the Regional District of Kitimat-Stikine for work (representing 28.3% of the workforce). There were also 10 individuals who were living in the District of New Hazelton and who were working in a different region (3.3%).</p>	○

6.2 Number of Workers

In 2016, the District of New Hazelton reported a total of 300 workers, up slightly from 295 in 2011. Across the Regional District of Kitimat-Stikine, there were 19,430 workers (up from 18,535 in 2011).

TABLE 6.2 NUMBER OF WORKERS

	2006	2011	2016
British Columbia	2,217,080	2,354,245	2,471,665
Regional District of Kitimat-Stikine	19,280	18,535	19,340
District of New Hazelton	330	295	300

Source: Statistics Canada. Census 2006, 2011 and 2016

6.3 Number of Individuals Employed

In 2016, there were 235 individuals employed in the District of New Hazelton, up from 210 employed in 2011. Across the Regional District of Kitimat-Stikine, there were 16,670 employed individuals, up from 16,135 in 2011.

TABLE 6.3 NUMBER OF INDIVIDUALS EMPLOYED

	2006	2011	2016
British Columbia	2,084,375	2,171,470	2,305,690
Regional District of Kitimat-Stikine	16,545	16,135	16,670
District of New Hazelton	270	210	235

Source: Statistics Canada. Census 2006, 2011 and 2016

6.4 Employment Rate

In 2016, the District of New Hazelton reported an employment rate of 45.2% compared to 55.5% across the Regional District of Kitimat-Stikine. The employment rate in the District of New Hazelton was also lower than the rate reported for the Province (59.6%). While the 2016 employment rate was up from 2011, it was more than 10% lower than the rate in 2006.

TABLE 6.4 EMPLOYMENT RATE

	2006	2011	2016
British Columbia	61.7	59.5	59.6
Regional District of Kitimat-Stikine	55.8	54.1	55.5
District of New Hazelton	55.8	42.9	45.2

Source: Statistics Canada. Census 2006, 2011 and 2016

6.5 Unemployment Rate

In 2016, the District of New Hazelton reported an unemployment rate of 20% compared to an unemployment rate of 13.8% across the Regional District of Kitimat-Stikine. Between 2011 and 2016, the unemployment rate in the District of New Hazelton decreased from 27.6% to 20%, a decrease of 7.6%. Across the Regional District of Kitimat-Stikine, between 2011 and 2016, the unemployment rate increased from 12.9% to 13.8%, an increase of 0.9%. The Provincial unemployment rate of 6.7% in 2016 was half that of the region and one third that of the District of New Hazelton.

TABLE 6.5 UNEMPLOYMENT RATE

	2006	2011	2016
British Columbia	6.0	7.8	6.7
Regional District of Kitimat-Stikine	14.2	12.9	13.8
District of New Hazelton	19.7	27.6	20.0

Source: Statistics Canada. Census 2006, 2011 and 2016

6.6 Labour Market Participation Rate

In 2016, the District of New Hazelton reported a labour market participation rate of 57.7%, down from 59.2% in 2011. Across the Regional District of Kitimat-Stikine, the labour market participation rate was 64.4% up from 62.2% in 2011. The labour market participation rate in the District of New Hazelton in 2016 was lower than the corresponding rate in the Regional District of Kitimat-Stikine and across the Province as a whole.

TABLE 6.6 LABOUR MARKET PARTICIPATION

	2006	2011	2016
British Columbia	65.7	64.6	63.9
Regional District of Kitimat-Stikine	65	62.2	64.4
District of New Hazelton	69.5	59.2	57.7

Source: Statistics Canada. Census 2006, 2011 and 2016

6.7 Travel to Work

In 2016, of those in the labour force in the District of New Hazelton, 70 individuals (23%) lived and worked in the District of New Hazelton. At the same time, 85 individuals (28%) lived in the District of New Hazelton but traveled to another part of the Regional District of Kitimat-Stikine for work. There were also 10 individuals who were living in the District of New Hazelton and who travelled to a different region to work (3%). Individuals who were not working at the time, who do not commute to work or who travelled to work outside of British Columbia were not included in this total.

TABLE 6.7 TRAVEL TO WORK

	2006	2011	2016
British Columbia			
Live/work in the same community	784,685	824,245	864,415
Live/work in the same region	744,965	769,295	807,840
Travel to another region for work	578,005	594,820	599,115
Regional District of Kitimat-Stikine			
Live/work in the same community	9,170	8,355	8,880
Live/work in the same region	3,865	3,870	4,065
Travel to another region for work	590	440	305
District of New Hazelton			
Live/work in the same community	60	60	70
Live/work in the same region	135	90	85
Travel to another region for work	30	15	10

Source: Statistics Canada. Census 2006, 2011 and 2016

6.8 Number of Workers by Industry (NAICS)

The table below provides information on the general workforce in the District of New Hazelton in 2006, 2011 and 2016 including changes in the general economic and employment profiles. Employment from health care and social assistance, educational services, accommodation and food services, public administration and construction were among some of the primary employment generators along with retail trade, transportation and warehousing, agriculture, forestry, fishing and hunting, and transportation and warehousing.

TABLE 6.8 WORKERS BY KEY INDUSTRY

	2006	2011	2016
Total	330	295	300
Not applicable	25	10	15
All Industry categories	310	285	285
Agriculture, forestry, fishing and hunting	35	20	15
Mining and oil and gas extraction	10	-	10
Utilities	-	-	-
Construction	10	20	25
Manufacturing	15	-	-
Wholesale trade	-	-	10
Retail trade	20	25	20
Transportation and warehousing	30	-	20
Information and cultural industries	-	-	10
Finance and insurance	-	-	-
Real estate and rental and leasing	-	-	-
Professional, scientific and technical services	-	-	-
Management of companies and enterprises	-	-	-
Admin/ support, waste management/remediation	-	-	-
Educational services	55	70	45
Health care and social assistance	65	25	50
Arts, entertainment, and recreation	-	-	-
Accommodation and food services	-	30	45
Other services (except public administration)	10	15	10
Public administration	45	25	30

Source: Statistics Canada. Census 2006, 2011 and 2016

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POPULATION ESTIMATES

7.1 Current and Future Housing Needs

In preparing a *Housing Needs Report*, local governments are required to develop estimates related to:

- Anticipated population and household growth over a 5-year time frame
- Anticipated changes in average and median age
- Changes in the demographic profile of individuals and households
- Estimated future housing demand by housing type, tenure, and bedroom size
- Estimated future demand by affordability (market and non-market)

This report sets out the methodology used to prepare the population and household projections for the District of New Hazelton and includes considerations related to:

- Historical trends and patterns of growth
- Expected growth locally and regionally
- Changes in the social and demographic profile of households living in the District of New Hazelton

7.2 Methodology

Statistics Canada, through the Census, provides the most reliable and comprehensive source of baseline and trend data for population and housing demand projections. This includes considerations related to:

- Historical patterns of growth (regional and locally)
- Changes in the general population and age profile of households in the region
- Intra-and inter-provincial migration
- Patterns of housing consumption and current housing demand
- Current housing demand by housing size and type

The process used in preparing the proposed population and household growth projections for the District of New Hazelton included the following steps:

- The creation of a baseline scenario using the 2016 Census data
- Analysis of historical and recent population and household trends
- Consultation with key stakeholders from across the community
- Analysis of expected employment related growth within the region
- An examination of changes in the general population and age profile for the region
- Comparison with the expected population and household growth projections using information available through B.C. Stats (P.E.O.P.L.E. 2020) at the Regional District and Local Health Area level

7.3 Estimated Population Growth

Like many other northern communities and regions, the Regional District of Kitimat-Stikine and the District of New Hazelton are subject to significant shifts in population resulting from broader social and economic forces. In 2016, the total population for the Regional District of Kitimat-Stikine was 37,445 individuals, while the population for the District of New Hazelton was 580 individuals accounting for 1.6% of the total population in the RDKS.

In looking at the historical patterns of growth, the Census shows that between 2006 and 2011 the population for the Regional District of Kitimat-Stikine decreased by 638 individuals, representing a negative population growth rate of 1.7%. However, between 2011 and 2016, the population in the Regional District of Kitimat-Stikine increase by a very modest 6 individuals, a 0.0% population growth rate.

Population projections prepared by B.C. Stats through P.E.O.P.L.E 2020 estimate that between 2016 and 2021 the population in the Regional District of Kitimat-Stikine will increase by 1,468 individuals or a growth rate of 4.0%. This expected rate of growth represents an average annual increase of 294 individuals, or a growth rate of 0.8%.

Between 2021 and 2026, the population in the Regional District of Kitimat-Stikine is expected to increase by an additional 2,065 individuals or a growth rate of 5.2%. This expected rate of growth represents an average annual increase of 413 individuals, or a growth rate of 1.0%.

Between 2006 and 2011, the District of New Hazelton reported an increase of 39 individuals, or a growth rate of 6.2%. This growth represents an average increase of in the population of 8 individuals.

Between 2011 and 2016, while the Regional District of Kitimat-Stikine reported a small increase in the population of 6 individuals, the District of New Hazelton reported a decrease of 86 individuals, or negative growth of 12.9%. On an annual basis, this represents an average decrease of 17 individuals.

The significant fluctuation in the population in the District of New Hazelton is consistent with the types of changes experienced across many smaller, northern communities in B.C. and can be a function of the aging of the population, the small population base, as well as the cyclical nature of the local economy. In looking forward to 2016 to 2026, B.C. Stats estimates that the Upper Skeena Local Health Area will experience positive population growth.

In using the population and household projections for the Upper Skeena Local Health Area as a general model for understanding future growth and changes within the local context, the findings suggest that the population for the District of New Hazelton will increase between 2016 and 2021 with an expected increase of 18 individuals, or a growth rate of 3.1%. On an annual basis, this represents a growth of 4 individuals. For 2021 to 2026, the District of New Hazelton is expected to grow by an additional 29 individuals or 4.7%, with an average annual increase of 6 individuals per year.

The analysis shows that between 2016 and 2026, the District of New Hazelton will experience a period of expansion and growth, compared to a decline in population in the prior Census period of 2011 to 2016.

TABLE 7.1: PROJECTED REGIONAL POPULATION GROWTH 2016-2026 (REGIONAL DISTRICT OF KITIMAT-STIKINE AND DISTRICT OF NEW HAZELTON)

Years	Regional District of Kitimat-Stikine			District of New Hazelton		
	Population	Population Change	Rate of Growth	Population	Population Change	Rate of Growth
2016	37,367	--	--	580		
2017	38,285	918	2.5%	593	13	2.2%
2018	37,894	(-391)	-1.0%	591	-2	-0.3%
2019	38,003	109	0.3%	587	-4	-0.7%
2020	38,464	461	1.2%	593	6	1.0%
2021	38,835	371	1.0%	598	5	0.9%
2022	39,251	416	1.1%	604	6	1.0%
2023	39,694	443	1.1%	610	6	1.0%
2024	40,133	439	1.1%	616	6	1.0%
2025	40,538	405	1.0%	622	6	0.9%
2026	40,900	362	0.9%	627	5	0.8%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.4 Estimated Household Growth

In 2016, there were 14,820 households living in the Regional District of Kitimat-Stikine including 290 households living in the District of New Hazelton, with the households living in the District accounting for 2.0% of all households in the Regional District of Kitimat-Stikine.

In looking at the historical patterns of growth, the Census shows that between 2006 and 2011 the total number of households in the Regional District of Kitimat-Stikine increased by 380 households, or a growth rate of 2.6%. Between 2011 and 2016, the total number of households in Regional District of Kitimat-Stikine increased by an additional 65 households, or a rate of growth of 0.4%.

Population and household projections prepared by B.C. Stats under P.E.O.P.L.E. 2020 estimate that between 2016 and 2021 the total number of households in the Regional District of Kitimat-Stikine will increase by 2,319 households, or a growth rate of 14.8%. Annually this represents an average increase of 464 households, or a growth rate of 3.0%.

Between 2021 and 2026, B.C. Stats estimates that the total number of households in the Regional District of Kitimat-Stikine will increase by an additional 1,088 households, or a growth rate of 6.3%. This translates into an average annual increase of 218 households, or a growth rate of 1.2%.

Assuming that the District of New Hazelton experiences a similar pattern of household growth to the expected growth within the Regional District of Kitimat-Stikine as a whole, it is likely that between 2016 and 2021, the total number of households in the District of New Hazelton will increase by 34 households, representing a growth rate of 14.8%. This translates into an average annual increase of 7 households for the District of New Hazelton, or a growth rate of 3.0%.

For 2021 to 2026, assuming that the pattern of household growth within the District of New Hazelton continues to remain similar to the expected household growth for the Regional District of Kitimat-Stikine as a whole, the total number of households in the District of New Hazelton is expected to increase by an additional 29 households, or a growth rate of 6.3%. This translates into an average annual increase of 6 households, or a growth rate of 1.3%.

TABLE 7.2: ESTIMATED HOUSEHOLD GROWTH IN THE DISTRICT OF NEW HAZELTON AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			District of New Hazelton		
	Total Households	Increase/ Decrease	% Change	Total Households	Increase/ Decrease	% Change
2016	14,820			290		
2017	15,424	604	4.1%	297	7	4.1%
2018	16,028	604	3.9%	303	7	3.9%
2019	16,632	604	3.8%	310	7	3.8%
2020	16,906	274	1.6%	317	7	1.6%
2021	17,139	233	1.4%	324	6	1.4%
2022	17,355	216	1.3%	330	6	1.3%
2023	17,578	223	1.3%	335	5	1.3%
2024	17,794	216	1.2%	341	6	1.2%
2025	18,037	243	1.4%	347	6	1.4%
2026	18,227	190	1.1%	353	6	1.1%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.5 Changing Demographics –25 to 64 years of age

In 2016, there were 20,405 individuals in the Regional District of Kitimat-Stikine who were in the 25 to 64 age cohort including 300 individuals living in the District of New Hazelton.

Analysis of historical data for the Regional District of Kitimat-Stikine shows that between 2006 and 2011, the total number of individuals between the ages of 25 to 64 living in the RDKS increased by 405 individuals, a growth rate of 2.0%. However, between 2011 and 2016, the total number of individuals between the ages of 25 to 64 living in the RDBN decreased by 765, or a negative growth rate of 3.6%.

Between 2006 and 2011, the District of New Hazelton reported an increase of 60 individuals between the ages of 25 to 64, representing a growth rate of 2.2%. Between 2011 and 2016, the District of New Hazelton reported an additional increase of 45 individuals in the 25 to 64 age cohort, representing a growth rate of 1.6%.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population in the 25 to 64 age cohort in the Regional District of Kitimat-Stikine will increase by 784 individuals, representing a growth rate 3.9%. This translates into an average annual increase of 157 individuals in the 25 to 64 age cohort, or a growth rate of 0.8%.

Between 2021 and 2026, B.C. Stats estimates that the population in the 25 to 64 age cohort in the Regional District of Kitimat-Stikine will decrease by 38 individuals, representing a modest negative growth rate of 0.2%. This represents an annual average decrease of 8 individuals in the 25 to 64 age cohort, or a negative growth rate of 0.04%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within the District of New Hazelton is similar to the expected pattern of growth for the Upper Skeena Local Health Area, the population in the District of New Hazelton in the 25 to 64 age cohort is expected to decrease by 3 individuals. Assuming a similar pattern of growth for the District of New Hazelton for 2021 to 2026, it is likely that the population in the 25 to 64 age cohort will decrease by an additional 17 individuals, or a negative growth rate of 5.6%. This translates into an average annual decrease of 3 individuals in the 25 to 64 age cohort, or a negative rate of growth of 1.1%.

TABLE 7.3: PROJECTED POPULATION GROWTH IN THE 25 TO 64 AGE COHORT IN THE DISTRICT OF NEW HAZELTON AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			District of New Hazelton		
	Total Population	Increase/ Decrease	% Change	Total Population	Increase/ Decrease	% Change
2016	20,405			300		
2017	21,512	1,107	5.4%	301	1	0.5%
2018	21,281	-231	-1.1%	302	1	-0.1%
2019	21,186	-95	-0.4%	302	0	-2.0%
2020	21,253	67	0.3%	296	-6	0.3%
2021	21,189	-64	-0.3%	297	1	-0.9%
2022	21,171	-18	-0.1%	294	-3	-2.2%
2023	21,273	102	0.5%	288	-6	-0.1%
2024	21,267	-6	0.0%	288	0	-1.3%
2025	21,211	-56	-0.3%	284	-4	-1.5%
2026	21,151	-60	-0.3%	280	-4	-0.5%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.6 Changing Demographics –65 to 84 years of age

In 2016, there were 5,100 individuals in the Regional District of Kitimat-Stikine who were in the 65 to 84 age cohort including 110 individuals living in the District of New Hazelton.

Analysis of historical data for the Regional District of Kitimat-Stikine shows that between 2006 and 2011, the total number of individuals between the ages of 65 to 84 living in the Regional District of Kitimat-Stikine increased by 705 individuals, a growth rate of 19.5%. Similarly, between 2011 and 2016, the total number of individuals between the ages of 65 to 84 living in the Regional District of Kitimat-Stikine increased by an additional 785, or a growth rate of 18.2%.

