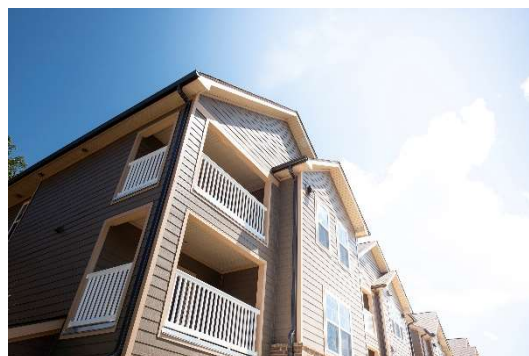




CARIBOO REGIONAL DISTRICT – CITY OF QUESNEL

North Cariboo Interim Housing Needs Assessment

CARIBOO REGIONAL DISTRICT
Interim Housing Needs Assessment
QUESNEL – NORTH CARIBOO
British Columbia

Prepared for:

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Executive Summary

The North Cariboo Interim Housing Needs Assessment was prepared by Urbanics Consultants Ltd. for the Cariboo Regional District and the City of Quesnel. This report aims to provide a comprehensive analysis of housing needs in the North Cariboo region, including Quesnel and Electoral Areas A, B, C, and I.

The study is undertaken to meet the requirements of the British Columbia Interim Housing Needs Assessment regulations, using the methodology provided by the Province.

Key Findings

	5-YEAR	20-YEAR
QUESNEL	407	1,244
ELECTORAL AREA A	222	523
ELECTORAL AREA B	147	358
ELECTORAL AREA C	65	184
ELECTORAL AREA I	72	197
E.A. SUBTOTAL	506	1,262
NORTH CARIBOO TOTAL	913	2,506

The key findings are the assessed housing needs of each area under study, including housing needed to address deficits in homelessness, households experiencing extreme unaffordability (extreme core housing need), projected population changes, achieving a healthy rental vacancy rate, as well as a buffering 'demand factor' provided by the province for municipalities. These projections provide a province-wide comparison of housing needs for all regions and municipalities.

The report additionally includes information assembled by the Regional District and Quesnel on efforts to implement the findings of the previous Housing Needs Assessment and Action Plan in 2019, as well as information on the importance housing built with walking, cycling, and public transit access in mind and the key considerations in a rural context.

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1. Introduction

Urbanics Consultants Ltd. has been retained by the Cariboo Regional District and the City of Quesnel to create an interim housing needs report for the North Cariboo. This report will provide the Provincially-approved housing needs projection, as well as provide commentary on transportation, housing, and updates since the last Housing Needs Assessment

The Consultant crafted this report from study and analysis of data provided by BC Stats, Statistics Canada, CMHC, Cariboo Regional District and others.

Quesnel is located on the unceded territory of the L'htako Dene Nation, Nazko First Nation, Lhoosk'uz Dene Nation and ?Esdilagh First Nation.

The Cariboo shares in some of British Columbia's wider housing difficulties, and by the provincial methodology has need of the following number of homes in the coming 5 and 20 years:

Table 1: Housing Needs Summary

	5-YEAR	20-YEAR
QUESNEL	407	1,244
ELECTORAL AREA A	222	523
ELECTORAL AREA B	147	358
ELECTORAL AREA C	65	184
ELECTORAL AREA I	72	197
E.A. SUBTOTAL	506	1,262
NORTH CARIBOO TOTAL	913	2,506

The study examined the North Cariboo's housing needs. In total, 2,506 units were assessed under the British Columbia housing needs method over the period 2021-2041, about half of which apportioned to Quesnel and half are apportioned to Electoral Districts A, B, C, and I.

Table 2: North Cariboo Regional Housing Need by Factor

	5-YEAR	20-YEAR
A: EXTREME CORE HOUSING NEED	50.97	203.93
B: HOMELESSNESS	110.72	221.44
C: SUPRESSED HOUSEHOLD FORMATION	160.03	640.10
D: ANTICIPATED HOUSEHOLD GROWTH	474.73	973.15
E: RENTAL VACANCY	11.85	47.39
F: DEMAND BUFFER	105.34	421.38
STUDY AREA TOTAL	913	2,506

Of these, the largest component was driven by anticipated household growth, representing population growth expected under British Columbia's P.E.O.P.L.E. model for demographic forecasting used by the Province for multiple forward planning purposes.

Study Limitations

As with all studies, there are limitations. It is unfortunate that for smaller jurisdictions the full set of data that might be available for major metropolitan areas is unavailable. The survey size of some communities and some populations may suggest greater hesitance in interpreting results. .

Data and statistics for the report was sourced from a variety of government (federal, provincial, regional, municipal). One of the key limitations of this study is that census data is reflecting 2021 conditions. These are now 3 years out of date and will be replaced by new data in 2026-2027 when a new census is conducted. Census data is subject to random rounding up or down, so any figures from the Census should be read as plus or minus 10.

2021 was perhaps the most peculiar year in living memory for demographics. The Covid-19 Pandemic had massively changed economic activity 2020-2022. Pandemic responses had injected large amounts of public money into the economy, including the Canada Emergency Response Benefit (CERB) funds paid to out-of-work residents. The Canada Emergency Wage Subsidy (CEWS) kept businesses afloat with money they may have not earned without the pandemic. Shrunk employment for 2020 tended to disproportionately effect lower income

households, biasing income statistics up from normal-year levels and reducing the effects of poverty compared to years before or since.

Additionally, the inflation seen the last several years mostly happened after May 2021 when the Census was conducted. According to the Bank of Canada, a dollar in 2021 is worth the equivalent of \$1.13 in today's money (13% inflation), and this change has not fallen evenly across the economy.

The methodology for calculating housing needs is one provided by the Province. It is not a market-based measure, and its outputs do not imply that anyone will be able to afford and build the housing estimated to be needed. It does include a 'demand factor' for municipalities, however this multiplier is a black-box number provided by the province with minimal explanation other than it is supposed to reflect housing demand. The housing needs methodology is, though, multi-faceted, and does include concerns such as homelessness, suppressed household formation, rental vacancy rates, and projected growth.

As with all market studies of this sort, a number of forecasts and assumptions regarding the state of the economy, the state of future competitive influences, and population projections have had to be made. These forecasts are made with great care and are based on the most recent and reliable information available.

This study does not cover parts of North Cariboo outside the City of Quesnel and Electoral Areas A, B, C, and I. This includes First Nations reserves such as Quesnel 1 and other communities. This report does not speak to the challenges facing indigenous communities on reserve and only speaks to off-reserve housing challenges indirectly. A full housing needs assessment will address these issues with the attention they deserve in the future.

Report Structure

The following outlines the structure of the report:

1. Introduction

The Introduction provides the headline findings, overall objectives for the study, the methodology, and key limitations.

2. Community Context

This section examines some basic geographic and demographic facts about the communities being examined.

3. Housing Needs Projections

This section provides the calculations of housing need as required by the province.

4. Previous Report Implementation

This section will provide information on how previous housing needs studies have been implemented and how issues have been addressed by Quesnel and the Regional District.

5. Housing & Transportation

This section details the importance of active transportation including walking, cycling, and transit and how it can improve housing outcomes.

6. Findings & Recommendations

This section will provide some high-level findings and recommendations drawn from the analysis and other observations for the CRD and City.

Appendix 1: Housing Needs Calculations

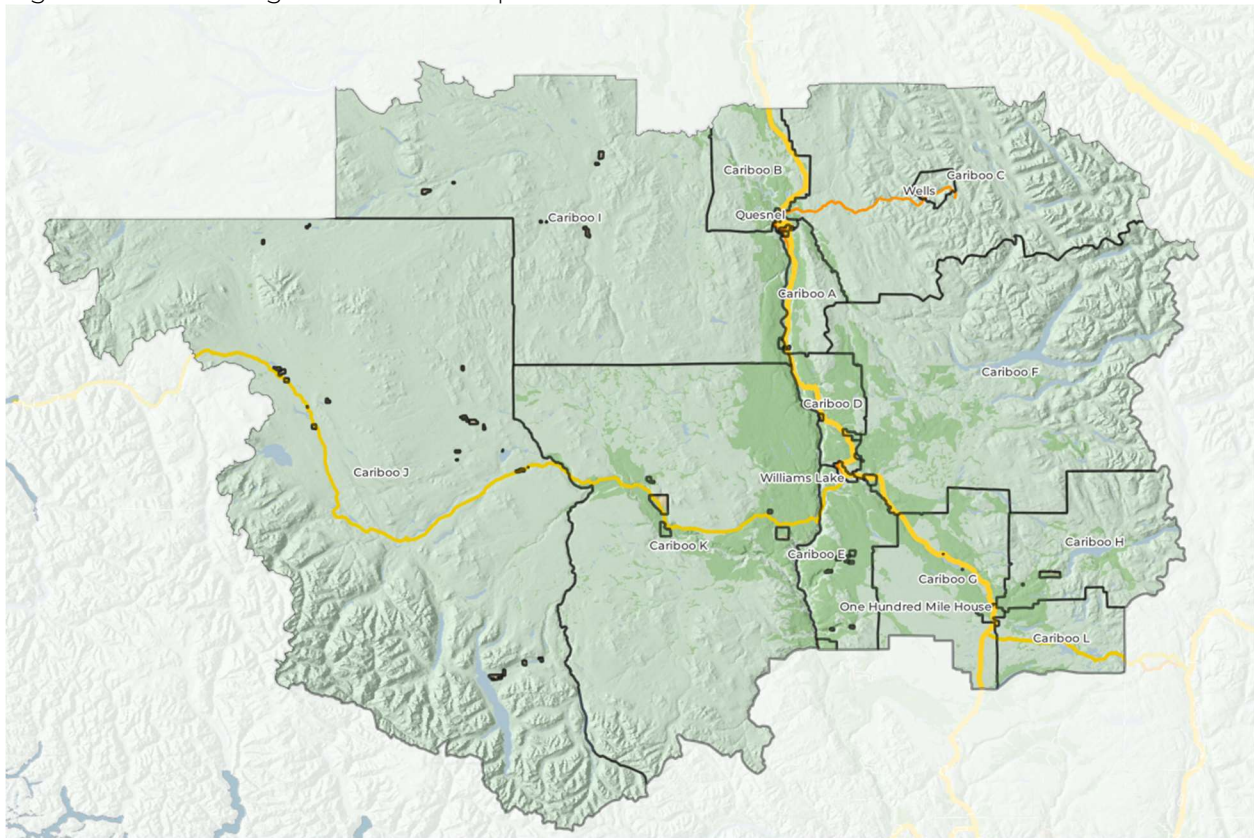
This section will provide more detailed information on housing needs calculations for each area.

2. Community Context

Location

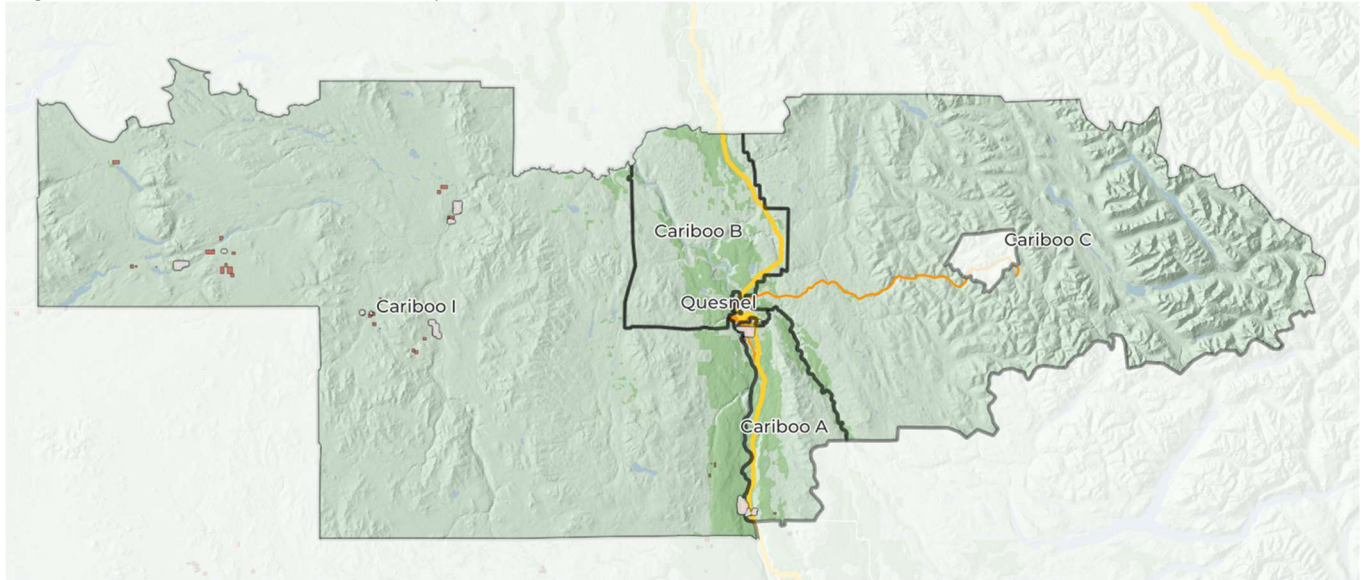
This study is for the housing needs of the North Cariboo, a part of the Cariboo Regional District including Quesnel as well as neighbouring Electoral Area A, B, C, and I.

