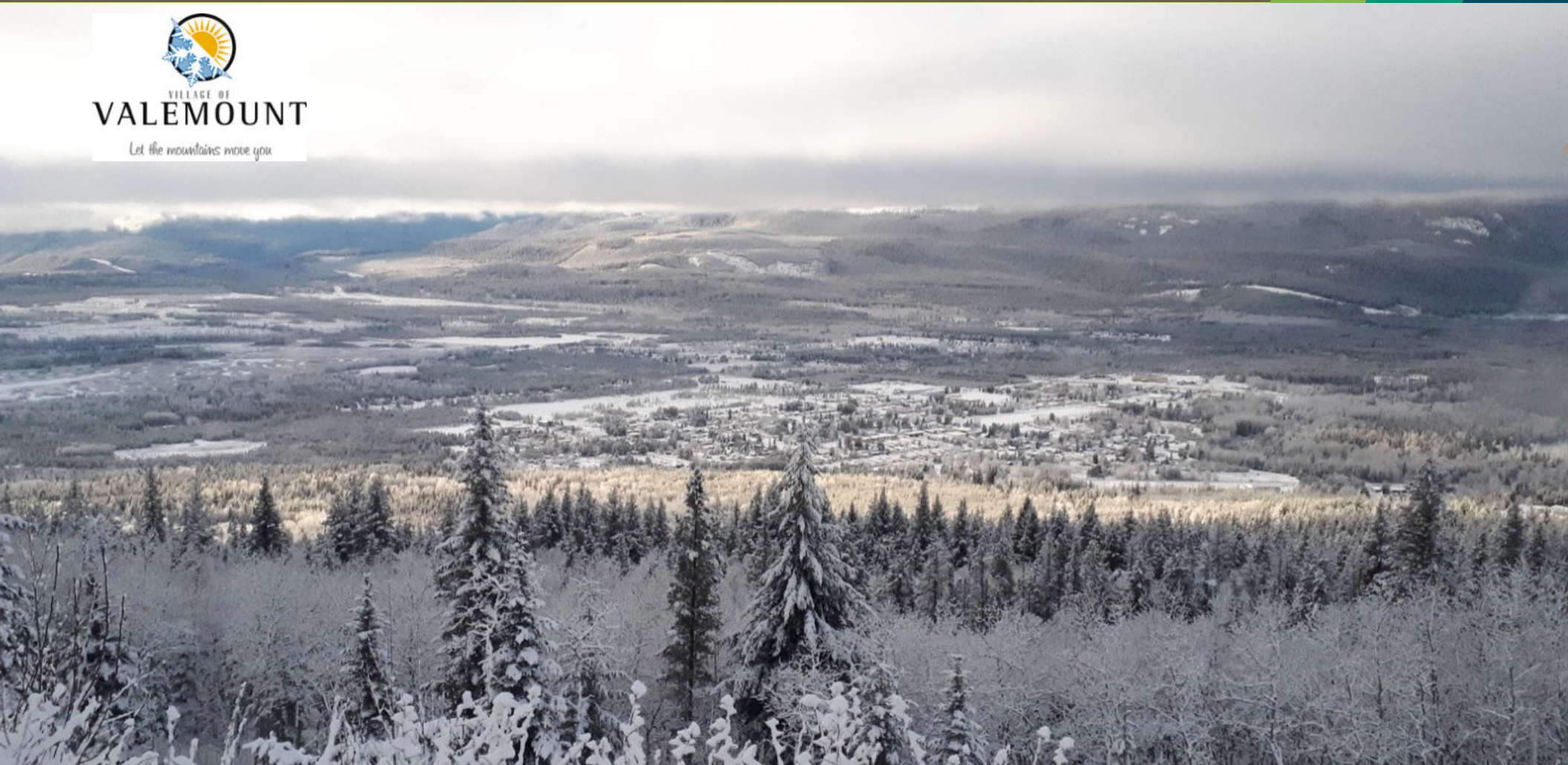
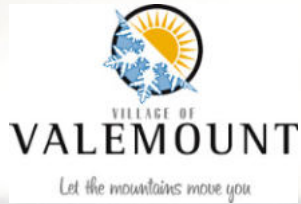


2022 Village of Valemount

HOUSING NEEDS REPORT

Updated with 2021 Census Data

Updated with 2024 Interim Housing Needs



ACKNOWLEDGEMENTS

We are grateful to serve the beautiful community of Valemount located on the unceded territory of the Secwépemc and Lheidli T'enneh First Nations.

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Cover Photo: Andru McCracken

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1. EXECUTIVE SUMMARY



Valemount is at a crossroads.

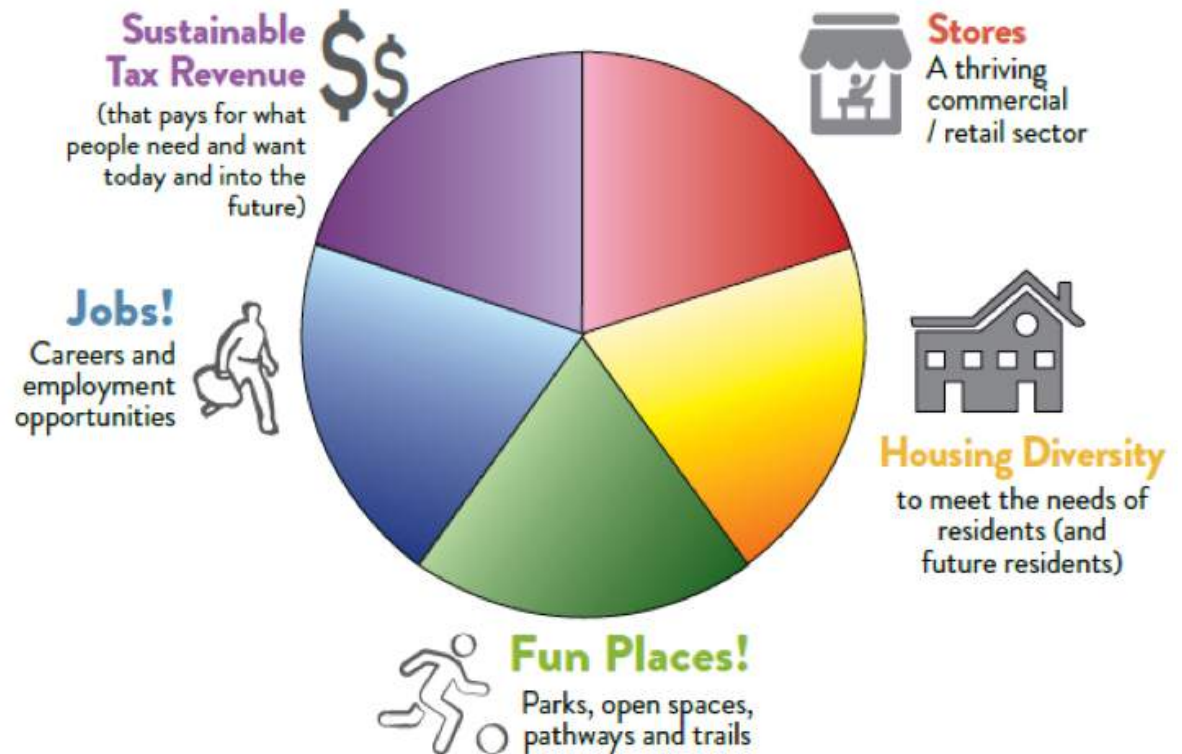
A decade and a half ago, Valemount saw a significant decline in its forest industry. This forced the Village to look at its other assets and develop a tourism economy alongside forestry.

As far as resort municipalities go, Valemount is unique. Its remote location with limited infrastructure and amenities can be seen as a disadvantage. However, the possibility of big developments on the horizon, growing recreation opportunities, combined with more people seeking to settle outside of the major cities, is creating a renewed energy. Add to this, a major pipeline worker influx, a global pandemic, and growing real estate interest, and Valemount is seeing a boom.

This growth is testing Valemount's resilience as a community. The increase in pipeline workers has demonstrated how affordable housing is necessary to ensure that Valemount has essential services, sustainable business operations and attract the younger families needed to maintain a stable economy and balance the aging senior population.

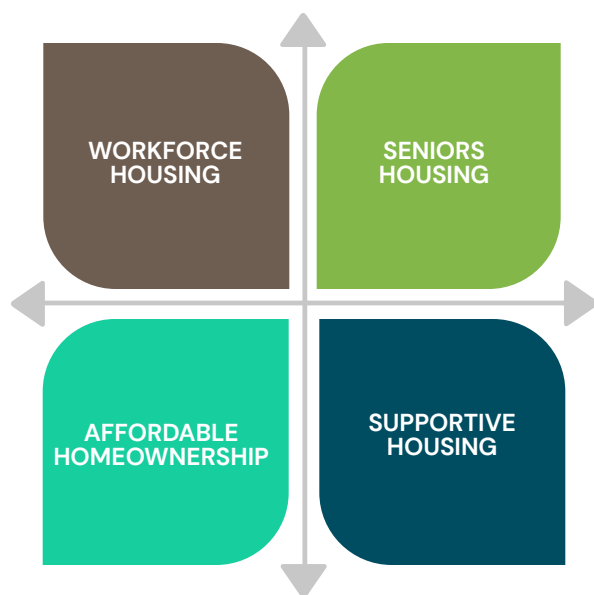
Figure 1. OCP: Ingredients for Success

WHAT ARE THE INGREDIENTS FOR A SUCCESSFUL VALEMOUNT?



Credit: Village of Valemount, Official Community Plan, 2021

KEY AREAS OF NEED



The key areas of need from this Housing Assessment is workforce housing, seniors housing, affordable home ownership and supportive housing.

A tourism economy that is unable to find or house staff is at the mercy of housing.

The Village of Valemount is also being forced to invest in housing in order to attract a Chief Administrative Officer.

How can young families establish roots when the median listed price in April 2022 was \$517,450 and the median income in Valemount just over \$51,000? The free market cannot support or find solutions to Valemount's housing crisis.

Long-Term Solutions for a Thriving Community

But it's not all doom and gloom. Valemount is well positioned to meet this challenge.

This mountain community is already on the radar for families, retirees and remote professionals who hunger for recreation at their doorstep.

Resilience and Vision

Valemount has demonstrated resilience.

It has three non-profit housing providers developing and offering non-market rental housing for seniors, women at risk, as well as middle and low-income families.

The Valemount Senior Citizens Housing Society is developing a Net Zero energy Seniors' Supportive Living facility and it could be the first Net Zero housing project in the north.

In three years, the three housing providers would have added 45 dwellings to the dwelling pool - a near 9% increase.

And vision ... after the closure of the major sawmill in 2006, the Village of Valemount brought together several forestry professionals who helped establish the Valemount Community Forest in 2007. The Community Forest has started a new mill to create value from local resources and will

create better paying jobs in doing so. It is possible that Valemount could be building homes using local timber soon.

The Village may have a similar opportunity to spawn an organization (supported by the regional district and the province) to overcome hurdles required to increase housing supply and diversity that is outside the scope of the three housing providers.

Tools and Advantages

The municipality now has a planner on its payroll and has already adopted a forward looking approach.

Valemount also has a valuable asset - a 32 hectare parcel of land south of the high school along Ash Street owned by the Village. The parcel is also getting a new lift station to service the property.

Furthermore, being designated as a resort region, Valemount is eligible for additional provincial funding and has the ability to use municipal tools to support the creation of workforce housing and affordable home ownership from the sidelines.

Many recognize that housing is a crisis to solve together. Twenty five individuals have expressed interest in an ownership housing project. Nine businesses expressed a willingness to explore partnerships to develop staff housing.

A Priority, Not an Obligation

Housing is already a priority for the Village of Valemount. The Official Community Plan, adopted in April 2021, mentions housing 88 times.

It isn't reasonable for the Village to take on the responsibility of becoming a developer when it has its hands full with managing services and assets.

However, the Village of Valemount has an opportunity to forge a new path with a highly coordinated approach to housing.

Reducing the Housing Gaps

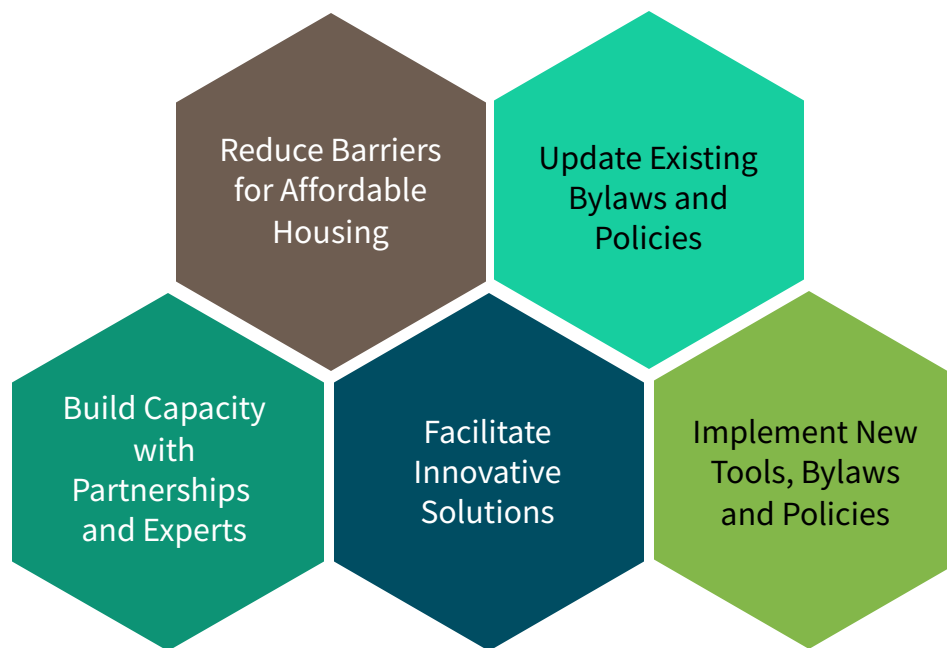
Here are broad recommendations to advance affordable housing. These are discussed in detail in Section 9.

Planning and Senior Staff can undertake many of the recommendations under *Reducing Barriers for Affordable Housing* and *Updating Bylaws and Policies*. Implementing other recommendations would require more resources and an implementation plan.

KEY ISSUES



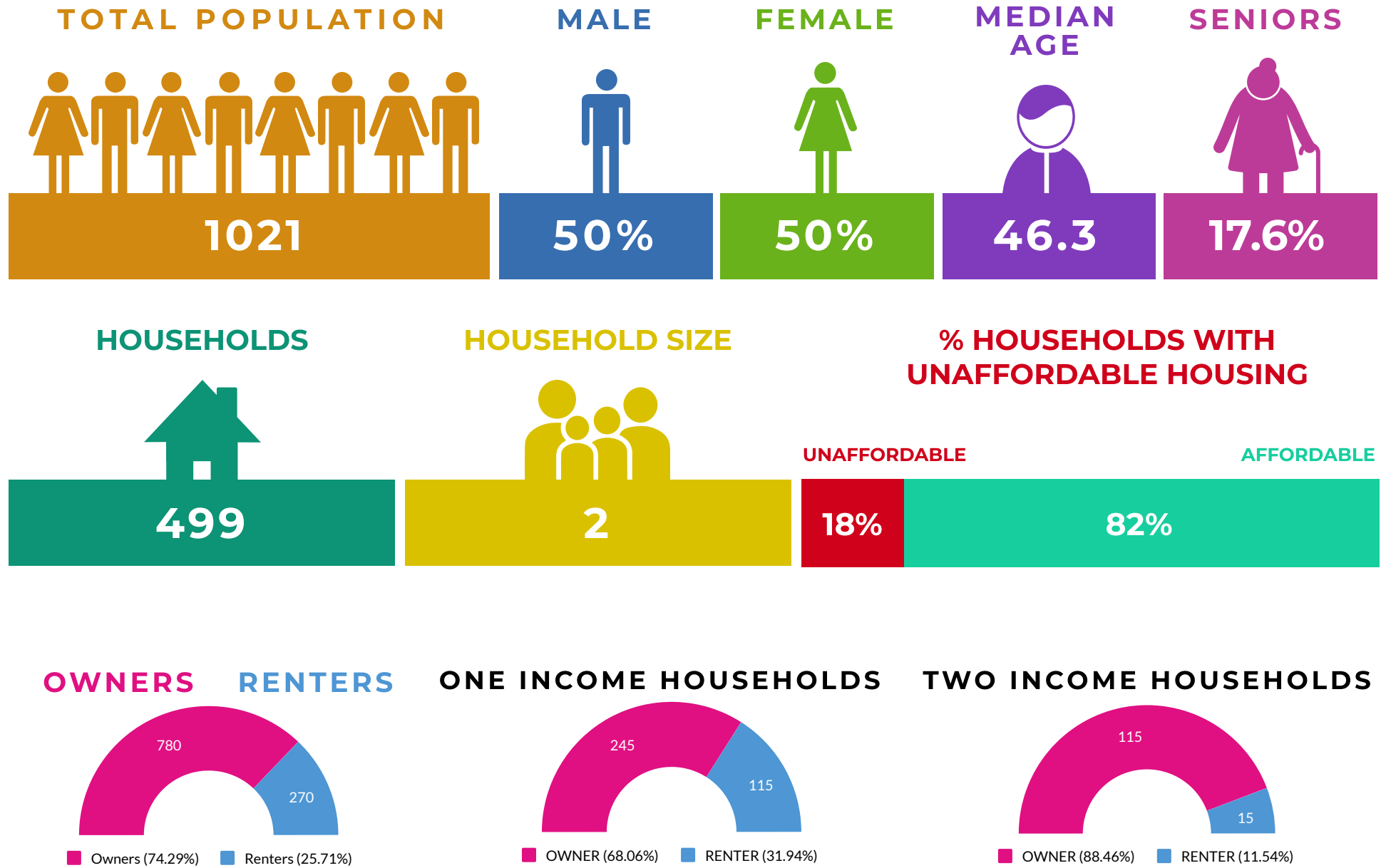
RECOMMENDATIONS



2. VALEMOUNT AT A GLANCE



Figure 2. Summary of Valemount's Profile



Source: Statistics Canada, 2016 Census Profile

3. INTRODUCTION



What is a Housing Needs Report and why do we need it?

Housing Needs Reports help communities understand their current and future housing needs.

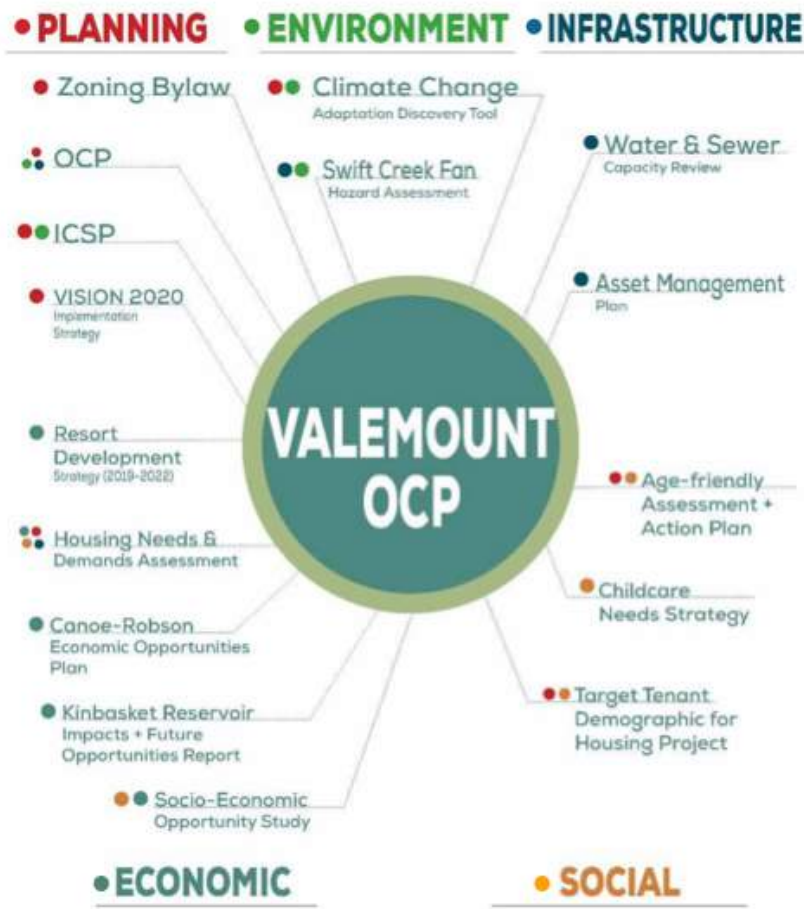
On April 16, 2019, the Province of British Columbia passed legislation requiring municipalities and regional districts to collect and analyze data, and present reports that describe housing needs in their communities. These reports help identify existing and projected gaps in housing supply by analyzing information about local demographics, economics, housing stock and key areas of need.

Municipalities are required to complete housing needs reports by April 2022 and every five years thereafter. The Village of Valemount prepared its first Housing Needs Assessment in 2016 before legislative requirements came into effect. Recommendations from that report and status of the recommendations are listed in *Appendix H*.

Housing Needs Reports are a crucial tool to help local governments and senior levels of government understand and respond to housing needs. They also help municipalities develop a strategy or action plan to support more affordable housing.

Funding agencies view Housing Assessments as evidence of community need while evaluating feasibility of projects for development.

Figure 3. Relation of OCP with Other Plans and Studies



Credit: Village of Valemount Official Community Plan, April 2021

Village of Valemount's 2021 Official Community Plan identified the Housing Needs and Demand Assessment as an important document that helps the village in areas of planning, infrastructure, economic development and social wellbeing.

4. BACKGROUND



4.1 Approach

Housing Continuum versus Housing Wheelhouse

The Housing Continuum, shown as a linear progression of housing from homelessness to home ownership, is used to identify housing needs and where the supply needs to be injected.

More recently, the City of Kelowna used a circular Wheelhouse model to show that housing needs may change through life. Approaching housing with this lens means that having a combination of housing types and tenures would meet more demographic needs.

Figure 5. Housing Wheelhouse



Credit: City of Kelowna

Figure 4. Housing Continuum

Credit: CMHC



The City of Kelowna also developed a Healthy Housing Strategy in 2018 to address the community's housing issues. The term healthy housing indicates that housing directly impacts people's social and physical health.

While analysing data and trends, this report reflects on its 'Impact on Healthy Housing' for Valemount.

- *Statistics Canada* - 2016, 2011 and 2006 Census Profiles, 2021 Population
- Village of Valemount for OCP, zoning bylaws, policies, and vacation rentals
- [Summary Report on Community Land Trusts, Land Leases and Shared Equity Affordable Ownership by Gordon Borgstrom for the BC Rural Centre, June 2018](#)

Details about Limitations and Data Tables are in *Appendix D*

4.2 Data

This report was prepared using data from

- BC Assessment - Median Sale Values
- BC Government Ministry of Finance, Schedule 704 for building permits and representative house values
- BC Housing for New Homes Registry
- BC Stats Data Catalogue
 - Custom Census Reports for 2016, 2011, 2006
 - Populations and Household Projections 2019-2028
- MLS Listings, *January and February 2022* - Median Sale Price of Single Family Dwellings and vacant lots in Valemount
- Nonprofit housing providers - Number of Subsidized Housing Units

4.3 Community Engagement

To reflect Valemount's changing demographic and employment backgrounds, this report engaged the community through community surveys for residents and businesses, focus groups, one-to-interviews over phone, in person, videoconferencing and at the Craft Fair. Online engagement was done through CivicSpace (the platform used by the Village for community engagement), Village of Valemount's website and Facebook page as well as emails. The resident and business community were provided interim updates with *What We Know* and *What We Heard* reports that were published online and circulated via email.

More details in *Appendix E*.

5. WHO IS VALEMOUNT



5.1 Community Profile

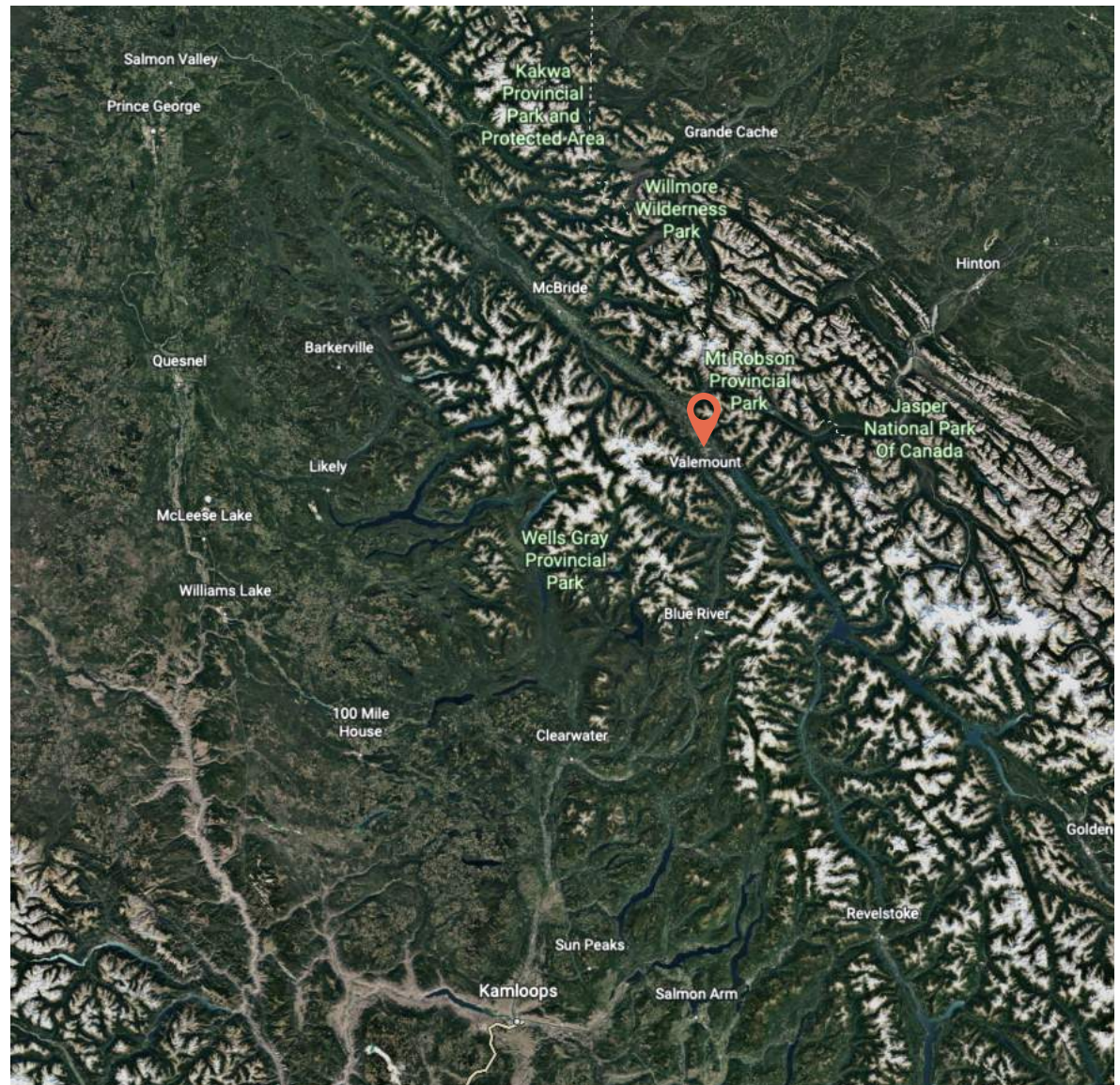
Valemount is located 20 km from Highway 16 on Yellowhead Highway 5, near the northern tip of Kinbasket Lake, 300 km south of Prince George, 320 km north of Kamloops, and 120 km west of Jasper. Valemount is nestled between the Rocky Mountains, the Monashee Mountains and the Cariboo Mountains. It is the municipality closest to Mount Robson, the highest peak in the Canadian Rockies, and at the watershed of the Fraser and Columbia basins.

Valemount is a rural northern community with 1,052 residents living on an area of 5.16 square km, as per the 2021 census. It is also the commercial centre for another 700 people who live in the Regional District of Fraser-Fort George (Area H), from Albreda to Small River.

Politically, Valemount falls under the Prince George-Valemount provincial constituency and is part of the Prince George-Peace River federal constituency. It is the northernmost community in the Columbia Basin. Valemount is the southernmost community under the jurisdiction of Northern Health Authority and falls under School District 57. It is one of the 39 municipalities in British Columbia's Northern Development region. Due to its growing tourism industry, Valemount is engaged with stakeholders to its south as part of the Thompson Okanagan Tourism Association.

Valemount was incorporated as a Village in 1962.

Figure 6. Location of Valemount



Source: Google Earth

5.2 Population

After the closure of the largest mill in 2006, Valemount's population dropped significantly. Between 2006 and 2016, the population of Valemount was pretty steady (0.3% change) and has increased by 3% only in the past five years. Valemount's population change between 2016 and 2021 is smaller compared to other tourism communities. Revelstoke experienced a 9.4% increase during the same period to 8,275 people. Fernie's population in 2021 was 6,320. It experienced a 17.1% increase with 80% of the dwellings occupied by usual residents.

Impact on Healthy Housing

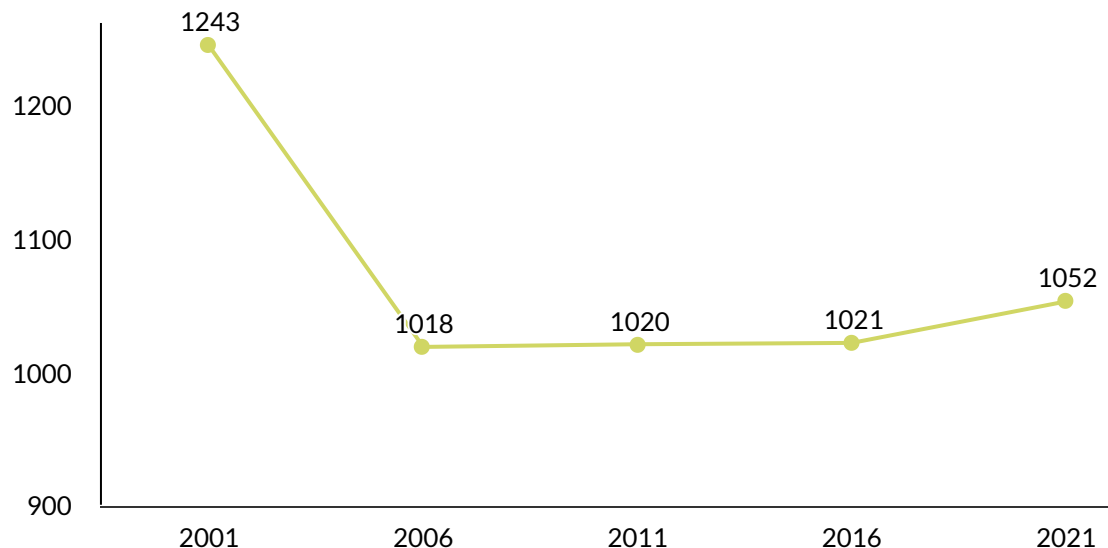
The increase in population between 2016 and 2021 (31) has been matched by the additional 16 dwellings added during that time, based on the average household composition of around 2.

Table 1. Comparison of Population Change (2016 - 2021)

	2021 Population	% change (2016 to 2021)
Valemount	1052	3%
RDFFG - Area H	1589	0.2%
BC	5,000,879	7.6%

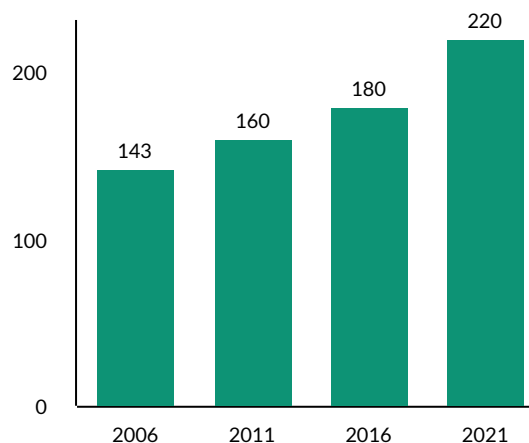
Source: Statistics Canada 2016 and 2021 Census Profiles

Figure 7. Population (2001-2021)



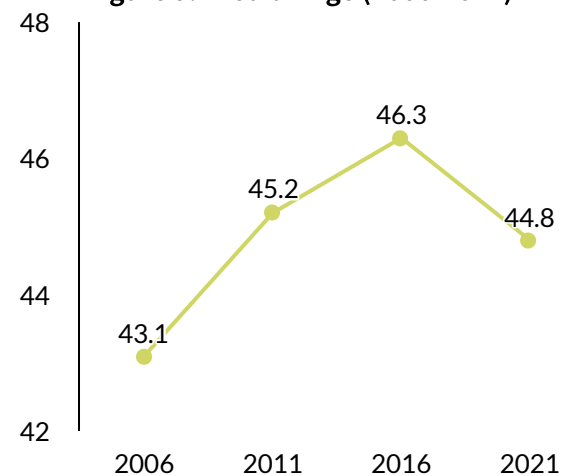
Source: Statistics Canada 2001, 2006, 2011, 2016, 2021 Census Profiles

Figure 8. Senior Population (2006-2021)



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

Figure 9. Median Age (2006-2021)



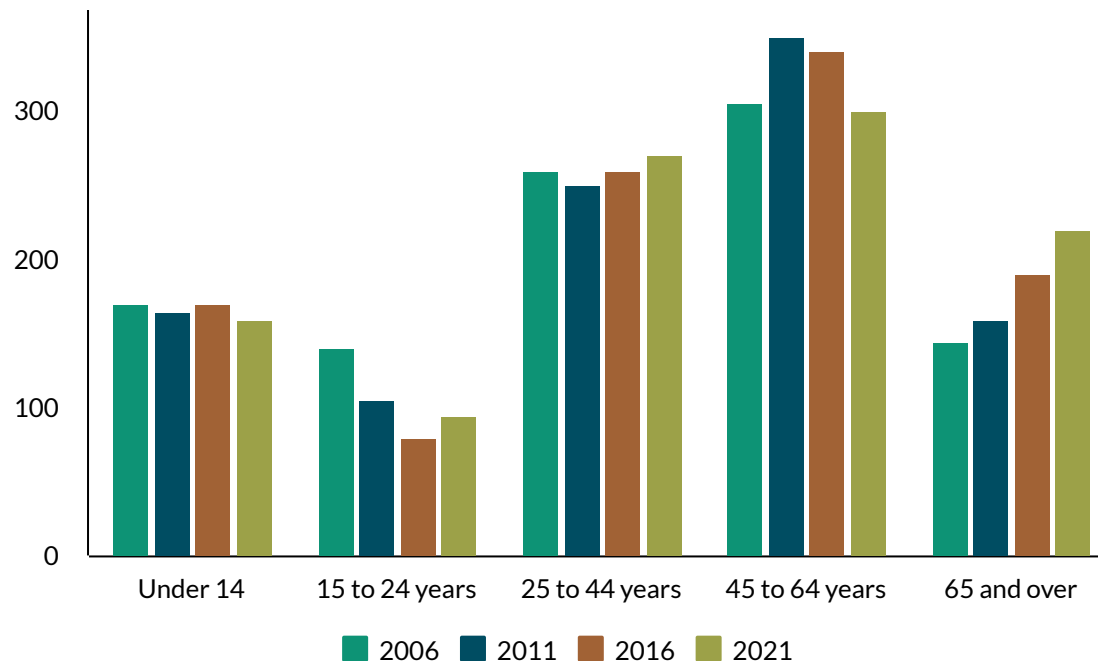
5.3 Age Profile

The age profiles from the previous three censuses shows that the ages between 25 and 65, and under 14 have remained steady. There has been a small decrease of 2% among the 15 to 24 year olds. The biggest increase in numbers has been among seniors, which has steadily climbed from 2006 to 2021.

Impact on Healthy Housing

The working population hasn't changed significantly, but the number of seniors has. Consequently there is a need for more seniors housing and supportive services for seniors to age in the community.

Figure 10. Population by Age (2006-2021)



5.4 Household Characteristics

The number of single person households has increased by 32.2% from 2006 to 2016. The number of couples with and without children have dropped in 10 years, although there was an increase in the 2016 census. The number of lone parent families has not changed from 2011 to 2016. The number of families with children have decreased by 10% over 10 years.

Impact on Healthy Housing

The community needs smaller dwelling units to meet the needs of increasing single person households.

