



Regional District of  
**Kitimat-Stikine**

# GREATER TERRACE **HOUSING NEEDS REPORT**

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DECEMBER 2020



## Acknowledgments

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## Executive Summary

Safe, affordable, and inclusive housing is vital to the societal, economic, and individual health and well-being of Greater Terrace's residents. Unfortunately, safe, affordable, and inclusive housing is increasingly difficult to find. To help address housing need across the Greater Terrace, the Regional District of Kitimat-Stikine (RDKS) and City of Terrace have undertaken a Housing Needs Assessment to identify current and projected housing needs. Funded by the Union of British Columbia Municipalities (UBCM) Housing Needs Report program and the Northern Development Initiative Trust (NDIT), this report is a descriptive analysis of the current housing needs and issues across Greater Terrace and aims to strengthen local understanding of what kinds of housing are needed, and inform local plans, policies, and development decisions.

This Housing Needs Report fulfills the requirements for Housing Needs Reports as outlined in the Local Government Act. The report can be used by community members, the broader public, service and housing providers, and by local and regional governments to understand current housing needs, projected community growth in terms of population and households, and future housing need over the next five years from 2020 to 2025.

### KEY FINDINGS

The following key themes were found throughout the data and community engagement portions of this project.

#### The Population of Greater Terrace is Growing and Aging

The Greater Terrace area was home to 4% more people in 2016 than 2006, due mostly to gains in the City of Terrace. A significant proportion of that growth was in senior age cohorts – there were 43% more seniors in 2016 than in 2006.

These findings indicate a need for housing across Greater Terrace that supports the needs of older residents. Specifically, there is a need for more housing that is affordable and accessible for those on a fixed income, particularly within the rental market. An aging population presents a greater need for at home care options and smaller housing units that allow for downsizing. Seniors are also more likely to be living with a disability or activity limitation than other age groups and may have to pay for all household expenses on a fixed income. In smaller, more rural parts of Greater Terrace, older residents may live in an affordable situation, but are increasingly worried about their ability to maintain the house and property.

In addition to smaller units, many seniors responded that they would prefer to be located closer to amenities and services, especially as they choose to drive less or are unable to operate a personal vehicle. Expanding the availability of smaller, multi-unit housing, connected to services or transit options is vital for meeting the needs of an older population. Consistent with a complete community approach, zoning and land-use decisions that prioritize multi-unit housing, and public transportation infrastructure would support the growing needs of seniors, as well as many other population groups.

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*"In our situation in particular we have property and an old house which will soon be too much for us to maintain. Eventually a 2 to 3 bedroom home/ townhouse would be perfect - newish, but reasonably priced (I don't need high end finishing e.g. granite counter tops). A very small yard or patio would be perfect. There are so few of these in Terrace and they sell almost instantly."*

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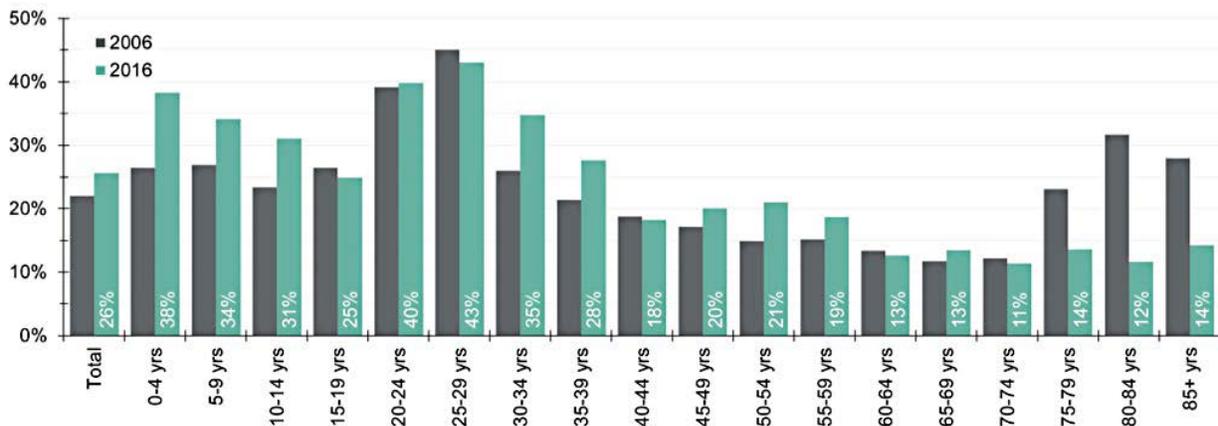
Addressing seniors housing not only benefits that demographic, but younger one as well. If seniors move out of their existing accommodations, their homes become available for upcoming generations who may not be able to afford a new dwelling but are willing to invest over time in an older, more affordable home.

**Renter Households are Increasing and are Less Able to Meet Their Housing Needs than Owners**

Overall, the Greater Terrace Area is made up of 75% owner and 24% renter households. Between 2006 and 2016, renter households grew 15% while owner households only increased by 4%.

The number of families with or without children living in rental tenured housing grew significantly faster than those in owner occupied housing. This likely represents both an increase in preferences for renting, as well as a compromise driven by the housing market. Rates of rentership grew across nearly every population age cohort.

**Figure 0a: Share of Renters, '06 vs '16**



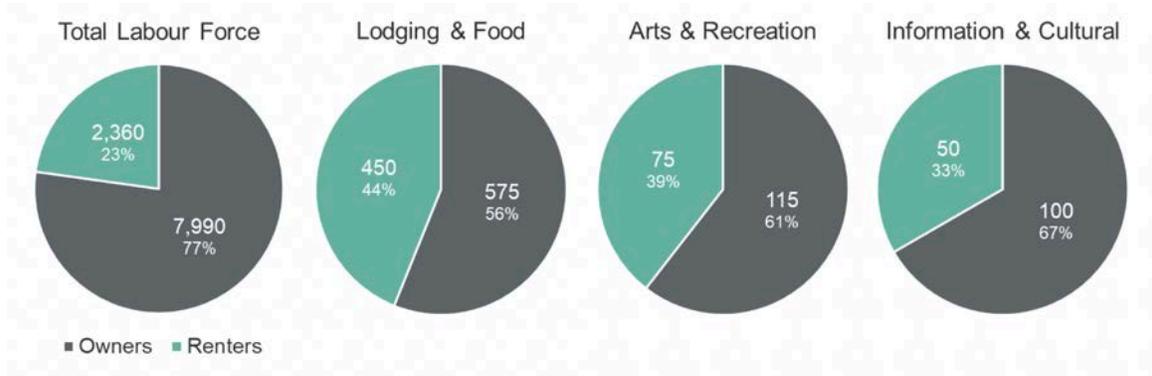
Source: Statistics Canada

Renter households also earn significantly less income than owner households. In 2015, the median owner household earned \$88,937 and the median renter household earned \$44,631. Though renter incomes are growing more quickly than owner incomes, renters are still considerably more likely to earn less than \$40,000 (43%) compared to owners (17%). Alternatively, 42% of owner households earn more than \$100,000 compared to only 11% of renters.

Renters tend to make up a disproportionately large amount of the workforce in key Greater Terrace employment sectors including lodging and food, arts and recreation, and information and culture. Engagement revealed that employers are finding it more and more difficult to find workers for positions in those and other industries. Improving housing options for renters may alleviate concerns from employers, improving the viability of key industries.

Across Greater Terrace, about 29% of renters are in Core Housing Need, compared to only about 5% of owners. These numbers vary by community, but in all three communities in the study area, more renters are struggling to meet their needs than owners.

**Figure 0b: Industries of Employment with Highest Proportion of Renting Workers, 2016**



Source: Statistics Canada

The increased percentage of renters and frequency of Core Housing Need points to a greater demand for dedicated rental housing options that are affordable, accessible and appropriate for the community. Engagement revealed that the most critical housing challenge facing Greater Terrace is a lack of available and affordable rental units. Participants described an incredibly competitive rental market where available units were rented within hours, often at prices exceeding \$2000 a month. If someone was able to find a rental unit, it was often a price well above their means. Sixty-three percent of renter respondents to the community survey indicated their current home was unaffordable.

**Homeownership costs and rental costs are rising.**

While affordable rentals remain the most pressing concern, owner housing prices have risen dramatically in the last ten years. Adjusted for inflation, median dwelling prices are up 45% since 2010. There are many people in Greater Terrace who, five years ago, may have been able to afford market housing but are now unable to because of the accelerated cost. Key informants routinely pointed out that accessing housing is more difficult for everyone, not just marginalized populations.

An affordability analysis indicated that median couples (with or without children) can still afford to rent the typical apartment or dwelling and can afford the median price for a single-detached home. Median lone parent families and singles should reasonably afford 2-bedroom or smaller unit rents but cannot afford the rents for a larger rental unit or the costs of a single-detached home without significant external

*“Housing is extremely important. We have seen people leave their jobs because they can’t find a place to live. It’s really terrible, I have never seen it this bad.”*

*“Unaffordable & extremely limited housing options for current & also new residents to the community. Hard to attract potential employees.”*

*“Not enough rentals for the demand. We have a rental suite and we got over 30 people interested in it. It’s sad to see so many people so desperate to find a safe clean place to call home.”*

*“I know a lot of people desperately searching for places to rent, however still unable to purchase their own home because of high down payment requirements, increased property taxes, inflation etc... there is so much need in Terrace and the surrounding areas. Even dual income homes such as ours, that live without our means, live paycheck to paycheck and it shouldn’t be that way.”*

support. Engagement indicates that, despite the quantitative data showing generally affordable conditions, many residents with low to middle incomes are struggling to find adequate housing.

### **There is a need for more non-market, supportive, and emergency housing options.**

As of August 2020, 76 BC Housing affiliated non-market housing applications in the Greater Terrace Area remained on the waitlist, including: 34 families, 17 residents with disabilities, and 17 seniors. However, the demand for non-market housing is much greater than what is reported by BC Housing waitlists. Ksan Housing Society keeps an independent waitlist with 675 active applications as of October 2020.

As of 2019, 71 people identified as experiencing homelessness, 69% of whom were unsheltered. Eighty percent identified as being Indigenous; comparatively, about 25% of the total population identifies as Indigenous. Of all respondents to the 2019 Point-In-Time (PIT) count, 45% were youth below the age of 25.

This is likely an underrepresentation of the actual need as those who are in “hidden homeless” situations (couch surfing, living in campers, boats and other vehicles) are often hard to identify. Community engagement activities highlighted this need. Many key informants made it clear that people with the least ability to weather unstable housing conditions are the most likely to be affected by the current housing deficit. Those in equity-seeking groups, and especially those of Indigenous identity were at a higher risk of housing instability. Informants overwhelmingly pointed to deficits in emergency shelters, transition housing, supportive housing and seniors’ housing, noting that while these options were limited for all residents, the options for residents that were not classified as seniors were even more limited. Several key informants highlighted the need for supportive housing for youth and young adults with Fetal Alcohol Spectrum Disorders (FASD) and community members with developmental and cognitive disabilities.

One of the identified challenges in providing non-market affordable housing in Greater Terrace is the perception in communities that low income housing will not be well maintained and stigma around affordable housing projects. Interviewees working in housing or social services noted that a recognition that poverty can happen to anyone is crucial.

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*Rent is unaffordable to even those that make good money with a good career. People are putting so much money to afford rent that they don't have any money to save to purchase a house and invest in their own future."*

*"I'm aware that rent prices are increasing in light of real estate prices, which may pose challenges to folks on low and middle income. It is becoming increasingly challenging to have the ability to save money to eventually own property."*

*"The price of homes is not sustainable for people who don't make at least 75-100k a year."*

*"Much needed is new housing rent/purchase/rent to own for the working middle class income earners (\$30,000 to \$90,000) NOT just low income. The middle-class purchasing power is becoming low income. "*

*"I watched my mom move here live with a roommate just to have to move back to [Prince George] because she couldn't find a cheap enough place for herself."*

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## KEY RECOMMENDATIONS

The following key recommendations emerged through the Housing Needs Report process. They are applicable to all communities and regions in the study and respond directly to the key findings identified in the Report. Local and regional governments are already supporting many of these recommendations and should continue to monitor progress moving forward.

### **Promote and Protect Housing Affordability in the Market**

- Improve availability of affordable rentals;
- Expand affordable market housing incentive programs;
- Encourage development of purpose-built rental and smaller and denser units in all residential areas; and,
- Mitigate affordable unit loss.

### **Expand Non-Market and Supportive Housing Options**

- Expand non-market housing options (including units available at the shelter rate and rent geared to income units);
- Enhance support for non-profit developers through incentives;
- Facilitate non-market development on underutilized and vacant land; and,
- Expand support for unhoused residents.

### **Address Growth in Population Aged 65 Years and Over**

- Enhance support services aimed at seniors and elders; and
- Encourage development of smaller, multi-family, accessible units.

### **Manage Regional Growth**

- Align land-use, transportation, and service planning goals to promote new growth in designated areas that will meet expected increase in household demand; and
- Keep urban settlement compact, protect the integrity of rural and resource areas, protect the environment, increase servicing efficiency, and retain mobility within the region.

### **Deepen Housing Partnerships and Educate Residents**

- Support non-profits who are bearing much of the cost of housing service delivery;
- Continue to expand regional housing involvement;
- Educate residents on the value of affordable housing; and,
- Advocate for increased support from senior levels of government.

## Introduction

### PROJECT OVERVIEW

In May 2020, M'akola Development Services and Turner Drake & Partners Ltd. were engaged by the City of Terrace and Regional District of Kitimat-Stikine (RDKS) to complete a Regional Housing Needs Report for the City of Terrace and Electoral Areas 'E' and 'C' (Part 1) of the Regional District. Additional community scans were conducted for adjacent First Nations. The report is meant to provide staff, the Regional Board, participating municipalities, and community partners with a better understanding of local housing needs and will be used to guide policy formulation for the local and regional governments, inform land use planning decisions, and direct local and regional housing action.

The overall objectives of the Greater Housing Needs Report were:

- Confirm the acknowledged demographic and resident population groups that have been identified as facing significant housing challenges.
- Identify any gaps in the existing knowledge base in regards to resident individuals and groups that may be facing a housing crisis and recommend additions to the existing housing stock which would assist in alleviating the critical shortages.
- Gather research on the existing housing stock by type and number of units to develop an up to date data set of the dwelling units in the City and Electoral Areas 'E' & 'C' of the RDKS.
- Conduct a housing scan of adjacent First Nations community's residential housing stock by type and number of units.
- Review best practices and unique solutions to address current and predicted areas of housing need.
- Develop recommendations to address current and anticipated population growth and to meet both market and non-market housing demands.
- Research and provide recommendations to address growing challenges around market housing affordability.

## REPORT ORGANIZATION

This report is organized into five key sections:

### 1) **Executive Summary**

A brief overview of the key report findings and recommendations.

### 2) **Greater Terrace Housing Needs Report**

The full Greater Terrace Housing Needs Report with in-depth discussion and analysis of regional housing trends. The regional report contains housing data and market analysis for the region as a whole and for each participating community.

### 3) **Community Profiles**

Each participating municipality and electoral area has its own community profile that highlights some of the most compelling information collected through the data and engagement portions of the study. These are the only documents that feature one community and are high-level summaries. Profiles lack much of the in-depth analysis included in the regional report and are intended to be used for public communication and quick reference.

### 4) **Policy Tools and Monitoring Recommendations**

Discussion and examples of various housing policy interventions available to regional and local governments, their applicability, and recommended next steps to address housing in the Greater Terrace. Key indicators and monitoring recommendations are also included.

### 5) **Appendices**

Appendices to the regional report contain a guide to housing tools for local government, common housing indicators and monitoring techniques, data tables that meet additional requirements of the study, and a complete community engagement report.

## THE HOUSING CONTINUUM AND WHEELHOUSE

Throughout this report, housing needs are often categorized by tenure, or the financial arrangements under which an individual or group of individuals in a partnership has the right to live in their home. The most common types of tenure are rental and ownership, but there are many financial relationships that individuals can have with their home. These relationships are often organized along the *housing continuum* or *spectrum*. Used around the world, the model typically displays housing as a linear progression from homelessness or emergency housing to homeownership.

**Figure 0c: The Housing Continuum**

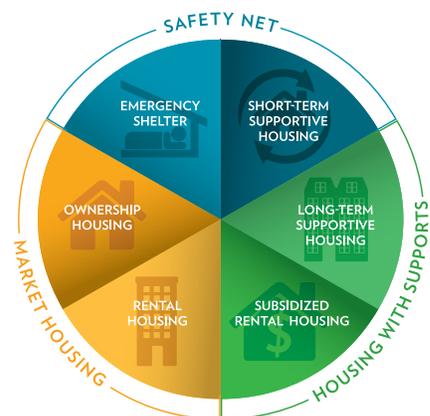


*Canadian Mortgage and Housing Corporation, 2018*

While a useful tool for visualizing the many available housing options, communities are experimenting with alternative housing frameworks that can account for different cultures, lifestyles, and economic realities. The traditional housing continuum model presupposes that people will start somewhere on the axis and then move from left-to-right, with homeownership as the ultimate goal and marker of “success”. For a variety of reasons many families and individuals may not choose homeownership as their goal or be unable to attain it in their chosen market. If an economic hardship hits your family and you need to move from ownership to rental, you have not failed, your needs have changed. Similarly, if you choose to rent rather than own so you can live closer to work, you are no less successful. Older adults often move from market ownership, to a smaller rental option, to a long-term supported home as they age or their health deteriorates. The housing continuum promotes a false narrative that moving from left to right, towards a market-oriented relationship to housing is the correct way to navigate the housing system.

The Housing Wheelhouse, developed as part of Kelowna’s 2017 Housing Needs Assessment, consciously repositions homeownership from the end of the spectrum to one of six equal outcomes. The goal of the shift was to encourage decision-makers, housing providers, developers and residents to understand that all tenures of housing are vital components to creating and maintaining a healthy, sustainable and adaptable housing system. No one level of housing is greater or more important than another.

**Figure 0d: The Housing Wheelhouse**



*The Housing Wheelhouse, City of Kelowna (2017)*

“By de-emphasizing homeownership in favour of a more diverse and evolving approach, the **Wheelhouse** allows the City to respond more efficiently and effectively to people’s changing needs by adapting the programs and strategies.”<sup>1</sup>  
*Canada Mortgage and Housing Corporation (2019)*

<sup>1</sup> Canada Mortgage and Housing Corporation. 2019. Available at: <https://www.cmhc-schl.gc.ca/en/housing-observer-online/2019-housing-observer/wheelhouse-new-way-looking-housing-needs>

**The Wheelhouse includes the following six housing options:**

- Emergency shelters: temporary shelter, food and other support services, generally operated by non-profit housing providers.
- Short-term supportive housing: stable housing along with support services offered by non-profit providers as a transitional step between shelters and long-term housing (with typical stays of two to three years).
- Long-term supportive housing: long-term housing offered by non-profit providers, along with support services ranging from supportive care to assisted living and residential care.
- Subsidized rental housing: subsidized rental homes operated by non-profit housing providers, BC Housing and housing co-operatives through monthly government subsidies or one-time capital grants.
- Rental housing: includes purpose-built long-term rental apartments, private rental townhomes, secondary suites, carriage homes and single-detached rental homes.
- Ownership housing: includes fee simple homeownership, strata ownership, multi-unit and single-detached homes, and shared equity (such as mobile homes or housing co-operatives).

Through this Housing Needs Report, the City of Terrace and the RDKS have an opportunity to use the information in this report and knowledge gained through the process to similarly re-frame conversations around housing. The Wheelhouse is one tool for the local governments and their partners to collectively envision and build a housing system that includes all forms of housing and meets the diverse needs of residents from different socio-economic backgrounds at every stage of their lives.



## ROLES IN ADDRESSING HOUSING NEED

### Local Governments

Changes to Federal and Provincial government roles are placing considerable pressure on municipalities and regional governments to become more active in providing and facilitating affordable housing. Additionally, housing issues are often felt most acutely at the local level.

Municipalities and regional districts maintain Official Community Plans and, in some cases, Affordable Housing Strategies that they may use to plan for affordable housing. Generally, the roles of local government fall into four categories:

- **Incentivize:** Local governments can make land available, directly award funding, and provide relief from various fees and charges (e.g. development cost charges, community amenity charges, etc.). Local governments can also incentivize affordable housing through provisions in planning documents like Official Community Plans, affordable housing strategies, and transportation plans.
- **Regulate:** Local governments can mandate affordable housing, for example through an inclusionary housing or zoning policy.
- **Partner:** Local governments can partner with non-profit housing providers, social service organizations, and other affordable housing advocates by creating an Affordable Housing working group as an arm of Council, sitting on coalition boards as a member, and utilizing relationships with these sectors to guide further decision-making. In some cases, local governments have formed housing corporations through which they can directly develop and provide housing.
- **Education and Advocacy:** Local governments can make affordable housing easier to develop by raising community awareness of local affordability issues and encouraging increased support from senior levels of government.

### Non-Profit Organizations

The non-profit housing sector builds and manages housing units that are typically priced at the low-end of market or below market rates and may include support services. Non-profit organizations typically receive some form of financial assistance from senior levels of government to enable them to offer affordable rents, reduced-rate mortgages, capital grants, and ongoing operating subsidies. Sometimes an organization will manage a portfolio that includes market units as a means of subsidizing rents for other units or properties. As senior government responsibilities have changed, and as other levels of government have stepped back from providing affordable housing directly, non-profits have become the most active provider of affordable housing across British Columbia.

### Private Sector

Including speculators, developers, builders, investors, landowners, and landlords, the private sector is the most common provider of housing in British Columbia. Responsible for development, construction, and ongoing management of a range of housing forms and tenures the private sector is an important partner in addressing housing goals. However, the private sector has limitations as investors expect their developments to earn profits. Although important, private sector development is only one housing tool in an increasingly diverse toolbox.

## COMMUNITY ENGAGEMENT

Community engagement was a key component of the Greater Terrace Housing Needs Report. Beginning in August 2020 and ending with the close of the online survey in October 2020, M'akola Development Services and staff from the City of Terrace and the Regional District of Kitimat-Stikine (RDKS) hosted and conducted a variety of engagement events including preliminary findings presentations at Council and Regional Board meetings, focus groups, key informant interviews, and an online survey. Objectives for the engagement process included:

### 1) **Collect Additional Data**

Quantitative data can be very effective at showing housing need, but often qualitative data like quotes or stories can have a greater impact with community members and decision makers. Additional data captured through the engagement process will illustrate quantitative findings and give participating governments information about the people affected by housing, rather than just numbers.

### 2) **Ground Truth Data Findings**

In smaller communities, Census Canada data can be unreliable and may not paint an accurate picture of housing need. Additionally, most available data is from 2016 and may be out of date in communities that have experienced market fluctuations or substantial shifts in employment or population. Engagement captures up-to-date data that informs findings and helps researchers determine the accuracy of external data sources.

### 3) **Promote Equity Through the Engagement Process**

Planning processes that incorporate equity and inclusion have been shown to promote health, well-being, and community connectedness, regardless of the outcome or findings of the study. When people are asked to participate in a planning process, they are more likely to feel a sense of ownership over decisions that are made and are more likely to support recommendations or priorities set by decision makers.

### 4) **Identify Community Strengths to Inform Asset-Based Recommendations**

Community engagement helps the researchers meet members of the community and observe the different housing processes at work. This informs recommendations that leverage community assets rather than focus on deficits.

Each engagement event and process was designed to contribute to these objectives and capture meaningful data from community members across the housing spectrum.

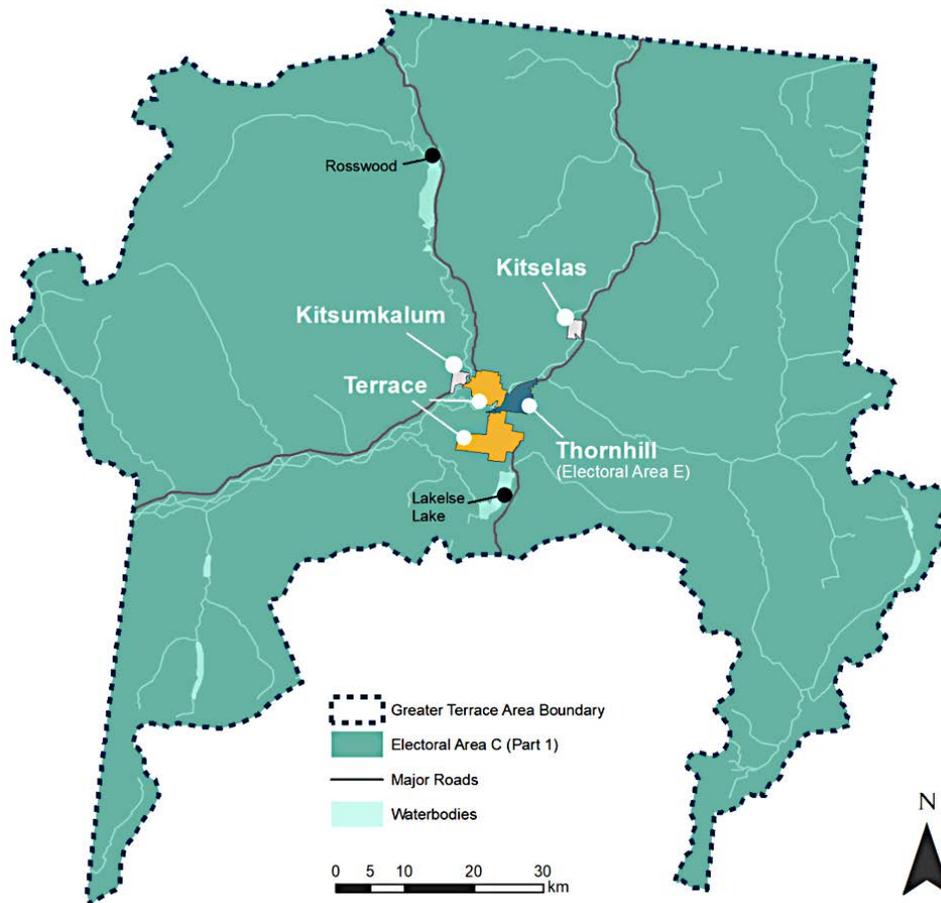
# Greater Terrace Housing Needs Report

## PREFACE

This report investigates demographic, labour, and housing trends for the “Greater Terrace Area,” known as the combination of the City of Terrace, Electoral Area C (Part 1), Electoral Area E (known as Thornhill), Kitselas, and Kitsumkalum.

Where possible, report sections illustrate data trends for each of the aforementioned geographies. The report also includes the Regional District of Kitimat–Stikine (RDKS) to establish regional context. **Figure 0e** illustrate where these geographies are relative to each other.

**Figure 0e: Greater Terrace Area & Member Community Boundaries, 2016**



Source: Derived from Statistics Canada & BC Geowarehouse boundary data

For readability, this report elects to present the data graphically within the main body of the document. Appendices with detailed tables for each geography (except the RDKS) are available at the end of the report. Data reported in these appendices are compliant with BC Housing Needs legislation.

## **Demography**

### **SECTION SUMMARY**

#### **Greater Terrace's population grew slightly**

The Greater Terrace Area was home to 4% more people in 2016 than 2006, due mostly to gains in the City of Terrace.

#### **Greater Terrace's population may peak by 2025**

Population projections based on economic development scenarios anticipate significant population growth until 2025, with a sharp decline by 2026 associated with the completion of large industrial projects. The population will gradually increase afterwards, but is not anticipated to return to 2025 levels in the short-term.

#### **There are more families with children than a decade ago, but youth totals continue to fall**

Families with children grew 7% between 2006 and 2016, yet youth totals fell 16% over the same time, highlighting the impact of declining birth rates on family sizes.

#### **Rapid senior growth is the new normal**

All Greater Terrace communities saw significant senior growth from 2006 to 2016.

#### **Families are renting more often than before**

The number of families with or without children living in rental tenured housing grew significantly faster than those in owner occupied housing. This likely represents both an increase in preferences for renting, as well as a compromise driven by the housing market.



**COMMUNITY PERSPECTIVES:****Community empathy and concern for future generations.**

There is a deep and genuine concern for the well-being of others and the future of housing availability in Greater Terrace. Many older residents were concerned that their children and young families would not have the same opportunities in the housing market as they did. Almost everyone was concerned that there was an increasing number of people in their community struggling to find a place to live.

*"While I am blessed to have a place to live, I have concerns for my young adult children, one of whom has a disability, being able to afford housing within Terrace. There is very little affordable housing units right now. My daughter works full time just over minimum wage and would just barely be able to afford a rented room, let alone an apartment. Add vehicle costs if she were to rent in Thornhill (as the bus really isn't feasible with the shifts she works) and I don't believe she could buy groceries."*

*"Terrace needs affordable housing. Our family has been blessed with wonderful jobs and we have come from privileged families so we don't worry about housing issues but many of our friends and families struggle. It is sad to see community members homeless or having to live in overcrowded homes or move away from Terrace to find adequate accommodation. Things need to change."*

**Impacts of an aging population.**

An aging population presents a greater need for at home care options and smaller housing units that allow for downsizing. In smaller, rural communities, residents are especially concerned about housing as they age.