Figure 1: Cariboo Regional District Map



Quesnel developed on the lands of the Dakelh peoples, where the path of the Cariboo Wagon Road and later Pacific Great Eastern Railway returned to the Fraser River and where steamboats could transfer to areas of the Upper Fraser.

Figure 2: North Cariboo Inset Map



The surrounding communities are unincorporated parts of the Cariboo Regional District, including communities such as Barkerville, Ten Mile Lake, Bouchie Lake and Nazko.

Demographics

The Cariboo Regional District in 2021 had a population of 62,931 according to the Census that year. Of that, 9,889 were resident of the City of Quesnel, 6,169 were resident of Area A, 3,864 were resident of Area B, 1,239 were residents of Area C, and 1,485 resided in Area I.

Population growth has been slow in recent decades, with the Cariboo seeing only 1.5% growth between 2016 and 2021. Between 2016 and 2021 the population of Quesnel increased by only 10 residents. Area A saw 1% population decline, while Area B saw 0.6% population growth, Area C saw 1.1% population growth and Area I saw 3.5% population growth.

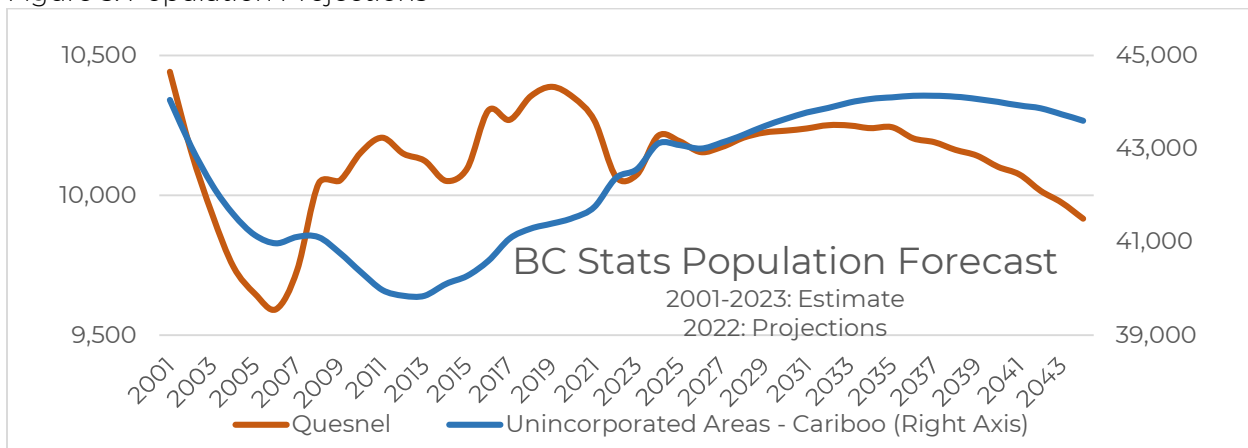
Table 3: Local Demographics

	POPULATION	2016-2021 GROWTH	2001-2021 GROWTH	2021 DWELLINGS	HOUSEHOLDS
QUESNEL	9,889	0.1%	-1.5%	4,766	4,508
AREA A	6,169	-1.0%	-4.0%	2,719	2,604
AREA B	3,864	0.6%	-10.9%	1,781	1,629
AREA C	1,239	1.1%	-6.3%	652	552
AREA I	1,485	3.5%	-16.2%	763	659
NORTH CARIBOO TOTAL	22,646	0.00%	-9.5%	10,681	9,952

North Cariboo is still recovering from economic changes over the last several decades which caused population fall in the 2000s and more recently. Despite this, general trends of falling household sizes tend to create need for new housing even in communities that are smaller than in the recent past.

BC Stats Population Projections are an important component of housing needs projections. By 2041, BC Stats estimates that Quesnel will have a population of 10,075, and the combined Cariboo Unincorporated Areas¹ (including South and Central Cariboo) are projected to grow from 41,753 to 43,928 residents.

Figure 3: Population Projections



¹ Population Projections are not available for individual Electoral Areas.

3. Housing Needs Projections

Assessed Housing Needs

The following Tables calculate the 20-year and 5-year housing need by the methods specified by the Province in the summer of 2024.

They were created using the UBC HART calculator, created by scholars at the University of British Columbia Housing Assessment Resource Tools (HART) and Licker Geospatial to implement the province's required method.

It is built from six components:

- Supply of units to reduce extreme core housing need
- Supply of units to reduce homelessness
- Supply of units to address suppressed household formation
- Supply of units needed to meet household growth over the next 5 to 20 years.
- Supply of units needed to meet at least a 3% vacancy rate.
- Supply of units needed to meet local demand (municipalities only)

Like all models, this method is a compromise between several goals and constraints (such as accuracy, detail, data availability, and suitability for widespread use and further) that leave it necessarily imperfect. But it is designed to take account of both social variables (such as homelessness, population growth estimates) as well as variables that reflect market demand such as rental vacancy rates.

The model does not directly deal in economic viability, which is a weakness. As such, the cost of construction or level of prices and rents are not incorporated. Under this scenario, it's possible for the model to generate numbers for required new housing that might not be buildable under present costs for current market rents and prices. The province has, however, provided a 'demand adjustment

factor' for each municipality intended to provide some market input. The model is not trying to create a market-based estimate of how much housing ought to be built, however it does incorporate the 'local demand' figure, which is a number provided by the Province with limited background information or documentation. The local demand factor for regional communities provided by the province can be seen in the table below.

Table 4: Demand Factors

MUNICIPALITY	REGIONAL DISTRICT	DEMAND FACTOR
QUESNEL	Cariboo	0.9336
WILLIAMS LAKE	Cariboo	1.3642
100 MILE HOUSE	Cariboo	1.3381
WELLS	Cariboo	0.3642
CLINTON	Thompson-Nicola	1.3422
KAMLOOPS	Thompson-Nicola	0.9434
CLEARWATER	Thompson-Nicola	1.1998
PRINCE GEORGE	Fraser-Fort George	0.7543

Due to limits on data availability, some categories are based upon taking the region-wide estimate and portioning it out to each town, city, village, or electoral area by population. In some cases, this may result in unintuitive or unreasonable estimates, especially where Regional Districts are internally diverse or where small population sizes create potential for outliers. Results should be interpreted considering these limitations.

First calculated is the 20-year estimate, and then the 5-year estimate based upon the province's weighting of each sub-category's importance for immediate address. For example, half the units for addressing homelessness are supposed to be delivered in 5 years, while only a quarter of the units expected to address rental vacancy rates in 20 years are supposed to be delivered in 5 years.

The estimates are for the period 2021 to 2041, which is to align with the Census. They are at this point three years out of date, however they still provide an insight into housing needs in the area. For many purposes, 2021 is a 'odd' year, with incomes, prices, and economic activity strongly effected by the Covid-19 pandemic and associated responses. Some figures, such as core housing need, were strongly affected by income support policies, and may not be comparable.

City of Quesnel

Part A: Extreme Core Housing Need

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

Table 5: Quesnel Households by Tenure
QUESNEL CY (CSD, BC)

TOTAL HOUSEHOLDS	2006	2011	2016	2021
OWNERS	2,755	2,790	2,780	2,800
RENTERS	1,160	1,535	1,615	1,705

The below table shows the total number and proportion of owners with a mortgage² and renter households in Extreme Core Housing Need in the four previous Censuses. Extreme Core Housing Need corresponds to a situation where households are obliged to spend 50% or more of pre-tax income for shelter costs (rent/mortgage plus utilities and taxes).

Table 6: Quesnel Extreme Core Housing Need
QUESNEL CY (CSD, BC)

EXTREME CORE HOUSING NEED	2006	2006%	2011	2011%	2016	2016%	2021	2021%	Average Rate
OWNERS WITH A MORTGAGE	N/A	N/A	N/A	N/A	N/A	N/A	0	0.00%	0.00%
RENTERS	10	9.48%	155	10.10%	190	11.76%	75	4.40%	8.94%

These are combined in the next table to represent the number of units necessary to provide replacement housing for households in extreme core housing need.

This is based on the average rate over the previous four censuses.

² Data on owners with a mortgage is not available for Censuses before 2021

Table 7: Quesnel ECHN Rates
QUESNEL CY (CSD, BC)

TOTAL HOUSEHOLDS	2021 HOUSEHOLDS	AVERAGE ECHN RATE	HOUSEHOLDS IN ECHN
OWNERS	2,800	N/A	N/A
OWNERS WITH A MORTGAGE		0.00%	0
RENTERS	1,705	8.94%	152.36
TOTAL NEW UNITS TO MEET ECHN - 20 YEARS			152.36

As shown in the above table, there are just over 152 units worth of assessed housing needs to address Extreme Core Housing Need over 20 years.

Part B: Homelessness

The following table apportions the homeless population of the Cariboo Regional District by the population of Quesnel. This figure is based on regional need rather than homelessness rates specific to Quesnel.

Table 8: Quesnel Homelessness
QUESNEL CY (CSD, BC)

REGIONAL POPULATION	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
62,185	9,685	15.57	612	95.32
TOTAL NEW UNITS TO HOMELESSNESS NEEDS - 20 YEARS				95.32

PEH refers to People Experiencing Homelessness.

As shown above, about 95 units are required to address Quesnel's share of regional homelessness, assuming as the Provincial methodology does 1 unit per person.

Part C: Suppressed Household Formation.

Often household size is taken as a given in demographic estimates, however the number of people per household is sensitive to the cost and availability of households. In a community undergoing housing stress there will be unusually large numbers of adult children living with their parents, unusually large numbers

of roommates, unusually large numbers of couples cohabitating more early in their relationships than they might otherwise or couples staying in dysfunctional relationships due to housing costs and availability.

This figure is calculated based upon 2006 census data, assumed to be a time when housing pressures were less intense to calculate a baseline level of household headship rates by renter/owner status and age cohort. This is then compared to present population household headship rates to estimate how many households would have formed if the housing had been available. Detailed calculations are provided in Appendix 1.

Table 9: Quesnel Suppressed Households
QUESNEL CY (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 TO 24 YEARS	30.83	140.95	25	155	5.83	-14.05	0.00
25 TO 34 YEARS	336.00	288.00	235	320	101.00	-32.00	69.00
35 TO 44 YEARS	402.22	169.35	390	255	12.22	-85.65	0.00
45 TO 54 YEARS	551.39	126.36	480	260	71.39	-133.64	0.00
55 TO 64 YEARS	732.16	224.78	635	260	97.16	-35.22	61.94
65 TO 74 YEARS	697.12	165.11	595	230	102.12	-64.89	37.23
75 YEARS AND OVER	440.87	191.04	435	225	5.87	-33.96	0.00
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							168.17

As above, household maintainer rates have increased for 15–24-year-olds, 35–54-year-olds, and 75 years-old or older populations. Only in the 25-to-34 year and 55–74-year-old groups does Quesnel see reduced rates of household maintainer status compared to 2006.

By this estimate, there are a shortfall of about 168 units to address suppressed household formation over 20 years.

Part D: Anticipated Household Growth

This segment is based upon BC Stats PEOPLE model of population growth, used by the Province for planning purposes. This statistic is drawn from BC Stats Household projections. BC Stats projections were harmonized with Statistics Canada in 2022 and are based upon a model using age and sex cohort data to estimate future population change from expected births, deaths, and migration. This is supplemented with data on employment, residential building permits, community plans and other indicators of housing availability.

As such it is important to note that this is *not an independent variable*. The amount of housing permitted in the past will shape population growth and shape this model's projection of future household growth. Because this data is so dependent on past policy outcomes, it should not be used on its own to inform housing needs.

The figure used by the province is a combination of two scenarios, one based upon municipal growth projections, and one based on regional projections. As local cities and towns necessarily exist in regional housing markets, this approach reduces the impact of local specifics. For Electoral Areas, this figure is based purely on regional growth projections portioned out by population share.

The first table will show the 20-year population projection for Cariboo Regional District.

Table 10: Regional Growth Rate
QUESNEL CY (CSD, BC)

REGIONAL DISTRICT PROJECTIONS	2021	2041	Regional Growth Rate
HOUSEHOLDS	27,615	30,660	11.03%

The regional population growth projection (as apportioned) is averaged with the municipal projection to arrive at a 20-year estimate of housing need through projected population growth.