Between 2006 and 2011, the District of New Hazelton reported an increase of 10 individuals between the ages of 65 to 84, representing a growth rate of 12.5%. Between 2011 and 2016, the District of New Hazelton reported an additional increase of 20 individuals in the 65 to 84 age cohort, representing a growth rate of 22.2%.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population in the 65 to 84 age cohort in the Regional District of Kitimat-Stikine will increase by 702 individuals, representing a growth rate 13.3%. This translates into an average annual increase of 140 individuals in the 65 to 84 age cohort, or a growth rate of 2.7%.

Between 2021 and 2026, B.C. Stats estimates that the population in the 65 to 84 age cohort in the Regional District of Kitimat-Stikine will increase by an additional 1,611 individuals, representing a growth rate of 25.2%. The expected increase in individuals in the 65 to 84 age cohort translates into an average annual increase of 322, or a growth rate of 5.0%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within the District of New Hazelton is similar to the expected pattern of growth for the Upper Skeena Local Health Area, the population in the District of New Hazelton in the 65 to 84 age cohort is expected to increase by 50 individuals, or a growth rate of 32.6%. This translates into an average annual increase of 10 individuals in the 65 to 84 age cohort, or a growth rate of 6.5% among those between the ages of 65 to 84.

Assuming a similar pattern of growth for the District of New Hazelton for 2021 to 2026, it is likely that the population in 65 to 84 age cohort will increase by an additional 65 individuals, or a growth rate of 37.1%. This translates into an average annual increase of 13 individuals in the 65 to 84 age cohort, or a growth rate of 7.4% among those between the ages of 65 to 84.

TABLE 7.4: PROJECTED POPULATION GROWTH IN THE 65 TO 84 AGE COHORT IN THE DISTRICT OF NEW HAZELTON AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			District of New Hazelton		
	Total Population	Increase/ Decrease	% Change	Total Population	Increase/ Decrease	% Change
2016	5,100			110		
2017	4,892	-208	-4.1%	125	15	13.7%
2018	4,960	68	1.4%	142	17	0.2%
2019	5,180	220	4.4%	142	0	6.3%
2020	5,487	307	5.9%	152	10	5.4%
2021	5,802	315	5.7%	160	8	7.0%
2022	6,116	314	5.4%	171	11	11.5%
2023	6,401	285	4.7%	190	20	3.3%
2024	6,770	369	5.8%	197	6	10.1%
2025	7,092	322	4.8%	216	20	5.2%
2026	7,413	321	4.5%	228	11	4.5%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.7 Changing Demographics –85 and older years of age

In 2016, there were 560 individuals in the Regional District of Kitimat-Stikine who were 85 and older including 15 individuals living in the District of New Hazelton.

Analysis of historical data for the Regional District of Kitimat-Stikine shows that between 2006 and 2011, the total number of individuals who were 85 and older living in the RDKS increased by 115 individuals, a growth rate of 46.9%. Similarly, between 2011 and 2016, the total number of individuals 85 and older living in the RDKS increased by an additional 115, or a growth rate of 31.9%.

Between 2006 and 2011, the District of New Hazelton reported no change in the number of individuals 85 and older. Between 2011 and 2016, the District of New Hazelton reported an increase of 10 individuals 85 and older.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population 85 and older in the RDKS will increase by 67 individuals, representing a growth rate of 12.0%. This translates into an average annual increase of 13 individuals, or a growth rate of 2.4%.

Between 2021 and 2026, B.C. Stats estimates the population 85 and older living in the RDKS will increase by an additional 115 individuals, representing a growth rate of 18.3%. The expected increase in individuals 85+ translates into an average annual increase of 23 individuals, a growth rate of 3.7%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within the District of New Hazelton is similar to the expected pattern of growth for the Upper Skeena Local Health Area, the population in the District of New Hazelton 85 and older will essentially remain static, increasing by 1 individual.

However, assuming a similar pattern of growth for the District of New Hazelton for 2021 to 2026, it is likely that the population 85 and older will increase by an additional 11 individuals, or a growth rate of 53.8%. This translates into an average annual increase of 2 individuals 85 and older, or a growth rate of 10.8%.

TABLE 7.5: PROJECTED POPULATION GROWTH IN THE 85+ AGE COHORT IN THE DISTRICT OF NEW HAZELTON AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			District of New Hazelton		
	Total Population	Increase/ Decrease	% Change	Total Population	Increase/ Decrease	% Change
2016	560			15		
2017	637	77	13.8%	18	3	21.0%
2018	660	23	3.6%	22	4	10.7%
2019	650	-10	-1.5%	24	2	-24.1%
2020	616	-34	-5.2%	18	-6	-9.5%
2021	627	11	1.8%	16	-2	14.0%
2022	612	-15	-2.4%	18	2	12.3%
2023	670	58	9.5%	20	2	8.2%
2024	695	25	3.7%	22	2	5.1%
2025	712	17	2.4%	23	1	14.5%
2026	742	30	4%	27	4	13.7%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E)

Electoral Area B

Contents

- 1.0 Population Data 9**
- 1.1 Population-Related Measures 9
- 1.2 Total Population10
- 1.3 Population Growth10
- 1.4 Average Age10
- 1.5 Median Age..... 11
- 1.6 Age Distribution..... 11
- 1.7 Population (0 to 14)..... 11
- 1.8 % Change in the Population (0 to 14).....12
- 1.9 Population (15 to 19)12
- 1.10 % Change in the Population (15 to 19)12
- 1.11 Population (20 to 24).....13
- 1.12 % Change in the Population (20 to 24).....13
- 1.13 Population (25 to 64).....13
- 1.14 % Change in the Population (25 to 64).....14
- 1.15 Population (65 to 84).....14
- 1.16 % Change in the Population (65 to 84).....14
- 1.17 Population (85 and older)15
- 1.18 % Change in the Population (85 and older)15
- 2.0 Household Data 17**
- 2.1 Household-Related Measures17
- 2.2 Total Households19
- 2.3 Change in Number of Households19
- 2.4 Total Owners19
- 2.5 Net Change in Owners20
- 2.6 Owners with a Mortgage.....20
- 2.7 Total Renters20
- 2.8 Renters in Subsidized Housing21
- 2.9 Average Household Size21

2.10	Number of Persons Per Household.....	21
2.11	One Person Households.....	22
2.12	Two Person Households.....	22
2.13	Households of 3 or More Persons.....	22
2.14	Family and Household Type.....	23
2.15	Census Family Households.....	23
2.16	Families with Children.....	23
2.17	Families without Children.....	24
2.18	Non-Family Households.....	24
2.19	Single Person Households.....	25
2.20	Unrelated Persons Sharing.....	25
2.21	Single Household Maintainer.....	26
2.22	Two Household Maintainers.....	26
2.23	Three Household Maintainers.....	27
2.24	Age of Household Maintainers.....	27
2.25	Age of Household Maintainer by Tenure.....	28
2.26	Senior-Led Households.....	29
3.0	Housing Choices.....	31
3.1	Measures Related to Housing Choices in Electoral Area B.....	31
3.2	Single Detached Units.....	33
3.3	Semi-Detached, Duplex, Rowhouse and Townhouse Units.....	33
3.4	Apartment Units.....	34
3.5	Apartment Duplex Units – Garden and Basement Suites.....	34
3.6	Moveable Dwelling Units.....	35
3.7	Housing Type by Tenure.....	36
3.8	Number of Bedrooms.....	37
3.9	Units with No Bedrooms.....	37
3.10	1-Bedroom Units.....	38
3.11	2-Bedroom Units.....	38
3.12	3-Bedroom Units.....	38
3.13	4+-Bedroom Units.....	39
3.14	Bedroom Size by Tenure (#).....	40

3.15	Period of Construction	41
3.16	Period of Construction by Tenure (#)	42
3.17	Migration Patterns	43
3.18	The Inventory of Subsidized Housing Units	44
4.0	Income and Housing Cost	46
4.1	Indicators and Outcomes Related to Housing Costs	46
4.2	Average Household Income	47
4.3	Average Household Income by Tenure	47
4.4	Median Household Income.....	48
4.5	Median Household Income by Tenure	48
4.6	Income Distribution of All Households	49
4.7	Income Distribution of Households by Tenure.....	50
4.8	Average Housing Costs (Owners).....	51
4.9	Average Housing Costs (Renters).....	51
4.10	Change in the Average Monthly Rent.....	51
5.0	Housing Need	53
5.1	Key Measures Related to Housing Needs	53
5.2	Households Falling Below Suitability Standards	54
5.3	Households Falling Below Adequacy Standards	55
5.4	Households Falling Below Affordability Standards	56
5.5	Households in Core Housing Need	57
5.6	Households in Extreme Housing Need	58
5.7	Individuals Experiencing Homelessness	59
6.0	Labour Market Data.....	62
6.1	Key Economic Related Indicators and Measures.....	62
6.2	Number of Workers	63
6.3	Number of Individuals Employed	63
6.4	Employment Rate	63
6.5	Unemployment Rate	64
6.6	Labour Market Participation Rate	64
6.7	Travel to Work	65
6.8	Number of Workers by Industry (NAICS).....	66

7.0	Labour Market Data.....	67
7.1	Current and Future Housing Needs	68
7.2	Methodology	68
7.3	Estimated Population Growth.....	69
7.4	Estimated Household Growth.....	70
7.5	Changing Demographics–65 years and older	71

Index of Tables

Table 1.1	Population-Related Measures.....	9
Table 1.2	Total Population.....	10
Table 1.3	Change in Population (2006 to 2016).....	10
Table 1.4	Average Age.....	10
Table 1.5	Median Age.....	11
Table 1.6	Age Distribution.....	11
Table 1.7	Total Population Children and Youth (0 to 14).....	11
Table 1.8	% Change in Population (0 to 14).....	12
Table 1.9	Total Population (15 to 19).....	12
Table 1.10	% Change in Population (15 to 19).....	12
Table 1.11	Total Population (20 to 24).....	13
Table 1.12	% Change in Population (20 to 24).....	13
Table 1.13	Total Population (25 to 64).....	13
Table 1.14	% Change in Population (25 to 64).....	14
Table 1.15	Total Population (65 to 84).....	14
Table 1.16	% Change in Population (65 to 84).....	14
Table 1.17	Total Population (85 and older).....	15
Table 1.18	Change in Population (85 and older).....	15
Table 2.1	Household-Related Measures.....	17
Table 2.2	Total Households.....	19
Table 2.3	Change in the Number of Households.....	19
Table 2.4	Total Owners.....	19
Table 2.5	Net Change in Owners.....	20
Table 2.6	Owners with a Mortgage.....	20
Table 2.7	Total Renters.....	20
Table 2.8	Renters in Subsidized Housing.....	21
Table 2.9	Average Household Size.....	21
Table 2.10	Number of Persons Per Household.....	21
Table 2.11	Number of 1-Person Households.....	22
Table 2.13	Number of 3+-Person Households.....	22
Table 2.14	Family and Household Type.....	23
Table 2.15	Census family Households.....	23
Table 2.16	Families with Children.....	24
Table 2.17	Families without Children.....	24
Table 2.18	Non-Family Households.....	24
Table 2.19	Single Person Households.....	25
Table 2.20	Unrelated Persons Sharing.....	25
Table 2.21	Single Household Maintainer.....	26
Table 2.22	Two Household Maintainers.....	26
Table 2.23	Three Household Maintainers.....	27

Table 2.24	Age of Household Maintainer (2016).....	27
Table 2.25	Age of Household Maintainer (2016).....	28
Table 2.26	Senior-Led Households (2016).....	29
Table 3.1	Measures Related to The Housing Choices in Electoral Area B.....	31
Table 3.2	Single Detached Housing Units.....	33
Table 3.3	Semi-Detached, Duplex, Rowhouse and Townhouse Units.....	33
Table 3.4	Apartment Units.....	34
Table 3.5	Apartment Duplex Units- Garden and Basement Suites.....	34
Table 3.6	Moveable Dwelling Units.....	35
Table 3.7	Housing Type By Tenure.....	36
Table 3.8	Number of bedrooms.....	37
Table 3.9	No Bedrooms.....	37
Table 3.10	1-bedroom Units.....	38
Table 3.11	2-bedroom Units.....	38
Table 3.12	3-bedroom Units.....	38
Table 3.13	4+-bedroom Units.....	39
Table 3.14	Number of Units by Bedroom Size.....	40
Table 3.15	Housing Stock by Period of Construction.....	41
Table 3.16	Period of Construction by Tenure (#).....	42
Table 3.17	Migration Patterns.....	43
Table 3.18	Inventory of Subsidized Housing Units.....	44
Table 4.1	Key Housing Indicators and Outcomes Related to Housing Costs.....	46
Table 4.3	Average Household Income by Tenure.....	47
Table 4.5	Median Household Income by Tenure.....	48
Table 4.6	Income Distribution of All Households.....	49
Table 4.7	Income Distribution of Households by Tenure.....	50
Table 4.8	Average Housing Costs - Owners.....	51
Table 4.9	Average Housing Costs -Renters.....	51
Table 4.10	Change in the Average Monthly Rent.....	51
Table 5.1	Key Measures Related to Housing Needs.....	53
Table 5.2	Households Falling Below Suitability Standards.....	54
Table 5.3	Households Falling Below Adequacy Standards.....	55
Table 5.4	Households Falling Below Affordability Standards.....	56
Table 5.5	Households in Core Housing Need.....	57
Table 5.6	Households in Extreme Housing Need.....	58
Table 6.1	Key Economic Related Indicators and Measures.....	62
Table 6.2	Number of Workers.....	63
Table 6.3	Number of Individuals Employed.....	63
Table 6.4	Employment Rate.....	63
Table 6.5	Unemployment Rate.....	64
Table 6.6	Labour Market Participation.....	64
Table 6.7	Travel to Work.....	65
Table 6.8	Workers by Key Industry.....	66

Table 7.1	Projected Population Change	70
Table 7.2	Estimated Household Growth	71
Table 7.3	Projected Population Growth	72

POPULATION DATA

1.0 Population Data

This section provides information on some of the key social, demographic and population-related measures influencing the need for housing in Electoral Area B. This includes information on population growth and change as well as information on housing needs across specific population and household groups. Table 1.1 provides some of the key findings related to Electoral Area B and some of the key drivers of local housing demand. The darker circles signify some of the population and household related factors that are likely to have a significant impact both positive and negative on existing and emerging housing needs in Electoral Area B while the lighter circles signal factors that are likely to have less of an impact.

1.1 Population-Related Measures

TABLE 1.1 POPULATION-RELATED MEASURES

<p>Local population growth The population in Electoral Area B decreased by 111 individuals between 2006 and 2011 and further decreased by 34 individuals from 2011 to 2016.</p>	●
<p>Regional population growth The population in the Regional District of Kitimat-Stikine shows significant fluctuation declining by 638 individuals (2%) between 2006 and 2011 and remaining relatively constant between 2011 and 2016 (a growth of 6 individuals reported).</p>	○
<p>Proportion of the regional population Electoral Area B accounts for approximately 4% of the total population in the Regional District of Kitimat-Stikine.</p>	○
<p>Children and youth (0 to 14 years old) There are 240 children and youth living in Electoral Area B and accounting for approximately 16% of the total population in Electoral Area B</p>	○
<p>Young adults (15 to 24 years old) There are 105 young adults living in Electoral Area B, down from 45 in 2011. Electoral Area B also has a lower proportion of young adults (7%) when compared to the RDKS (12%) and the Province as a whole (12%).</p>	○
<p>Adults (25 to 64 years old) There are 855 adults between the ages of 25 and 64 living in Electoral Area B, down from 885 in 2011. Electoral Area B also has a higher proportion of adults 25 to 64 (58%) when compared to the RDKS (55%) and the Province as a whole (55%).</p>	●
<p>Seniors (65 years and older) There are 270 seniors 65 years and older living in Electoral Area B, up from 225 in 2011. Electoral Area B also has a higher proportion of seniors 65 and older (18%) when compared to the RDKS (15%) and is comparable to the Province as a whole (18%).</p>	●
<p>Older seniors (85 years and older) In 2016, there were 25 seniors (85 years and older) living in Electoral Area B. In general, Electoral Area B also has a higher proportion of older seniors 85+ (2%) when compared to the RDKS (1%) and is comparable to the Province as a whole (2%).</p>	●

1.2 Total Population

There were 1,473 individuals living in Electoral Area B at the time of the 2016 Census. This represents approximately 4% of the total population in the Regional District of Kitimat-Stikine.

TABLE 1.2 TOTAL POPULATION

	2006	2011	2016
British Columbia	4,113,487	4,400,057	4,648,055
Regional District of Kitimat-Stikine	37,999	37,361	37,367
Electoral Area B	1,618	1,507	1,473
% of the Regional Population	4.3%	4.0%	3.9%

Source: Statistics Canada. Census 2001, 2006, 2011 and 2016

1.3 Population Growth

Between 2006 and 2011 the population in Electoral Area B decreased by 111 individuals (7%) and by 34 individuals between 2011 and 2016. Between 2006 and 2011, the population in the Regional District of Kitimat-Stikine decreased by 638 individuals. However, between 2011 and 2016, the population in the region remained relatively unchanged.

TABLE 1.3 CHANGE IN POPULATION (2006 TO 2016)

	2006 to 2011	2011 to 2016
British Columbia	4,400,057	4,648,055
Change in population (Province)	286,570	247,998
% change in the population	7.0%	5.6%
Regional District of Kitimat-Stikine	37,361	37,367
Change in population (Region)	(638)	6
% change in the population	(1.7%)	0%
Electoral Area B	1,507	1,473
Change in population (Community)	(111)	(34)
% change in the population	(6.9%)	(2.3%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.4 Average Age

At the time of the 2016 Census, the average age of residents living in Electoral Area B was 47.1 years which was higher than both the regional average age of 39.6 years and the Provincial average age of 41.8 years.