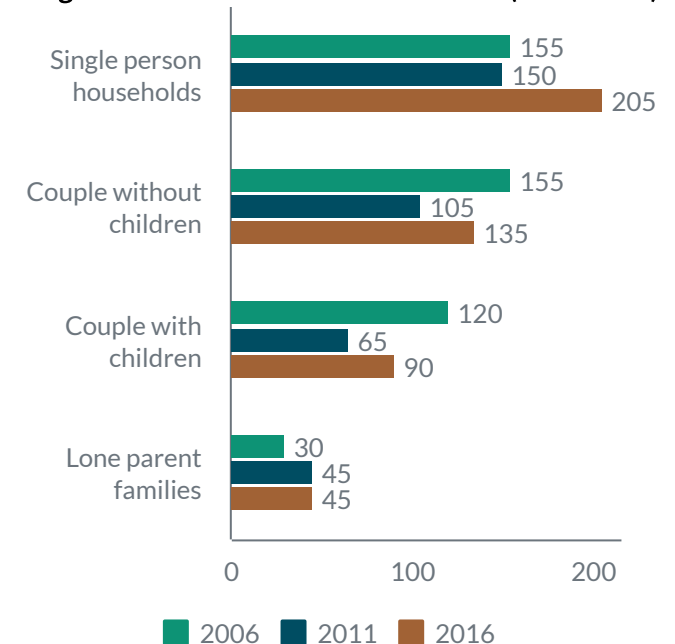
Figure 11. Total Households (2006-2016)



Figure 12. Average Household Size (2006-2016)



Figure 13. Household Characteristics (2006-2016)

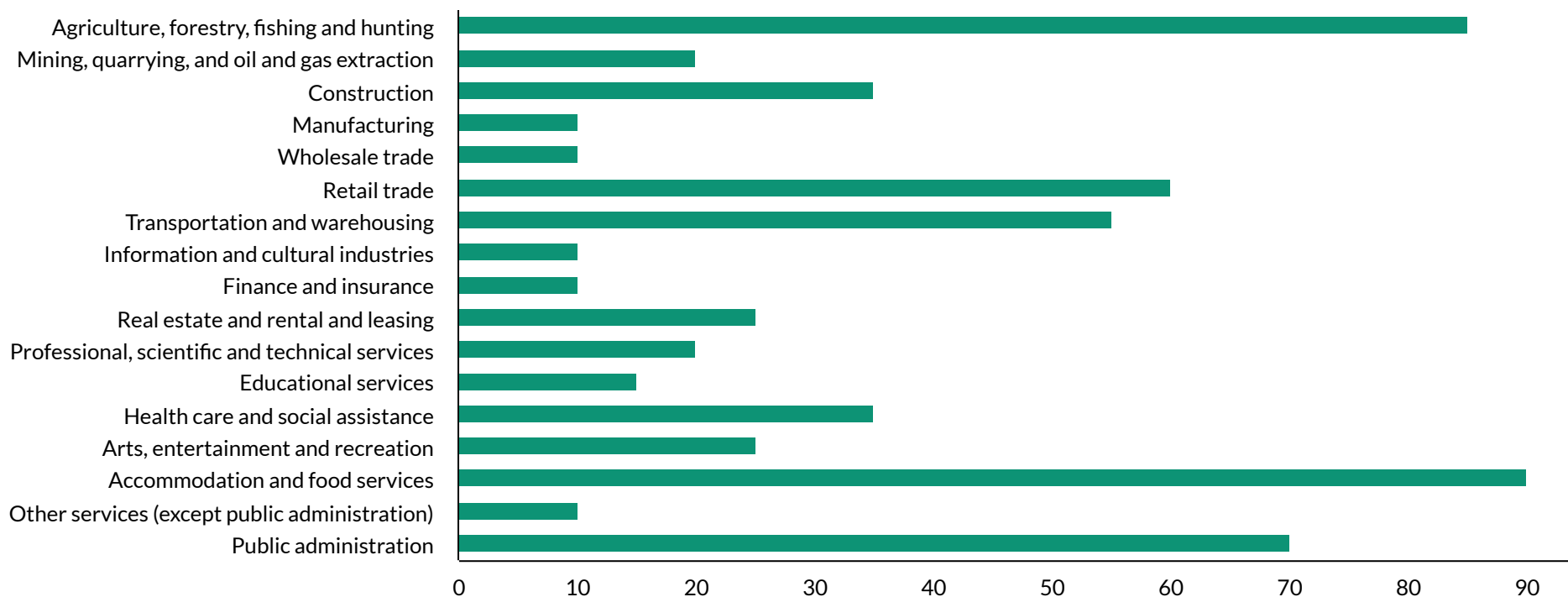


Source: Statistics Canada 2006, 2011, 2016, 2021 Census Profiles

5.5 Labour Profile

Figure 14. Employment by Industry (2016)

Source: Statistics Canada 2016 Census Profile



Valemount's top five industries for employment are Accommodation & Food Services, Forestry (combined with agriculture, fishery and hunting), Public Administration, Retail and Transportation / Warehousing.

The participation rate of people working as a percentage of population 15 years and older went up in five years from 57.7% in 2011 to 66.3% in 2016. The unemployment rate during the same period went up from 8.5 to 11.2%. While there was little difference between participation rates of men and women, the unemployment rate of men was 17.9% while that of women was 4.9%.

Figure 15. Total Working (2006-2016)

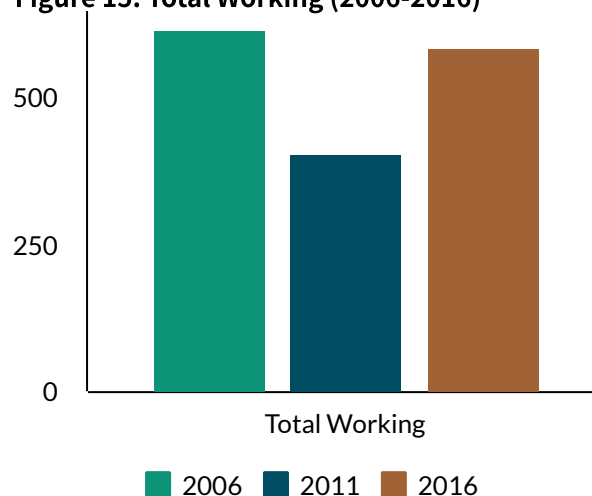
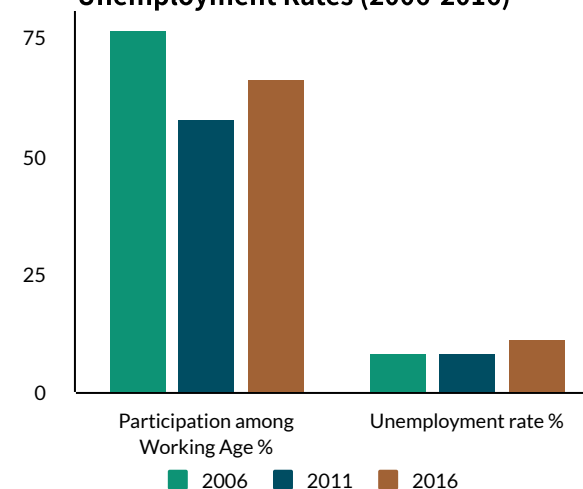


Figure 16. Participation and Unemployment Rates (2006-2016)



Source: Statistics Canada 2006, 2011, 2016 Census Profiles

Impact of Employment on Healthy Housing

When Valemount's largest sawmill closed, it also lost nearly 200 direct and indirect jobs tied to the forest industry. Since then, Valemount has been establishing itself as a tourism destination with a steady increase in accommodation, food and tourism service businesses. The transition and diversification from a forestry based economy to a mixed / tourism based one means that Valemount has more service sector jobs. Service sector wages make it harder for workers to own a home.

5.6 Income Profile

The median income of owners fell in 2011 compared to 2006 but went back up in 2016. When Valemount's shut down in 2006, it lost some of the higher paying jobs in the community.

The median household income of renters has increased over 10 years with a substantial increase of 58.8% in 2016 over 2011.

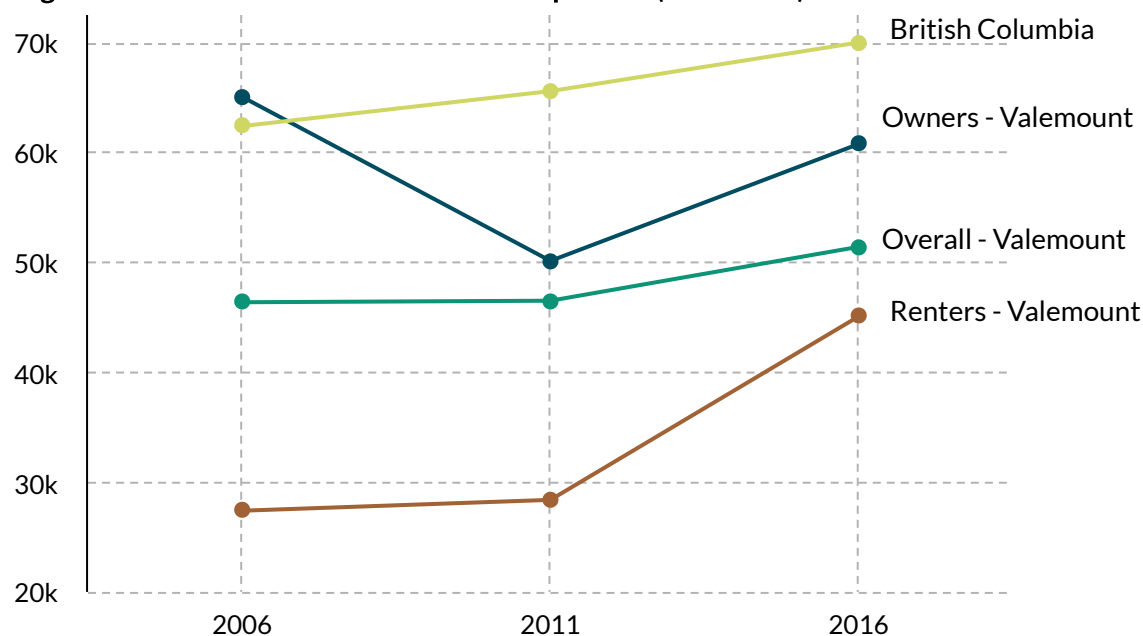
The median income of owners is higher than that of renters.

The percentage of households with income under \$40,000 has steadily increased from 2006 to 2016, while households with income above \$80,000 has remained steady. (See table in *Appendix D*)

Impact on Healthy Housing

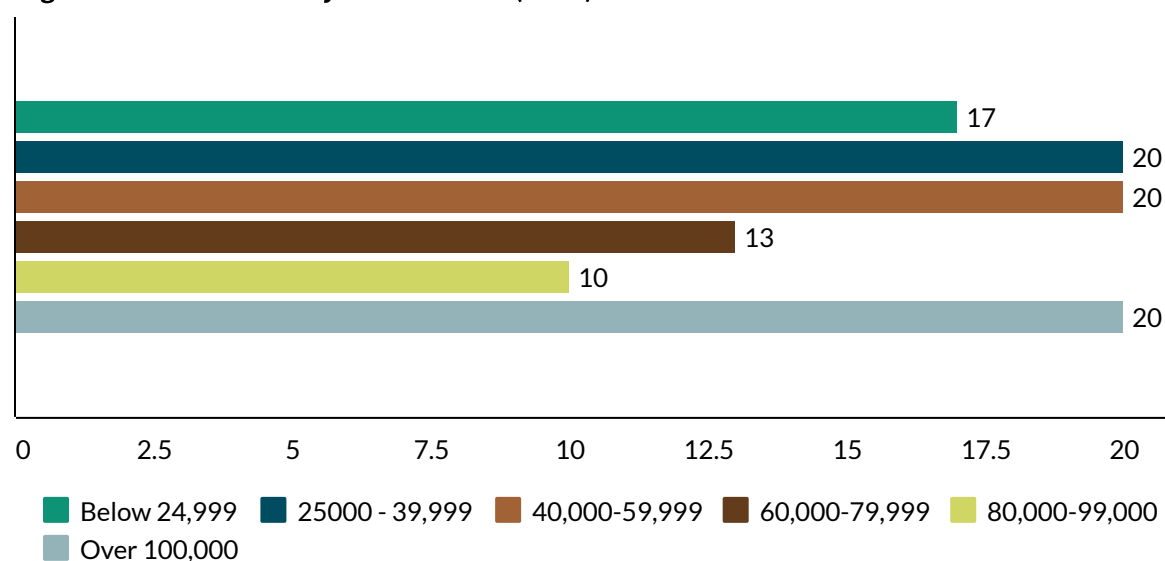
Valemount's overall median household income in 2016 was 26.5% less than the rest of the province. So while rents and housing prices in Valemount are lower compared to many parts of the province, Valemount residents can only afford to rent and own at lower prices.

Figure 17. Median Household Income Comparison (2006-2016)



Source: Statistics Canada 2006, 2011, 2016 Census Profiles

Figure 18. Households by Total Income (2016)



Source: Statistics Canada 2016 Census Profile

5.7 Household Tenure

Tenure refers to whether the household owns or rents their private dwelling.

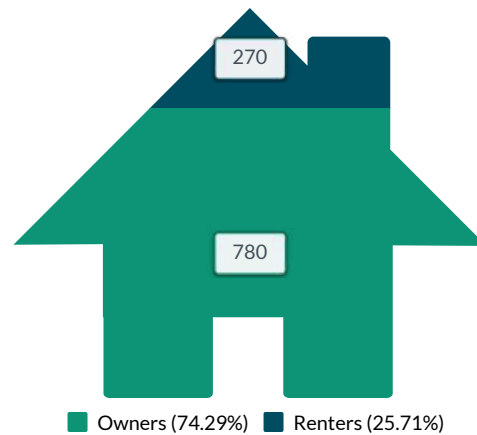
The choice to own or rent depends on one's financial ability and desired lifestyle. Renting can allow people to have a home without the responsibility of repairs and knowing the fixed shelter costs each month. Owning, on the other hand, provides a level of stability and peace of mind when one intends to stay in the same place for a long time. Home equity is often a large component of a household's wealth. Homeownership can be a way to build equity and is being seen as a secure way of investing at a time when the increase in housing prices are exceeding that of income.

The number of owners to renters in Valemount is nearly three-fold. Renters paid slightly higher shelter costs in 2016 but also had a significantly lower median household income, in comparison to homeowners. Most households with two incomes were owners while the majority of renters are single income households.

Impact on Healthy Housing

Household income impacts the ability to own a house. The number of incomes in a household also determines which household is more likely to be a renter. With the median household income in 2016 at \$51,292, house prices are out of reach for local residents. With the median single income households at \$31,680, a single person in Valemount is less able to purchase market priced housing.

Figure 19. Households by Tenure (2016)



Source: Statistics Canada 2016 Census Profile

Figure 20. Household Comparison by Tenure (2006-2016)

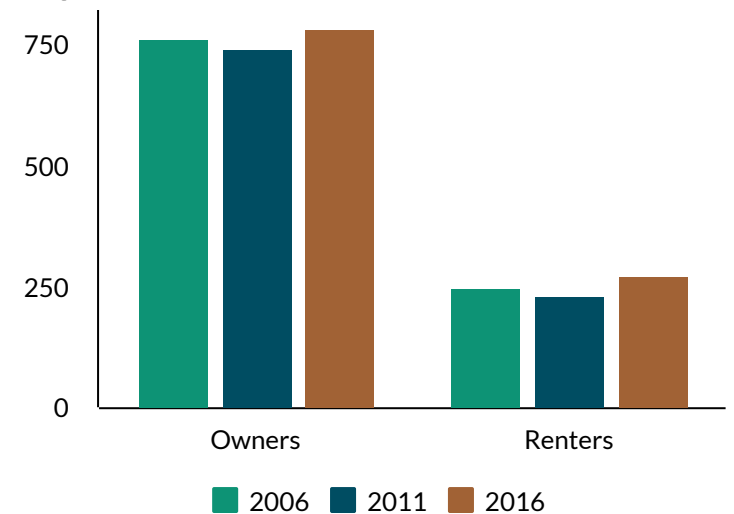


Figure 21. Shelter Cost Comparison (2006-2016)

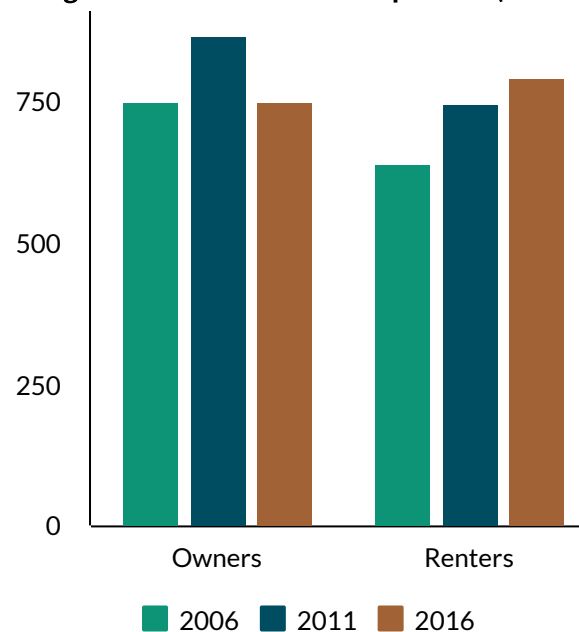
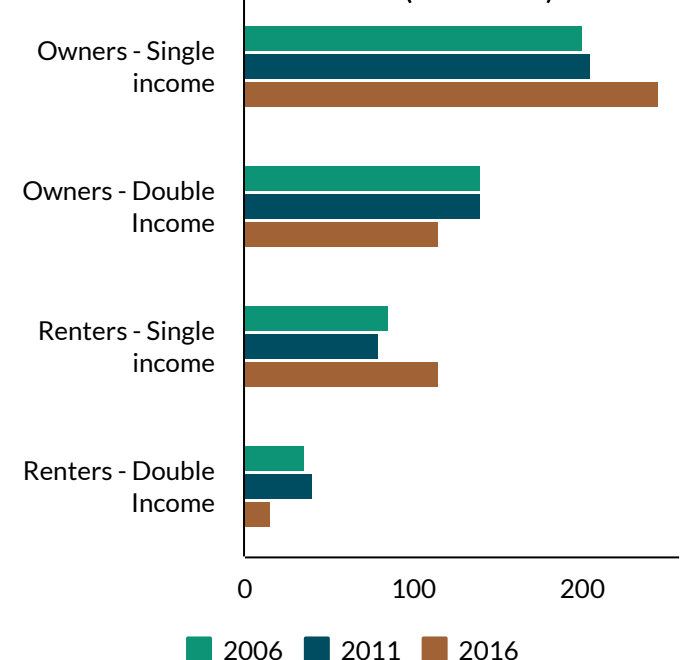


Figure 22. Household Comparison by Tenure and Earners (2006-2016)



Source: Statistics Canada 2006, 2011, 2016 Census Profiles

6. CURRENT HOUSING SITUATION



6.1 Housing Indicators and Core Housing Need

A household is said to be in 'core housing need' if it does not meet at least one of the standards of adequacy, affordability and suitability, as defined by the Government of Canada.

Adequacy refers to whether the dwelling is in need of repairs. Camper vans, recreation vehicles and tents count as movable dwellings. They are not considered appropriate for long stay and for permanent residents.

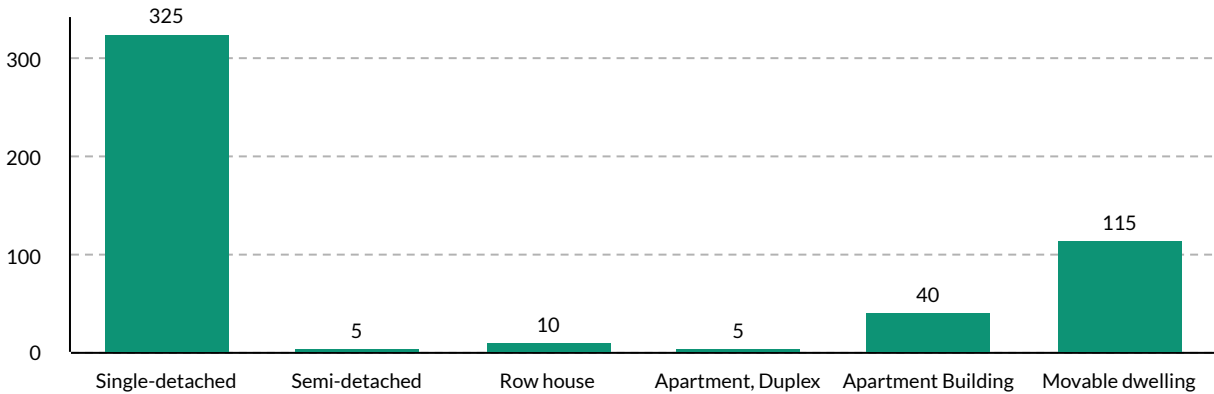
Suitability refers to whether a dwelling has enough bedrooms for the size and composition of the household, as determined by National Occupancy Standards.

In 2016, Valemount had 35 homes in need of major repairs and 10 homes that were small for the number of people living in the household. With respect to housing types, single family detached homes and movable dwellings or trailers form the majority. The 10 row-houses are the seniors' independent non-market housing located off 3rd Avenue and Cedar Street. There are an additional 13 apartments for seniors in Golden Years Lodge. That leaves around 32 dwellings that are apartments or duplexes and may be more suitable for individuals or small families.

Impact on Healthy Housing

With 65% of the homes older built before 1980, aging and adequacy will be a growing problem.

Figure 23. Dwellings by Structure Type (2016)



Source: Statistics Canada 2016 Census Profile

Valemount had more single person households than any other type of household. It, therefore, lacks the diversity of housing - secondary suites, secondary homes, tiny homes and apartments more suited for individuals. Valemount also has an increasing senior population and currently doesn't have any supportive housing for vulnerable people or seniors. They rely on soup kitchens and Meals on Wheels for additional supports.

Table 2. Suitability and Adequacy of Dwellings

	2006	2011	2016
Total Dwellings	518	592	586
Dwellings below suitability standard	10	0	10
Dwellings below adequacy standard	75	55	35

Source: Statistics Canada 2006, 2011, 2016 Census Profiles

Figure 24. Dwellings by Age (2016)



Source: Statistics Canada 2016 Census Profile

Affordability

In Canada, housing is considered “affordable” if shelter related expenses are less than 30% of a household’s before-tax income. Households spending more than 30% of their income on shelter expenses are said to have a core housing need. Households with an extreme core housing need are those spending more than 50% of their household income on housing.

Affordable housing not only applies to rental housing but encompasses housing provided by private, public and non-profit sectors and includes all types of tenure: rental, ownership and co-operative ownership.

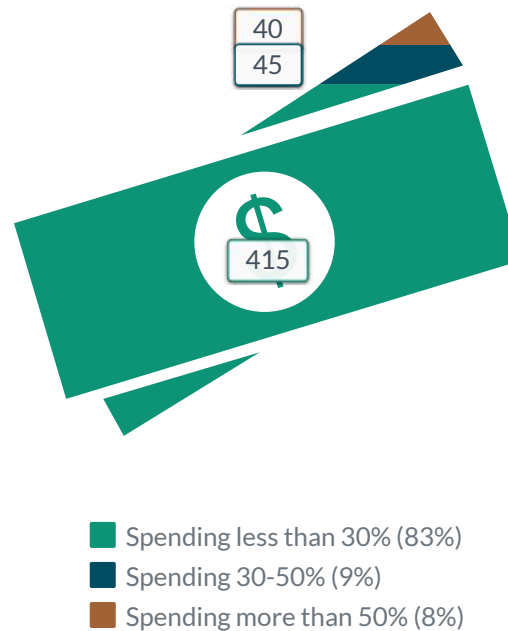
The number of households with unaffordable housing went down from 95 in 2011 to 85 in 2016.

The households in extreme core housing need have gone up from 2006 to 2016. The number of owners and renters paying over 50% of their household income in shelter costs has been nearly the same. Owners may be in core and extreme housing need due to the combined increase of mortgage payments and utility costs. In 2016 there were no options for affordable rentals for non-seniors.

Impact on Healthy Housing

Valemount needs more affordable rentals and homeownership options. While three new non-market developments are under way or complete, there is a need for affordable rentals for single persons as well as options to buy affordable homes.

Figure 25. Affordability of Shelter (2016)



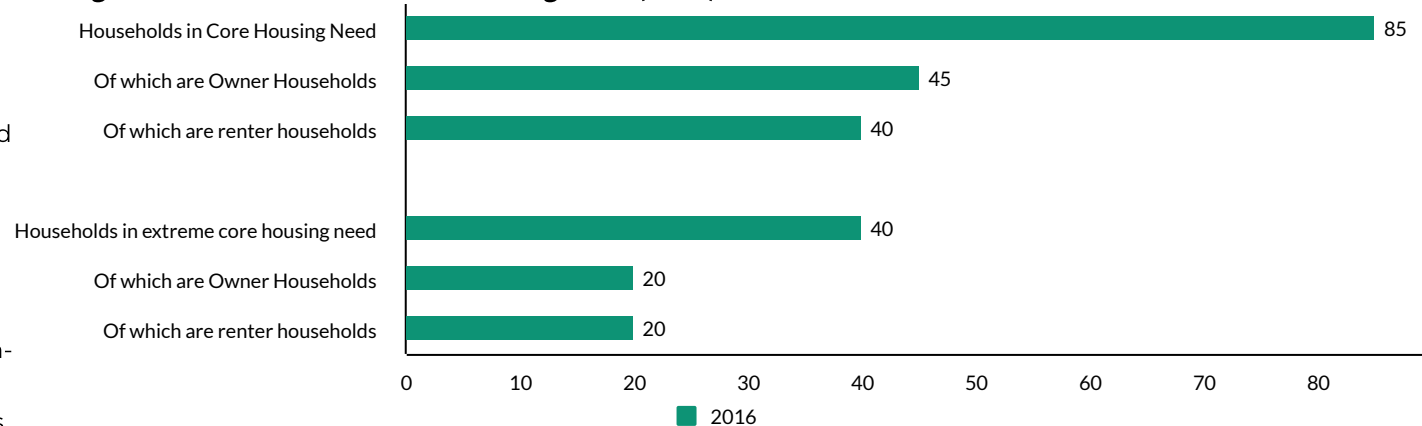
Source: Statistics Canada 2016 Census Profile



Comments from Resident Surveys

- “ Low income folks, families are being pushed out of homes
- “ A few people have to live in motels without a kitchen to cook
- “ Lack of suitable housing for young, families trying to establish themselves in Valemount

Figure 26. Households in Core Housing Need (2016)



Source: Statistics Canada 2016 Census Profile

6.2 Recent Events and Trends

Realtors, the local property manager, housing providers, businesses, key service providers and residents believe that Valemount has a housing crisis, and have shared through social media, newspapers, at council meetings, through surveys, focus groups and interviews for the needs report.

Housing was a challenge even before pipeline workers came to Valemount in early 2020. There was a shortage of affordable rentals and housing options to meet the diverse population of Valemount.

When residents were asked in the resident survey about key housing issues, 93 comments came in. The concerns related to availability, affordability, pipeline impacts, lack of housing options and seniors housing with supports, secondary homes and shortage of trades for repairs.

COVID-19

After COVID hit, realtors started getting enquiries from people in urban areas. People who felt unsafe or restricted in cities, found the open spaces in Valemount more appealing. This was augmented by the encouragement to work

from home during the pandemic.

Real estate sales picked up in 2021 due to a pent up demand during COVID. Buyers were seeking recreation properties and purchasing homes due to low interest rates.

The pandemic also led to an exacerbation of supply chain issues, thereby increasing costs of construction materials.



ATCO Camp for Pipeline Workers
Credit: Rocky Mountain Goat

Figure 27. Key Issues Facing Valemount



Source: Word Cloud generated with top 50 recurring survey comments
Details in Appendix E

The Recreation Draw

Valemount started seeing new residents from larger centres from the West Coast, Interior B.C., Alberta and even Ontario. The demographic of people moving to Valemount seems to be younger outdoor enthusiasts who can't afford housing in bigger centres as well as the 55+ age group who are looking for recreation in a community less busy than how their cities have become. Cities like Pemberton and Revelstoke have become more populated and expensive.

The bike park has been a huge attraction. Plans for a Community Ski Hill in early 2022 piqued interest in Valemount. A local realtor feels that the housing market will only get busier because of the diverse recreation opportunities including sledding and backcountry touring.



Credit: Valemount Area Recreation Development Association



Credit: Valemount Area Recreation Development Association

“ Recreation at our fingertips draws a lot of people.

COVID was a big push ... people felt unsafe and more restricted in cities. We have more land, more open space.

- local realtor

Pipeline Impacts

Work on the Trans Mountain pipeline expansion began in the Valemount area at the end of 2019 and early 2020. The Temporary Use Permit issued by the Regional District of Fraser-Fort George was based on work that was supposed to last three seasons with 150 workers living in the community and remaining 600 to be housed in camp. Then the pandemic hit.

The number of pipeline workers significantly increased over time.

When the worker population increased from 750 to 1,400 to 2,000 in February 2022, Valemount was unable to keep up with housing needs, services and staffing. When Trans Mountain's costs had increased substantially, it was followed by layoffs and a section of the pipeline south of Valemount tendered again. The number of workers in the community dropped and is increasing again.

Pipeline workers are paid a Living Out Allowance and been able to acquire rentals and purchase homes at prices that locals could not afford.

Many people who might have not considered selling their homes have taken advantage of the hot housing market. And some have offered to rent a room or even their primary home for increased income when they might not have otherwise opened their home to renters.

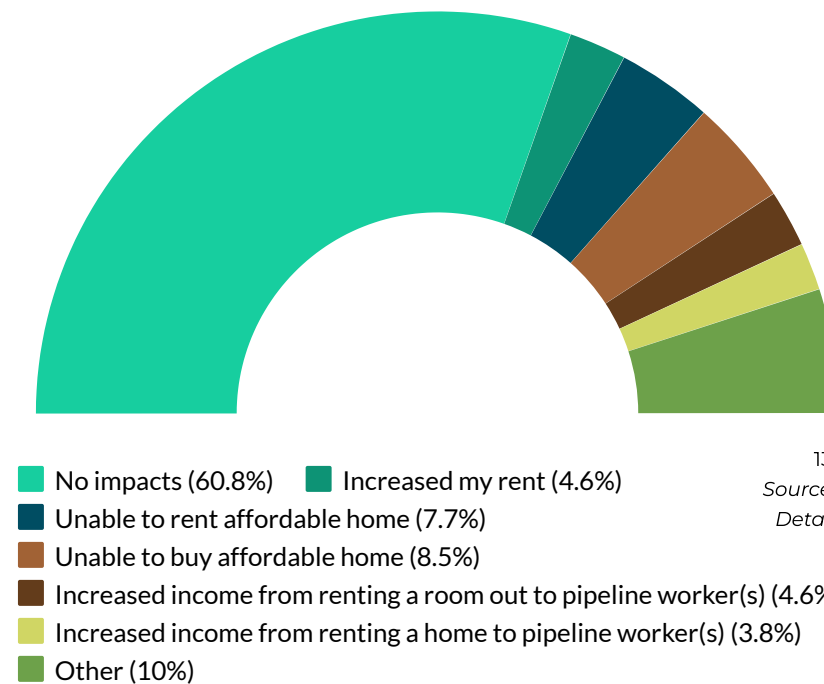
A fair number of locals quit their regular jobs to work for the pipeline, as Trans Mountain and its sub-contractors were offering some twice as much as they might have earned otherwise. Local businesses have been unable to recruit locals or bring in workers from outside the community due to the lack of housing.

It has also been difficult for businesses to advocate for staff housing and explore partnerships when they are short-staffed and stretched by the daily demands of running their business.

On the other hand, many individuals and businesses have benefitted from rental income and increased revenue due to pipeline workers in the community. This was a significant benefit, as the pandemic shut down tourism and affected the local economy.

Realtors and the local property manager shared that there has been interest from pipeline workers wanting to buy and operate vacation rentals. However, there are restrictions on short term vacation rentals and hence this has not impacted long term rentals.

Figure 28. Trans Mountain's Impact on Housing



130 responses
Source: Resident Survey
Details in Appendix E

“
Made it difficult to get trades
people for repairs, installations
- survey respondent

“ It’s great to have increased sales
but when a village doubles in size,
it affects the community and also
the people visiting our community.
- local business owner

After the Pipeline

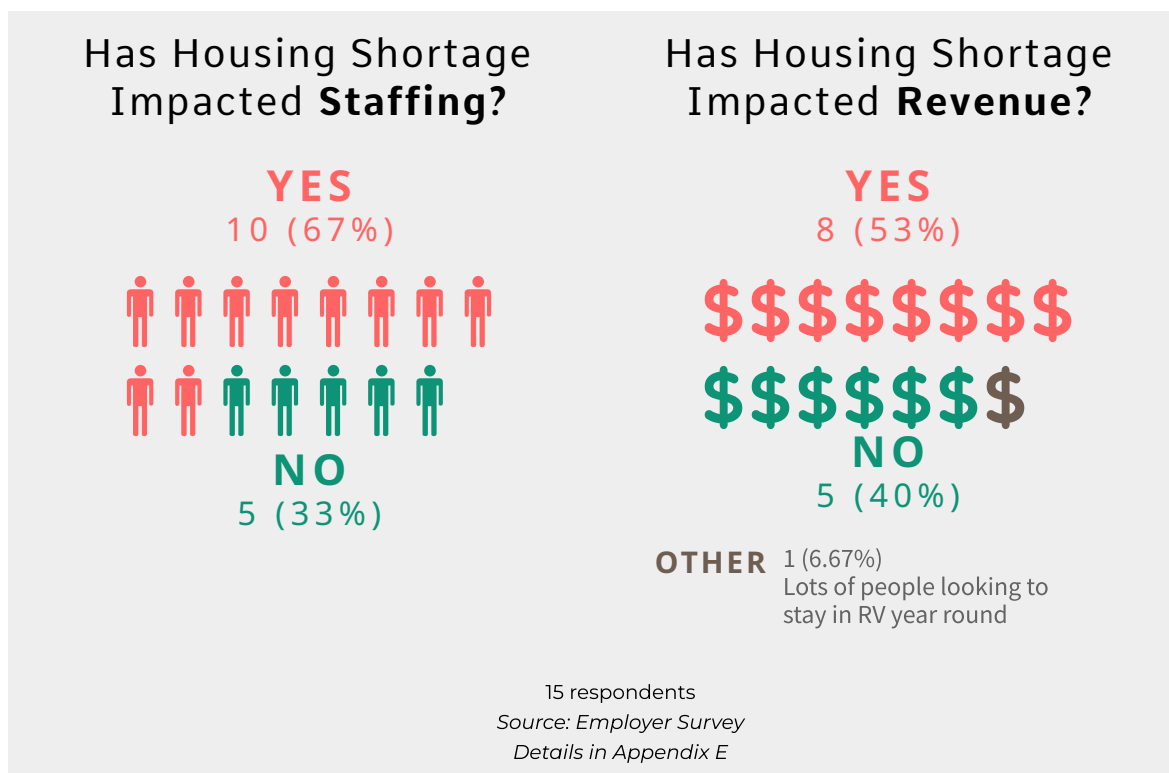
Before the pandemic, Valemount's summer tourism sector had been growing. The winter snowmobiling industry is well established. With the pandemic restrictions easing up and the success of the bike park, the tourism sector is expected to continue to grow.

Realtors and developers expect Valemount to become the next resort community in maybe 20 years with a slow and steady growth. They don't expect the housing values or demand to plunge after pipeline workers leave. Yes, a bit of correction, but the growth in tourism could see a continued interest among people wanting to move or own second homes in Valemount.

The demand for housing for locals – affordable rentals and ownership still needs to be met. Local stakeholders suggest being proactive and learning from communities like Jasper, Revelstoke and Whistler to see what they've done and are doing to address housing for residents and workforce.

“
My family can't afford to buy
or build at the moment so are
living with me
- survey respondent

Figure 29. Impact of Housing Shortage on Businesses



6.3 Rental Market

The rental vacancy rates in Valemount are near zero, due to the additional 1,700-2,000 pipeline workers. (Around 600 workers can be accommodated in the work camp.) New rentals have entered the market to meet that demand. Rooms, suites or entire homes are being rented at above 2020 market rates to pipeline workers who can afford higher rents with a Living Out Allowance.