Table 11: Quesnel Projected Growth
QUESNEL CY (CSD, BC)

GROWTH SCENARIOS	Regional Growth Rate	Households		New Units
		2021	2041	
LOCAL HOUSEHOLD GROWTH		4,510	4,756.00	246.00
REGIONALLY BASED HOUSEHOLD GROWTH	11.03%	4,510	5,007.30	497.30
SCENARIO AVERAGE				371.65
TOTAL NEW UNITS TO MEET HOUSEHOLD GROWTH NEEDS - 20 YEARS				371.65

Here the Province estimates that Quesnel will require about 372 units to accommodate projected population growth, subject to the methodological limitations described above.

Part E: Rental Vacancy

Rental vacancy rates are a reliable indicator of limited housing supply, and it is often held that a 3% vacancy rate is a 'balanced' level. When vacancy rates are below 3%, they suggest that there are more potential households seeking tenancies than there are available tenancies, and that rent will tend to rise. When vacancy rates are above 3%, rents will tend to moderate as landlords have a harder time attracting tenants.

Rental vacancy rate data is drawn from the CMHC's Primary Rental Market 2021 Vacancy Rate data, which is based on a survey of purpose-built rental landlords. As this data is collected only for population centres above 2,500, where this data is not available rental vacancy is assumed to be the provincial average (1.4%). Though this figure is drawn from purpose-built rentals only, it is assumed that the whole market, including rented condominium units, rented houses, and other small-scale residential land-lording operations follow similar trends. As such the vacancy rate is compared to the total number of rental households. Where Vacancy rates already exceed 3%, this is treated as a need for 0 new units.

Table 12: Quesnel Vacancy
QUESNEL CY (CSD, BC)

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
TARGET VACANCY RATE	3.00%	97.00%	1,705	1,757.73
LOCAL VACANCY RATE	1.00%	99.00	1,705	1,722.22
TOTAL NEW UNITS TO ACHIEVE 3% VACANCY RATE - 20 YEARS				35.51

Under this model about 32 units are needed to relieve rental vacancy pressure.

Thankfully, the CMHC does measure vacancy for the Quesnel area. The October 2023 figure was 2.3% for Quesnel census metropolitan area, an increase from 1.3% in 2022 and 1.0% in 2021, suggesting that this aspect is less of an issue than suggested by the model. Williams Lake was recorded by the CMHC as having a rental vacancy rate of 0.9% in October 2023, while Prince George CMA was recorded as having a rental vacancy rate of 3%.

Part F: The Demand Buffer

This figure is a number provided by the province with little documentation. Its purpose is to include a market demand element in the housing needs forecast. A 'Demand Factor' has been provided by the province for every municipality. This element does not apply to Electoral Areas.

Table 13: Quesnel Demand Buffer
QUESNEL CY (CSD, BC)

COMPONENT	Result
A. EXTREME CORE HOUSING NEED	152.36
B. PERSONS EXPERIENCING HOMELESSNESS	95.32
C. SUPPRESSED HOUSEHOLD FORMATION	168.17
E. RENTAL VACANCY RATE ADJUSTMENT	35.51
TOTAL	451.35
DEMAND FACTOR	0.93
TOTAL NEW UNITS TO ADDRESS DEMAND BUFFER - 20 YEARS	421.38

This figure is applied as a multiplier to all other factors. For Quesnel, the multiplier is 0.93, suggesting that an additional 421 units are required approximately.

Total Assessed Housing Need

Under the Province's formula, the assessed housing need is as follows, summing all previously discussed factors:

Table 14: Quesnel Housing Need Total
QUESNEL CY (CSD, BC)

COMPONENT	5 Year Need	20 Year Need
A. EXTREME CORE HOUSING NEED	38.09	152.36
B. PERSONS EXPERIENCING HOMELESSNESS	47.66	95.32
C. SUPPRESSED HOUSEHOLD FORMATION	42.04	168.17
D. ANTICIPATED GROWTH	165.38	371.65
E. RENTAL VACANCY RATE ADJUSTMENT	8.88	35.51
F. ADDITIONAL LOCAL DEMAND	105.34	421.38
TOTAL NEW UNITS – 5 YEARS	407	
TOTAL NEW UNITS – 20 YEARS		1,244

The 5-year need calculation is for most purposes $\frac{1}{4}$ of the 20-year calculation, however, to address homelessness it is expected that those units will be 50% delivered in 5 years, while the 5-year projected growth adjustment is based upon BC Stats 5-year growth projection.

As can be seen above, the largest part of the housing needs assessment is in the 'Additional Local Demand' figure, projecting that housing market demand in Quesnel is sufficiently high to add 51% more units to the housing needs projection over strictly demographic or social requirements.

The implication is that the dwelling stock must be increased by 9% over the next five years and 26% over the next twenty years over the current census dwelling count.

Electoral Area A

Part A: Extreme Core Housing Need

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

Table 15: Area A Households By Tenure
CARIBOO A RDA (CSD, BC)

TOTAL HOUSEHOLDS	2006	2011	2016	2021
OWNERS	2,025	2,220	2,300	2,275
RENTERS	285	315	320	330

The below table shows the total number and proportion of owners with a mortgage³ and renter households in Extreme Core Housing Need in the four previous Censuses. Extreme Core Housing Need corresponds to a situation where households are obliged to spend 50% or more of pre-tax income for shelter costs (rent/mortgage plus utilities and taxes).

Table 16: Area A Extreme Core Housing Need
CARIBOO A RDA (CSD, BC)

EXTREME CORE HOUSING NEED	2006	2006%	2011	2011%	2016	2016%	2021	2021%	Average Rate
OWNERS WITH A MORTGAGE	N/A	N/A	N/A	N/A	N/A	N/A	25	1.10%	1.10%
RENTERS	25	8.77%	25	7.94%	15	4.69%	0	0.00%	5.35%

These are combined in the next table to represent the number of units necessary to provide replacement housing for households in extreme core housing need. This is based on the average rate over the previous four censuses.

³ Data on owners with a mortgage is not available for Censuses before 2021

Table 17: Area A ECHN Rates

CARIBOO A RDA (CSD, BC)

TOTAL HOUSEHOLDS	2021 HOUSEHOLDS	AVERAGE ECHN RATE	HOUSEHOLDS IN ECHN
OWNERS	2,275	N/A	N/A
OWNERS WITH A MORTGAGE	2,275	1.10%	25
RENTERS	330	5.35%	17.65
TOTAL NEW UNITS TO MEET ECHN - 20 YEARS			42.65

As shown in the above table, there are just about 43 units worth of assessed housing needs to address Extreme Core Housing Need over 20 years.

Part B: Homelessness

The following table apportions the homeless population of the Cariboo Regional District by the population of Electoral Area A. This figure is based on regional need rather than homelessness rates specific to Electoral Area A.

Table 18: Area A Homelessness

CARIBOO A RDA (CSD, BC)

REGIONAL POPULATION	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
62,185	6,160	9.91%	612	60.62
TOTAL NEW UNITS TO HOMELESSNESS NEEDS - 20 YEARS				60.62

PEH refers to People Experiencing Homelessness.

As shown above, about 61 units are required to address Electoral Area A's share of regional homelessness, assuming as the Provincial methodology does 1 unit per person.

Part C: Suppressed Household Formation.

Often household size is taken as a given in demographic estimates, however the number of people per household is sensitive to the cost and availability of households. In a community undergoing housing stress there will be unusually large numbers of adult children living with their parents, unusually large

numbers of roommates, unusually large numbers of couples cohabitating more early in their relationships than they might otherwise or couples staying in dysfunctional relationships due to housing costs and availability.

This figure is calculated based upon 2006 census data, assumed to be a time when housing pressures were less intense to calculate a baseline level of household headship rates by renter/owner status and age cohort. This is then compared to present population household headship rates to estimate how many households would have formed if the housing had been available. Detailed calculations are provided in Appendix 1.

Table 19: Area A Supressed Households
CARIBOO A RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Households		2021 Suppressed Households		Total
	Owner	Renter	Owner	Renter	Owner	Renter	
15 TO 24 YEARS	0	30.07	15	25	-15	5.07	0
25 TO 34 YEARS	231.33	73.35	195	65	36.33	8.35	44.68
35 TO 44 YEARS	377.29	67.37	395	75	-17.71	-7.63	0
45 TO 54 YEARS	358.37	40.64	365	20	-6.63	20.64	14.01
55 TO 64 YEARS	609.05	12.82	540	50	69.05	-37.18	31.87
65 TO 74 YEARS	441.83	51.98	440	70	1.83	-18.02	0
75 YEARS AND OVER	345.45	36.36	320	25	25.45	11.36	36.82
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							127.38

Household formation rates changes show no particular pattern in Area A, though the largest number of suppressed households are found in 25–34-year-old range.

By this estimate, there are a shortfall of about 127 units to address suppressed household formation over 20 years.

Part D: Anticipated Household Growth

This segment is based upon BC Stats PEOPLE model of population growth, used by the Province for planning purposes. This statistic is drawn from BC Stats Household projections. BC Stats projections were harmonized with Statistics Canada in 2022 and are based upon a model using age and sex cohort data to estimate future population change from expected births, deaths, and migration. This is supplemented with data on employment, residential building permits, community plans and other indicators of housing availability.

As such it is important to note that this is *not an independent variable*. The amount of housing permitted in the past will shape population growth and shape this model's projection of future household growth. Because this data is so dependent on past policy outcomes, it should not be used on its own to inform housing needs.

The figure used by the province is a combination of two scenarios, one based upon municipal growth projections, and one based upon regional projections. As local cities and towns necessarily exist in regional housing markets, this approach reduces the impact of local specifics. For Electoral Areas, this figure is based purely on regional growth projections portioned out by population share.

The first table will show the 20-year population projection for Cariboo Regional District.

Table 20: Regional Growth Rate
CARIBOO A RDA (CSD, BC)

REGIONAL DISTRICT PROJECTIONS	2021	2041	Regional Growth Rate
HOUSEHOLDS	27,615	30,660	11.03%

For Electoral Areas, Regional District Growth rate is multiplied by the area's current population.

Table 21: Area A Projected Growth
CARIBOO A RDA (CSD, BC)

GROWTH SCENARIOS	Regional Growth Rate	Households		New Units
		2021	2041	
REGIONALLY BASED HOUSEHOLD GROWTH	11.03%	2,605	2,892.24	287.24
TOTAL NEW UNITS TO MEET HOUSEHOLD GROWTH NEEDS - 20 YEARS				287.24

Here the province estimates that Electoral Area A will require roughly 287 units to accommodate projected population growth, subject to the methodological limitations described above.

Part E: Rental Vacancy

Rental vacancy rates are a reliable indicator of limited housing supply, and it is often held that a 3% vacancy rate is a 'balanced' level. When vacancy rates are below 3%, they suggest that there are more potential households seeking tenancies than there are available tenancies, and that rent will tend to rise. When vacancy rates are above 3%, rents will tend to moderate as landlords have a harder time attracting tenants.

Rental vacancy rate data is drawn from the CMHC's Primary Rental Market 2021 Vacancy Rate data, which is based on a survey of purpose-built rental landlords. As this data is collected only for population centres above 2,500, where this data is not available rental vacancy is assumed to be the provincial average (1.4%). Though this figure is drawn from purpose-built rentals only, it is assumed that the whole market, including rented condominium units, rented houses, and other small-scale residential land-lording operations follow similar trends. As such the vacancy rate is compared to the total number of rental households. Where vacancy rates already exceed 3%, this is treated as a need for 0 new units.

Table 22: Area A Vacancy
CARIBOO A RDA (CSD, BC)

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
TARGET VACANCY RATE	3.00%	97.00%	330	340.21
LOCAL VACANCY RATE	1.40%	98.60%	330	334.69
TOTAL NEW UNITS TO ACHIEVE 3% VACANCY RATE - 20 YEARS				5.52

For these purposes, the local rental vacancy rate in Electoral Area A is assumed to be the provincial average, as CMHC does not collect rental market data for electoral areas, regrettably. Under this estimate, approximately 6 units are needed over the coming 20 years to bring the vacancy rate to healthy levels.

The October 2023 figure was 2.3% for Quesnel census metropolitan area, an increase from 1.3% in 2022 and 1.0% in 2021, suggesting that this aspect is less of an issue than suggested by the model. Williams Lake was recorded by the CMHC as having a rental vacancy rate of 0.9% in October 2023, while Prince George CMA was recorded as having a rental vacancy rate of 3%. These suggest that the 1.4% used for modelling purposes is not unreasonable for current conditions.