*"In my work we support seniors so they can stay in their homes. Many of them would like to find the next stage of housing, not a nursing home but another stage where they can still choose to live independently. There just aren't enough of those types of housing, not co-op housing, many seniors struggle with the annual information that is required of them." "I think more supports for seniors are needed to make their homes accessible for them if they choose to age in place."*

*"We would like to see a development of some graduated housing for seniors who may not be lucky enough to have extended family here. They can then age in place in an environment that they have chosen to live in."*

## Industrial expansion and associated housing market pressures.

Many respondents were concerned about the potential population and housing demand peak projected for 2025. Economic development is generally welcomed, but participants in engagement activities were wary of the impact on local housing markets.

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*"I have owned my home for 9 years now, and feel fortunate as the market was affordable. I feel bad for folks, like my brother who is 10 years younger than me trying to buy a home. Although I love and support community growth, such as LNG, I hate what it has done to the housing market."*

*"We're going to have [many] workers rebuilding the hospital - where are they going to live? Workcamp? Hotels? Rental market?"*

*"Landlords in the area are consistently increasing rental prices due to the LNGC development and corporate competition."*

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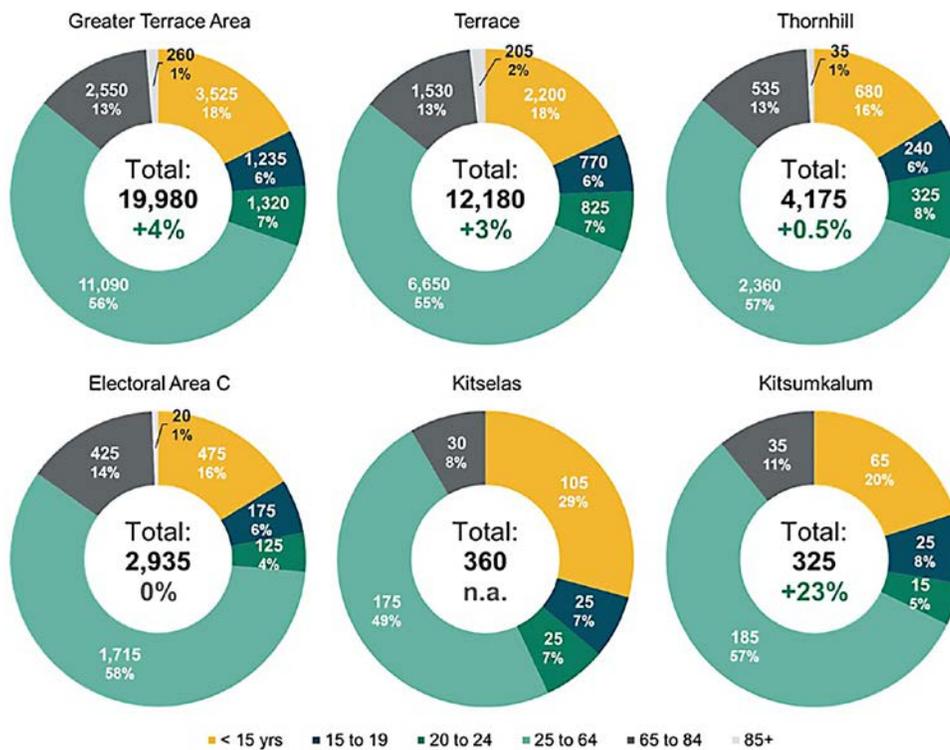
## 1. POPULATION

### Historical Population & Age Distribution

Generally, Canada’s residents are aging, a trend that is reflected at the provincial, regional, and local levels. Baby Boomers (those born between 1946 to 1964) are entering their retirement years in large quantities, unmatched by growth in young people due to declining birth rates.

**Figure 1a** illustrates the distribution of age among six main cohorts (as defined by Housing Needs legislation) in 2016 for each community considered by this report: children below 15, 15 to 19, 20 to 24, 25 to 64, 65 to 84, and 85 years or older. It also includes the total population in 2016 and the change experienced since 2006. **Figure 1b** adds greater detail on the percent change for each age cohort over the same decade.

**Figure 1a: Total Population & Age Cohorts '16 and Percent Change '06-'16**



Source: Statistics Canada

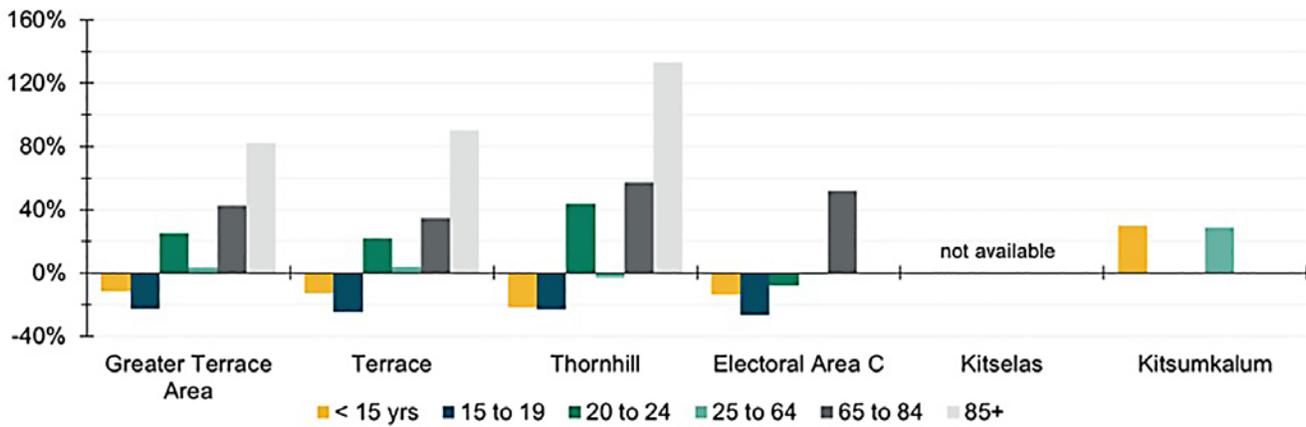
In 2016, the Greater Terrace Area totalled about 19,980 residents. Within the total, 4,760 were youth (below 20), 12,410 were working age (20 to 64), and 2,810 were seniors (65+). Each of these represent a 16% loss, 6% gain, and 43% gain over the last decade for each cohort, respectively.

# Greater Terrace HOUSING NEEDS REPORT

The City of Terrace is the largest geography within the Greater Terrace Area, which gives it great influence on broader regional trends. Terrace's 3% population gain since 2006 was the primary contributor to the Greater Area's 4% increase. Thornhill's population grew about half a percent and Electoral Area C was approximately unchanged. Kitsumkalum data indicates a 23% rise.

Generally, the Greater Area lost children of all ages, but gained persons between 20 to 24 (24%) since 2006. Working people grew slightly, while seniors had a substantial gain; specifically, people 85+ grew 82% over the decade.

**Figure 1b: Population Change (%) by Age Cohort '06-'16**



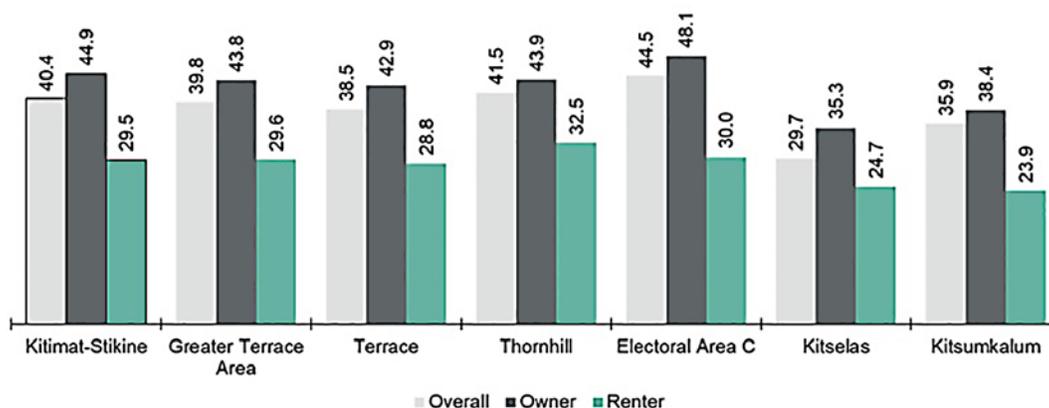
Source: Statistics Canada

## Historical Median Age

In 2016, the median age of the Greater Terrace Area was 39.6, up from 2006's 37.8. Even with the increase, the Greater Area, and the RDKS overall, reports a lower median age than the typical British Columbia community; the Province's median age was 42.5 in 2016.

Electoral Area C exhibits both the highest overall and owner median age (44.5 and 48.1, respectively), while Thornhill has the oldest renter population (32.5). Kitselas and Kitsumkalum have the lowest ages of the study area.

**Figure 1c: Median Age by Tenure, 2016**



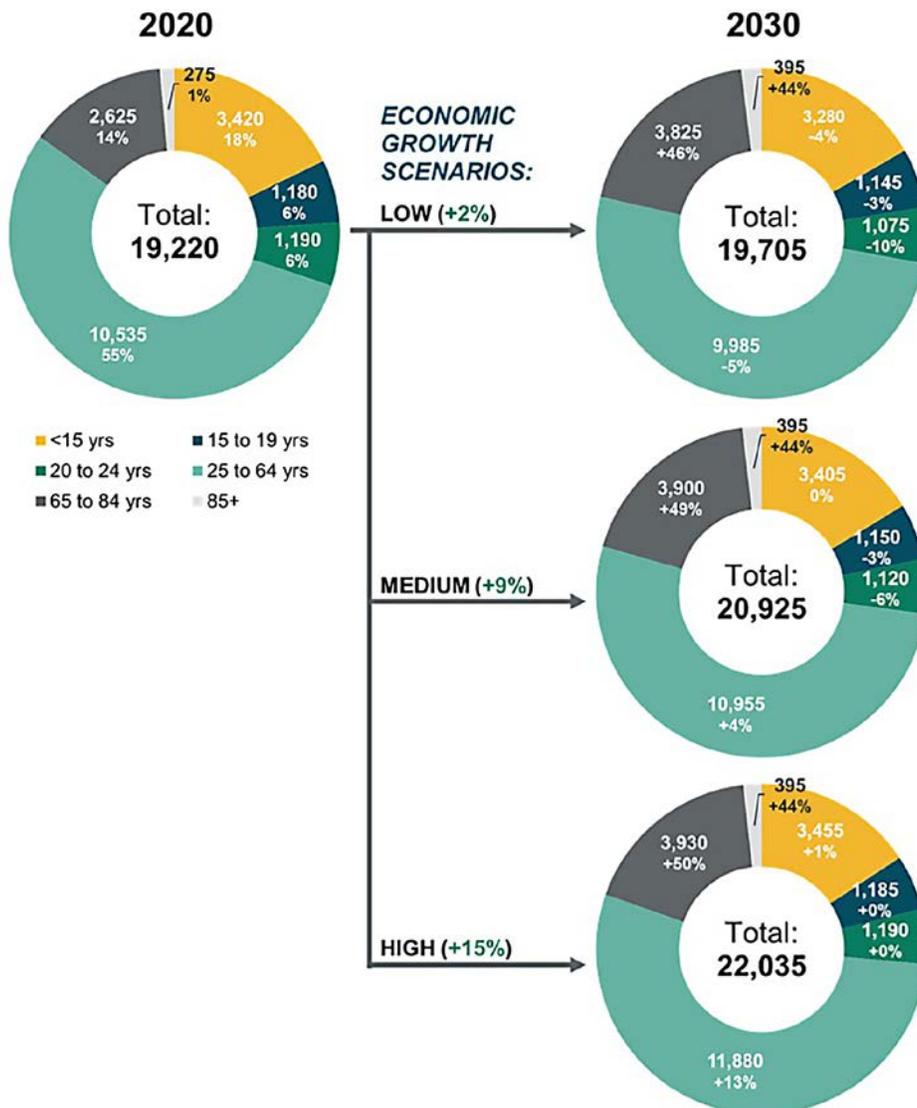
Source: Statistics Canada

**Current & Anticipated Population & Age Distribution**

In September 2020, Big River Analytics submitted its "Population Survey and Projections – The City of Terrace and Regional District of Kitimat-Stikine Electoral Areas E and C" report to the City of Terrace Council. The report speaks to a population survey and growth projections for the Greater Terrace Area, both produced by Big River.

The document also describes two distinct population groups: the usual population and the shadow population. The former is as reported by Statistics Canada (those people who have their usual/permanent address in Greater Terrace); whereas, the latter refers to those who are living or staying in the community but permanently reside elsewhere. For Greater Terrace, the shadow population was mostly made up of transient workers associated with large industrial projects.

**Figure 1d: Current Estimated & Anticipated Usual Population by Age Distribution, '20-'30**



Source: Big River Analytics

**Figure 1d** illustrates current year estimates (2020) and projection scenarios for 2030, as well as age distributions (in line with **Figure 1a**). Scenarios are for low, medium, and high economic development. For illustrations of total population over time (both historical and anticipated), please see **Figure 1e**. When reviewing the figures, please note the following:

- The population estimate and scenarios **do not** include the populations from Kitselas and Kitsumkalum;
- Totals are for the **usual population** only, since they are the primary contributors to long-term housing demand;
- Totals may differ slightly from the Big River report because of data rounding; and
- Totals from the 2016 Census and 2020 Big River estimates are relatively close, suggesting negligible population growth between the two periods. However, readers should not compare the two dates because they come from different data sources. Historical and anticipated populations are thus discussed separately, with emphasis on percent change rather than totals.

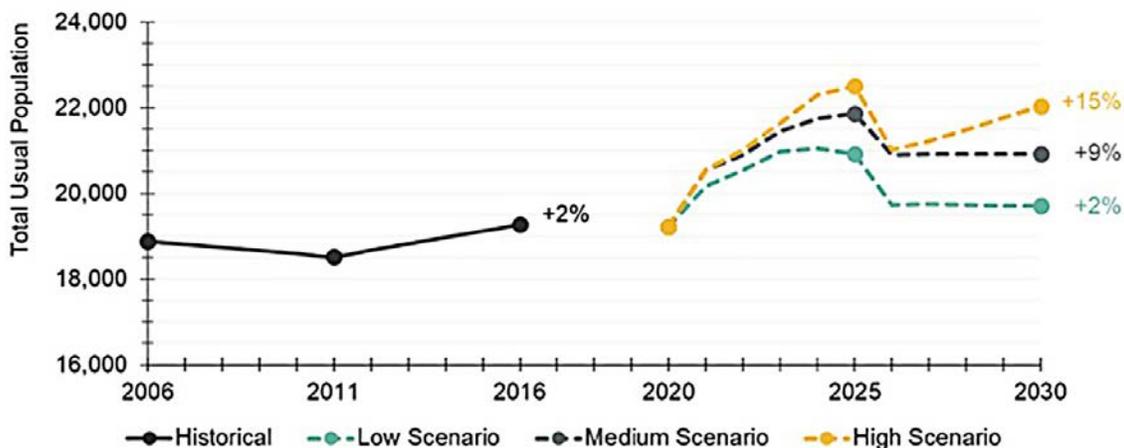
In 2020, the Greater Area’s population totalled about 19,220 people; 24% are below 20 years old, 61% are between 20 and 64 (also known as “working age” people), and 15% are 65+.

The low, medium, and high economic development scenarios anticipate growth of 2%, 9%, and 15%, respectively from 2020 to 2030. All foresee substantial growth in seniors (for example, there may be 46% more residents between 65 and 84 by 2030 in a low scenario). Seniors will make up at least 20% of the population by 2030, up from 14% in 2020.

The medium and high economic growth scenarios anticipate an increase in working age people; only the latter expects no losses of young residents.

**Figure 1e** demonstrates that projections anticipate a rapid increase in the population from 2020 to 2025 related to shorter term employment offered by large-scale industrial development. Projections indicate a sharp decline to 2026 after construction projects wrap up. Low and medium scenarios showcase stable resident totals onward to at least 2030, while the high scenario expects a partial return to pre-decline form.

**Figure 1e: Population Change\*, Historical ('06-'16) v. Anticipated ('20-'30)**



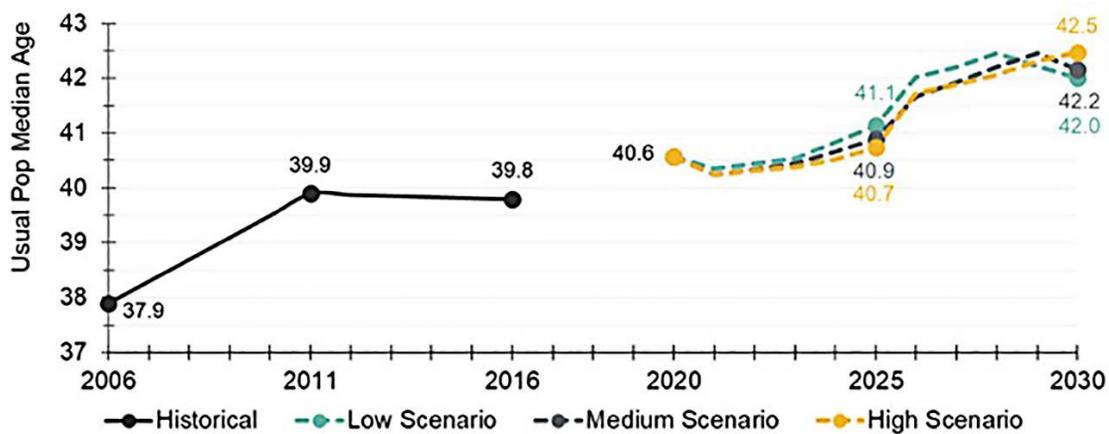
Source: Big River Analytics, Statistics Canada  
 \* projections do not include Kitselas and Kitsumkalum; community totals removed from historical for consistency

### Current & Anticipated Median Age

Median age estimates for the usual population were produced using the Big River Analytics data discussed above. Estimates take into consideration the distribution of residents across five-year age cohorts in a given year.

Regardless of the economic development scenario, projections result in anticipated increases of the median age. In 2020, estimates suggest the median age was 40.6 years old. By 2025, this increased marginally. By 2030, the median age grew noticeably, tied to the sudden decrease in working age people and continued increase in senior populations.

**Figure 1f: Median Age, Historical ('06-'16) v. Anticipated ('20-'30)**



Source: Big River Analytics, Statistics Canada

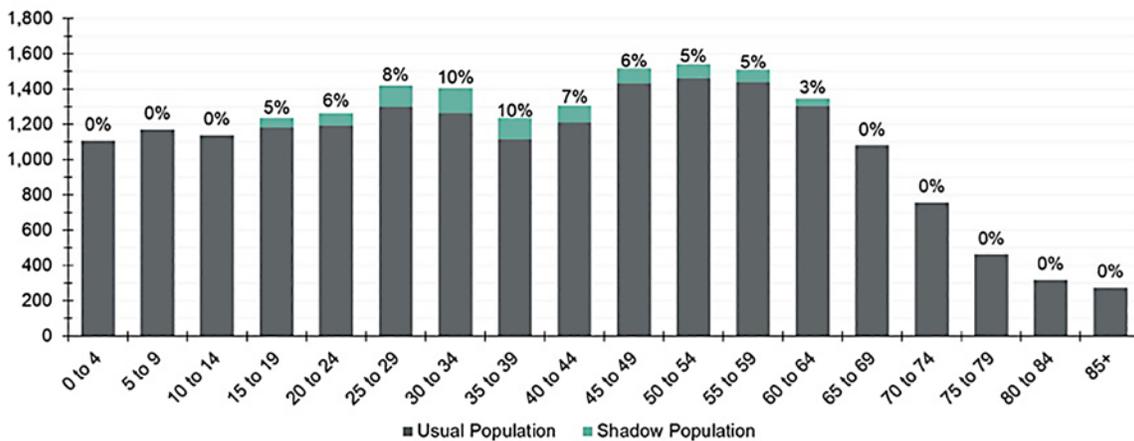


**Shadow Population Estimates**

The shadow population refers to those people living in Greater Terrace, but who usually reside elsewhere in the Province, Canada, or internationally. The shadow population has a complex relationship with local housing markets, particularly since their demand for housing often does not overlay with traditional long-term tenancies (i.e. long-term rentals or ownership). Furthermore, shadow population totals and proportions fluctuate based on economic development patterns, like large-scale energy projects that attract both local and out-of-community workers.

**Figure 1g** illustrates what cohorts are most influenced by shadow populations. Big River 2020 estimates indicate that higher proportions occurred for the 25 to 44 year cohorts, with about 5% across other working age populations.

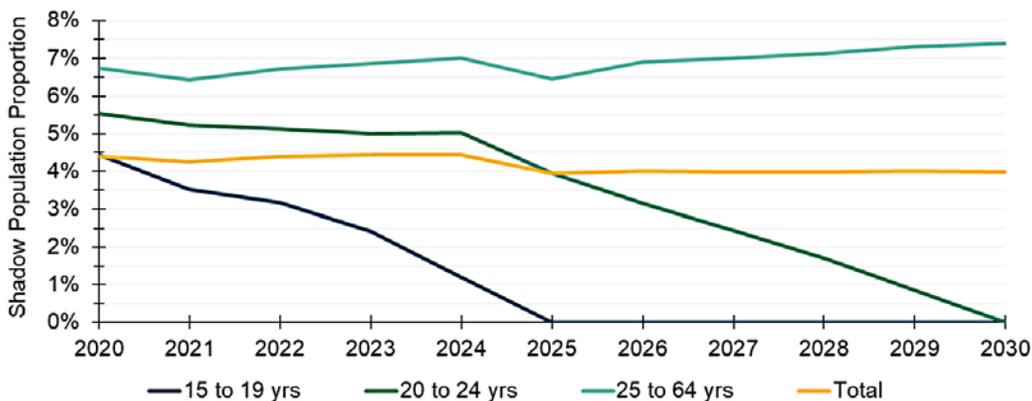
**Figure 1g: Usual v. Shadow Population, 2020**



Source: Big River Analytics

**Figure 1h** shows the proportion of the total population allocated to shadow residents from 2020 to 2030. The total proportion will likely remain stable over the decade, with a small drop between 2024 to 2025. Shadow residents 15 to 19 and 20 to 24 years old will gradually decrease as they age and enter the 25 to 64 year cohort.

**Figure 1h: Shadow Population Proportions, '20-'30**



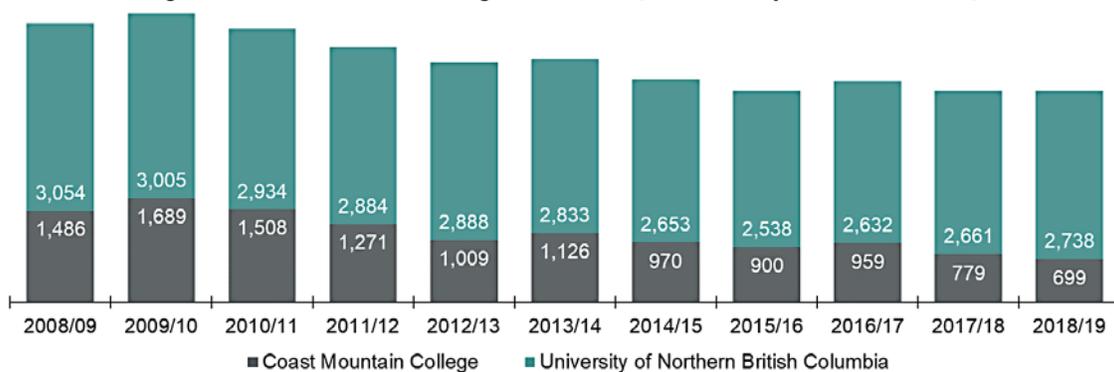
Source: Big River Analytics

## Post-Secondary Enrollment

The City of Terrace is home to two post-secondary institutions: Coast Mountain College (CMC) and the University of Northern British Columbia (UNBC). Both have multiple campuses outside the City.

According to the BC Ministry of Advanced Education, Skills, and Training (AEST), a combined 3,437 full-time equivalent (FTE, see Glossary) students enrolled at CMC and UNBC. This number does not reflect international education, offshore enrollments, and FTEs funded by the Industry Training Authority. Also, it does not describe the total students at the Terrace specific campuses.

**Figure 1i: Coast Mountain College Enrollment (Full-Time Equivalent Students)**

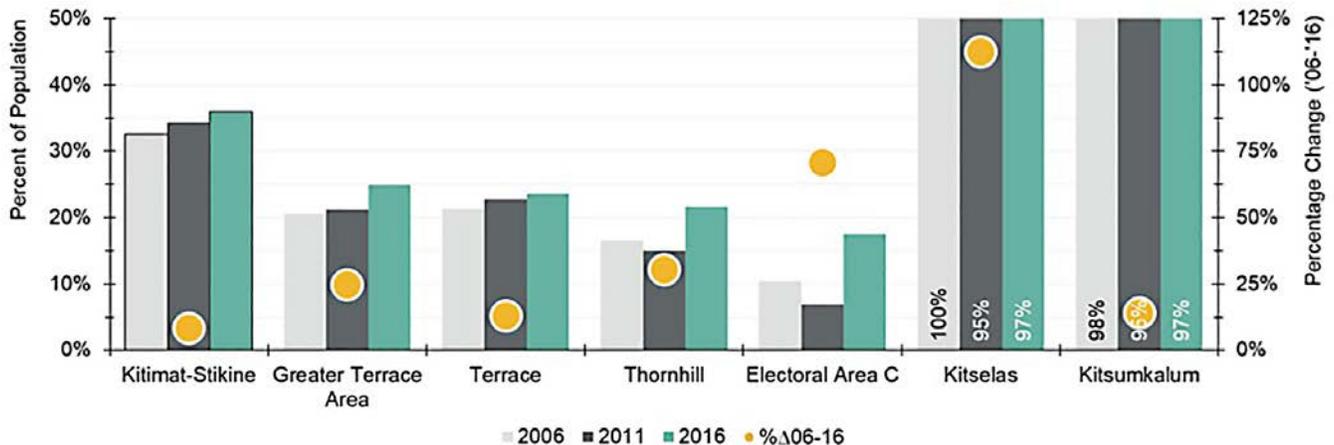


Source: AEST Post-Secondary Finance Branch

## Indigenous Identity

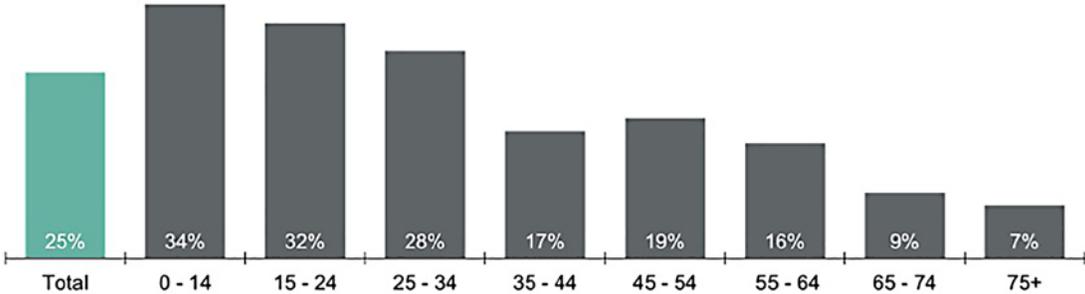
As of 2016, 4,710 people identify as Indigenous in the Greater Terrace Area, or about 25% of the total population; 17% of owners are Indigenous and 46% of renters are Indigenous. Growth in Indigenous peoples was about 25%, with greatest growth occurring in Electoral Area C. Population percentages and percent change are available in Figure 1j.