True market rents are hard to nail down, according to the local property manager. In July 2021, rents for 1-bedroom and 2-bedroom units at Mountainview Apartments were around \$800 and \$950 respectively.

CMHC does not publish data for Valemount in its Rental Market reports. However in early 2021, CMHC's small pool rent for rural communities (applicable to Valemount) was \$813 for a 1-bedroom unit and \$950 for a 2-bedroom unit.

In summer 2021, landlords started listing properties for sale, as they saw an opportunity for a good return on investment on properties they had purchased more than 10 years ago. This led to a loss in rentals. Many of the new owners have been pipeline workers, who are both living in and renting out rooms to fellow workers.

The lack of rentals in Valemount is also forcing people to rent outside the community as far as McBride and Blue River, which are both 90 kms away.

Landlords are also offering furnished recreational vehicles for rent or offering spots for people to park their RV at premium prices.

Table 3. Average Shelter Cost for Renter

	2006	2011	2016
Average Cost for Renter	501	747	791

Source: Statistics Canada 2006, 2011, 2016 Census Profiles

Facebook Posts on local group

**Valemount McBride Area RENTAL CONNECTIONS**



23h · 🌐

Looking for a 3 bedroom apartment for June 1st!!
Willing to pay around \$3500. (If its worth it)

**Valemount McBride Area RENTAL CONNECTIONS**



13 May at 17:51 · 🌐

4 bedroom furnished home. available immediately.
Located in Blue River. \$3500 all included with wifi.



Facebook Post on local group

**Valemount McBride Area RENTAL CONNECTIONS**



16 May at 18:35 · 🌐

3 Bedroom house now available in Valemount. Furnished, electric/wood heat with fenced yard. \$1250 a room or \$3750 for the house all included. Priority to some one who is just here to work, clean non partying etc/. Please PM for details.

Impact on Healthy Housing

Some of the renters displaced by the volatile real estate market were able to move to non-market housing *Juniper Square 2* that was completed in October 2021.

The schools have seen a loss in enrolment in the past year as some families have had to move away due to lack of housing. Others are resorting to recreation vehicles or housing inappropriate for the size of the family.

Many local residents are feeling helpless with the lack of available and affordable rentals; they're unable to hang onto affordable rentals or facing uncertainty in the long term. Service industry workers are forced to live in motels with a hot plate and microwave, if they're lucky. Service providers have indicated that some renters do not know their rights when their rentals are being sold.

“

The rental market and ownership market are joined at the hip (especially where secondary market rentals are common). Availability and cost in one impacts availability and cost in the other. The rental situation has gotten so bad in part because home ownership is increasingly out of reach. Therefore, if rental housing is a concern, we recommend aiming to simply protect housing, period.

- Eric Swanson, Third Space Planning

A lack of rental housing is impacting staffing at local businesses. Existing staff have chosen to work for the pipeline for higher wages, and business owners are unable to bring in new workers as there is no place to put them up. One local business owner is housing staff in their own home.

“

The pipeline has taken every available rental. Not to mention, landlords charging double or triple the rent it used to be before they got here.

- survey respondent

Facebook Posts on local group



6.4 Temporary Structures as Housing

In 2021, Village staff noticed recreational vehicles (RVs) set up on vacant lots and alongside existing homes to meet the rental shortage due to the high number of pipeline workers. To manage this, Council approved a new policy on July 27, 2021 outlining when recreational vehicles such as fifth wheels and travel trailers, and other temporary buildings may be used as a temporary residence. Temporary Use Permits (TUP) for RVs are subject to a Public Hearing.

RVs must hold a CSA Z240RV certification for the TUP to be approved and the Building Inspector confirms the certification. Since most RVs are only recommended for three seasons, many of them are being skirted and winterized to add extra protection during cold months.

In 2021, 6 permits were approved under the new policy. As of April 2022, there have been 6 complete applications submitted with 4 of them approved.

Impact on Healthy Housing

The new policy was a proactive approach by the Village of Valemount to regulate RVs with consideration for safety of temporary and neighbouring dwellings as well as services used by RVs.

This policy meets the spike in demand for rental housing in light of zero rental availability due to large numbers of pipeline workers in Valemount.

6.5 Ownership Market

The median income of Valemount in 2016 was \$51,392. It is 26.5% lower than the provincial median income of \$69,979. While the median income increased by 10% in 2016 over 2011; the median house sale price increased by 49% during the same period and 76% in the next five years.

According to local realtors, housing prices have jumped at least another 20% from 2021 to 2022 due to the increased demand by pipeline workers and new residents seeking recreation opportunities. The Median Listed Price based on MLS listings in April 2022 was 517,450.

The median value of seven vacant lots available in January 2022 was 125,000. In 2015, the price of a comparable lot was \$22,000. There were no single family vacant lots on the market in April 2022. In 2017 there were over 90 vacant parcels, including large parcels for multiple dwellings. Even after adjusting for new homes added since then, there are over 60 empty lots that are not being developed or not on the market for sale.

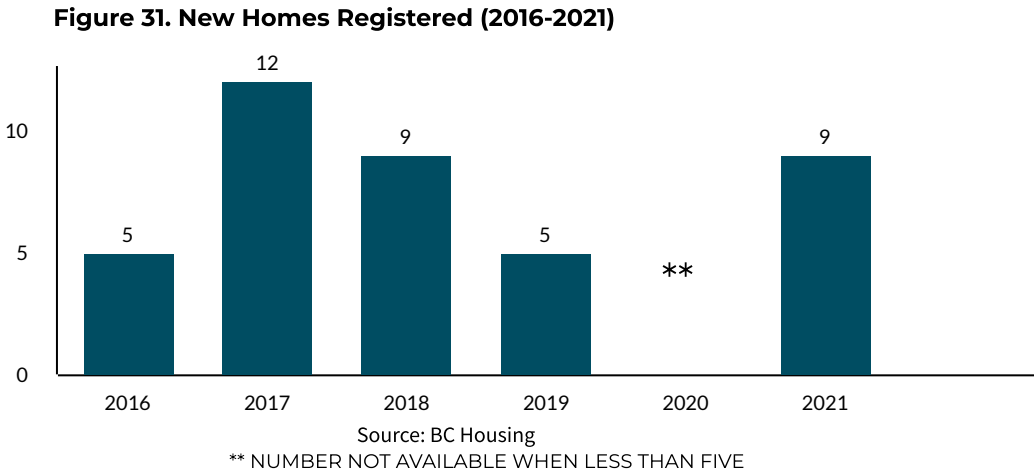
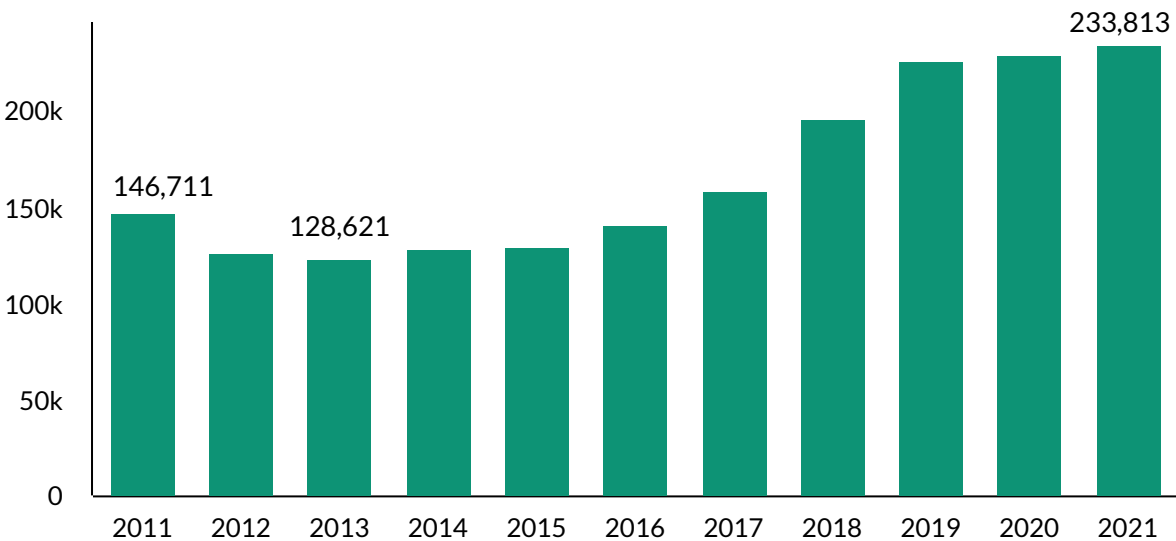
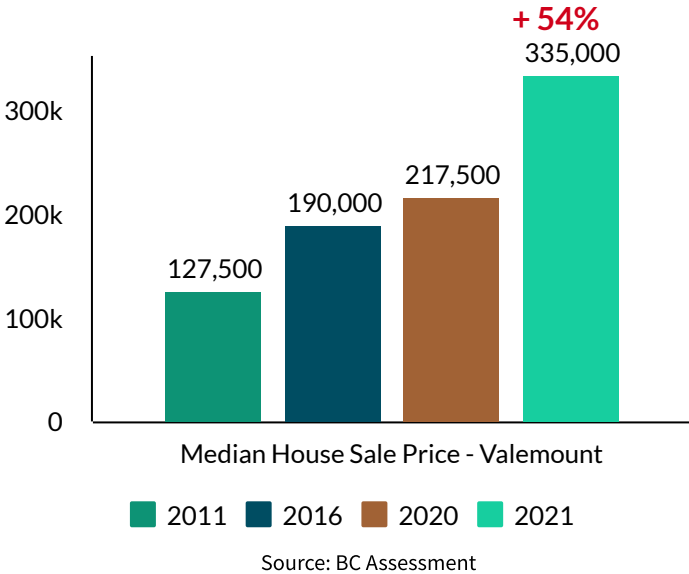


Figure 30. Median Value of Dwellings (2011-2021)



Source: BC Ministry of Finance, Schedule 704, Taxes and Charges on a Representative House

Figure 32. Median Sale Prices (2011-2021)



With the price of land increasing rapidly over the past five years, land prices influence affordability. Homeownership can become more affordable by increasing density of dwellings per site and through shared equity programs where land is leased or provided at no cost along with housing agreements on the title to ensure perpetual affordability. Financial analysis of increasing density and removing land costs is provided in *Appendix F*.

Impact on Healthy Housing

The increase in house prices means that households need to have a much higher down payment to enter the homeownership market. Local realtors and a business owner trying to acquire housing for staff have said that locals have been easily outbid by seasonal homeowners and pipeline workers in the past year.

With low availability of vacant lots within the municipality, high price of construction, low availability of trades and labour, developing new housing is a big challenge for first time home owners or for those looking to establish their primary residence in Valemount.

With increasing rents, renters who have a lower median income than owners are more impacted by affordability and unable to save enough for a downpayment and enter the ownership market.

“Lack of suitable housing for young, families trying to establish themselves in Valemount.

- survey respondent

6.6 Second Homes and Vacation Rentals

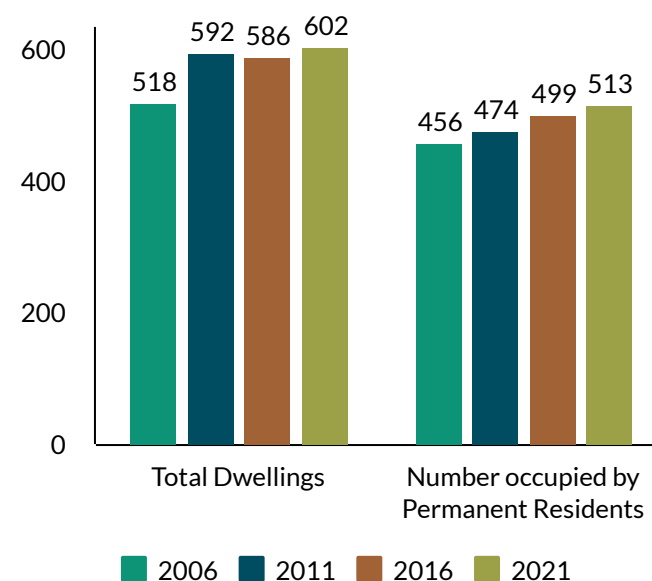
Valemount has been attractive to investors and those seeking a vacation home, as Valemount's real estate prices are lower than those in established resort communities. They are also more affordable to people who live outside the community and likely have a higher income.

In 2017, Whisper Creek Cabin Rentals and Builders started building high end log homes on larger lots. The Fowler subdivision has put in the infrastructure for roads, water and sewer. To date, they have completed seven log homes owned by investors. They currently operate as short term vacation rentals. The owners may choose to retire here in these homes in the future. More lots continue to be developed. Since these log homes were new builds, they did not take away from the long term rental pool.

After the amendment of the Official Community Plan in 2021, Valemount adopted new regulations for Short Term Vacation Rentals (STVR) creating restrictions in certain areas, and limiting where short term rental of entire dwelling units can occur. The policy also restricts which dwellings would qualify to be rented for short stays.

Valemount's strong policy for short term vacation rentals provides a balance between offering services as a tourism community while limiting the number of dwellings that can be rented as STVR. The Village has currently issued 14 business licenses to operate STVRs with one under review.

Figure 33. Dwellings Occupied by Permanent Residents (2006-2021)



The number of dwellings **not** occupied by permanent residents increased from 62 in 2006 to 118 in 2011. The population itself didn't change during the time. In 2007, eleven dwellings were included within the municipality from the regional district. The increase in dwellings and steady population between 2006 and 2011 indicates an addition of homes by seasonal or secondary homeowners. The dwellings that are not usually occupied by permanent residents went up in 2016 and stayed at 89 in 2021. To compare dwellings occupied by permanent residents in other tourism communities, Valemount is between Revelstoke that has permanent residents occupying 90% of its dwellings and Fernie, where the number is 80%.

Impact on Healthy Housing

Second or vacation homes reduce the availability of long term rentals and homeownership for permanent residents.

6.7 Non-Market Rental Housing

Valemount has a shortage of affordable rentals. By 2010, the 12 subsidized housing units managed by BC Aboriginal Housing in Prince George that had been available to individuals and families were sold on the private market. That left 23 units for independent seniors.

Seniors Housing

The Valemount Senior Citizens Housing Society owns 13 apartments at Golden Years Lodge on Main Street and manages 10 rowhouses owned by BC Housing at 3rd Ave and Cedar Street.

In December 2019, the Society started to pursue a seniors' supportive living facility. The first phase is focussed on 16 one-bedroom and two 2-bedroom fully accessible independent units. The project received approval from BC Housing in June 2021 for the residential units and is in the development phase. The society is also planning additional spaces to provide support services such as meals, housekeeping, personal care and activities. It is scheduled to begin construction in Spring 2023.

Seniors and Family Housing

In November 2018, Valemount Affordable Rentals Society received the green light from BC Housing to develop 13 units in a multi-storey residential development on a vacant parcel next to the old Ramakada Motel. The units at Juniper Square 2 were ready in October 2021 and all the units are occupied.

The building includes four one-bedroom units on the main floor that are fully accessible, eight 2-bedroom units, and one 3-bedroom unit.

Rents range from deep subsidy to affordable market rents. There are three units for people with very low incomes and rents range from \$375 to \$660 per month, depending on unit size. Rents for six rent-geared-to-income units for people with low to moderate incomes range from \$475 to \$1100 per month. There are also four affordable market units for people with moderate incomes. These rents range from \$850 to \$1,050 per month.

Women and Children at Risk

In 2016, there were 35 lone parent families led by women.

In November 2019, the province announced 14 units of affordable housing for women and children at risk. The units will be managed by Robson Valley Community Services, augmenting their Safe Shelter program.

The project is a mixed use development that includes a Childcare Centre. Funding for the new daycare is coming directly to the Village of Valemount through the Childcare BC New Spaces Fund.

The building will have office spaces to provide on-site supports connecting women and children with resources.

The housing component will have 14 rental apartments with a mix of studio, one-bedroom, two-bedroom and three-bedroom units. The residential spaces will receive capital funding and operating funding from BC Housing.

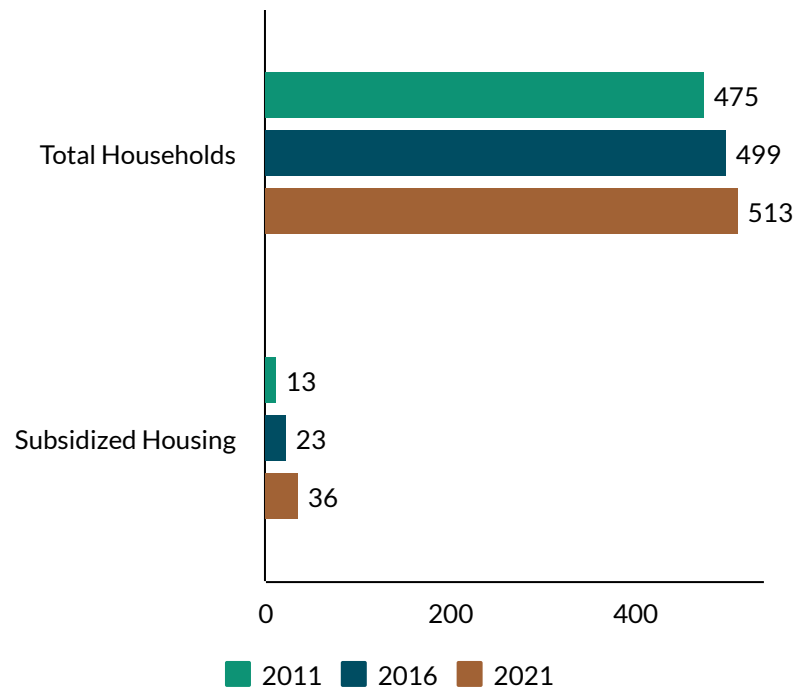
Construction on the new building began in March 2022 on a vacant lot next to the Valemount Health Centre at 1451 5th Avenue.

Impact on Healthy Housing

Non-market rental housing is an important segment of the housing market that allows tenants to pay rents geared to income.

With median income unable to keep up with market rents and house prices, there is a greater demand for non-market housing and two operating nonprofit housing providers have a waitlist.

Figure 34. Total Households and Subsidized Housing (2011-2021)



Source: Statistics Canada 2006, 2011, 2016, Census Profiles, BC Housing, VSCHS, VARS



13 units at Juniper Square 2 - first subsidized housing development that caters to non-seniors and seniors was completed in Fall 2021.

Credit: Valemount Affordable Rentals Society



3-D rendering of a new multi-purpose building with 14 units for women and children and also has offices, program spaces and a daycare. scheduled for completion in 2023.

Credit: Robson Valley Community Services / Boni-Maddison Architecture

7. HOUSING NEEDS

Please refer to Appendix J for 5-year and 20-year projections developed using the Housing Assessment Resource Tool (HART)

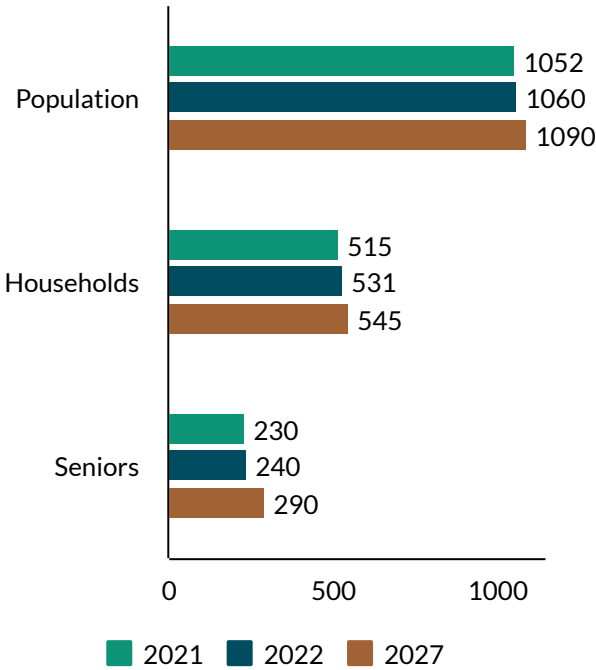


7.1 Housing Units Required

Housing Needs Assessments are required to estimate the dwelling units needed by size in the next five years.

BC Stats has predicted growth for the Regional District of Fraser-Fort George in the next 5 years. Applying the same growth rate to Valemount, Valemount’s population is expected to increase to 1090 by 2027. Since the household composition is expected to stay at an average of 2 for the next five years, an increase of households to 545 is needed to support the population increase.

Figure 35. Anticipated Population and Households (2021-2027)



Note that while households are expected to increase by 30 in six years, the senior population is anticipated to increase by 60.

Applying the growth rate to 2021 household composition, the anticipated increase to households would be follows:

Table 4. Anticipated Increase in Households (2021-2027)

	2021 (Actual)	2022	2027
1 person household	200	206	212
2 person household	190	196	201
3 person household	65	67	69
4 person household	40	41	42
5+ person household	20	21	21
Total	515	531	545

There is a higher number of one and two-person households, thereby indicating a higher need for one and two-bedroom units. Community engagement and waitlists with housing providers have confirmed the same. With these considerations, rather than apply the population growth to the dwelling unit sizes from the 2021 census, the anticipated increase in households were weighted towards one and two-bedroom units.

Table 5. Current Housing Needs (2022) projected based on population growth

	2021 (Actual)	2022	Current Need
1 bedroom	85	94	9
2 bedrooms	95	99	4
3 bedrooms	215	217	2
4+ bedrooms	120	121	1
Total	515	531	16

Valemount is currently at zero vacancy and was near that even before pipeline workers moved to the community in early 2020. Service industry workers, especially those working for hotels and motels, have been living in motels due to lack of affordable rentals and apartments.

Employer surveys and interviews indicated that there is a shortage of over 70 staff among 10 businesses. Some have found staff willing to relocate to Valemount but are unable to find a place to house them.

The current need in Table 5 confirms the lack of staff housing and affordable rentals, although there is a greater demand for one and two-bedroom units with the higher number of single person households.

Source: Statistics Canada 2011, 2016, 2021 Census Profiles, BC Stats Population and Household Projections 2019-2028, Consultant Calculations

Table 6a. Anticipated Housing Needs based on population growth (2027)

	2022	2027	Future Need
1 bedroom	94	102	8
2 bedrooms	99	102	4
3 bedrooms	217	218	1
4+ bedrooms	121	122	1
	531	545	15

Adjustment for Increasing Senior Population:

Valemount's senior population is expected to go from 230 in 2021 to 290 by 2027. Some will look to downsize to more suitable dwellings, while others will be seeking seniors' housing both with and without support services. The residents' survey and waitlists with housing providers confirm that there are at least 22 seniors who are currently looking for housing or will be looking to move into seniors housing in the next 5 years. The anticipated need for one-bedroom dwellings for seniors is being increased by 13 since some will need to move away for services, and some would be couples.

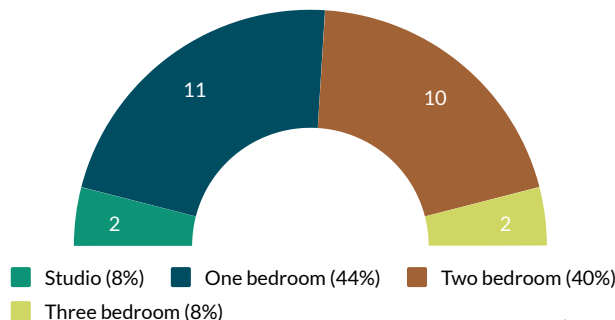
Adjusting for Staff Housing to bring in Workers:

Nine businesses have said they see the need to provide housing for 30 staff within five years. Some of these are current needs, while the future need is five studio / one-bedroom units.

“ New businesses that have employees should be required to build new housing for staff accommodations.

- survey respondent

Figure 36. Anticipated Staff Housing Units (2022-2026)
1-2 years



Source: Employer Survey (Details in Appendix E)

Adjustment for Affordable Homeownership:

The surveys indicated 25 respondents looking for non-market homeownership options and willing to partner in a homeownership development. With some homes coming into the market from seniors who would downsize to suitable housing, only 10 mid-size affordable ownership units are being added towards future needs.

Thus the anticipated units needed in five years have been adjusted to arrive at:

Robson Valley Community Services is developing 14 housing units for women and children that will be ready in 2023. These units would meet most of the current housing need of 16 units.

Valemount Senior Citizens Housing Society is creating 18 units of supportive housing for seniors. Construction will begin in 2023. The future need for 43 units would be partly met and another 25 units would be needed.

Please refer to Appendix J for 5-year and 20-year projections developed using the Housing Assessment Resource Tool (HART).

Table 6b. Anticipated Housing Units - Adjusted (2027)

	Units needed by 2027 based on community growth	Additional Seniors Units needed	Staff Housing Shortage Indicated	Affordable Ownership Dwellings Needed	Additional Units Needed by 2027
1 bedroom	9	13	5		27
2 bedrooms	4			5	9
3 bedrooms	1			5	6
4+ bedrooms	1				1
Total	15	13	5	10	43

Source: Employer Surveys, Resident Surveys, Consultant Calculations

7.2 Key Areas of Needs

Funders have supported three non-profit housing providers to develop three housing projects in Valemount.

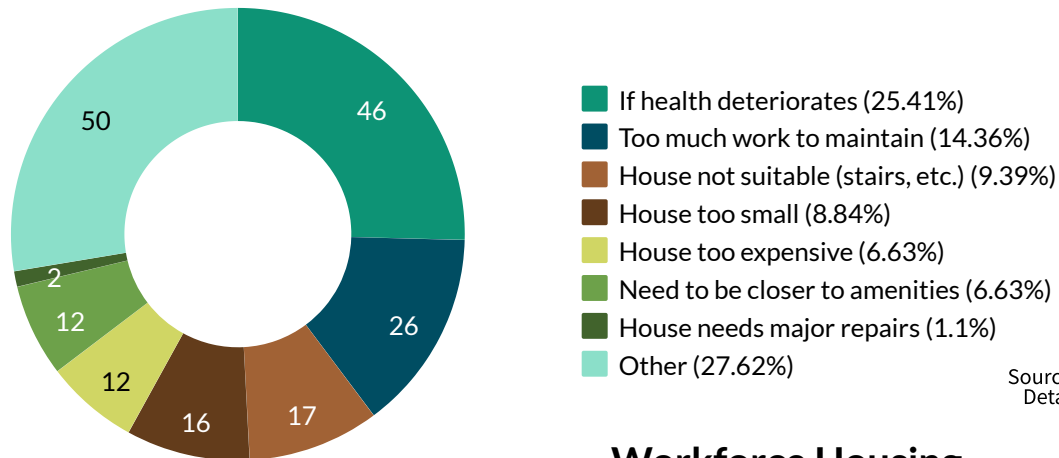
While developing homes at the lower end of the housing continuum can free up established homes and take some pressure off the housing market, there is a certain demographic – singles, couples and households with moderate income – that are being left out of the rental and ownership market.

The market and funding programs address people at the two ends of the spectrum. Young individuals and families are being left out of the ownership market and unable to establish roots or build equity.

Solutions for rapid housing like container housing are less suitable for Valemount's northern climate. Rural northern communities have a difficult time demonstrating feasibility of projects to funders compared to larger centres who have the benefits of economies of scale and lower construction costs.

New policies for residential builders to be licensed come with good intentions to ensure safety but it has a bigger impact in rural communities where the pool of builders is limited and increased requirements for licensing means that some tradespeople are choosing to step back from building new homes and sticking to renovations.

Figure 37. Reasons to Move



Source: Resident Survey
Details in Appendix E

Reasons to Move

Aging is behind most of the reasons cited by residents as to why they might move.

Other reasons range from wanting a smaller home, moving for work or to be with family, inadequate dwelling, selling their home, their rental home being sold, lease ending, wanting to own and Valemount losing its rural charm.

In the resident survey, 119 respondents indicated a desire to change housing in the future. Twenty five of them want to rent within the Village, while 37 respondents want to move in order to own a home within the municipality.

Workforce Housing

Federal and Provincial funding for affordable housing prioritizes seniors and families. Affordable housing for singles or couples is a bit more challenging to find. There are three nonprofit housing providers serving seniors, families and women-at-risk. The missing segment appears to be housing for the service industry – staff housing for singles and couples.

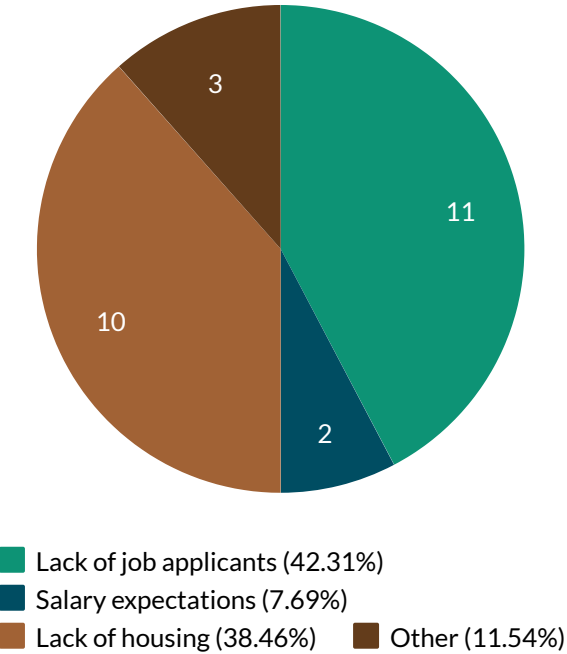
Valemount was experiencing a housing shortage for its workforce before pipeline workers came into the community.

56 job openings were advertised in July 2021, and 75 positions in Fall 2021. In August 2021, interviews and polls of seven businesses determined a shortage of 73 staff. Housing was the major reason for this shortage, and businesses cited that a lack of housing was affecting them in the following ways:

- Reduced hours of operation
- Unable to find housing for staff that had been hired from outside the community
- Needing to house staff in business owner's home

The online Employer Survey, filled by 15 businesses in November-December 2021, shared the following reasons for staffing shortages.

Figure 38. Reasons for Staffing Shortage



Other -
Not applicable to my business.
End of career / retirement,
health issues

Source: Employer Survey
Details in Appendix E

When IGA MarketPlace, the only grocery store, was changing management in spring 2021, a lack of suitable housing left the store without a manager for several months. Supply chain issues and pipeline workers meant that there was not only a shortage of food, but store hours reduced due to a lack of staff.

Retirees form "stock day" team to help short-staffed grocery store



Jack Hoy, a retired railroader, stocked shelves at his local grocery store as a kid. Now, the retiree is back in the grocery aisles at a very different stage in his life, helping to sustain Valemount's only major grocery store during a time of need.

"It's interesting, it's exercise, and I feel like I'm helping the community," Hoy said of his new job at Valemount's IGA. After seeing the store struggle due to a variety of factors, including being short-staffed, Hoy and a group of local food bank volunteers decided to take matters into their own hands.

Photo and Story Credit: Rocky Mountain Goat Newspaper

“ I believe the pipeline has directly contributed to the lack of applicants. We offer union wages, with pension and benefits; however, you can make over \$31 per hour to wash vehicles at Ledcor.

- employer survey respondent

Other businesses like PetroCanada, A&W, Subway and Tim Hortons have been faced with reducing hours of operations or closing their graveyard shift due to lack of staffing.

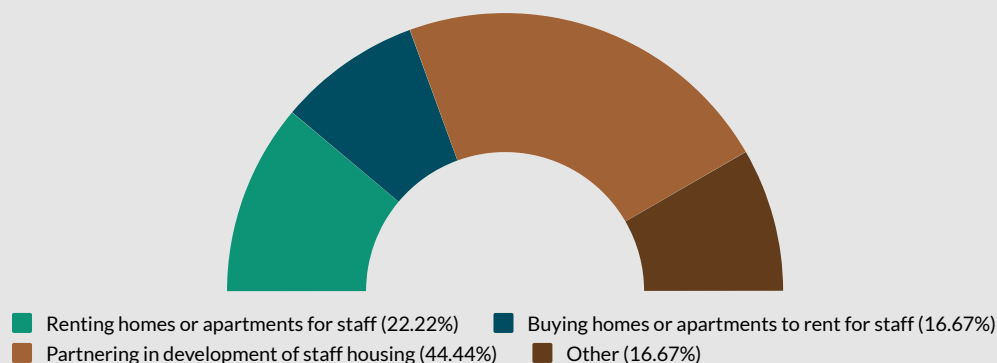
Business owners attribute the shortage to lack of housing as well as locals taking up jobs with the pipeline for much higher pay.

Some businesses have been trying to bring in workers from other communities or countries but are unable to find housing, as they found themselves being outbid by pipeline workers both for rentals and for buying housing for staff.

“ We can't run a village when there is no one available to work.

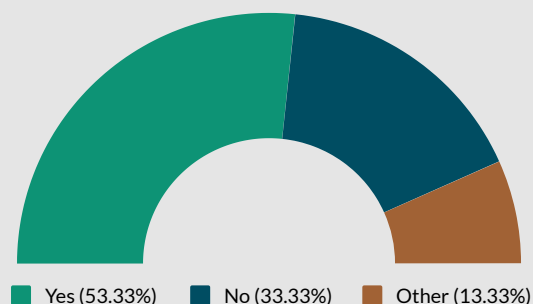
- business owner

Figure 39. Ways of Providing Staff Housing



Source: Employer Survey
Details in Appendix E

Figure 40. Willingness to Partner in Staff Housing Project



Source: Employer Survey
Details in Appendix E

Housing Impact on Services

Schools are also seeing an impact. With retiring staff, it became necessary to attract teachers from outside the community. The Valemount Secondary School principal has been accompanying new teachers to find them a place, but the current market is out of price range for young teachers and their families.

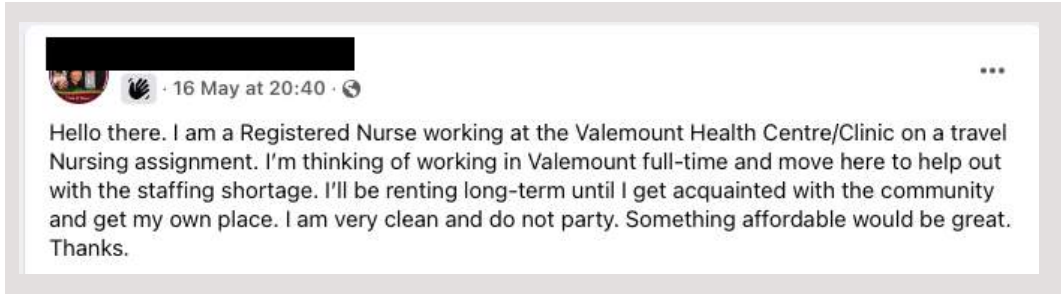
The elementary school is having a hard time recruiting support staff as education assistants and a casual secretary to cover a maternity leave position.

The lack of housing is also impacting the student population. Both principals say families are being bumped around as rentals get sold. Some families are living in campers, while some have had to move away. This is leading to chaos and uncertainty for some students in their home life.

The elementary school population went from 148 in 2021 to 126 in January 2022, even though pipeline related families added 10 children.

Northern Health had more than twenty open positions for the Robson Valley in March 2022. The local administrator said that lack of housing affects applicants from outside the community. Northern Health is exploring housing solutions.

The Village of Valemount has been unable to attract a new Chief Administrative Officer since October 2021 and was engaged in a third round of recruitment after council and staff recently committed \$400,000 towards housing for the administrator. After the March 22, 2022 in-camera



portion of the council meeting, the Village reported out that Council had agreed to issue a Request for Expression of Interest (REOI) for a developer to design and build a fourplex unit, and to purchase the Village owned property at 1155- 6th Ave.

After the deadline for the REOI, Rocky Mountain Goat newspaper reported in May 2022 that the Pheidias Group, the firm owned by Oberto Oberti that led the concept design of Valemount Glacier Destinations Resort, would be partnering with the Village of Valemount on a residential fourplex.

Mayor Owen Torgerson says the Village is entering into negotiations with Pheidias to sell a plot of Village- owned land at fair market value for construction of a fourplex and the Village will commit to buying one unit up to \$400,000. The other three units would belong to Pheidias to use or sell at their discretion.

“ Need housing more like Golden Years Lodge
- survey respondent

Seniors Housing: Independent and with Supports

The Valemount Affordable Rentals Society and Valemount Senior Citizens Housing Society have seniors on a waitlist for housing. From the survey responses and focus group discussions, seniors are looking for independent housing and housing that offers support services like meals, housekeeping, laundry and programs to socialize and age in place.