Total Assessed Housing Need

Under the Province's formula, the assessed housing need is as follows, summing all previously discussed factors:

Table 23: Area A Housing Need Total
CARIBOO A RDA (CSD, BC)

COMPONENT	5 Year Need	20 Year Need
A. EXTREME CORE HOUSING NEED	10.66	42.65
B. PERSONS EXPERIENCING HOMELESSNESS	30.31	60.62
C. SUPPRESSED HOUSEHOLD FORMATION	31.85	127.38
D. ANTICIPATED GROWTH	147.72	287.24
E. RENTAL VACANCY RATE ADJUSTMENT	1.38	5.52
F. ADDITIONAL LOCAL DEMAND	0.00	0.00
TOTAL NEW UNITS – 5 YEARS	222	
TOTAL NEW UNITS – 20 YEARS		523

The 5-year need calculation is for most purposes $\frac{1}{4}$ of the 20-year calculation, however, to address homelessness it is expected that those units will be 50% delivered in 5 years, while the 5-year projected growth adjustment is based upon BC Stats 5-year growth projection.

As can be seen above, the largest part of the housing needs assessment is in the 'Anticipated Growth' figure, accounting for 55% of all units. This is based upon Cariboo regional growth projections.

The implication is that the dwelling stock must be increased by 8% over the next five years and 19% over the next twenty years over the current census dwelling count.

Electoral Area B

Part A: Extreme Core Housing Need

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

Table 24: Area B Households by Tenure
CARIBOO B RDA (CSD, BC)

TOTAL HOUSEHOLDS	2006	2011	2016	2021
OWNERS	1,350	1,545	1,430	1,405
RENTERS	195	165	200	225

The below table shows the total number and proportion of owners with a mortgage⁴ and renter households in Extreme Core Housing Need in the four previous Censuses. Extreme Core Housing Need corresponds to a situation where households are obliged to spend 50% or more of pre-tax income for shelter costs (rent/mortgage plus utilities and taxes).

Table 25: Area B Extreme Core Housing Need
CARIBOO B RDA (CSD, BC)

EXTREME CORE HOUSING NEED	2006	2006%	2011	2011%	2016	2016%	2021	2021%	Average Rate
OWNERS WITH A MORTGAGE	N/A	N/A	N/A	N/A	N/A	N/A	0	0.00%	0.00%
RENTERS	10	5.13%	0	0.00%	10	5.00%	0	0.00%	2.53%

These are combined in the next table to represent the number of units necessary to provide replacement housing for households in extreme core housing need. This is based on the average rate over the previous four censuses.

⁴ Data on owners with a mortgage is not available for Censuses before 2021

Table 26: Area B ECHN Rates
CARIBOO B RDA (CSD, BC)

TOTAL HOUSEHOLDS	2021 HOUSEHOLDS	AVERAGE ECHN RATE	HOUSEHOLDS IN ECHN
OWNERS	1,405	N/A	N/A
OWNERS WITH A MORTGAGE		0.00%	0
RENTERS	225	2.53%	5.70
TOTAL NEW UNITS TO MEET ECHN - 20 YEARS			5.70

As shown in the above table, there are just about 6 units worth of assessed housing needs to address Extreme Core Housing Need over 20 years.

Part B: Homelessness

The following table apportions the homeless population of the Cariboo Regional District by the population of Electoral Area B. This figure is based on regional need rather than homelessness rates specific to Area B

Table 27: Area B Homelessness
CARIBOO B RDA (CSD, BC)

REGIONAL POPULATION	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
62,185	3,870	6.22%	612	38.09
TOTAL NEW UNITS TO HOMELESSNESS NEEDS - 20 YEARS				38.09

PEH refers to People Experiencing Homelessness.

As shown above, about 38 units are required to address Area B's share of regional homelessness, assuming as the Provincial methodology does 1 unit per person.

Part C: Suppressed Household Formation.

Often household size is taken as a given in demographic estimates, however the number of people per household is sensitive to the cost and availability of households. In a community undergoing housing stress there will be unusually large numbers of adult children living with their parents, unusually large

numbers of roommates, unusually large numbers of couples cohabitating more early in their relationships than they might otherwise or couples staying in dysfunctional relationships due to housing costs and availability.

This figure is calculated based upon 2006 census data, assumed to be a time when housing pressures were less intense to calculate a baseline level of household headship rates by renter/owner status and age cohort. This is then compared to present population household headship rates to estimate how many households would have formed if the housing had been available. Detailed calculations are provided in Appendix 1.

Table 28: Area B Suppressed Households
CARIBOO B RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 TO 24 YEARS	27.53	7.87	15	10	12.53	-2.13	10.39
25 TO 34 YEARS	112.99	27.27	75	50	37.99	-22.73	15.26
35 TO 44 YEARS	189.67	43.77	170	30	19.67	13.77	33.44
45 TO 54 YEARS	291.52	20.53	295	25	-3.48	-4.47	0.00
55 TO 64 YEARS	392.55	19.31	395	50	-2.45	-30.69	0.00
65 TO 74 YEARS	331.38	85.52	335	40	-3.62	45.52	41.90
75 YEARS AND OVER	140.94	19.22	110	20	30.94	-0.78	30.16
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							131.15

As above, household maintainer rates have fallen for most cohorts, by this estimate, there are a shortfall of about 131 units to address suppressed household formation over 20 years.

Part D: Anticipated Household Growth

This segment is based upon BC Stats PEOPLE model of population growth, used by the Province for planning purposes. This statistic is drawn from BC

Stats Household projections. BC Stats projections were harmonized with Statistics Canada in 2022 and are based upon a model using age and sex cohort data to estimate future population change from expected births, deaths, and migration. This is supplemented with data on employment, residential building permits, community plans and other indicators of housing availability.

As such it is important to note that this is *not an independent variable*. The amount of housing permitted in the past will shape population growth and shape this model's projection of future household growth. Because this data is so dependent on past policy outcomes, it should not be used on its own to inform housing needs.

The figure used by the province is a combination of two scenarios, one based upon municipal growth projections, and one based upon regional projections. As local cities and towns necessarily exist in regional housing markets, this approach reduces the impact of local specifics. For Electoral Areas, this figure is based purely on regional growth projections portioned out by population share.

The first table will show the 20-year population projection for Cariboo Regional District.

Table 29: Regional Growth Rate
CARIBOO B RDA (CSD, BC)

REGIONAL DISTRICT PROJECTIONS	2021	2041	Regional Growth Rate
HOUSEHOLDS	27,615	30,660	11.03%

For electoral areas, population is projected by multiplying the regional projected growth rate by the electoral area population.

Table 30: Area B Projected Growth
CARIBOO B RDA (CSD, BC)

GROWTH SCENARIOS	Regional Growth Rate	Households		New Units
		2021	2041	
REGIONALLY BASED HOUSEHOLD GROWTH	11.03%	1,630	1,809.73	179.73
TOTAL NEW UNITS TO MEET HOUSEHOLD GROWTH NEEDS - 20 YEARS				179.73

Here the province estimates that Area B will require approximately 180 units to accommodate projected population growth, subject to the methodological limitations described above.

Part E: Rental Vacancy

Rental vacancy rates are a reliable indicator of limited housing supply, and it is often held that a 3% vacancy rate is a 'balanced' level. When vacancy rates are below 3%, they suggest that there are more potential households seeking tenancies than there are available tenancies, and that rent will tend to rise. When vacancy rates are above 3%, rents will tend to moderate as landlords have a harder time attracting tenants.

Rental vacancy rate data is drawn from the CMHC's Primary Rental Market 2021 Vacancy Rate data, which is based on a survey of purpose-built rental landlords. As this data is collected only for population centres above 2,500, where this data is not available rental vacancy is assumed to be the provincial average (1.4%). Though this figure is drawn from purpose-built rentals only, it is assumed that the whole market, including rented condominium units, rented houses, and other small-scale residential land-lording operations follow similar trends. As such the vacancy rate is compared to the total number of rental households. Where Vacancy rates already exceed 3%, this is treated as a need for 0 new units.

Table 31: Area B Vacancy
CARIBOO B RDA (CSD, BC)

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
TARGET VACANCY RATE	3.00%	97.00%	225	231.96
LOCAL VACANCY RATE	1.40%	98.60%	225	228.19
TOTAL NEW UNITS TO ACHIEVE 3% VACANCY RATE - 20 YEARS				3.76

For these purposes, the local rental vacancy rate in Area B is assumed to be the provincial average, as CMHC does not collect rental market data for rural areas, regrettably. Under this estimate, approximately 4 units are needed over the coming 20 years to bring the vacancy rate to healthy levels.

The October 2023 figure was 2.3% for Quesnel census metropolitan area, an increase from 1.3% in 2022 and 1.0% in 2021, suggesting that this aspect is less of an issue than suggested by the model. Williams Lake was recorded by the CMHC as having a rental vacancy rate of 0.9% in October 2023, while Prince George CMA was recorded as having a rental vacancy rate of 3%. These suggest that the 1.4% used for modelling purposes is not unreasonable for current conditions.

Total Assessed Housing Need

Under the Province's formula, the assessed housing need is as follows, summing all previously discussed factors:

Table 32: Area B Housing Need Total
QUESNEL CY (CSD, BC)

COMPONENT	5 Year Need	20 Year Need
A. EXTREME CORE HOUSING NEED	1.42	5.70
B. PERSONS EXPERIENCING HOMELESSNESS	19.04	38.09
C. SUPPRESSED HOUSEHOLD FORMATION	32.79	131.15
D. ANTICIPATED GROWTH	92.44	179.73
E. RENTAL VACANCY RATE ADJUSTMENT	0.94	3.76
F. ADDITIONAL LOCAL DEMAND	0.00	0.00
TOTAL NEW UNITS – 5 YEARS	147	
TOTAL NEW UNITS – 20 YEARS		358

The 5-year need calculation is for most purposes $\frac{1}{4}$ of the 20-year calculation, however, to address homelessness it is expected that those units will be 50% delivered in 5 years, while the 5-year projected growth adjustment is based upon BC Stats 5-year growth projection.

As can be seen above, the largest part of the housing needs assessment is in the "Anticipated Growth" figure, accounting for more than half the need. Caution should be used with this estimate, as it is based on Regional rather than local growth projections.

The implication is that the dwelling stock must be increased by 8% over the next five years and 20% over the next twenty years over the current census dwelling count.

Electoral Area C

Part A: Extreme Core Housing Need

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

Table 33: Area C Households by Tenure
CARIBOO C RDA (CSD, BC)

TOTAL HOUSEHOLDS	2006	2011	2016	2021
OWNERS	445	375	445	490
RENTERS	50	85	90	65

The below table shows the total number and proportion of owners with a mortgage⁵ and renter households in Extreme Core Housing Need in the four previous Censuses. Extreme Core Housing Need corresponds to a situation where households are obliged to spend 50% or more of pre-tax income for shelter costs (rent/mortgage plus utilities and taxes)

Table 34: Area C Extreme Core Housing Need
CARIBOO C RDA (CSD, BC)

EXTREME CORE HOUSING NEED	2006	2006%	2011	2011%	2016	2016%	2021	2021%	Average Rate
OWNERS WITH A MORTGAGE	N/A	N/A	N/A	N/A	N/A	N/A	0	0.00%	0.00%
RENTERS	0	0.00%	0	0.00%	10	11.11%	0	0.00%	2.78%

These are combined in the next table to represent the number of units necessary to provide replacement housing for households in extreme core housing need. This is based on the average rate over the previous four censuses.

⁵ Data on owners with a mortgage is not available for Censuses before 2021

Table 35: Area C ECHN Rates

CARIBOO C RDA (CSD, BC)

TOTAL HOUSEHOLDS	2021 HOUSEHOLDS	AVERAGE ECHN RATE	HOUSEHOLDS IN ECHN
OWNERS	490	N/A	N/A
OWNERS WITH A MORTGAGE		0.00%	0.00
RENTERS	65	2.78%	1.81
TOTAL NEW UNITS TO MEET ECHN - 20 YEARS			1.81

As shown in the above table, there are just about 2 units worth of assessed housing needs to address Extreme Core Housing Need over 20 years.

Part B: Homelessness

The following table apportions the homeless population of the Cariboo Regional District by the population of Electoral Area C. This figure is based on regional need rather than homelessness rates specific to Electoral Area C

Table 36: Area C Homelessness

CARIBOO C RDA (CSD, BC)

REGIONAL POPULATION	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
62,185	1,300	2.09%	612	12.79
TOTAL NEW UNITS TO HOMELESSNESS NEEDS - 20 YEARS				12.79

PEH refers to People Experiencing Homelessness.

As shown above, about 13 units are required to address Electoral Area C's share of regional homelessness, assuming as the Provincial methodology does 1 unit per person.

Part C: Suppressed Household Formation.

Often household size is taken as a given in demographic estimates, however the number of people per household is sensitive to the cost and availability of households. In a community undergoing housing stress there will be unusually large numbers of adult children living with their parents, unusually large numbers

of roommates, unusually large numbers of couples cohabitating more early in their relationships than they might otherwise or couples staying in dysfunctional relationships due to housing costs and availability.