TABLE 1.4 AVERAGE AGE

	2006	2011	2016
British Columbia	39.2	40.7	41.8
Regional District of Kitimat-Stikine	36.1	38.4	39.6
Electoral Area B	40.2	43.0	47.1

Source: Statistics Canada. Census 2006, 2011 and 2016

1.5 Median Age

At the time of the 2016 Census, the median age of residents living in Electoral Area B was 53 years, higher than the regional median age of 40.4 years and the Provincial median age of 42.5 years.

TABLE 1.5 MEDIAN AGE

	2006	2011	2016
British Columbia	40.5	41.6	42.5
Regional District of Kitimat-Stikine	38.0	40.1	40.4
Electoral Area B	45.5	47.8	53.0

Source: Statistics Canada. Census 2006, 2011 and 2016

1.6 Age Distribution

At the time of the 2016 Census, individuals between the ages of 0 and 14 accounted for 16% of the total population in Electoral Area B compared to 19% of the total population in the Regional District of Kitimat-Stikine. At the same time, 4% of the population living in Electoral Area B was between the ages of 15 and 19 while 3% were between the ages of 20 and 24. Approximately 58% of the population living in Electoral Area B was between the ages of 25 and 64 while 17% of the population was between the ages of 65 and 84. There were also 25 individuals (2% of the population) who were 85 and older.

TABLE 1.6 AGE DISTRIBUTION

	0-14	15-19	20-24	25-64	65-84	85 +
British Columbia (#)	691,390	258,980	287,560	2,561,145	739,785	109,190
British Columbia (%)	14.9%	5.6%	6.2%	55.1%	15.9%	2.3%
Regional District of Kitimat-Stikine (#)	6,895	2,270	2,225	20,405	5,100	475
Regional District of Kitimat-Stikine (%)	18.5%	6.1%	6.0%	54.6%	13.6%	1.3%
Electoral Area B (#)	240	65	40	855	245	25
Electoral Area B (%)	16.3%	4.4%	2.7%	58.2%	16.7%	1.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.7 Population (0 to 14)

The population between the ages of 0 to 14 in Electoral Area B has remained relatively constant between 2011 and 2016. At the time of the 2016 Census, there were 240 children and youth between the ages of 0 and 14. Based on the most recent Census, children and youth between the ages of 0 to 14 account for 16% of all individuals living in Electoral Area B and 19% of the total population in the broader Regional District of Kitimat-Stikine.

TABLE 1.7 TOTAL POPULATION CHILDREN AND YOUTH (0 TO 14)

	2006	2011	2016
British Columbia (#)	679,600	677,360	691,390
British Columbia (%)	16.5%	15.4%	14.9%
Regional District of Kitimat-Stikine (#)	8,075	7,210	6,895
Regional District of Kitimat-Stikine (%)	21.3%	19.3%	18.5%
Electoral Area B (#)	285	240	240
Electoral Area B (%)	17.6%	15.9%	16.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.8 % Change in the Population (0 to 14)

Between 2011 and 2016 the number of individuals between the ages of 0 to 14 living in Electoral Area B has remained relatively consistent, accounting for approximately 240 individuals. At the same time, the total number of individuals between the ages of 0 to 14 decreased by 4%, or 315 individuals across the Regional District of Kitimat-Stikine.

TABLE 1.8 % CHANGE IN POPULATION (0 TO 14)

	2006 to 2011	2011 to 2016
British Columbia (#)	(2,240)	14,030
British Columbia (%)	-0.3%	2.1%
Regional District of Kitimat-Stikine (#)	(865)	(315)
Regional District of Kitimat-Stikine (%)	(10.7%)	(4.4%)
Electoral Area B (#)	(45)	N/A
Electoral Area B (%)	(15.8%)	N/A

Source: Statistics Canada. Census 2006, 2011 and 2016

1.9 Population (15 to 19)

Young adults between the ages of 15 to 19 living in Electoral Area B has continued to decline. At the time of the 2016 Census, there were 65 individuals between the ages of 15 and 19 living in Electoral Area B, down from 85 in 2011. Based on the most recent Census (2016), young adult between the ages of 15 to 19 account for 4% of the population in Electoral Area B and 6% of the population in the Regional District of Kitimat-Stikine.

TABLE 1.9 TOTAL POPULATION (15 TO 19)

	2006	2011	2016
British Columbia (#)	273,565	275,165	258,980
British Columbia (%)	6.7%	6.3%	5.6%
Regional District of Kitimat-Stikine (#)	3,205	2,815	2,270
Regional District of Kitimat-Stikine (%)	8.4%	7.5%	6.1%
Electoral Area B (#)	125	85	65
Electoral Area B (%)	7.7%	5.6%	4.4%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.10 % Change in the Population (15 to 19)

Between 2011 and 2016 the number of individuals between the ages of 15 to 19 living in Electoral Area B declined by 20 individuals. At the same time, individuals between the ages of 15 to 19 decreased by 19%, or 545 individuals across the Regional District of Kitimat-Stikine.

TABLE 1.10 % CHANGE IN POPULATION (15 TO 19)

	2006 to 2011	2011 to 2016
British Columbia (#)	1,600	(16,185)
British Columbia (%)	0.6%	(5.9%)
Regional District of Kitimat-Stikine (#)	(390)	(545)
Regional District of Kitimat-Stikine (%)	(12.2%)	(19.4%)
Electoral Area B (#)	(40)	(20)
Electoral Area B (%)	(32.0%)	(23.5%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.11 Population (20 to 24)

There were 40 young adults between the ages of 20 and 24 living in Electoral Area B in 2016, 25 fewer than in 2011. At the same time, there were 2,225 young adults between the ages of 20 and 24 living in the Regional District of Kitimat-Stikine, 5 more than in 2011. Young adults aged 20-24 made up 3% of the population in the Electoral Area B and 6% of the population in the Regional District of Kitimat-Stikine.

TABLE 1.11 TOTAL POPULATION (20 TO 24)

	2006	2011	2016
British Columbia (#)	265,905	279,825	287,560
British Columbia (%)	6.5%	6.4%	6.2%
Regional District of Kitimat-Stikine (#)	2,030	2,220	2,225
Regional District of Kitimat-Stikine (%)	5.3%	5.9%	6.0%
Electoral Area B (#)	65	65	40
Electoral Area B (%)	4.0%	4.3%	2.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.12 % Change in the Population (20 to 24)

Between 2011 and 2016 the number of individuals between the ages of 20 to 24 living in Electoral Area B has continued to decline. At the same time, individuals between the ages of 20 to 24 remained relatively unchanged across the Regional District of Kitimat-Stikine.

TABLE 1.12 % CHANGE IN POPULATION (20 TO 24)

	2006 to 2011	2011 to 2016
British Columbia (#)	13,920	7,735
British Columbia (%)	5.2%	2.8%
Regional District of Kitimat-Stikine (#)	190	5
Regional District of Kitimat-Stikine (%)	9.4%	0.2%
Electoral Area B (#)	N/A	(25)
Electoral Area B (%)	N/A	(38.5%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.13 Population (25 to 64)

There were 855 individuals between the ages of 25 and 64 in Electoral Area B in 2016, 30 fewer than in 2011. At the same time, there were 20,405 individuals between the ages of 25 and 64 in the Regional District of Kitimat-Stikine, 35 fewer than in 2011. Individuals aged 25 to 64 made up 58% of the population in Electoral Area B and 55% of the population in the Regional District of Kitimat-Stikine.

TABLE 1.13 TOTAL POPULATION (25 TO 64)

	2006	2011	2016
British Columbia (#)	2,294,600	2,478,985	2,561,145
British Columbia (%)	55.8%	56.3%	55.1%
Regional District of Kitimat-Stikine (#)	20,840	20,450	20,405
Regional District of Kitimat-Stikine (%)	54.8%	54.7%	54.6%
Electoral Area B (#)	915	885	855
Electoral Area B (%)	56.6%	58.7%	58.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.14 % Change in the Population (25 to 64)

Between 2011 and 2016 the number of individuals between the ages of 25 to 64 living in Electoral Area B continued to show a small decline. At the same time, individuals between the ages of 25 to 64 also declined across the Regional District of Kitimat-Stikine.

TABLE 1.14 % CHANGE IN POPULATION (25 TO 64)

	2006 to 2011	2011 to 2016
British Columbia (#)	184,385	82,160
British Columbia (%)	8.0%	3.3%
Regional District of Kitimat-Stikine (#)	(390)	(45)
Regional District of Kitimat-Stikine (%)	(1.9%)	(0.2%)
Electoral Area B (#)	(30)	(30)
Electoral Area B (%)	(3.3%)	(3.4%)

Source: Statistics Canada. Census 2006, 2011 and 2016

1.15 Population (65 to 84)

There were 245 seniors between the ages of 65 and 84 living in Electoral Area B in 2016, 30 more than in 2011. At the same time, there were 5,100 seniors between the ages of 65 and 84 living in the Regional District of Kitimat-Stikine region in 2016, 785 more than in 2011.

TABLE 1.15 TOTAL POPULATION (65 TO 84)

	2006	2011	2016
British Columbia (#)	523,760	596,040	739,785
British Columbia (%)	12.7%	13.5%	15.9%
Regional District of Kitimat-Stikine (#)	3,610	4,315	5,100
Regional District of Kitimat-Stikine (%)	9.5%	11.5%	13.6%
Electoral Area B (#)	190	215	245
Electoral Area B (%)	11.7%	14.3%	16.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.16 % Change in the Population (65 to 84)

Between 2011 and 2016 the number of seniors (65 to 84) living in Electoral Area B increased by 30 individuals (14%). At the same time, the number of seniors (65 to 84) in the Regional District of Kitimat-Stikine increased from 4,315 to more than 5,100 individuals 65 to 84, an increase of 785 individuals (18%) between 2011 and 2016.

TABLE 1.16 % CHANGE IN POPULATION (65 TO 84)

	2006 to 2011	2011 to 2016
British Columbia (#)	72,280	143,745
British Columbia (%)	13.8%	24.1%
Regional District of Kitimat-Stikine (#)	705	785
Regional District of Kitimat-Stikine (%)	19.5%	18.2%
Electoral Area B (#)	25	30
Electoral Area B (%)	13.2%	14.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.17 Population (85 and older)

Across the Regional District of Kitimat-Stikine, there were 475 individuals 85 and older in 2016 including 25 individuals living in Electoral Area B. The findings also show that the total number of older seniors (85+) has continued to increase now accounting for 1.3% of the total population in the Regional District of Kitimat-Stikine and almost 2% of the population in Electoral Area B.

TABLE 1.17 TOTAL POPULATION (85 AND OLDER)

	2006	2011	2016
British Columbia (#)	76,050	92,675	109,190
British Columbia (%)	1.8%	2.1%	2.3%
Regional District of Kitimat-Stikine (#)	245	360	475
Regional District of Kitimat-Stikine (%)	0.6%	1.0%	1.3%
Electoral Area B (#)	15	10	25
Electoral Area B (%)	0.9%	0.7%	1.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

1.18 % Change in the Population (85 and older)

Between 2011 and 2016 the number of older seniors (85 years and older) living in Electoral Area B increased by 15 individuals. At the same time, the number of older seniors (85 years and older) living in the Regional District of Kitimat-Stikine increased from 360 individuals to 475 individuals, an increase of 115 individuals between 2011 and 2016.

TABLE 1.18 CHANGE IN POPULATION (85 AND OLDER)

	2006 to 2011	2011 to 2016
British Columbia (#)	16,625	16,515
British Columbia (%)	21.9%	17.8%
Regional District of Kitimat-Stikine (#)	115	115
Regional District of Kitimat-Stikine (%)	46.9%	31.9%
Electoral Area B (#)	(5)	15
Electoral Area B (%)	N/A	N/A

Source: Statistics Canada. Census 2006, 2011 and 2016

HOUSEHOLDS

2.0 Household Data

This section provides information on the different family and household arrangements across households living in Electoral Area B and includes comparative information for the Regional District of Kitimat-Stikine and the Province. Table 2.1 provides some of the key findings related to Electoral Area B as it relates to local housing demand. The darker circles signify some of the population and household related factors that are more likely to have an impact on existing and emerging housing needs in Electoral Area B while the lighter circles signal those measures which are likely to be less of a concern.

2.1 Household-Related Measures

TABLE 2.1 HOUSEHOLD-RELATED MEASURES

<p>Households and household growth Between 2011 and 2016 Electoral Area B experienced a decline in households going from 675 households in 2011 to 655 households in 2016, a decline of 20 households.</p>	●
<p>Regional household growth The number of households in the Regional District of Kitimat-Stikine grew between 2011 and 2016, going from 14,755 in 2011 to 14,820 in 2016, representing an increase of 65 households.</p>	●
<p>Owners There were 540 households in Electoral Area B who owned their home in 2016, this represents a small decrease from 560 households in 2011.</p>	●
<p>Ownership Rate The rate of ownership in Electoral Area B was 82.4% which was higher than the rate of ownership (74%) when compared to the Regional District of Kitimat-Stikine. However, it was still higher than the Province as a whole.</p>	●
<p>Owners with a mortgage Of the 540 owner households in Electoral Area B, 190 had a mortgage (35.2%). It is also worth noting that the number of households with a mortgage in Electoral Area B has continued to decrease.</p>	○
<p>Renter households There were 115 renter households in Electoral Area B in 2016, up from 95 households in 2011. In general, 1 in 5 households (18%) in Electoral Area B are renters, lower than the broader RDKS (24%) and the Province as a whole (32%).</p>	●
<p>Renters living in subsidized housing (Census data) Of the 115 renter households in Electoral Area B in 2016, 15 were living in subsidized housing based on the 2016 Census, representing approximately 2% of all households.¹</p>	○
<p>Average household size The average household size in Electoral Area B is 2.2 persons which is lower than the average household size for households in the Regional District of Kitimat-Stikine (2.5 persons) as well as the Province as a whole (2.4 persons).</p>	●
<p>1 person households There were 215 smaller 1-person households in Electoral Area B in 2016, up from 165 households in 2011 and representing 33% of all households.</p>	●

¹ This information is from the 2016 Census and is less reliable in terms of reporting when compared to the information reported by BC Housing in their Unit Count Report.

<p>2 person households</p> <p>There were 270 2-person households in Electoral Area B in 2016, down from 300 households in 2011 and representing 41% of all households.</p>	●
<p>Households of 3 or more persons</p> <p>There were 180 households of 3 or more persons in Electoral Area B in 2016, down from 200 households in 2011. The proportion of larger households in Electoral Area B is 28% which is significantly lower than the proportion of larger households in the Regional District of Kitimat-Stikine (38%) and the Province as a whole (36%).</p>	●
<p>Census family households</p> <p>There were 420 census family households in Electoral Area B in 2016, which represents a small decrease from 445 households in 2011. It is also worth noting that Electoral Area B has a lower proportion of census families (64%) when compared to the Regional District of Kitimat-Stikine (67%) and is comparable to the Province as a whole (64%).</p>	●
<p>Families with children</p> <p>There were 175 families with children living in Electoral Area B in 2016, which represents a small decrease from 190 households in 2011. It is also worth noting that Electoral Area B has a lower proportion of families with children (27%) when compared to the Regional District of Kitimat-Stikine (38%) and the Province as a whole (56%).</p>	●
<p>Families without children</p> <p>There were 240 families without children living in Electoral Area B in 2016, which represents a small decrease from 255 households in 2011. It is also worth noting that Electoral Area B has a higher proportion of families without children (37%) when compared to the Regional District of Kitimat-Stikine (28%) and the Province as a whole (44%).</p>	●
<p>Non-family households</p> <p>There were 225 non-family households in Electoral Area B in 2016, which represents a small increase from 210 households in 2011. It is also worth noting that Electoral Area B has a higher proportion of non-family households (34%) when compared to the Regional District of Kitimat-Stikine (31%) and the Province (34%).</p>	●
<p>Non-family households (single person households)</p> <p>Of the 225 non-family family households in Electoral Area B in 2016, 215 were single person households. As well, the findings show that the number of single person households living in Electoral Area B has continued to increase between 2011 and 2016.</p>	●
<p>Non-family households (unrelated persons sharing)</p> <p>Of the 225 non-family family households in Electoral Area B in 2016, 15 were unrelated persons sharing. In total unrelated persons sharing represents 2% of all households Electoral Area B. This is lower than the proportion of unrelated persons sharing in the Regional District of Kitimat-Stikine (3.5%) and the Province as a whole (4.7%).</p>	●
<p>Number of household maintainers</p> <p>Of the 655 households in Electoral Area B in 2016, 420 (64%) had a single household maintainer while 230 (35%) had 2 or more household maintainers.</p>	●

Notes on Census Rounding and the Implications for Smaller Geographies

There can be some variability in the numbers reported due to random rounding which is an approach which has been adopted by Statistics Canada to ensure confidentiality and that includes randomly rounding either up or down to a multiple of '5' or '10.' To understand these data, users of the information must be aware that each individual value is rounded. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and sub-totals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%. Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

2.2 Total Households

There were 655 households living in Electoral Area B at the time of the 2016 Census. This represents a small decrease of 20 households from 2011. At the same time, the Regional District of Kitimat-Stikine realized an increase of 65 households between 2011 to 2016 with 14,820 households recorded at the time of the 2016 Census.