**Figure 1j: Historical Indigenous Identity & Percent Change '06-'16**



Source: Statistics Canada

Figure 1k: Percent of Indigenous Identity by Age Cohorts, 2016



Source: Statistics Canada



## 2. HOUSEHOLDS

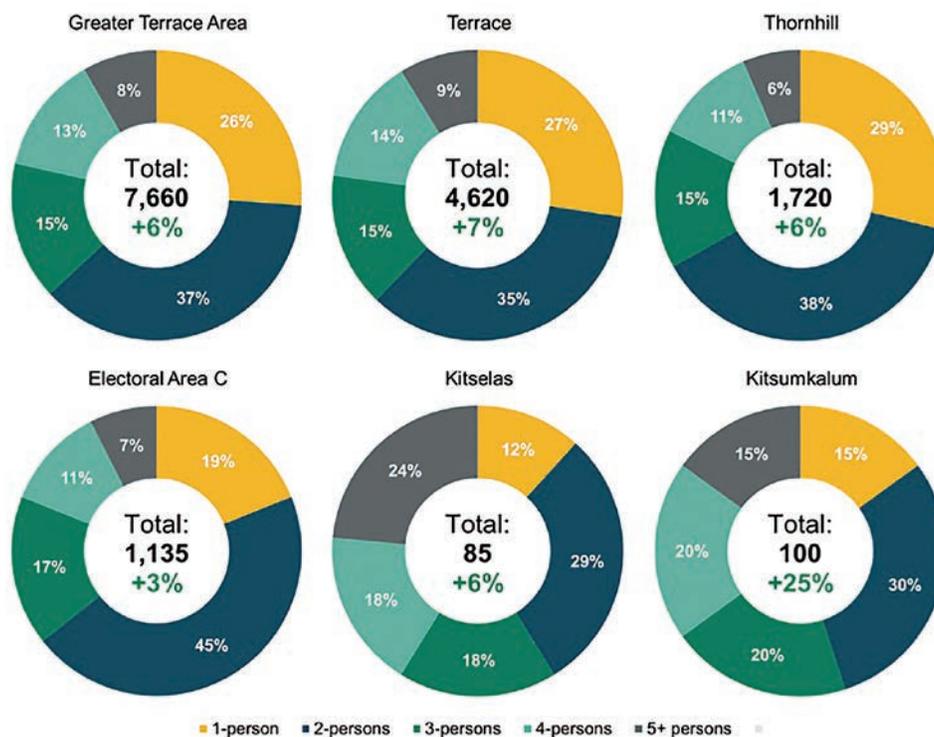
Statistics Canada defines a household as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. One household could be a couple with children, multiple families residing in the same dwelling, a single person, or roommates. A household is the highest-level descriptor of many unique living situations. The following subsections aim to illustrate the key highlights of the Greater Terrace Area and its member communities.

### Historical Households & Size

Greater Terrace grew from 7,210 households to 7,660 between 2006 and 2016, marking 6% growth over that decade. All study geographies had an increase in households over the decade, thanks to two main factors: (1) increased population means more demand from residents and their households and (2) smaller household sizes attributed to smaller families, empty-nesters, and seniors mean that there is greater housing demand per capita.

More often than not, a community that has fewer people than it used to also has more households because of the impacts of smaller average household sizes. For instance, between 2006 and 2016, Thornhill (which slightly shrank in total population during that time) had growth in 1-, 2-, and 3-person households (13%, 13%, and 10%, respectively), while losing 16% of its 4+ person households. The result is a 6% overall increase in households despite a declining/stagnant population.

**Figure 2a: Total Households & Household Sizes '16 and Percent Change '06-'16**



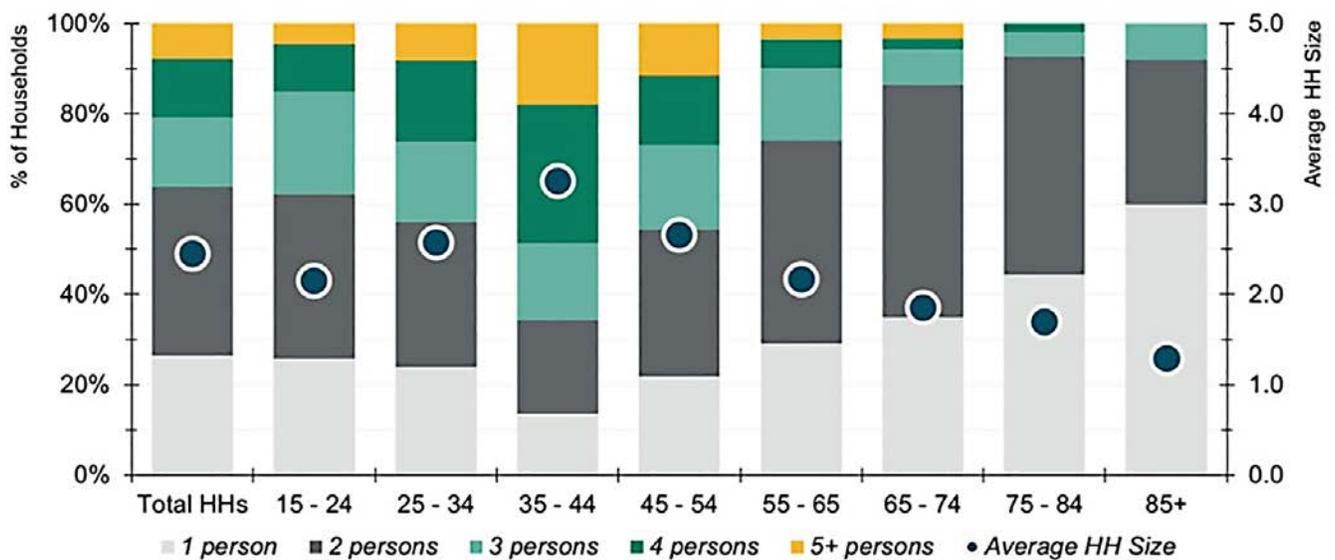
Source: Statistics Canada

The average household size was 2.5 in 2016, slightly lower than 2006 (2.6). Owner household sizes shrank (2.6 to 2.5) while renter households remained the same (2.3). BC's average household size was 2.4 in 2016.

Thornhill reported the lowest household size (2.3) due to the higher proportions of 1- and 2-person households. According to census data, the majority of Kitselas and Kitsumkalum households are 3+ persons large, resulting in an average size of 3.6 and 3.2, respectively.

For the Greater Terrace Area, household sizes peak at 3.3 for households with a primary maintainer aged 35 to 44, attributed to greater likelihood of having dependent children living at home. From there, sizes quickly decrease across 10-year cohorts.

**Figure 2b: Household Maintainers by Age Total & Tenure, 2016**



Source: Statistics Canada

### Current & Anticipated Households

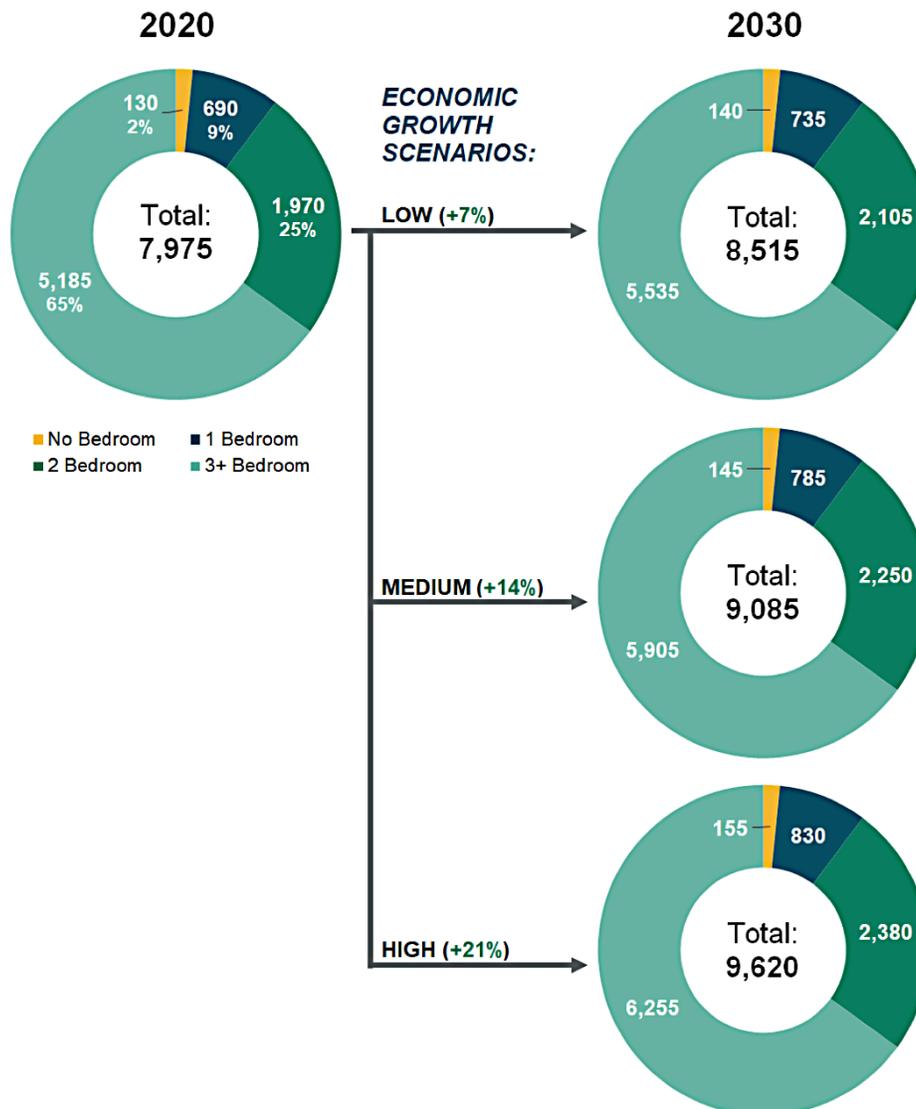
Household growth is an important fundamental component of housing demand: by definition a household requires an available dwelling to occupy. Household projections are therefore synonymous with the increase in housing stock required to accommodate expected population changes (note overall housing demand is also influenced by economic and fiscal factors, but these are omitted from the exercise for simplification).

Projecting future growth in the number of households requires two related data inputs: (1) population projections (see **Section I: Population**) and (2) the historical proportion of maintainers by age cohort, divided by the total people in that cohort. Total demand is calculated by applying the proportions of (2) to the change in how many people there are at a given age determined by (1).

**Figure 2c** illustrates the change in household between 2020 and 2025, based on Big River population projections and Statistics Canada proportions of maintainers by age. In 2020, Greater Terrace’s usual population demands about 7,975 dwellings, most of which (65%) are 3+ bedrooms large. By 2025, low, medium, and high economic development scenarios anticipate 7%, 14%, and 21% growth in demand, respectively. Because all scenarios use historical unit size distributions, their distributions are equal; however, totals per unit size grew at different magnitudes.

Please note that the noticeable gains in 3+ bedroom units does not suggest that the demand centres around single-detached homes. A 3+ bedroom dwelling can take on many forms like a single, semi, row, or an apartment. Again, this represents demand based on existing distributions; individuals and/or households make compromises in choosing their housing, meaning some may need to occupy for smaller units based on budget or availability.

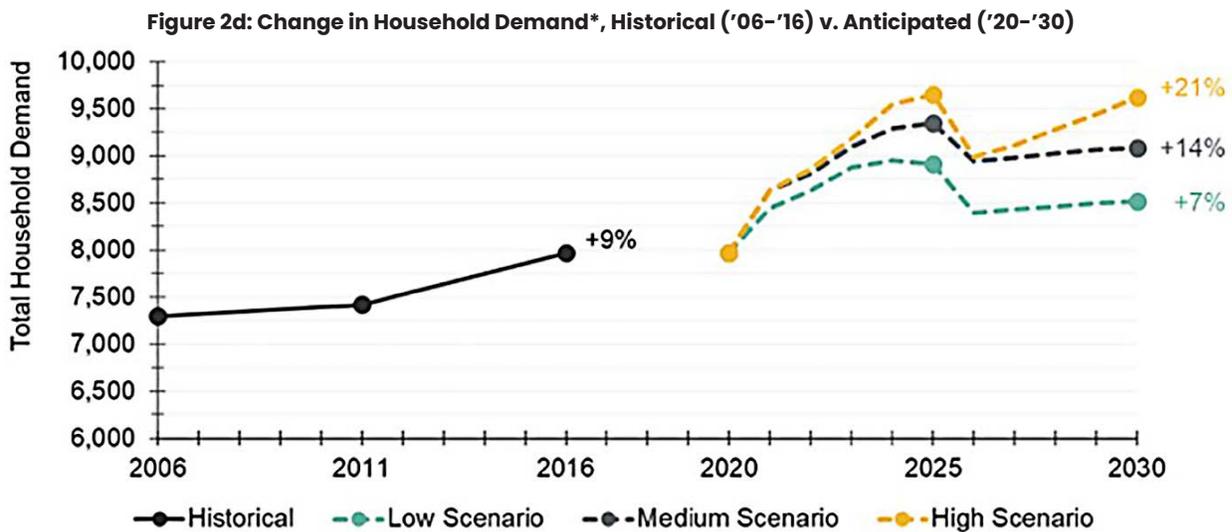
**Figure 2c: Current Estimated & Anticipated Household Demand, '20-'30**



Source: Big River Analytics

Because demand is based on changes in the population, overall household demand growth follows the same trajectory. However, the reader will notice that households are growing faster than total residents. This is because growth in senior residents is significant enough to decrease the average household size, meaning there are fewer people per dwelling and thus more demand across the entire population.

Sharp increases in anticipated population between 2020 and 2025 means significant short-term burdens on the local housing market as demand will outpace growth in supply. Like population, demand may drop suddenly after 2025, allowing for long-term stabilization.



Source: Big River Analytics, Statistics Canada  
 \* projections do not include Kitselas and Kitsumkalum; community totals removed from historical data for consistency

### Household Tenure

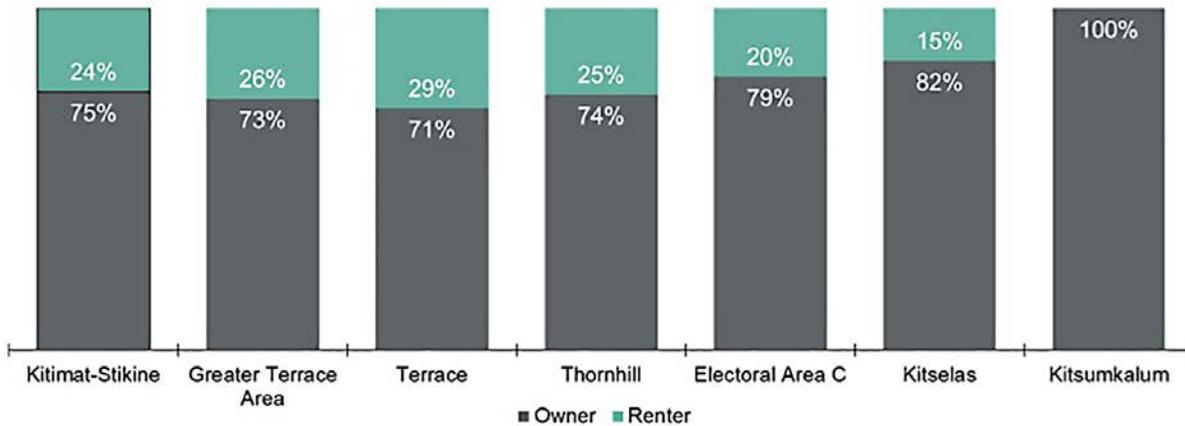
Statistics Canada data divides “tenure” into three categories: (1) owner, (2) renter, and (3) band housing. Band housing is often not reported or is suppressed for confidentiality. RDKS data is similarly unavailable. This report illustrates only the relationship between owner and renter households.

**Figure 2e** describes the owner to renter relationships across the compared communities in 2016. Please note percentages may not sum to 100% due to rounding in the source data.

Overall, the Greater Terrace Area is made up of 75% owner and 24% renter households (this does not equate 100% due to data rounding), or 5,620 and 2,040 households, respectively. Between 2006 and 2016, renter households grew 15%, higher than owner households’ 4%.

As the urban centre, the City of Terrace exhibits the highest rate of renter households (29%), followed by Thornhill at 25% and Electoral Area C at 20%. Typical electoral area renter rates across BC fall around 10%.

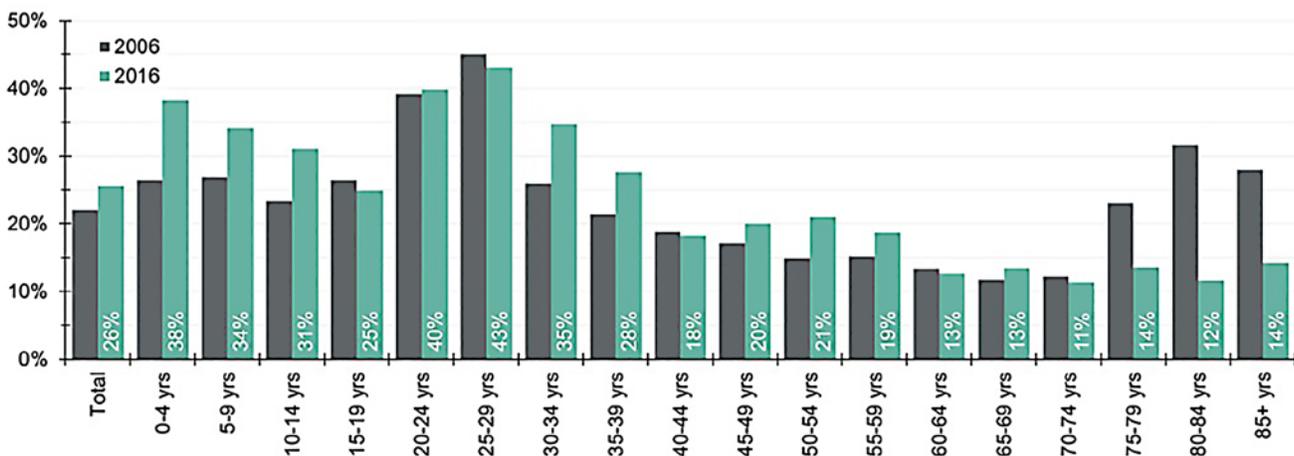
**Figure 2e: Household Tenure, 2016**



Source: Statistics Canada

When broken down by population age cohort, Statistics Canada data shows that the proportions of individual renters have increased for the majority of five-year age brackets (see Figure 2f). Notable exceptions to this are those between 15 and 29 where there has generally been a small decrease between 2006 and 2016. In addition, those aged 75 years or greater rented far less compared to a decade prior.

**Figure 2f: Share of Renters, '06 vs '16**



Source: Statistics Canada

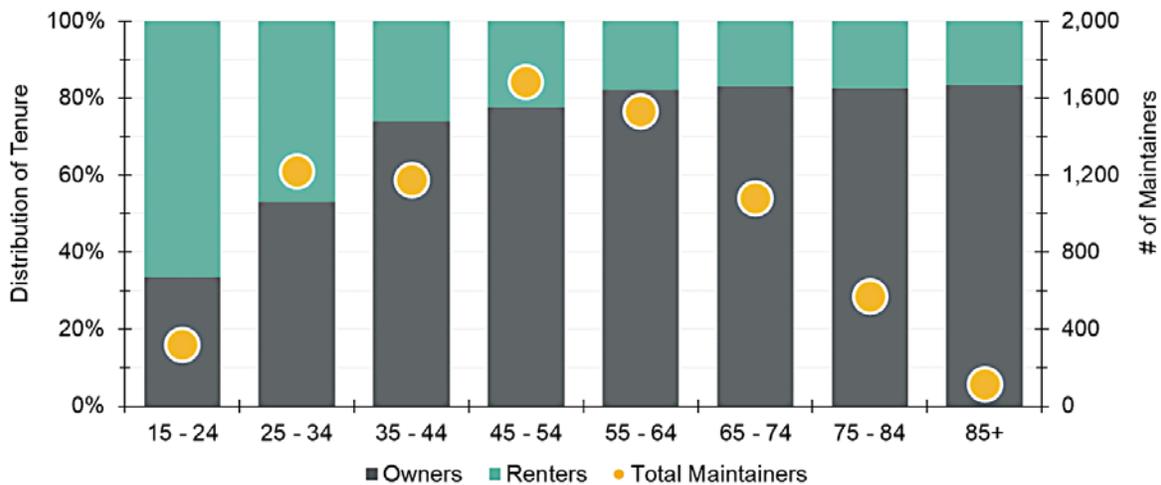
**Primary Household Maintainers**

Primary household maintainers describes the number of people who are financially responsible for the upkeep of the dwelling. In their younger years, maintainers mostly occupy rental units as they progress through school, new jobs, and saving money. As they age, the prevalence of ownership increases.

The greatest proportion of Greater Terrace maintainers falls between 45 to 54 years old thanks to its younger population; typically, rural cities and communities are somewhere between 55 and 74 years old.

Often, housing stock availability for young cohorts will depend on the needs and wants of more senior people regarding their accommodation (e.g. choosing to age in place can be a positive experience for aging adults but keeps dwelling options, often older and more affordable, from those people looking to enter the market for the first time). In this case, access to housing appears spread out and accessible by different age groups.

**Figure 2g: Household Maintainers by Age Total & Tenure, 2016**



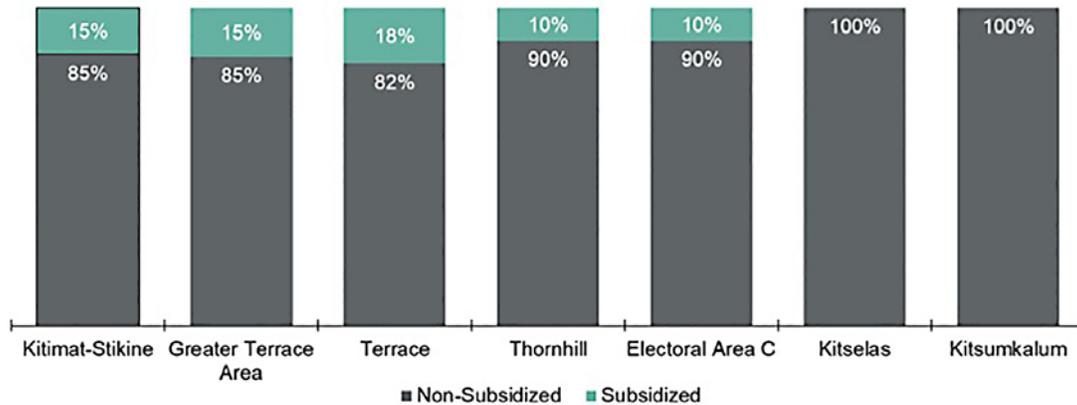
Source: Statistics Canada



**Subsidized & Mortgaged Households**

Statistics Canada reports on the number and percentage of renter households that rely on a subsidy or subsidies to acquire and maintain full-time accommodation, such as rent supplements, rent geared to income, or housing allowances (see Subsidized Housing in **Glossary**).

**Figure 2h: Subsidized Rentals, 2016**



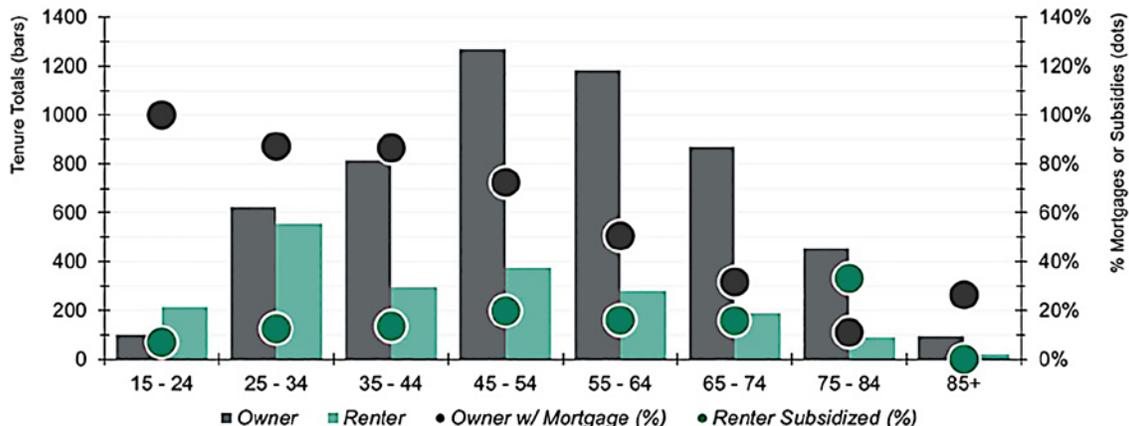
Source: Statistics Canada

On average, 15% of Greater Terrace Area renter households use a subsidy. Greater proportions occur in the City (18%). About 10% of Electoral Area C and E (Thornhill) renter households use a subsidy.

Subsidy rates for primary maintainer age cohorts generally fall between 10% and 20%, with a noticeably high share of maintainers between 75 and 84 years old. This may be due to the combination of subsidy eligibility and the reduction of retirement investments over time, or the greater availability of senior subsidized housing in Terrace relative to other types.

About 59% of Greater Terrace households were paying off a mortgage loan in 2016. Unsurprisingly, the prevalence of mortgages decreases across age groups; the older the household, the greater likelihood that it has paid off their loan. The exception is for households with a primary maintainer above 85, which may correspond with greater prevalence of reverse mortgages (receiving regular payments from the equity in your home, often used to supplement retirement income).

**Figure 2i: Tenure Totals versus Proportions of Mortgages & Subsidies, 2016**



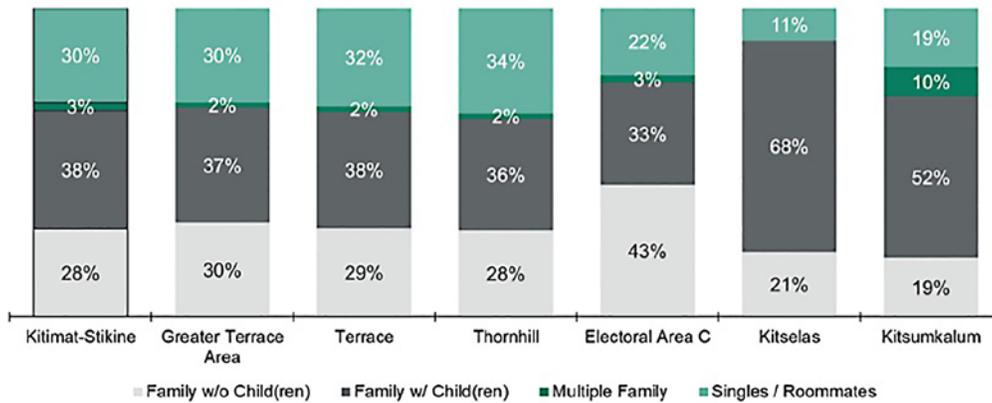
Source: Statistics Canada

**Household Type**

Household type refers to the type of “census-family” that occupies a dwelling (see Glossary). **Figure 2j** depicts the most appropriate types, being: (1) families without children, (2) families with children, (3) multiple families, or (4) non-census families (herein known as single people or roommates).

As of 2016, about 37% of Greater Terrace Area households were families with children, 30% were families without children, and 33% were other. Families with children grew 2% for owners and jumped 24% for renters, while those without grew 15% and 35%, respectively. An increase in the former highlights that the area can be seen in part as being attractive for local young couples looking to have children or others moving from elsewhere, particularly in rental accommodation.

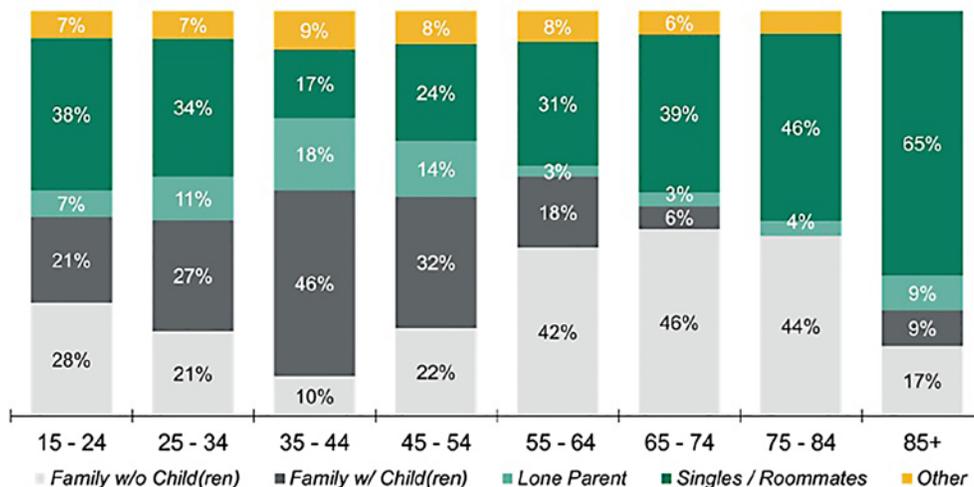
**Figure 2j: Household Family Type, 2016**



Source: Statistics Canada

Greater Terrace, Terrace, and Thornhill are relatively similar; Electoral Area C demonstrates the highest proportion of families without children (43%) while Kitselas and Kitsumkalum have more than 50% of their households as families with children.