This figure is calculated based upon 2006 census data, assumed to be a time when housing pressures were less intense to calculate a baseline level of household headship rates by renter/owner status and age cohort. This is then compared to present population household headship rates to estimate how many households would have formed if the housing had been available. Detailed calculations are provided in Appendix 1.

Table 37: Area C Suppressed Households
CARIBOO C RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 TO 24 YEARS	7.19	10.78	0	0	7.19	10.78	17.97
25 TO 34 YEARS	67.37	16.84	50	25	17.37	-8.16	9.21
35 TO 44 YEARS	80.00	8.00	60	0	20.00	8.00	28.00
45 TO 54 YEARS	68.73	4.91	70	0	-1.27	4.91	3.64
55 TO 64 YEARS	110.27	12.97	125	25	-14.73	-12.03	0.00
65 TO 74 YEARS	187.50	0.00	140	0	47.50	0.00	47.50
75 YEARS AND OVER	0.00	25.00	45	0	-45.00	25.00	0.00
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							106.32

As above, household maintainer rates fallen for most age groups apart from 55- to 64-year-olds and those over 75 years old. The largest number of suppressed households is potentially among 65-to-75-year-olds.

By this estimate, there are a shortfall of about 106 units to address suppressed household formation over 20 years.

Part D: Anticipated Household Growth

This segment is based upon BC Stats PEOPLE model of population growth, used by the Province for planning purposes. This statistic is drawn from BC Stats Household projections. BC Stats projections were harmonized with Statistics Canada in 2022 and are based upon a model using age and sex cohort data to estimate future population change from expected births, deaths, and migration. This is supplemented with data on employment, residential building permits, community plans and other indicators of housing availability.

As such it is important to note that this is *not an independent variable*. The amount of housing permitted in the past will shape population growth and shape this model's projection of future household growth. Because this data is so dependent on past policy outcomes, it should not be used on its own to inform housing needs.

The figure used by the province is a combination of two scenarios, one based upon municipal growth projections, and one based upon regional projections. As local cities and towns necessarily exist in regional housing markets, this approach reduces the impact of local specifics. For Electoral Areas, this figure is based purely on regional growth projections portioned out by population share.

The first table will show the 20-year population projection for Cariboo Regional District.

Table 38: Regional Growth Rate
CARIBOO C RDA (CSD, BC)

REGIONAL DISTRICT PROJECTIONS	2021	2041	Regional Growth Rate
HOUSEHOLDS	27,615	30,660	11.03%

For electoral areas, the regional population forecast growth rate is multiplied by the current electoral area population.

Table 39: Area C Projected Growth
CARIBOO C RDA (CSD, BC)

GROWTH SCENARIOS	Regional Growth Rate	Households		New Units
		2021	2041	
REGIONALLY BASED HOUSEHOLD GROWTH	11.03%	560	621.75	61.75
TOTAL NEW UNITS TO MEET HOUSEHOLD GROWTH NEEDS - 20 YEARS				61.75

Here the province estimates that Electoral Area C will require about 62 units to accommodate projected population growth, subject to the methodological limitations described above.

Part E: Rental Vacancy

Rental vacancy rates are a reliable indicator of limited housing supply, and it is often held that a 3% vacancy rate is a 'balanced' level. When vacancy rates are below 3%, they suggest that there are more potential households seeking tenancies than there are available tenancies, and that rent will tend to rise. When vacancy rates are above 3%, rents will tend to moderate as landlords have a harder time attracting tenants.

Rental vacancy rate data is drawn from the CMHC's Primary Rental Market 2021 Vacancy Rate data, which is based on a survey of purpose-built rental landlords. As this data is collected only for population centres above 2,500, where this data is not available rental vacancy is assumed to be the provincial average (1.4%). Though this figure is drawn from purpose-built rentals only, it is assumed that the whole market, including rented condominium units, rented houses, and other small-scale residential land-lording operations follow similar trends. As such the vacancy rate is compared to the total number of rental households. Where Vacancy rates already exceed 3%, this is treated as a need for 0 new units.

Table 40: Area C Vacancy
CARIBOO C RDA (CSD, BC)

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
TARGET VACANCY RATE	3.00%	97.00%	65	67.01
LOCAL VACANCY RATE	1.40%	98.60%	65	65.92
TOTAL NEW UNITS TO ACHIEVE 3% VACANCY RATE - 20 YEARS				1.09

For these purposes, the local rental vacancy rate in Electoral Area C is assumed to be the provincial average, as CMHC does not collect rental market data for rural areas, regrettably. Under this estimate, approximately 1 unit is needed over the coming 20 years to bring the vacancy rate to healthy levels.

The October 2023 figure was 2.3% for Quesnel census metropolitan area, an increase from 1.3% in 2022 and 1.0% in 2021, suggesting that this aspect is less of an issue than suggested by the model. Williams Lake was recorded by the CMHC as having a rental vacancy rate of 0.9% in October 2023, while Prince George CMA was recorded as having a rental vacancy rate of 3%. These suggest that the 1.4% used for modelling purposes is not unreasonable for current conditions.

Total Assessed Housing Need

Under the Province's formula, the assessed housing need is as follows, summing all previously discussed factors:

Table 41: Housing Need Total
CARIBOO C RDA (CSD, BC)

COMPONENT	5 Year Need	20 Year Need
A. EXTREME CORE HOUSING NEED	0.45	1.81
B. PERSONS EXPERIENCING HOMELESSNESS	6.40	12.79
C. SUPPRESSED HOUSEHOLD FORMATION	26.58	106.32
D. ANTICIPATED GROWTH	31.76	61.75
E. RENTAL VACANCY RATE ADJUSTMENT	0.27	1.09
F. ADDITIONAL LOCAL DEMAND	0.00	0.00
TOTAL NEW UNITS – 5 YEARS	65	
TOTAL NEW UNITS – 20 YEARS		184

The 5-year need calculation is for most purposes $\frac{1}{4}$ of the 20-year calculation, however, to address homelessness it is expected that those units will be 50% delivered in 5 years, while the 5-year projected growth adjustment is based upon BC Stats 5-year growth projection.

As can be seen above, the largest part of the housing needs assessment is in the 'Suppressed Household Formation' figure. This suggests that housing has become less available since 2006 for Area C residents, and they are economizing by doubling up, or living with family, or other strategies.

The implication of this estimate is that the dwelling stock must be increased by 10% over the next five years and 28% over the next twenty years over the current census dwelling count.

Electoral Area I

Part A: Extreme Core Housing Need

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

Table 42: Area I Households by Tenure
CARIBOO I RDA (CSD, BC)

TOTAL HOUSEHOLDS	2006	2011	2016	2021
OWNERS	505	555	580	570
RENTERS	160	90	50	90

The below table shows the total number and proportion of owners with a mortgage⁶ and renter households in Extreme Core Housing Need in the four previous Censuses. Extreme Core Housing Need corresponds to a situation where households are obliged to spend 50% or more of pre-tax income for shelter costs (rent/mortgage plus utilities and taxes)

Table 43: Area I Extreme Core Housing Need
CARIBOO I RDA (CSD, BC)

EXTREME CORE HOUSING NEED	2006	2006%	2011	2011%	2016	2016%	2021	2021%	Average Rate
OWNERS WITH A MORTGAGE	N/A	N/A	N/A	N/A	N/A	N/A	0	0.00%	0.00%
RENTERS	10	6.25%	0	0.00%	0	0.00%	0	0.00%	1.56%

These are combined in the next table to represent the number of units necessary to provide replacement housing for households in extreme core housing need. This is based on the average rate over the previous four censuses.

⁶ Data on owners with a mortgage is not available for Censuses before 2021

Table 44: Area I ECHN Rates
CARIBOO I RDA (CSD, BC)

TOTAL HOUSEHOLDS	2021 HOUSEHOLDS	AVERAGE ECHN RATE	HOUSEHOLDS IN ECHN
OWNERS	570	N/A	N/A
OWNERS WITH A MORTGAGE		0.00%	0.00
RENTERS	90	1.56%	1.41
TOTAL NEW UNITS TO MEET ECHN - 20 YEARS			141

As shown in the above table, there are just about 1 unit of assessed housing needs to address Extreme Core Housing Need over 20 years.

Part B: Homelessness

The following table apportions the homeless population of the Cariboo Regional District by the population of Electoral Area I. This figure is based on regional need rather than homelessness rates specific to Electoral Area I

Table 45: Area I Homelessness
CARIBOO I RDA (CSD, BC)

REGIONAL POPULATION	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
62,185	1,485	2.39%	612	14.61
TOTAL NEW UNITS TO HOMELESSNESS NEEDS - 20 YEARS				14.61

PEH refers to People Experiencing Homelessness.

As shown above, about 15 units are required to address Electoral Area I's share of regional homelessness, assuming as the Provincial methodology does 1 unit per person.

Part C: Suppressed Household Formation.

Often household size is taken as a given in demographic estimates, however the number of people per household is sensitive to the cost and availability of households. In a community undergoing housing stress there will be unusually large numbers of adult children living with their parents, unusually large numbers

of roommates, unusually large numbers of couples cohabitating more early in their relationships than they might otherwise or couples staying in dysfunctional relationships due to housing costs and availability.

This figure is calculated based upon 2006 census data, assumed to be a time when housing pressures were less intense to calculate a baseline level of household headship rates by renter/owner status and age cohort. This is then compared to present population household headship rates to estimate how many households would have formed if the housing had been available. Detailed calculations are provided in Appendix 1.

Table 46: Area I Supressed Households
CARIBOO I RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 TO 24 YEARS	0.00	8.65	10	0	-10.00	8.65	0.00
25 TO 34 YEARS	33.33	20.83	30	0	3.33	20.83	24.17
35 TO 44 YEARS	49.00	16.33	45	20	4.00	-3.67	0.33
45 TO 54 YEARS	98.84	35.07	100	20	-1.16	15.07	13.91
55 TO 64 YEARS	163.56	28.44	135	25	28.56	3.44	32.00
65 TO 74 YEARS	190.00	31.67	175	10	15.00	21.67	36.67
75 YEARS AND OVER	50.00	16.67	70	0	-20.00	16.67	0.00
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							107.08

As above, household maintainer rates fallen for most age groups apart from 15- to 24-year-olds and those over 75 years old. The largest number of suppressed households is potentially among 65-to-75-year-olds.

By this estimate, there are a shortfall of about 107 units to address suppressed household formation over 20 years.

Part D: Anticipated Household Growth

This segment is based upon BC Stats PEOPLE model of population growth, used by the Province for planning purposes. This statistic is drawn from BC Stats Household projections. BC Stats projections were harmonized with Statistics Canada in 2022 and are based upon a model using age and sex cohort data to estimate future population change from expected births, deaths, and migration. This is supplemented with data on employment, residential building permits, community plans and other indicators of housing availability.

As such it is important to note that this is *not an independent variable*. The amount of housing permitted in the past will shape population growth and shape this model's projection of future household growth. Because this data is so dependent on past policy outcomes, it should not be used on its own to inform housing needs.

The figure used by the province is a combination of two scenarios, one based upon municipal growth projections, and one based upon regional projections. As local cities and towns necessarily exist in regional housing markets, this approach reduces the impact of local specifics. For Electoral Areas, this figure is based purely on regional growth projections portioned out by population share.

The first table will show the 20-year population projection for Cariboo Regional District.

Table 47: Regional Growth Rate
CARIBOO I RDA (CSD, BC)

REGIONAL DISTRICT PROJECTIONS	2021	2041	Regional Growth Rate
HOUSEHOLDS	27,615	30,660	11.03%

For electoral areas, the regional population forecast growth rate is multiplied by the current electoral area population.

Table 48: Area I Projected Growth
CARIBOO I RDA (CSD, BC)

GROWTH SCENARIOS	Regional Growth Rate	Households		New Units
		2021	2041	
REGIONALLY BASED HOUSEHOLD GROWTH	11.03%	660	732.78	72.78
TOTAL NEW UNITS TO MEET HOUSEHOLD GROWTH NEEDS - 20 YEARS				72.78

Here the province estimates that Electoral Area I will require about 73 units to accommodate projected population growth, subject to the methodological limitations described above.

Part E: Rental Vacancy

Rental vacancy rates are a reliable indicator of limited housing supply, and it is often held that a 3% vacancy rate is a 'balanced' level. When vacancy rates are below 3%, they suggest that there are more potential households seeking tenancies than there are available tenancies, and that rent will tend to rise. When vacancy rates are above 3%, rents will tend to moderate as landlords have a harder time attracting tenants.