TABLE 2.2 TOTAL HOUSEHOLDS

	2006	2011	2016
British Columbia	1,643,150	1,764,637	1,881,970
Regional District of Kitimat-Stikine	14,375	14,755	14,820
Electoral Area B	695	675	655
% of the Regional Total	4.8%	4.6%	4.4%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.3 Change in Number of Households

There was a small decrease of 20 households (3%) in Electoral Area B between 2011 and 2016 while the Regional District of Kitimat-Stikine grew by 65 households during the same period.

TABLE 2.3 CHANGE IN THE NUMBER OF HOUSEHOLDS

	2006 -2011	2011-2016
British Columbia (#)	121,487	117,333
British Columbia (% Change)	7.4%	6.6%
Regional District of Kitimat-Stikine (#)	380	65
Regional District of Kitimat-Stikine (% change)	2.6%	0.4%
Electoral Area B (#)	(20)	(20)
Electoral Area B (% change)	(2.9%)	(3.0%)

Source: Statistics Canada. Census 2006, 2011 and 2016

2.4 Total Owners

Of the 655 households living in Electoral Area B in 2016, 540 (82.4%) were owners, down from 560 (83%) in 2011. Across the Kitimat-Stikine region, 10,965 households (74%) were owners while Province-wide owners accounted for 68% of all households.

TABLE 2.4 TOTAL OWNERS

	2006	2011	2016
British Columbia	1,145,050	1,234,710	1,279,025
% of all households	69.7%	70.0%	68.0%
Regional District of Kitimat-Stikine	10,685	10,705	10,965
% of all households	74.3%	72.6%	74.0%
Electoral Area B	530	560	540
% of all households	76.3%	83.0%	82.4%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.5 Net Change in Owners

Electoral Area B reported a decrease of 80 owner households (14%) between 2011 and 2016 while the Regional District of Kitimat-Stikine reported a net increase of 260 owner households between 2011 and 2016 (2.4%).

TABLE 2.5 NET CHANGE IN OWNERS

	2006 to 2011	2011 to 2016
British Columbia (#)	89,660	44,315
British Columbia (% change)	7.8%	3.6%
Regional District of Kitimat-Stikine (#)	N/A	260
Regional District of Kitimat-Stikine (% change)	N/A	2.4%
Electoral Area B (#)	30	(80)
Electoral Area B (% change)	0%	(14.3%)

Source: Statistics Canada. Census 2006, 2011 and 2016

2.6 Owners with a Mortgage

Of the 540 owner households in Electoral Area B, 190 (35.2%) reported that they had a mortgage. Across the Regional District of Kitimat-Stikine, of the 10,965 households who were owners, 5,115 had a mortgage (47%). Province-wide, 727,680 households reported that they had a mortgage or 57% of all owner households.

TABLE 2.6 OWNERS WITH A MORTGAGE

	2006	2011	2016
British Columbia	644,560	688,530	727,680
% of all owners	56.3%	55.8%	56.9%
Regional District of Kitimat-Stikine	4,920	4,635	5,115
% of all owners	46.0%	43.3%	46.6%
Electoral Area B	180	235	190
% of all owners	34.0%	42.0%	35.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.7 Total Renters

Of the 655 households living in Electoral Area B in 2016, 115 (18%) were renters. Across the Regional District of Kitimat-Stikine there were 3,515 renter households (24% of all households). Province-wide, approximately 32% of households were renters in 2016.

TABLE 2.7 TOTAL RENTERS

	2006	2011	2016
British Columbia	494,000	525,000	599,360
% of all households	30.1%	29.8%	31.8%
Regional District of Kitimat-Stikine	3,370	3,590	3,515
% of all households	23.4%	24.3%	23.7%
Electoral Area B	140	95	115
% of all households	20.1%	14.1%	17.6%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.8 Renters in Subsidized Housing

Of the 115 renter households in Electoral Area B, the Census identified 15 households living in subsidized housing². Across the Regional District of Kitimat-Stikine, the Census identified 450 renter households in subsidized housing. Province-wide there were 73,830 households living in in subsidized housing.

TABLE 2.8 RENTERS IN SUBSIDIZED HOUSING

	2011	2016
British Columbia	69,995	73,830
% of all renter households	13.5%	12.5%
Regional District of Kitimat-Stikine	570	450
% of all renter households	17.9%	14.6%
Electoral Area B	N/A	15
% of all renter households	N/A	13.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.9 Average Household Size

At the time of the 2016 Census, the average household size in Electoral Area B was 2.2 persons which is lower than the average household size for the region (2.5 persons) and the Province (2.4 persons). The average household size in Electoral Area B has continued to decline from 2.4 persons in 2011 to 2.2 persons in 2016. At the same time, the average household size in Regional District of Kitimat-Stikine has remained constant at 2.5 persons.

TABLE 2.9 AVERAGE HOUSEHOLD SIZE

	2006	2011	2016
British Columbia	2.5	2.5	2.4
Regional District of Kitimat-Stikine	2.6	2.5	2.5
Electoral Area B	2.3	2.4	2.2

Source: Statistics Canada. Census 2006, 2011 and 2016

2.10 Number of Persons Per Household

There were 215 1-person households in Electoral Area B (33%) in 2016. Similarly, there were 270 2-person households and 180 households of 3 or more persons. Electoral Area B has a higher prevalence of single person households (32%) when compared to the Regional District of Kitimat-Stikine (27%) and the Province (29%).

TABLE 2.10 NUMBER OF PERSONS PER HOUSEHOLD

	1-person	2-person	3-person	4-person	5-person
British Columbia (#)	541,910	663,770	277,690	243,125	155,470
British Columbia (%)	28.8%	35.3%	14.8%	12.9%	8.3%
Regional District of Kitimat-Stikine (#)	3,990	5,225	2,300	1,910	1,390
Regional District of Kitimat-Stikine (%)	26.9%	35.3%	15.5%	12.9%	9.4%
Electoral Area B (#)	215	270	85	55	40
Electoral Area B (%)	32.3%	40.6%	12.8%	8.3%	6.0%

Source: Statistics Canada. Census 2016

² This number is based on information reported in the Census and is a less reliable measure than the subsidized housing measures reported by BC Housing and included in the next section of this report.

2.11 One Person Households

Approximately one in 3 households (33% of all households) in Electoral Area B in 2016 were single person households. At the same time, 27% of households in the Regional District of Kitimat-Stikine were 1-person households, while 29% of households across the Province were comprised of a single person.

TABLE 2.11 NUMBER OF 1-PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	460,575	497,215	541,925
British Columbia (%)	28.0%	28.2%	28.8%
Regional District of Kitimat-Stikine (#)	3,545	3,895	3,990
Regional District of Kitimat-Stikine (%)	24.7%	26.4%	26.9%
Electoral Area B (#)	230	165	215
Electoral Area B (%)	33.1%	24.4%	32.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.12 Two Person Households

Approximately 41% of households in Electoral Area B in 2016 were 2 person households. At the same time, 35% of households in the Regional District of Kitimat-Stikine were 2-person households as well as 35% of households across the Province.

Table 2.12 Number of 2-Person Households

	2006	2011	2016
British Columbia (#)	562,225	612,380	663,780
British Columbia (%)	34.2%	34.7%	35.3%
Regional District of Kitimat-Stikine (#)	4,770	5,135	5,225
Regional District of Kitimat-Stikine (%)	33.2%	34.8%	35.3%
Electoral Area B (#)	245	300	270
Electoral Area B (%)	35.3%	44.4%	41.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.13 Households of 3 or More Persons

Approximately 28% of all households in Electoral Area B in 2016 was comprised of 3 or more persons. Similarly, 38% of households in the Regional District of Kitimat-Stikine and 36% of households across the Province were comprised of 3 or more persons.

TABLE 2.13 NUMBER OF 3+-PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	620,355	655,035	676,260
British Columbia (%)	37.8%	37.1%	35.9%
Regional District of Kitimat-Stikine (#)	6,055	5,715	5,600
Regional District of Kitimat-Stikine (%)	42.1%	38.7%	37.8%
Electoral Area B (#)	220	200	180
Electoral Area B (%)	31.7%	29.6%	27.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.14 Family and Household Type

Of the 650 households in Electoral Area B in 2016, 420 (65%) were census families while 225 (35%) were non-census families. Across the Regional District of Kitimat-Stikine, 67% of households were census families (9,895) while 31% (4,515) were non-census families. Across the Province as a whole, census families accounted for 64% of all households while non-census families accounted for 34% of the total.

TABLE 2.14 FAMILY AND HOUSEHOLD TYPE

	Total Households	Census Families	Multi-Family Households	Non-Census Families
British Columbia (#)	1,881,970	1,196,165	55,465	630,340
British Columbia (%)	100.0%	63.6%	2.9%	33.5%
Regional District of Kitimat-Stikine (#)	14,820	9,895	415	4,515
Regional District of Kitimat-Stikine (%)	100.0%	66.8%	2.8%	30.5%
Electoral Area B (#)	650	420	N/A	225
Electoral Area B (%)	100.0%	64.6%	N/A	34.6%

Source: Statistics Canada. Census 2016

2.15 Census Family Households

Between 2011 and 2016, Electoral Area B reported a small decrease in census family households, consistent with the Regional District of Kitimat-Stikine as a whole. Across the Province, there were 1,196,165 census family households in 2016, an increase of more than 61,000 households compared to 2011. Approximately 64% of all households in Electoral Area B were census family households, a lower proportion when compared to the Regional District of Kitimat-Stikine (67%) but consistent with the Province as a whole (64%).

TABLE 2.15 CENSUS FAMILY HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	1,074,850	1,134,700	1,196,165
British Columbia (%)	65.4%	64.3%	63.6%
Regional District of Kitimat-Stikine (#)	10,085	9,985	9,895
Regional District of Kitimat-Stikine (%)	70.2%	67.7%	66.8%
Electoral Area B (#)	445	445	420
Electoral Area B (%)	64.0%	65.9%	64.1%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.16 Families with Children

Families with children accounted for 27% of households in Electoral Area B in 2016. This translates into 175 households. Between 2011 and 2016 there was a decrease of 15 households with children. Across the Regional District of Kitimat-Stikine, families with children accounted for 38% of all households. Between 2011 and 2016, the number of families with children across the Regional District of Kitimat-Stikine region decreased by 220 households. Province-wide, there was an increase of more than 17,000 families with children between 2011 and 2016 although the actual proportion of families with children decreased.

TABLE 2.16 FAMILIES WITH CHILDREN

	2006	2011	2016
British Columbia (#)	572,565	650,475	668,365
British Columbia (%)	34.8%	36.9%	35.5%
Regional District of Kitimat-Stikine (#)	5,585	5,900	5,680
Regional District of Kitimat-Stikine (%)	38.9%	40.0%	38.3%
Electoral Area B (#)	205	190	175
Electoral Area B (%)	29.5%	28.1%	26.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.17 Families without Children

Families without children represent a smaller demographic within Electoral Area B and the broader Regional District of Kitimat-Stikine. At the time of the 2016 Census, there were 240 family households in Electoral Area B that did not have children living at home, representing a decrease of 15 households from 2011. The Regional District of Kitimat-Stikine reported 4,215 family households without children, an increase of 130 households between 2011 and 2016. Province-wide, the number of families without children increased by more than 43,000 households between 2011 and 2016.

TABLE 2.17 FAMILIES WITHOUT CHILDREN

	2006	2011	2016
British Columbia (#)	424,895	484,225	527,795
British Columbia (%)	39.5%	42.7%	44.1%
Regional District of Kitimat-Stikine (#)	3,790	4,085	4,215
Regional District of Kitimat-Stikine (%)	26.4%	27.7%	28.4%
Electoral Area B (#)	220	255	240
Electoral Area B (%)	25.9%	27.4%	28.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.18 Non-Family Households

Non-family households include single person households as well as unrelated individuals sharing. In 2016, there were 225 non-family households living in Electoral Area B, representing 34% of all households, and an increase of 15 households between 2011 and 2016. The Regional District of Kitimat-Stikine reported 4,515 non-family households, representing 31% of all households. The Province experienced an increase of more than 50,000 non-family households between 2011 and 2016 with non-family households representing almost 34% of all households.

TABLE 2.18 NON-FAMILY HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	526,790	580,070	630,340
British Columbia (%)	32.1%	32.9%	33.5%
Regional District of Kitimat-Stikine (#)	3,895	4,375	4,515
Regional District of Kitimat-Stikine (%)	27.1%	29.7%	30.5%
Electoral Area B (#)	230	210	225
Electoral Area B (%)	33.1%	31.1%	34.4%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.19 Single Person Households

In 2016, there were 215 single person households living in Electoral Area B (33% of all households), an increase of 50 households when compared to 2011. The Regional District of Kitimat-Stikine reported 3,990 single person households in 2016, 27% of all households and an increase of 95 households. The Province experienced an increase of more than 43,000 single person households.

TABLE 2.19 SINGLE PERSON HOUSEHOLDS

	2006	2011	2016
British Columbia (#)	460,580	497,215	541,925
British Columbia (%)	28.0%	28.2%	28.8%
Regional District of Kitimat-Stikine (#)	3,540	3,895	3,990
Regional District of Kitimat-Stikine (%)	24.6%	26.4%	26.9%
Electoral Area B (#)	230	165	215
Electoral Area B (%)	33.1%	24.4%	32.8%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.20 Unrelated Persons Sharing

In 2016, there were 15 households living in Electoral Area B which included two or more unrelated persons sharing, a decrease from 45 households of this type in 2011. Across the Regional District of Kitimat-Stikine, there were 525 households which included two or more unrelated persons sharing, an increase of 50 households between 2011 and 2016. Between 2011 and 2016, the Province reported an increase of more than 5,000 households comprised of two or more unrelated persons sharing.

TABLE 2.20 UNRELATED PERSONS SHARING

	2006	2011	2016
British Columbia (#)	66,210	82,855	88,415
British Columbia (%)	4.0%	4.7%	4.7%
Regional District of Kitimat-Stikine (#)	355	475	525
Regional District of Kitimat-Stikine (%)	2.5%	3.2%	3.5%
Electoral Area B (#)	N/A	45	15
Electoral Area B (%)	N/A	6.7%	2.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

2.21 Single Household Maintainer

The term household maintainer refers to the number of persons in a household who are responsible for carrying the cost of the housing including paying the rent or mortgage and other expenses. Of the 650 households living in Electoral Area B in 2016, 420 (64%) were maintained by a single household maintainer, down from 425 households in 2011. Across the Regional District of Kitimat-Stikine 9,055 households had a single household maintainer (61%) in 2016, down from 9,200 (62%) in 2011.

TABLE 2.21 SINGLE HOUSEHOLD MAINTAINER

	2006	2011	2016
British Columbia (#)	1,001,195	1,038,910	1,091,500
British Columbia (%)	60.9%	58.9%	58.0%
Regional District of Kitimat-Stikine (#)	9,255	9,200	9,055
Regional District of Kitimat-Stikine (%)	64.4%	62.4%	61.1%
Electoral Area B (#)	500	425	420
Electoral Area B (%)	71.9%	63.0%	64.1%

Source: Statistics Canada. Census 2016

2.22 Two Household Maintainers

Of the 650 households in Electoral Area B in 2016, 210 (32%) had 2 household maintainers while this was the case for 5,250 households (35%) in the Regional District of Kitimat-Stikine. Province-wide, there were 725,675 households where there were two household maintainers (39%).

TABLE 2.22 TWO HOUSEHOLD MAINTAINERS

	2006	2011	2016
British Columbia (#)	603,520	673,940	725,675
British Columbia (%)	36.7%	38.2%	38.6%
Regional District of Kitimat-Stikine (#)	4,850	5,260	5,250
Regional District of Kitimat-Stikine (%)	33.7%	35.6%	35.4%
Electoral Area B (#)	190	240	210
Electoral Area B (%)	27.3%	35.6%	32.1%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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2.23 Three Household Maintainers

There is a growing number of households with 3 or more household maintainers. There was a modest increase in the number of households with 3 or more household maintainers living in Electoral Area B. Across the Regional District of Kitimat-Stikine there were 515 households reporting 3 or more household maintainers, a significant increase of 220 households between 2011 and 2016 (43%). Province-wide, there were 64,795 households with 3 or more household maintainers, an increase of 13,015 households.

TABLE 2.23 THREE HOUSEHOLD MAINTAINERS

	2006	2011	2016
British Columbia (#)	38,430	51,780	64,795
British Columbia (%)	2.3%	2.9%	3.4%
Regional District of Kitimat-Stikine (#)	275	295	515
Regional District of Kitimat-Stikine (%)	1.9%	2.0%	3.5%
Electoral Area B (#)	--	--	20
Electoral Area B (%)	--	--	3.1%

Source: Statistics Canada. Census 2016

2.24 Age of Household Maintainers

In 2016, there were no households in Electoral Area B led by someone under the age of 25, and 120 households (19%) led by someone between the ages of 25 and 44. There were an additional 330 households (52%) led by someone between the ages of 45 to 64 and 190 households (30%) where the primary household maintainer was 65 and older. Across the Regional District of Kitimat-Stikine, there were 485 households led by someone under the age of 25 (3%) as well as 4,305 households (29%) led by someone age 25 to 44. There were also 6,445 households (44%) where the primary household maintainer was 45 to 64 and 3,585 households (24%) where the household maintainer was 65 or older.