**Figure 2k: Percentage of Family Type by Maintainer Age, 2016**



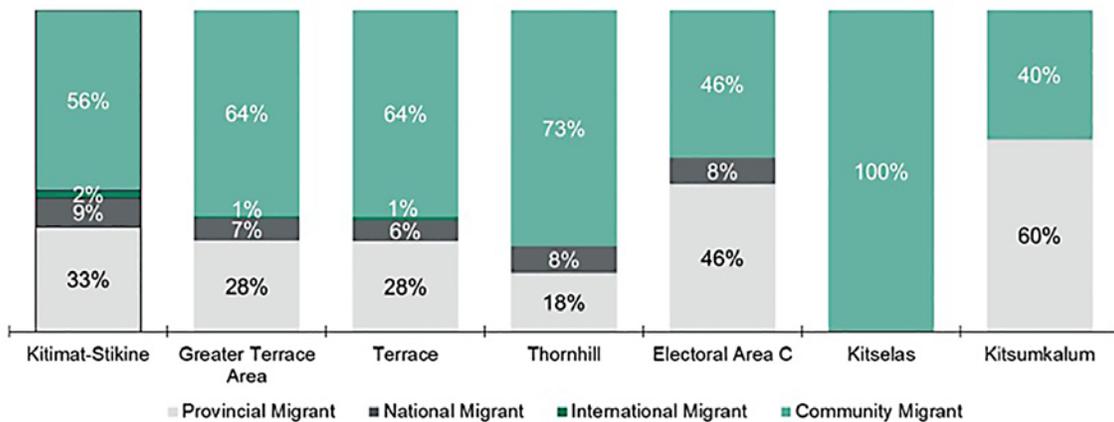
Source: Statistics Canada

**Figure 2k** illustrates the distribution of family or household types across primary maintainer age cohorts. Families with children are most apparent in homes with the primary maintainer aged 35 to 44 (46%). The share of families without children jumps to 42% for 55 to 64-year cohorts, attributed to empty nesters. Lone parent households are predominantly adults aged 35 to 54 (about 16%).

**Household Mobility (1-Year)**

One-year mobility refers to whether a person changed their location of residence within the prior twelve months. Overall, about 64% of Greater Terrace residents who moved over the previous year did so within their own community, 28% moved from within the Province (inclusive of inside the RDKS), 7% moved from within Canada, and 1% moved from outside Canada. Please note Greater Terrace Area percentages reflect the weighted average of the communities within it.

**Figure 2l: Household Mobility, 2016**



Source: Statistics Canada

**Figure 2l** illustrates how proportions of movers differs across communities. Notably, Thornhill exhibited higher rates of community migration while Electoral Area C had more households moving from within the Province.

## **Economy**

### **SECTION SUMMARY**

#### **Median incomes are rising substantially**

Greater Terrace households generally earn more money than they used to; households earning less than \$20,000 fell 38% from 2005 to 2015 while those earning more than \$100,000 grew 58%. Much of the 25% increase observed in the overall median household income is the result of the increasing proportion of higher-earning households (the share of those earning \$100,000+ jumped from 23% to 35% of total households).

#### **Renter incomes are growing faster than owner incomes**

Although median owner households earn more than renters (about double), their incomes grew slower than renters between 2005 and 2015. Growth was not enough to shrink the gap in incomes; income disparity in tenure purchasing power widened by about \$3,600.

#### **Households with children are the most likely to be considered in low income**

About 19% of children below 18 belong to a household that is substantially worse off financially than the average, possibly attributed to the generally lower incomes of younger families.

#### **More people are participating in the economy**

The total people contributing to the economy through employment (or seeking employment) grew faster than those not, demonstrating a rise in the demand and availability of work in the Greater Terrace Area.

#### **More people are unemployed but their share of the labour force decreased**

Within the labour force, total employed people grew faster than unemployed, resulting in a slightly lower unemployment rate in 2016 than a decade prior.

**COMMUNITY PERSPECTIVES:****Employers are finding it very difficult to attract and retain staff because of limited housing availability and unaffordable.**

Regional employers shared that it is increasingly difficult to attract and retain valuable workers in Greater Terrace. This was explicitly contributed to the rising cost and decreasing availability of affordable housing and noted to be particularly difficult for workers in seasonal industries.

*“Unaffordable & extremely limited housing options for current & also new residents to the community. Hard to attract potential employees.”*

*“I see it every day - we have a huge shortage of housing, cost is very high for people to rent or to buy. It's getting so bad that people are not able to move to the community because it's very difficult and stressful to find suitable accommodation. Many adults and families have to choose shared accommodation. The lack of housing is causing our community to become less attractive to potential new skilled workers.”*

**Careers that traditionally provided stable, middle-class incomes are not keeping up with housing prices.**

Well-educated people in vital careers reported that even those with stable jobs were not always able to meet their housing needs. Informants and focus groups mentioned people with careers in nursing and education were finding it especially difficult. This was more pronounced for single-income households and anyone earning less than the median income.

*“The market will look after the people with the relatively decent household income. The people you really have to look after are elderly people on a fixed-income and people who aren't making \$35 an hour. Retail and restaurant workers. They are really important people in our world who are left behind by the market economy. A healthy community isn't all just 3- or 4-bedroom houses.”*

*“Housing costs are too high. Wages aren't in keeping with costs of living expenses. A single person earning minimum wage can barely afford to survive in this economy. We are told to “live within our means” but that's hard when rent alone takes more than 50% of earnings. (Not including hydro, food, etc).”*

*“Even dual income homes such as ours, that live [within] our means, live paycheck to paycheck and it shouldn't be that way.”*

*“There is a lot of focus on Low Income housing, yet many people who have average incomes don't qualify for these types of houses. with the rising costs of housing in Terrace and rentals prices being as high as they are due to big industry, We need to focus on providing housing options for those who are unable to qualify for low income but also cannot afford 1700 a month rent.”*

### 3. INCOME

Unless otherwise indicated, all incomes within this report are adjusted for inflation to represent 2015 constant dollars. Please note that 2005 and 2015 comparison years differ from the normal 2006 and 2016 used by Statistics Canada. The reason is that census incomes come from the previously reported tax year. In addition, because incomes are reported in constant 2015 dollars, any growth over the two years reflects an increase beyond the impacts of inflation.

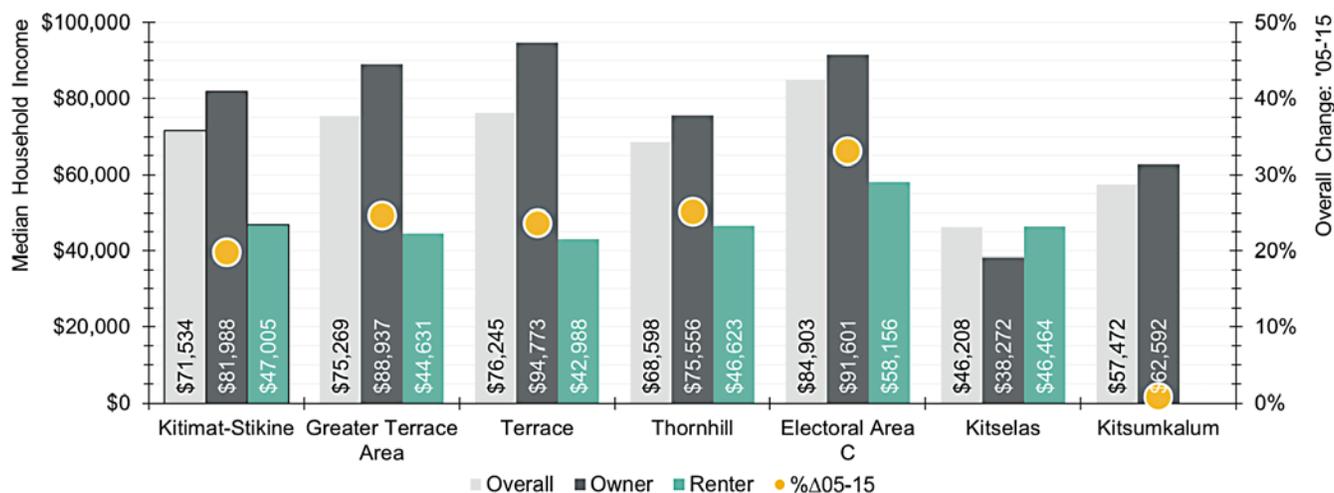
#### Median Before-Tax Household Income

Overall, Greater Terrace’s median before-tax household income grew about 25% to \$75,269. The median owner household earned \$88,937 and the median renter household earned \$44,631, representing 23% and 41% growth since 2006, respectively.

Electoral Area C’s income grew fastest since 2005 at 33%. No community experienced a decline; Kitsumkalum’s overall median income remained about the same over the decade.

Total households grew 6% between 2006 and 2016, while households earning more than \$100,000 grew 58% (those earning below \$100,000 fell 9%). It is possible that increases in high-earning people has had a larger impact on median incomes than the progression of existing households into higher income brackets; however, this is mostly speculative since no data is available to verify trends within the data.

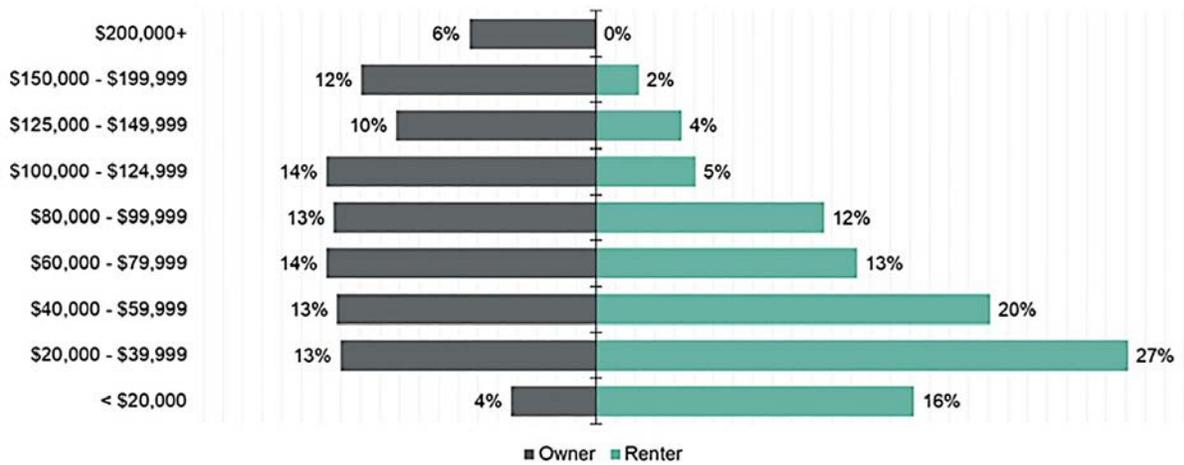
**Figure 3a: Median Before-Tax Household Income by Tenure '15 (2015 dollars) and Percent Change '05-'15**



Source: Statistics Canada

**Figure 3b** illustrates the distribution of how many households fall within each income category based on their tenure. Renters are considerably more likely to earn less than \$40,000 (43%) compared to owners (17%). Alternatively, 44% of owner households earn more than \$100,000 versus 11% of renters.

**Figure 3b: Proportion of Households per Income Range by Tenure, 2015**

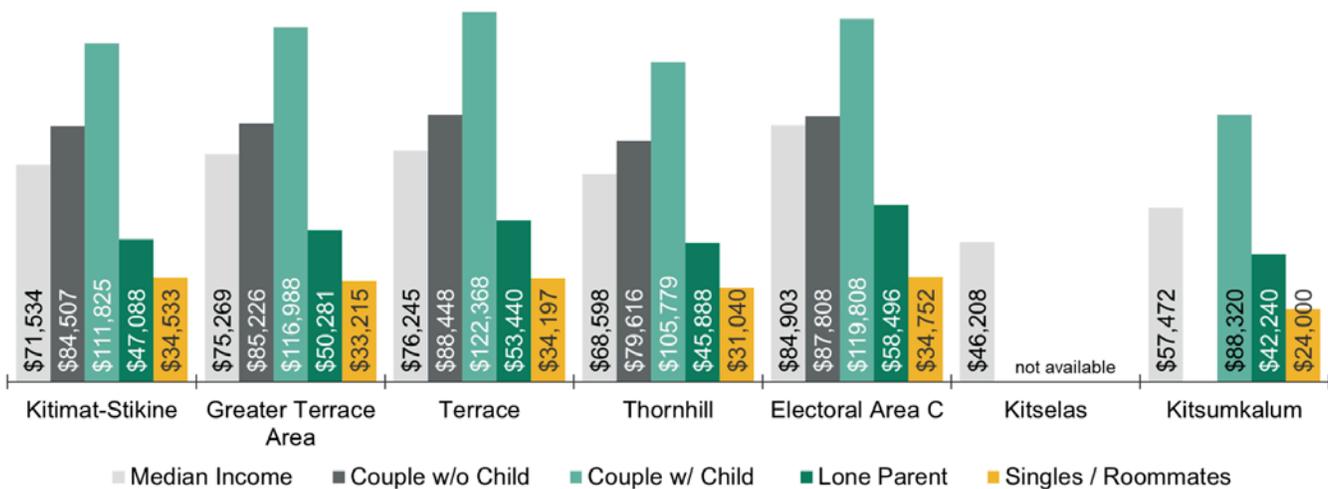


Source: Statistics Canada

### Median Before-Tax Household Income by Family Type

Statistics Canada provides income statistics for different family structures, categorizing them by their “economic family” types (see **Glossary**). Briefly, the family types are as follows: couples without children, couples with children, lone parents, and non-economic families (also known as singles/roommates). Readers will notice the similarity to those families described for “household types” (see **Section 2: Households**). There are technical differences, though these are of enough insignificance to allow for the terms to be used interchangeably throughout this document.

**Figure 3c: Median Before-Tax Household Income by Family Type, 2015**



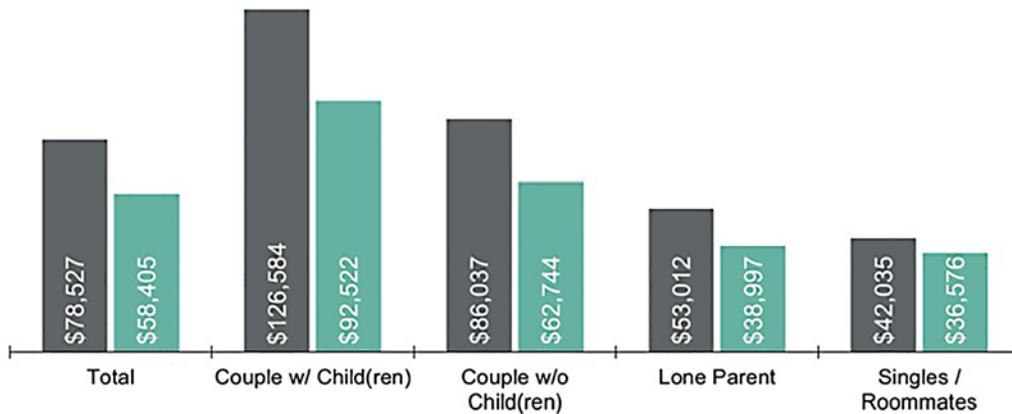
Source: Statistics Canada

# Greater Terrace HOUSING NEEDS REPORT

Statistics Canada data from 2015 reports that median Greater Terrace families with children earned the highest incomes (\$116,988), followed by families without children, lone parent households, and single / roommate households.

Families with children are often higher than those without because the latter includes young couples who typically earn less, and retired couples who live off investments and savings.

**Figure 3d: Median Before-Tax Household Income by Family Type & Indigenous Identity, 2015**



Source: Statistics Canada



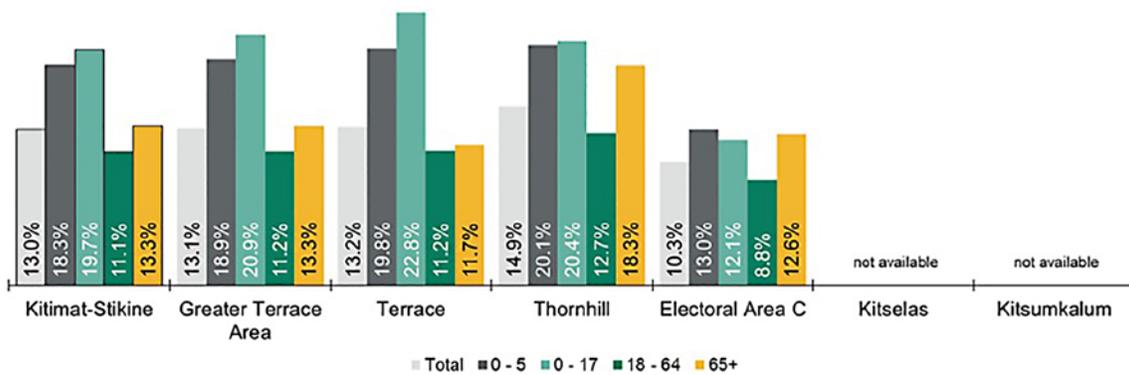
## 4. LOW-INCOME MEASURE

The Low-Income Measures (LIM) is a set of thresholds calculated by Statistics Canada that identifies Canadians belonging to a household whose overall incomes are below 50% of median adjusted household income. “Adjusted” refers to the idea that household needs increase as the number of household members increase. Statistics Canada emphasizes that the LIM is not a measure of poverty, but that it identifies those who are substantially worse off than the average.

About 13% of Greater Terrace residents fall below the after-tax LIM. Children below 6 are most likely to belong to a household below the measure (21%), followed by seniors at 13%. This appears to contradict the fact that the median couple with a child earns the most income. Note that this is the median and does not reflect all household circumstances. Also, households with children, as described by the low-income measure, include lone parent families.

Electoral Area C demonstrates the lowest rates of overall residents in low-income (10%); Thornhill has the highest (15%).

**Figure 4a: Low Income Measure After-Tax (LIM-AT) Prevalence by Cohort, 2015**



Source: Statistics Canada

Indigenous peoples are more likely to be considered low-income than non-Indigenous residents; about 32% versus 12%. Higher rates of Indigenous low-income is prevalent across family types, with the smallest disparity occurring for single person or roommate households.

**Figure 4b: Low Income Measure After-Tax (LIM-AT) Prevalence by Cohort, 2015**



Source: Statistics Canada

## 5. EMPLOYMENT

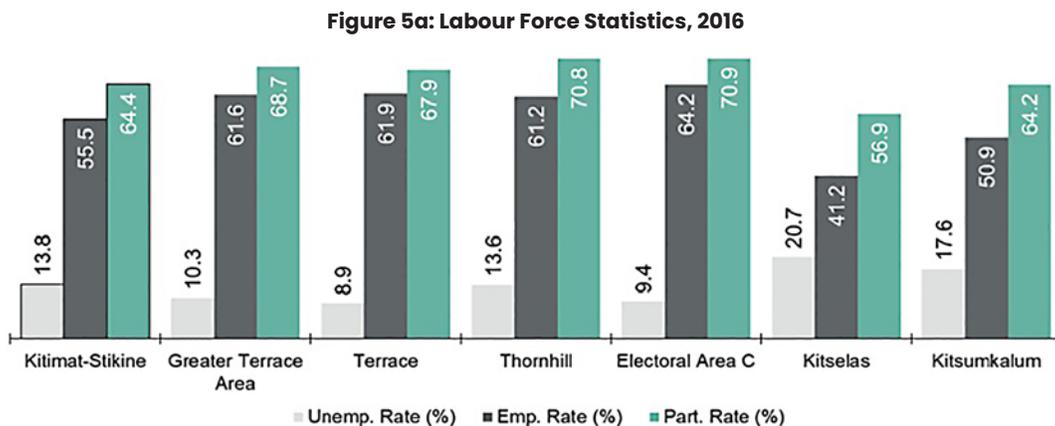
Economic development, and the resulting employment opportunities, is a key contributor to the overall demand and supply of housing within a community. However, it is often easy to assume when a labour force statistic (i.e. participation, employment, or unemployment) changes, it automatically suggests a positive or negative trend. The following sections hope to briefly clarify what trends have occurred in the Greater Terrace labour market.

### Labour Force Statistics

The **Glossary** defines participation, employment, and unemployment in regards to summarizing labour force activity. **Figure 5a** illustrates the corresponding 2016 rates for each Greater Terrace community and the RDKS. In 2016, Statistics Canada reported a labour force totalling 10,590 people (those working or actively seeking work), equating to a 68.7% participation rate. In other words, more people are contributing to the local or broader economy via employment than otherwise.

Often rural cities and communities demonstrate labour force statistics that have a downwards trajectory: participation and employment rates decline while unemployment increases. This is typically due to a labour force that grows slower than the non-labour force (i.e. greater rates of people retiring means fewer people are seeking work). Greater Terrace exhibits the opposite, with a labour force that grew 8% since 2006 while the non-labour force increased 3%. Total employed people rose 8% and total unemployed rose 5%.

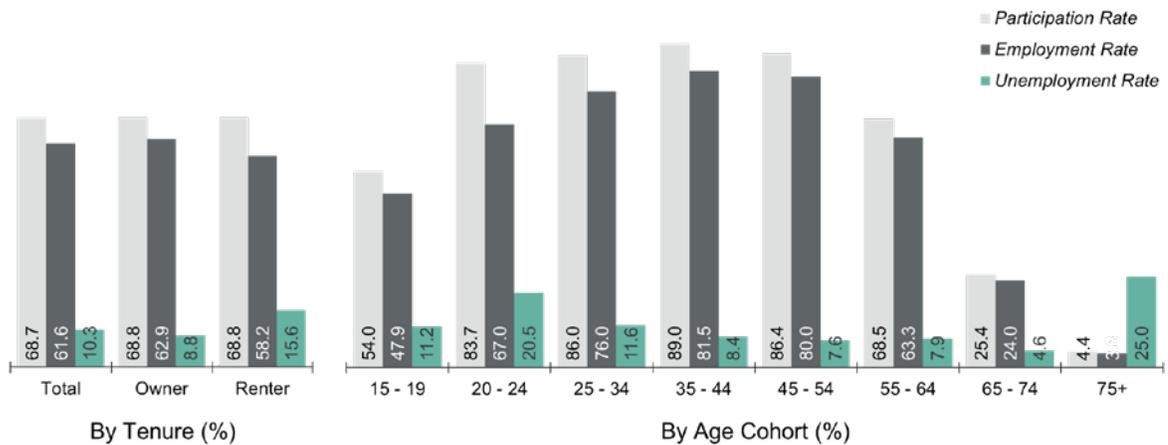
Although total unemployed people increased between 2006 and 2016, the unemployment rate declined slightly due to a larger increase in employed persons over the decade. No data existed at the time of this report to demonstrate the local impacts of COVID-19.



**Figure 5b** breaks down the labour force rates for 2016 by tenure and age cohort. Generally, people belonging to an owner household had better labour metrics than those in renter households. Notably, unemployment rates were about 7 percentage points higher for renters.

Not surprisingly, labour participation peaks for the 35 to 44 age group; most people have finished school and are looking for work but are not yet old enough to contemplate retirement. While participation decreases as of 45 years old, unemployment also declines slightly, reflecting a senior, experienced workforce who hold more stable positions.

**Figure 5b: Greater Terrace Area Labour Force Statistics by Tenure & Age, 2016**

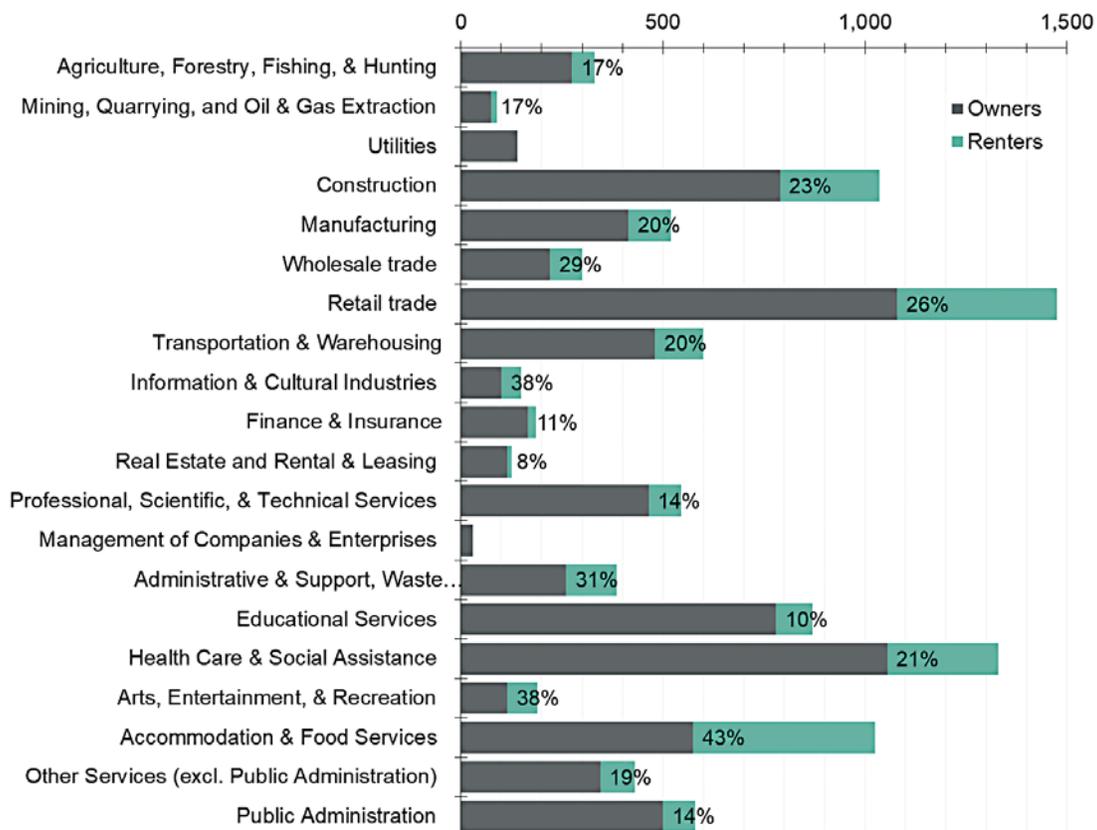


Source: Statistics Canada

### Industry

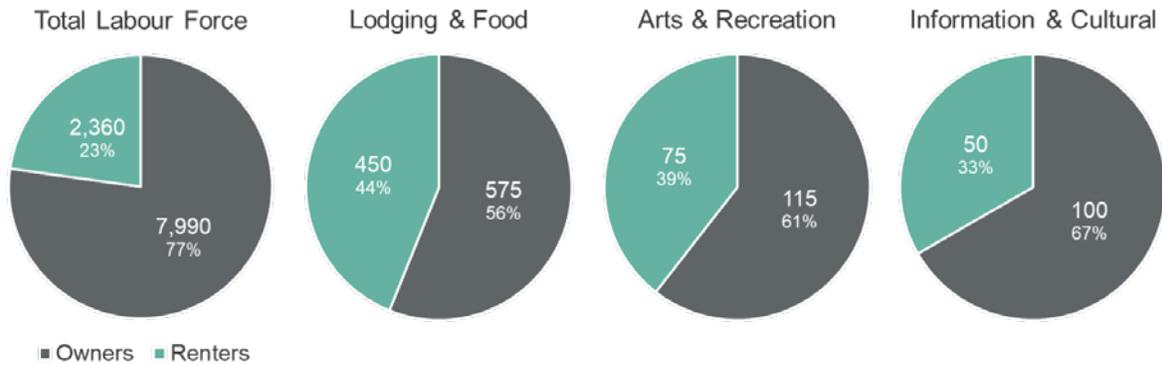
The North American Industry Classification System (NAICS) categorizes employment in the broad industries described in **Figure 5b**. Percentages indicate what proportion of the total workers by industry are renters.

**Figure 5b: Industry of Employment (NAICS Categories) by Tenure, 2016**



Source: Statistics Canada

**Figure 5c: Industries of Employment with Highest Proportion of Renting Workers, 2016**



Source: Statistics Canada

**The three *largest* Greater Terrace industries based on employment (2016):**

- (1) Retail Trade – 1,495 (14.4%);
- (2) Health Care & Social Assistance – 1,330 (12.8%); and
- (3) Construction – 1,060 (10.2%).

**The three greatest *increases* in employment (2006 to 2016):**

- (1) Utilities – 108% (65 to 135);
- (2) Mining, Quarrying, and Oil & Gas Extraction – 80% (50 to 90); and
- (3) Construction – 56% (680 to 1,060).