Rental vacancy rate data is drawn from the CMHC's Primary Rental Market 2021 Vacancy Rate data, which is based on a survey of purpose-built rental landlords. As this data is collected only for population centres above 2,500, where this data is not available rental vacancy is assumed to be the provincial average (1.4%). Though this figure is drawn from purpose-built rentals only, it is assumed that the whole market, including rented condominium units, rented houses, and other small-scale residential land-lording operations follow similar trends. As such the vacancy rate is compared to the total number of rental households. Where Vacancy rates already exceed 3%, this is treated as a need for 0 new units.

Table 49: Area I Vacancy
CARIBOO I RDA (CSD, BC)

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
TARGET VACANCY RATE	3.00%	97.00%	90	92.78
LOCAL VACANCY RATE	1.40%	98.60%	90	91.28
TOTAL NEW UNITS TO ACHIEVE 3% VACANCY RATE - 20 YEARS				1.51

For these purposes, the local rental vacancy rate in Electoral Area I is assumed to be the provincial average, as CMHC does not collect rental market data for rural areas, regrettably. Under this estimate, approximately 2 units are needed over the coming 20 years to bring the vacancy rate to healthy levels.

The October 2023 figure was 2.3% for Quesnel census metropolitan area, an increase from 1.3% in 2022 and 1.0% in 2021, suggesting that this aspect is less of an issue than suggested by the model. Williams Lake was recorded by the CMHC as having a rental vacancy rate of 0.9% in October 2023, while Prince George CMA was recorded as having a rental vacancy rate of 3%. These suggest that the 1.4% used for modelling purposes is not unreasonable for current conditions.

Total Assessed Housing Need

Under the Province's formula, the assessed housing need is as follows, summing all previously discussed factors:

Table 50: Housing Need Total
CARIBOO I RDA (CSD, BC)

COMPONENT	5 Year Need	20 Year Need
A. EXTREME CORE HOUSING NEED	0.35	1.41
B. PERSONS EXPERIENCING HOMELESSNESS	7.31	14.62
C. SUPPRESSED HOUSEHOLD FORMATION	26.77	107.08
D. ANTICIPATED GROWTH	37.43	72.78
E. RENTAL VACANCY RATE ADJUSTMENT	0.38	1.51
F. ADDITIONAL LOCAL DEMAND	0.00	0.00
TOTAL NEW UNITS – 5 YEARS	72	
TOTAL NEW UNITS – 20 YEARS		197

The 5-year need calculation is for most purposes $\frac{1}{4}$ of the 20-year calculation, however, to address homelessness it is expected that those units will be 50% delivered in 5 years, while the 5-year projected growth adjustment is based upon BC Stats 5-year growth projection.

As can be seen above, the largest part of the housing needs assessment is in the 'Suppressed Household Formation' figure. This suggests that housing has become less available since 2006 for Area I residents and they are economizing by doubling up, or living with family, or other strategies.

The implication of this estimate that the dwelling stock must be increased by 9% over the next five years and 26% over the next twenty years over the current census dwelling count.

4. Previous Report Implementation

Quesnel

The following was completed following the last Housing Action Plan in 2019:

Objective 1 - Address market-rate housing

-Enhance density on properties that are already serviced with municipal water and sewer.

1. Permitted secondary suites and accessory dwelling units in all single detached residential zones.
2. Upzoned eight parcels of land to allow for and encourage multi-unit residential development.
3. Issued request for proposals on two City owned parcels of land for purpose of developing multi-unit housing. A 57-unit apartment is under construction next to City Hall as a result of one of these RFPs.
4. Amended and extended 10-year tax exemption for multi-unit housing developments in three priority areas including reduction of DCCs for achieving specified environmental objectives.
5. Developed 5 pre-reviewed Accessory Dwelling Unit designs to be provided free to residents.

Objective 2 – Address non-market housing

1. Identified a parcel of city owned land to contribute to BC Housing for the development of a 24-unit women's transition apartment.
2. Extended 10-year tax exemption for multi-unit housing developments in three priority areas including waived development cost charges for non-profit housing units.
3. Provided a 9-acre parcel of City owned land to Northern Health for the development of a 288 long term care home.

Objective 3 – Enhance Supply of Rental Housing

1. Established a minimum rental standards bylaw to ensure rental housing is maintained.
2. Issued request for proposals on two City owned parcels of land for purpose of developing multi-unit housing. A 57-unit apartment is under construction next to City Hall as a result of one of these RFPs.
3. Established a Housing Coordinator to identify Housing Developers and make connections.

Objective 4 – Enhance Housing Affordability

1. Amended zoning to permit up to 4 units on all residential lots.

Objective 5 – Maintain the Quality of the Current housing stock

No actions

Objective 6 – Facilitate new development on selected parcels

1. Upzoned eight parcels of land to allow for and encourage multi-unit residential development.
2. Issued request for proposals on two City owned parcels of land for purpose of developing multi-unit housing. A 57-unit apartment is under construction next to City Hall as a result of one of these RFPs.

Objective 7 – Prepare for anticipated growth of population aged 65 years and older

1. Provided a 9-acre parcel of City owned land to Northern Health for the development of a 288 long term care home.
2. Established an accessibility committee to begin reviewing community accessibility.
3. Permitted secondary suites and accessory dwelling units in all single detached residential zones.

North Cariboo

Since the Housing Action Plan of 2019, North Cariboo has

- Continued to allow secondary suites and carriage houses in all existing single-family residential zones.
- Collaborated with the City of Quesnel to develop five pre-reviewed accessory dwelling unit (carriage house or secondary dwelling) sample plans. These have been made available without charge to residents.
- Supported rezonings to subdivide larger parcels into smaller residential lots and to allow secondary dwellings as demanded.
- Supported projects allowing worker housing on industrial sites.
- Adopted the *Bouchie-Milburn Neighbourhood Plan* to encourage diverse housing types and affordability in the area.

5. Housing & Transportation

The following data is from the last two census regarding commuting by foot, by bicycle and by transit in the study area. 2016 figures have included to show pre-pandemic figures as well. Transit, for Census purposes, includes bus, train, passenger ferry and other modes, however data is self reported.

Table 51: Main Mode of Commuting for the Employed Labour Force age 15 Years and Over with a Usual Place of Work or No Fixed Workplace

	FOOT (2021)	BIKE (2021)	TRANSIT (2021)	TOTAL COMMUTERS	TOTAL SUSTAINABLE MODE SHARE	TOTAL MODE SHARE (2016)
CRD	1,000	105	340	22,830	6.3%	7.9%
QUESNEL	200	30	35	3,690	7.2%	9.5%
AREA A	70	10	30	2,395	4.6%	4.2%
AREA B	0	10	25	1,375	2.5%	3.9%
AREA C	10	0	0	460	2.2%	2.8%
AREA I	15	0	0	515	2.9%	2.0%
BRITISH COLUMBIA	121,550	36,790	174,045	1,873,690	17.7%	22.4%

Source: Census 2016, 2021, Urbanics Consultants Ltd.

These do not reflect to total use of feet, cycling, and transit to get around the community, however they do reflect a widely available statistic that is useful for comparisons, and tends to reflect the overall attractiveness of non-car transportation in each area. These figures represent a decline since 2016 in roughly equal measure for foot, bike and transit, however there as also been a decline in the overall number of commuters from 4,015 in Quesnel to 3,690. Foot transportation is the most common non-car means of getting around according to Census Data.

For surrounding areas, Active Transportation is essentially a rounding error (except for Area A).

Housing in proximity to alternative transportation can take several forms. These include:

- Locating housing near bus stops (where available)
- Locating housing near sidewalks, multi-use pathways, biking infrastructure and community trails

- Locating housing near to employment, near to commercial amenities, and near to public services such that a walking trip can be accomplished within a general '15 minute' area.

Where this requires infrastructure or service, it is important infrastructure or service be of sufficient quality to be useable and safe to the public. This requires that residents not feel uncomfortable crossing the street, or riding a bike, that the bus comes often enough to be useful for daily transportation.

The importance of locating housing close to alternative transportation lies in several benefits:

- The reduction of infrastructure burden
- Reduced traffic
- Improved safety
- Accessibility
- Public Health and wellbeing

Housing placed with alternative transportation in mind benefits the public by reducing the cost of infrastructure. A resident living within walking or cycling distance (or skiing, as the season may be!) is one that may potentially not drive to work, reducing traffic congestion and wear and tear on the roads, reducing demand for parking at public and private amenities as well as job sites. A multi-use pathway is much smaller and lower maintenance than a two-lane roadway, so that even if usage might be much less, the overall burden on the public can be reduced.

Additionally, the burden of water runoff is reduced. Multi-use pathways require much less hard surface pavement per user and divert less rainfall and snowmelt out of the soil, reducing the burden per user of stormwater management requirements such as sewers, culverts, ditches, and drains.

With respect to safety, a walker or cyclist or transit rider is another vehicle not on the road. According to Transport Canada there are 257.1 injuries per billion vehicle kilometres on British Columbia roads. Generally, safety statistics for bus riders are

much better due to large vehicles that are professionally driven. Pedestrians' and cyclists' safety is a concern; however, this can be improved with better infrastructure and tend to improve with greater usage. Additionally, locating housing to make cycling or walking easier tends to shorten trips, reducing exposure to hazard.

Accessibility can be improved through making walking, cycling, and transportation more attractive to residents of new homes. For starters, many disabilities preclude driving. Users of wheelchairs benefit from better sidewalks and multi-use pathways. Residents who need to drive benefit from reduced overall traffic congestion.

Lastly, locating housing to encourage pedestrianism and cycling encourage more physical activity, which can reduce the burden on the healthcare system as well as improve mood and fitness. Pedestrians and cyclists are found to be good potential customers by many businesses, as they can better interact with the street front.

The best way to facilitate pedestrians, cyclists, and transit riders is make it easier to build infill housing in existing communities which already have shops, public services, schools, and places of work.

Presently, some further commute information on North Cariboo communities is presented below:

Table 52: Further Commuting Statistics for North Cariboo

	% COMMUTING WITHIN CENSUS DIVISION OF RESIDENCE	% WITH COMMUTE DURATION UNDER 15 MINUTES	% WITH COMMUTE DURATION UNDER 30 MINUTES	TOTAL COMMUTERS
CRD	45.6	51.5	80.0	22,830
QUESNEL	84.1	71.7	91.2	3,690
AREA A	14.8	49.5	86.2	2,395
AREA B	11.2	30.5	78.5	1,375
AREA C	7.9	43.5	80.4	460
AREA I	12.8	26.2	70.9	515

Source: Census 2021, Urbanics Consultants Ltd.

The Rural Context

This proposition is challenging in rural areas. Population densities are by-definition low, meaning that there are fewer users and taxpayers to support a given meter of sidewalk or bike lane or bus route. With lower overall rates of use, these utilities are less attractive for rural taxpayers to provide. Additionally, regional and local government is constrained by Provincial agencies' control over much of the rural road network and of BC Transit services.

That said, it should not be understated that the Regional District can support non-car transportation by leveraging walking-distance proximity, even in small communities and unincorporated built-up areas. This can be supported through land use controls making local servicing retail in unincorporated built-up communities. Several of the unincorporated communities in the vicinity of Quesnel are possessed of several restaurants, cafes, bakeries, and convenience stores which can be at a walkable distance at the scale of the community. Additionally, local attractions such as community ski resorts can be anchors rural town development that can help enable non-car-based options. If planning regulations can facilitate such enterprises in other rural communities then there will be more opportunities to locate housing in the context of walking opportunities, however small they might be.

Once established and sustained, such walkable amenities make other walkable amenities more viable, creating a virtuous cycle of improving foot traffic and comfort and greater justification for pedestrian facilities.

6. Findings & Recommendations

This study constitutes an Interim Housing Needs Report, and as such does not engage in a full-depth study of the housing conditions of the North Cariboo. Nonetheless, some conclusions are appropriate from an examination of the housing needs identified.

Firstly, these results will have the most importance for Quesnel, which as a municipality is obliged to implement housing needs assessment findings in the Official Community Plan and zoning bylaws by December 31, 2025. This will include changes that can credibly provide for 1,244 new units over the coming two decades, including non-market units. The CRD is not under the same direct obligation, however the interim housing needs report is expected to inform forward community plan and bylaw work.

Progress

The 2019 Housing Needs Assessment, Gap Analysis and Action Plan identified the following goals:

- Address market rate housing needs for all cohorts.
- Address non-market housing needs.
- Enhance supply of rental housing
- Enhance housing affordability.
- Maintain quality of current housing stock
- Facilitate development on vacant lands.
- Prepare for anticipated growth in population aged 65 years and over.

The City of Quesnel reported action on all these objectives except 'Maintain the Quality of the current housing stock'. The Regional District reported actions to increase the supply of market housing, enhance affordability, rental supply, and facilitate development of vacant lands.