TABLE 2.24 AGE OF HOUSEHOLD MAINTAINER (2016)

	Under 25	25 to 44	45 to 64	65 and older
British Columbia (#)	58,620	558,140	768,730	496,480
British Columbia (%)	3.1%	29.7%	40.8%	26.4%
Regional District of Kitimat-Stikine (#)	485	4,305	6,445	3,585
Regional District of Kitimat-Stikine (%)	3.3%	29.0%	43.5%	24.2%
Electoral Area B (#)	--	120	330	190
Electoral Area B (%)	--	18.8%	51.6%	29.7%

Source: Statistics Canada. Census 2016

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2.25 Age of Household Maintainer by Tenure

In 2016, 85% of owner households in Electoral Area B were 45 years of age or older including 32% who were 65 or older. Almost half of renter households (48%) were between the ages of 25 to 44 years while 35% were 45 to 64 years and 17% were 65 years or older.

TABLE 2.25 AGE OF HOUSEHOLD MAINTAINER (2016)

	Under 25	25 to 44	45 to 64	65 and older
British Columbia (#)	58,620	558,140	768,730	496,480
Owners	12,090	297,635	569,260	400,035
Renters	46,405	259,250	197,880	95,815
% of Owners	0.9%	23.3%	44.5%	31.3%
% of Renters	7.7%	43.3%	33.0%	16.0%
	Under 25	25 to 44	45 to 64	65 and older
Regional District of Kitimat-Stikine (#)	485	4,305	6,445	3,585
Owners (#)	160	2,650	5,150	3,005
Renters (#)	325	1,540	1,140	515
% of Owners	1.5%	24.2%	47.0%	27.4%
% of Renters	9.2%	43.8%	32.4%	14.6%
	Under 25	25 to 44	45 to 64	65 and older
Electoral Area B (#)	--	120	330	190
Owners	10	70	290	175
Renters	--	55	40	20
% of Owners	1.8%	12.8%	53.2%	32.1%
% of Renters	--	47.8%	34.8%	17.4%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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2.26 Senior-Led Households

Electoral Area B had a larger proportion of senior-led households when compared to the Regional District of Kitimat-Stikine or the Province. At the time of the 2016, 190 households in Electoral Area B (29%) were led by a senior. As well, in 2016, there were 25 households living in Electoral Area B where the primary household maintainer was 85 or older, representing 4% of all households. In the Regional District of Kitimat-Stikine, there were 255 households where the primary household maintainer was 85 years old or older (2%). Of the senior-led households living in Electoral Area B, there were 95 households led by a senior between the ages of 65 and 74 (15%), and 75 households led by a senior between the ages of 75 to 84 (12%). Across the Regional District of Kitimat-Stikine, there were 2,160 households led by a senior between the ages of 65 and 74 (15%) and an additional 1,170 households led by someone between the ages of 75 and 84 (8%). Province-wide, 26% of all households were led by a senior including 288,165 households (15%) led by someone between the ages of 65 and 74. There were also 152,230 households (8%) led by someone between the ages of 75 and 84 as well as 56,085 households (3%) led by someone 85 and older.

TABLE 2.26 SENIOR-LED HOUSEHOLDS (2016)

	Senior-Led Households	65 to 74	75 to 84	85 and older
British Columbia (#)	496,480	288,165	152,230	56,085
British Columbia (%)	26.4%	15.3%	8.1%	3.0%
Regional District of Kitimat-Stikine (#)	3,585	2,160	1,170	255
Regional District of Kitimat-Stikine (%)	24.2%	14.6%	7.9%	1.7%
Electoral Area B (#)	190	95	75	25
Electoral Area B (%)	29.0%	14.5%	11.5%	3.8%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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HOUSING CHOICES

3.0 Housing Choices

This section includes information on the housing choices available to households living in Electoral Area B and includes comparative information for the Regional District of Kitimat-Stikine and the Province as a whole. This section includes information on the different types of housing available to rent or own as well as the different sources of rental supply. This section also includes considerations related to the age of the stock as well as the different types of housing supports available through Provincial housing programs. Table 3.1 provides some of the key findings related to Electoral Area B as it relates to local housing demand. The darker circles signify some of the supply-side considerations that can have an impact on existing and emerging housing needs while the lighter circles signal that this may be less of a concern for Electoral Area B.

3.1 Measures Related to Housing Choices in Electoral Area B

TABLE 3.1 MEASURES RELATED TO THE HOUSING CHOICES IN ELECTORAL AREA B

<p>Single detached family housing Of the families and individuals living in Electoral Area B in 2016, 565 (86%) were living in single detached housing.</p>	●
<p>Semi-detached, duplex, rowhouse and townhouse units Of the families and individuals living in Electoral Area B in 2016, there no families living in semi-detached, duplex, rowhouse and townhouse units i</p>	○
<p>Apartment stock Of the families and individuals living in Electoral Area B in 2016, there were no households living in apartment units.</p>	○
<p>Apartment duplex units – garden and basement suites Of the families and individuals living in Electoral Area B, there were 10 households (2%) living in duplex units including garden or basement suite.</p>	●
<p>Manufactured home or moveable dwelling Of the families and individuals living in Electoral Area B in 2016, 80 (12%) were living in a manufactured home or moveable dwelling.</p>	●
<p>Purpose-built rental housing Traditional purpose-built rental housing is typically in the form of apartment units and is typically considered to be a more stable source of rental housing supply when compared to rented single detached, row house or townhouse units. At the time of the 2016 Census, there was no purpose-built rental apartment units in Electoral Area B.</p>	○
<p>Rental units that are part of the secondary rental market Rented single detached, semi-detached, row house and townhouse units as well as manufactured homes are part of the secondary rental market. In Electoral Area B all renter households were living in housing that is part of the secondary rental market. This form of housing is often viewed as a less stable source of rental supply.</p>	●
<p>Number of units (units with no bedrooms) Of the housing in Electoral Area B in 2016, there were no smaller bachelor and studio units available while there is a significant level of demand from smaller households.</p>	●

<p>Number of units (1-bedroom units) Of the housing in Electoral Area B in 2016, there were 80 1-bedroom units, representing 12% of the housing stock.</p>	●
<p>Number of units (2-bedroom units) Of the housing in Electoral Area B in 2016, there were 175 2-bedroom units, representing 27% of the housing stock.</p>	○
<p>Number of units (3-bedroom units) Of the housing in Electoral Area B in 2016, there were 235 3-bedroom units, representing 36% of the housing stock.</p>	○
<p>Number of units (4+-bedroom units) Of the housing in Electoral Area B in 2016, there were 165 4-bedroom units, representing 25% of the housing stock.</p>	○
<p>Age of the stock (period of construction) A large proportion of the housing stock in Electoral Area B is older stock. In 2016, there were 45 units built since 2001.</p>	●
<p>Access to subsidized housing BC Housing produces an annual Unit Count Report which shows the total number of households living in subsidized housing or receiving housing assistance across the Province. In March 2020, BC Housing reported that there were 708 individuals in the Kitimat-Stikine region who were receiving some form of housing assistance. In Electoral Area B there were only 2 individuals who were receiving housing assistance in the form of SAFER or RAP.</p>	●

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This section provides additional details about the housing choices available in Electoral Area B:

3.2 Single Detached Units

At the time of the 2016 Census, Electoral Area B had 565 single detached housing units, a decrease of 5 units between 2011 and 2016. At the same time, the Regional District of Kitimat-Stikine reported a net decrease of 150 single detached units between 2011 and 2016. Between 2011 and 2016, the Province reported a net decrease of more than 11,000 single detached units between 2011 and 2016. In looking at the 2016 Census, 86% of the housing stock in Electoral Area B was single-detached compared to 72% in the Regional District of Kitimat-Stikine.

TABLE 3.2 SINGLE DETACHED HOUSING UNITS

	2006	2011	2016
British Columbia (#)	807,940	841,950	830,595
British Columbia (%)	49.2%	47.7%	44.1%
Regional District of Kitimat-Stikine (#)	10,470	10,810	10,660
Regional District of Kitimat-Stikine (%)	72.8%	73.3%	71.9%
Electoral Area B (#)	665	570	565
Electoral Area B (%)	95.7%	84.4%	86.3%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.3 Semi-Detached, Duplex, Rowhouse and Townhouse Units

At the time of the 2016 Census, Electoral Area B reported no semi-detached, duplex, rowhouse or townhouse units, while there were 1,810 units of this type of housing reported within the Regional District of Kitimat-Stikine. Across the Province, there were 226,780 semi-detached, duplex, rowhouse or townhouse units, an increase of more than 46,000 units between 2011 and 2016. This form of housing accounts for approximately 12% of the housing stock from the Province.

TABLE 3.3 SEMI-DETACHED, DUPLEX, ROWHOUSE AND TOWNHOUSE UNITS

	2006	2011	2016
British Columbia (#)	167,085	180,520	226,780
British Columbia (%)	10.2%	10.2%	12.1%
Regional District of Kitimat-Stikine (#)	1,795	1,745	1,810
Regional District of Kitimat-Stikine (%)	12.5%	12.1%	12.6%
Electoral Area B (#)	20	--	--
Electoral Area B (%)	2.9%	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

3.4 Apartment Units

At the time of the 2016 Census, there were no apartment units in Electoral Area B. In the Regional District of Kitimat-Stikine there were 985 apartment units, a decrease of 50 units between 2011 and 2016. Across British Columbia, there were 562,635 apartment units, an increase of more than 58,000 units between 2011 and 2016.

TABLE 3.4 APARTMENT UNITS

	2006	2011	2016
British Columbia (#)	461,130	504,040	562,635
British Columbia (%)	28.1%	28.6%	29.9%
Regional District of Kitimat-Stikine (#)	1,030	1,035	985
Regional District of Kitimat-Stikine (%)	7.2%	7.2%	6.9%
Electoral Area B (#)	--	--	--
Electoral Area B (%)	--	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

3.5 Apartment Duplex Units – Garden and Basement Suites

Apartment duplex units include accessory units such as garden or basement suites. At the time of the 2016 Census, there were 10 apartment duplex units recorded in Electoral Area B which represents 1.5% of the total housing stock. Region-wide there are approximately 465 apartment duplex units accounting for 3% of the total housing stock in the Regional District of Kitimat-Stikine, while 12% of the housing stock across the Province were in the form of apartment duplex units.

TABLE 3.5 APARTMENT DUPLEX UNITS- GARDEN AND BASEMENT SUITES

	2006	2011	2016
British Columbia (#)	163,730	180,520	226,780
British Columbia (%)	10.0%	10.2%	12.1%
Regional District of Kitimat-Stikine (#)	380	330	465
Regional District of Kitimat-Stikine (%)	2.6%	2.2%	3.1%
Electoral Area B (#)	--	--	10
Electoral Area B (%)	--	--	1.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.6 Moveable Dwelling Units

At the time of the 2016 Census, there were 80 moveable dwellings in Electoral Area B, representing 12% of the total housing stock. Between 2011 and 2016, there was an increase of 10 moveable dwellings or manufactured homes in Electoral Area B between 2011 and 2016. In the Regional District of Kitimat-Stikine, there were 905 moveable dwellings, an increase of 80 units between 2011 and 2016. Within the Regional District of Kitimat-Stikine, moveable dwellings accounted for 6% of the total housing stock compared to 3% of the total housing stock Province-wide.

TABLE 3.6 MOVEABLE DWELLING UNITS

	2006	2011	2016
British Columbia (#)	43,265	47,240	49,585
British Columbia (%)	2.6%	2.7%	2.6%
Regional District of Kitimat-Stikine (#)	695	825	905
Regional District of Kitimat-Stikine (%)	4.8%	5.6%	6.1%
Electoral Area B (#)	10	70	80
Electoral Area B (%)	1.4%	10.4%	12.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

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3.7 Housing Type by Tenure

The table below shows the mix of housing types and tenure profile for the housing stock in the Regional District of Kitimat-Stikine as well as the mix of units in Electoral Area B. As shown below approximately 1 in 10 single detached housing units in the Regional District of Kitimat-Stikine are rented while this is the case for 14% of units in Electoral Area B. Similarly, approximately 1 in 5 manufactured home units in the Regional District of Kitimat-Stikine are rented as well as 1 in 3 manufactured home units in Electoral Area B.

TABLE 3.7 HOUSING TYPE BY TENURE

British Columbia						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	1,881,965	830,595	212,370	385,125	226,780	49,585
Owners (#)	1,279,025	727,615	148,775	148,555	131,895	41,330
Renters (#)	599,360	100,285	62,965	333,190	94,775	8,135
Owners (%)	68.0%	87.6%	70.1%	40.8%	58.2%	83.4%
Renters (%)	31.8%	12.1%	29.6%	59.2%	41.8%	16.4%

Regional District of Kitimat-Stikine						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	14,820	10,660	1,810	985	465	905
Owners (#)	10,965	9,105	875	75	220	690
Renters (#)	3,515	1,265	895	905	245	205
Owners (%)	74.0%	85.4%	48.3%	7.6%	47.3%	76.2%
Renters (%)	23.7%	11.9%	49.4%	91.9%	52.7%	22.7%

Electoral Area B						
	Total	Single Detached	Semi-Detached & Row Housing	Apartment	Apartment Duplex	Moveable Dwelling
Total Households	650	565	--	--	10	80
Owners (#)	540	480	--	--	10	50
Renters (#)	110	80	--	--	--	30
Owners (%)	83.1%	85.0%	--	--	100.0%	62.5%
Renters (%)	16.9%	14.2%	--	--	--	37.5%

Note: Numbers might not add due to Census rounding

Notes on Census Rounding and the Implications for Smaller Geographies

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3.8 Number of Bedrooms

A large proportion of the housing stock in Electoral Area B is in the form of larger 3- or 4- bedroom units while there is a limited supply of smaller 1-bedroom units. In Electoral Area B, there were 400, 3- and 4- bedroom units accounting for 61% of the total housing stock in Electoral Area B in 2016. At the same time, there were 80 1-bedroom units in Electoral Area B, accounting for 12% of the stock. Across the Regional District of Kitimat-Stikine there were 10,610 units which were 3 and 4 bedrooms, accounting for 72% of the total housing stock. There were also 980 1-bedroom units across the Regional District of Kitimat-Stikine accounting for 7% of the total stock. Across Electoral Area B, there were 175 2-bedroom units which accounted for 27% of the stock. Province-wide, 55% of the housing stock was in the form of larger 3- and 4- bedroom units while 1-bedroom units accounted for 17% of all units. There were also 514,015 2-bedroom units Province-wide representing 27% of the total stock.

TABLE 3.8 NUMBER OF BEDROOMS

	No bedrooms	1 bedroom	2 Bedroom	3 Bedroom	4 or more bedrooms
British Columbia (#)	22,710	311,035	514,015	513,135	521,075
British Columbia (%)	1.2%	16.5%	27.3%	27.3%	27.7%
Regional District of Kitimat-Stikine (#)	60	980	3,170	5,635	4,975
Regional District of Kitimat-Stikine (%)	0.4%	6.6%	21.4%	38.0%	33.6%
Electoral Area B (#)	--	80	175	235	165
Electoral Area B (%)	--	12.3%	26.9%	36.2%	25.4%

Source: Statistics Canada. Census 2016

3.9 Units with No Bedrooms

There were no housing units in Electoral Area B with no bedrooms. Across the Regional District of Kitimat-Stikine there were 60 bachelor or studio units (units with no bedrooms). Province-wide, bachelor units or studio units represent approximately 1% of the total housing stock.

TABLE 3.9 NO BEDROOMS

	2006	2011	2016
British Columbia (#)	64,355	31,900	22,710
British Columbia (%)	3.9%	1.8%	1.2%
Regional District of Kitimat-Stikine (#)	265	75	60
Regional District of Kitimat-Stikine (%)	1.8%	0.5%	0.4%
Electoral Area B (#)	10	--	--
Electoral Area B (%)	1.4%	--	--

Source: Statistics Canada. Census 2006, 2011 and 2016

3.10 1-Bedroom Units

There were 80 1-bedroom housing units in Electoral Area B in 2016 representing 12% of the stock. In 2016, the Regional District of Kitimat-Stikine had 980 1-bedroom units representing 7% of the stock. Province-wide in 2016, there were 311,035, 1-bedroom units representing 17% of the stock.

TABLE 3.10 1-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	258,220	281,675	311,035
British Columbia (%)	15.7%	16.0%	16.5%
Regional District of Kitimat-Stikine (#)	1,170	935	980
Regional District of Kitimat-Stikine (%)	8.1%	6.3%	6.6%
Electoral Area B (#)	105	105	80
Electoral Area B (%)	15.1%	15.6%	12.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.11 2-Bedroom Units

There were 175 2-bedroom units in Electoral Area B in 2016 representing 27% of the total housing stock. In 2016, the Regional District of Kitimat-Stikine had 3,170 2-bedroom units representing 21% of the stock. Province-wide in 2016, there were 514,015, 2-bedroom units representing 27% of the stock.

TABLE 3.11 2-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	429,020	472,285	514,015
British Columbia (%)	26.1%	26.8%	27.3%
Regional District of Kitimat-Stikine (#)	2,965	3,130	3,170
Regional District of Kitimat-Stikine (%)	20.6%	21.2%	21.4%
Electoral Area B (#)	150	175	175
Electoral Area B (%)	21.6%	25.9%	26.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.12 3-Bedroom Units

There were 235 3-bedroom units in Electoral Area B in 2016 representing 36% of the stock. In 2016, the Regional District of Kitimat-Stikine had 5,635 3-bedroom units representing 38% of the stock. Province-wide in 2016, there were 513,135 units with 3-bedrooms representing 27% of the stock.