Thirty two seniors said they would be looking for suitable housing in the future. Over half want independent housing, while slightly less than half are looking for seniors housing with services.

There are 27 non-market independent housing units suitable for seniors. None of them provide support services on site.

The Valemount Senior Citizens Housing Society is working on a new Supportive Living facility for seniors, and has received approval for funding for the residential portion of the project. The new facility is slated to have 16 one-bedroom and two two-bedroom units all on the same level with tenant support spaces for meals, socializing and services. Construction is scheduled to start in Spring 2023 and completed in 2024.

Affordable Homeownership

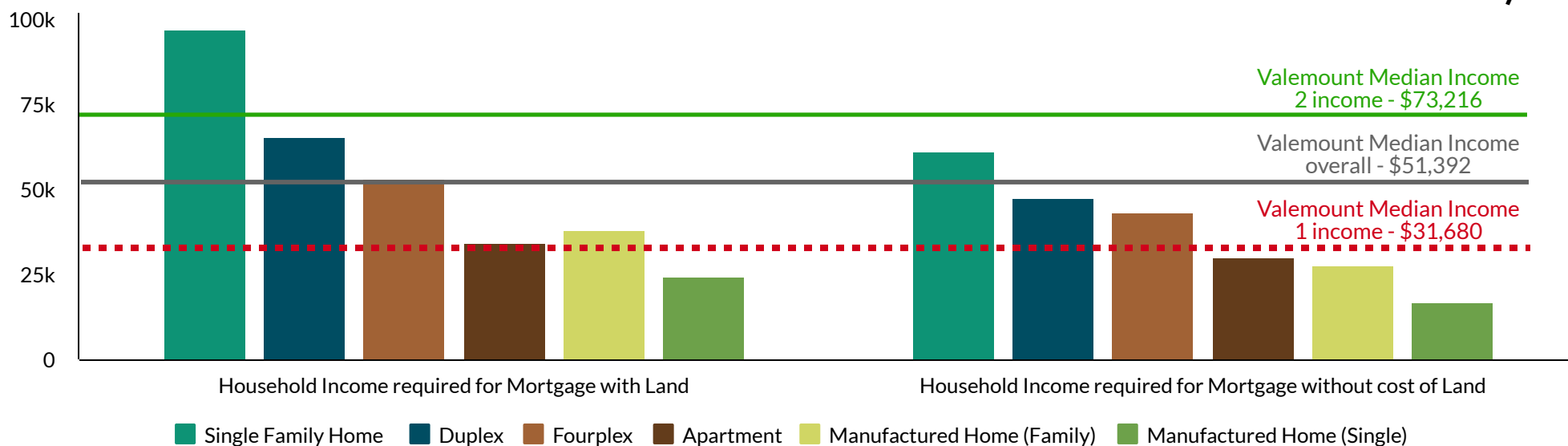
There has been a booming real estate market all over Canada due to low interest rates and a shortage of housing stock. With land prices climbing, increased cost of construction, logistics of transportation and shortage of trades and labour, it is challenging to build new homes for Valemount residents. In the past year, all lots within the Village have sold within a few days of being listed. Only land outside the municipal limits is currently on the market.

New market developments in Valemount have targeted people with more disposable income and who see real estate as an investment opportunity. This has meant that a household with less than the median income has no choice but to continue renting.

According to local realtors, the bulk of the home buyers since summer of 2021 have been pipeliners. Many pipeline workers come with a pre-approved mortgage and locals are unable to compete or have the down payment needed with increased housing prices.

With the short supply of inventory, prices have gone up 25-30% compared to a year ago. Homes receive competing offers in a week. In case of a typical single-family dwelling valued at \$315,000 in January 2021, the price of a similar dwelling is \$515,000 in January 2022 - a 63% increase in the past year.

Figure 41. Household Income Needed to Own Various Dwelling Types



Source: 2018 BC Rural Centre Summary Report on Community Land Trusts, Land Leases and Shared Equity Affordable Ownership, Statistics Canada 2016 Census Profile

The BC Rural Centre published a *Summary Report on Community Land Trusts, Land Leases and Shared Equity Affordable Ownership* in June 2018, prepared by Gordon Borgstrom. The report undertook a financial analysis (*Appendix E*) comparing single family dwellings, duplexes, row houses, apartments and manufactured homes when land is part of housing cost and removed from housing cost. The above chart is created using the reports's numbers for required income for various dwelling types for two scenarios - with and without the cost of land.

The key findings from the analysis are:

1. Removing land values from housing purchase prices has significant financial impacts on the affordability of housing, especially in communities experiencing rapid or significant increases in land values.

A separate legal Community Land Trust organization is not required. There are other legal mechanisms that can effectively control resale practices and prices to ensure that a housing unit remains affordable in perpetuity.

2. Housing affordability is much easier to achieve with higher density development forms (e.g. duplex, row housing or apartments).

3. As long as the land value is removed from the purchase price, a Community Land Trust / land lease and shared-equity homeownership model provides an opportunity for homeownership for families in the \$42,000 to \$60,000 household income levels. (*Valemount's Median Income in 2016 was \$51,392*).

4. For households with considerably lower annual household income levels between \$16,857 to \$30,113, affordable homeownership may well

be possible with apartment and manufactured home housing types. These housing types may also be more appropriate for single individuals.

From the resident survey, 37 respondents expressed a desire to move to own a house within the municipality. 25 individuals expressed an interest in being part of a non-market homeownership project and have provided their contact information.

On March 28, 2022, the B.C. government introduced legislation to create a new homebuyer protection period as part of its efforts to protect people during the home-buying process in a competitive buying market. This period would give buyers more time to consider their offers and back out of a purchase even after signing a Contract of Purchase and Sale. The Homebuyer Protection Period is expected to be in place by summer 2022.

Supportive Housing for Vulnerable People

Supportive Housing is not available for seniors and those who are homeless or at risk of homelessness.

A local church sees nearly 60 clients including seniors and low-income individuals, twice a week. They choose to access a healthy meal at their bi-weekly drop-in for soups and sandwiches and also produce and grocery items from the *Share Shelf*. Church volunteers say that the people going there have a much lower income than Valemount's median income.

The lack of affordable housing means that some Valemount residents have to resort to couch surfing or tenting. (There was a survey respondent who was homeless.) Some have inadequate literacy skills. They need housing in a supportive environment that offers meals and counselling in order to develop life skills.

The new housing development for women and children by Robson Valley Community Services may capture some of this demographic and could show how on-site support services might help tenants secure housing and work.

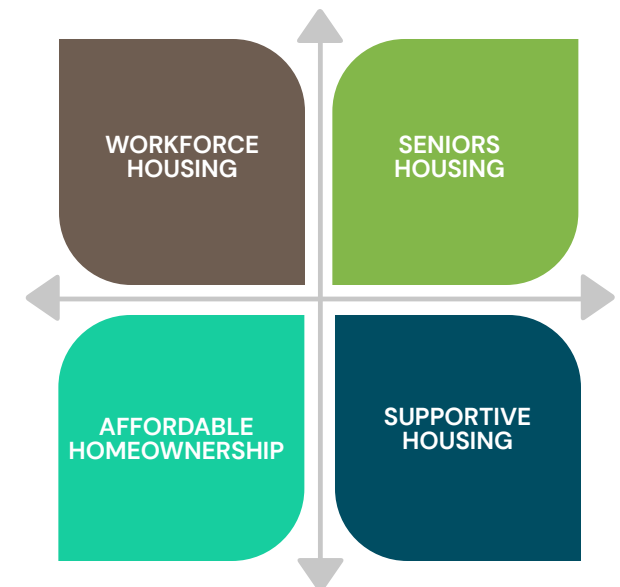
“ There is not enough affordable housing for the workforce, mental health units or handicapped.
- survey respondent

The Share Shelf at the Great Room is open twice a week. It proved to be a great resource when grocery shelves were low in Summer 2021 and some had no way of leaving town to shop.

Photo Credit: Lianne Abbott



KEY AREAS OF NEED



8. RESPONDING TO HOUSING GAPS



8.1 Work on Housing

1. As a result of the 2016 Housing Needs Study, the Village of Valemount established the Housing Committee.
2. In June 2018, the Village followed up on another recommendation in the Study to establish a siting criteria for affordable housing. R. Radloff and Associates developed an Affordable Housing Sites Feasibility Plan by engaging housing and service stakeholders and came up with key elements for a housing development and the best site.



Design Charrette facilitated by R. Radloff and Associates with housing stakeholders in June 2018

3. The work and research completed by the Housing Committee resulted in a series of recommendations that led Village staff to complete a Zoning update in 2019 that provided more affordable housing regulations.

These include:

- a. Smaller minimum lot sizes
- b. Smaller minimum dwelling sizes
- c. Allowing duplexes and higher density in some zones
- d. Allowing secondary suites in more zones
- e. Increasing the number of accessory dwelling units permitted in commercial zones.

4. The Village hired consultants to create a new Zoning Bylaw & OCP Bylaw in 2021 with significant changes for housing affordability, supportive policies and implementation strategies.

5. The Village supported the Valemount Affordable Rentals Society (VARS) on their 13 unit affordable housing development by:

- a. Adopting a new Development Cost Charges (DCC) bylaw to identify certain types of affordable and green housing developments that could be eligible to have DCCs waived
- b. Waiving Development Cost Charges
- c. Completing a zoning amendment to support the affordable housing development and waived zoning amendment fees
- d. Providing staff time.

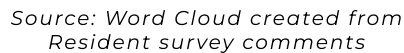
6. The Village partnered with the Valemount Seniors Citizens Housing Society's (VSCHS) on their housing development by

- a. Providing Village-owned land
- b. Committing to invest \$660,000 from the Northern Capital Planning Grant and \$126,500 from the Trans Mountain Community Benefit Agreement to install a lift station to service the subject property to support the future development of the Village's 32.8 hectare property on Ash Street
- c. Completing a zoning and OCP amendment to support the affordable housing development and waived application fees
- d. Providing staff time.

7. For the Robson Valley Community Services' (RVCS) daycare & affordable housing project on 5th Avenue, the Village:

- a. Provided Village-owned land
- b. Partnered on the funding application to increase eligibility
- c. Completed a zoning amendment to support the development and waived zoning amendment fees
- d. Providing staff time.

Figure 42. Solutions for Valemount's Housing Issues



- Solutions suggested by survey respondents for Valemount's Housing Issues

When the pipeline was given the Temporary Use Permit to establish a workers' accommodation camp, there had been concerns expressed about impact on housing and services. When the number of workers steadily increased, neither the Regional District nor the Village of Valemount had adequate tools to address the impacts since Trans Mountain was not violating any conditions of the permit itself. Community members – both from the Housing Committee and the community surveys - have commented that the Village should take the lead in advocating for people most impacted by increasing rents and housing prices by communicating the impacts to

The pandemic also led to an exacerbation of supply chain issues, thereby increasing costs of construction materials. The price per square foot went up by 25% in a year. Some developers trying to create subdivisions have expressed that they are challenged by the requirements by the Village for servicing and roads. They feel that the approving body needs to be a bit more flexible, but administration and members of the housing committee have expressed concerns that the cost of roads and services should not be shouldered by taxpayers.

Valemount is lacking capacity of labour, tradespeople and equipment as many have been absorbed by the pipeline expansion.

34

Valemount is also facing the need for affordable homeownership and workforce housing, which is not currently provided. Some businesses, who are stretched thin with lack of staffing, said that they don't have the capacity to pool equity and spearhead a project.

There is a need for better coordination for development of housing. The Village, being a neutral party and having land as an asset, could play a crucial role by coordinating and using municipal tools to work with various private developers to explore opportunities for partnerships to develop housing for rental and ownership.

The Housing Committee has encouraged Village staff to look at opportunities / grants to hire a Housing Coordinator or expand the role of existing staff to coordinate housing, attract private developers, work with businesses and learn from other communities and municipal housing authorities.

8.3 What's Working Well

Community Awareness

Responses from community engagement indicate that there is a shared understanding that Valemount is in a housing crisis. There is an agreement among municipal players, housing providers and businesses that housing is a complex issue that requires everyone to work together.

Municipal Support for Housing Providers

- The Village worked with Valemount Affordable Rentals Society on their 13 unit affordable housing development that was completed in fall 2021.
- The Village has provided land and continues to work with the Valemount Seniors Citizens Housing Society on their new housing development.
- The Village provided land and partnered with Robson Valley Community Services' to establish a daycare & affordable housing project on 5th Avenue.

Updated OCP, Bylaws and Policies

The Village of Valemount underwent a significant update and rewrite of their Official Community Plan Bylaw and Zoning Bylaw in 2020 - 2021. This was the first major update of Valemount's OCP since the introduction of new legislative requirements for affordable housing policies. A detailed list of the OCP policies referring to housing with status of implementation is provided in *Appendix B*.

Housing Diversity is identified as one of the five key ingredients for a successful community. This is supported through a number of new policies and zoning permissions via Accessory Dwelling Units (ADUs), laneway homes, live-work opportunities, mixed use zones, increased density, encouraging attached housing and smaller unit developments.

A **Revitalization Tax Exemption** Bylaw is recommended in numerous places throughout the OCP. This would incentivise the type of development the Village wants, in the locations that it would most benefit the community, and make the most fiscal sense.

Encouraging sustainable development means more tax dollars to cover aging infrastructure and typically means lower property taxes per resident.

The OCP also encourages the Village to pilot **innovative** affordable housing developments, and to **partner** with nonprofit and for-profit developers.

The new **zoning bylaw** has introduced a number of regulations that reduce barriers to affordable housing. These include:

- Accessory Dwelling Units (ADUs): ADUs are now permitted in new formats such as laneway homes and garage suites, and are permitted in more housing types such as duplexes and in more residences across the community. This creates a larger **variety** of housing types and promotes **infill**.
- Minimum lot sizes and minimum dwelling sizes have been lowered.
- Parking requirements have been lessened in most zones. Parking directly impacts the cost to develop, so has a direct impact on housing affordability for new developments.
- Introduced new regulations for **Short Term Vacation Rentals** (STVRs). These create new restrictions in certain areas, and limits where short term rental of entire dwelling units can occur. Developing and revisiting regulations for STVRs is extremely important for a tourist town. The tourism industry's needs and housing availability and affordability need to be balanced.

- Introduced multiple **mixed use zones**, which encourages different housing types, and permits smaller, more affordable housing units in more areas and zones.
- General zoning & regulatory flexibility compared to previous zoning bylaw to encourage affordability and housing availability.
 - Mixed Use
 - Live Work
 - Home Based Businesses

When pipeline workers started relying on recreational vehicles for their long term housing in summer of 2021, the Village promptly passed a new **Temporary Structures Policy** to regulate RVs.

Access to Non-Municipal Resources

- **Housing Committee** - Following a recommendation from the 2016 Housing Needs Assessment, the Housing Committee, made up of housing stakeholders and advocates, was established in January 2017. It was an opportunity to bring different players to the table and identify projects. The committee was proactive in advocating for revision to bylaws to allow more housing options, as well as encouraging the Village to play a more active role in responding to housing issues impacting residents and businesses. It increased staff's capacity by undertaking research.
- **Regional Organizations** - Being in the Columbia Basin region and the Northern Development region gives Valemount access to resources and funding for projects through Columbia Basin Trust and Northern Development Initiative Trust.

- **Provincial Support** - BC Ministry of Jobs, Economic Recovery and Innovation hired CitySpaces Consulting to deliver two webinars in early April 2022 aimed at municipalities, regional districts, nonprofits and economic development professionals to share information on *What Works in Workforce Housing* and *How to Get Started and How to Scale Up*. The presentation highlighted successful workforce housing projects and identified municipal tools available to support and develop workforce housing. A full report will be available in the coming months.

8.4 Municipal Tools for Housing

Housing Agreements

One of the main tools used by municipalities to ensure perpetual affordability for any housing project, is to develop a Housing Agreement. It is adopted by bylaw with Council's approval, then registered to title with a Section 219 Covenant so that it remains on the property's title in perpetuity.

MRDT 1%

Valemount is part of the Municipal and Regional District Tax (MRDT) program that allows it to raise revenue for local tourism marketing, programs and projects. Affordable housing was added as a permissible use of funds in the 2018 Provincial Budget, to help address local housing needs. Municipalities and eligible not-for-profit business associations may voluntarily apply for either a two percent or a three percent MRDT rate.

The additional 1% can be used for

- Supporting housing, rental or shelter programs
- Supporting or acquiring, constructing, maintaining or renovating housing or shelter

Currently Valemount and area accommodations are only collecting the 2% tax. A tax rate increase will only take effect after an application has been approved by the Province.

DCCs

Valemount is also designated by the province as a Resort Region under the [Local Government Act, Section 583](#). This designation gives the Village of Valemount the ability to charge and use Development Cost Charges (DCCs) to support employee housing.

Other Tools

The *Community Charter* and the *Local Government Act* also allows B.C. municipalities to respond to housing demands:

- *Section 8* - The fundamental power to provide any service that Council considers necessary or desirable
- *Section 188* - The ability to establish a reserve fund for a specified purpose and direct that money be placed to the credit of the reserve fund
- *Section 224* - The ability to provide tax exemptions on land and improvements when property is owned or held by a charitable, philanthropic, or other non-profit corporation
- *Section 226* - The authority to establish a revitalization program bylaw to provide tax exemptions for land or improvement for the purpose of encouraging revitalization in the municipality

The Local Government Act also gives municipalities additional tools through policies driven by the Official Community Plan. Section 9 elaborates on new tools that the Village could use to support affordable housing developments.

9. RECOMMENDATIONS TO REDUCE GAPS



Access to affordable, safe and secure housing is an extremely important social and economic issue in Valemount and throughout the province. The Village can do a lot to promote affordable housing without becoming a housing developer, or a landlord.

Local realtors predict that housing prices will not drop to pre-pandemic prices when the pipeline is gone because of the increased interest in the community. To respond to that trend and ensure Valemount stays affordable for local residents, Valemount needs a way of matching local demand with appropriate supply.

As a community promoting tourism and dependent on staffing to run the service industry, housing is also being recognized as an **economic development** issue. The Ministry of Jobs, Economic Recovery and Innovation recently gathered data on workforce housing projects around the province and shared tools for municipalities to support and develop employee housing.

Valemount's way forward needs to include **affordable housing for owners and renters**, more housing options, higher density, infill and staff housing.

What can the Municipality do?

The following recommendations help to set Valemount up to be proactive in light of recent trends.

They are based on a review of the Village's relevant bylaws and policies, conversations with the regional district and other BC municipalities, and reviewing new tools, bylaws and policies that have benefited other tourism communities in the province.

Figure 43. Overview of Recommendations

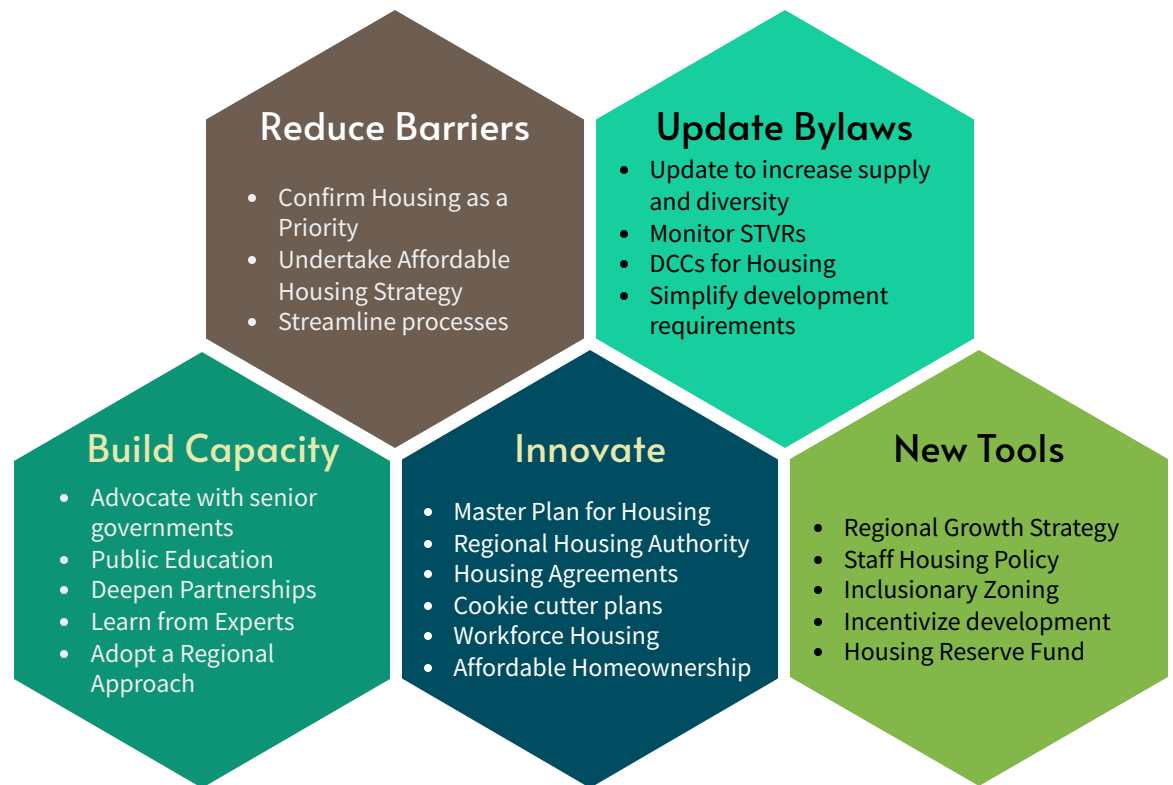


Table 7: Recommendations: List of Strategies and Actions



Strategies	Actions
1. Confirm Housing as a Priority	• Clear direction from Council to staff to work on housing issues • Clarify how housing fits into the Municipal workload • Identify lead staff / person to oversee housing • Clarify the roles and responsibilities of Staff to work with the Housing Committee • Utilize grants for collaboration and partnerships to develop a Master Plan for housing developments and / or an Affordable Housing Strategy
2. Streamline Processes	• Streamline application process to make it easy for landowners and developers.



Strategies	Actions
3. Update Zoning bylaw to increase density and diversity	• Increase permitted density for affordable housing
4. Protect existing rental and affordable housing stock	• Ensure affordability remains a priority during zoning and policy updates
5. Monitor Short Term Vacation Rentals (STVRs)	• Track STVRs • Review regulation annually
6. Simplify development requirements	• Update the Subdivision and Development Works and Services Bylaw with accessible language and best practices • Establish incentives and standards for the design and development of infill housing projects

**Build Capacity
with
Partnerships
and Experts**

Strategies	Actions
7. Advocate with senior levels of government	• Use opportunities through Union of BC Municipalities and Federation of Canadian Municipalities to access more funding for housing and expand municipal tools to increase the ability of government, nonprofit and for-profit developers to deliver more affordable housing • Advocate through the Ministry of Municipal Affairs and Ministry of Jobs, Economic Recovery and Innovation to support new housing developments and designate funds to build local capacity to deliver more housing
8. Public Education	• Create easy-to-understand brochures to facilitate new builds by providing a snapshot of zoning regulations applicable to single family dwellings • Educate about policies and development of secondary suites, accessory dwelling units and Short-Term Vacation Rentals (STVRs) • Break stigmas about affordable housing • Encourage nonprofit housing providers and media to educate tenants about rights and responsibilities
9. Support nonprofit organizations, and be open to other opportunities such as Indigenous partnerships	• Continue supporting non-profit organizations for new affordable rentals • Provide land for affordable housing projects • Partner on grant applications
10. Address growth in aging population and their needs	• Work with Valemount Senior Citizens Housing Society, Northern Health and Robson Valley Community Services to make it possible for seniors to live here with increased services
11. Explore a regional approach to solving housing issues	• Become an active participant on the regional working group being created by the Regional District of Fraser-Fort George after their 2021 Housing Needs Assessment • Work with Regional District to mitigate risks for large scale and industrial projects such as the Trans Mountain Pipeline, Valemount Glacier Destination Resort
12. Tap into Regional Expertise	• Access resources through Columbia Basin Trust, provincial government, University of Northern British Columbia, Simpcw First Nation, housing organizations and tourism communities to position Valemount to respond to housing issues
13. Engage and support businesses, developers and tourism stakeholders	• Explore partnerships with private developers and businesses to meet more housing needs • Work with Chamber of Commerce and Tourism Valemount Society to determine need for workforce housing • Build relationship with the Tourism Valemount Society to educate and advocate for the additional 1% MRDT for workforce housing

**Implement New
Tools, Bylaws
and Policies**

Strategies	Actions
14. Achieve OCP Implementation Targets	Align other bylaws and policies with new Official Community Plan
15. Establish a Housing Reserve Fund	- Determine how contributions could be made to set aside for affordable housing opportunities – Example: building permits, development cost charges, 1% MRDT, employee housing service charge etc. - Explore new fees for secondary suites and secondary homes to account for cost of services. This can also be a source of revenue for the Reserve Fund.
16. Develop a Staff Housing Policy	- Engage with the business community to brainstorm solutions for employee housing. Employers are an essential component for finding a solution for affordable housing - Require employers to provide staff housing when they have more than a certain number of employees. - Use an Employee Housing Service Charge to charge employers for development of staff housing in lieu of providing staff housing
17. Incentivize Development	- Adopt Revitalization Tax Exemption by reviewing taxation rates and incentives to encourage the development of vacant lands - Be flexible working with homeowners to legalize secondary suites for long term rentals
18. Involve private developers in creating affordable housing	Establish Inclusionary Zoning – it is an agreement between the municipality and a developer to negotiate a certain percentage of or number of units that are affordable. The cost of providing affordable housing under such a program is spread to varying degrees amongst landowners, developers, purchasers of market units, and the community
19. Adopt a Regional Growth Strategy	Develop a strategic plan that defines a regional vision for sustainable growth by committing to actions involving shared social, economic, affordability, and environmental goals. Partnering to determine where and how growth should occur could be an appropriate next step and could have a larger impact with more resources

**Facilitate
Innovative
Solutions**

Strategies	Actions
20. Develop a Master Plan for affordable housing developments	• Transform the conceptual plan prepared by OCP consultants for the Ash Street Site into a comprehensive plan • Actively recruit recognized, quality nonprofit and for-profit affordable housing developers to build new housing projects in the community • Retain land for unknown future opportunities
21. Explore a Regional Housing Authority with dedicated staff	• Explore partnerships with Regional District to coordinate and develop affordable housing by sharing resources • Leverage funding opportunities from the partnership to address regional housing needs
22. Leverage the Pipeline expansion for rentals	• Incentivize and explore how new rental units available in the market for pipeline workers can stay on as long-term rental housing and deter from losing them to Short Term Vacation Rentals • Look at acquiring trailers from the work camp for staff housing projects
23. Use Housing Agreements to ensure perpetual affordability and control developments	• Implement Housing Agreements on developments to specify the type of occupants, limit rents or resale prices, etc. for long lasting benefits to the community. • Use Housing Agreements to facilitate and secure affordable homeownership on the Ash Street site.
24. Promote housing diversity and infill	• Develop cookie cutter building plans for carriage homes and laneway houses that can be easily implemented with reduced red tape and development costs • Encourage greater variety of structures such as tiny homes and multi-dwelling developments.
25. Support development of Workforce Housing	• Help create employee housing by charging and using Development Cost Charges since Valemount is designated as a resort region. • Work with the new Tourism Valemount Society to increase MRDT from 2% to 3% for affordable housing initiatives. • Work with businesses and tourism stakeholders to develop housing projects using the Housing Reserve Fund and /or creative tools like 'Door Deposits' as equity from businesses for capital expansion projects • Allow development of Employee restricted housing on municipal land

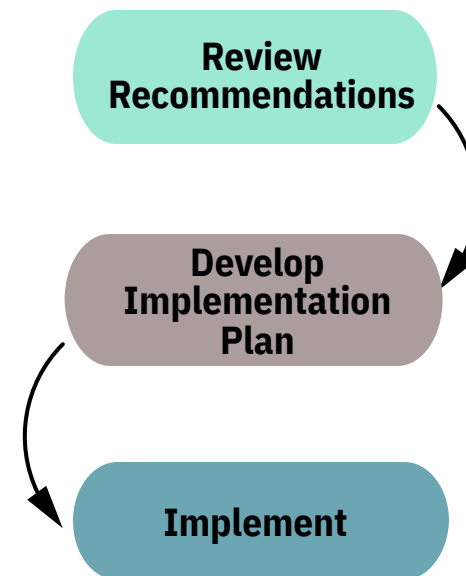
Next Steps

The bike park, Community Forest and existing housing projects are great examples of how the Village can activate community resources to solve a problem while continuing to focus on its key responsibilities.

Planning and Senior Staff can undertake many of the recommendations shared in this report under *Reducing Barriers for Affordable Housing* and *Updating Bylaws and Policies*. Implementing other recommendations would require more resources.

After a Housing Needs Assessment, some municipalities like Golden, Revelstoke, Nelson and Kelowna undertook an Affordable Housing Strategy that went beyond the scope of a housing assessment by adding research particular to their communities and to resort communities like Valemount. Many of the available tools are touched in the recommendations. However, an Affordable Housing Strategy is a solution-driven plan geared to provide mechanisms for more affordable housing, policy options, an intervention as well as implementation plan for a municipality in order to address current and potential housing challenges facing residents. This type of plan can provide staff and stakeholders with a master plan and guidelines to create more affordable housing.

Figure 44. Recommendations Compared by Impact and Resources



Appendix A: DEFINITIONS

Accessory Dwelling Unit (ADU) refers to a room or set of rooms in a single-family home or a stand-alone residential building or structure that (a) has been designed and established by permit as a separate dwelling unit; and (b) is attached to, located within, or unattached to the lot's principal building; and (c) is a secondary use to the lot's principal building, structure, and use.

Adequacy refers to whether the dwelling is in need of repairs.

Adaptable Housing refers to residential dwelling units that are designed to allow easy conversions or modifications that will ensure that the units are physically accessible to everyone and that occupants can age-in-place as their ability levels change.

Affordable Housing: Housing is considered "affordable" if shelter related expenses are less than 30% of a household's before-tax income.

Affordable Homeownership refers to projects or programs geared that helps moderate and middle-income households purchase homes at below market prices.

Apartment refers to a residential use contained in a building for three or more dwelling units, the majority of which share ground-level access.

Assisted Living is defined under BC's Community Care and Assisted Living Act, and generally includes services such as meals, housekeeping, laundry, and some assistance with personal care such as grooming, mobility, and medication. These units are also designated as Independent Living.

Carriage House is a smaller, secondary house that can be used for guests or family, or as a rental. Carriage houses are restricted in size and height relative to the main dwelling, and can't be subdivided or stratified.

Census means a census of population undertaken under the Statistics Act by the Government of Canada.

Cottage Court refers to a group of small (1 to 1.5-story*), detached structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element and unit entrances should be from the shared court that replaces the function of a rear yard.

Core Housing Need: A household is said to be in 'core housing need' if its housing falls below at least one of these standards: adequacy, affordability and suitability. Households spending more than 30% of their income on shelter expenses are said to have a core housing need.

Development Cost Charges (DCC) refers to the levying of funds on new development to pay for new or expanded infrastructure such as sewer, water, drainage, parks and roads necessary to adequately service the demands of that new development

Duplex means one of two dwellings that may or may not be attached to other dwellings or buildings.

Dwelling is defined as a set of living quarters.

Dwelling Type means the structural characteristics or dwelling configuration of a housing unit.

Extreme Core Housing Need: Households with a severe housing need are those spending more than 50% of their household income on housing.

Garage Suite refers to a self-contained dwelling located above a rear detached garage that is accessory to a single detached house. Garage suites have a separate entrance from the vehicle entrance, either from a common indoor landing or directly from the exterior of the structure.

Household: refers to a person or a group of persons who occupy the same dwelling. It may consist of a family group (census family) with or without other persons, of two or more families sharing a dwelling, of a group of unrelated persons, or of one person living alone.

Housing Continuum: The housing continuum model is a linear progression from homelessness or housing need to homeownership.

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

Household Size refers to the number of persons in a private household.

Household Type refers to the differentiation of households on the basis of whether they are census family households or non-census-family households.

Infill means development of a vacant piece of land in areas fully serviced by community infrastructure (water, sewer, roads, etc.).

Laneway house is a small house at the rear of a lot near the lane. It is intended for a single household, and may or may not include an attached garage.

Live Work dwelling refers to flexible housing where occupants can live and work.

Lone-Parent Household/Family refer to families with children under age 18 headed by a guardian who is widowed or divorced and not remarried, or by a guardian who has never married.

Market Rental: includes purpose-built long-term rental apartments, private rental townhomes, secondary suites, carriage homes and single-family rental homes. Rents are determined by market demand.

Master Plan refers to a planning document that provides a conceptual layout of a site to guide future growth and development that includes making the connection between buildings, social settings, and their surrounding environments.

Median is the value separating the higher half from the lower half of a data set and may be thought of as the “middle” value.

Migrant refers to a person who has moved from their place of residence, of which the origin is different than the destination community they reported in.

Mixed Use refers to the combination of more than one use, such as residential, commercial (office and/or retail), or institutional uses, in the same building or development.

Mobility status refers to the status of a person with regard to the place of residence on the census day in relation to the place of residence on the same date 1 year or 5 years earlier.

Movable Dwelling is a term that refers to manufactured or mobile homes that are either rented or owned. They are designed and constructed to be transported on its own chassis and capable of being moved to a new location.

Movers include non-migrants and migrants.

Migrants include internal migrants (who moved within Canada) and external migrants (who moved to Canada).

Non-Market Housing means affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative; where rent or mortgage payments are not solely market driven.

Non-migrants are movers who lived in the same census subdivision on the census reference day as they did on the same date 1 year or 5 years earlier.

Owner household refers to a private household where some member of the household owns the dwelling, even if it is still being paid for.

Participation Rate refers to the total labour force in a geographic area, expressed as a percentage of the total population of that area.

Primary Residence or Dwelling is the place where an individual lives for a longer period in the calendar year than any other place.

Purpose-Built Rental: It is housing designed and built for long-term rental accommodation.

Renter household refers to private households where no member of the household owns their dwelling. The dwelling is considered to be rented even if no cash rent is paid.

Row House or **Townhouse** refers to one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below.

Second(ary) Home is a residence intended for occupation for part of the year in addition to a primary residence.

Secondary Suite is an additional dwelling unit that has been issued an Occupancy Permit, located within a residential building, having a floor space less than 40% of the habitable floor space of the building, and is subordinate to the principal dwelling unit and is a single real estate entity.

Semi-detached House means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure.

Seniors Independent Housing means a home dedicated to seniors who need little or no assistance with daily living, and who do not require medical care or nursing staff.

Shelter Cost refers to the average or median monthly total of all shelter expenses paid by households that own or rent their dwelling.

Short-Term Vacation Rental (STVR) refers to the rental of a housing unit, or any part of it, for a period of less than 30 days

Single-Detached House or **Single Family Dwelling** means a single dwelling not attached to any other dwelling or structure and has open space on all sides. It has no dwellings either above it or below it.

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

Subsidized Housing: refers to whether the dwelling is subsidized including rent geared to income, social housing, public housing, government assisted housing, non-profit housing, rent supplements and housing allowances.

Supportive Housing is for those experiencing or at risk of homelessness with varying health and personal challenges and needs. Non-profit housing operators provide a range of on-site, non-clinical supports, such as life-skills training, and connections to primary health care, mental health or substance use services.

Supportive Living or Seniors Supportive Housing refers to housing provided along with a range of on-site, non-clinical supports and services such as (at least) a daily meal, light housekeeping, laundry and social and recreational activities.

Suitability refers to whether a dwelling has enough bedrooms for the size and composition of the household, as determined by National Occupancy Standards.

Temporary Structure refers to recreational vehicles (fifth wheels and travel trailers), and other temporary buildings that may be used as a temporary residence.

Tiny Home: Typically, tiny homes are between 100 and 400 square feet. While there isn't a set standard, a tiny house rarely exceeds 500 square feet. They are legal in BC as long as they meet all building codes.

Unaffordable Housing is housing that costs a household more than 30% of its after-tax income.

Unemployment Rate refers to the unemployed in a group, expressed as a percentage of the labour force in that group.

Vacancy means a unit that is physically unoccupied and available for immediate rental.

Workforce Housing generally refers to affordable housing for households with earned income that is insufficient to secure quality housing that is in reasonable proximity to the workplace.

Appendix B:

OFFICIAL COMMUNITY PLAN HOUSING POLICIES

These are the key sections in the Official Community Plan where policies relating to housing show up. It includes the status of how these policies are being implemented or suggestions how they could be.