Options to further these objections could be as follow:

- The City could upzone more parcels for multi-family development. It is important for there to be a substantial surplus of zoned capacity over expected development, so as to restrain the land market and provide greater flexibility. 8 parcels is a commendable start, however.
- The City could permit strata titling of Accessory dwelling unit type structures to provide more incentive for uptake.
- Parking bylaws could be relaxed or eliminated, and parking demand managed through permits or other curbside demand controls. This would modestly reduce constraints for multifamily or ADU development. While managing parking demand is a widely accepted civic responsibility, tying parking rigidly to building is expensive and inflexible, especially for higher density living. In markets where parking is regarded as necessary builders will provide parking.
- Secondary dwellings could be allowed greater height, floor area, or relative scale.
- Lot size and frontage limits could be reduced or eliminated.

In recent years, the political-economic environment for new rental development has shifted, with superior financing available for rental housing developments. Together with rising rents this has made rental housing generally more viable relative to ownership housing than in 2019. As such, the importance of rental-housing-specific policy interventions has declined. While rental housing still fills important niches in the local housing ecosystem, especially below market, it is less disadvantaged versus condominium than previously.

The total North Cariboo Housing Need amounts to 125 units per year over twenty years. 125 units is not an insignificant impact on the local housing stock but is not an outrageous volume of homebuilding. At the same time, caution is in order with respect to the housing needs method provided by the province. This methodology is not a market tested estimate, and there is no guarantee that achieving the numbers suggested over twenty years will provide the 'right' amount of housing. The City and Regional District can be supportive and accommodating of public, private, and non-profit efforts to address housing shortfalls as they are found.

For the North Cariboo overall, housing needs are driven by a mix of factors, including the 'demand buffer,' projected population growth, homelessness, and suppressed household formation. These types of housing need will require a mix of

market and non-market solutions to be addressed. This can be accomplished through more accommodating housing policy, including more permissive zoning and OCP policy, reduced charges on new development. At this time Quesnel has relatively low Development Cost Charges and has not adopted an Amenity Cost Charge bylaw. This is, in view of getting housing built, a good policy position, Additionally, avoidance of more expensive building code mandates where options are available to local government is helpful. Care should be taken to ensure that movement along the BC Step Code does not impose higher costs on construction than justified by energy savings.⁷

Quesnel has often waived DCCs for non-profit housing and environmental projects. This is a commendable policy choice and can show the benefits of more accommodating policy in general with regards to housing development. Both non-market and market housing projects benefit from lower fees, and swifter review and approval of applications. Lower fees and less proscriptive process are both strategies that work to make development more viable, and in aggregate encourage homes to get built reducing supply pressure. It should not be expected that reducing fees or allowing more square footage by right will lower the price of any individual housing development, but at regional scale market impacts should be favorable. Especially with increasing provincial demands for pro-active planning, it is important for local governments to find ways to 'plan less' rather than 'plan harder' when it comes to review and approval of proposals for housing.

The province has provided several sample bylaws assist with the roll-out of density measures that can be adopted in whole or in part. Using provincial sample bylaws as a model will assist in making local land use regulations more understandable to a wider selection of builders and landowners, assisting with competition and policy uptake and helping to build more homes.

Between pro-active planning requirements and new legislation from Victoria regarding small scale, multi-unit housing, many municipalities are concerned about the fiscal impact of required development. Especially in communities without high real estate prices this development may require incentives in order to be viable, at the expense of potential development fee revenues. The expected

⁷ The District of Squamish voted in November 2023 to temporarily decrease their BC Energy Step Code Level, for example.

level of uptake in Quesnel is expected to be modest, however. Incentives such as reduced development charges, and less proscriptive planning and design process can help ensure viability and reduce the need for more infrastructure-intensive greenfield development.

The City and Regional District would be well served to keep a close eye on housing input and output variables outside of regular housing needs reports. Land prices, construction costs, building activity all carry a tremendous amount of fine-grained information about the state of the housing situation and much more frequently than five-yearly census data. High prices tend to correspond to a situation that is not working well. Presently, commercial real estate data provided by CoStar for Quesnel and the Cariboo Region suggests that rents have been steadily increasing since 2016. Vacancy rates bottomed out in 2023 and have risen sharply over the last year from 0.8% to 1.6%⁸, suggesting an easing of market pressure, though still showing a tight rental market.

Quesnel and Cariboo Regional District planners and elected officials find themselves in a challenging situation, where there are few low-cost improvements to be made given the growing cost of infrastructure, uncertain levels of future growth, and a narrow window to work with for project viability. This calls for great care and attention into how policy and practice impact the way homes are built.

⁸ this should be taken with consideration of small sample sizes for the region

Appendix 1: Detailed Housing Needs Calculations

These figures are to provide detailed calculations for 'suppressed households.'

City of Quesnel

Below is the number of households by age and tenure of household maintainer in 2006.

QUESNEL CY (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2006 CATEGORIES	2006 Households	
	Owner	Renter
UNDER 25 YEARS	35	160
25 TO 34 YEARS	280	240
35 TO 44 YEARS	475	200
45 TO 54 YEARS	720	165
55 TO 64 YEARS	570	175
65 TO 74 YEARS	380	90
75 YEARS AND OVER	300	130

The above table represents the 2006 numbers of household maintainers by age and tenure. This will be used to anchor an estimate of how many households in 2021, based upon present age and tenure demographics, would be expected were housing as available as in 2006. 2021 data is below.

QUESNEL CY (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2021 CATEGORIES	2021 Households	
	Owner	Renter
15 TO 24 YEARS	25	155
25 TO 34 YEARS	235	320
35 TO 44 YEARS	390	255
45 TO 54 YEARS	480	260
55 TO 64 YEARS	635	260
65 TO 74 YEARS	595	230
75 TO 84 YEARS	320	155
85 YEARS AND OVER	115	70

The below table will compare these census years.

QUESNEL CY (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	Age Categories – Population	2006		2021	
		All Categories	Summed Categories	All Categories	Summed Categories
15 TO 24 YEARS	15 to 19 years	695	1,260	560	1,110
	20 to 24 years	595		550	
25 TO 34 YEARS	25 to 29 years	465	975	610	1,170
	30 to 34 years	510		560	
35 TO 44 YEARS	35 to 39 years	565	1,240	545	1,050
	40 to 44 years	675		505	
45 TO 54 YEARS	45 to 49 years	825	1,580	600	1,210
	50 to 54 years	755		610	
55 TO 64 YEARS	55 to 59 years	685	1,160	730	1,490
	60 to 64 years	475		760	
65 TO 74 YEARS	65 to 69 years	410	695	640	1,275
	70 to 74 years	285		635	
75 YEARS AND OVER	75 to 79 years	305	575	345	845
	80 to 84 years	180		285	
	85 years and over	90		215	

The next table will show the household-maintainer rate for 2006.

QUESNEL CY (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 TO 24 YEARS	35	160	1,260	2.78%	12.70%
25 TO 34 YEARS	280	240	975	28.72%	24.62%
35 TO 44 YEARS	475	200	1,240	38.31%	16.13%
45 TO 54 YEARS	720	165	1,580	45.57%	10.44%
55 TO 64 YEARS	570	175	1,160	49.14%	15.09%
65 TO 74 YEARS	380	90	695	54.68%	12.95%
75 YEARS AND OVER	300	130	575	52.17%	22.61%

Applying these rates to the 2021 provides us with an estimate of how many households you would expect to see were housing as available in 2021 as in 2006.

QUESNEL CY (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 TO 24 YEARS	2.78%	12.70%	1,110	30.83	140.95
25 TO 34 YEARS	28.72%	24.62%	1,170	336.00	288.00
35 TO 44 YEARS	38.31%	16.13%	1,050	402.22	169.35
45 TO 54 YEARS	45.57%	10.44%	1,210	551.39	126.36
55 TO 64 YEARS	49.14%	15.09%	1,490	732.16	224.78
65 TO 74 YEARS	54.68%	12.95%	1,275	697.12	165.11
75 YEARS AND OVER	52.17%	22.61%	845	440.87	191.04

Then, subtracting the number of potential households from the number of actual households, the calculation allows us to estimate the number of 'suppressed households' in 2021.

QUESNEL CY (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 TO 24 YEARS	30.83	140.95	25	155	5.83	-14.05	0.00
25 TO 34 YEARS	336.00	288.00	235	320	101.00	-32.00	69.00
35 TO 44 YEARS	402.22	169.35	390	255	12.22	-85.65	0.00
45 TO 54 YEARS	551.39	126.36	480	260	71.39	-133.64	0.00
55 TO 64 YEARS	732.16	224.78	635	260	97.16	-35.22	61.94
65 TO 74 YEARS	697.12	165.11	595	230	102.12	-64.89	37.23
75 YEARS AND OVER	440.87	191.04	435	225	5.87	-33.96	0.00
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							168.17

Electoral Area A

Below is the number of households by age and tenure of household maintainer in 2006.

CARIBOO A RDA (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2006 CATEGORIES	2006 Households	
	Owner	Renter
UNDER 25 YEARS	0	40
25 TO 34 YEARS	205	65
35 TO 44 YEARS	420	75
45 TO 54 YEARS	485	55
55 TO 64 YEARS	475	10
65 TO 74 YEARS	255	30
75 YEARS AND OVER	190	20

The above table represents the 2006 numbers of household maintainers by age and tenure. This will be used to anchor an estimate of how many households in 2021, based upon present age and tenure demographics, would be expected were housing as available as in 2006. 2021 data is below.

CARIBOO A RDA (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2021 CATEGORIES	2021 Households	
	Owner	Renter
15 TO 24 YEARS	15	25
25 TO 34 YEARS	195	65
35 TO 44 YEARS	395	75
45 TO 54 YEARS	365	20
55 TO 64 YEARS	540	50
65 TO 74 YEARS	440	70
75 TO 84 YEARS	265	15
85 YEARS AND OVER	55	10

The below table will compare these census years.

CARIBOO A RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	Age Categories – Population	2006		2021	
		All Categories	Summed Categories	All Categories	Summed Categories
15 TO 24 YEARS	15 to 19 years	455	725	305	545
	20 to 24 years	270		240	
25 TO 34 YEARS	25 to 29 years	265	545	305	615
	30 to 34 years	280		310	
35 TO 44 YEARS	35 to 39 years	415	885	400	795
	40 to 44 years	470		395	
45 TO 54 YEARS	45 to 49 years	515	1,015	340	750
	50 to 54 years	500		410	
55 TO 64 YEARS	55 to 59 years	470	815	575	1,045
	60 to 64 years	345		470	
65 TO 74 YEARS	65 to 69 years	270	505	480	875
	70 to 74 years	235		395	
75 YEARS AND OVER	75 to 79 years	135	275	240	500
	80 to 84 years	80		155	
	85 years and over	60		105	

The next table will show the household-maintainer rate for 2006.

CARIBOO A RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Households		2006 Population Total	2006 Headship Rate	
	Owner	Renter		Owner	Renter
15 TO 24 YEARS	0	40	725	0.00%	5.52%
25 TO 34 YEARS	205	65	545	37.61%	11.93%
35 TO 44 YEARS	420	75	885	47.46%	8.47%
45 TO 54 YEARS	485	55	1,015	47.78%	5.42%
55 TO 64 YEARS	475	10	815	58.28%	1.23%
65 TO 74 YEARS	255	30	505	50.50%	5.94%
75 YEARS AND OVER	190	20	275	69.09%	7.27%

Applying these rates to the 2021 provides us with an estimate of how many households you would expect to see were housing as available in 2021 as in 2006.

CARIBOO A RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Headship Rate		2021 Population Total	2021 Potential Households	
	Owner	Renter		Owner	Renter
15 TO 24 YEARS	0.00%	5.52%	545	0.00	30.07
25 TO 34 YEARS	37.61%	11.93%	615	231.33	73.35
35 TO 44 YEARS	47.46%	8.47%	795	377.29	67.37
45 TO 54 YEARS	47.78%	5.42%	750	358.37	40.64
55 TO 64 YEARS	58.28%	1.23%	1,045	609.05	12.82
65 TO 74 YEARS	50.50%	5.94%	875	441.83	51.98
75 YEARS AND OVER	69.09%	7.27%	500	345.45	36.36

Then, subtracting the number of potential households from the number of actual households, the calculation allows us to estimate the number of 'suppressed households' in 2021.

CARIBOO A RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Households		2021 Suppressed Households		Total
	Owner	Renter	Owner	Renter	Owner	Renter	
15 TO 24 YEARS	0	30.07	15	25	-15	5.07	0
25 TO 34 YEARS	231.33	73.35	195	65	36.33	8.35	44.68
35 TO 44 YEARS	377.29	67.37	395	75	-17.71	-7.63	0
45 TO 54 YEARS	358.37	40.64	365	20	-6.63	20.64	14.01
55 TO 64 YEARS	609.05	12.82	540	50	69.05	-37.18	31.87
65 TO 74 YEARS	441.83	51.98	440	70	1.83	-18.02	0
75 YEARS AND OVER	345.45	36.36	320	25	25.45	11.36	36.82
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							127.38

Electoral Area B

Below is the number of households by age and tenure of household maintainer in 2006.