TABLE 3.12 3-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	481,495	499,495	513,135
British Columbia (%)	29.3%	28.3%	27.3%
Regional District of Kitimat-Stikine (#)	5,670	5,645	5,635
Regional District of Kitimat-Stikine (%)	39.4%	38.3%	38.0%
Electoral Area B (#)	305	240	235
Electoral Area B (%)	43.9%	35.6%	35.9%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.13 4+-Bedroom Units

There were 165 units with 4 or more bedrooms in Electoral Area B in 2016 representing 25% of the stock. In 2016, the Regional District of Kitimat-Stikine had 4,975 units with 4 or more bedrooms representing 34% of the stock. Province-wide in 2016, there were 521,075 units of housing which had 4 or more bedrooms representing 28% of the stock.

TABLE 3.13 4+-BEDROOM UNITS

	2006	2011	2016
British Columbia (#)	410,065	479,280	521,075
British Columbia (%)	25.0%	27.2%	27.7%
Regional District of Kitimat-Stikine (#)	4,300	4,965	4,975
Regional District of Kitimat-Stikine (%)	29.9%	33.6%	33.6%
Electoral Area B (#)	125	150	165
Electoral Area B (%)	18.0%	22.2%	25.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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Retrieved from Statistics Canada at <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/about-apropos/about-apropos.cfm?Lang=E&wbdisable=true#aa8>

3.14 Bedroom Size by Tenure (#)

The table below shows the different housing sizes and number of bedrooms by tenure for the Regional District of Kitimat-Stikine as well as for Electoral Area B.

TABLE 3.14 NUMBER OF UNITS BY BEDROOM SIZE

British Columbia						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	1,881,970	22,710	311,035	514,015	513,135	521,075
Owners (#)	1,279,020	2,575	84,665	305,485	413,750	472,550
Renters (#)	599,360	20,125	226,110	207,670	97,960	47,495
Owners (%)	68.0%	11.3%	27.2%	--	--	90.7%
Renters (%)	31.8%	88.6%	72.7%	40.4%	--	9.1%
Regional District of Kitimat-Stikine						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	14,820	60	980	3,170	5,635	4,975
Owners (#)	10,965	10	315	1,825	4,415	4,395
Renters (#)	3,515	55	650	1,275	1,050	490
Owners (%)	74.0%	16.7%	32.1%	--	--	88.3%
Renters (%)	23.7%	91.7%	66.3%	40.2%	--	9.8%
Electoral Area B						
	Total Households	No bedrooms	1- bedrooms	2- bedrooms	3- bedrooms	4+ bedroom
Total Households	650	--	80	175	235	165
Owners (#)	540	--	45	155	190	155
Renters (#)	110	--	35	20	50	10
Owners (%)	83.1%	--	56.3%	88.6%	80.9%	93.9%
Renters (%)	16.9%	--	43.8%	11.4%	21.3%	6.1%

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3.15 Period of Construction

Almost 60% of the housing stock in Electoral Area B was built before 1980 (390 units) while there were an additional 220 units (40%) built between 1981 and 2000. Since 2001, there have been 45 units built (7% of the total stock) including 15 units built between 2011 and 2016 (2% of the stock). Across the Regional District of Kitimat-Stikine there were 8,685 units built before 1980 (59% of the stock). There were an additional 4,730 units built between 1981 and 2000 (32% of the stock). Since 2000, there have been 1,410 units built across the Regional District of Kitimat-Stikine or 10% of the stock.

TABLE 3.15 HOUSING STOCK BY PERIOD OF CONSTRUCTION

	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
British Columbia (#)	267,560	559,485	621,425	297,290	136,210
British Columbia (%)	14.2%	29.7%	33.0%	15.8%	7.2%
Regional District of Kitimat-Stikine (#)	2,675	6,010	4,730	870	540
Regional District of Kitimat-Stikine (%)	18.0%	40.6%	31.9%	5.9%	3.6%
Electoral Area B (#)	115	275	220	30	15
Electoral Area B (%)	17.6%	42.0%	33.6%	4.6%	2.3%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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3.16 Period of Construction by Tenure (#)

Across the Regional District of Kitimat-Stikine, there were 540 new housing units since 2011 including approximately 410 units (76%) which were owned as well as approximately 110 units (20%) which were rented. Within Electoral Area B there has been limited new housing construction since 2011 however of the 15 to 20 units that have been built approximately half are rented and half are owned.

TABLE 3.16 PERIOD OF CONSTRUCTION BY TENURE (#)

	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
British Columbia						
	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
Total Households	1,881,970	267,560	559,485	621,425	297,290	136,210
Owners (#)	1,279,025	167,340	340,675	458,365	215,915	96,730
Renters (#)	599,360	100,150	218,245	161,030	80,690	39,255
Owners (%)	68.0%	62.5%	60.9%	73.8%	72.6%	71.0%
Renters (%)	31.8%	37.4%	39.0%	25.9%	27.1%	28.8%
Regional District of Kitimat-Stikine						
	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
Total Households	14,820	2,675	6,010	4,730	870	540
Owners (#)	10,960	2,065	4,515	3,405	565	410
Renters (#)	3,515	605	1,460	1,115	225	110
Owners (%)	74.0%	77.2%	75.1%	72.0%	64.9%	75.9%
Renters (%)	23.7%	22.6%	24.3%	23.6%	25.9%	20.4%
Electoral Area B						
	Total Households	Before 1960	1961 to 1980	1981 to 2000	2001 to 2010	2011 to 2016
Total Households	650 ¹	115	275	220	30	15
Owners (#)	530	95	225	190	10	10
Renters (#) ¹	110	20	50	30	10	10
Owners (%)	83.1%	82.6%	81.8%	86.4%	33.3%	--
Renters (%)	16.9%	17.4%	18.2%	13.6%	33.3%	--

3.17 Migration Patterns

In 2016, there were 165 individuals living in Electoral Area B who reported that they moved in the year prior to the Census, including 115 individuals who moved to Electoral Area B from elsewhere. Across the Regional District of Kitimat-Stikine there were 4,840 individuals who reported that they had moved to the region in the year prior to the Census, including 2,120 individuals who reported that they had moved from elsewhere. It is also worth noting that 87% of all residents in the Regional District of Kitimat-Stikine and 85% of residents in Electoral Area B did not move in the year prior to the Census.

TABLE 3.17 MIGRATION PATTERNS

	2006	2011	2016
British Columbia			
Non-Movers (#)	3,334,745	3,665,455	3,811,370
Non-Movers (%)	83.1%	85.6%	84.4%
Movers (#)	680,295	616,645	705,445
Movers (%)	16.9%	14.4%	15.6%
Migrants (#)	307,850	268,810	318,825
Migrants (%)	7.7%	6.3%	7.1%
Internal Migrants (#)	247,315	212,385	249,965
Internal Migrants (%)	6.2%	5.0%	5.5%
Regional District Kitimat-Stikine			
Non-Movers (#)	32,720	31,295	31,650
Non-Movers (%)	87.5%	85.7%	86.7%
Movers (#)	4,655	5,235	4,840
Movers (%)	12.5%	14.3%	13.3%
Migrants (#)	1,690	2,245	2,120
Migrants (%)	4.5%	6.1%	5.8%
Internal Migrants (#)	1,640	2,085	2,015
Internal Migrants (%)	4.4%	5.7%	5.5%
Electoral Area B			
Non-Movers (#)	1,435	1,415	1,250
Non-Movers (%)	88.7%	93.9%	84.9%
Movers (#)	165	130	165
Movers (%)	10.2%	8.6%	11.2%
Migrants (#)	110	90	115
Migrants (%)	6.8%	6.0%	7.8%
Internal Migrants (#)	105	85	110
Internal Migrants (%)	6.5%	5.6%	7.5%

Source: Statistics Canada. Census 2006, 2011 and 2016

3.18 The Inventory of Subsidized Housing Units

This section includes information on the inventory of subsidized housing available to families and individuals in different economic circumstances and lifecycle stages with the information below showing the mix of units and programs funded by BC Housing both within the Regional District of Kitimat-Stikine as well as in Electoral Area B. As noted below, there were 708 units of subsidized housing across the Regional District of Kitimat-Stikine funded by BC Housing in 2020. In Electoral Area B, there were only 2 households receiving rent assistance through the Province’s SAFER (Shelter-Aid for Elderly Renters) and RAP (Rental Assistance for Families).

TABLE 3.18 INVENTORY OF SUBSIDIZED HOUSING UNITS

	Province	Region	Electoral Area B
Emergency shelter space	2,098	16	--
Homeless rent supplements	3,751	65	--
Transitional and supportive housing	11,204	60	--
Service Allocation – Housing for the Homeless	17,053	141	--
Housing for frail seniors	10,411	43	--
Group homes and special needs housing	6,048	25	--
Transitional housing for women and children fleeing violence	875	46	--
Service Allocation- Transitional, Supported, Assisted	17,334	114	--
Housing for low income families	20,005	248	--
Housing for low income seniors	20,095	106	--
Service Allocation – Independent Social Housing	40,100	354	2
Rental Assistance (RAP) for families ³	9,423	33	--
Shelter Aid for Elderly Renters (SAFER) ⁴	23,347	66	--
Service Allocation- Private Market Rent Assistance	32,770	99	--
Homeownership (BC HOME Partnership)	2,208	--	--
Service Allocation – Homeownership	--	--	--
Total Inventory of Subsidized Housing	110,465	708	2

Source: BC Housing Research and Corporate Planning, Unit Count Reporting Model, March 2020

³ Households receiving assistance under the RAP program receive the difference between the cost of their housing and the amount of rent that they can afford to pay up to a maximum rent ceiling of \$1,067 for a family of 3 and \$1,117 for a family of 4.

⁴ Households receiving assistance under the SAFER program receive the difference between the cost of their housing and the amount of rent that they can afford to pay up to a maximum rent ceiling of \$734.

INCOME PROFILE AND HOUSING COSTS

4.0 Income and Housing Cost

Income plays a central role in determining the housing choices available to families and individuals. This section provides information on the housing costs and incomes for households living in Electoral Area B as well as provides comparative information for the broader Regional District of Kitimat-Stikine and the Province as a whole. Table 4.1 provides information on the general income and housing cost profile including specific considerations related to housing affordability as well as future housing choices. The darker circles highlight those factors which can affect the mix of housing choices available to families and individuals including housing cost and affordability pressures.

4.1 Indicators and Outcomes Related to Housing Costs

TABLE 4.1 KEY HOUSING INDICATORS AND OUTCOMES RELATED TO HOUSING COSTS

<p>Average household income</p> <p>In 2016, the average household income in Electoral Area B was \$67,126 (2015 incomes) which was \$19,438 (29%) below the average household income for the region.</p>	●
<p>Median household income</p> <p>In 2016, the median household income in Electoral Area B was \$52,052 (2015 incomes) which was \$19,482 (27%) below the median household income for the region.</p>	●
<p>Affordability threshold for households in low and very low income</p> <p>Households in low and very low incomes are households with an annual income that is between 30% and 50% of the area median income (AMI) which is typically set at the regional income. Based on the 2016 Census, the median household income for the Regional District of Kitimat-Stikine was \$71,534 which means that the affordability threshold for households with low or very low incomes was between \$21,500 and \$35,500. An affordable rent or housing cost for these households is between \$538 to \$888 per month.</p>	●
<p>Affordability threshold for households in low and low to moderate income</p> <p>Households in low and low to moderate incomes are households with an annual income that is between 50% and 80% of the area median income (AMI). Based on the median income of \$71,534 the affordability threshold for a household with low or low to moderate incomes is between \$35,500 and \$57,000. An affordable rent or housing cost for these households is between \$888 to \$1,425 per month.</p>	●
<p>Household incomes</p> <p>In 2016, there were 215 households in Electoral Area B with an annual income of \$35,000 or less. This represents 1 in 3 households (33%) of households. There were also 60 households living in Electoral Area B with an annual income of less than \$20,000</p>	●
<p>The cost of ownership</p> <p>Ownership costs in Electoral Area B are more affordable when compared to other parts of the Regional District of Kitimat-Stikine. Based on 2016 Census, the average monthly housing cost reported across owners in Electoral Area B was \$526 per month. Additional analysis is also included in Appendix B.</p>	○
<p>The cost of renting</p> <p>Renting in Electoral Area B is more affordable when compared to other parts of the Regional District of Kitimat-Stikine. Based on 2016 Census, the average monthly housing cost reported across renters in Electoral Area B was \$605 per month.</p>	●

This section provides details related to the household incomes and housing costs in Electoral Area B:

4.2 Average Household Income

At the time of the 2016 Census, the average household income in Electoral Area B was \$67,126 which was \$7,669 higher than the corresponding rate in 2011. At the same time, the average household income was \$19,438 (29%) lower than the 2016 average household income for the Regional District of Kitimat-Stikine and \$23,228 (35%) lower than the 2016 average household income across the Province.

Table 4.2 Average Household Income

	2006	2011	2016
British Columbia	\$80,072	\$84,086	\$90,354
Regional District Kitimat-Stikine	\$71,329	\$73,619	\$86,564
Electoral Area B	\$54,538	\$59,457	\$67,126

Source: Statistics Canada. Census 2006, 2011 and 2016

4.3 Average Household Income by Tenure

The table below includes information on the average household income of renters and owners living in Electoral Area B as well as the Kitimat-Stikine region and the Province as a whole. In 2016, the average household income (2015 incomes) for owners living in Electoral Area B was \$70,881 while the average household income reported across renter households was \$48,906 which was 69% of the average household income of owners. The average household income for owners living in the Kitimat-Stikine region was \$96,558, while the average household income for renters living in the was \$59,038, which was 61% of the average household income of owners.

TABLE 4.3 AVERAGE HOUSEHOLD INCOME BY TENURE

	2006	2011	2016
British Columbia			
Total	\$80,072	\$84,086	\$90,354
Owners	\$93,202	\$96,840	\$105,394
Renters	\$49,988	\$54,507	\$58,525
Renter income as proportion of owner income	53.6%	56.3%	55.5%
Kitimat-Stikine Regional District			
Total	\$71,329	\$73,619	\$86,564
Owners	\$80,565	\$83,534	\$96,558
Renters	\$45,177	\$49,324	\$59,038
Renter income as proportion of owner income	56.1%	59.0%	61.1%
Electoral Area B			
Total	\$54,538	\$59,457	\$67,126
Owners	\$58,268	\$62,110	\$70,881
Renters	\$40,178	\$43,424	\$48,906
Renter income as proportion of owner income	69.0%	69.9%	69.0%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.4 Median Household Income

At the time of the 2016 Census, the median household income in Electoral Area B was \$52,052 which was \$689 lower than the corresponding rate in 2011. At the same time, the median household income in Electoral Area B was \$5,205 (10%) lower than the 2016 median household income for the Regional District of Kitimat-Stikine and \$17,927 (34%) lower than the 2016 median household income across the Province.

TABLE 4.4 MEDIAN HOUSEHOLD INCOME

	2006	2011	2016
British Columbia	\$62,372	\$65,555	\$69,979
Regional District Kitimat-Stikine	\$59,716	\$59,716	\$71,534
Electoral Area B	\$45,214	\$52,741	\$52,052

Source: Statistics Canada. Census 2006, 2011 and 2016

4.5 Median Household Income by Tenure

The table below includes information on the median household income of renters and owners living in Electoral Area B as well as the Regional District of Kitimat-Stikine and the Province as a whole. In 2016, the median household income (2015 incomes) for owners living in Electoral Area B was \$52,840 while the median household income reported across renter households was \$36,829, which is 70% of the median household income for owners. The median household income for owners living in the Regional District of Kitimat-Stikine was \$81,988 while the median household income for renters living was \$47,005, which was 57% of the median income of owners.

TABLE 4.5 MEDIAN HOUSEHOLD INCOME BY TENURE

	2006	2011	2016
British Columbia			
Total	\$62,372	\$65,555	\$69,979
Owners	\$75,243	\$78,302	\$84,333
Renters	\$39,548	\$41,975	\$45,848
Renter income as proportion of owner income	52.6%	53.6%	54.4%
Kitimat-Stikine Regional District			
Total	\$59,716	\$59,716	\$71,534
Owners	\$73,168	\$71,312	\$81,988
Renters	\$34,816	\$36,109	\$47,005
Renter income as proportion of owner income	47.6%	50.6%	57.3%
Electoral Area B			
Total	\$45,214	\$52,741	\$52,052
Owners	\$46,030	\$54,292	\$52,840
Renters	\$32,374	\$38,473	\$36,829
Renter income as proportion of owner income	70.3%	70.9%	69.7%

Source: Statistics Canada. Census 2006, 2011 and 2016

4.6 Income Distribution of All Households

At the time of the 2016 Census, (33%) of households living in Electoral Area B (215) had an annual income of less than \$35,000 including 9% of households (60) who had an annual income of less than \$20,000. An additional 15% of households (95) had an annual income between \$35,000 and \$50,000 while 130 households (20%) had an annual income of between \$50,000 and \$80,000. There were also 210 households (32%) with an annual income of \$80,000 or more. Across the Regional District of Kitimat-Stikine region, there was a larger proportion of households with an annual income of more than \$80,000 (45%) when compared to Electoral Area B (32%).