**The three greatest *decreases* in employment (2006 to 2016):**

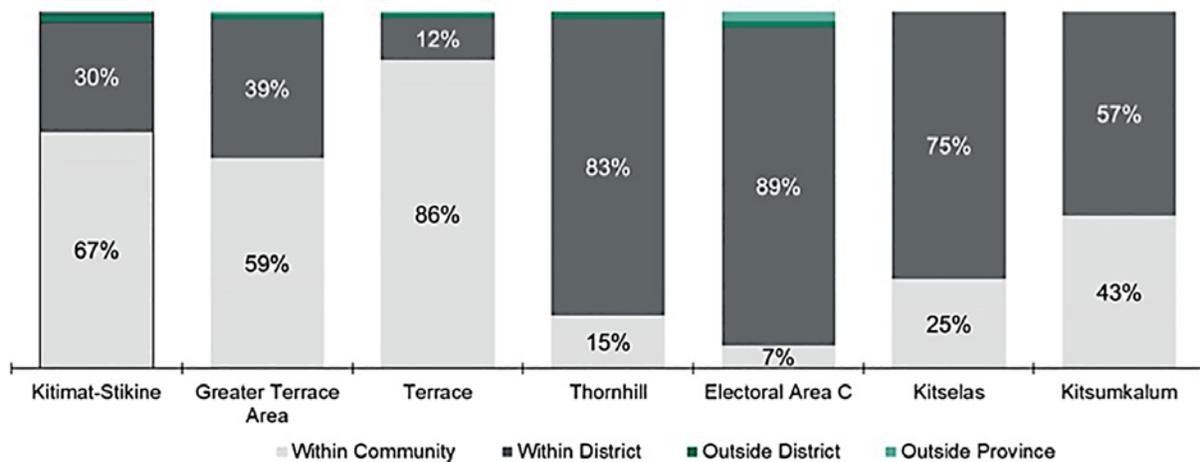
- (1) Management of Companies & Enterprises – 50% (20 to 10);
- (2) Agriculture, Forestry, Fishing, & Hunting – 46% (610 to 330); and
- (3) Finance & Insurance – 40% (290 to 175).

**Commuting**

The Greater Terrace Area had 7,630 usual workers (see Glossary) in 2016, making up about 80% of total employed persons in the same year. Of those workers, their weighted average commuting patterns were as follows:

- (1) 59% commuted within their municipality or electoral area;
- (2) 39% commuted elsewhere within the Regional District or Greater Area; and
- (3) 2% travelled outside of the RDKS, whether within or out of province.

**Figure 5c: Commuting Patterns for Usual Workers, 2016**



Source: Statistics Canada

The highest rates of commuting within the Regional District occurred in the electoral areas; employment often clusters in urban areas like Terrace, where most of the electoral area residents likely travel to.

How people/households commute or travel within their community and others often demonstrates the relationship among adjacent areas; particularly, the interconnectedness of regional level housing markets and the economy. Unsurprisingly, commute data illustrates that the City of Terrace is the economic hub of the Greater Terrace Area, and thus housing market conditions outside of the City are likely to be influenced by housing and economic conditions within.

## **Housing**

### **SECTION SUMMARY**

#### **The housing supply is growing**

Statistics Canada reports that total Greater Terrace dwellings occupied by usual residents grew about 7% between 2006 and 2016, or 51 units annually. Local government housing starts data since 2016 shows greater annual start activity than before. Most of the dwelling stock was built in the 1960s and 70s.

#### **Rents are increasing**

Overall rents grew 26% from 2010 to 2019 after adjustments for inflation, outpacing the income growth (25%) reported between census periods.

#### **Dwelling prices grew quickly, with only minor fluctuation**

Overall housing prices appreciated 51% from 2010 to 2019 in constant dollars, with most gains occurring between 2010 and 2015. The substantial rise demonstrates that inflation's role in higher values is minor compared to other factors such as increased demand or insufficient supply.



**COMMUNITY PERSPECTIVES:****There is need for diverse typologies and smaller housing units.**

Single individuals, unhoused or underhoused community members, and older adults all reiterated the acute need for smaller housing units that are affordable and appropriate for smaller households. It is very hard to find housing options that are affordable for a single person. This means that single individuals with lower incomes are forced to live with roommates or share spaces within a home. Although not always an issue, sometimes this can lead to dangerous housing situations where individuals are forced to share a space where they do not feel safe.

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*"The fact that people are resorting to cohabitation in unknown homes instead of maintaining their own home because no rentals are available just so they can work and add to our community is sad. We have such a bad reputation housing wise that people are deterred from moving here. Vets.. doctors... specialist....nurses, contractors, I have heard endless stories."*

*"Really wanting to buy and invest in our community, however our market is lacking affordable options! I don't need a fancy Bench house, but also don't want an over-priced outdated apartment in a rental building. Terrace should be focusing on starter level condo's, town and row houses for the single, mid income millennials wanting to get into the market! After spending time in many different towns around the province this summer, I was shocked at the amount of condos and townhouses being built in every community South of Prince George, but nothing similar happening in our area."*

*"High rents are a factor for many, requiring multiple roommates. House prices are out of sync with reality in Terrace and Thornhill. Low income earners don't have a chance!"*

*"We need more smaller homes, we access and the ability to build small/tiny homes. Not every can afford or wants a large home. I don't want to live in a trailer. There should be options for single mums (small house in safe neighborhood.)"*

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Many older residents reported that they would like to be able to downsize to a smaller home, but can't find anything that meets their needs.

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*"Would like to downsize in the next few years but options are limited. Would like something newer and efficient, living space mostly on one floor, lots of natural daylight, affordable."*

*"I know of many seniors who are still living in the large house they raised their families in and they would like to downsize but there is nothing to buy or rent that would suit their needs."*

*"Eventually a 2 to 3 bedroom home/townhouse would be perfect – newish, but reasonably priced (I don't need high end finishing e.g. granite counter tops). A very small yard or patio would be perfect. There are so few of these in Terrace and they sell almost instantly."*

*"As a mid 50's couple with more house than we need we would like to express our support for the legitimization of tiny homes within our city limits. Homes less than 46.5 square meters (500 square feet) in size on wheels or on a permanent slab present a low-impact alternative that currently isn't legally available in our community."*

---

### **Much of the existing stock is in poor condition and not kept up by landlords or too difficult and expensive to repair for owners.**

Many respondents, particularly renters, shared details regarding unfit or unhealthy living conditions. Reported issues ranged from general repairs to leaks, bed bugs, and challenges with noise. Inattentive landlords were cited as a frequent concern amongst renters.

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*"High rental housing costs (market rents are high). State of rental units not up to proper standards, rental units needing repairs."*

*"Many young people are living in suboptimal conditions I know people who want to move to Terrace for business and work, but housing is the main deterrent. The city should learn from other municipalities on how to deal with this. I support beautification projects, but a few murals are not enough to improve our downtown. It will take strategy, bylaws, marketing, and investment."*

*"Super high rent for not a lot of space and can be absolutely awful conditions."*

*"High rent, unsuitable housing that is passed off as ok, deadbeat landlords who only want the money, dead beat renters making it bad for everyone. How is a young person just starting out supposed to be on their own?"*

*"Absolutely, limited housing for low income, and some of the housing available (apartments) have bed bugs and terrible landlords."*

---

## Very low vacancy rates create instability for renters.

Low vacancy rates lead to a lack of choices for renters. Because of this many are forced to stay in rental housing situations that are less than ideal and may lack necessary supports. More than 50% of renter respondents to the housing needs survey indicated that they were worried about housing stability.

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*"I feel stuck in the place I'm in because it's the only place I can afford in town, but it's also unsafe and not maintained. I have no other affordable options. It's depressing."*

*"Not a lot of availability. My spouse and I pay 2500 for 2 bedrooms and 1 full bath, 1 half bath. The home is in need of repairs. We are starting a family, with no availability to increase size of home plus affordability. Our only real option to increase is to purchase, but that may be years. Until then, who knows what will happen. We have steady, reliable work and I can only imagine how difficult it may be for others in more dire situations."*

*"[Me] and my girlfriend are two working professionals (lawyer and teacher) who are stuck in a 400 foot basement suite that we found out about through word of mouth. The housing situation is untenable if you wish to keep long term residents."*

*"We will eventually leave this community and retreat to another community to buy a home that is affordable."*

---

## Increase in rental costs are impacting quality of life.

Many engagement participants indicated they were considering leaving Terrace or know people who have decided not to come to the community, indicating a very difficult rental market. Others reported high levels of stress because they were living paycheck to paycheck and struggled to afford rental housing.

---

*"It's getting so bad that people are not able to move to the community because it's very difficult and stressful to find suitable accommodation."*

*Housing to rent in this community is just too expensive making it unaffordable for families. We pay \$2,359 just for rent. And then utility's. Our rent is scheduled to go up again."*

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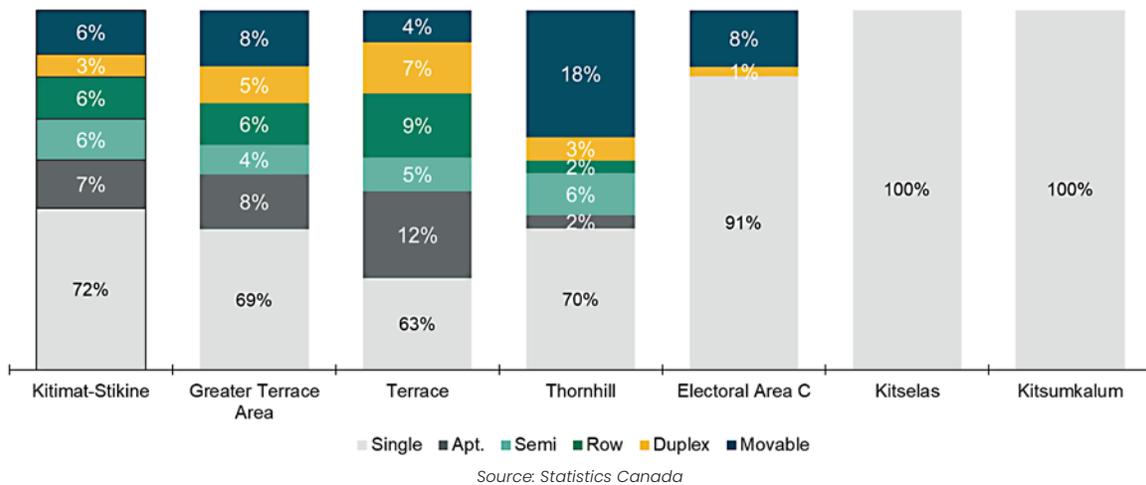
## 6. DWELLING CHARACTERISTICS

### Dwelling Type

Greater Terrace's total dwellings occupied by a usual resident was 7,660 in 2016, up 7% since 2006. Overall, single-detached homes made up about 69% of all dwelling types. In the electoral areas, movable (manufactured or mobile) dwellings were the dominant alternative. Total movable dwellings grew 37% since 2006.

As the urban centre, Terrace provides the greatest housing alternatives to single-detached homes (like duplexes or rowhouses). General planning best practice supports the provision of denser housing typologies; Terrace's proportion of single-detached homes declined from 63% to 62% between 2006 and 2016, indicating that denser housing was built in higher volume than singles.

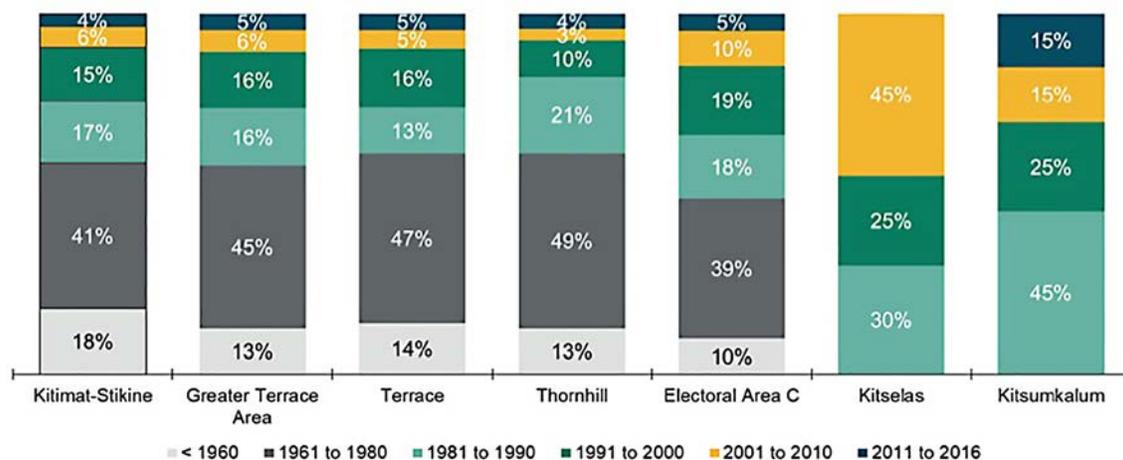
**Figure 6a: Proportion of Dwellings by Type, 2016**



### Dwelling Age

Most of Greater Terrace's homes (58%) were built before 1980 – 45% were built between 1961 and 1980. According to the census, Kitselas and Kitsumkalum have the newest housing stock (no homes built before 1980), followed by Electoral Area C.

**Figure 6b: Proportion of Dwellings by Age, 2016**



**Dwelling Size**

Most communities exhibit higher rates of 3+ bedroom units based on the abundance of low-density housing typologies (e.g. single-detached, semi-detached, and row housing), particularly if located on larger lots that can physically accommodate larger units. Generally, the more rural the community, the greater the number of bedrooms; however, there are outliers.

As of 2016, about 67% of Greater Terrace dwellings were 3+ bedrooms large, followed by 25% for 2 bedrooms. Electoral Area C had the greatest share of 3+ bedroom homes (68%), the most 2-bedroom units were in Thornhill (33%), 1-bedroom in Terrace (8%), and no bedroom (e.g. studio apartments or some mobile homes) in Terrace (1%).

**Figure 6c: Proportion of Dwellings by Unit Size, 2016**



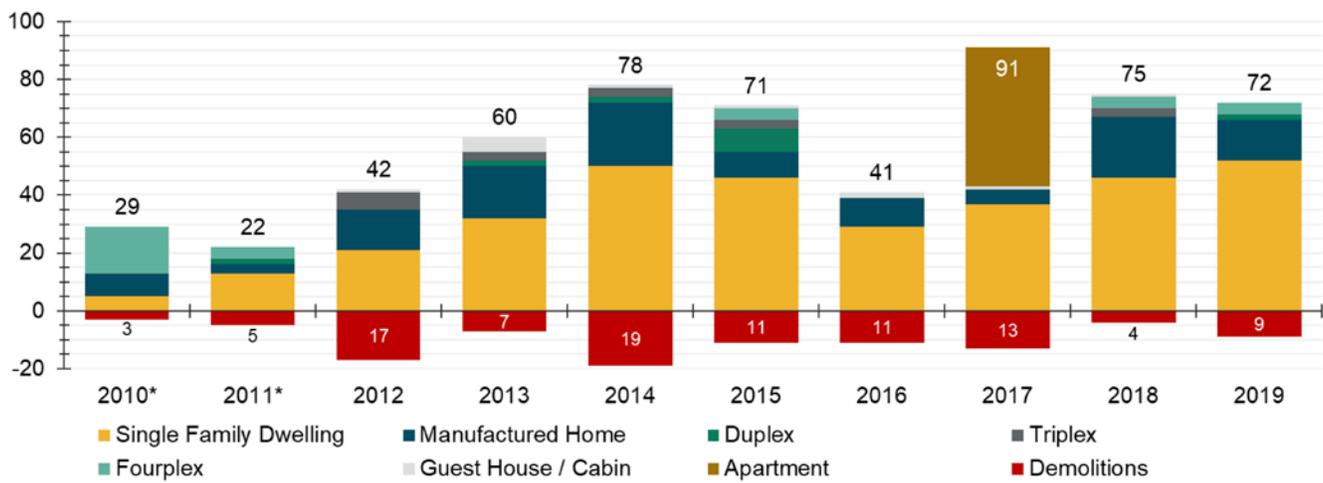
Source: Statistics Canada

## 7. CONSTRUCTION ACTIVITY (STARTS)

Greater Terrace begins building about 58 dwellings annually; about 10 residential demolitions occur each year. The most active year was 2017 (91), boosted by 48 apartment units submitted and approved by the City of Terrace.

About 57% of Greater Terrace starts were for single-detached units over the last decade. This drops to 49% when considering only the City of Terrace data. The next most common dwelling type was the manufactured home, averaging 21% of starts since 2010.

**Figure 7a: Residential Construction Activity (Starts) '10-'19**



\* electoral area permits only available as of 2012  
 Source: Local Governments

## 8. RENTAL MARKET

### Prices

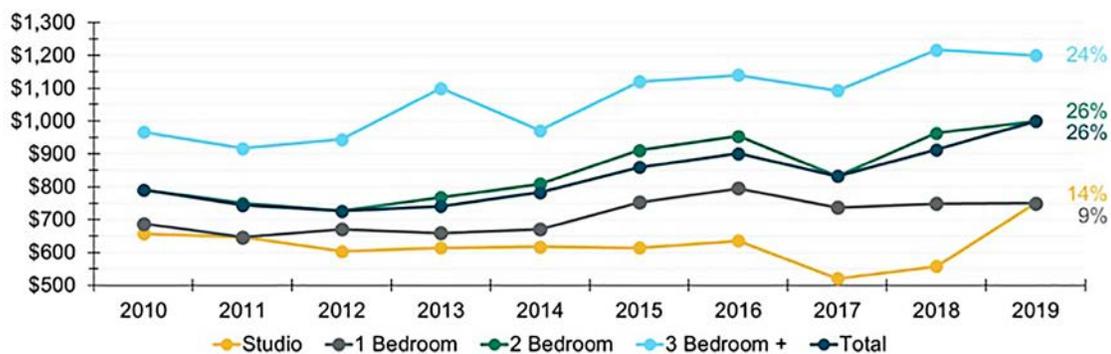
The Canadian Housing & Mortgage Corporation (CMHC) conducts an annual Rental Market Survey to estimate rental market strength. The survey collects samples from all urban areas with populations greater than 10,000 and targets only private apartments with at least three rental units. Among the information provided are median rental prices for units within the primary rental market (see **Glossary**).

The City of Terrace and Thornhill are the only geographies in the RDKS to qualify for the survey, though rent and vacancy data is only available for the former. Reviewing Terrace rental data and applying it to peripheries is not without merit since the City makes up a considerable portion of the Greater Area. Changes in rent and the magnitude of these changes can be an indicator of what to expect in Thornhill or Electoral Area C. In addition, changes in vacancy can put pressure on these communities or the secondary market to fulfill demand (discussed in the next section).

**Figure 8a** illustrates Terrace’s historical median rents, adjusted to 2019 dollars, with the percent change from 2010 to 2019 provided for each unit type. It is important to note that the CMHC survey covers all rental units, whether currently occupied or vacant and available. As a result, rent prices reported in this survey are typically lower than the asking rents of currently available units; the inclusion of long-term tenancies whose rents are comparatively low and relatively stable tends to drive down the median. Therefore, this data reflects the overall cost of rental housing, but likely understates the current asking rent for a unit that has recently become available, representing the true cost to people entering or moving within the rental market.

CMHC does differentiate between rental prices in larger survey areas and this can help give an impression of local differences. Across all Census Metropolitan Areas in British Columbia, CMHC reports vacant unit rents are higher than occupied by, on average, 15% for studios, 20% for 1-bedrooms, 25% for 2-bedrooms, 31% for 3-bedrooms, and 23% overall. Costs for available units in Terrace may be off by similar margins compared to the average rents reported below.

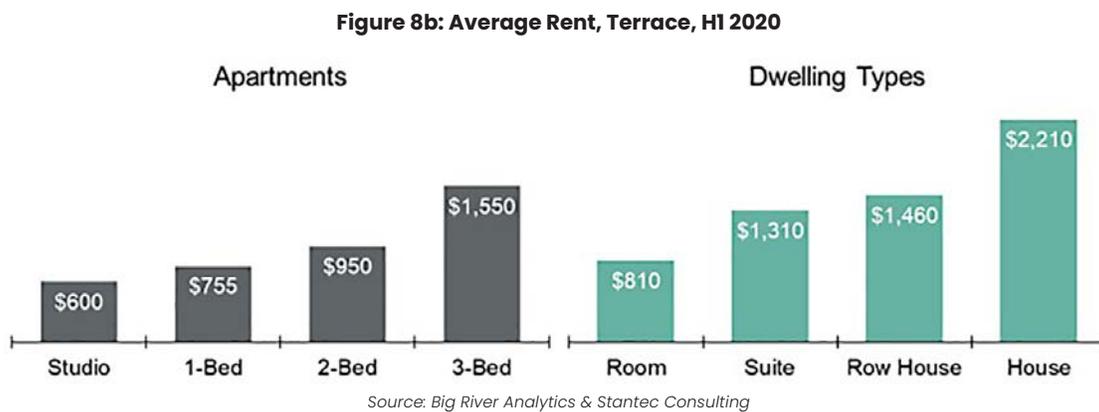
**Figure 8a: Median Rent, Terrace (2019 dollars)**



Source: CMHC

In 2019, the median unit rented for \$1,000, a 26% increase since 2010 (adjusted for inflation). Two-bedroom unit rents grew 26% over the same period, reaching \$1,000. One-bedroom units grew slowest at 9% to \$750. To reiterate, these rents are presented in 2019 dollars, which means trends in price are in addition to the effect of inflation. This illustrates whether rent prices have grown more than overall prices for goods and services across the British Columbia economy.

In August 2020, Big River Analytics and Stantec Consulting prepared a Housing and Accommodation Indicators report for LNG Canada. The report collected several data points on housing within the District of Kitimat and the City of Terrace. Among them are rental market estimates based on apartment size and dwelling type. Sources include Kijiji, Facebook, Craigslist, and telephone surveys. For Terrace, the total apartment sample was based on 134 units (from 0 to 3 bedrooms large) and dwelling types on 96 units.

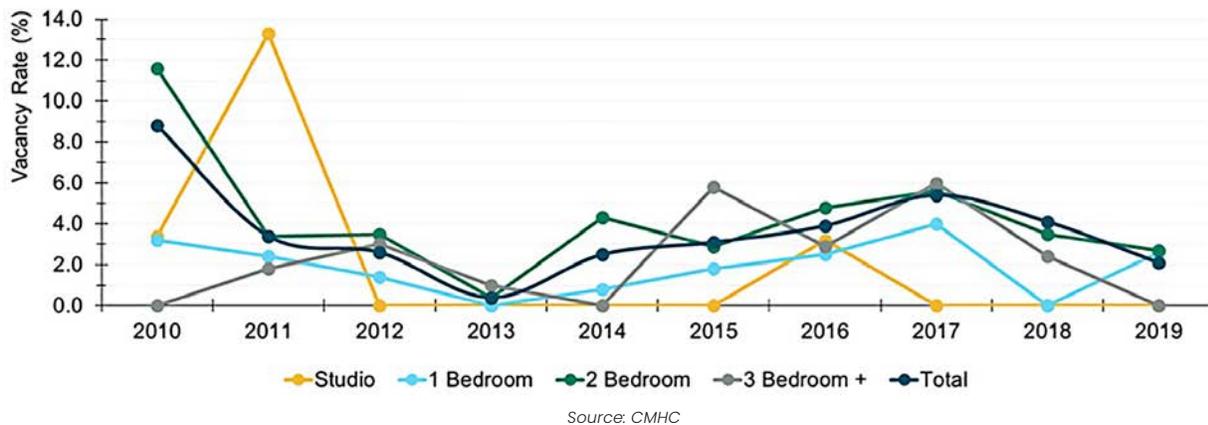


**Figure 8b** illustrates their findings for online rental listings in Terrace for the first half year of 2020 by unit size and dwelling type. Please note that dwelling type numbers are weighted averages calculated using Table 4.1.6 on page 18 of their report.

**Vacancy**

Greater Terrace’s overall vacancy rate has fluctuated since 2010. In 2019, CMHC reported it was 2.1%, the lowest it had been since 2013 (0.4%). Big River Analytics & Stantec Consulting estimate that vacancy could be as low as 0.7% in the first half year of 2020, demonstrating a continued reduction of available rental supply. For context, the generally accepted healthy vacancy falls between 3% and 5%; the overall vacancy was within or close to within that range between 2015 and 2018.

**Figure 8c: Primary Market Vacancy Rate, Terrace**



Although CMHC data is heavily reliant on Terrace, its trends do impact secondary market activity, both in the City and nearby communities. For example, with a growing rental population and declining vacancy, housing demand will be on the rise (inclusive of apartments). As renters find little to no stock available in the City, they will begin to find alternatives, moving to secondary market units. In other words, declining urban vacancy rates induce demand for substitutes, thereby decreasing secondary market vacancy rates. Unfortunately, the specific rate and how it may change cannot be determined.



## 9. REAL ESTATE MARKET

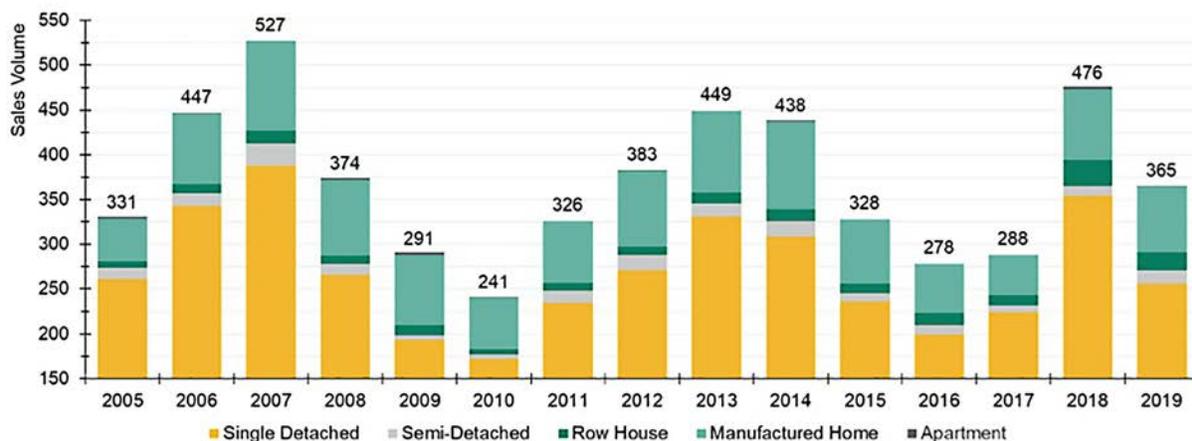
The real estate market refers to the buying and selling of land and buildings, mostly by individuals or companies who seek stable, permanent tenancy or investment opportunities. Many factors play into the health of the market. Unfortunately, data is often only obtainable at provincial or national levels, making it difficult to summarize or predict local trends. Fortunately, BC Assessment does offer some information for municipalities to consider in their housing needs reports. Among the information is sales activity, dwelling prices, and assessment values, discussed below.

### Sales Activity

Greater Terrace residential sales fluctuated over the last decade and a half, starting at 331 in 2006 and reaching 476 in 2019. In between, it fell to 241 in 2011 as sales volumes declined following the Great Recession of 2008. It appears to recover from 2011 to 2014, with another decline until 2017. Sales jumped in 2019, induced by high demand generated from the liquid natural gas (LNG) industry

On average, single-detached homes made up 72% of sales over the last decade, followed by manufactured homes at 21%.

**Figure 9a: Total Residential Sales, '05-'19**



Source: BC Assessment

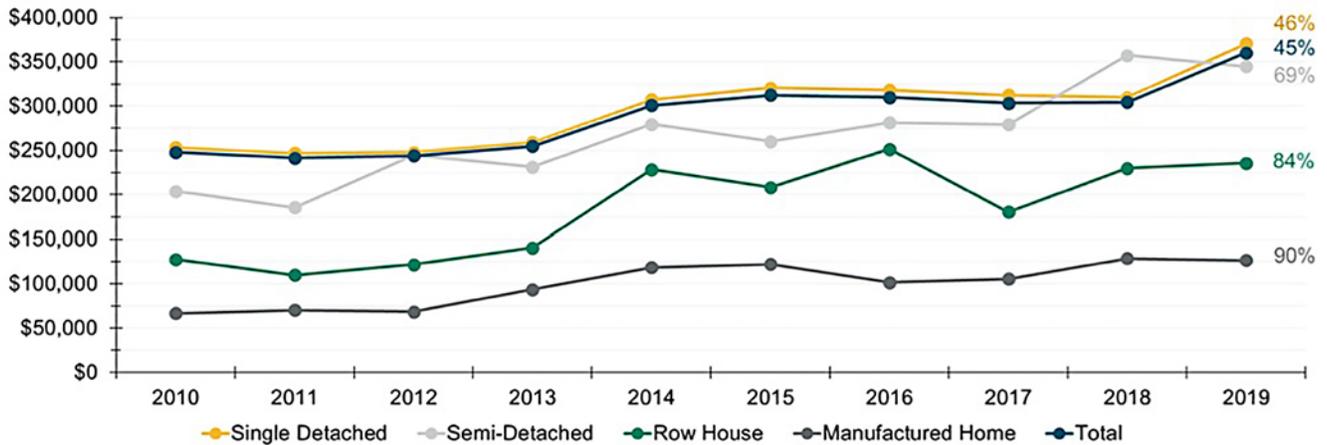
### Prices

BC Assessment reports sale prices for multiple dwelling types; however, the type of dwellings within each community varies, particularly when comparing urban versus rural. Figure 11b summarizes prices across the Greater Terrace Area and does not distinguish by geography within said area. Prices are in 2019 dollars.