Policy No.	Policy	Status/ Discussion
5.1 GENERAL LAND USE POLICIES		
5.1.4	The Village should develop a Revitalization Tax Exemption Bylaw for development applications that encourage: A. Infill projects in the Core Village Centre (CVC), Village Centre Mixed Use (VCMU) and Railtown Mixed Use (RMU) Land Areas; B. Parks Dedication greater than 20% of the total parcel area; C. Construct of a minimum of 10% of all units as affordable or staff accommodation units; and D. Meet or Exceed Step Code 5 of BC's Building Code.	Incomplete - This bylaw has not been adopted. This could provide an incentive to landowners to redevelop and infill vacant lands by deferring property taxes for 5 to 10 years.
5.2 CORE VILLAGE CENTRE LAND USE POLICIES		
5.2.1	5.2.1 The Village shall support land uses that will create a year-round vibrant Core Village Centre, such as commercial and retail, live-work and mixed-use developments , laneway housing or accessory dwelling units, employment hubs and creative industries.	Complete
5.2.6	The Village shall investigate the feasibility and benefits of creating a Revitalization Tax Exemption Program to encourage development in the Core Village Centre	Incomplete
5.3 VILLAGE CENTRE MIXED USE LAND USE POLICIES		
5.3.1	The Village shall support land uses that will create a year-round vibrant Village Centre Mixed Use area, such as commercial and retail, tourism accommodations, live-work and mixed-use developments, laneway housing or accessory dwelling units, employment hubs and creative industries.	Complete
5.3.3	The Village shall investigate the feasibility and benefits of creating a Revitalization Tax Exemption Program to encourage development in the Village Centre Mixed Use area.	Incomplete
5.3.10	The Village shall ensure that regulatory flexibility for mixed use developments , home based businesses, and existing residential units is enabled in the Village's Zoning Bylaw.	Complete
5.4 RAILTOWN MIXED USE LAND USE POLICIES		
5.4.1	The Village shall support land uses that will create a unique character area in Railtown, such as live-work and mixed-use developments , commercial/retail enterprises, employment hubs, small manufacturing/	Complete

	creative enterprises, and housing diversity and innovation.	
5.6 RESIDENTIAL NEIGHBOURHOOD 1 LAND USE POLICIES		
5.6.1	The Village shall support land uses that will create a unique residential character in RN1, such as detached and attached housing , including home-based businesses/accessory commercial units, accessory dwelling units , public and institutional buildings, parks, open space, and trails.	Complete
5.6.2	Infill of existing lots is encouraged to provide more efficient use of existing serviced, and easily serviceable land.	Currently allowed - but more can be done to encourage housing density such as • Allow more units per lot; Encourage more laneway homes, more duplexes, triplexes, row houses, etc., • Allow for street parking or other creative parking solutions, as parking often directly impacts the affordability of a development. • Lower parking minimums for mixed use buildings; • Consider smaller lot sizes, smaller setbacks, smaller minimum house sizes, etc.
5.6.9	Short or long-term rental of accessory dwelling units (ADUs) may be permitted with the following conditions: A. The principal dwelling is owner occupied; B. A maximum of one ADU maybe rented per lot; C. Short-term rentals are not permitted in detached ADUs; and D. The ADU complies with all applicable Zoning Bylaw and Building Code Regulations.	Complete
5.6.10	Short-term (vacation) rentals that are not owner occupied are not encouraged in the RN-1.	Complete. Review and update regularly to ensure the policy is meeting its goals.
5.6.11	The Village shall continue to encourage housing diversity through flexible zoning rules that allow a range of residential unit types that are built at the form and scale of the existing neighbourhood (e.g., allowing duplexes on RN-1 lots).	Complete Can be further incentivised and encouraged.
5.6.16	The Village and/or developers shall work with local agencies to provide amenities and services that complement supportive, age in place and seniors housing.	Underway - Village provided land, and significant investment in sewer infrastructure for seniors housing development
5.6.17	The Village supports partnerships within the community that facilitate residential infill development for affordable, rental, supportive and/or seniors housing needs.	Ongoing - VARS, RVCS, VSCHS projects
5.7 RESIDENTIAL NEIGHBOURHOOD 2 LAND USE POLICIES		
5.7.1	The Village shall support land uses that will create a unique residential character in RN-2, with a mixture of detached and attached housing, home-based	Complete

	businesses/ accessory commercial units, accessory dwelling units, neighbourhood commercial, public and institutional buildings, parks, open space, and trails.	
5.7.2	Development of large vacant lands is encouraged to occur in a sequential pattern from 9th Avenue south to 17th Avenue to promote an efficient use and logical expansion of the existing infrastructure network.	This type of development will keep infrastructure costs down, and therefore create a more affordable end product for the buyer. Gives developers more flexibility and opportunity to provide different housing types.
5.7.3	Comprehensive residential developments in the RN-2 shall provide a minimum of 30% of the total dwelling units in an attached housing form (duplex, townhouse/rowhouse, apartment).	Underway - will become relevant when development occurs. No development has taken place since this policy was put in place.
5.7.5	The Village encourages smaller unit residential buildings to create a diversity of housing units that provide options for residents of varying ages and income levels.	Complete. Minimum lot sizes and minimum dwelling sizes have been reduced significantly in zoning bylaw
5.7.9	The Village may allow small single detached lots (e.g. 10 metre frontage) in new comprehensively planned areas to ensure more efficient use of infrastructure and provide a range of housing options.	Incomplete
5.7.13	The Village shall not permit more than 30 units of Major Short-Term Vacation Rentals in the RN-2 area to encourage the development of smaller, more dense and affordable lots and permanent residents that better recover costs on services.	Ongoing - currently respecting this cap; However need something in place to ensure this is adhered to as development occurs.
5.8 RESIDENTIAL NEIGHBOURHOOD 3 LAND USE POLICIES		
5.8.1	The Village shall support land uses that will create a larger lot with residential character in RN3, with a mixture of detached housing forms, home-based businesses, accessory dwelling units , and parks, open space, and trails.	Large lot development is not affordable housing; however allowing accessory dwelling units doubles the amount of dwelling units permitted on these large lots.
5.8.2	The Village should mainly focus on large lot residential development in the RN-3 area.	Limiting large lot development to the area of town where this pattern of development is already occurring. This is realistic based on existing development, and ensures that the rest of town is not developed in the same way, which would threaten affordability of future developments.
5.9 EMPLOYMENT LANDS 1 LAND USE POLICIES		
5.9.2	Work-live developments may be considered where appropriately located and designed to be compatible with both residential and non-residential land use.	Incorporating housing diversity and increasing density.
6.1 AFFORDABLE HOUSING POLICIES		
6.1.1	The Village shall support development applications that integrate a variety of housing types and unit sizes in each neighbourhood.	Ongoing - Zoning bylaw supports this by introducing a number of mixed use zones and increasing flexibility of housing types.

6.1.2	The Village shall develop a Revitalization Tax Exemption Bylaw to incentivize: A. Mixed use infill development in the Core Village Centre (CVC) and Village Centre Mixed Use (VCMU) areas; B. Developments outside the CVC and VCMU areas that provide at least 10% of units as affordable.	Incomplete.
6.1.3	The Village supports partnerships within the community that facilitate residential infill development for affordable, rental, employee, supportive and/or seniors housing needs	Ongoing - much has been done and more could happen.
6.1.4	The Village shall encourage the integration of affordable housing throughout different neighbourhoods in the community along walkable routes that are supported by transit.	Important to consider the location of affordable housing.
6.1.5	The Village shall support pilot projects that demonstrate innovative models of affordable housing , such as modular housing and co-housing.	Ongoing - Investing in Ash Street site is the first step.
6.1.6	The Village shall monitor vacation rentals to ensure they are providing a community benefit, and not negatively impacting rental stock or neighbourhood character. Revise Vacation Rental policies and regulations if necessary.	Create policy to ensure this is followed up on.
6.1.7	The Village should not support the conversions of existing rental units to strata ownership to prevent the future loss of rental units in the community.	Not currently an issue, will be relevant as the community grows. Important to have preventative policies like this (learning from other communities).
9.3 ADMINISTRATION RESPONSIBILITIES POLICIES		
9.3.3	The Village shall review taxation rates and incentives to encourage the development of vacant lands.	Incomplete
9.3.5	Develop a Revitalization Tax Exemption Bylaw	Incomplete
9.4 VILLAGE CORE & MIXED USE AREAS POLICIES		
9.4.2	The Village shall review the Revitalization Tax Exemption policy to encourage pedestrian oriented, mixed-use, energy efficient re-development, and infill in the Village Centre.	Incomplete
9.5 RESIDENTIAL POLICIES		
9.5.1	The Village shall work with local and regional partners to develop a Master Plan for the Ash Street Property	The OCP Consultants created a conceptual Master Plan for the site. This could be developed into a more Comprehensive Master Plan to establish the highest and best use for the land that incorporates the current proposal for seniors housing with a long-term vision for the property
9.5.2	The Village shall promote alternative forms of residential development by facilitating the construction of small house types .	These should include accessory dwelling units, tiny homes, cottage courts, and other innovative forms of housing.

9.5.3	The Village shall review the Revitalization Tax Exemption policy to encourage infill in residential areas.	This policy may include tiered rates or timeframes to encourage infill of lots within existing neighbourhoods, to encourage better cost recovery on existing infrastructure.
9.5.4	The Village shall update its Vacation Rental Policy .	Complete - updated regulations & definitions in Zoning Bylaw
9.5.5	The Village shall establish incentives and standards for the design and development of infill housing projects .	Incentives should include the development of a streamlined application process for infill within existing neighbourhoods.
9.5.6	The Village shall update the Valemount Affordable Housing Needs & Demands Analysis every 5 years.	Underway.
9.6 ECONOMY POLICIES		
9.6.1	Develop an Economic Development Strategy .	Include Workforce Housing as a part of this strategy.
9.6.5	Develop a plan for pilot projects on Village-owned land to demonstrate the implementation of this OCP	Ash Street Site & elsewhere - Explore potential for a pilot mixed-use development on public lands focused on resident attraction (entrepreneurs/digital workers/creators/ tourism workers).

Appendix C:

HOUSING NEEDS REPORT SUMMARY FORM

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: VILLAGE OF VALEMOUNT, BC

REGIONAL DISTRICT: FRASER-FORT GEORGE

DATE OF REPORT COMPLETION: APRIL/2022 (MONTH/YYYY)

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION	Neighbouring municipalities and electoral areas: McBRIDE, AREA H (FRASER FORT GEORGE)
	Neighbouring First Nations: SIMPCW FIRST NATION

POPULATION

Population: 1021 (2016)		Change since 2011 ▾ :		0 %
Projected population in 5 years: 1140 (2027)		Projected change:		('22-'27) 2.7 %
Number of households: 500 (2016)		Change since 2011 ▾ :		5.3 %
Projected number of households in 5 years: 570 (2027)		Projected change:		('22-'27) 3.6 %
Average household size: ²				
Projected average household size in 5 years: ²				
Median age (local): 45.3	Median age (RD): 39.9		Median age (BC): 43	
Projected median age in 5 years: 47.5 (2027)				
Seniors 65+ (local): 17.6 %	Seniors 65+ (RD): 14.3 %	Seniors 65+ (BC): 18.3 %		
Projected seniors 65+ in 5 years:				(2027) 22.1 %
Owner households: 72 %		Renter households: 28 %		
Renter households in subsidized housing:				14.3 %

INCOME	Median household income	Local	Regional District	BC
	All households	\$ 51,392	\$ 77,676	\$ 69,995
	Renter households	\$ 45,066	\$ 42,701	\$ 45,846
	Owner households	\$ 60,745	\$ 93,481	\$ 84,333

ECONOMY	Participation rate:	66.3 %	Unemployment rate:	10.3 %
	Major local industries: Accommodation and food services, Agriculture forestry fishing and hunting, Public Administration, Retail trade, Transportation and Warehousing			

HOUSING	Median assessed housing values: \$ 236,000 (2021)	Median housing sale price: \$ 335,000 (2021)
	Median monthly rent: \$ 791 (2016)	Rental vacancy rate: 0 %
	Housing units - total: 499 (2016)	Housing units – subsidized: 36 (2021)
	Annual registered new homes - total: 9 (2021)	Annual registered new homes - rental: 13 (2021)
	Households below <i>affordability</i> standards (spending 30%+ of income on shelter):	17 %
	Households below <i>adequacy</i> standards (in dwellings requiring major repairs):	7 %
	Households below <i>suitability</i> standards (in overcrowded dwellings):	2 %

Briefly summarize the following:

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

The Village of Valemount's Official Community Plan was updated in 2021 and it has several references to housing affordability. It encourages infill and introduced mixed use zones. It also increases housing diversity by encouraging accessory dwelling units, laneway houses, live-work opportunities, attached multi-family dwellings and small unit developments. The OCP supports a Revitalization Tax Exemption Bylaw and updated regulations for vacation rentals.

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

The community engagement for the housing needs report included community surveys of residents and businesses, focus groups with the housing committee, housing providers, service providers and council. Interviews were conducted with realtors, developers, school principals, health care staff, property manager, renters, village staff and regional district staff. Online engagement was done through the Village of Valemount's CivilSpace platform, Facebook page and Website. The community was provided updates with a What We Know and What We Heard reports.

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

Consultation was done with local government staff - interim CAO, director of finance, planner and economic development officer. The regional District's development services manager was interviewed as well. The health services administrator for the Robson Valley (Northern Health), province's regional manager for economic development and principals of the Valemount Elementary School and Valemount Secondary School were also consulted.

4. Any consultation undertaken with First Nations:

The Simpcw First Nation was consulted as part of the sessions with the Village Housing Committee, which they are part of.

PART 2: KEY FINDINGS

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

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	0	0
1 bedroom	12	26
2 bedrooms	21	9
3+ bedrooms	22	9
Total	55 (2022)	44 (2027)

Comments:

The current housing units estimated are based on population growth since 2016 census, and applied to households by size, and in turn applied to unit sizes. The anticipated need is estimated on population growth between 2022 and 2027. It has been adjusted due to an increasing seniors population and a lack of staff housing (obtained from employers surveys).

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	460	100	475	100	500	100
Of which are in core housing need	75	16.3	95	20.0	85	19.0
Of which are owner households	35	7.6	50	10.5	45	9.0
Of which are renter households	40	8.7	45	9.5	40	8.0

Comments:

Table 3: Households in Extreme Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	460	100	475	100	500	100
Of which are in extreme core housing need	30	6.5	35	7.4	35	7.0
Of which are owner households	15	3.3	20	4.2	20	4.0
Of which are renter households	10	2.2	15	3.2	20	4.0

Comments:

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

1. Affordable housing:

Affordable housing is an issue for Valemunt residents, as the median income is 26% less than the rest of the province. As per 2016 census, 17% of all households live in unaffordable housing - these include 8% renters and 9% owners.

2. Rental housing:

The rental housing market has been unable to meet the needs of single, couples and seniors. With a much higher proportion of single person households, Valemunt doesn't have the housing diversity needed. Non-market housing for non-seniors was added to the market in 2021, and all the units are full. The pipeline expansion has doubled Valemunt's population and added more uncertainty for renters with rentals being sold.

3. Special needs housing:

Valemunt currently doesn't have housing for people that need supports. A non-profit society was created in 2021 to highlight their needs and develop a supportive housing project.

4. Housing for seniors:

Valemunt's senior population was 17.6% at the time of the 2016 census and expected to go to 22.1% by 2027. Seniors are on a waitlist to get into independent housing. Seniors are also looking for supports to age in place and live in the community. Otherwise they're having to move to larger centres for supportive housing and assisted living.

5. Housing for families:

Young families desiring to establish roots in Valemunt have been unable to buy affordable housing. Pipeline workers and people seeking secondary homes have more income available to enter the ownership market, compared to locals. 25 respondents have expressed an interest in non-market affordable housing.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:

Valemunt currently doesn't have housing for people that need supports. A non-profit society was created in 2021 to highlight their needs and develop a supportive housing project. With a shortage of rentals and the pandemic, vulnerable people have been faced with homelessness and needing more supports.

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

Workforce Housing - Organizations have been facing staffing shortages and it has subsequently impacted hours of operation and services. Businesses, education sector and health care sector are looking for housing for their staff. Affordable Homeownership - Valemunt is attractive to secondary homeowners. This has impacted locals who have been unable to enter the ownership market.

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

Three events and trends have impacted the housing market -

- 1) COVID pandemic encourage some to move to rural areas with more open spaces and the push to work from home.
- 2) Growth of the Tourism Sector - Valemunt's bike park is attracting outdoor enthusiasts and young families. Plans for a community ski hill is also garnering attention for Valemunt. Young families as well as singles and couples in their fifties seem to be drawn to Valemunt since it has recreation opportunities at its doorstep.
- 3) Pipeline expansion - In late 2019 / early 2020, pipeline workers starting coming to work on the expansion project. What was supposed to be 150 residents living outside the work camp ballooned to over 1400 workers that needed accommodation in the Valemunt area. It has led to landlords selling rentals, individuals renting out a room or house at above-market rates to workers who get a Living Out Allowance. It has also led to staffing shortages and lack of housing to bring in staff to work in businesses. Recreation vehicles are also being used as long-term housing by pipeline workers.

Appendix D: CURRENT AND ANTICIPATED DATA

Data related to dwellings, income and core housing needs was based on the long-form census questionnaire given to 25% of Canadian households and applied to the entire population of the community.

Limitations of Census Data

To ensure confidentiality, the values, including totals, were randomly rounded either up or down to a multiple of '5' or '10' by Statistics Canada. As a result, when these data are summed or grouped, the total value may not match the individual values since totals and subtotals are independently rounded. Similarly, percentages, which are calculated on rounded data, may not necessarily add up to 100%.

2016 Census Profiles were used to analyze “current” demographics, dwelling counts, income, and affordability.

Population and Household projections were estimated by applying BC Statistic Projections for the Regional District of Fraser-Fort George to Valemound's 2016 Census data. The 2021 Census data is being released in installments starting February 2022 with population and dwelling counts.

The demographic profile of Valemound may have changed in the last five years due to the Mountain Bike Park and growth of the tourism sector. Further, the pandemic has meant that people who work remotely can now do that from rural villages like Valemound.

Since census targets people living in their primary residence, the 2021 numbers for Valemound do not reflect the temporary pipeline population who are in Valemound for 3-7 years. The temporary pipeline population has had a huge impact on housing doubling the population at times.

Population

Table 7: Total population and Population growth (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Population Count	1018	100	1020	100	1021	100
Population Change from Previous Census	-177	-14.8	2	0.2	1	0.1

Source: Statistics Canada, Census 2016, 2011, 2006

Table 8: Age - Average and Median Age (2006-2016)

Age	2006	2011	2016
Median Age (years)	42.3	44.3	45.3
Average Age (years)	37.6	44.3	42.7

Source: Statistics Canada, Census 2016, 2011, 2006

Table 9: Population by Age - Age group distribution (2006-2016)

Age Distribution	2006		2011		2016	
Years	#	%	#	%	#	%
0-14	170	16.67	165	16.02	170	16.35
15-19	80	7.84	55	5.34	45	4.33
20-24	60	5.88	50	4.85	35	3.37
25-64	565	55.39	600	58.25	600	57.69
65-84	135	13.24	145	14.08	170	16.35
85 and over	10	0.98	15	1.46	20	1.92
Total	1,020	100.00	1,030	100.00	1,040	100.00

Source: Statistics Canada, Census 2016, 2011, 2006

Table 10: Mobility – number of non-movers, non-migrants, migrants (2006-2016)

Mobility	2006		2011		2016	
	#	%	#	%	#	%
Non-movers	740	74.0	795	84.6	865	83.2
Non-migrants (moved within community)	105	10.5	95	10.1	55	5.3
Migrants (moved into community)	155	15.5	50	5.3	120	11.5
Total	1000	100.0	940	100.0	1040	100.0

Source: Statistics Canada, Census 2016, 2011, 2006

Households

Table 11: Total Households and Average Household Size (2006-2016)

	2006	2011	2016
Total Number of Households	455	475	500
Average Household Size	2.2	2.1	2

Source: Statistics Canada, Census 2016, 2011, 2006

Table 12: Breakdown of households by Size (2006-2016)

Households by Household Size	2006		2011		2016	
	#	%	#	%	#	%
1 person	155	34.1	170	35.8	205	41.4
2 persons	170	37.4	180	37.9	175	35.4
3 persons	50	11.0	60	12.6	55	11.1
4 persons	55	12.1	40	8.4	40	8.1
5 or more persons	25	5.5	25	5.3	20	4.0
Total	455	100.0	475	100.0	495	100.0

Source: Statistics Canada, Census 2016, 2011, 2006

Table 13: Renter, Owner and Subsidized Households (2006-2016)

Households by Household Tenure	2006		2011		2016	
	#	%	#	%	#	%
Total Households	460	100.0	475	100.0	500	100.0
Renters	340	73.9	345	72.6	360	72.0
Owners	120	26.1	130	27.4	140	28.0
Renter Households - subsidized	10	2.2	20	4.2	25	5.0

Source: Statistics Canada, Census 2016, 2011, 2006

Anticipated Population & Households

Table 14: Anticipated Population, Households and Household Size (2016-2027)

	2016 (Actual)	2022	2027
Population (#)	1021	1110	1140
Persons Per Household	2	2	2
Total Number of Households	500	555	570
Anticipated Age - Average	42.7	43.5	45.3
Anticipated Age - Median	45.3	45.3	47.5

Source: Statistics Canada, Census 2016, BC Stats Population and Household Projections 2019-2028

Table 15: Anticipated Population by Age - Age Group Distribution (2016-2027)

Anticipated Age Distribution	2016 (Actual)		2022		2027	
Years	#	%	#	%	#	%
0-14	170	16.35	179	16.1	182	16.0
15-19	45	4.33	48	4.3	49	4.3
20-24	35	3.37	38	3.4	38	3.3
25-64	600	57.69	638	57.5	651	57.2
65-84	170	16.35	186	16.8	197	17.3
85 and over	20	1.92	21	1.9	22	1.9
Total	1,040	100.00	1,1110	100.00	1,140	100.00

Source: Statistics Canada, Census 2016, BC Stats Population and Household Projections 2019-2028

Household Income

Table 16: Average and Median Household Income (2006-2016)

	2006	2011	2016
Average Income \$	61,729	60,606	67,182
Median Income \$	55,053	49,329	51,392

Source: Statistics Canada, Census 2016, 2011, 2006

Table 17: Households in Specific Income Brackets (2006-2016)

Income Distribution	2006		2011		2016	
Households	#	%	#	%	#	%
Under \$ 5,000	0	0	0	0.0	0	0.0
\$5,000 to \$9,999	10	1.8	0	0.0	20	3.3
\$10,000 to \$14,999	25	4.4	0	0.0	15	2.5
\$15,000 to \$19,999	20	3.5	50	9.5	30	4.9
\$20,000 to \$24,999	30	5.3	20	3.8	35	5.7
\$25,000 to \$29,999	30	5.3	25	4.8	10	1.6
\$30,000 to \$34,999	20	3.5	20	3.8	25	4.1
\$35,000 to \$39,999	15	2.7	50	9.5	40	6.6
\$40,000 to \$44,999	30	5.3	30	5.7	15	2.5
\$45,000 to \$49,999	10	1.8	20	3.8	15	2.5
\$50,000 to \$59,999	55	9.7	40	7.6	45	7.4
\$60,000 to \$69,999	30	5.3	45	8.6	40	6.6
\$70,000 to \$79,999	40	7.1	0	0.0	35	5.7
\$80,000 to \$89,999	20	3.5	25	4.8	20	3.3
\$90,000 to \$99,999	10	1.8	25	4.8	15	2.5
\$100,000 and over	105	18.6	90	17.1	125	20.5
\$100,000 to \$124,999	60	10.6	60	11.4	55	9.0
\$125,000 to \$149,999	35	6.2	25	4.8	55	9.0
\$150,000 to \$199,999	10	1.8	0	0.0	15	2.5
\$200,000 and over	10	1.8	0	0.0	0	0.0
Total Households	565	100	525	100.0	610	100.0

Source: Statistics Canada, Census 2016, 2011, 2006

Table 18: Renter Household Income – Median and Average (2006-2016)

Renter Households	2006	2011	2016
Median Income \$	27,386	28,374	45,066
Average Income \$	35,549	49,060	60,945

Source: Statistics Canada, Census 2016, 2011, 2006

Table 19: Renter Households in Specific Income Brackets (2006-2016)

Renter Income Distribution	2006		2011		2016	
Households	#	%	#	%	#	%
Under \$ 5,000	0	0.0	0	0.0	0	0.0
\$5,000 to \$9,999	10	9.1	0	0.0	0	0.0
\$10,000 to \$14,999	10	9.1	0	0.0	10	6.7
\$15,000 to \$19,999	10	9.1	40	50.0	10	6.7
\$20,000 to \$24,999	10	9.1	10	12.5	20	13.3
\$25,000 to \$29,999	20	18.2	0	0.0	0	0.0
\$30,000 to \$34,999	10	9.1	0	0.0	10	6.7
\$35,000 to \$39,999	0	0.0	0	0.0	10	6.7
\$40,000 to \$44,999	10	9.1	0	0.0	0	0.0
\$45,000 to \$49,999	0	0.0	0	0.0	0	0.0
\$50,000 to \$59,999	20	18.2	0	0.0	10	6.7
\$60,000 to \$69,999	0	0.0	15	18.8	0	0.0
\$70,000 to \$79,999	10	9.1	0	0.0	10	6.7
\$80,000 to \$89,999	0	0.0	0	0.0	0	0.0
\$90,000 to \$99,999	0	0.0	0	0.0	0	0.0
\$100,000 and over	0	0.0	15	18.8	40	26.7
\$100,000 to \$124,999	0	0.0	0	0.0	15	10.0
\$125,000 to \$149,999	0	0.0	0	0.0	15	10.0
\$150,000 to \$199,999	0	0.0	0	0.0	0	0.0
\$200,000 and over	0	0.0	0	0.0	0	0.0
Total Renter Households	110	100.0	80	100.0	150	100.0

Source: Statistics Canada, Census 2016, 2011, 2006

Table 20: Owner Household Income – Median and Average (2006-2016)

Owner Households	2006	2011	2016
Median Income \$	65,030	50,110	60,745
Average Income \$	70,893	64,856	69,585

Source: Statistics Canada, Census 2016, 2011, 2006

Table 21: Owner Households in Specific Income Brackets (2006-2016)

Owner Income Distribution	2006		2011		2016	
	#	%	#	%	#	%
Households						
Under \$ 5,000	0	0.0	0	0.0	0	0.0
\$5,000 to \$9,999	10	1.8	0	0.0	15	3.4
\$10,000 to \$14,999	25	4.4	0	0.0	10	2.3
\$15,000 to \$19,999	20	3.5	20	5.2	20	4.5
\$20,000 to \$24,999	30	5.3	15	3.9	15	3.4
\$25,000 to \$29,999	30	5.3	10	2.6	0	0.0
\$30,000 to \$34,999	20	3.5	15	3.9	20	4.5
\$35,000 to \$39,999	15	2.7	40	10.4	30	6.8
\$40,000 to \$44,999	30	5.3	30	7.8	15	3.4
\$45,000 to \$49,999	10	1.8	25	6.5	10	2.3
\$50,000 to \$59,999	55	9.7	35	9.1	35	8.0
\$60,000 to \$69,999	30	5.3	30	7.8	30	6.8
\$70,000 to \$79,999	40	7.1	0	0.0	20	4.5
\$80,000 to \$89,999	20	3.5	25	6.5	15	3.4
\$90,000 to \$99,999	10	1.8	0	0.0	15	3.4
\$100,000 and over	105	18.6	80	20.8	90	20.5
\$100,000 to \$124,999	60	10.6	60	15.6	40	9.1
\$125,000 to \$149,999	35	6.2	0	0.0	40	9.1
\$150,000 to \$199,999	10	1.8	0	0.0	10	2.3
\$200,000 and over	10	1.8	0	0.0	10	2.3
Total Owner Households	565	100.0	385	100.0	440	100.0

Source: Statistics Canada, Census 2016, 2011, 2006

Labour Profile

Table 22: Total Workers, Participation and Unemployment Rates (2006-2016)

	2006	2011	2016
Total Number of Workers	630	470	575
Participating among Working Age %	76.6	57.7	66.3
Unemployment Rate %	8.6	8.5	11.20%

Source: Statistics Canada, Census 2016, 2011, 2006

Table 23: Number of Workers by Industry (2006-2016)

Employment by Industry	2006	2011	2016
11 Agriculture, forestry, fishing and hunting	50	30	85
21 Mining, quarrying, and oil and gas extraction	0	0	20
23 Construction	25	30	35
31-33 Manufacturing	55	20	10
41 Wholesale trade	30	0	10
44-45 Retail trade	70	35	60
48-49 Transportation and warehousing	50	80	55
51 Information and cultural industries	10	0	10
52 Finance and insurance	0	0	10
53 Real estate and rental and leasing	0	0	25
54 Professional, scientific and technical services	0	0	20
56 Administrative and support, waste management and remediation services	10	10	0
61 Educational services	55	30	15
62 Health care and social assistance	25	30	35
71 Arts, Entertainment and Recreation	0	0	25
72 Accommodation and food services	150	90	90
81 Other services (except public administration)	55	30	10
91 Public administration	30	20	70
Total Working	615	405	585

Source: Statistics Canada, Census 2016, 2011, 2006

Housing Units

Table 24: Total Number of Housing Units, Breakdown by Structure Type (2016)

Housing Units - Breakdown by Structure Type	#	%
Single-detached house	335	57.8
Apartment, building that has five or more storeys	0	0.0
Other dwelling	70	12.1
Semi-detached house	10	1.7
Row house	10	1.7
Apartment, duplex	10	1.7
Apartment, building that has fewer than five storeys	45	7.8
Other single-attached house	0	0.0
Movable dwelling	100	17.2
Total Units	580	100

Source: Statistics Canada, Census 2016

Table 25: Housing Units - Breakdown by Size (2016)

Housing Units - Breakdown by Size	#
No bedrooms	0
1 bedroom	35
2 bedrooms	130
3 bedrooms	185
4 or more bedrooms	150
No bedrooms	0
Total Units	500

Source: Statistics Canada, Census 2016

Table 26: Housing Units - Breakdown by Age (2016)

Housing Units - Breakdown by Age	#	%
1960 or before	50	10.1
1961 to 1980	275	55.6
1981 to 1990	95	19.2
1991 to 2000	35	7.1
2001 to 2005	10	2.0
2006 to 2010	15	3.0
2011 to 2016	15	3.0
Total Units	495	100.0

Source: Statistics Canada, Census 2016

Table 27: Registered New Homes (2016-2021)

	2016	2017	2018	2019	2020	2021
Single Detached Homes	5	12	9	5	N/A	9
Purpose Built Rentals	N/A	N/A	N/A	N/A	13	N/A

Source: BC Housing

Table 28: Representative House Value (2011-2021)

2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
146,711	126,060	123,355	128,621	129,913	140,846	158,823	195,523	225,515	229,119	233,813

Source: BC Ministry of Finance, 2009-2021 Taxes & Charges on a Representative House – Schedule 704

Table 29: Median Sale Price (2011-2021)

	2011	2016	2020	2021
Single Detached Homes	127,500	190,000	217,500	335,000

Source: BC Assessment

Housing Needs

Table 30: Total Households (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
Total Dwellings	460	100	475	100	500	100

Table 31: Affordability – Households spending 30%+ of income on Shelter Costs (2006-2016)

Spending more than 30% in Shelter Costs	2006		2011		2016	
	#	%	#	%	#	%
All Households	80	17.4	95	20.0	85	17.0
Renters	35	7.6	50	10.5	40	8.0
Owners	45	9.8	45	9.5	45	9.0

Table 32: Suitability – Households in Overcrowded Dwellings (2006-2016)

Dwellings below suitability standard	2006		2011		2016	
	#	%	#	%	#	%
All Households	10	2.2	0	0.0	10	2.0
Renters	0	0.0	0	0.0	0	0.0
Owners	10	2.2	0	0.0	10	2.0

Table 33: Adequacy – Households in Dwellings Requiring Major Repairs (2006-2016)

Dwellings below adequacy standard	2006		2011		2016	
	#	%	#	%	#	%
All Households	75	16.3	55	11.6	35	7.0
Renters	40	8.7	0	0.0	15	3.0
Owners	35	7.6	35	7.4	20	4.0

Table 34: Households in Core Housing Need (2006-2016)

	2006		2011		2016	
	#	%	#	%	#	%
All Households	75	16.3	95	20.0	85	19.0
Renters	40	8.7	45	9.5	40	8.0
Owners	35	7.6	50	10.5	45	9.0

Table 35: Households in Extreme Core Housing Need (2006-2016)

Dwellings below adequacy standard	2006		2011		2016	
	#	%	#	%	#	%
All Households	30	6.5	35	7.4	35	7.0
Renters	10	2.2	15	3.2	20	4.0
Owners	15	3.3	20	4.2	20	4.0

Appendix E: COMMUNITY ENGAGEMENT

1. Resident Survey

49



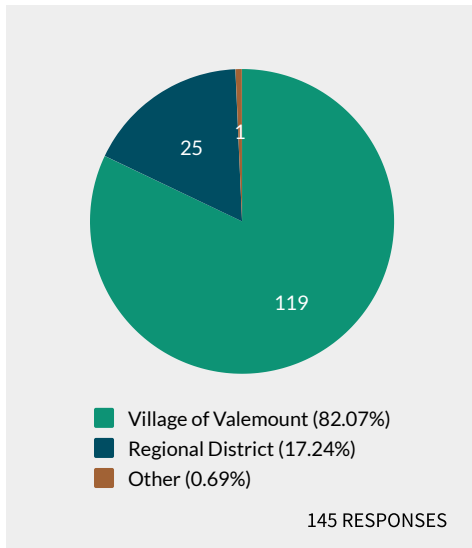
109



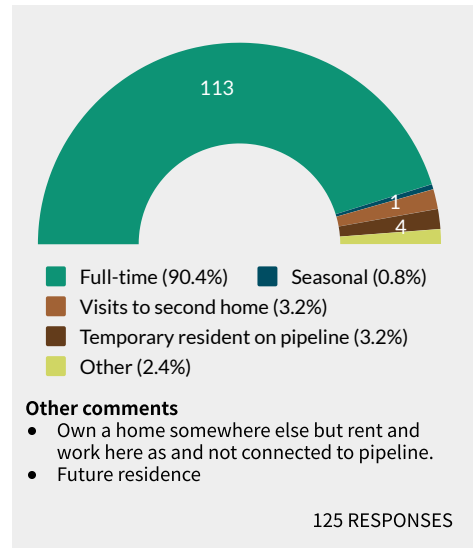
155 TOTAL RESPONDENTS

November - December 2021

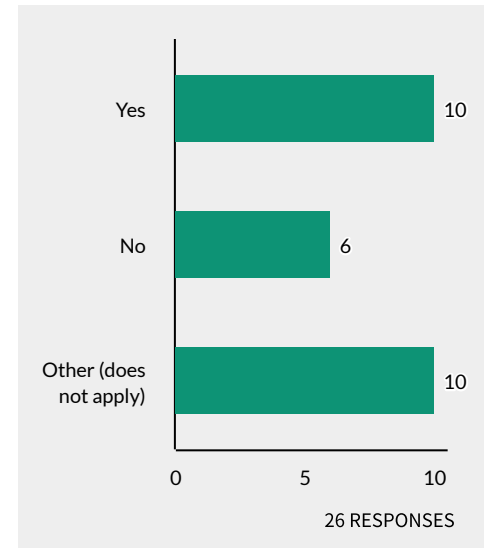
1. Where do you live?