TABLE 4.6 INCOME DISTRIBUTION OF ALL HOUSEHOLDS

	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	More than \$80K
British Columbia (#)	202,945	230,370	230,920	399,475	818,265
British Columbia (%)	10.8%	12.2%	12.3%	21.2%	43.5%
Regional District Kitimat-Stikine (#)	1,370	1,880	1,865	3,075	6,630
Regional District Kitimat-Stikine (%)	9.2%	12.7%	12.6%	20.7%	44.7%
Electoral Area B (#)	60	155	95	130	210
Electoral Area B (%)	9.2%	23.8%	14.6%	20.0%	32.3%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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4.7 Income Distribution of Households by Tenure

The table below shows the income distribution in Electoral Area B by tenure. In 2016, one in 3 renter households (33%) had a household income of less than \$20,000 compared to just 6% of owner households. By contrast, 55% of owner households had an income of \$50,000 or more compared to 45% of renter households.

TABLE 4.7 INCOME DISTRIBUTION OF HOUSEHOLDS BY TENURE

	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	More than \$80K
British Columbia (#)	202,945	230,370	230,920	399,475	818,265
Owners (#)	79,185	120,965	138,070	265,995	674,815
Renters (#)	122,650	108,695	92,350	132,835	142,825
% of Owners	6.2%	9.5%	10.8%	20.8%	52.8%
% of Renters	20.5%	18.1%	15.4%	22.2%	23.8%
	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	More than \$80K
Regional District of Kitimat-Stikine (#)	1,370	1,880	1,865	3,075	6,630
Owners (#)	665	1,120	1,220	2,325	5,630
Renters (#)	600	685	595	700	930
% of Owners	6.1%	10.2%	11.1%	21.2%	51.4%
% of Renters	17.1%	19.5%	17.0%	19.9%	26.5%
	Under \$20K	\$20K to \$34,999K	\$35K to \$49,999K	\$50K to \$79,999	More than \$80K
Electoral Area B (#)	60	155	95	130	210
Owners (#)	25	130	90	110	190
Renters (#)	30	10	10	15	25
% of Owners	4.6%	23.9%	16.5%	20.2%	34.9%
% of Renters	33.3%	11.1%	11.1%	16.7%	27.8%

Source: Statistics Canada. Census 2016

Notes on Census Rounding and the Implications for Smaller Geographies

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4.8 Average Housing Costs (Owners)

Owners living in Electoral Area B reported average monthly housing costs of \$526 per month⁵ in 2016, down from \$601 in 2011. Across the Regional District of Kitimat-Stikine average monthly housing costs for owners was \$970 per month, up from \$859 from 2011. Province-wide, the average cost of ownership was \$1,387 in 2016.

TABLE 4.8 AVERAGE HOUSING COSTS - OWNERS

	2006	2011	2016
British Columbia	\$1,254	\$1,334	\$1,387
Regional District Kitimat-Stikine	\$846	\$859	\$970
Electoral Area B	\$487	\$601	\$526

Source: Statistics Canada. Census 2006, 2011 and 2016

4.9 Average Housing Costs (Renters)

Renters living in the Electoral Area B reported average monthly housing costs of \$605 per month in 2016, up from \$544 in 2011. Across the Regional District of Kitimat-Stikine, the average monthly housing cost for renters was \$919 per month, up from \$755 from 2011. Province-wide, the average cost of renting was \$1,149 in 2016.

TABLE 4.9 AVERAGE HOUSING COSTS - RENTERS

	2006	2011	2016
British Columbia	\$980	\$1,075	\$1,149
Regional District Kitimat-Stikine	\$693	\$755	\$919
Electoral Area B	\$613	\$544	\$605

Source: Statistics Canada. Census 2006, 2011 and 2016

4.10 Change in the Average Monthly Rent

Between 2011 and 2016, the average rent in Electoral Area B increased from \$544 per month to \$605 per month, an increase of \$61 (11%) while the average rent within the Kitimat-Stikine region increased from \$755 per month to \$919 per month or \$164 (22%). Province-wide, average rents increased from \$1,075 per month to \$1,149 per month, an increase of \$74 per month or 7%.

TABLE 4.10 CHANGE IN THE AVERAGE MONTHLY RENT

	2006 to 2011	2011 to 2016
British Columbia (\$ change)	\$95	\$74
British Columbia (% change)	9.7%	6.9%
Regional District Kitimat-Stikine (\$ change)	\$62	\$164
Regional District Kitimat-Stikine (% change)	8.9%	21.7%
Electoral Area B (\$ change)	\$69	\$61
Electoral Area B (% change)	10.3%	11.2%

Source: Statistics Canada. Census 2006, 2011 and 2016

⁵ This includes owners with and without a mortgage. For owners without a mortgage average housing costs will be considerably higher.

HOUSING NEED

5.0 Housing Need

This section includes information on the different measures related to housing needs in Electoral Area B including considerations related to the adequacy (i.e. the condition of the housing stock), the suitability (i.e. the level of crowding) and affordability (i.e. the number of households spending 30% or more of their income on their housing costs). This section also includes information on the number of households in core housing need including those who are in extreme housing need (i.e. households spending 50% or more of their income on their housing costs).

5.1 Key Measures Related to Housing Needs

TABLE 5.1 KEY MEASURES RELATED TO HOUSING NEEDS

<p>Households falling below suitability standards (i.e. conditions of crowding) At the time of the 2016 Census, there were 10 households in Electoral Area B who were living in housing that fell below the established suitability standards.</p>	○
<p>Households falling below adequacy standards (i.e. condition of the stock) At the time of the 2016 Census, there were 90 households in Electoral Area B who were living in housing that fell below the established adequacy standards.</p>	●
<p>Households falling below affordability standards (i.e. shelter-cost-to-income of 30%) At the time of the 2016 Census, there were 35 households in Electoral Area B who were living in housing that fell below the established affordability standards.</p>	○
<p>Households in core housing need At the time of the 2016 Census, there were 90 households in Electoral Area B who were in core housing need.</p>	●
<p>Households in extreme housing need At the time of the 2016 Census, there were 15 households in Electoral Area B in extreme housing need. These were households who were spending 50% or more of their income on their housing costs.</p>	●
<p>Individuals experiencing homelessness The Skeena Housing Coalition has recently completed a homeless count for the Upper Skeena region.</p>	●

Notes on Census Rounding and the Implications for Smaller Geographies

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5.2 Households Falling Below Suitability Standards

Suitability applies to households that are unable to find housing that is suitable in size based on the needs of their household and Canada's National Occupancy standards. Households that are living below the suitability standard are typically households that are living in over-crowded conditions as a way of reducing their housing costs. At the time of the 2016 Census, there were 10 owner households in Electoral Area B who were living in housing that fell below the established suitability standard compared to no renter households living in housing that fell below the established suitability standard.

TABLE 5.2 HOUSEHOLDS FALLING BELOW SUITABILITY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	107,475	106,430	91,410
Owners (#)	45,840	48,135	36,240
Renters (#)	61,635	58,295	55,170
Owners (%)	42.7%	45.2%	39.6%
Renters (%)	57.3%	54.8%	60.4%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	510	345	385
Owners (#)	320	170	185
Renters (#)	190	175	195
Owners (%)	62.7%	49.3%	48.1%
Renters (%)	37.3%	50.7%	50.6%
Electoral Area B			
	2006	2011	2016
Total Households	45	45	10
Owners (#)	35	40	10
Renters (#)	10	--	--
Owners (%)	77.8%	88.9%	100.0%
Renters (%)	22.2%	--	--

Source: Statistics Canada. Census 2016

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5.3 Households Falling Below Adequacy Standards

Adequacy applies to households that are unable to find housing that is in good repair that they can afford with the resources that they have available. Households that are living below the adequacy standard are typically households living in older housing stock that is in poor condition and that requires significant repairs or improvements. At the time of the 2016 Census, 83% of all households in Electoral Area B who were living in housing that fell below the established adequacy standard were owners compared to 17% who were renters. Across the Regional District of Kitimat-Stikine, two thirds of households (68%) falling below the established adequacy standard were owners compared to 33% who were renters.

TABLE 5-3 HOUSEHOLDS FALLING BELOW ADEQUACY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	105,965	110,945	105,410
Owners (#)	63,990	70,140	64,040
Renters (#)	41,975	40,810	41,370
Owners (%)	60.4%	63.2%	60.8%
Renters (%)	39.6%	36.8%	39.2%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,525	1,405	1,360
Owners (#)	1,055	895	920
Renters (#)	475	510	450
Owners (%)	69.2%	63.7%	67.6%
Renters (%)	31.1%	36.3%	33.1%
Electoral Area B			
	2006	2011	2016
Total Households	160	135	90
Owners (#)	90	125	75
Renters (#)	75	--	15
Owners (%)	56.3%	92.6%	83.3%
Renters (%)	46.9%	--	16.7%

Source: Statistics Canada. Census 2016

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5.4 Households Falling Below Affordability Standards

Affordability applies to households that are unable to find housing in their community that is affordable to their household without spending 30% or more of their income on their housing costs. At the time of the 2016 Census, 57% of households in Electoral Area B spending 30% or more of their income on their housing costs were owners compared to 43% who were renters. Region-wide, 43% households experiencing affordability challenges were owners compared to 57% of renters. This represents 13% of all households in the region.

TABLE 5.4 HOUSEHOLDS FALLING BELOW AFFORDABILITY STANDARDS

British Columbia			
	2006	2011	2016
Total Households	374,370	412,820	420,710
Owners (#)	206,605	229,175	212,165
Renters (#)	167,760	183,650	208,545
Owners (%)	55.2%	55.5%	50.4%
Renters (%)	44.8%	44.5%	49.6%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,775	1,775	1,620
Owners (#)	850	760	700
Renters (#)	930	1,010	920
Owners (%)	47.9%	42.8%	43.2%
Renters (%)	52.4%	56.9%	56.8%
Electoral Area B			
	2006	2011	2016
Total Households	120	85	35
Owners (#)	70	70	20
Renters (#)	45	--	15
Owners (%)	58.3%	82.4%	57.1%
Renters (%)	37.5%	--	42.9%

Source: Statistics Canada. Census 2016

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5.5 Households in Core Housing Need

Households in core housing need are households who are unable to find housing that is suitable in size and in good repair without spending 30% or more of their income on their housing cost. At the time of the 2016 Census, there were 90 households in Electoral Area B who were in core housing need (16% of all households). Of those, 72% were owner households which 28% were renter households. At the same time, across the Regional District of Kitimat-Stikine there were 1,310 households in core housing need (11%) of which 37% were owner households and 63% were renter households.

TABLE 5.5 HOUSEHOLDS IN CORE HOUSING NEED

British Columbia			
	2006	2011	2016
Total Households	221,470	247,280	260,225
Owners (#)	88,330	101,080	97,355
Renters (#)	133,140	146,200	162,870
Owners (%)	39.9%	40.9%	37.4%
Renters (%)	60.1%	59.1%	62.6%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	1,210	1,410	1,310
Owners (#)	485	490	480
Renters (#)	720	920	825
Owners (%)	40.1%	34.8%	36.6%
Renters (%)	59.5%	65.2%	63.0%
Electoral Area B			
	2006	2011	2016
Total Households	165	180	90
Owners (#)	105	155	65
Renters (#)	60	25	25
Owners (%)	63.6%	86.1%	72.2%
Renters (%)	36.4%	13.9%	27.8%

Source: Statistics Canada. Census 2016

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5.6 Households in Extreme Housing Need

Households in extreme housing need are households who are spending 50% or more of their income on their housing cost. At the time of the 2016 Census, there were 15 households in Electoral Area B who were in extreme housing need. Those households were evenly split between owner and renter households. Across the Regional District of Kitimat-Stikine, there were 430 households that were spending 50% or more of their income on their housing costs of which 41% were owner households and 59% were renter households.

TABLE 5.6 HOUSEHOLDS IN EXTREME HOUSING NEED

British Columbia			
	2006	2011	2016
Total Households	94,505	107,530	112,590
Owners (#)	40,345	47,155	44,540
Renters (#)	54,165	60,380	68,050
Owners (%)	42.7%	43.9%	39.6%
Renters (%)	57.3%	56.2%	60.4%
Regional District of Kitimat-Stikine			
	2006	2011	2016
Total Households	440	590	430
Owners (#)	150	180	175
Renters (#)	295	410	255
Owners (%)	34.1%	30.5%	40.7%
Renters (%)	67.0%	69.5%	59.3%
Electoral Area B			
	2006	2011	2016
Total Households	40	55	15
Owners (#)	20	45	10
Renters (#)	25	--	10
Owners (%)	--	--	--
Renters (%)	--	--	--

Source: Statistics Canada. Census 2016

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5.7 Individuals Experiencing Homelessness

Homelessness is a significant and growing issue across many communities in British Columbia. Information contained in the housing and research literature suggests that people who are homeless in rural areas rarely fit the standard definition of homelessness. While some are literally homeless, the majority are living in extremely precarious housing situations or find themselves moving from one overcrowded or barely affordable housing situation to another. There are still others who must rely on family or friends or stay in housing that is in poor condition because that is all they can afford.

The history of colonialism within Canada and the impact of racial and cultural discrimination has contributed to heightened levels of homelessness among Indigenous people, with many Indigenous people continuing to face attitudes of racism and discrimination which negatively affect their access to housing, employment, and other opportunities.

A preliminary housing needs assessment report prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society (2019) observed that the Upper Skeena region does not have any emergency shelter spaces for men, women, youth, or families and that there are not any shelter spaces or drop-in services available during extreme weather events. As well, there is a shortage of transitional, supportive, and second stage housing for women and children fleeing violence.

In 2020, the Skeena Housing Coalition Society completed a homeless count in which 72 individuals in the Upper Skeena region were identified as being homeless. This number is equal to 75% of the number of individuals identified in the City of Terrace at the time of the 2018 Provincial Homeless Count and almost 2.5 times the number of individuals identified in the Town of Smithers.

While a temporary shelter was put in place in the Village of Hazelton to respond to the need, it was always understood that this arrangement was temporary in nature and was not considered to be a suitable arrangement for the longer term. In recent months, there have been preliminary discussions with B.C. Housing about the high level of homelessness in the Upper Skeena region and the depth of needs. Through these conversations and in working in partnerships with local government partners and service providers, the Skeena Housing Coalition Society is hopeful that a lasting solution can be found.

Addressing the Needs of Vulnerable and 'At Risk' Populations

Housing for Women and Children Fleeing Violence

The preliminary housing needs assessment report (2019) prepared by the Storytellers' Foundation for the Skeena Housing Coalition Society identified the need for additional housing and supports for women and children who are experiencing domestic violence including the need for a safe place to stay. Through their research, it was estimated that there are at least 75 people (87% of whom are women) who require short-term safe housing in the region, with at least half of these requiring access to longer term housing solutions. Through the key informant interviews, it was suggested that there have been some preliminary conversations around the creation of new transitional and supportive housing spaces in the District of New Hazelton for women and children fleeing violence. In looking at the level of need in the Upper Skeena region as well as the gaps in the current continuum of housing and supports for vulnerable and 'at risk' women, it is clear that there is the need for this type of housing.*

Housing for Vulnerable and 'At Risk' Youth

Vulnerable and 'at risk' youth were also identified as an important sector of the community who face significant barriers in finding suitable and appropriate housing in the Upper Skeena region. Based on the preliminary housing needs assessment report (2019) it was noted that the Ministry of Children and Family Development assists clients in finding low-income, affordable rental housing. However, due to the shortage of suitable and appropriate housing choices in the Upper Skeena region, clients are often forced to find housing in other communities. This has compelled youth to travel to the District of Houston (140 km east), the Town of Smithers (70 km east) and the City of Terrace (130 km west) in order to find suitable housing arrangements.

In having to travel these distances, youth are forced to leave their community and support networks including their friends and their families. This experience can be both lonely and isolating for many youth. To address the gap in the continuum of housing choices for vulnerable and 'at risk' youth there is the need for more affordable rental housing in the Upper Skeena region as well as wrap around services. Through the key informant interviews, it was also suggested that culturally responsive approaches should be considered including the possibility of exploring different types of intergenerational models of housing and support.

* The Province and the District have continued to work to meet the need with a site being identified for a new women's shelter.







LABOUR MARKET DATA

6.0 Labour Market Data

This section provides information on the local and regional economy including key labour market information about the number of individuals in the labour market, the employment and labour market participation rate as well as other information related to workforce housing demand. Table 6.1 highlights some of the labour market related information in Electoral Area B and the Regional District of Kitimat-Stikine.