Greater Terrace's overall dwelling prices grew 45% over the decade. Single-detached homes grew slowest at 46%, followed by semi-detached homes at 69%, and row houses at 84%. Manufactured home prices jumped 90%.

Adjusting prices for inflation (e.g. 2019 dollars) allows the reader to understand the actual overall appreciation or depreciation in housing in real terms (or values that are comparable without the consideration of increases or decreases in the value of money in the larger economy). For instance, unadjusted prices for singles grew 60% since 2010, meaning inflation accounts for about one quarter of its price appreciation.

**Figure 9b: Median Dwelling Price (2019 dollars) & Percent Change '10-'19**



Source: BC Assessment

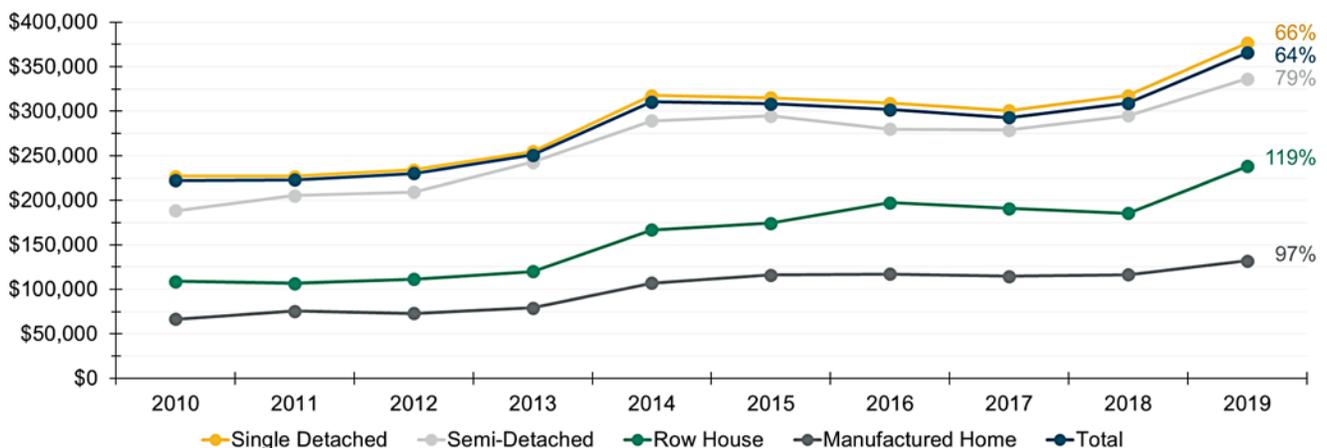
### Assessed Values

BC Assessment also, unsurprisingly, reports assessment values for multiple dwelling types. Again, the type of dwellings within each community varies. Assessments are expressed in **Figure 9c** in 2019 dollars. Greater Terrace’s overall residential assessments are up significantly since 2010 (64%). No dwelling type experienced growth less than 60% over that period.

It is important to note sale prices and assessment values rarely equate each other. The former reflects buyer or seller purchasing power at that given point in time, whereas the latter reflects an estimation made by an assessment body based on other sales, and sometimes adjusted for legislative requirements of the property tax system.

Rising assessments often mean a higher property tax bill (unless changes to the property tax rate are made to fully offset the increase), which adds additional financial burdens on both owners and renters; property taxes for rental properties filter down to tenants in the form of higher rents.

**Figure 9c: Median Assessed Value (2019 dollars) & Percent Change '10-'19**



Source: BC Assessment

## 10. SHORT-TERM RENTALS

Short-term rentals (STRs) have grown as a more fluid and flexible use of residential dwelling space for temporary accommodations that blurs the line between rental housing and a commercial hospitality use. Alongside this market growth is concern about the impact of STR units on traditional residential market sectors; specifically, whether STRs are removing permanent tenure homes from the market, reducing supply and increasing the difficulty for households to find suitable places to live.

The following discussion reports STR information derived from the company AirDNA, which generates monthly data on STR markets, scraped from the public-facing websites of several STR platforms (including AirBnB).

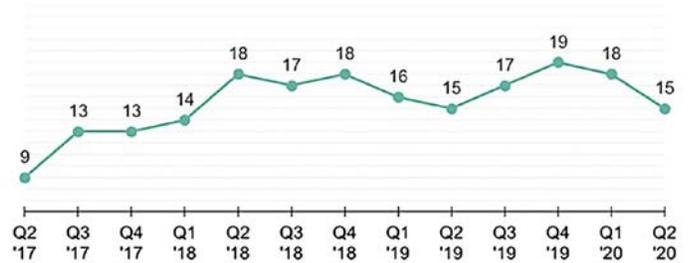
Historically, the number of active STR units has been on a gradual rise in the City of Terrace (where information is available), from 9 in Q2 2017 to 19 in Q4 2019. Fluctuations do occur depending on the quarter. Please note an “active” unit is one that is available and/or reserved at least one day in a given month.

Even with the emergence of COVID-19 between Q1 and Q2 2020, active units did not decline below the same total for 2019, indicating the STR market has been relatively resilient.

As of August 2020, the STR market increased to 17 units, 13 of which were entire homes. Entire homes are those units that can have an impact on traditional rental markets; they may remove viable long-term options sought out by residents. However, the size of the STR market in Terrace is very small compared to its total housing stock, and compared to other communities in BC, suggesting a limited impact on housing affordability and availability.

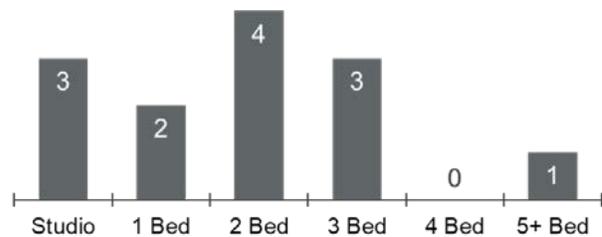
The average daily rate for a Terrace STR in August 2020 was \$127, down from the 2020 peak in July. The occupancy rate (totalled reserved days divided by total available) was 73% and the average monthly revenue per unit in August was \$1,774.

**Figure 10a: Active Short Term Rental Units by Quarter, 2017 to 2020**



Source: AirDNA

**Figure 10b: Active Entire Home STRs by Unit Size, August 2020**



Source: AirDNA

## **Housing Need**

### **SECTION SUMMARY**

#### **The City of Terrace is the primary provider of non-market housing facilities and programs**

As a major urban centre to the RDKS, the City of Terrace is the main non-market housing and programs provider, inclusive of 82% of emergency shelter and homeless housing services.

#### **Proportionally, housing is less overcrowded, requires fewer major repairs, and is more affordable**

New homes are larger and do not yet require substantial repairs; however, their price tags tend to be higher. However, significant increases in median incomes make housing more affordable overall. Although rates of unaffordable housing decreased, rates of core housing need increased marginally, demonstrating that more households are facing dire housing circumstances.

#### **High median incomes mean most median households can afford at least a row house**

Compared to many communities across British Columbia, Greater Terrace has a higher median income. Combined with generally affordable conditions, this means that most housing is still reasonably attainable for households making at or slightly below the median income.

#### **Older residents may have most difficulty meeting their rent obligations**

Estimates show that seniors above 75 earn substantially less than other age groups (their earnings revolve around remaining savings, investments, and government transfers). This does not often impact seniors in the ownership market since their mortgages are largely paid off and they can use equity for purchasing. Rental prices cause the most concern, but only for those who choose to live in larger units.

**COMMUNITY PERSPECTIVES:****The private rental market is not meeting the needs of many renters and Core Housing Needs may underestimate affordability issues.**

The private, or secondary rental market, which represents a large proportion of rentals available in Greater Terrace, is not able to meet a diversity of community members needs. Sixty-four per cent (64%) of renter respondents indicated that their current housing did not meet their needs, compared to 34% who believed it did. An additional 2% were unsure. Core Housing Need data suggests that only about 29% of renters are in an unaffordable, unsuitable, or inadequate housing situation, far lower than the 64% of renter respondents who indicated their housing did not meet their needs and 63% for whom housing was unaffordable. This indicates that available quantitative data may underestimate the degree of housing insecurity across Greater Terrace.

Renters who require more accessible spaces or have mobility challenges have very few options available to them. There is also a lack of stability for renters in the private market and it can be challenging to find long-term stable housing.

Landlords further indicated that the private market is difficult on both sides. Many reported feeling that there are too many restrictions and that tenants do not respect the property or pay rent regularly.

*“Rent is unaffordable to even those that make good money with a good career. People are putting so much money to afford rent that they don’t have any money to save to purchase a house and invest in their own future.”*

*“We need affordable housing for just about every demographic in this town. It is woefully lacking. No more studies or surveys, start building.”*

*“There is a great need for affordable rental units within Terrace. People working minimum wage jobs cannot afford to live independently. Additionally, if someone is on social assistance, the shelter portion does not cover a single bedroom rental unit.”*

*“Lack of affordable housing means my older children are still at home plus my elderly father will be moving in as well”*

*“The only reason I can afford to live is because a family member owns the house I rent and is able to give us cheap rent. There is not enough affordable housing in this town.”*

*“Yes, the insane price of rental homes. Anyone with low to medium cannot afford to pay landlords \$2000/mth and still provide food, clothing and any recreation.”*

*“Where are the questions related to landlords? I notice that you ask about LLs not maintaining, where is the opposite of LLs not being able to keep up with ruination by renters???. The fact that you can only raise rents by 2%, but the taxes went up, up to 10%? The fact that you are required to paint the whole thing every 4 years?”*

*“There are not enough rentals in the area, a lot of landlords have backed out of the market due to the lack of protection afforded by Provincial legislation.”*

**There is a need for more non-market housing options, both with and without supports.**

As of August 2020, 76 BC Housing affiliated non-market housing applications in the Greater Terrace Area remained on the waitlist, including: 34 families, 17 residents with disabilities, and 17 seniors. However, the demand for non-market housing is much greater than what is reported by BC Housing waitlists. Ksan Housing Society keeps an independent waitlist with 675 active applications as of October 2020.

As of 2019, 71 people identified as experiencing homelessness, 69% of whom were unsheltered. Eighty percent identified as being Indigenous; comparatively, about 25% of the total population identifies as Indigenous. Of all respondents to the 2019 Point-In-Time (PIT) count, 45% were youth below the age of 25.

This is likely an underrepresentation of the actual need as those who are in “hidden homeless” situations (couch surfing, living in campers, boats and other vehicles) are often hard to identify. Community engagement activities highlighted this need. Many key informants made it clear that people with the least ability to weather unstable housing conditions are the most likely to be affected by the current housing deficit. Those in equity-seeking groups, and especially those of Indigenous identity were at a higher risk of housing instability. Informants overwhelmingly pointed to deficits in emergency shelters, transition housing, supportive housing and seniors’ housing, noting that while these options were limited for all residents, the options for residents that were not classified as seniors were even more limited. Culturally appropriate and sensitive housing supports were identified as a missing component in the housing system.

Several key informants highlighted the need for supportive housing for youth and young adults with Fetal Alcohol Spectrum Disorders (FASD) and community members with developmental and cognitive disabilities.

One of the identified challenges in providing non-market affordable housing in Greater Terrace is the perception in communities that low income housing will not be well maintained and stigma around affordable housing projects. Interviewees working in housing or social services noted that a recognition that poverty can happen to anyone is crucial.

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*“As a front line worker in I see and help individuals everyday who cannot afford their homes or even to have a home. The rents in the Northwest are not affordable and the lack of housing in Terrace is a huge concern.”*

*“Support from social agencies for families facing trauma - not check ins but culturally sensitive support on healthy living.”*

*“[We need] intensive training on trauma informed practices for housing support personnel ...perhaps the City could have one agency to support housing needs and that agency be the liason to all of the fragmented services”*

*“I know that some people are really bad renters - and often folks from traumatized background are not equipped to be renting well. A private landlord can't take that on.” “For our families who are couch surfing, the need supports as well as units. Even just supports about grocery shopping and cleaning. A “house” isn't the answer, there needs to be some communal support options around a house.”*

*“Definitely need more mental health services, especially as they relate to housing. There are so many more people with complex issues that most supportive housing can't respond to. There needs to be more of a health component.”*

*“We get a lot of nimbyism here and a lot of “you're ghettoizing that neighbourhood”. Our community wants to be the hub for shopping and the hospital, but I don't think the community understands that we're also getting more psych beds. People say, “Why don't they go back to where they're from”. They come here because we have the services. It's more than just Wal-Mart and Canadian Tire.”*

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**Renters and owners are both challenged by the current housing market.**

There is concern amongst community members that people who have traditionally been able to afford housing are increasingly being pushed out of the market. There are many people in the Greater Terrace who, five years ago, may have been able to afford market housing who are now unable to because of the accelerated cost. Key informants routinely pointed out that accessing housing is more difficult for everyone, not just marginalized populations. More and more, only those making more than the median income are insulated from housing instability. Many participants in engagement activities supported expanding affordable housing for middle-income earners.

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*"Much needed is new housing rent/purchase/rent to own for the working middle class income earners (\$30,000 to \$90,000) NOT just low income. The middle-class purchasing power is becoming low income."*

*"There is still a need for ground level housing with smaller or no yards. This needs to be middle rate housing as well as low income housing on one level. There is also a need for flexible "Granparent" suites or housing on property; perhaps something temporary, one level that can be removed when no longer needed."*

*"Middle income also need affordable housing as well as lower income."*

*"There needs to be housing for people aren't low income but also cannot afford to purchase a home and are not eligible for low income. An apartment building that would give a home to people who sit in the "middle", make too much to qualify for low income housing and too low to buy a home."*

*"We talk about low income housing but also need affordable housing for middle income."*

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## 11. NON-MARKET HOUSING SUPPLY

BC Housing provides annual reports regarding the provision of non-market housing across communities like those within Kitimat-Stikine. The report, made available in late March 2020, details the total persons or households using forms of emergency shelters, transitional and assisted living, independent social housing units, or private market rental assistance programs. The following subsections summarize the current stock of these facilities and program offerings and the number of waitlists corresponding to documented population need.

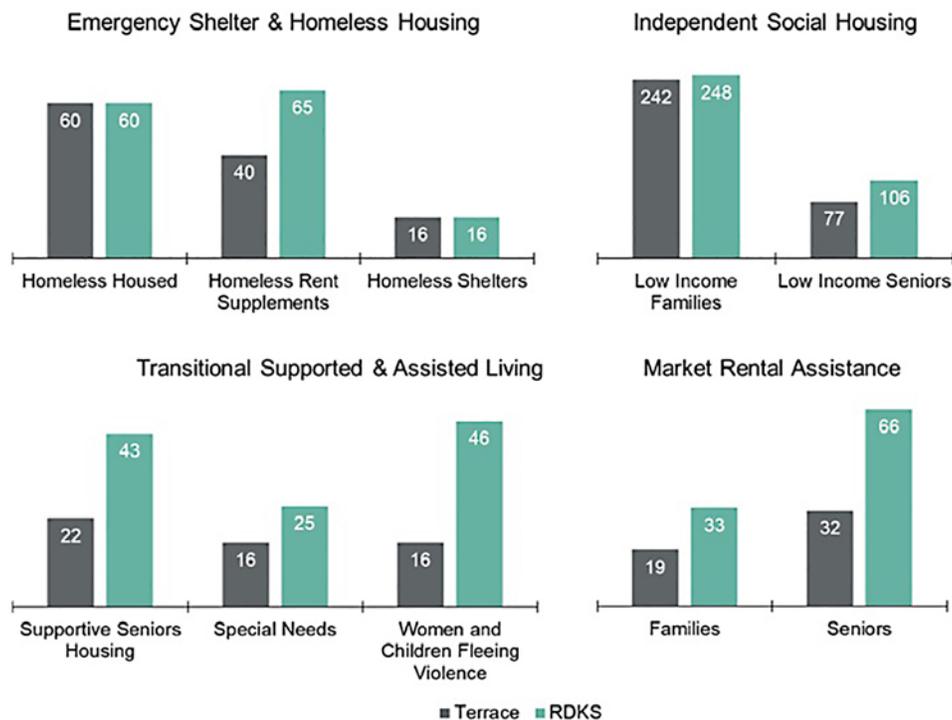
### Facilities & Programs

As of March 31, 2020, Terrace was the only, if not sole, contributor to non-market facilities and programs of the three communities in the Greater Area. **Figure 11a** illustrates how Terrace totals compare to all of the RDKS.

Emergency shelter and homeless housing concentrates in Terrace, accounting for 82% of said services. Independent social housing is also mostly in Terrace (90%).

Transitional supported and assisted living is found across the RDKS, with Terrace contributing to 47% of services. About 52% of private market rental assistance is available to Terrace residents.

**Figure 11a: Non-Market Housing Facilities & Programs, March 31 2020**



Source: BC Housing

# Greater Terrace HOUSING NEEDS REPORT

Subsidized housing exists within the City of Terrace, both affiliated and not affiliated with BC Housing. Organized by eligible clients, these spaces are:

**Table 11a – Total Subsidized Units for Families by Size**

	Operator	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
<b>4501 PARK AVE*</b> 4501 Park Ave	BC Housing	0	0	10	0	0	0
<b>LITTLE AVE*</b> 4523 Little Ave	BC Housing	0	0	7	1	0	0
<b>PEAR ST*</b> 2509 Pear St	BC Housing	0	0	0	5	17	4
<b>TETRAULT ST*</b> 4640 Walsh Ave & 2510 Tetrault St	BC Housing	0	3	19	0	0	0
<b>TERRA NOVA PLACE PHASE 1</b> 4616 Haugland Ave	KSAN Society	0	4	12	12	4	0
<b>TERRA NOVA PLACE PHASE 2</b> 4616 Haugland Ave	KSAN Society	0	0	4	10	4	0

Source: BC Housing

\* Open to only persons with Indigenous Status

**Table 11b – Total Subsidized Units for Seniors by Size**

	Operator	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
<b>MARKET ESTATES</b> 4620 Davis Ave	BC Housing	0	10	0	0	0	0
<b>TERRA NOVA PLACE PHASE 1</b> 4616 Haugland Ave	KSAN Society	0	4	12	12	4	0
<b>TERRACE SENIORS HOUSING</b> 4623 Tuck Ave	KSAN Society	14	1	0	0	0	0
<b>TETRAULT ST*</b> 4640 Walsh Ave & 2510 Tetrault St	BC Housing	0	3	19	0	0	0
<b>THE WILLOWS</b> 3404 Kalum St	BC Housing	23	15	0	0	0	0

Source: BC Housing

\* Open to only persons with Indigenous Status

# Greater Terrace HOUSING NEEDS REPORT

**Table 11c – Total Subsidized Units for Persons with Disabilities by Size**

	Operator	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
<b>MARKET ESTATES</b> 4620 Davis Ave	BC Housing	0	10	0	0	0	0
<b>SONDERS HOUSE*</b> 4523 Olson Ave	KSAN Society	52	0	0	0	0	0
<b>TETRAULT ST*</b> 4640 Walsh Ave & 2510 Tetrault St	BC Housing	0	3	19	0	0	0

Source: BC Housing

\* Open to only persons with Indigenous Status

Furthermore, the M'akola Housing Society administers 104 subsidized units within the City of Terrace, which vary from 1 bedroom to 5 bedrooms large. Many of these units are single detached homes.

The Ksan Society also provides the following non-market housing facilities:

### Emergency Shelters

- Ksan Residence & Shelter – 16 emergency beds
- Ksan Transition – 16 transition house beds
- Turning Points Housing Connections – 20 extreme weather beds

### Transitional Housing

- Ksan Residence & Shelter – 8 units
- Support Recovery – 6 beds
- Ella's Place Second Stage Housing (under construction) – 22 units

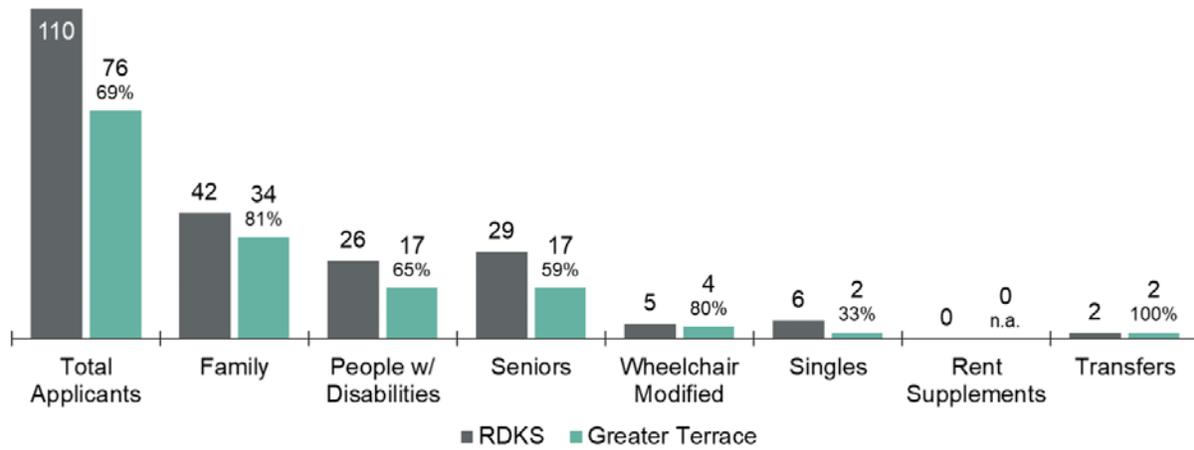
### Affordable Housing

- Stone Ridge Estates – 45 units
- Mountainview Apartments – 11 units
- Turning Point Housing Connections – 6 units

### Non-Market Housing Waitlist

Unfortunately, not all residents seeking to access non-market housing supports are able to. As of August 2020, 76 BC Housing affiliated non-market housing applications in the Greater Terrace Area remained on the waitlist, including: 34 families, 17 residents with disabilities, and 17 seniors. **Figure 11a** shows how many residents or families are waitlisted in each category compared to the total across the RDKS.

**Figure 11a: Non-Market Housing Waitlist, August 26, 2020**

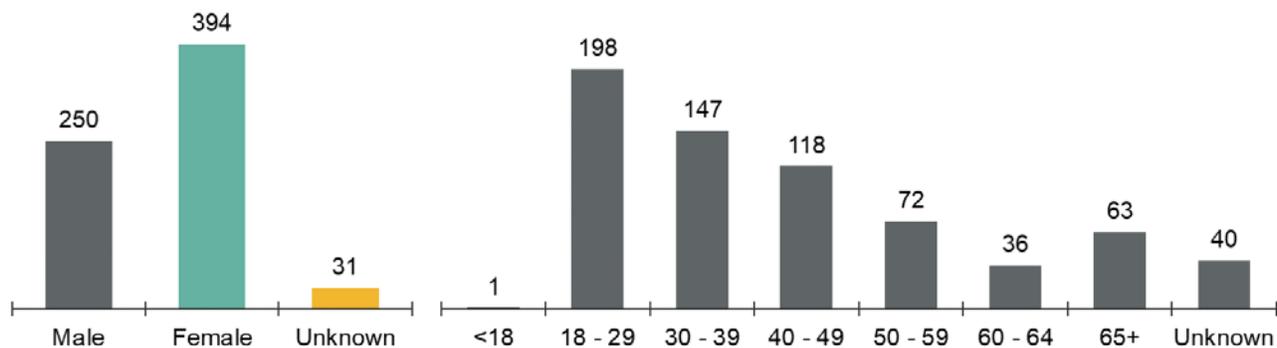


Source: BC Housing

The totals provided only reflect active BC Housing applications and do not represent the true total people who can or should be accessing services but are not, either due to stigmatization of accessing services or being discouraged from doing so by long wait list numbers or times. Fortunately, there exist other housing providers outside BC Housing, like the Ksan Society and M’akola Housing Society (discussed above).

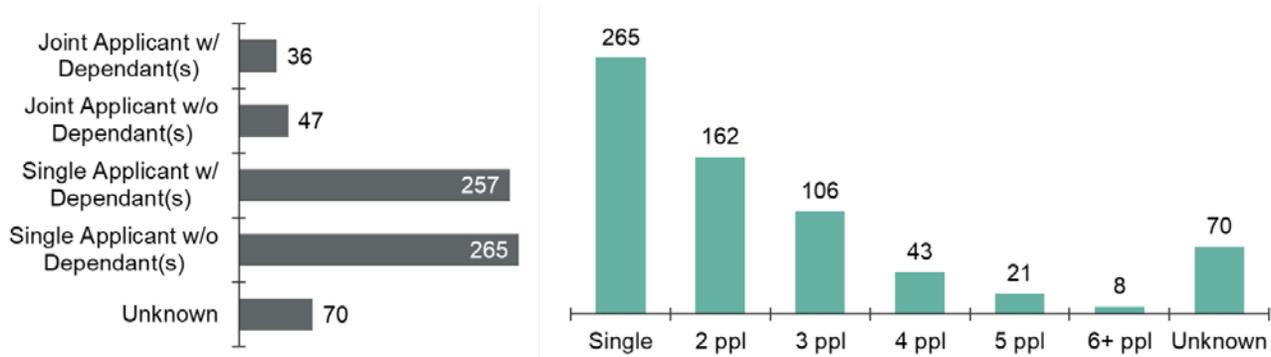
Based on data provided by the Ksan Society, there are at least 675 additional applications for housing in Greater Terrace. Applicant characteristics are as follows:

**Figure 11b: Ksan Society Waitlist by Gender (left) and Age (right), October 2020**



Source: Ksan Society

**Figure 11c: Ksan Society Waitlist by Applicant (left) and Household Size (right), October 2020**



Source: Ksan Society

Of the 675 applicants, the majority are women (58%) and/or are younger than 40 years old (51%). Most common are applicants without dependants (46%), though many do (43%). About 77% are single persons with or without a dependant.

Although there are populations that are more represented than others on local housing waitlists, it is important to recognize the nuances of housing demand across the entire applicant pool. For instance, the 63 seniors (65+ years old) may not need a large unit but requires accessibility modifications. Conversely, young, larger families (perhaps 5+ people) are likely to not comfortably fit in the typical unit.

### Homelessness

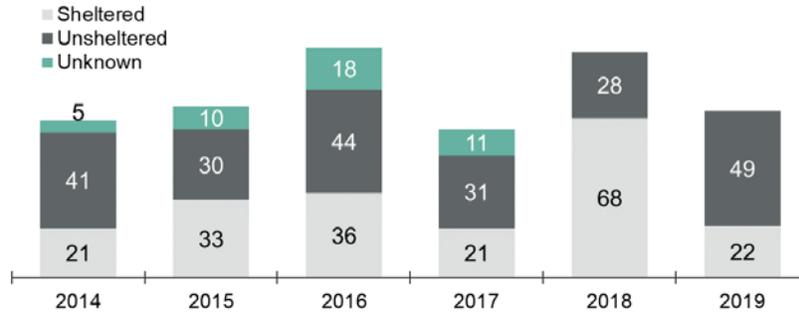
In 2019, Coast Mountain College’s Community Development class produced that year’s version of the City of Terrace Homeless Count in partnership and with assistance with several local stakeholders. The following is a summary of key data provided by the report regarding those surveyed in the City of Terrace (the only study area with data available):

- 71 people self-identified as homeless;
- 69% of homeless people are unsheltered;
- 26% of homeless had been in the community for less than a year;
- 61% are male, 38% are female, and about 1% identified as two-spirited;
- 45% are “youth” (younger than 25 years old), 47% are “adults” (25 to 54 years old), and 8% seniors (55+ years old); and
- 80% identified as Indigenous.

Total people experiencing homelessness that could be identified during the study period decreased from the previous year. On average, 78 people are visibly homeless annually; the 2019 homeless total was 71.

Unfortunately, the planned 2020 point-in-time homelessness count was suspended due to COVID-19. An additional count is scheduled to take place in 2021.