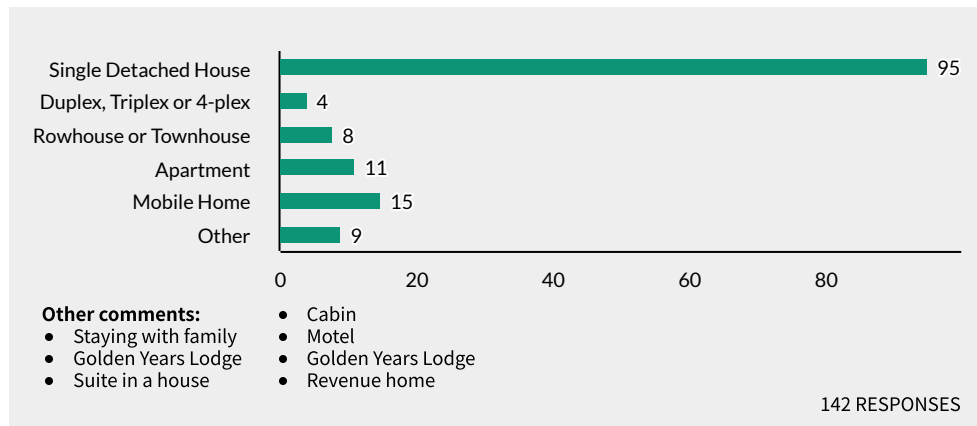
2. If you live within the Village of Valemount, what does your residency look like? (Please select one)



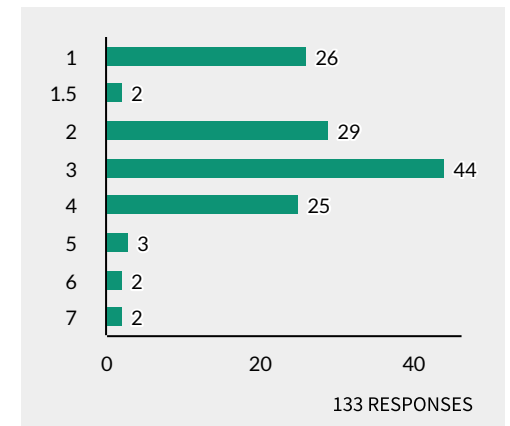
3. If you are a seasonal or temporary resident within the Village of Valemount, do you want or plan to become a full-time resident?



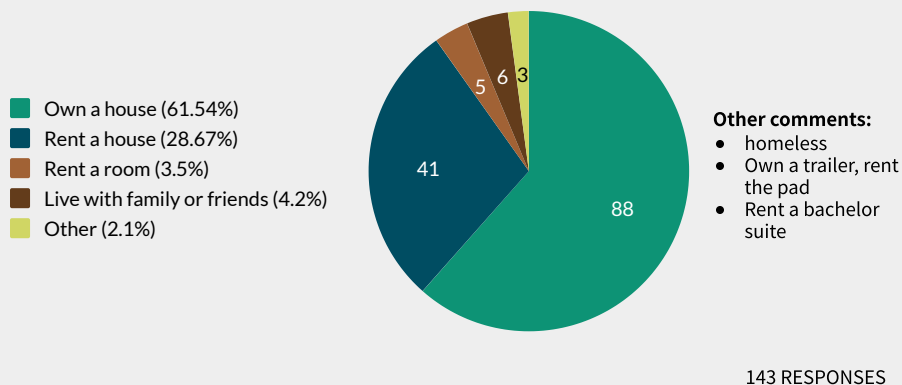
4. What type of house do you live in?



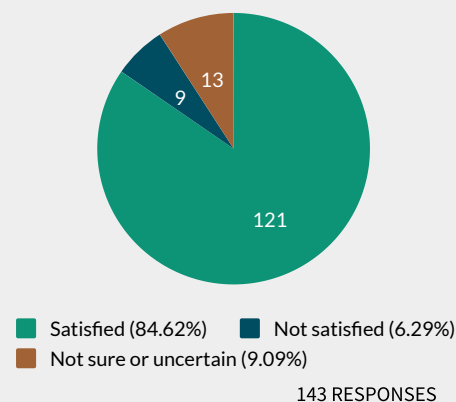
5. How many bedrooms in your current home?



6. What are your current living arrangements? (Please select one)



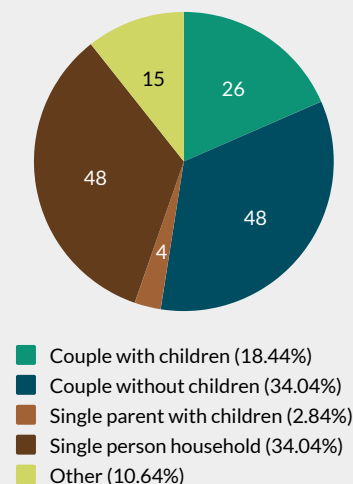
7. What is your satisfaction with your current living arrangement? (Please select one)



8. If you answered 'not satisfied or not sure/uncertain' please tell us why.

- Homeless
- Would like to have the opportunity to move into a place of my own in town.
- Living with separated husband only because there are no housing options for one of us to go to.
- Satisfied - but would prefer to own
- Grateful to have a house to rent. Would like to own a house.
- More options needed at a decent price to rent or buy
- Want to have my own place, but there is nowhere to rent, that is affordable
- Very small space, no kitchen, it's a hotel not an ideal home
- We have alternative house out of village, but it does not meet our needs anymore as a family. We share our current accommodation with a staff accommodation and move out every May to September. Our landlord is very good and are able to make or rent reasonable because of this
- As we are aging, we are not sure how long we will be able to look after our property of our own needs.
- It is not large enough for 2 adults
- Would like more yard and office space
- Rental costs continue to get higher, and the living space is very small.
- Little pricey, but happy to have found something
- I got lucky when I bought my house. The prices were fair until the pipeline got here. Ledcor has irresponsibly brought hundreds of people into our town and not provided them with living space. It's embarrassing and has destroyed Valemount.
- We pay a lot of money for a very small home - 4K a month for a 900 sq ft 2 bed 1 bath
- I got lucky when I bought my house.
- Love the house and the property we are renting. Unsure about what the future holds for real estate and our living situation
- Unsure if my landlord may choose to sell leaving me unable to find an alternate
- We just moved in here. It's better than the hotel room we had for the last 3 months but it's too soon to tell if it will be a good long-term arrangement.
- As someone who moved to Valemount 2 years ago and is looking to buy a house (but has experienced troubles with purchasing a home because of extreme pricing) we need to be out of our rental home in March of 2022, and with having no other rental options, and high pricing of listed houses it is becoming very stressful.
- We just came to the end of our 1-year lease. Now we have only been offered a six-month lease and are very worried what will happen after that as there is nothing to rent in town.
- Very satisfied, but my house is being sold so I am uncertain whether I can find another place that I can afford or not
- It is temporary - only until spring 2022
- Family issues

9. How do you describe your household?



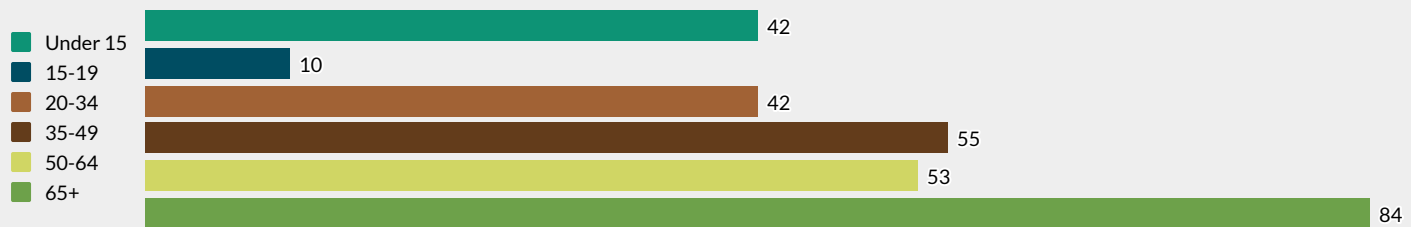
Other comments

- Couple + adult family member
- Roommates
- Single person with adult dependent
- 2 owners not a couple
- multigenerational family
- Two adults
- Lots of people
- 2 adults related
- I spend a lot of time travelling for work so I have friends who stay at my house as caretakers.
- Retiree
- couple with grown children living elsewhere
- 2 related people
- Retired
- 2 Adults

141 RESPONSES

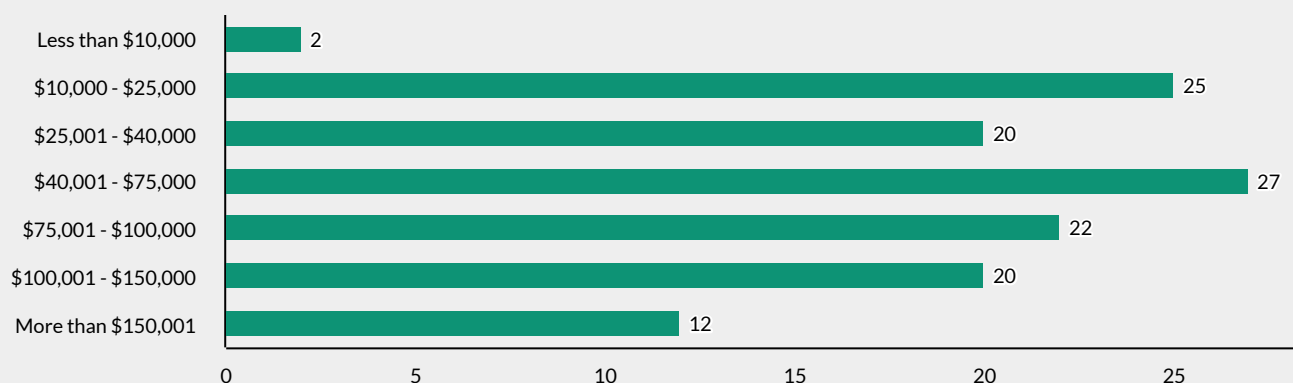
10. Ages of Family Members

(please enter all that apply)



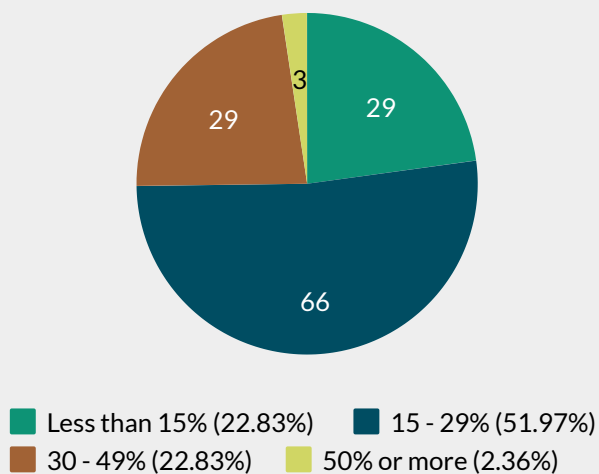
286 RESPONSES

11. What is your annual household income before tax?



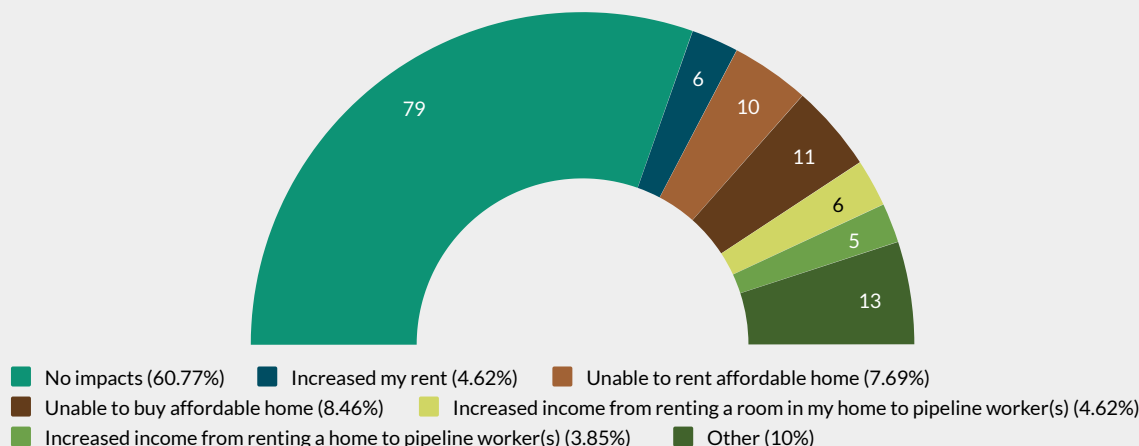
128 RESPONSES

12. How much do you spend on housing (rent or mortgage, plus utilities and/or property taxes) in percentage of your household's income?



127 RESPONSES

13. How has the Trans Mountain Pipeline Expansion Project impacted your housing situation? (check all that apply)

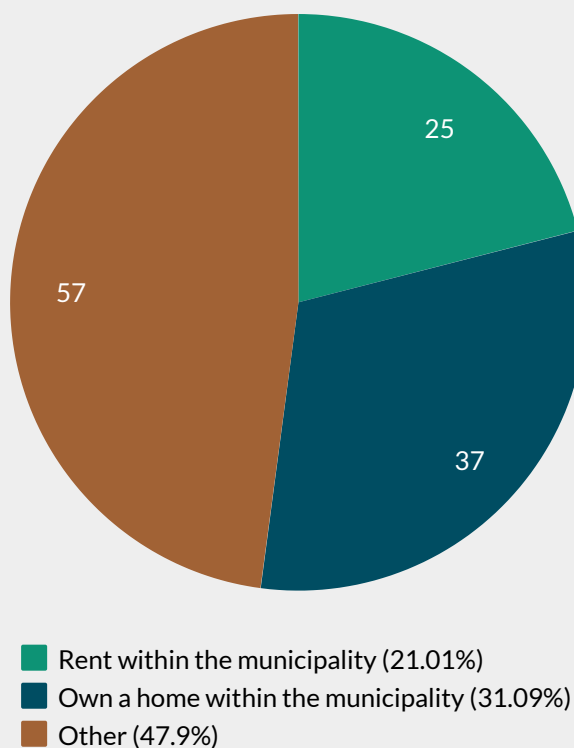


Other Comments:

- unable to rent and/or buy affordable home
- Unable to get basic plumbing / other repairs done
- No immediate impacts but with the housing crunch fueled higher by the pipeline and homes selling well above assessed value, taxes will jump considerably.
- Recent Purchase and Inflated house price
- My family can't afford to buy or build at the moment so are living with me
- Made it difficult to get trades people for repairs, installations
- Increased rent, severely limited availability of housing, added a ton of stress and instability
- Increased rental income but not from pipeliner
- Unable to buy affordable home, increased rent, no rental houses available to those who stay in Valemount full time

130 RESPONSES

14. If you decide to move from your current home, you would be looking to

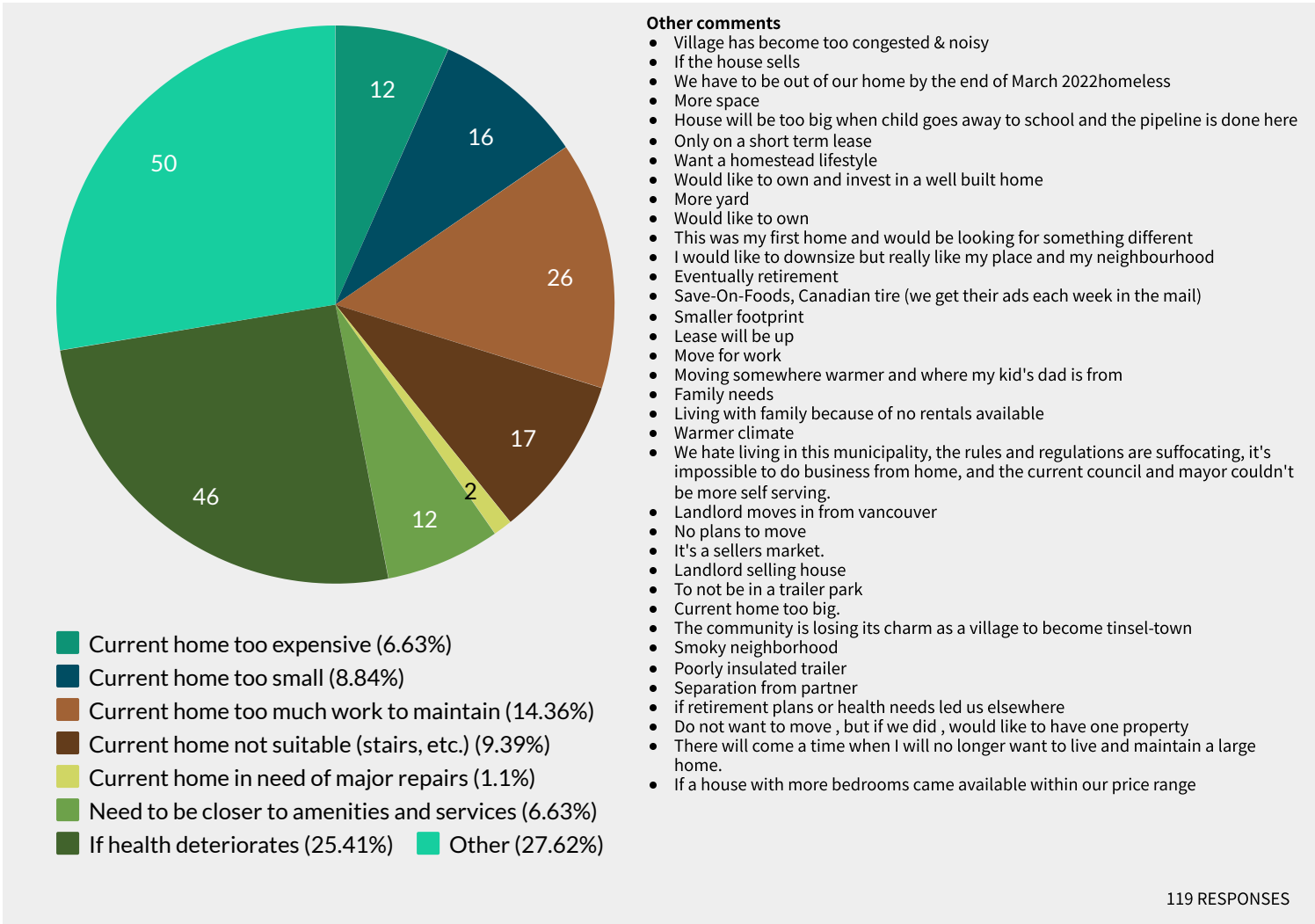


Other comments

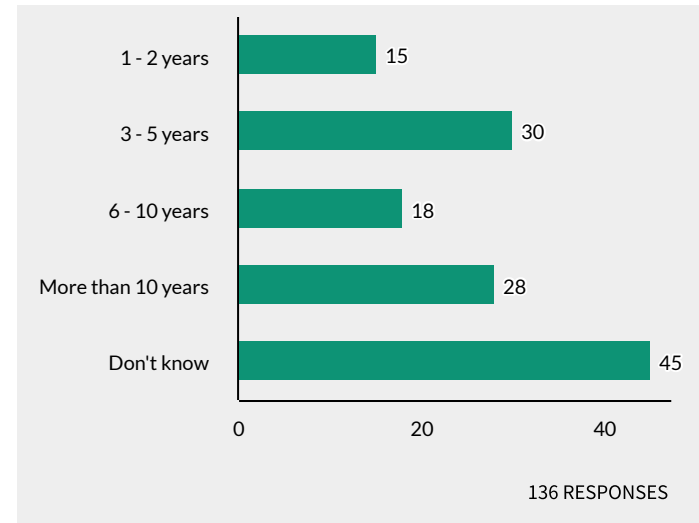
- Acreage
- All the above or move away maybe
- Build in the regional district
- Buy a home outside of Canada.
- Co-housing would be my first objective, but seniors housing may be what we need
- Do not know
- Do not plan to move.
- Extended Care
- Live outside village border with one property
- Move away
- Move into Seniors accomodation
- move out of here
- Move out of the Municipality
- Move out of the Robson Valley
- Move to assisted housing if available
- Move to Australia
- Move to home I own in another community
- Move to property inside valemount
- move to Valemount in later years to a 2nd home and we currently rent out
- Outside of town taxes are too high
- Own in regional district
- Own something outside of the municipality
- Own within the municipality or regional district
- Rent or Own
- Rent/buy within or close to village
- Retirement home
- Senior housing or Cemetery
- We also have property out of the Municipality
- Will rent golden years lodge forever
- Work
- Would only move if it is necessary to leave the community in future to be closer to medical and family

119 RESPONSES

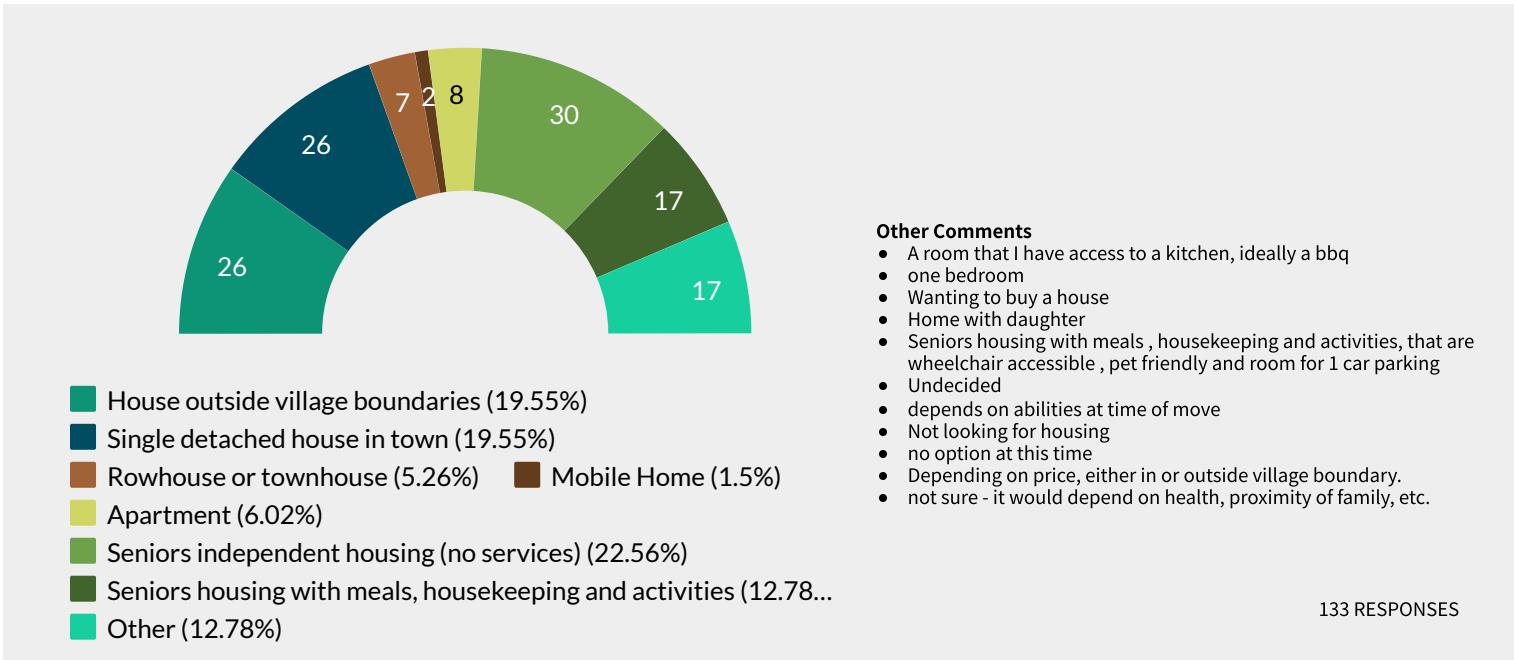
15. Why might you decide to move from your current home? (select all that apply)



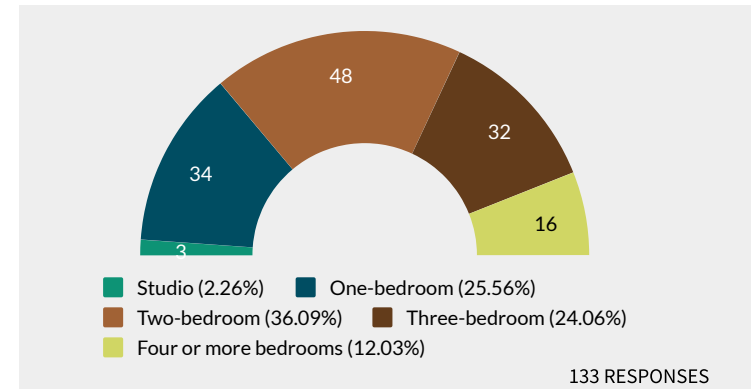
16. How much longer do you expect to live in your current home? (select one)



17. Please indicate what type of housing you're looking for in the future.
(please select one)



18. What size of housing are you looking for?

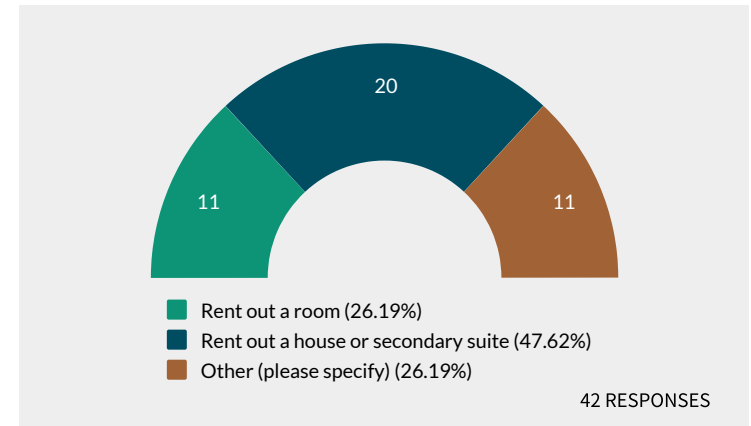


19. If you're interested in *affordable below-market* housing for ownership within the Village of Valemount, please share your name and email to explore development opportunities.

(Note: Affordable housing for ownership, created in partnership with other levels of governments or Trusts, is kept affordable through restricted resale and price restrictions to ensure future affordability.)

25 respondents provided their name and contact information.

20. If you already provide or are considering a Short Term Vacation rental, what would it be?



21. What are the key housing issues facing Valemount?

- There are more pipe liners here than residents.
- The pipeline has taken every available rental. Not to mention, landlords charging double or triple the rent it used to be before they got here.
- Pipeline workers taking many of the rental options in town
- Inflation in prices due to pipeline
- There are more pipe liners here than residents.
- Since the pipeline came in and now everyone is having bidding wars... and pushing the locals out."
- transmountain
- Increased rent because of what others are charging and receiving from pipeline workers; Limited, tough to find what is available as well
- Obviously there could be more rentals. It is our belief that when the pipeliners leave this might be relaxed. But people who could get employment are looking for places to live. The places seen non existent or are unaffordable because the pipelines getting such a High rate per day living away allowance
- Pipeline pressures on renting
 - Rented price increases and busy building contractors.
 - poor planning by the province is obstructing homeowners builders from creating their own housing"
- greed
- Locals not employed by LEDCOR are at a huge disadvantage.
- Rental and sales prices are continuing to rise, making housing less and less affordable and more unavailable. Pipeline workers have been the biggest problem in the past few years, but recreational homes and vacation homes have removed a huge number of available homes from the market.
- "prices going high because of pipeline.
- decrease in availability due to pipeline"
- prices inflated due to pipeline workers."
- Not enough rentals due to pipeline workers taking everything. There is nothing left for lower income workers that are needed for tourist services in town, hotels, motels, restaurants, etc.
- Not enough space for low income folks, families are being pushed out of homes in community so they can sell or their landlords are selling.
- Not enough space for low income folks, families are being pushed out of homes in community so they can sell or their landlords are selling.
- Lack of affordable home ownership options"
- Shortage of housing.
- Skyrocketed rental prices
- Lack of stock and lack of variety
- Lack of affordable houses to buy for young people.
- Not enough housing
- Expensive!!!
- Not enough
- Affordability
- Availability"
- Not enough of everything
- Availability and cost of availability
- Affordability and availability for new residents and young families
- Affordable rentals,
- supply and demandsupply and demand
- Not enough affordable houses for rent or sale
- Lack of Availability
- Lack of affordability.
- Large influx of people looking for housing.
- "No rentals. Overpriced!!!
- availability and affordability
- Unaffordable, low selection
- Not enough housing, not enough apartments and not enough options
- No rentals
- "Shortage and rising prices.
- Lack of any houses in all income fields
- Not enough places to go for low income locals
- No availability
- Not enough apartments that are affordable.
- Shortage of housing
- Cost of rental high
- Options for young families
- Affordability
- High rent
- not enough available and too expensive
- no rentals, real estate prices unaffordable for a local family
- Rental properties and affordability
- Lack of stock
- affordability,
- Too expensive for the economy
- Affordable and available
- More Affordable rentals needed.
- Low cost housing
- Prices are too high,
 - not enough homes that are newer than 1995
 - not enough stock"
- Affordable housing
- Availability of housing"
- "Shortage of Rentals.
- More low income rentals
- Little housing available
- Available housing costs and rent very inflated.
- Shortage of rental housing and a boom/bust housing purchase/sale market
- High rent
- Not enough affordable housing for the work force, mental health units or handicapped & disabled.
- I know of a few people that have to live in motels without a kitchen to cook
- Lack of suitable housing for young, families trying to establish themselves in Valemount
- Impossible to find accommodations"
- Lack of supply and variety of housing. Not just affordable housing per se. The Village need a variety of options including entry level housing such as townhomes and condos.
- Condition of houses.
- High prices, low supply, lack of creativity in available options (e.g. maybe there could be more co-op and formalized/supported shared arrangements that connect people who might have extra space with resources to support them in providing housing for those in need of a place to live).
- Family housing
- No long term care for seniors who want to stay in the community.
- Assisted senior homes
- Not enough seniors housing.
- No long term care for seniors who want to stay in the community.
- Housing for seniors"
- Extended Care housing for seniors
- Senior Housing, assisted and non assisted living, affordable housing for full time residents.
- Seniors extended care, lower income apartments. Apartments in general
- Housing more like the Golden Years lodge
- Seniors housing
- Need for a 2nd grocery store
- Snow removal at home- Walk way to street , to wood shed
- Basic trades and services for homeowner maintenance are often completely unavailable.
- Shortage of builders, tradesmen to do certain jobs.
- So many homes in Valemount were purchased for secondary/vacation homes. Not as many empty homes since pipeline employees are in town.
- I know of a few people that have to live in motels without a kitchen to cook
- Lack of suitable housing for young, families trying to establish themselves in Valemount
- Lack of choices
- "affordable housing for support staff
- housing for ""homeless"" people"
- Old, run down houses, lack of suitable options
- Not enough affordable housing for the work force, mental health units or handicapped & disabled.
- "Extreme lack of availability
- no availability
- rent too high"Cost of rent!!
- Cost to Rent or own to high in price
- Lack of affordable housing for any type of housing.
- Rent too high
- Prices
- Housing Affordability for renters

22. If you think Valemount is facing housing issues, what solutions might help?

- ALL NEW housing to be constructed with climate change as a focus (heat dome, extreme rain, extreme cold, power outages) by including enhanced insulation, emergency power supply, air conditioning, and cool rooms basement in case of extreme heat events
- Everyone deserves housing and shelter
- incentive for home owners to rent rooms or houses at affordable costs
- Create a cap for rental properties
- Magic wand to stop greed
- Don't Know. Residents are over-taxed already and subsidized housing would probably be paid for by Valemount and BC residents.
- Rent needs to be capped to protect workers on the TMZ pipeline and current residents.
- A healthy community should have not only housing for all people but also activities for healthy living.
- Better Wi-Fi would a nice upgrade for sure
- currently homeless for over 6 months
- We thank the RCMP + Jr Rangers for free supply of wood
- Thank you to everyone involved , whos is working on this file. We love Valemount and would hopefully like to stay.
- Hopefully this will resolve itself
- Thanks for doing something about it!