6.1 Key Economic Related Indicators and Measures

TABLE 6.1 KEY ECONOMIC RELATED INDICATORS AND MEASURES

<p>Changes in the workforce In 2016, Electoral Area B reported a total of 720 workers, down from 815 in 2011, a decrease of 95 individuals. Across the Regional District of Kitimat-Stikine region, there were 19,430 workers (up from 18,535 in 2011).</p>	
<p>Individuals who are employed In 2016, Electoral Area B reported that there were 635 individuals employed, down from 715 employed in 2011. Across the Regional District of Kitimat-Stikine there were 16,670 individuals who were employed, down from 16,135 in 2011.</p>	
<p>Employment rate In 2016, Electoral Area B reported an employment rate of 51.2% compared to 55.5% across the region. As well, it is important to note that the rate of employment in Electoral Area B has continued to decline.</p>	
<p>Unemployment rate Between 2011 and 2016, the unemployment rate in Electoral Area B decreased from 12.3% to 11.8%, a decrease of 0.5%. Across the broader Regional District of Kitimat-Stikine, between 2011 and 2016, the unemployment rate increased from 12.9% to 13.8%, an increase of 0.9%.</p>	
<p>Labour market participation rate The findings suggest that the labour market participation rate in Electoral Area B in 2016 was lower than the corresponding rate in the Regional District of Kitimat-Stikine and the Province as a whole.</p>	
<p>Commuting patterns In 2016, there were 95 individuals who lived and worked in Electoral Area B, representing 13% of the labour force. At the same time, there were 275 individuals who lived in Electoral Area B but who traveled to another part of the Regional District of Kitimat-Stikine for work (representing 38.2% of the workforce). There were also 25 individuals who were living in Electoral Area B and who were working in a different region (3.5%).</p>	

6.2 Number of Workers

In 2016, Electoral Area B reported a total of 720 workers, down from 815 in 2011, a decrease of 95 individuals. Across the Regional District of Kitimat-Stikine region, there were 19,430 workers (up from 18,535 in 2011).

TABLE 6.2 NUMBER OF WORKERS

	2006	2011	2016
British Columbia	2,217,080	2,354,245	2,471,665
Regional District Kitimat-Stikine	19,280	18,535	19,340
Electoral Area B	845	815	720

Source: Statistics Canada. Census 2006, 2011 and 2016

6.3 Number of Individuals Employed

In 2016, Electoral Area B reported that there were 635 individuals employed, down from 715 employed in 2011. Across the Regional District of Kitimat-Stikine there were 16,670 individuals who were employed, down from 16,135 in 2011.

TABLE 6.3 NUMBER OF INDIVIDUALS EMPLOYED

	2006	2011	2016
British Columbia	2,084,375	2,171,470	2,305,690
Regional District Kitimat-Stikine	16,545	16,135	16,670
Electoral Area B	670	715	635

Source: Statistics Canada. Census 2006, 2011 and 2016

6.4 Employment Rate

In 2016, Electoral Area B reported an employment rate of 51.2% compared to 55.5% across the region. The employment rate in Regional District of Kitimat-Stikine was also lower than the rate reported for the Province (59.6%). It is also worth noting that the employment rate within Electoral Area B has continued to decline.

TABLE 6.4 EMPLOYMENT RATE

	2006	2011	2016
British Columbia	61.7	59.5	59.6
Regional District Kitimat-Stikine	55.8	54.1	55.5
Electoral Area B	51.5	54.4	51.2

Source: Statistics Canada. Census 2006, 2011 and 2016

6.5 Unemployment Rate

In 2016, Electoral Area B reported an unemployment rate of 11.8% compared to an unemployment rate of 13.8% across the Regional District of Kitimat-Stikine. Between 2011 and 2016, the unemployment rate in Electoral Area B decreased from 12.3% to 11.8%, a decrease of 0.5%. Across the broader Regional District of Kitimat-Stikine, between 2011 and 2016, the unemployment rate increased from 12.9% to 13.8%, an increase of 0.9%.

TABLE 6.5 UNEMPLOYMENT RATE

	2006	2011	2016
British Columbia	6.0	7.8	6.7
Regional District Kitimat-Stikine	14.2	12.9	13.8
Electoral Area B	20.1	12.3	11.8

Source: Statistics Canada. Census 2006, 2011 and 2016

6.6 Labour Market Participation Rate

In 2016, Electoral Area B reported a labour market participation rate of 58.1% down from 62.5% in 2011. Across the Regional District of Kitimat-Stikine, the labour market participation rate was 64.4% up from 62.2% in 2011. The findings suggest that the labour market participation rate in Electoral Area B in 2016 was lower than the corresponding rate in the Regional District of Kitimat-Stikine and the Province as a whole.

TABLE 6.6 LABOUR MARKET PARTICIPATION

	2006	2011	2016
British Columbia	65.7	64.6	63.9
Regional District Kitimat-Stikine	65	62.2	64.4
Electoral Area B	65	62.5	58.1

Source: Statistics Canada. Census 2006, 2011 and 2016

6.7 Travel to Work

In 2016, of those employed in Electoral Area B 95 individuals (15%) lived and worked in Electoral Area B. At the same time, there were 275 individuals (43%) lived in Electoral Area B but traveled to another part of the region for work. There were also 25 individuals who were living in Electoral Area B and who travelled to a different region to work (3.9%). There were also individuals who do not commute to work and/or who travelled to work outside of British Columbia and outside of Canada who are not included in this total.

TABLE 6.7 TRAVEL TO WORK

	2006	2011	2016
British Columbia			
Live/work in the same community	784,685	824,245	864,415
Live/work in the same region	744,965	769,295	807,840
Travel to another region for work	578,005	594,820	599,115
Regional District Kitimat-Stikine			
Live/work in the same community	9,170	8,355	8,880
Live/work in the same region	3,865	3,870	4,065
Travel to another region for work	590	440	305
Electoral Area B			
Live/work in the same community	185	280	95
Live/work in the same region	230	125	275
Travel to another region for work	30	95	25

Source: Statistics Canada. Census 2006, 2011 and 2016

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apropos/about-apropos.cfm?Lang=E&wbdisable=true#)

6.8 Number of Workers by Industry (NAICS)

The table below provides information on the general workforce in Electoral Area B in 2006, 2011 and 2016 including changes in the general economic and employment profiles. Employment from health care and social assistance, educational services, accommodation and food services, public administration and construction were among some of the primary employment generators along with retail trade, transportation and warehousing, agriculture, forestry, fishing and hunting, and transportation and warehousing.

TABLE 6.8 WORKERS BY KEY INDUSTRY

	2006	2011	2016
Total	840	815	720
Not applicable	50	10	15
All Industry categories	790	805	705
Agriculture, forestry, fishing and hunting	170	95	105
Mining and oil and gas extraction	15	-	15
Utilities	-	-	10
Construction	25	80	60
Manufacturing	65	-	65
Wholesale trade	-	-	10
Retail trade	60	25	65
Transportation and warehousing	65	60	15
Information and cultural industries	10	45	10
Finance and insurance	10	-	-
Real estate and rental and leasing	10	-	-
Professional, scientific and technical services	35	30	25
Management of companies and enterprises	-	-	-
Admin/ support, waste management/remediation	10	-	50
Educational services	70	90	80
Health care and social assistance	85	180	95
Arts, entertainment, and recreation	10	-	-
Accommodation and food services	55	45	25
Other services (except public administration)	50	75	35
Public administration	55	60	40

Source: Statistics Canada. Census 2006, 2011 and 2016

POPULATION ESTIMATES

7.1 Current and Future Housing Needs

In preparing a *Housing Needs Report*, local governments are required to develop estimates related to:

- Anticipated population and household growth over a 5-year time frame
- Anticipated changes in average and median age
- Changes in the demographic profile of individuals and households
- Estimated future housing demand by housing type, tenure, and bedroom size
- Estimated future demand by affordability (market and non-market)

This report sets out the methodology used to prepare the population and household projections for Electoral Area B and includes considerations related to:

- Historical trends and patterns of growth
- Expected growth locally and regionally
- Changes in the social and demographic profile of households living in Electoral Area B

7.2 Methodology

Statistics Canada, through the Census, provides the most reliable and comprehensive source of baseline and trend data for population and housing demand projections. This includes considerations related to:

- Historical patterns of growth (regional and locally)
- Changes in the general population and age profile of households in the region
- Intra-and inter-provincial migration
- Patterns of housing consumption and current housing demand
- Current housing demand by housing size and type

The process used in preparing the proposed population and household growth projections for Electoral Area B included the following steps:

- The creation of a baseline scenario using the 2016 Census data
- Analysis of historical and recent population and household trends
- Consultation with key stakeholders from across the community
- Analysis of expected employment related growth within the region
- An examination of changes in the general population and age profile for the region
- Comparison with the expected population and household growth projections using information available through B.C. Stats (P.E.O.P.L.E. 2020) at the Regional District and Local Health Area level

7.3 Estimated Population Growth

Like many other northern communities and regions, the Regional District of Kitimat-Stikine and Electoral Area B are subject to significant shifts in population resulting from broader social and economic forces. In 2016, the total population for the Regional District of Kitimat-Stikine was 37,367 individuals, while the population for Electoral Area B was 1,473 individuals accounting for 3.9% of the total population in the RDKS.

In looking at the historical patterns of growth, the Census shows that between 2006 and 2011 the population for the Regional District of Kitimat-Stikine decreased by 638 individuals, representing a negative population growth rate of 1.7%. However, between 2011 and 2016, the population in the Regional District of Kitimat-Stikine increase by a very modest 6 individuals, a 0.0% population growth rate.

Population projections prepared by B.C. Stats through P.E.O.P.L.E 2020 estimate that between 2016 and 2021 the population in the Regional District of Kitimat-Stikine will increase by 1,468 individuals or a growth rate of 4.0%. This expected rate of growth represents an average annual increase of 294 individuals, or a growth rate of 0.8%.

Between 2021 and 2026, the population in the Regional District of Kitimat-Stikine is expected to increase by an additional 2,065 individuals or a growth rate of 5.2%. This expected rate of growth represents an average annual increase of 413 individuals, or a growth rate of 1.0%.

Between 2006 and 2011, Electoral Area B reported a decrease of 111 individuals, or a negative growth rate of 6.9%. This negative growth represents an annual average decrease in the population of 22 individuals.

Between 2011 and 2016, while the entire Regional District of Kitimat-Stikine reported a modest increase in the population of 6 individuals, Electoral Area B reported a decrease of 34 individuals, or negative growth of 2.3%.

Significant fluctuations in the population in Electoral Area B is consistent with the types of changes experienced across many smaller, northern communities in B.C. and can be a function of the aging of the population and the small size of the population base, as well as the cyclical nature of the local economy.

In using the Electoral Area B population and household growth trends between 2006 and 2016 as a general model for understanding future growth and changes within the local context, the findings suggest that the population for Electoral Area B will decrease between 2016 and 2021 by 34 individuals, or a negative growth rate of 2.3%. This represents 7 individuals annually. For 2021 to 2026, the Village of Hazelton is expected to decrease in population by an additional 17 individuals or 1.2% for an average annual decrease of 3 individuals per year.

The analysis shows that between 2016 and 2026, Electoral Area B will experience a period of negative growth between 2016 and 2026, reflecting trends experienced between 2006 and 2016.

TABLE 7.1: PROJECTED POPULATION CHANGE IN THE REGIONAL DISTRICT OF KITIMAT-STIKINE AND ELECTORAL AREA B

Years	Regional District of Kitimat-Stikine			Electoral Area B		
	Population	Population Change	Rate of Growth	Population	Population Change	Rate of Growth
2016	37,367	--	--	1,473		
2017	38,285	918	2.5%	1,466	-7	-0.5%
2018	37,894	(-391)	-1.0%	1,459	-7	-0.5%
2019	38,003	109	0.3%	1,452	-7	-0.5%
2020	38,464	461	1.2%	1,445	-7	-0.4%
2021	38,835	371	1.0%	1,439	-6	-0.4%
2022	39,251	416	1.1%	1,435	-4	-0.3%
2023	39,694	443	1.1%	1,431	-4	-0.3%
2024	40,133	439	1.1%	1,428	-3	-0.2%
2025	40,538	405	1.0%	1,425	-3	-0.2%
2026	40,900	362	0.9%	1,422	-3	-0.2%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.4 Estimated Household Growth

In 2016, there were 14,820 households living in the Regional District of Kitimat-Stikine including 655 households living in Electoral Area B, with the households living in Electoral Area B accounting for 4.4% of all households in the Regional District of Kitimat-Stikine.

In looking at the historical patterns of growth, the Census shows that between 2006 and 2011 the total number of households in the Regional District of Kitimat-Stikine increased by 380 households, or a growth rate of 2.6%. Between 2011 and 2016, the total number of households in Regional District of Kitimat-Stikine increased by an additional 65 households, or a rate of growth of 0.4%.

Population and household projections prepared by B.C. Stats under P.E.O.P.L.E. 2020 estimate that between 2016 and 2021 the total number of households in the Regional District of Kitimat-Stikine will increase by 2,319 households, or a growth rate of 14.8%. Annually this represents an average increase of 464 households, or a growth rate of 3.0%.

Between 2021 and 2026, B.C. Stats estimates that the total number of households in the Regional District of Kitimat-Stikine will increase by an additional 1,088 households, or a growth rate of 6.3%. This translates into an average annual increase of 218 households, or a growth rate of 1.3%.

Assuming that Electoral Area B experiences a similar pattern of household growth as was experienced during 2006 to 2016, it is likely that between 2016 and 2021, the total number of households in Electoral Area B will decrease by 20 households, representing a negative growth rate of 3.0%. This translates into an average annual decrease of 4 households for Electoral Area B, or a negative growth rate of 3.0%.

For 2021 to 2026, assuming this pattern of household growth in Electoral Area B remains similar, the total number of households in Electoral Area B is expected to decrease by an additional 20 households, or a negative growth rate of 3.0%. This translates into an average annual decrease of 4 households.

TABLE 7.2: ESTIMATED HOUSEHOLD GROWTH IN ELECTORAL AREA B AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			Electoral Area B		
	Total Households	Increase/ Decrease	% Change	Total Households	Increase/ Decrease	% Change
2016	14,820			655		
2017	15,424	604	4.1%	651	-4	-0.6%
2018	16,028	604	3.9%	647	-4	-0.6%
2019	16,632	604	3.8%	643	-4	-0.6%
2020	16,906	274	1.6%	639	-4	-0.6%
2021	17,139	233	1.4%	635	-4	-0.6%
2022	17,355	216	1.3%	631	-4	-0.6%
2023	17,578	223	1.3%	627	-4	-0.6%
2024	17,794	216	1.2%	623	-4	-0.6%
2025	18,037	243	1.4%	619	-4	-0.6%
2026	18,227	190	1.1%	615	-4	-0.6%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)

7.5 Changing Demographics –65 and older

In 2016, there were 5,660 individuals in the Regional District of Kitimat-Stikine who were age 65 or older including 70 individuals living in Electoral Area B.

Analysis of historical data for the Regional District of Kitimat-Stikine shows that between 2006 and 2011, the total number of individuals between the ages of 65 to 84 living in the Regional District of Kitimat-Stikine increased by 705 individuals (19.5%) while those age 85 or older increased by 115 individuals (46.9%). Similarly, between 2011 and 2016, the total number of individuals between the ages of 65 to 84 living in the Regional District of Kitimat-Stikine increased by an additional 785 individuals (18.2%), while for those 85 and older it increased by 115 individuals (31.9%).

Between 2006 and 2011, Electoral Area B reported an increase of 25 individuals age 65 to 84 and a decrease of 5 individuals age 85 and older. Between 2011 and 2016, Electoral Area B reported an additional increase of 30 individuals in the 65 to 84 age cohort and 15 among those age 85 and older.

Population projections prepared by B.C. Stats through P.E.O.P.L.E. 2020 estimate that between 2016 and 2021, the population age 65 and older in the Regional District of Kitimat-Stikine will increase by 702 individuals, representing a growth rate 13.3%. This translates into an average annual increase of 140 individuals, or a growth rate of 2.7%.

Between 2021 and 2026, B.C. Stats estimates that the population in the 65 to 84 age cohort in the Regional District of Kitimat-Stikine will increase by an additional 1,611 individuals, representing a growth rate of 25.2%. The expected increase in individuals in the 65 to 84 age cohort translates into an average annual increase of 322, or a growth rate of 5.0%.

While B.C. Stats does not prepare population projections at the community level, population projections at the Local Health Area level can help to provide meaningful insights into differences across different geographic areas.

For 2016 to 2021, assuming that the pattern of growth within Electoral Area B reflects that pattern of growth during the previous 5 year period, the seniors population in Electoral Area B is expected to increase by 62 individuals, or a growth rate of 23.0%. This translates into an average annual increase of 19 individuals, or a growth rate of 4.6%.

Assuming a similar pattern of growth for Electoral Area B for 2021 to 2026, it is likely that the population of seniors will increase by an additional 93 individuals, or a growth rate of 28.0%. This translates into an average annual increase of 19 individuals, or a growth rate of 5.6%.

TABLE 7.3: PROJECTED POPULATION GROWTH FOR INDIVIDUALS AGE 65+ IN ELECTORAL AREA B AND THE REGIONAL DISTRICT OF KITIMAT-STIKINE

Years	Regional District of Kitimat-Stikine			Electoral Area B		
	Total	Increase/ Decrease	% Change	Total	Increase/ Decrease	% Change
2016	5,100			270		
2017	4,892	-208	-4.1%	282	12	4.6%
2018	4,960	68	1.4%	294	12	4.6%
2019	5,180	220	4.4%	306	12	4.6%
2020	5,487	307	5.9%	319	13	4.6%
2021	5,802	315	5.7%	332	13	4.6%
2022	6,116	314	5.4%	350	18	5.6%
2023	6,401	285	4.7%	368	18	5.6%
2024	6,770	369	5.8%	387	19	5.6%
2025	7,092	322	4.8%	406	19	5.6%
2026	7,413	321	4.5%	425	19	5.6%

Source: Calculated by SPARC BC based on Local Health Area Projections, B.C. Stats (P.E.O.P.L.E. 2020)