**Figure 11d: Gender Totals of Homeless Populations, 2019**

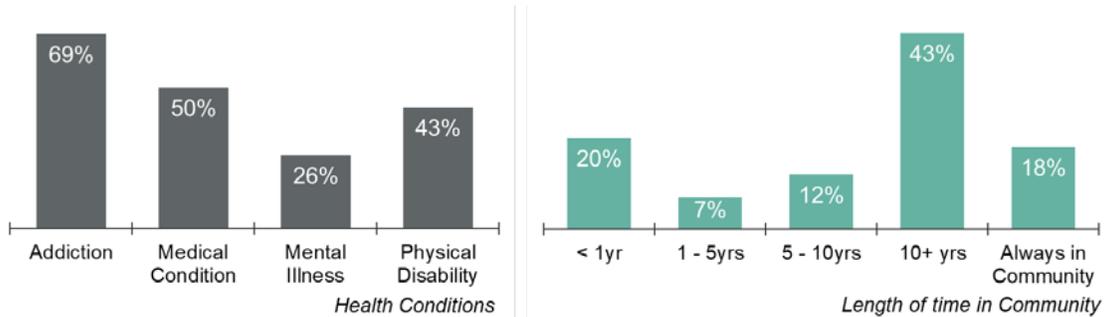


Source: 2019 City of Terrace Homeless Count

The majority of people experiencing homelessness are local residents; 61% had been in the community for at least 10 years. About a fifth of those surveyed reported that they had been in Terrace for less than one year.

Many homeless people not only battle housing insecurity. Of those surveyed in 2019, almost 70% reported that they were battling addiction, 50% had a medical condition, 26% had a mental illness, and 43% had a physical disability. The sum of the percentages does not equate 100% because many people report more than one of the aforementioned health conditions.

**Figure 11e: Health Conditions and Time in Community for Homeless Populations (%), 2019**

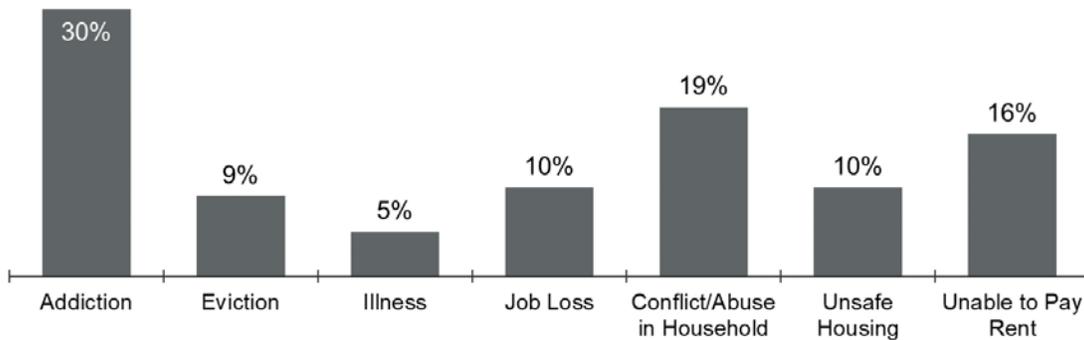


Source: 2019 City of Terrace Homeless Count

There are several reasons why individuals had lost their housing, resulting in their homelessness at the time of the survey. Almost a third said addiction was the primary reason, followed by abuse or conflict in the household (19%), and the inability to afford rent (16%).

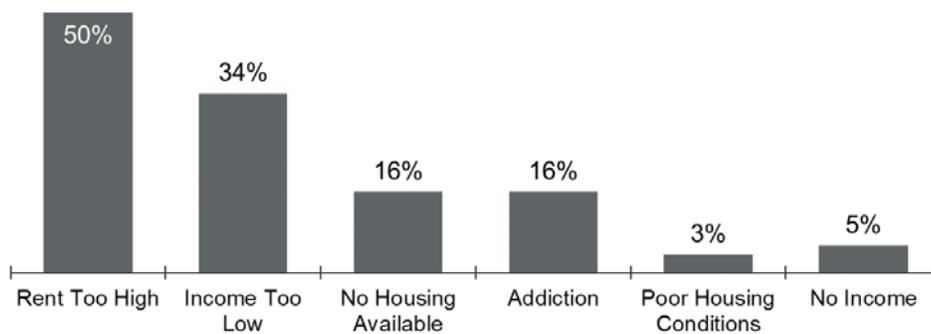
About half of homeless residents reported that the main barrier to housing was the cost of housing; rents were prohibitively high. Many also reported low incomes and housing availability as contributing to the difficulty of accessing appropriate accommodation (34% and 16%, respectively).

**Figure 11f: Reasons for Housing Loss for Homeless Populations, 2019**



Source: 2019 City of Terrace Homeless Count

**Figure 11g: Barriers to Housing for Homeless Populations, 2019**



Source: 2019 City of Terrace Homeless Count

Homelessness counts represent the number of people who could be found on a given day. Consequently, the counts do not represent the entirety of the homeless population; it is well established that actual homelessness rates exceed formal measures or surveys. That said, the counts help illustrate who these people may be, which is important for understanding where resources can or should be allocated to.

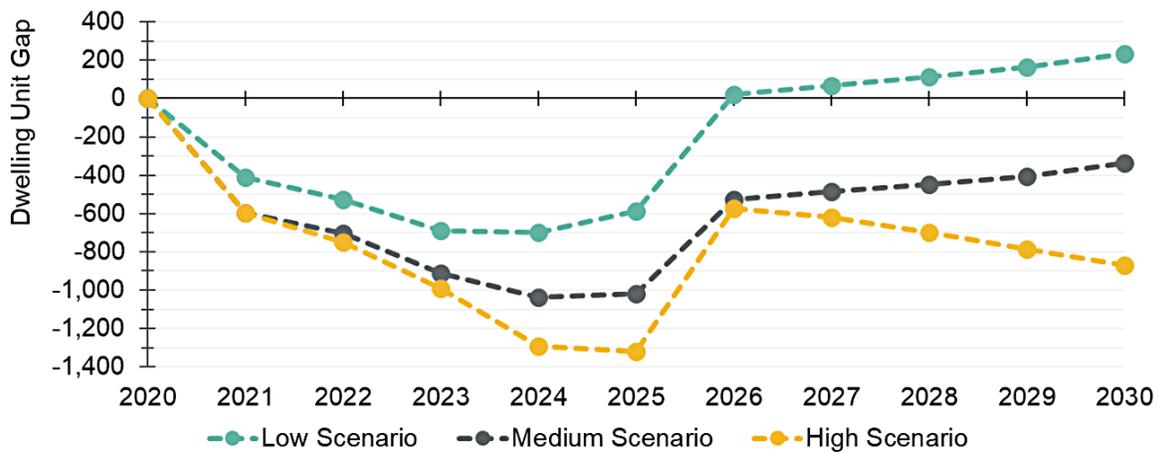
## 12. MARKET HOUSING GAPS

Using local building permit statistics, projections of future housing supply are possible. It is important to note that this report’s projection of housing supply is a simplification of historical trends; supply is the result of several local, provincial, and national trends which cannot be quantified within the scope of this report. Briefly, supply calculations apply 10-year moving averages of year-to-year construction totals from the most recent census period onwards, with adjustments for average year-to-year percent change.

By subtracting projected demand from supply, the possible gap in housing can be estimated for each economic development scenario produced by Big River Analytics. Figure 12a illustrates the results. Please note that the gap represents variation from the base year of 2020. For example, a gap of zero suggests that market conditions have not changed.

Low, medium, and high economic development scenarios result in significant influxes of population; particularly, from 2020 to 2025. Relatedly, projections anticipate that unit demand will heavily outpace supply, causing significant shortage in the short-term. The sharp population drops post 2025 mean the relationship between demand and supply will likely stabilize, though at differing magnitudes. The low scenario may result in a unit surplus by 2030, while medium and high scenarios may conclude with deficits by the same time. Projections show that former shows signs of improvement between 2026 and 2030, while the latter may become worse.

**Figure 12a: Dwelling Unit Surplus (+) or Deficit (-), '20-'30**



Source: Big River Analytics, Local Government, Statistics Canada

### 13. HOUSING NEED CRITERIA

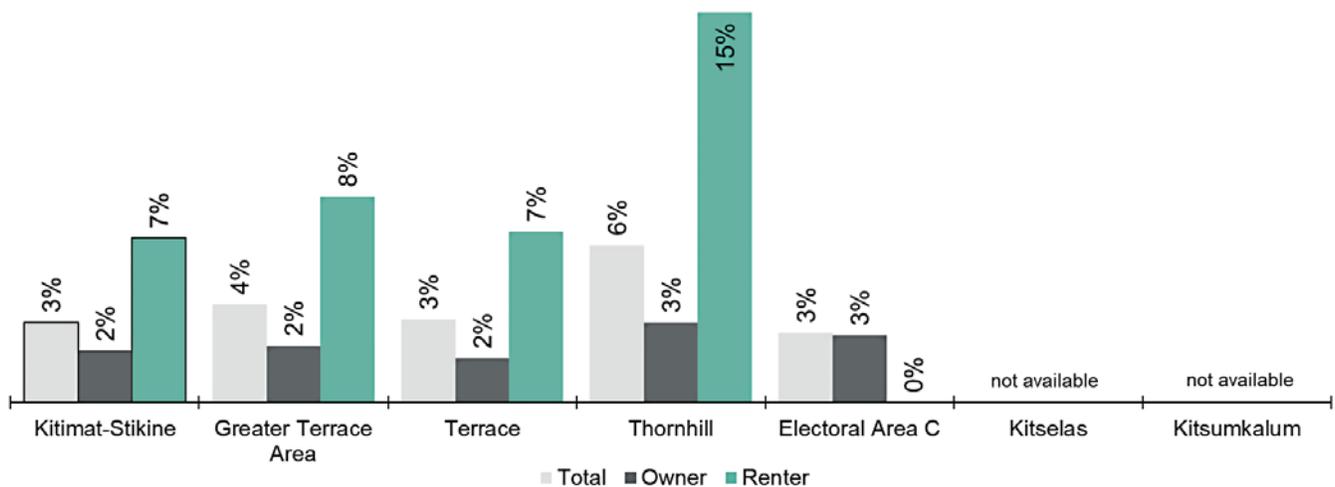
A dwelling’s housing condition is normally described using Statistics Canada’s components of “Core Housing Need:” suitability, adequacy, and affordability. The Glossary provides definitions for each of these; however, a quick guide is that unsuitable means overcrowded, inadequate means major repairs are required, and unaffordable is when shelter costs exceed 30% of before tax household earnings.

#### Unsuitable Housing

About 4% of Greater Terrace households (285) were living in an overcrowded home (not enough bedrooms) in 2016. About 3% of households were overcrowded in Terrace and Electoral Area C; the higher Greater Area rate is due to noticeably higher overcrowding in Thornhill (6%), especially for renter households (15%).

Overcrowding depends on multiple factors, including the average household size of a community. With a declining average size, it is not uncommon to see improved suitability. Overall, total unsuitable households and the rate of unsuitability decreased since 2006. Thornhill had growth for both since 2006.

**Figure 13a: Unsuitable Housing by Tenure, 2016**



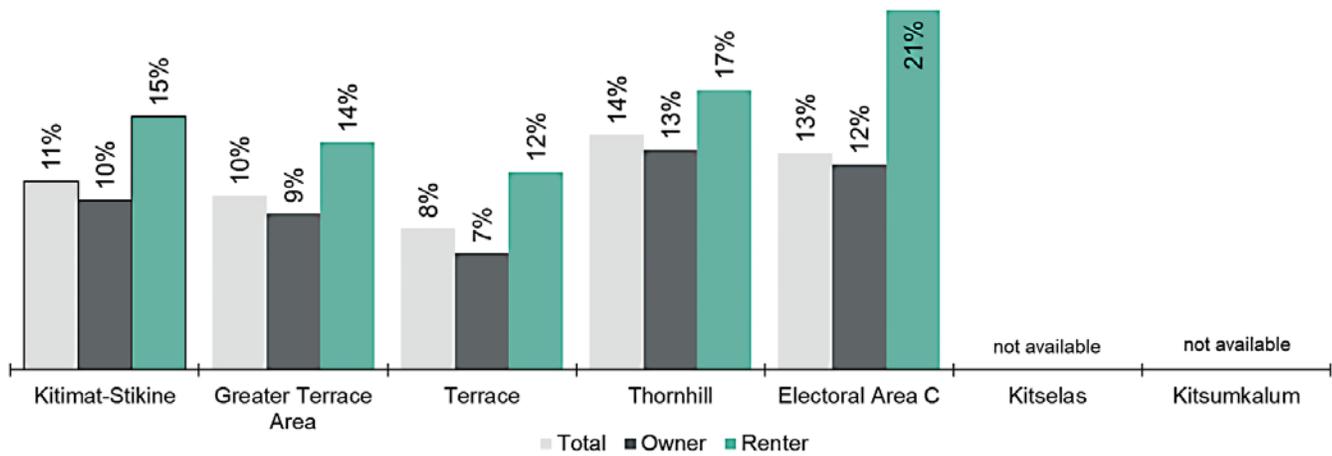
Source: Statistics Canada

#### Inadequate Housing

About 10% of households (760) lived in dwelling requiring major repair in 2016, a decrease since 2006. Thornhill and Electoral Area C exhibited higher rates than the City of Terrace. Electoral Area C demonstrates particularly high rates for renter households (21%).

The distribution of dwelling age is often the best indicator of the need for repair (the older the home the greater tendency for quality to diminish). This would explain why the overall share of inadequate housing in Thornhill is larger than Electoral Area C. However, Terrace displays similar dwelling age but lower inadequacy rates than the other geographies. It is possible that the more transient populations attributed to urban areas increases the number of owners that occupy or rent out a particular home, which may increase the likelihood that repairs or updates are done to meet their needs. Conversely, rural areas may have greater tendencies of long-term occupants/owners.

**Figure 13b: Inadequate Housing by Tenure, 2016**



Source: Statistics Canada

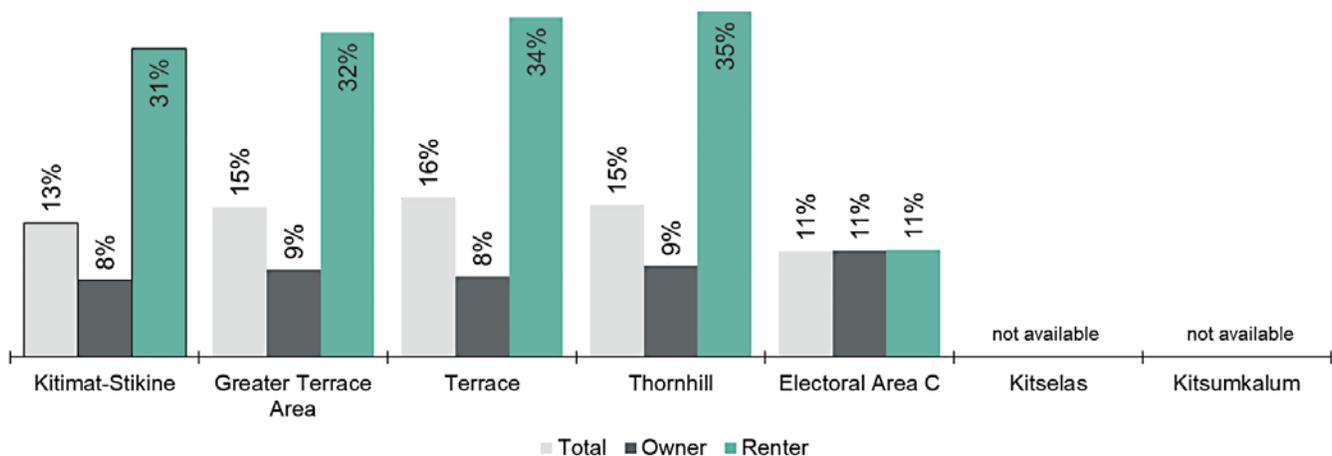
### Unaffordable Housing

In 2016, Statistics Canada reported that 1,095 Greater Terrace households lived in home that put them outside their financial means (using more than 30% of their before-tax household income on shelter costs), equating to 15% of households. Renters, who as a whole earn less than owners, are much likelier to allocate unreasonable amounts to shelter (32%).

Unlike for suitability and adequacy criteria, Electoral Area C demonstrates the lowest affordability hardship (based on the 30% threshold) within the Greater Terrace Area.

Overall, total unaffordable housing and the rate of unaffordability decreased since 2006. This could either mean that shelter costs are generally growing slower than incomes, putting less strain on household finances, or that households may be more risk averse and are voluntarily choosing to purchase or rent housing that is within their financial means (possibly giving up actual living needs, such as space). Unfortunately, data is from 2016 and does not capture the change in housing costs since then.

**Figure 13c: Unaffordable Housing by Tenure, 2016**



Source: Statistics Canada

### Housing Criteria by Maintainer Age

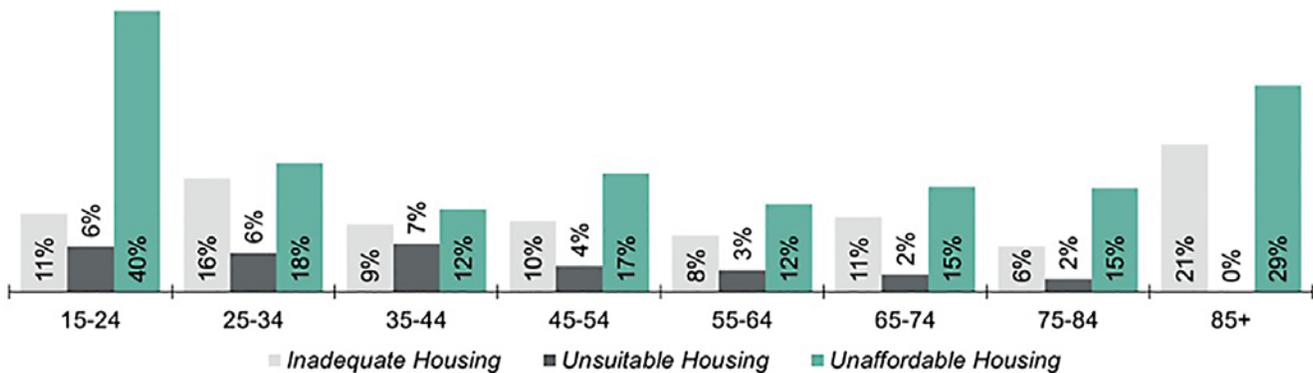
The aforementioned housing criteria impact each resident or household differently. **Figure 13d** demonstrates how inadequacy, unsuitability, and unaffordability rates differ across primary maintainer age cohorts.

Homes in need of repair are most prevalent in 85+ year old maintainer households (21%), possibly due to older residents holding on to their properties without the motivation or capacity to invest into these repairs. The next highest prevalence is for household maintainers aged 25 to 34, who may be the ones purchasing these older, unrepaired homes due to lower prices.

Overcrowded housing peaks for households 35 to 44, likely associated with larger household sizes attributed to children. Housing suitability improves from that cohort onwards.

Housing is particularly unaffordable for youth/young adults (15 to 24 years old) and those who are 85 or older, tied to available income; the former predominantly hold lower wage jobs while the latter are more likely to have exhausted retirement investments/savings and are more reliant on fixed government transfers such as Canada Pension Plan or Old Age Security.

**Figure 13d: Greater Terrace Area Housing Criteria by Maintainer Age, 2016**



Source: Statistics Canada

### Housing Criteria by Mortgaged or Subsidized Household

Owner and renter households experienced dramatically different housing conditions. Generally, renters live in homes that are of lesser quality, are smaller, and are unaffordable. For instance, renters are more than 3 times more likely to pay more than 30% of their before-tax household income on living costs.

Those owner households that hold a mortgage unsurprisingly experience greater financial hardship; those without are much better off comparatively (they are no longer burdened by mortgage principal and interest payments).

Subsidized renter households, even with a subsidy, have greater prevalence of unaffordability and unsuitability than non-subsidized households, suggesting that overall income disparity between both is significant enough to negate the impacts of subsidies to reduce this disparity.

**Figure 13e: Greater Terrace Area Housing Criteria by Mortgaged/Subsidized Households, 2016**



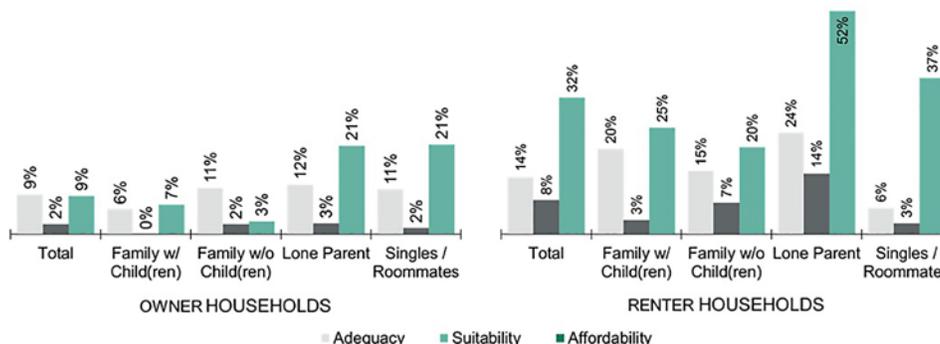
Source: Statistics Canada

### Housing Criteria by Tenure & Family Type

Owner households broken down by type also generally fair better than their renter household counterparts. For example, families with children who own have fewer repairs, more space, and can better afford their living situations compared to those that rent.

The differences between both tenures across household/family types is noticeable, but none more so than for lone parents. Renting lone parents are twice as likely to live in a home in disrepair, almost 5 times as likely to be in a space that is too small, and about 2.5 times more likely to not be able to afford where they live.

**Figure 13f: Greater Terrace Area Housing Criteria by Tenure & Family Type, 2016**



Source: Statistics Canada

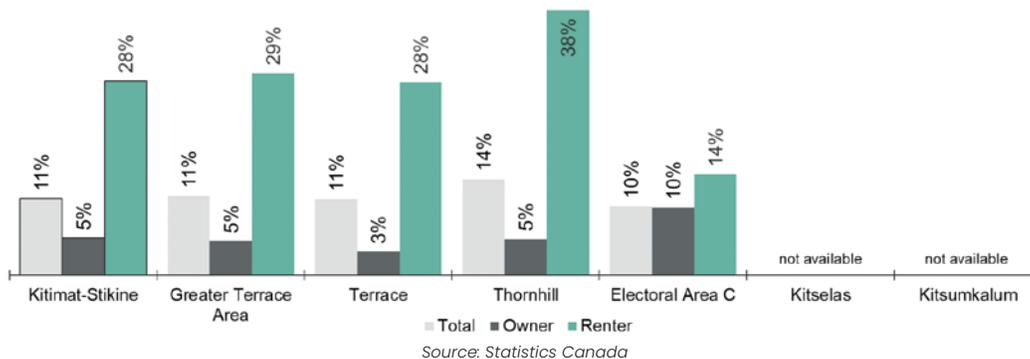
## 14. CORE HOUSING NEED

### Overall Core Housing Need

If a household is in core housing need, it means that they experience at least one of the above hardships with one major difference: affordability is not only whether expenses surpass the 30% threshold, but also takes into account whether an affordable alternative option exists in the market (given a household’s needs). Simply, core housing need filters out those who voluntarily spend more money on housing because their means (generally) allow them to. For instance, a household earning \$300,000 would likely be able to spend a significant proportion of their income on housing without seriously impacting their ability to afford other necessities. Unfortunately, Core Housing Need does still undercount total households experiencing financial hardship due to housing, particularly owner households who may pay more than they can afford to get their foot in the market, receive higher quality, or simply meet their nuanced family needs. Nevertheless, most in core housing need do experience financial hardship, earning a median before-tax household income of about \$23,200.

In 2016, 11% of Greater Terrace households (825) were in core housing need, marginally higher than 2006. As mentioned, renter households experience greatest difficulty (29%), largely due to lower disposable incomes. Renter households had a slightly lower core housing need rate than 2006 (30%).

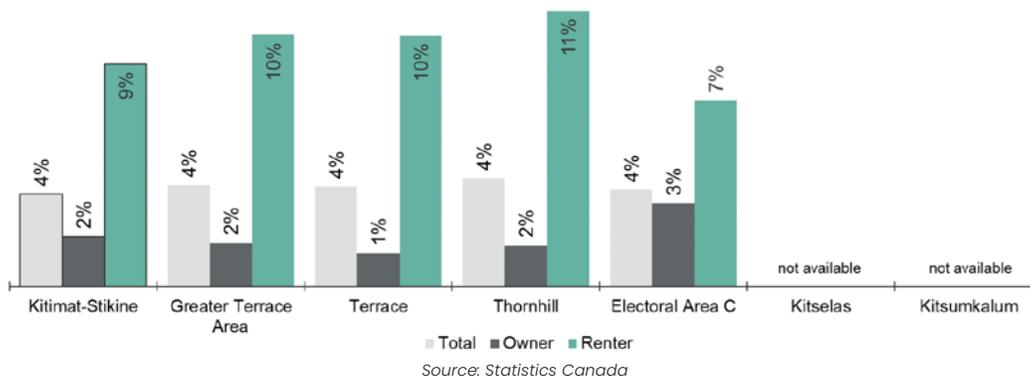
**Figure 14a: Households in Core Housing Need by Tenure, 2016**



### Extreme Core Housing Need

Extreme core housing need adjusts the original definition by amending the 30% threshold to 50% in an effort to determine how many households are facing substantial financial hardship. In 2016, extreme need was about 4% (285 households), about the same as 2006. Renters continue to be most impacted relative to their totals (10%), with a small decrease from 2006 (11%).

**Figure 14b: Households in Extreme Core Housing Need by Tenure, 2016**



### Core Housing Need by Maintainer Age

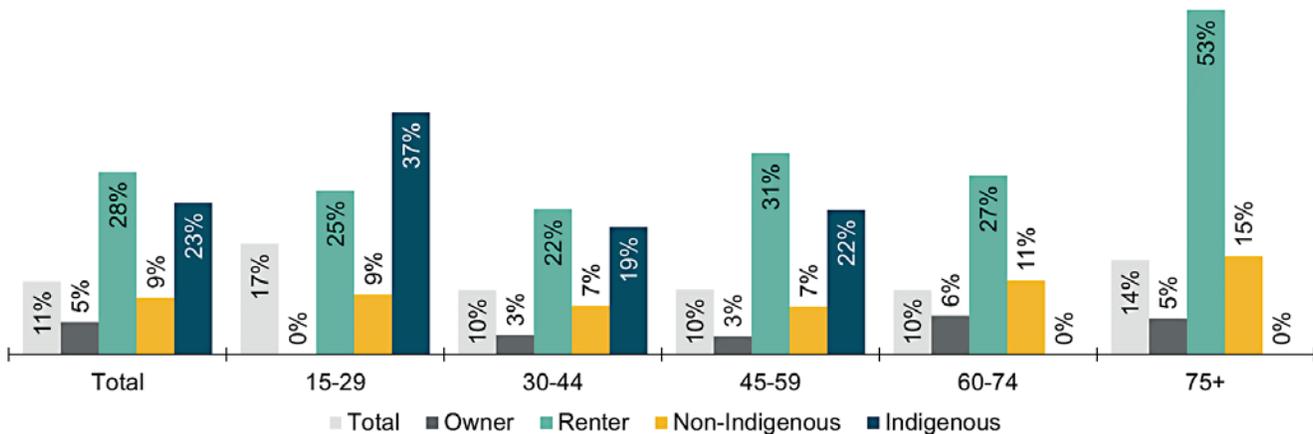
**Figure 14c** breaks down rates of core housing need by primary maintainer age, similar to what was produced for housing criteria. However, this section includes comparison between Indigenous and non-Indigenous people.

Overall, households with a primary maintainer between 15 and 29 years old are most likely to experience core housing need. Greater owner need falls within the 60 to 74 year old category, while renter households peak for those 75 or older.

Indigenous peoples are about twice as likely as the overall population to experience core housing need. Rates are 0% for those households 60 or older, which partially demonstrates the impact of data rounding for small numbers (the percentage is possibly higher, though probably not dramatically).

Generally, Indigenous core housing need falls below that of renter households. The exception is for 15 to 29 year old households where Indigenous core need surpasses renter households by 12 percentage points, demonstrating considerable hardship for this particular age cohort.

**Figure 14c: Households in Core Housing Need by Maintainer Age, 2016**



Source: Statistics Canada

### Core Housing Need by Family Type

**Figure 14d** illustrates how different family/household types relate to the hardships of core housing need, specifically for Indigenous and non-Indigenous peoples.

Proportionally, more lone parents experience core housing need than all other household types; they are supported only by single incomes while requiring larger unit sizes to accommodate parents and children. Single / roommate households are the next highest as they are also impacted by single incomes.

Indigenous households exhibit higher rates of core need across all family types, with considerable disparity between Indigenous and non-Indigenous households for couples with and without children (11% and 17%, respectively).