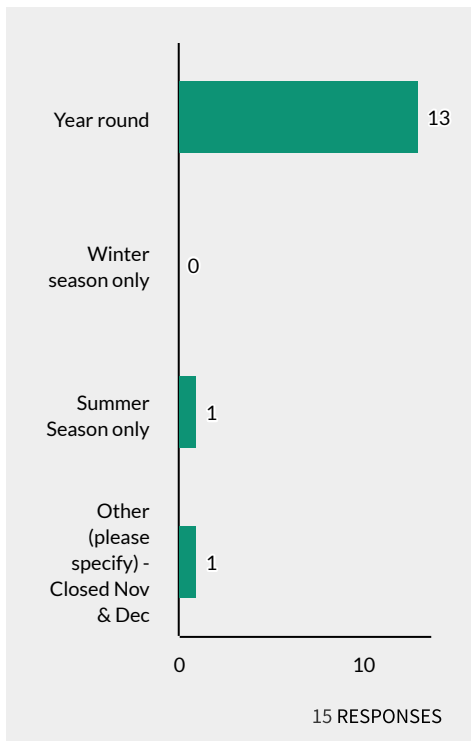
- More temporary housing.
- Expand the man camp
- Tap into TMX to reduce impact on locals
- Taxing pipeline for percentage of LOA distributed. Trans Mountain needs to take ownership for the displaced people in their unfair LOA they now receive.
- In the 50's or 60's Trans mountain build the pan bode duplexes on 2nd or 3rd. Perhaps something like that could be done again
- have ledcor only provide LOA if camp is full, not as an option.
- I don't know what can fix the issues stated above. But unfortunately it is making it very difficult for those that want to stay in valemount permanently very challenging, and discouraging. I realize not all the workers want to stay in the camp or a hotel, but having so many homes rented out or bought at extremely high prices by pipeline workers makes things extremely challenging.
- Wait it out, pipeline is only here for another 1.5 years
- I don't see any immediate options, pipeline workers and contractors either don't want to or can't live in the camp.
- "pipeline completion
- When the pipelines leave, things will settle .
- Having the camp big enough to house all the pipeliners. Not allowing them to rent homes before residents. And landlords not being able to jack up rent.
- Pipeline should be doing more to help with the lack of affordable housing
- Get rid of pipeline workers
- As long as LEDCOR has more employees than their camp's capacity, we will have to deal with the overflow of employees that need housing in town. I'd be curious to know if LOA would be granted to workers if LEDCOR had a massive supply of rooms at the Valemount TMEP camp. LEDCOR should provide more camp housing. As long as LEDCOR is operating at full tilt, we will have a housing issue..
- Builds another camp for pipeline workers
- When the pipeline moves on , a lot of people in town and the area are probably going to consider renting their homes to lows again. I doubt housing will be such a big issue then. Considering the cost of home in town , its good for home owners to be able to make moves by renting to pipeliners and through vacation rentals
- I think there has been good progress made for newer rental units and at affordable prices for seniors especially but demand outweighs supply and with the huge influx of people working on pipeline the lack is intensive.
- Although it is too late now, the Village should have had Trans Mountain provide some permanent housing in Valemount for the staff that do not want to live in a camp situation. The housing could have been sold off by Trans Mountain when it was no longer needed, thus providing a permanent legacy and partial solution to the housing shortage in Valemount. But something to keep in mind for future big projects that come to the area.
- building such spaces (homes)"
- Build more apartment buildings
- more housing units
- Build more cheaper duplexes
- Let's look longterm. If the pipeline starts to ease off in 2-3 years as the bulk of work is completed and therefore bulk of employees leave, then some of our issues will be reduced in seriousness. However, with inflation on a steady rise, we will continue to see a housing crisis here regardless of the pipeline. Let's invest in well built, well insulated homes & apartments in the village. In the meantime, let's keep the pressure on LEDCOR to continue to provide assistance with local improvements and infrastructure upgrades.
- Project for staff accommodation
- Valemount needs housing for seniors that no longer can do their own cooking, cleaning etc. But do not need long term care yet.
- New residential developments.
- Project for staff accommodation
- Diverse options of housing types
- more income - geared / low income housing
- Additional units of affordable housing for the work force, young adults with disabilities or handicaps.
- Additional units for seniors who cannot manage their own homes any longer.
- More apartment buildings and townhouse complexes
- Small Homes for one person
- More multi-family developments.
- Rental caps
- Build new apartments (lots of them)
- More available rental units,
- "More housing
- Government funded housing with pricing proportional to income
- more housing
- lower / affordable rents
- Build more
- Build affordable housing
- build housing with less stairs and more elevators.
- Help with housing for seniors, where they could have assisted living.
- More housing
- Lower income affordable family and other townhouses
- Build more housing for all seniors, singles and everyone
- Re-services
- more social housing projects
- "Build affordable housing that requires proof of residency for at least 1 year.
- more affordable rental units"
- Apartment buildings, expand campgrounds,
- Build more affordable apartments in town
- Townhouses, apartments.
- "-Build New houses,
- Rent to own opportunities
- More accessible, mixed-use development so that services are easily at hand for people who have mobility issues.
- -Larger trailer for families . I feel this is a start for now and a more affordable option right now. Then we can take our time planning for other kinds of options."
- small family housing units, 2 & 3 bedrooms with yard. 1 bedroom apartments, tiny houses
- "-Open a trailer park-living in quality premade homes.
- -Homes can be built small, for one person
- More place to rent reserved for low income."
- "making buildings available
- "See above re: more creative (supported) options.
- "a housing complex, like Aspen Garden, is a wonderful option
- My daughter and family lives in unit 1-close to recreational services and schools location is impact"
- Partnership with contractors and village for working together to build affordable houses and condos
- Restriction on the secondary home situation. The home should require occupancy at least 75% of the time.
- New businesses that have employees should be required to build new housing for staff accommodations.
- Village lead the way to help create housing options
- Build a housing fund
- Keep a cap on vacation rentals"
- New businesses that have employees should be required to build new housing for staff accommodations.
- provide incentives for people to invest in building houses, apartments, townhouses
- encourage people to build on their empty lots
- increase the taxes on second (or more) homes and those used as short-term rentals.
- Partnership with contractors and village for working together to build affordable houses and condos
- Restriction on the secondary home situation. The home should require occupancy at least 75% of the time.
- For example, the new Comfort Inn should have had to provide enough housing for at least 30% of the staff that it will require as part of the development permit.
- Incentives for people who own large parcels of properties to develop and build
- Keep it a Village
- Encouraging outside investors
- Less foreign ownership
- Properties to develop and build
- encourage people to build on their empty lots and attract developers to develop some of the large residential lots to create supply.
- Valemount could limit the percentage of homes used for vacationers and could increase the taxes on second (or more) homes and those used as short-term rentals. Valemount could build affordable cooperative housing for young families, particularly those who have grown up here. Valemount could make Trans Mountain have far more of their employees and contractors live in camps, as was promised.
- Tiny homes village within village.
- The village needs to work with residential developers and help them instead of being against them with building new subdivisions, we need 50+ residential houses built. There are many parcels of land within the village just waiting for this....
- Provide building incentives for builders and developers such as reduced taxes
- Make way for tiny and pod homes
- Leverage existing landowners to sell their properties in the village
- get their stuff together now
- Need investors who went to build more housing
- more seniors places needed
- affordable

2. Employer Survey

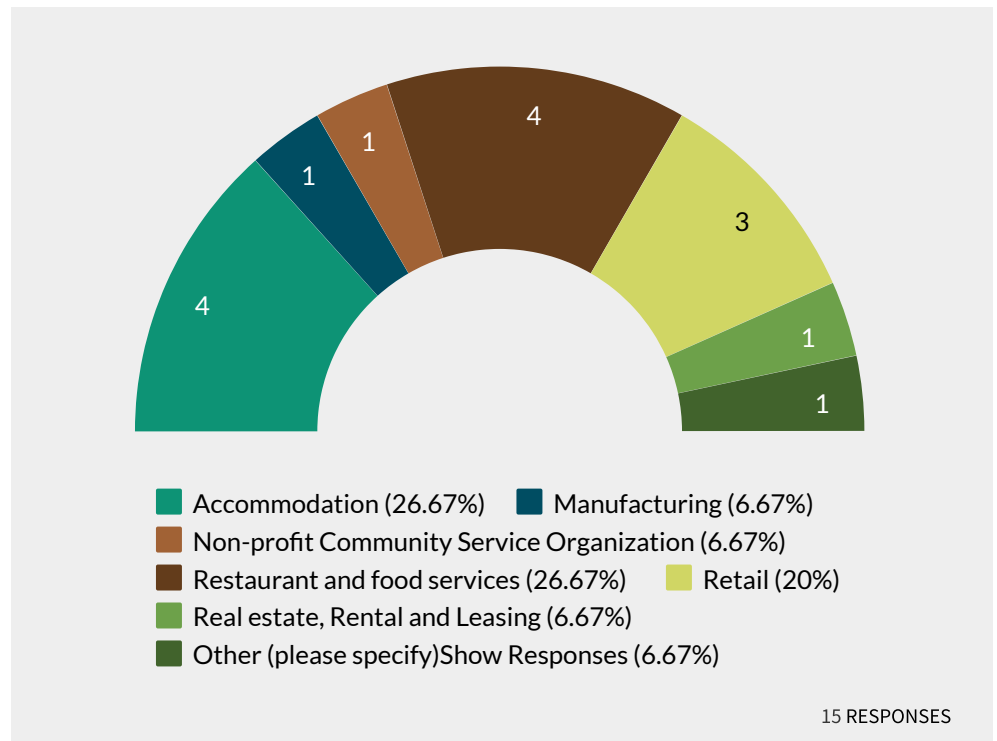


15 TOTAL RESPONDENTS
November - December 2021

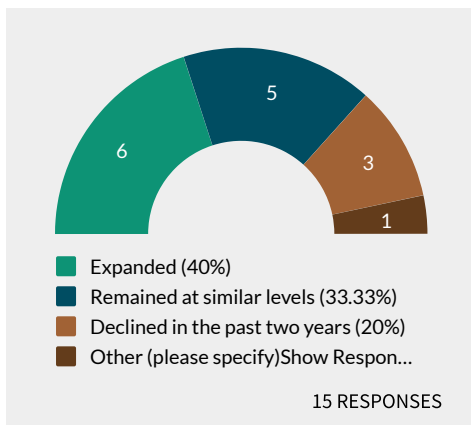
1. Does your business operate



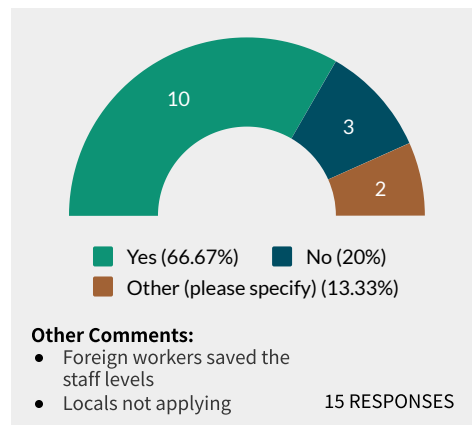
2. What sector do you classify your business under?



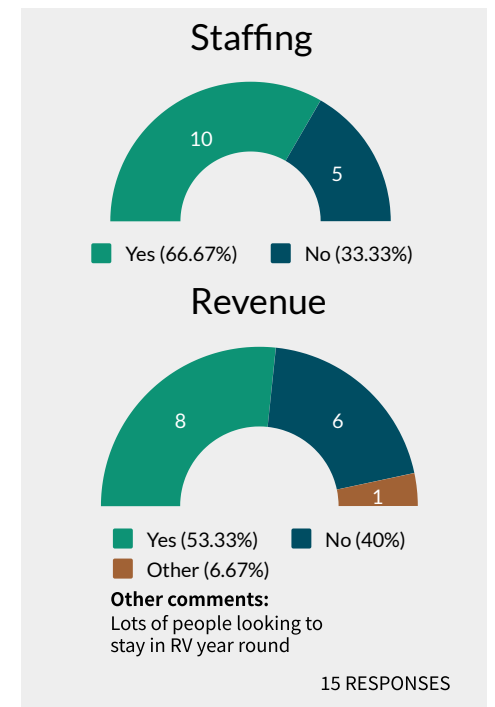
3. Compared to 2019 (two years ago), has your business:



5. Were you able to achieve full staffing levels in 2019 (two years ago)?



8. Has lack of housing impacted staffing and revenue?

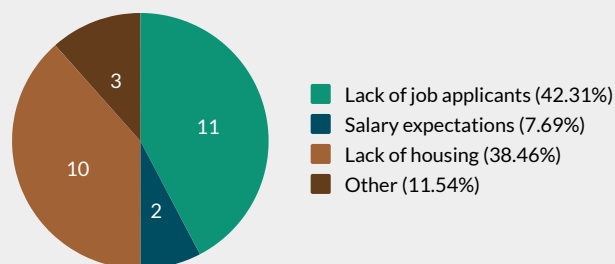


4. How many total employees, including management and owners, did your business have in 2019 (two years ago)?

6. How many total employees, including management and owners, does your business have now?

7. How many employees are you short now?

9. What are the main reasons your business currently has staffing shortages?
(check all that apply)

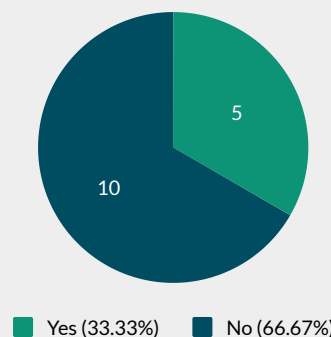


Other Comments

- Not applicable to my business.
- End of career/retirement, health issues
- I believe the pipeline has directly contributed to the lack of applicants. We offer union wages, with pension and benefits; however, you can make over \$31 per hour to wash vehicles at Ledcor.

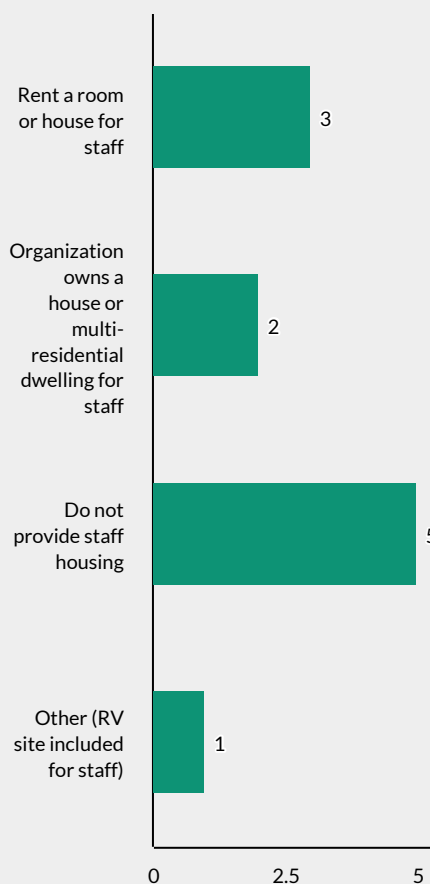
26 RESPONSES

10. Does your business currently provide any housing for your employees?



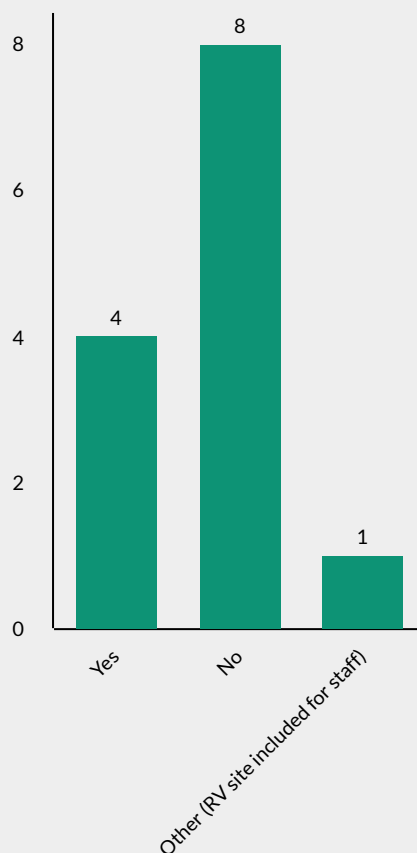
15 RESPONSES

11. If yes, how do you provide staff housing?



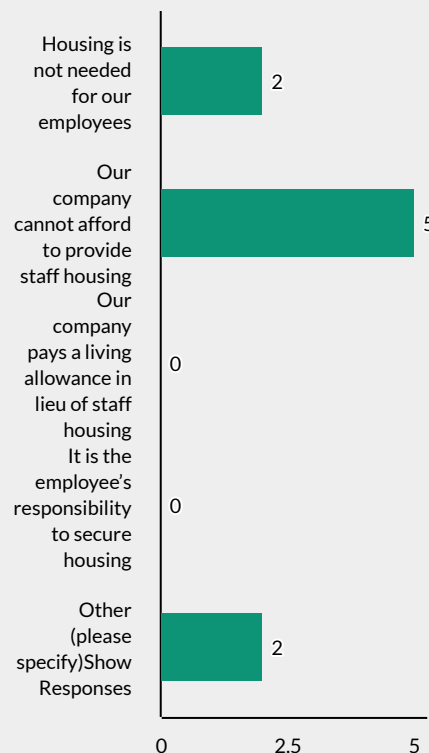
11 RESPONSES

13. Does your organization subsidize the rent for staff housing?



13 RESPONSES

14. If no, why does your company not provide staff housing?



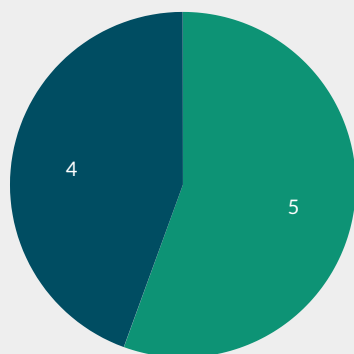
Other Comments

- We are pursuing staff housing but due to the current housing crunch, cannot immediately source housing.
- No one has applied from outside of Valemount

9 RESPONSES

12. How many beds does your organization currently provide for staff?

15. When might your company plan to provide housing for employees in the future?



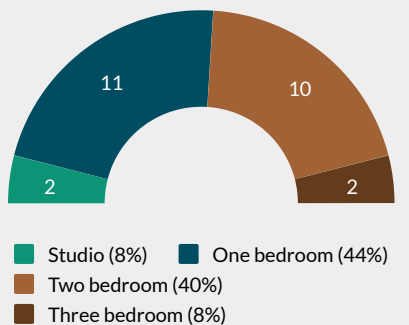
- 1-2 years (55.56%)
- Other (please specify) (44.44%)

Other Comments

- There are no place to put anyone even if you wanted.
- Not sure.
- Never
- We would provide more if we had more options in the village. Buying a house in the village right now is more expensive than it used to be due to the pipeline boom. Prices have gone up 30% or more in the last 12 -14 months

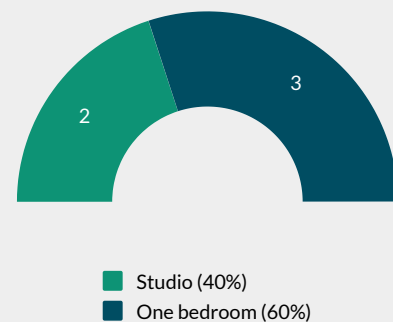
9 RESPONSES

16. How many staff housing units would your organization be looking for in 1-2 years?



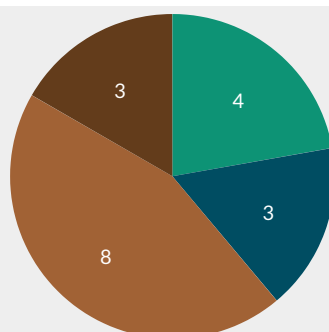
25 RESPONSES

17. How many staff housing units would your organization be looking for in 3-5 years?



5 RESPONSES

18. If your organization plans to provide staff housing, what would be the best ways for your organization to do so (check all that apply)

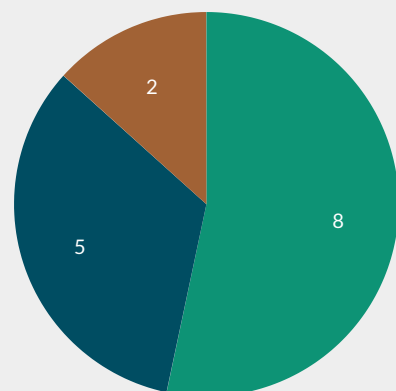


18 RESPONSES

Other Comments

- We have considered building an apartment, but haven't had the funds to do so
- We have purchased property that has an acre of land available for development.
- Adding housing to our facility

19. Would you be willing to partner by investing in a housing project with the Village, non-profit organization or private developer to create staff housing?



- Yes (53.33%)
- No (33.33%)
- Other (13.33%)

Other Comments

- If it was a worth while investment we would look at it, yes.
- Looking for grants to develop low cost eco friendly housing on site

15 RESPONSES

3. Craft Fair

This engagement was done during the Annual Craft Fair in November 2021. The purpose of this engagement was to promote the surveys, and to have one-to-one conversations about housing with the general public. People were rewarded for correct answers. Many were surprised by the facts.

There were 52 engagements that included filling surveys at the location, and getting information for online surveys. Conversations related to the housing situation, high rents, pipeline impacts, new non-market housing developments and a few newcomers wanting to own and move to work remotely.



A Challenging Quiz

Visitors were tested on Valemound's housing statistics. Multiple choices for questions were behind each door / window.



Miwa Hiroe created the Interactive Display to test public on local housing facts.

4. What We Know Report

This was one of two interim reports posted on social media and shared with focus groups in February 2022.

2022 Village of Valemount

HOUSING NEEDS ASSESSMENT TEASER

Developed by



WHAT WE KNOW

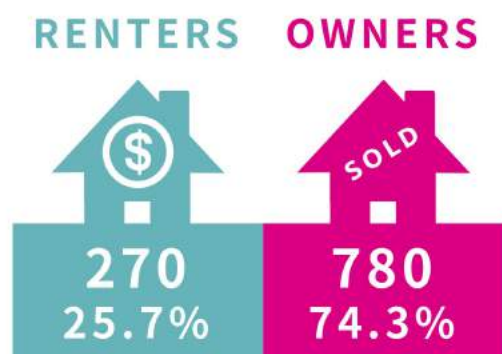
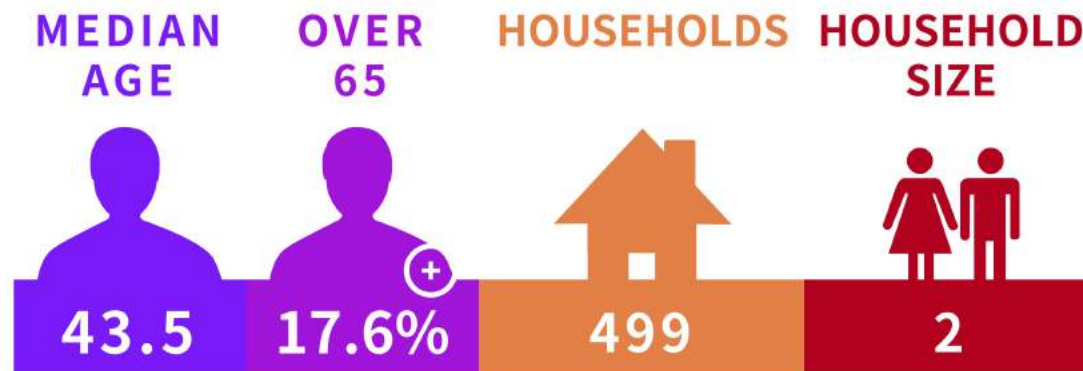
.....
From Census & BC Assessment

WHO IS VALEMOUNT?

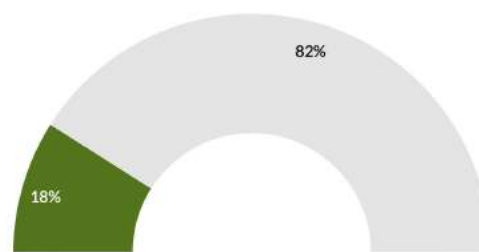
..... 2016



1052 - 2021 CENSUS



% HOUSEHOLDS IN UNAFFORDABLE HOUSING

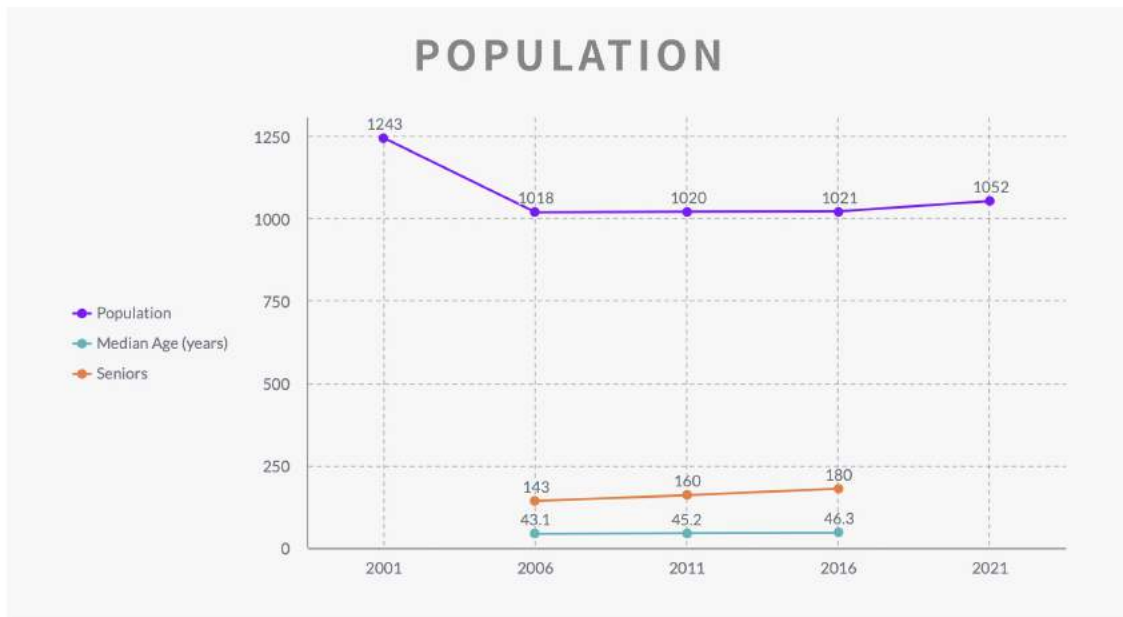


■ UNAFFORDABLE (18%) ■ AFFORDABLE (82%)

VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE KNOW

POPULATION TRENDS

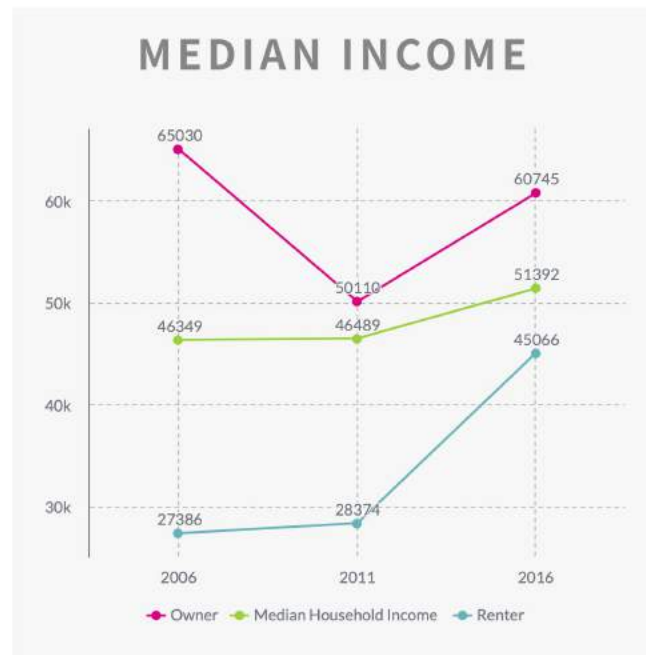
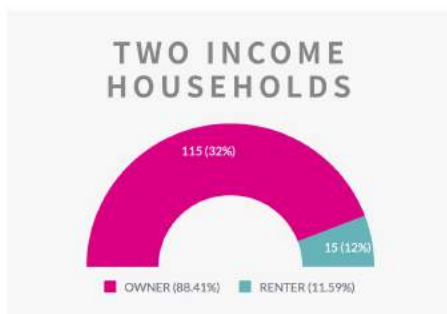
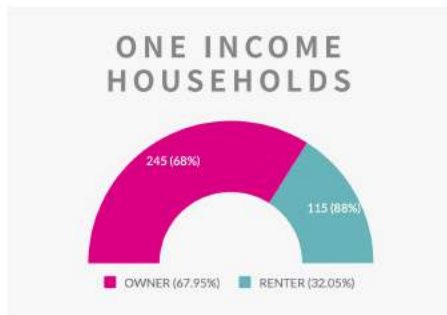
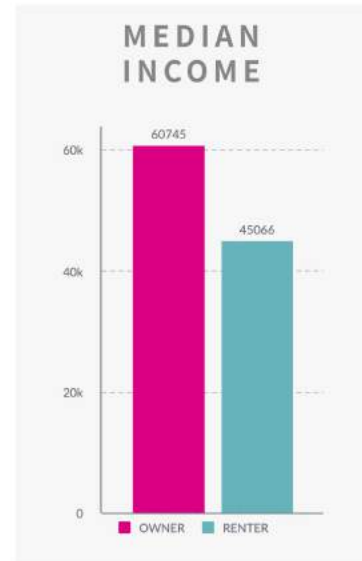
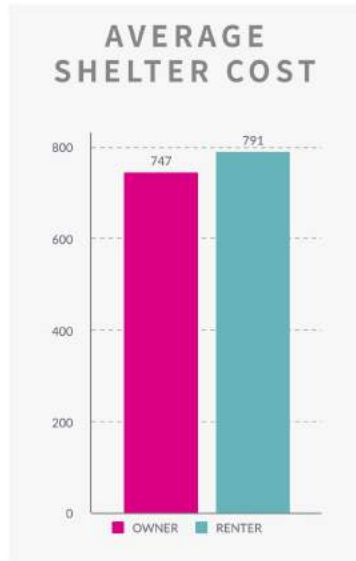
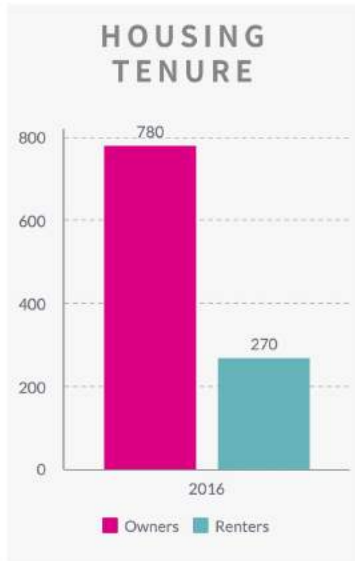
..... 2006–2016



VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE KNOW

INCOME & AFFORDABILITY

..... 2006–2016

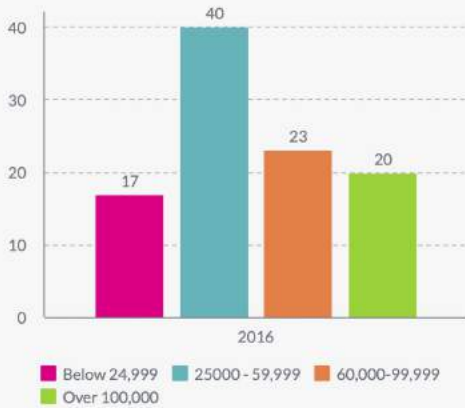


VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE KNOW

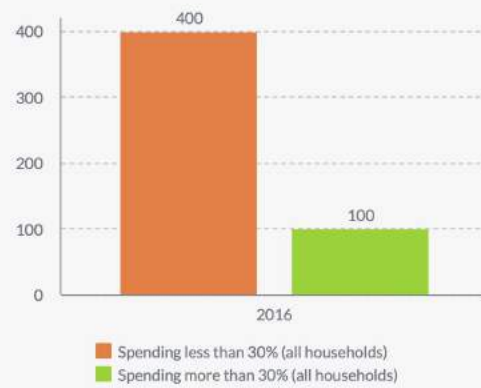
AFFORDABILITY

..... 2016

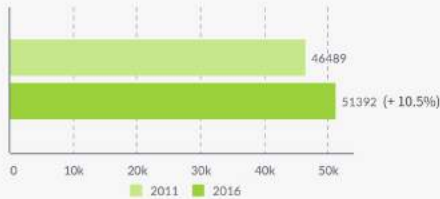
HOUSEHOLDS BY
TOTAL INCOME



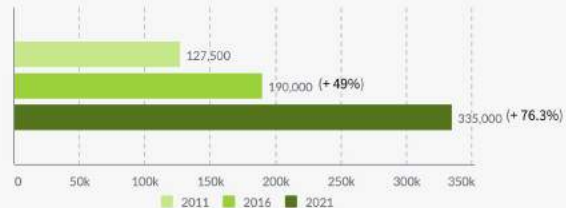
Households in Core Housing
Need (spending more than
30% in shelter costs)



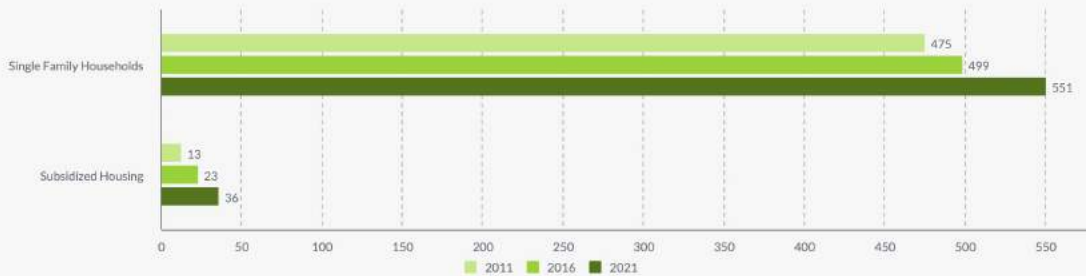
MEDIAN INCOME



MEDIAN HOUSE SALE PRICE



HOUSING TYPE

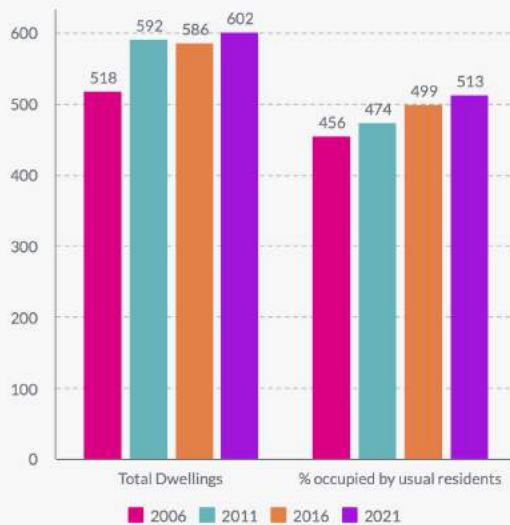


VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE KNOW

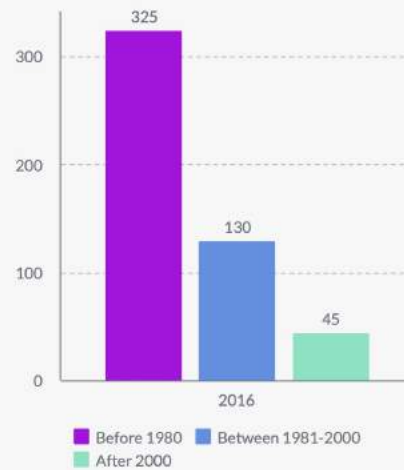
HOUSEHOLDS

..... 2016

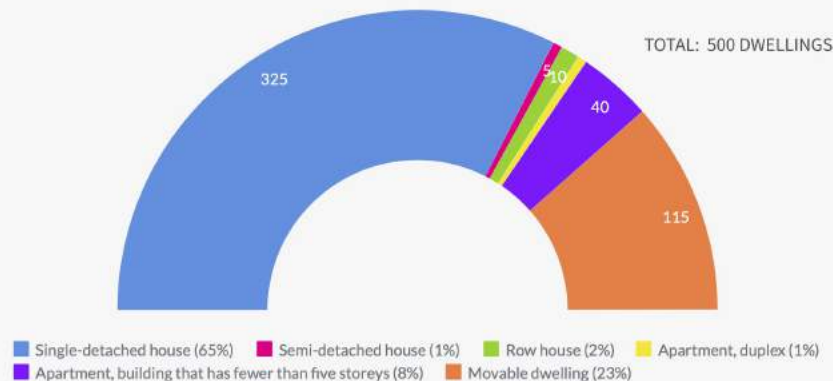
TOTAL DWELLINGS



DWELLINGS BY AGE



HOUSING BY STRUCTURE TYPE



VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE KNOW

Cover Photo: **Andru McCracken**

Graphic Design **Christine Weenk**

5. What We Heard Report

This was one of two interim reports posted on social media and shared with focus groups in February 2022.

2022 Village of Valemount

HOUSING NEEDS ASSESSMENT TEASER

Developed by  **Spirited Exchanges**
connect.understand.empower



WHAT WE HEARD

.....
From 2021 Resident & Employer Surveys

RESIDENTS SURVEY

..... 2021

155 TOTAL
RESPONDENTS

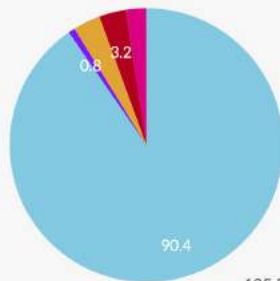
49



109



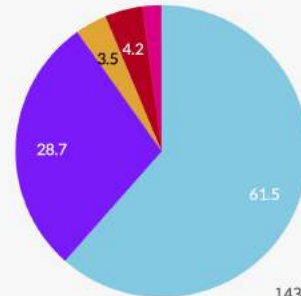
If you live within the Village of Valemount, what does your residency look like?



125 RESPONSES

Full-time (90.4%) Seasonal (0.8%)
Visits to second home (3.2%)
Temporary resident working on pipeline (3.2%) Other (2.4%)

What are your current living arrangements?



143 RESPONSES

Own a house (61.5%) Rent a house (28.7%)
Rent a room (3.5%) Live with family or friends (4.2%)
Other (2.1%)

If you are not satisfied or not sure/uncertain with your living arrangements please tell us why.



Availability and Options

- Homeless
- Grateful to have a house to rent. Would like to own a house.
- More options needed at a decent price to rent or buy.



Price

- Little pricey, but happy to have found something
- I got lucky when I bought my house.



Suitability

- Very small space, no kitchen, it's a hotel not an ideal home
- As we are aging, we are not sure how long we will be able to look after our property of our own needs.
- Rental costs continue to get higher, and the living space is very small.