CARIBOO B RDA (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2006 CATEGORIES	2006 Households	
	Owner	Renter
UNDER 25 YEARS	35	10
25 TO 34 YEARS	145	35
35 TO 44 YEARS	260	60
45 TO 54 YEARS	355	25
55 TO 64 YEARS	305	15
65 TO 74 YEARS	155	40
75 YEARS AND OVER	110	15

The above table represents the 2006 numbers of household maintainers by age and tenure. This will be used to anchor an estimate of how many households in 2021, based upon present age and tenure demographics, would be expected were housing as available as in 2006. 2021 data is below.

CARIBOO B RDA (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2021 CATEGORIES	2021 Households	
	Owner	Renter
15 TO 24 YEARS	15	10
25 TO 34 YEARS	75	50
35 TO 44 YEARS	170	30
45 TO 54 YEARS	295	25
55 TO 64 YEARS	395	50
65 TO 74 YEARS	335	40
75 TO 84 YEARS	100	20
85 YEARS AND OVER	10	0

The below table will compare these census years.

CARIBOO B RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	Age Categories – Population	2006		2021	
		All Categories	Summed Categories	All Categories	Summed Categories
15 TO 24 YEARS	15 to 19 years	310	445	350	350
	20 to 24 years	135		350	
25 TO 34 YEARS	25 to 29 years	160	385	300	300
	30 to 34 years	225		300	
35 TO 44 YEARS	35 to 39 years	305	610	445	445
	40 to 44 years	305		445	
45 TO 54 YEARS	45 to 49 years	365	755	620	620
	50 to 54 years	390		620	
55 TO 64 YEARS	55 to 59 years	310	540	695	695
	60 to 64 years	230		695	
65 TO 74 YEARS	65 to 69 years	180	290	620	620
	70 to 74 years	110		620	
75 YEARS AND OVER	75 to 79 years	90	160	205	205
	80 to 84 years	35		205	
	85 years and over	35		205	

The next table will show the household-maintainer rate for 2006.

CARIBOO B RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 TO 24 YEARS	35	10	445	7.87%	2.25%
25 TO 34 YEARS	145	35	385	37.66%	9.09%
35 TO 44 YEARS	260	60	610	42.62%	9.84%
45 TO 54 YEARS	355	25	755	47.02%	3.31%
55 TO 64 YEARS	305	15	540	56.48%	2.78%
65 TO 74 YEARS	155	40	290	53.45%	13.79%
75 YEARS AND OVER	110	15	160	68.75%	9.38%

Applying these rates to the 2021 provides us with an estimate of how many households you would expect to see were housing as available in 2021 as in 2006.

CARIBOO B RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 TO 24 YEARS	7.87%	2.25%	350	27.53	7.87
25 TO 34 YEARS	37.66%	9.09%	300	112.99	27.27
35 TO 44 YEARS	42.62%	9.84%	445	189.67	43.77
45 TO 54 YEARS	47.02%	3.31%	620	291.52	20.53
55 TO 64 YEARS	56.48%	2.78%	695	392.55	19.31
65 TO 74 YEARS	53.45%	13.79%	620	331.38	85.52
75 YEARS AND OVER	68.75%	9.38%	205	140.94	19.22

Then, subtracting the number of potential households from the number of actual households, the calculation allows us to estimate the number of 'suppressed households' in 2021.

CARIBOO B RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 TO 24 YEARS	27.53	7.87	15	10	12.53	-2.13	10.39
25 TO 34 YEARS	112.99	27.27	75	50	37.99	-22.73	15.26
35 TO 44 YEARS	189.67	43.77	170	30	19.67	13.77	33.44
45 TO 54 YEARS	291.52	20.53	295	25	-3.48	-4.47	0.00
55 TO 64 YEARS	392.55	19.31	395	50	-2.45	-30.69	0.00
65 TO 74 YEARS	331.38	85.52	335	40	-3.62	45.52	41.90
75 YEARS AND OVER	140.94	19.22	110	20	30.94	-0.78	30.16
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							131.15

Electoral Area C

Below is the number of households by age and tenure of household maintainer in 2006.

CARIBOO C RDA (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2006 CATEGORIES	2006 Households	
	Owner	Renter
UNDER 25 YEARS	10	15
25 TO 34 YEARS	40	10
35 TO 44 YEARS	100	10
45 TO 54 YEARS	140	10
55 TO 64 YEARS	85	10
65 TO 74 YEARS	60	0
75 YEARS AND OVER	0	10

The above table represents the 2006 numbers of household maintainers by age and tenure. This will be used to anchor an estimate of how many households in 2021, based upon present age and tenure demographics, would be expected were housing as available as in 2006. 2021 data is below.

CARIBOO C RDA (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2021 CATEGORIES	2021 Households	
	Owner	Renter
15 TO 24 YEARS	0	0
25 TO 34 YEARS	50	25
35 TO 44 YEARS	60	0
45 TO 54 YEARS	70	0
55 TO 64 YEARS	125	25
65 TO 74 YEARS	140	0
75 TO 84 YEARS	45	0
85 YEARS AND OVER	0	0

The below table will compare these census years.

CARIBOO C RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	Age Categories – Population	2006		2021	
		All Categories	Summed Categories	All Categories	Summed Categories
15 TO 24 YEARS	15 to 19 years	70	160	90	115
	20 to 24 years	90		25	
25 TO 34 YEARS	25 to 29 years	35	95	60	160
	30 to 34 years	60		100	
35 TO 44 YEARS	35 to 39 years	65	175	70	140
	40 to 44 years	110		70	
45 TO 54 YEARS	45 to 49 years	135	275	65	135
	50 to 54 years	140		70	
55 TO 64 YEARS	55 to 59 years	115	185	100	240
	60 to 64 years	70		140	
65 TO 74 YEARS	65 to 69 years	60	80	165	250
	70 to 74 years	20		85	
75 YEARS AND OVER	75 to 79 years	10	20	50	50
	80 to 84 years	0		0	
	85 years and over	10		0	

The next table will show the household-maintainer rate for 2006.

CARIBOO C RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Households		2006 Population Total	2006 Headship Rate	
	Owner	Renter		Owner	Renter
15 TO 24 YEARS	10	15	160	6.25%	9.38%
25 TO 34 YEARS	40	10	95	42.11%	10.53%
35 TO 44 YEARS	100	10	175	57.14%	5.71%
45 TO 54 YEARS	140	10	275	50.91%	3.64%
55 TO 64 YEARS	85	10	185	45.95%	5.41%
65 TO 74 YEARS	60	0	80	75.00%	0.00%
75 YEARS AND OVER	0	10	20	0.00%	50.00%

Applying these rates to the 2021 provides us with an estimate of how many households you would expect to see were housing as available in 2021 as in 2006.

CARIBOO C RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Headship Rate		2021 Population Total	2021 Potential Households	
	Owner	Renter		Owner	Renter
15 TO 24 YEARS	6.25%	9.38%	115	7.19	10.78
25 TO 34 YEARS	42.11%	10.53%	160	67.37	16.84
35 TO 44 YEARS	57.14%	5.71%	140	80.00	8.00
45 TO 54 YEARS	50.91%	3.64%	135	68.73	4.91
55 TO 64 YEARS	45.95%	5.41%	240	110.27	12.97
65 TO 74 YEARS	75.00%	0.00%	250	187.50	0.00
75 YEARS AND OVER	0.00%	50.00%	50	0.00	25.00

Then, subtracting the number of potential households from the number of actual households, the calculation allows us to estimate the number of 'suppressed households' in 2021.

CARIBOO C RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Households		2021 Suppressed Households		Total
	Owner	Renter	Owner	Renter	Owner	Renter	
15 TO 24 YEARS	7.19	10.78	0	0	7.19	10.78	17.97
25 TO 34 YEARS	67.37	16.84	50	25	17.37	-8.16	9.21
35 TO 44 YEARS	80.00	8.00	60	0	20.00	8.00	28.00
45 TO 54 YEARS	68.73	4.91	70	0	-1.27	4.91	3.64
55 TO 64 YEARS	110.27	12.97	125	25	-14.73	-12.03	0.00
65 TO 74 YEARS	187.50	0.00	140	0	47.50	0.00	47.50
75 YEARS AND OVER	0.00	25.00	45	0	-45.00	25.00	0.00
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							106.32

Electoral Area I

Below is the number of households by age and tenure of household maintainer in 2006.

CARIBOO I RDA (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2006 CATEGORIES	2006 Households	
	Owner	Renter
UNDER 25 YEARS	0	10
25 TO 34 YEARS	40	25
35 TO 44 YEARS	105	35
45 TO 54 YEARS	155	55
55 TO 64 YEARS	115	20
65 TO 74 YEARS	60	10
75 YEARS AND OVER	30	10

The above table represents the 2006 numbers of household maintainers by age and tenure. This will be used to anchor an estimate of how many households in 2021, based upon present age and tenure demographics, would be expected were housing as available as in 2006. 2021 data is below.

CARIBOO I RDA (CSD, BC)

AGE – PRIMARY HOUSEHOLD MAINTAINER 2021 CATEGORIES	2021 Households	
	Owner	Renter
15 TO 24 YEARS	10	0
25 TO 34 YEARS	30	0
35 TO 44 YEARS	45	20
45 TO 54 YEARS	100	20
55 TO 64 YEARS	135	25
65 TO 74 YEARS	175	10
75 TO 84 YEARS	70	0
85 YEARS AND OVER	0	0

The below table will compare these census years.

CARIBOO I RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	Age Categories – Population	2006		2021	
		All Categories	Summed Categories	All Categories	Summed Categories
15 TO 24 YEARS	15 to 19 years	135	185	90	160
	20 to 24 years	50		70	
25 TO 34 YEARS	25 to 29 years	50	120	45	100
	30 to 34 years	70		55	
35 TO 44 YEARS	35 to 39 years	130	300	85	140
	40 to 44 years	170		55	
45 TO 54 YEARS	45 to 49 years	175	345	95	220
	50 to 54 years	170		125	
55 TO 64 YEARS	55 to 59 years	155	225	140	320
	60 to 64 years	70		180	
65 TO 74 YEARS	65 to 69 years	50	90	175	285
	70 to 74 years	40		110	
75 YEARS AND OVER	75 to 79 years	25	60	60	100
	80 to 84 years	25		30	
	85 years and over	10		10	

The next table will show the household-maintainer rate for 2006.

CARIBOO I RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Households		2006 Population Total	2006 Headship Rate	
	Owner	Renter		Owner	Renter
15 TO 24 YEARS	0	10	185	0.00%	5.41%
25 TO 34 YEARS	40	25	120	33.33%	20.83%
35 TO 44 YEARS	105	35	300	35.00%	11.67%
45 TO 54 YEARS	155	55	345	44.93%	15.94%
55 TO 64 YEARS	115	20	225	51.11%	8.89%
65 TO 74 YEARS	60	10	90	66.67%	11.11%
75 YEARS AND OVER	30	10	60	50.00%	16.67%

Applying these rates to the 2021 provides us with an estimate of how many households you would expect to see were housing as available in 2021 as in 2006.

CARIBOO I RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2006 Headship Rate		2021 Population Total	2021 Potential Households	
	Owner	Renter		Owner	Renter
15 TO 24 YEARS	0.00%	5.41%	160	0.00	8.65
25 TO 34 YEARS	33.33%	20.83%	100	33.33	20.83
35 TO 44 YEARS	35.00%	11.67%	140	49.00	16.33
45 TO 54 YEARS	44.93%	15.94%	220	98.84	35.07
55 TO 64 YEARS	51.11%	8.89%	320	163.56	28.44
65 TO 74 YEARS	66.67%	11.11%	285	190.00	31.67
75 YEARS AND OVER	50.00%	16.67%	100	50.00	16.67

Then, subtracting the number of potential households from the number of actual households, the calculation allows us to estimate the number of 'suppressed households' in 2021.

CARIBOO I RDA (CSD, BC)

AGE CATEGORIES – HOUSEHOLD MAINTAINERS	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 TO 24 YEARS	0.00	8.65	10	0	-10.00	8.65	0.00
25 TO 34 YEARS	33.33	20.83	30	0	3.33	20.83	24.17
35 TO 44 YEARS	49.00	16.33	45	20	4.00	-3.67	0.33
45 TO 54 YEARS	98.84	35.07	100	20	-1.16	15.07	13.91
55 TO 64 YEARS	163.56	28.44	135	25	28.56	3.44	32.00
65 TO 74 YEARS	190.00	31.67	175	10	15.00	21.67	36.67
75 YEARS AND OVER	50.00	16.67	70	0	-20.00	16.67	0.00
TOTAL NEW UNITS TO MEET SUPPRESSED HOUSING NEED - 20 YEARS							107.08