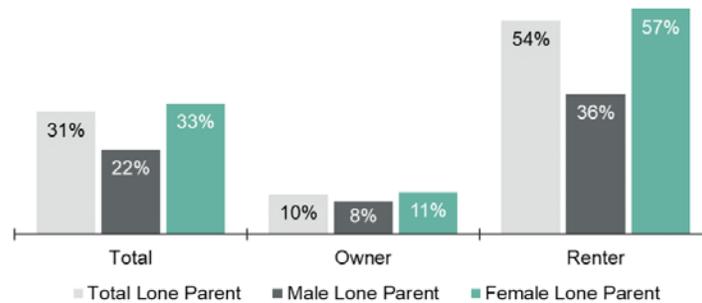
**Figure 14d: Households in Core Housing Need by Family Type, 2016**



Source: Statistics Canada

When broken down by sex, female lone parents report higher rates of core housing need than male lone parents. This occurs across both owner and renter tenures, but is noticeably more pronounced for the latter; renting females have 21 percentage points greater likelihood to be in core housing need than males (see **Figure 14e**).

**Figure 14e: Lone Parent Households in Core Housing Need, 2016**



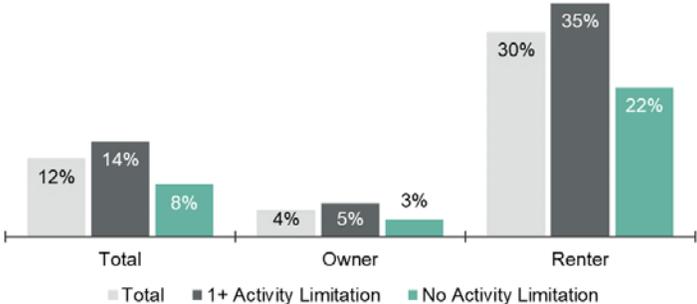
Source: CMHC, Statistics Canada

### Core Housing Need by Activity Limitation

**Figure 14f** illustrates the rate at which residents experiencing an at least one activity limitation are in core housing need, compared to those not. Briefly, an activity limitation refers to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking.

Proportionally, households with someone experiencing one or more activity limitations demonstrate greater core housing need rates than those without. Similar to aforementioned data, the difference is greatest for those that rent; as of 2016, those with an activity limitation had 13 percentage points more likelihood than those without.

**Figure 14f: Households in Core Housing Need by Activity Limitation, 2016**



Source: Statistics Canada



## 15. AFFORDABILITY

Since it is impossible to express every household's experience, this report developed specific income categories based on the Greater Terrace Area median before-tax household income. The categories are defined as follows:

- **Very low income** – making less than 50% of median income
- **Low income** – making between 50 and 80% of median income
- **Moderate income** – making between 80 and 120% of median income
- **Above moderate income** – making between 120 and 150% of median income
- **High income** – those making above 150% of median income

The report applies the following steps to calculate affordable house and rental prices:

- (1) determine the maximum achievable income in a particular income category range;
- (2) calculate an affordable monthly rent or dwelling price for said category using Statistics Canada's 30% affordability threshold; and
- (3) compare these calculations to median market rents and median house prices.

The following tables and figures are the combination of multiple data sources (BC Assessment, CMHC, Statistics Canada, custom tabulations from Environics Analytics, BC Housing, and Big River & Stantec reporting). Each source uses different ways to collect, organize, or define its data. Although efforts have been taken to make the data as compatible as possible, results should not be taken as absolute fact; rather, they are estimates intended to illustrate a high-level trend. The following rules and assumptions were used for this exercise:

- values are rounded for readability;
- rental rates are based on a scan of current asking rates in the entire RDKS (determining specific unit prices per community was not feasible);
- estimated dwelling values derived from an affordable mortgage payment and assumes a 10% down payment, a 3% interest rate, and a 25-year amortization period;
- median income will grow by the historical annual growth rate until 2019; and
- households will spend 8% of their income (an estimate) on utilities, taxes, insurance, and miscellaneous costs.

Before continuing, it is important to highlight that analysis based on median incomes. Income data suggests Greater Terrace's median is high compared to typical housing costs, but this is influenced by a very top-heavy income distribution. Furthermore, the area's population is young, which means incomes are less impacted by the financial situations surrounding persons like seniors who typically earn far less in retirement when living off savings and pensions. As a result, this analysis should be read with the understanding that median figures may mask the true hardships faced by some segments of the population; this is more effectively shared through the study's engagement process and results.

**Affordability Gaps by Family Type**

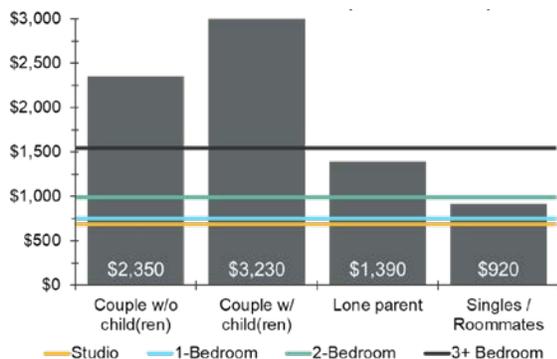
Figures 15a through c illustrate estimations of housing affordability in 2019 for different family/household types. The first two demonstrate how affordable rent prices (based on income and the aforementioned assumptions) compare to market prices for apartment units and dwelling types. Note that horizontal lines represent 2019 market rents or prices and vertical bars represent the affordable price for that median family type. If the bar height does not exceed a line, the conclusion is that said family cannot reasonably afford those units or dwellings above it. Reasonably means not spending more than 30% of before-tax household income.

Generally, the median couple (with or without children) can afford to rent the typical apartment or dwelling, and can afford the median price for each dwelling type.

Median lone parent estimates demonstrate they can reasonably afford 2-bedroom or smaller unit rents. Lone parents can reasonably afford to purchase a row house, but cannot afford the rent for a row house based on recent surveys of the rental market.

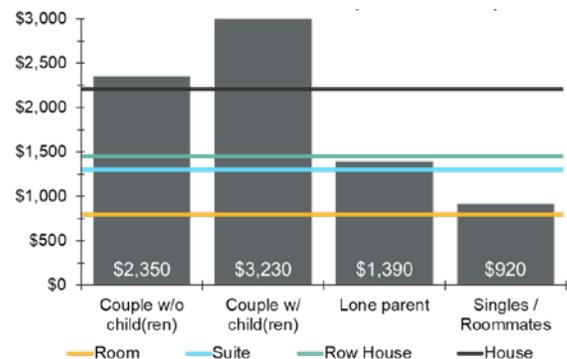
Median single person households can almost afford to purchase a row house and can afford rents for studio and 1-bedroom apartments.

**Figure 15a: 2019 Apartment Unit Rents v. Affordable Rents by Family Type**



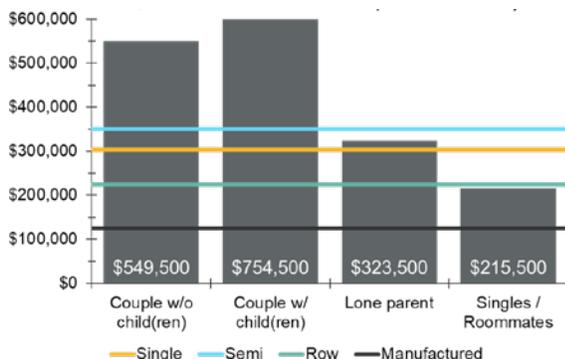
Source: Big River Analytics, CMHC, Statistics Canada

**Figure 15b: 2019 Dwelling Rents v. Affordable Rents by Family Type**



Source: Big River Analytics, CMHC, Statistics Canada

**Figure 15c: 2019 Sales Prices v. Affordable Prices by Family Type**



Source: BC Assessment, Statistics Canada

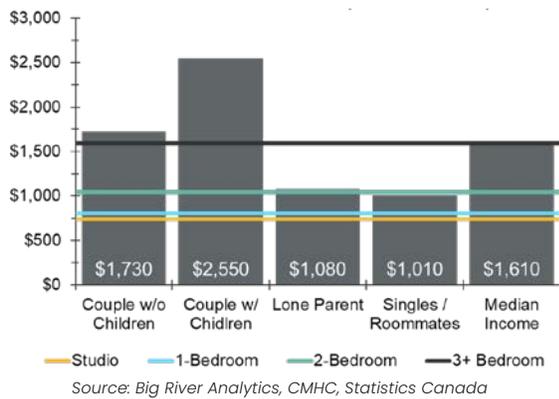
**Affordability Gaps by Family Type for Indigenous Households**

Figures 15d through f illustrate the same as the previous section, but specifically for Indigenous families.

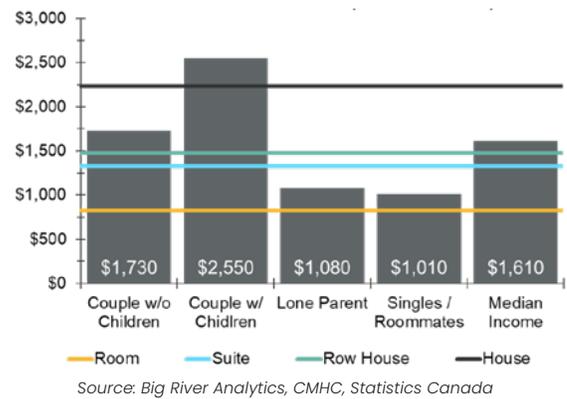
Median lone parent and single person households generally experience the same housing hardships from an affordability perspective. Three or more-bedroom units are outside of their reasonable housing budget, as well as row and single house rentals. Estimates show that both can reasonably afford to purchase a row house.

Couples with or without children can generally afford most forms of accommodation, though the latter cannot reasonably afford the rent of a row house.

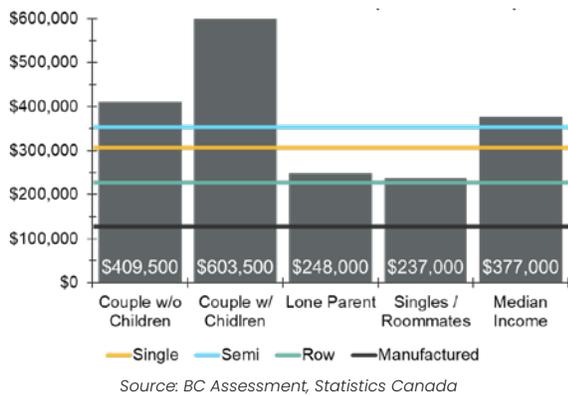
**Figure 15d: 2019 Apartment Unit Rents v. Affordable Rents by Indigenous Family Type**



**Figure 15e: 2019 Dwelling Rents v. Affordable Rents by Indigenous Family Type**



**Figure 15f: 2019 Sales Prices v. Affordable Prices by Indigenous Family Type**



**Affordability Gaps by Income Category**

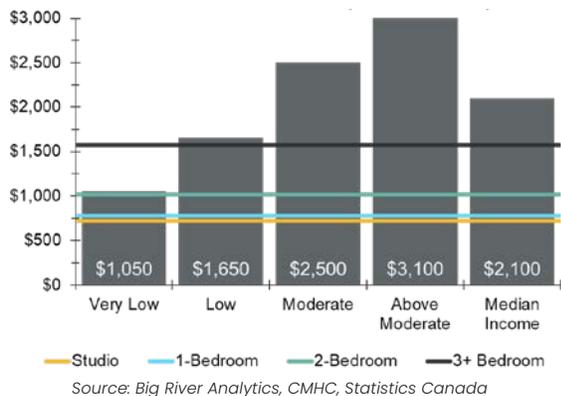
Figures 15g through i illustrate how affordable housing is estimated to be in 2019 for different income category levels. The first two demonstrate how affordable rent prices (based on income and the aforementioned assumptions) compare to market prices for apartment units and dwelling types. Note that *horizontal* lines represent 2019 market rents or prices and *vertical* bars represent the affordable price for that income category. If the bar height does not exceed a line, the conclusion is that said income level cannot reasonably afford those units or dwellings above it. Reasonably means not spending more than 30% of before-tax household income.

Generally, low income earning households or above can reasonably afford most forms of housing, inclusive of rents for 3+ bedroom unit and sales prices for single-detached homes. Low income earners can only not reasonably afford the rent of a single-detached dwelling.

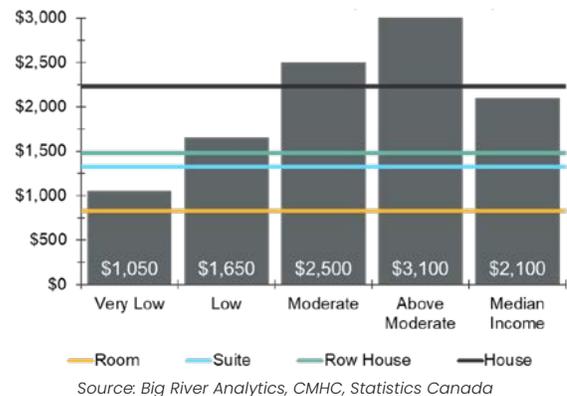
Very low income earners can reasonably afford many of the described housing forms, including renting a 2-bedroom or smaller unit or purchasing a row house.

Median incomes in the Greater Terrace area are high compared to other BC jurisdictions, which generally eases the issue of housing affordability. However, even within these categories there is a range of incomes and inevitably some households will still struggle to afford suitable housing. The purpose of community engagement, described in this report, is to help highlight those segments of the population that are not well represented in this data.

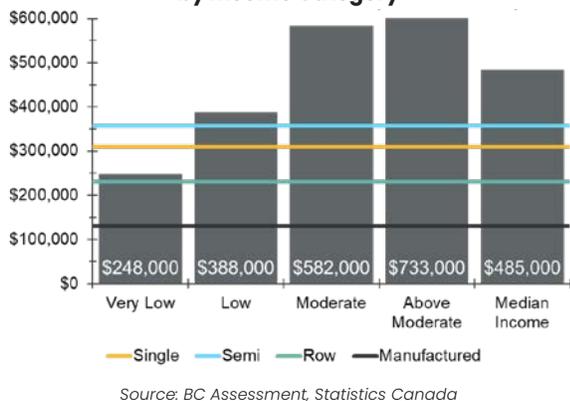
**Figure 15g: 2019 Apartment Unit Rents v. Affordable Rents by Income Category**



**Figure 15h: 2019 Dwelling Rents v. Affordable Rents by Income Category**



**Figure 15i: 2019 Sales Prices v. Affordable Prices by Income Category**



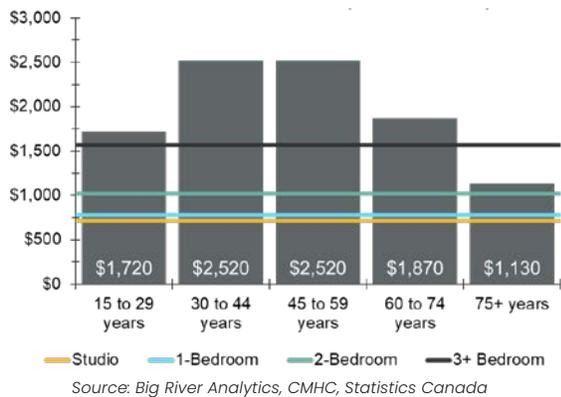
**Affordability Gaps by Age of Maintainer**

Figures 15j through 15l illustrate how affordable housing is estimated to be in 2019 for different maintainer age cohorts. The first two demonstrate how affordable rent prices (based on income and the aforementioned assumptions) compare to market prices for apartment units and dwelling types. Note that *horizontal* lines represent 2019 market rents or prices and *vertical* bars represent the affordable price for that age group. If the bar height does not exceed a line, the conclusion is that said age cannot reasonably afford those units or dwellings above it. Reasonably means not spending more than 30% of before-tax household income.

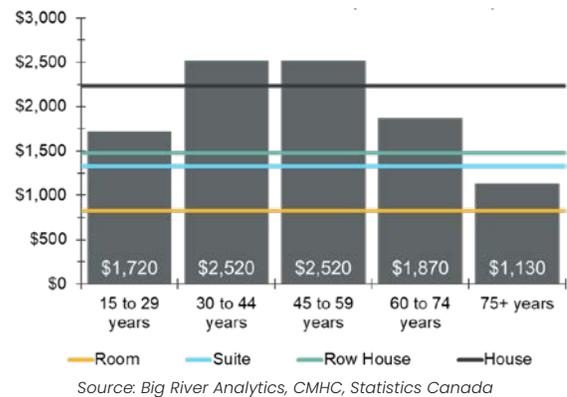
Most maintainer age categories can reasonably afford to rent or purchase in the Greater Terrace area. Median single detached home rents are generally high for 15 to 29 and 60 to 74 years old.

Median senior households face the most difficulty, particularly for rentals. This may be an overstatement, however, as seniors often have substantial home equity or other savings to help pay for new purchases or rents, despite reporting low incomes. Older seniors who rent can reasonably afford 2-bedroom or smaller units; these sizes are practical given that older populations typically live with fewer people (e.g. children moving out).

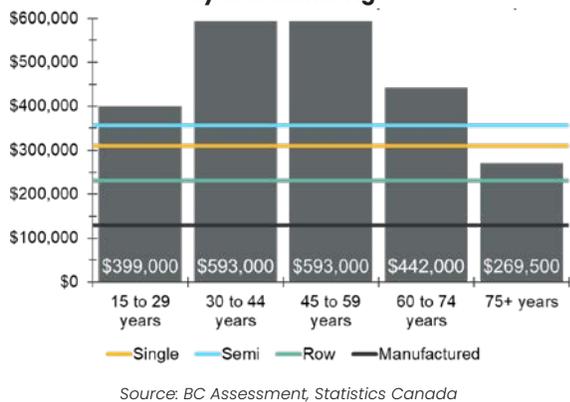
**Figure 15j: 2019 Apartment Unit Rents v. Affordable Rents by Maintainer Age**



**Figure 15k: 2019 Dwelling Rents v. Affordable Rents by Maintainer Age**



**Figure 15l: 2019 Sales Prices v. Affordable Prices by Maintainer Age**



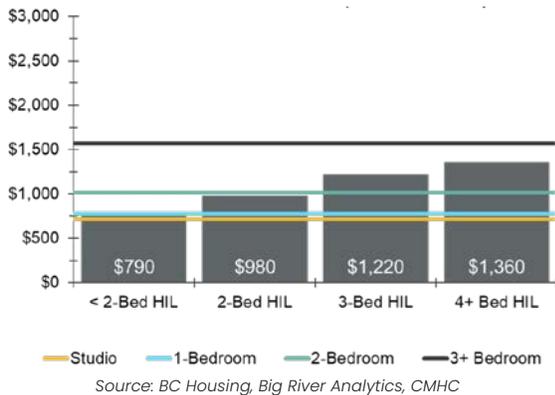
**Affordability Gaps by Housing Income Level (HIL)**

Figures 15m and n illustrate what a reasonable cost of housing is possible based BC Housing’s 2019 Housing Income Limits (HILs). HILs represent the maximum gross household income for eligibility in many affordable housing programs. The HILs are based on figures established by CMHC, and are intended to reflect the minimum income required to afford appropriate accommodation in the private market. That said, *horizontal* lines in the figures represent 2019 market rents (based on Big River & Stantec survey results) and *vertical* bars represent the maximum possible price that can be paid by the unit size specific HIL. If the bar height does not exceed a line, the conclusion is that said HIL category cannot reasonably afford those units or dwellings above it. *Reasonably* means not spending more than 30% of before-tax household income.

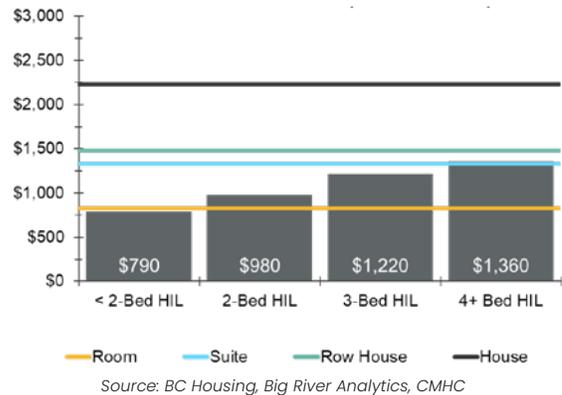
Please note that the HIL describes a unit by how many bedrooms it has. For **Figure 15m**, this can be directly compared; whereas, **Figure 15n** requires greater interpretation. For instance, the total bedrooms in a suite or house depends on its size, but it is more likely that a house will accommodate more.

Neither the HIL for a 3 bedroom dwelling (\$53,000), nor a 4+ bedroom dwelling (\$59,000), reach the average 3+ bedroom rent, demonstrating that those earning the HIL or lower do need the help offered by the affordable housing programs. It also indicates that there remain households that earn more than the HIL who cannot reasonably afford housing. This is even more pronounced when comparing against dwelling types; households cannot afford row or singles without help.

**Figure 15m: 2019 Apartment Unit Rents v. Maximum Eligible Housing Income Level**



**Figure 15n: 2019 Dwelling Rents v. Maximum Eligible Housing Income Level**



## COVID-19 and Housing

Discovered in 2019, COVID-19 is a coronavirus and infectious disease that causes respiratory illness. Among those who develop symptoms, most (about 80%) recover from the disease without needing hospital treatment. About 15% become seriously ill and require oxygen and 5% become critically ill and need intensive care.<sup>1</sup> Because COVID-19 can be easily transmitted, governments have taken measures to reduce physical interactions, encourage physical distancing, and reduce the spread of the virus. In British Columbia, this has included travel restrictions and closed borders, social lockdowns and business closures, and encouraging working-from-home whenever possible. As a result of safety measures, many communities and economies have been dramatically impacted.

In BC, economic impacts have been most felt in tourism, accommodation, food services, recreation, transportation, retail, and similar industries. Nearly 90% of all job losses were in the service sector which commonly employs young people and renters.<sup>2</sup> It has also impacted older populations who weren't considering retirement but may be unwilling or unable to work under new circumstances or who now have to work longer because their economic situation has changed.

Effects of the pandemic on employment, income, and savings are already significant and are expected to persist for months to years. In addition to the Canadian Emergency Response Benefit (CERB) program, a number of programs have been put in place for students, Indigenous communities, low to moderate income households, and seniors. Various agencies in BC have implemented measures to help protect housing security, such as deferring payments for mortgages and utilities, banning evictions, freezing rental rates, and offering rental supplements for workers with reduced incomes.

### Considerations for Housing in the Greater Terrace

Though many programs have been established to support Canadians effected by Covid-19, including the Canadian Emergency Response Benefit (CERB) and measures to help protect housing security, such as deferring payments for mortgages and utilities, eviction bans, and rental freezes, it is expected to have a dramatic impact on housing in many communities, including Greater Terrace.

According to CMHC, housing starts are likely to slow down in metro Vancouver and other major urban centres as a result of decreased employment, market uncertainty, and limited mobility and international migration.<sup>3</sup> Real estate agents are reporting that demand for rural properties has skyrocketed amongst urban residents who want access to recreation activities and outdoor amenities. With increased unemployment and reduced incomes, urban residents may also be searching for more affordable options in smaller, rural areas.

Anecdotally, many residents of Greater Terrace were concerned increased "amenity migration" could drive up already high housing prices. Migration from larger urban areas with higher purchasing power may be an unexpected consequence of the Covid-19 pandemic.

<sup>1</sup> World Health Organization. 2020. Available at: <https://www.who.int/news-room/q-a-detail/coronavirus-disease-covid-19>

<sup>2</sup> CTV News. 2020. Available at: <https://bc.ctvnews.ca/these-groups-were-the-hardest-hit-by-the-coronavirus-pandemic-b-c-s-finance-minister-says-1.4988852>

<sup>3</sup> CMHC. 2020. Available at: <https://assets.cmhc-schl.gc.ca/sites/cmhc/data-research/publications-reports/housing-market-outlook/2020/housing-market-outlook-cana-da-summer-61500-2020-en.pdf?rev=ee98fa7e-3704-4e5f-9c43-95f04113558f%0D>

## Glossary

**“activity limitation”** refers to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.

**“bedrooms”** refer to rooms in a private dwelling that are designed mainly for sleeping purposes even if they are now used for other purposes, such as guest rooms and television rooms. Also included are rooms used as bedrooms now, even if they were not originally built as bedrooms, such as bedrooms in a finished basement. Bedrooms exclude rooms designed for another use during the day such as dining rooms and living rooms even if they may be used for sleeping purposes at night. By definition, one-room private dwellings such as bachelor or studio apartments have zero bedrooms;

**“census”** means a census of population undertaken under the Statistics Act (Canada);

**“census division (CD)”** means the grouping of neighbouring municipalities, joined together for the purposes of regional planning and managing common services – Regional District of Kitimat-Stikine is a census division;

**“census family”** is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children. All members of a particular census family live in the same dwelling. A couple may be of opposite or same sex;

**“census subdivision (CSD)”** is the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes (i.e. electoral areas);

**“commuting destination”** refers to whether or not a person commutes to another municipality (i.e., census subdivision), another census division or another province or territory. Commuting refers to the travel of a person between his or her place of residence and his or her usual place of work;

**“core housing need”** is when housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that meets all three housing standards;

**“adequate housing”** means that, according to the residents within the dwelling, no major repairs are required for proper use and enjoyment of said dwelling;

**“affordable housing”** means that household shelter costs equate to less than 30% of total before-tax household income;

**“suitable housing”** means that a dwelling has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements;

**“dwelling”** is defined as a set of living quarters;

**“dwelling type”** means the structural characteristics or dwelling configuration of a housing unit, such as, but not limited to, the housing unit being a single-detached house, a semi-detached house, a row house, an apartment in a duplex or in a building that has a certain number of storeys, or a mobile home;

**“economic family”** refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. A couple may be of opposite or same sex. By definition, all persons who are members of a census family are also members of an economic family;

**“employment rate”** means, for a particular group (age, sex, marital status, geographic area, etc.), the number of employed persons in that group, expressed as a percentage of the total population in that group;

**“equity seeking groups”** are communities that face significant collective challenges in participating in society. This marginalization could be created by attitudinal, historic, social and environmental barriers based on age, ethnicity, disability, economic status, gender, nationality, race, sexual orientation and transgender status, etc. Equity-seeking groups are those that identify barriers to equal access, opportunities and resources due to disadvantage and discrimination and actively seek social justice and reparation;

**“extreme core housing need”** has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

**“family size”** refers to the number of persons in the family;

**“full-time equivalent (FTE) student”** represents all full-time and part-time enrolments, converted to

represent the number of students carrying a full-time course load. One student whose course load is equal to the normal full-time number of credits or hours required in an academic year would generate 1.0 Student FTE. A student taking one-half of a normal course load in one year would be a 0.5 Student FTE;

**“household”** refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad;

**“household maintainer”** refers to whether or not a person residing in the household is responsible for paying the rent, or the mortgage, or the taxes, or the electricity or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer;

**“household size”** refers to the number of persons in a private household;

**“household type”** refers to the differentiation of households on the basis of whether they are census family households or non-census-family households. Census family households are those that contain at least one census family;

**“immigrant”** refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities;

**“Indigenous identity”** refers to whether the person identified with the Aboriginal peoples of Canada. This includes those who are First Nations (North American Indian), Métis or Inuk (Inuit) and/or those who are Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band;

**“labour force”** refers to persons who, during the week of Sunday, May 1 to Saturday, May 7, 2016, were either employed or unemployed;

**“low-income measure, after tax,”** refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household’s needs increase, but at a decreasing rate, as the number of members increases;

**“migrant”** refers to a person who has moved from their place of residence, of which the origin is different than the destination community they reported in. Conversely, a non-migrant is a person who has moved within the same community;

**“mobility status, one year”** refers to the status of a person with regard to the place of residence on the reference day in relation to the place of residence on the same date one year earlier;

**“NAICS”** means the North American Industry Classification System (NAICS) Canada 2012, published by Statistics Canada;

**“NAICS industry”** means an industry established by the NAICS;

**“participation rate”** means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

**“primary rental market”** means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

**“precarious housing”** means housing that is not affordable, is overcrowded, is unfit for habitation, or is occupied through unstable tenancy;

**“secondary rental market”** means a market for rental housing units that were not purpose-built as rental housing;

**“shadow population”** refers to people who are living or staying in the subject area, but have a usual residence elsewhere;

**“shelter cost”** refers to the average or median monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services. “short-term rental” means the rental of a housing unit, or any part of it, for a period of less than 30 days;

**“subsidized housing”** refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances;

**“tenure”** refers to whether the household owns or rents their private dwelling. The private dwelling may be situated on rented or leased land or be part of a condominium. A household is considered to own their dwelling if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it. A household is considered to rent their dwelling if no member of the household owns the dwelling;

**“unemployment rate”** means, for a particular group (age, sex, marital status, geographic area, etc.), the unemployed in that group, expressed as a percentage of the labour force in that group.



Regional District of  
**Kitimat-Stikine**

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