Uncertainty

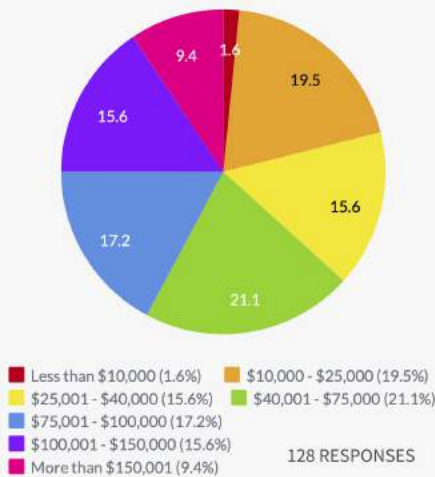
- Unsure if my landlord may choose to sell leaving me unable to find an alternate
- It is temporary - only until spring 2022

VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE HEARD

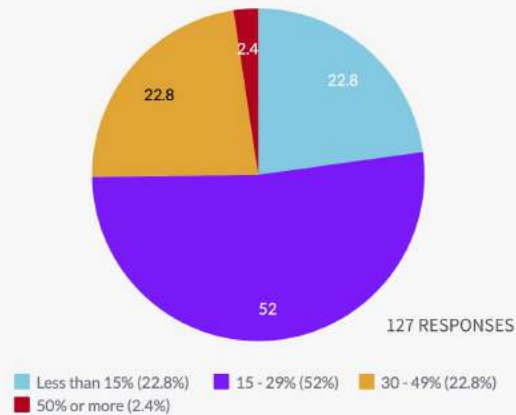
RESIDENTS SURVEY

..... 2021

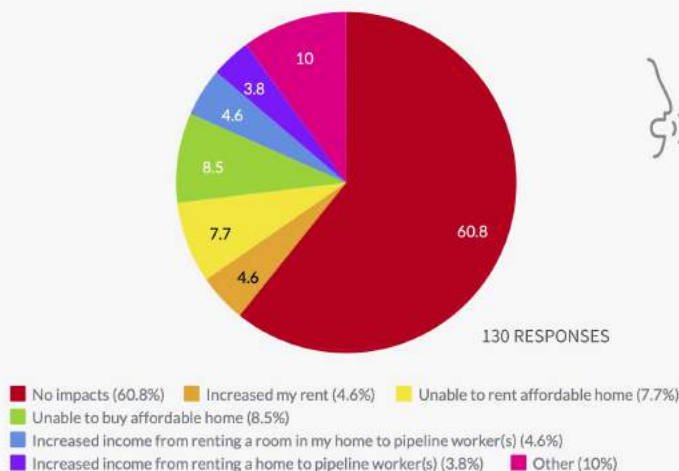
Annual household income before tax



Percentage of Income spent on housing (rent or mortgage, plus utilities and/or property taxes)



TransMountain's impact on your housing situation (check all that apply)



Other Comments



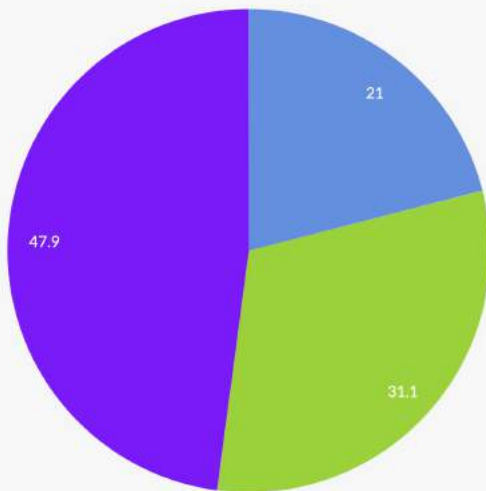
- “Unable to buy affordable home, increased rent, no rental houses available for those who stay in Valemount full time
- “Made it difficult to get trades people for repairs, installations
- “My family can't afford to buy or build at the moment so are living with me

VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE HEARD

RESIDENTS SURVEY

..... 2021

If you decide to move from your current home, you would be looking to



119 RESPONSES

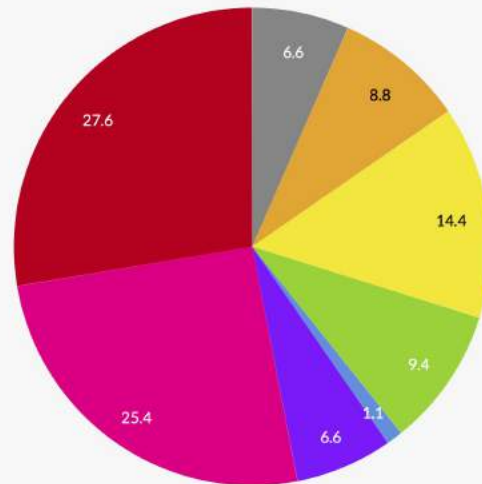
■ Rent within the municipality (21%)
■ Own a home within the municipality (31.1%) ■ Other (47.9%)



Other comments

- Move away
- Move into Seniors accommodation
- Own in regional district
- Would only move if it is necessary to leave the community in future to be closer to medical and family

Why might you decide to move from your current home?(select all that apply)



181 RESPONSES

■ Current home too expensive (6.61%)
■ Current home too small (8.81%)
■ Current home too much work to maintain (14.41%)
■ Current home not suitable (stairs, etc.) (9.41%)
■ Current home in need of major repairs (1.1%)
■ Need to be closer to amenities and services (6.61%)
■ If health deteriorates (25.43%) ■ Other (27.63%)



Other comments

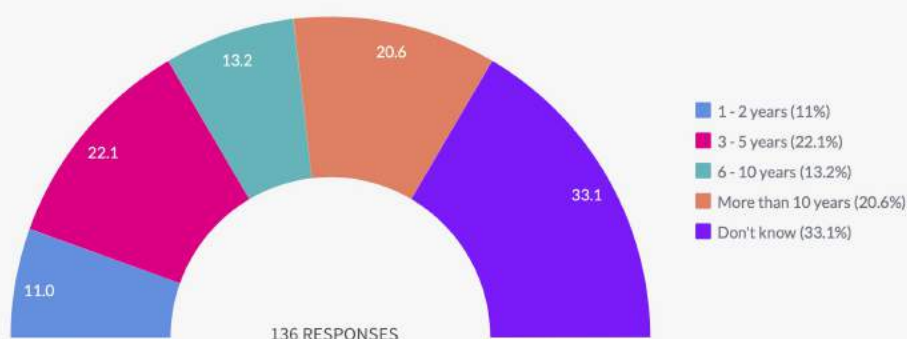
- If the house sells
- Would like to own
- Move for work
- Current home too big.

VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE HEARD

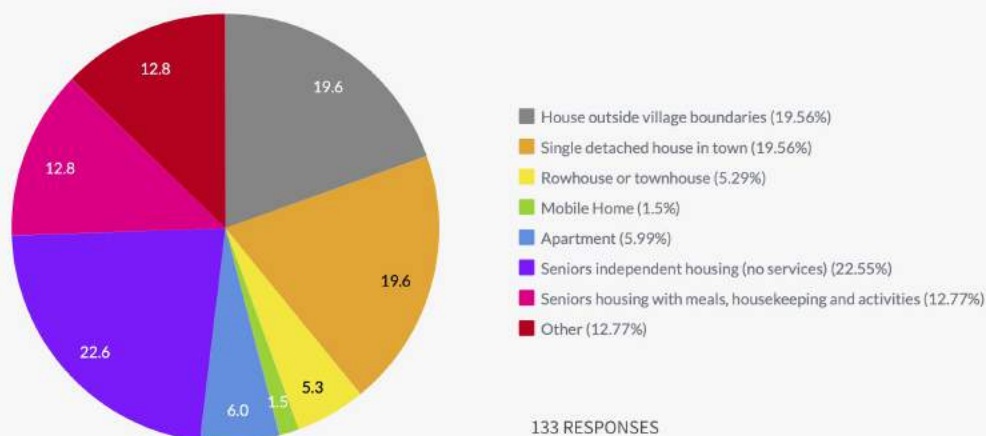
RESIDENTS SURVEY

..... 2021

How much longer do you expect to live in your current home?



Type of Housing needed in the future



VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE HEARD

..... 2021

[illegible]

5

- ## VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE HEARD

..... 2021

5)



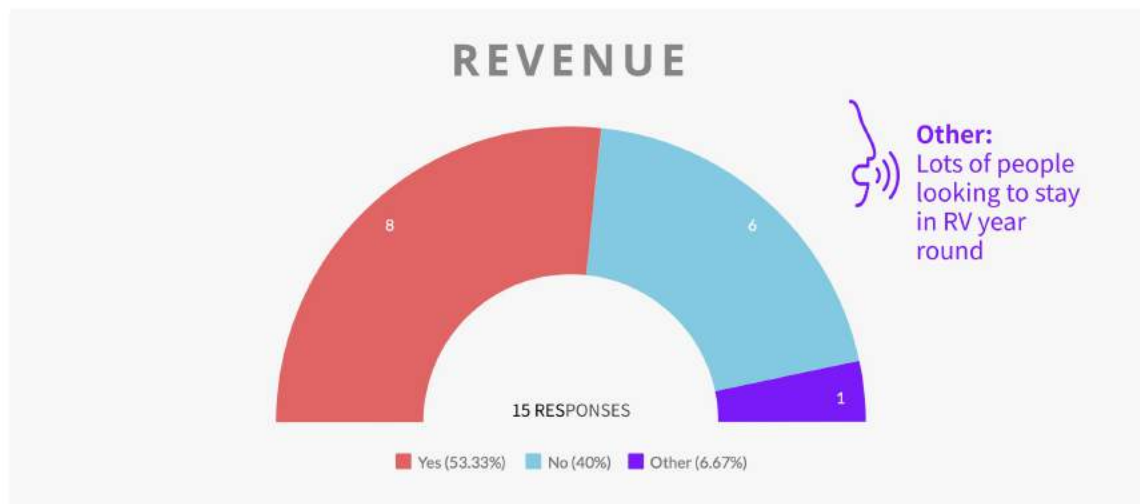
- “ Expand the work camp
- “ Tap into Transmountain to reduce impact on locals
- “ Build more affordable housing
- “ Housing for seniors that no longer can do their own cooking, cleaning etc. but do not need long term care yet
- “ Partnership with contractors and village to build affordable houses and condos
- “ Project for staff accommodation
- “ Restriction on secondary homes

VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE HEARD

EMPLOYER SURVEY

..... 2021

Has Housing Shortage Impacted ...

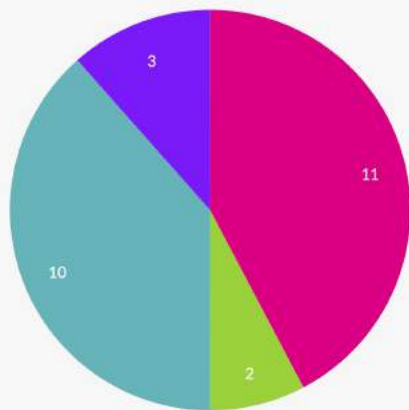


VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE HEARD

EMPLOYER SURVEY

..... 2021

Reasons for Staffing Shortages (check all that apply)



26 RESPONSES

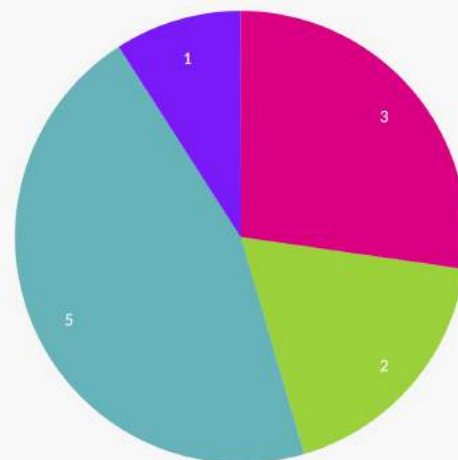
■ Lack of job applicants (42.31%)
■ Salary expectations (7.69%)
■ Lack of housing (38.46%) ■ Other (11.54%)



Other:

- Not applicable to my business.
- End of career/retirement, health issues
- I believe the pipeline has directly contributed to the lack of applicants. We offer union wages, with pension and benefits; however, you can make over \$31 per hour to wash vehicles at Ledcor.

How does Organization provide Staff Housing



11 RESPONSES

■ Rent a room or house for staff (27.27%)
■ Organization owns a house or multi-residential dwelling for s...
■ Do not provide staff housing (45.45%) ■ Other (9.09%)



Other:

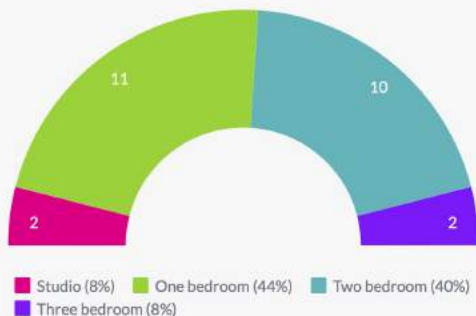
- RV site included for staff

VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE HEARD

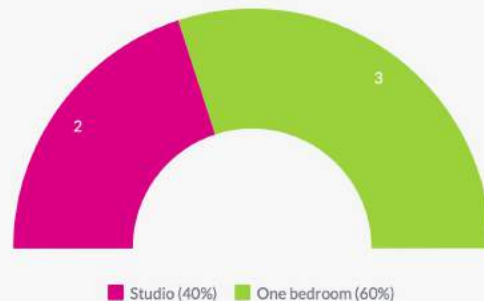
EMPLOYER SURVEY

..... 2021

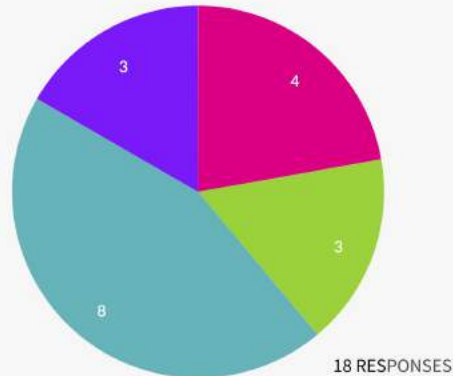
Size and Number of Staff Housing Needed in 1-2 years



Size and Number of Staff Housing Needed in 3-5 years



Best ways to provide Staff Housing (check all that apply)



18 RESPONSES

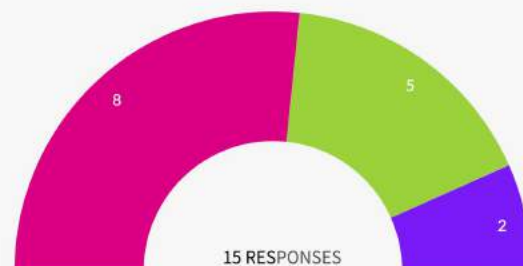
- Renting homes or apartments for staff (22.22%)
- Buying homes or apartments to rent for staff (16.67%)
- Partnering in development of staff housing (44.44%)
- Other (16.67%)



Other:

- We have considered building an apartment, but haven't had the funds
- We have purchased property that has and available for development.
- Adding housing to our facility

Willingness to Partner on a Housing Development



15 RESPONSES

- Yes (53.33%)
- No (33.33%)
- Other (13.33%)



Other:

- If it was a worth while investment we would look at it, yes.
- Looking for grants to develop low cost eco friendly housing on site

VALEMOUNT HOUSING NEEDS ASSESSMENT — WHAT WE HEARD

Cover Photo: **Andru McCracken**

Graphic Design **Christine Weenk**

6. Focus Groups

Focus group sessions were held with the Housing Committee, Housing and Service Providers and Council.

Each session began with a presentation of key findings from the *What We Know* and *What We Heard* reports. Participants were encouraged to comment or ask questions about information being presented. The discussion part of the session relied on these questions:

- *What is working well?*
- *What is not working? What challenges or obstacles do you see?*
- *What do you see as an important need to be addressed?*
- *What actions would you like to see in the next few years?*

Focus Group: Housing Committee

The Housing Committee meeting has been an active committee since January 2017.

At a meeting in September 2021, the group, which included the Mayor, a councillor, two municipal staff and housing committee members, went around the table to reflect on *What's Working Well* and *What Could Be Better* for the Housing Committee. Below are key points from that discussion.

Positive Outcomes due to the Housing Committee

- Like-minded people in the same room to identify issues, solutions, and partnerships
- Different groups and individuals coming together to share information with each other, and bring information to Council
- Committee has helped the Village be a stronger housing player and have a greater housing impact
- The Housing Committee has helped augment staff capacity - volunteers reviewed bylaws, housing stock and gained a better understanding of the housing context within Valemound. They helped the planner with making updates to zoning bylaws
- Nonprofit projects such as Valemound Affordable Rentals Society was born due to discussions at the Housing Committee
- Identified impact of pipeline workers on affordable housing for locals early on.
- Committee has put pressure on staff and Council to respond to Housing. It has resulted in large financial commitments by Council including donation of land for housing projects and new lift station for Ash Street site.
- Brainstormed to develop a conceptual plan for the Ash Street property during OCP Update

What Could Be Better?

- Confirm that Housing is a Strategic Priority for Staff to work on. (Staff have been unsure whether 'Support Affordable, Age Friending Living refers to Housing)
- Increase capacity at the staff level for housing
- Develop a Shared Purpose. Clarify housing roles and outcomes for: Housing Committee, Staff & Council.
- Better communication between Staff and Housing Committee and Council. Issues raised by the committee have not always reached council.
- Engage Housing Committee to vet new bylaws and policies related to housing
- All housing players need to be engaged at the Committee level
- Work together to mitigate impacts of pipeline workers on housing:
 1. Get all parties to the table, including regional district and Trans Mountain
 2. Inform Committee of updates from Trans Mountain
 3. Organize Town Hall Meeting inviting Trans Mountain to hear concerns and find solutions

The Housing Committee has been on hold since November 2021.

Resource for Staff and Housing Committee:

Vision, Mandate and Terms of Reference of [Mission Sustainable Housing Committee](#)

GUIDING PRINCIPLES OF MISSION COMMITTEE

- Our sense of place enhances our community identity, emotional attachment, and pride. Ours is the community of choice for many citizens who have difficulty finding suitable affordable housing and/or are living homeless due to a lack of housing options.
- Aligning with the stone soup philosophy, we recognize that we are better together and that collaborating with broad stakeholders for respectful dialogue and on-going exchange of information will enhance our ability for innovative solutions and a sustainable future.
- We recognize that although it is not a municipal mandate to supply affordable housing, there is a role the City can play in working towards creative solutions to this systemic social challenge.

Focus Group: Housing Stakeholders

The Housing Stakeholder group included many from local housing providers, service organizations and housing advocates. Some of the issues and comments from the group include:

Locals Priced Out, Displaced, Facing Uncertainty

Pipeline has been the biggest challenge for affordable housing in the past two years. Renters have been impacted the most. There has also been uncertainty with landlords ending leases or choosing to sell. The pipeline has led to an increase in speculation and increased house prices for sale and locals are being priced out. Housing is becoming a commodity. Many expressed that the Village could have put more pressure on Trans Mountain and insisted on more temporary housing for its workers, as the impact on doubling the population is huge for a small community.

Vulnerable being impacted:

Service organizations have been supporting tenants who were being forced to leave their rental accommodations, and found themselves reaching out to housing providers to determine eligibility and waitlists. The Great Room at the New Life Centre served more people during the pandemic and after pipeline workers moved in. Volunteers noted that some were homeless or near-homeless (couch-surfing) or living in motels without a kitchen. Some accessed the soup kitchen for hot meals. Just affordable housing is not the best solution for some of them. They also need a supportive environment that helps with meals, provides counselling and skills, as literacy is also an issue for some.

Building Capacity of Renters - In light of a large number of rental properties being sold due to a shortage of houses for sale, some felt that renters could be educated about their tenancy rights via newspapers, television or courses. Renting It Right courses teaches tenants how to find rental housing, safely enter into a tenancy, and maintain a good relationship with the landlord.

Focus Group: Council

The session with Council in March 2022 was to present key findings, get their input on key issues and feedback on draft recommendations.

Staff housing: Councillors were surprised that there are employers already providing staff housing, but it is clearly not sufficient. Another councillor noted that some business owners are keen to develop, and have money to do it, but there's no one to coordinate. It can be hard to get something like this off the ground. It would be beneficial to connect employers with housing opportunities. One councillor felt that a dedicated staff person to help with housing related challenges might be helpful.

Take-Away / Follow Up

- Staff housing seems to be the most pressing issue currently. How can we make this happen?
- How can legislation support affordable housing?



7. Interviews

Interviews were conducted with businesses, realtors, developers, school principals, renters, service providers, municipal and regional district staff.

Pipeline on the Hot Seat

In late summer 2021 when the number of pipeline workers increased and exceeded the local population, local campgrounds were expanding and accommodating pipeliners. Three of them shut down or reduced serviced sites during winter due to site servicing constraints. The campgrounds were receiving between 6 and 15 calls daily seeking spots from pipeliners. Between the four major campgrounds, 139 pipeliners stayed there in winter 2020 and 136 in the summer 2021.

Rustic Luxury Home Services, the only property manager in Valemount, that has nearly 100 rentals in its portfolio tracked enquiries in June and July and found significantly more enquires from pipeliners than locals. This does not reflect the enquiries to realtors, and Facebook posts in general groups.

The pipeline has created a staffing shortage for many businesses. Some **businesses** have been trying to bring in workers from outside the community as well as foreign workers but been unable to find housing for them. Many fast food franchises, coffee shops, restaurants and the main grocery store have reduced hours of operation due to lack of housing.

Many local hotels and motels took in pipeline workers. That impacted the availability of accommodation for sledders last winter as well as visitors coming to Valemount for projects or short term stays. The lack of accommodations impacted revenues from the snowmobiling industry in winter 2021/22.

The elementary **school** has seen a decline in enrolment. It had 148 students in 2021, and less than 126 in January 2022. Families have moved away due to high rents or because they were unable to find a place. Some families are expected to come in Spring and Fall 2022 and have said they will live in campers. New teachers at the secondary school have struggled with finding accommodation, both for rent and ownership.

Health care services are also seeing significant staffing shortages. A lack of housing limits candidates from outside the community.

Realtors and developers see a demand for affordable home ownership. Some feel that the Village could support this gap by partnering with developers.

- There are no vacant lots for sale. Village could offer land to develop staff housing.
- Realtors feel that Valemount has a lot to offer with much lower development cost charges than other municipalities. One realtor suggested a brochure targetted at developers to explain processes and highlight the advantages of building in Valemount.
- The Village needs to support developers more and “be on the same team.”
- Need to create bulk housing quickly. It doesn’t have to be a long-term equity builder. Modular homes and townhouses would meet the need for middle income folks trying to enter the ownership market.
- With lack of single-family lots and high construction costs, high density housing would be the best way to meet the increased demand. It could be apartments, four plexes or townhouses – anything with a smaller footprint.

- Valemount has not had new houses for sale for locals with moderate income. With the high cost of construction, it might make sense to explore funding to renovate and retrofit older unsuitable homes or develop micro-suites.
- Mobile homes are aging out and also have poor energy efficiency. Yet they are selling for above \$200,000 including a lot, up from \$135,000 a year ago.
- A local contractor involved with Valemount Affordable Rentals Society has extended his willingness to deal with the lack of affordable rentals for long term residents. Doug Miller feels that there has been a shortage of decent accommodations at an affordable price even before the pipeline. Many dwellings are substandard or unsuitable. The trend seems to be to rent. Miller felt that a multi-family residential development would start to address the need for workforce housing, especially in partnership with businesses. While he sees a business opportunity to make this happen, it needs energy from an ownership group to take the next step.
- The OCP update has generated some interest from developers who are reaching out to Village staff and realtors to enquire about possibilities. There is an interest in mixed use developments that includes a combination of long term rental and short term vacation rental.
- Valemount is in the early stages of housing challenges and should be learning from communities like Jasper, Revelstoke, etc.
- There is nothing that young families can buy. They are priced out of the ownership market.
- The community needs to engage with Trans Mountain about what legacy they want to leave in Valemount and how they can support housing.
- A business owner would like to see the Village support the development of staff housing as the Village itself is forced to put money towards housing for the CAO.

Regional District of Fraser-Fort George has determined a phased approach over five years to implement the recommendations from their 2021 housing needs report. The first step will be to create a working group with municipalities and First Nations to learn about gaps and needs, what partnerships are working and maybe look at a regional approach to housing.

Appendix F:

DEVELOPING AFFORDABLE HOMEOWNERSHIP

In June 2018, the BC Rural Centre published a report prepared by Gordon Borgstrom: *Summary Report on Community Land Trusts, Land Leases and Shared Equity Affordable Ownership*. It undertook a financial analysis for Affordable Homeownership by eliminating the cost of land through Land Trusts, Land Leases or Shared Equity Programs.

The cost of a dwelling was based on 2018 values for a large community and a 10% down payment by the homeowner was assumed. For example, the cost for a single family dwelling including cost of land was estimated \$335 per square foot.

The Report showed that the cost to own a home decreased with increase in density. Housing also became more affordable to own when the cost of land was removed from housing costs.

Table 36: Household Income Required for Different Dwelling Structures

	Single Family Home	Duplex	Fourplex	Apartment	Manufactured Home (Family)	Manufactured Home (Single)
Unit size (sq ft)	1500	1500	1500	700	1000	500
Units per site	1	2	4	32	3	4
Household Income required for mortgage for Housing and Land	96,645	65,256	53,237	34,403	37,946	24,484
Household Income required for mortgage for Housing with land provided at no cost	61,263	47,565	43,218	30,113	27,753	16,857

Challenges to Creating Affordable Home Ownership are:

1. The current government funding and the efforts of most non-profit housing organizations are focused on those of the highest need – homeless and lower income seniors and families, and thus affordable rentals. Thus, there is little interest from non-profit organizations to pursue affordable ownership.

2. There is a very high demand for affordable housing in most communities, and as a result, significant competition for the limited municipal and provincial lands available for affordable housing projects. It may well be that providing affordable housing for more moderate-income households is simply not seen as a priority, making it difficult to assemble land for

affordable homeownership projects targeting this income demographic.

3. Some would argue that requiring a 10% down-payment is too onerous and could eliminate many individuals and families from participating. For the purposes of this study, a 10% down-payment from the purchaser was modelled so that the option for a third-party private sector external mortgage provider might be possible. However, many U.S. Community Land Trusts raise additional grants and subsidies in order to further lower homebuyer down payment amounts.

Key Elements for Success for Shared-Equity Homeownership Programs:

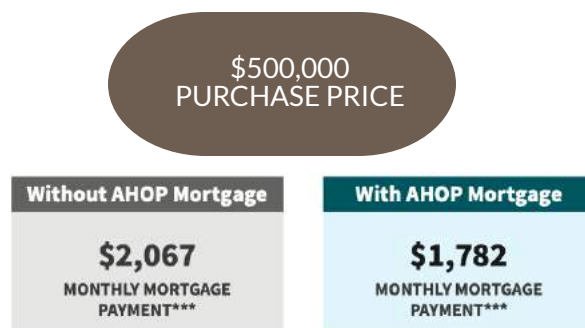
1. Remove land costs from the housing unit purchase price through Community Land Trusts / Land Leases or organizations like the Whistler Housing Authority.
2. Use a Restricted Resale Agreement to Control Future Resale Prices and Procedures - If the objective is to create permanently affordable homeownership opportunities it is important to control future resale prices and resale procedures of the housing unit to ensure it remains permanently affordable. It is also important to incorporate into the restricted resale agreement a clause that determines how any price appreciation gains on the housing unit will be shared between the housing organization and seller.
3. Partner with Financial Institutions to provide mortgages - Several non-profit housing organizations require potential buyers to first obtain proof of a pre-approved mortgage. This helps reduce some of the administrative effort and helps pre-verify a potential buyer's ability to secure and service a mortgage.

Funding Opportunities for Valemount for Affordable Home Ownership

1. **Northern Development Initiative Trust** has a program called *Northern Housing Initiative* where local governments are eligible to receive a grant of up to \$10,000 per dwelling created in a multi-unit market housing project to a maximum contribution of \$200,000. The funds must be passed on to the developer.
2. **CMHC** recently renewed the **First-Time Home Buyer Incentive** program to help middle class families afford homeownership by reducing monthly mortgage payments required for first-time homebuyers without increasing the amount for a down payment. The incentive allowed eligible first-time homebuyers, who have the minimum down payment for an insured mortgage, to apply to finance a portion of their home purchase through a form of shared equity mortgage through CMHC. This incentive is 5% or 10% of the house value depending whether the home was an existing one or built new. It is interest-free and has to be repaid when the home is sold or at the end of 25 years, whichever comes first.

3. **Canadian Mortgage and Housing Corporation (CMHC)** administers the **Shared Equity Mortgage Provider Fund** program available to municipalities and non-profit organizations for pre-construction costs to commence new ownership housing projects and shared equity mortgages directly to home buyers.

4. **BC Housing** offers a program called **Affordable Home Ownership Program (AHOP)** through the *Housing Hub* to support the development of new, affordable homes for eligible home buyers. AHOP will provide an opportunity for households to access market ownership housing. BC Housing would provide interim construction financing at reduced rates to make units available at 5-20% below market value for eligible home buyers, with the difference secured by an AHOP mortgage registered on title. Eligible homebuyers only need a 5% downpayment. For example: The program can with a 14% lower mortgage payments on a \$500,000 home.



*** Based on standard 5-year market financing at 2.45% interest rate, 25-year amortization period applied to high ratio mortgages with 10% down. 30-year amortization period applied to conventional mortgages with 10% down and 10% AHOP Mortgage.

5. **Columbia Basin Trust (CBT)** - Housing is one of six strategic priorities for the Trust. In the 2021-22 plan, CBT refers to homeownership as a desired outcome, wanting to see that "Opportunities for affordable home ownership are realized." Since this is a new area, CBT doesn't yet have a formula or mechanism to support ownership projects but have been receiving proposals from developers to see what partnerships are possible. CBT is close to signing off on a small project for affordable homeownership.

Appendix G:

DEVELOPING WORKFORCE HOUSING

Municipal Tools to Support and Develop Workforce Housing

Housing Agreements

In discussions with other municipalities, the main tool used to ensure perpetual affordability for any affordable housing project, is to develop a Housing Agreement. A Housing Agreement is adopted by bylaw with Council's approval, then registered to title with a Section 219 Covenant so that it remains on the property's title in perpetuity. Generally, it is recommended that these agreements last for a minimum of 60 years. Excellent resources and information are available through the Municipality of Whistler where all existing housing agreements are available [online](#).

The agreements can specify who can occupy, tenure of unit (owner or renter), rent limits, resale prices, etc.

Inclusionary Zoning - requires developers to build affordable housing as part of their rezoning efforts

Density Bonus - Consider negotiating more density for developers, in exchange for affordable rental units and/or staff housing. This can be introduced via policy/bylaw.

Municipal and Regional Tax District (MRDT) -

Valemount is also part of the Municipal and Regional District Tax (MRDT) program that allows it to raise revenue for local tourism marketing, programs and projects. Affordable housing was added as a permissible use of funds in the 2018 Provincial Budget, to help address local housing needs. Municipalities, regional districts and eligible not-for-profit business associations may voluntarily apply for either a two percent or a three percent MRDT rate.

The additional 1% can be used for the following activities

- Supporting housing, rental or shelter programs
- Supporting or acquiring, constructing, maintaining or renovating housing or shelter

Currently Valemount and area accommodations are only collecting the 2% tax. A tax rate increase will only take effect after an application has been approved by the Province.

Development Cost Charges

- Can be waived for an affordable housing development.
- Valemount is also designated by the province as a Resort Region under the Local Government Act, Section 583. This designation gives the Village of Valemount the ability to charge and use Development Cost Charges (DCCs) to support employee housing.

Employee Housing Service Charge Bylaw:

This is a tool used by some municipalities to support development of employee housing. For example, Whistler requires all new commercial and industrial development, as well as residential development subject to a rental pool covenant, to contribute to employee housing. Charges collected through this bylaw are based on a formula to determine the number of employees generated by the new development, and help to fund the Employee Housing Reserve.

Revitalization Tax Incentive - Under Section 226 of BC's Community Charter, the Village can provide tax exemptions for infill, affordable housing and other community development goals, however, a bylaw must be adopted as outlined in Section 226 (4) of the Community Charter.

Partnerships that have helped WorkForce Housing projects:

- Municipality
- Non-profit Housing Provider
- Community-based organization
- BC Housing
- Businesses
- CMHC
- Private Developer

Incentives to help with development

- Land contribution / gift
- Property Tax Exemption
- Waived Fees
- Partnership Support
- Fast tracked development application
- External Consultant Support

Funding Sources for Research and Planning

- Local Government Cash Contribution
- Provincial Funding Programs
- Federal Funding Programs
- Grants for Collaboration, Capacity Building, Innovation

Appendix H:

RECOMMENDATIONS FROM 2016 ASSESSMENT

The first [Housing Needs Study](#) was completed in 2016 for the Village of Valemount by Housing Strategies Inc. This study identified several recommendations.

Recommendation	Status
Recommendations Aimed at Minimizing the Loss of Existing Affordable Housing	
The Village is encouraged to establish preferred siting criteria for affordable housing.	Complete 2019 Affordable Housing Sites Plan (R. Radloff) - Policies included in 2021 OCP for general siting criteria along walking paths, transportation routes, and centrally located within the Village.
The Village is encouraged to establish policy whereby no amendments to the community's Official Community Plan (i.e., land use re-designations) are permitted unless those amendments are designed to meet an identified need for land, development priority and/or target population.	Incomplete
The Village is encouraged to establish policy restricting Strata Title conversions of existing rental units as a means of preventing the future loss of those units to the community.	Not yet applicable due to the nature of developments and development proposals. No stratas exist in Valemount currently.
Recommendations Aimed at Encouraging the Development of New Affordable Housing	
The Village is encouraged to assist non-profit and for-profit developers of affordable housing with taking full advantage of available grants and subsidies for affordable housing.	Complete and Ongoing. - The Village has partnered and/or worked with the Valemount Affordable Rentals Society, the Valemount Seniors Citizens Housing Society, Robson Valley Community Services within the last 4 years. - See Policies No. 5.6.16 and 6.1.3 in OCP (2021)
The Village is encouraged to develop and implement an Inclusionary Zoning policy that requires a specified percentage (e.g., 10%) of all new housing units be affordable and barrier-free to one or more of the community's affordable housing target populations.	Incomplete Included in the OCP's Policy No. 6.1.2 that as part of the recommended Revitalization Tax Exemption Bylaw, that certain areas of the village "provide at least 10% of units as affordable".
The Village is encouraged to develop and implement a Commercial Linkage policy that establishes commercial and industrial requirements and formulas for employee housing.	Incomplete

The Village is encouraged to develop and implement a Perpetually Affordable Housing Program.	Incomplete
The Village is encouraged to explore the viability of using the tax exemptions provisions provided under Section 226 of the Community Charter to encourage affordable housing development in and around the downtown core.	Incomplete Heavily encouraged in the new OCP
The Village is encouraged to conduct a review and inventory of existing municipal land and building assets to determine if and where there is municipal land that could potentially be used to support an affordable housing development.	Complete 2019 Affordable Housing Sites Plan (R. Radloff)
Recommendations Aimed at Building Additional Community Capacity to Promote Affordable Housing	
The Village is encouraged to post the Valemount Affordable Housing Needs & Demand Assessment final report on its website.	Complete
The Village is encouraged to develop and publish annual housing priorities, goals, and targets.	Incomplete However, legislation requires a Housing Assessment to be updated every 5 years and the Village is meeting this requirement.
The Village is encouraged to explore opportunities to develop new and innovative residential zoning options to encourage affordable housing.	Complete Much more work can be done, but significant strides have been made through zoning and OCP updates, as well as partnerships with non-profit affordable housing developments.
The Village is encouraged to conduct a comprehensive review and feasibility study of the affordable housing best practices identified as part of the Valemount Affordable Housing Needs & Demands Assessment.	Incomplete
The Village is encouraged to actively recruit recognized, quality non-profit and for-profit affordable housing developers to build a new housing project in the community.	Incomplete The Village has had some very successful partnerships with non-profit affordable housing developers, however the Village has not sought the opportunities out, but rather had the opportunities presented to them.
The Village is encouraged to explore opportunities to promote a balanced, regional approach to providing affordable housing in the area.	Incomplete
The Village is encouraged to explore and consider creating a Valemount Housing Authority.	Complete The Valemount Housing Committee was established in 2017

Appendix I:

2024 INTERIM HOUSING NEEDS

Housing Legislation passed in November 2023 requires all local governments to complete an interim Housing Needs Assessment to provide 5-year and 20-year housing projections. The Village of Valemount has opted to amend the 2022 Housing Needs Report with this Appendix “I” to comply with the Housing Needs Report Regulation and legislative requirements of the Local Government Act. This Housing Needs Report was updated in 2023 with the 2021 Census information, and provides a comprehensive look at Housing Needs within Valemount up to 2027. This interim report (Appendix I) updates the number of housing units needed to include updated 5-year and new 20-year needs. Data used to inform this interim report can be found at the end of this section.

Following the adoption of this Interim Housing Needs Report, the Village is required to amend the Official Community Plan and Zoning Bylaw to align with the projected 5-year and 20-year total number of units. An entirely new Housing Needs Report will then be required to be completed in 2028 and every 5 years thereafter.

Housing Needs Requirements

The Province of BC has adopted a new standard methodology to determine the 5-year and 20-year housing need calculations. Using this methodology the Village of Valemount has determined the total number of housing units shown below. Village housing needs based on housing type/size can be found in section 7 of the 2022 Housing Needs Report.

- 18 units for extreme core housing need
- 14 units for people experiencing homelessness
- 71 Units for suppressed household formation
- 56 units for anticipated household growth
- 3 units for rental vacancy rate adjustment
- 162 units for demand buffer

Extreme Core Housing Need (ECHN)

A household is considered to be in extreme core housing need if it does not meet one of the standards of adequacy (not requiring any major repairs), affordability (households paying at least 50% of their before tax income on shelter costs), or suitability (Housing with enough bedrooms for the composition of the household) as defined by the Government of Canada. Data on Valemount’s Core Housing need can be found in Section 6.1 of this report and has been updated with 2021 census data.

18 units of housing will be required over the next 20 years to meet the HNR methodology’s Extreme Core Housing Need requirements. 5 units will be required over the next 5 years.

Persons Experiencing Homelessness (PEH)

14 units for persons experiencing homelessness must be accommodated over the next 20 years (with 7 units to be accommodated in the next 5 years). The number of units for people experiencing homelessness is calculated based on the proportion of the population of Valemount within the Fraser Fort George region.

Suppressed Household Formation

Suppressed household formation represents the number of households that may have formed if more housing was available. This would include children moving out of the home to form their own households or choosing to live with roommates over their own household. 71 housing units is required over 20 years (18 over the next 5 years) to meet this demand.

Anticipated Growth

56 units must be facilitated over the next 20 years, with 49 of these units over the next 5 years, to accommodate anticipated growth. That the majority of these units are in the first 5 years is likely to help get ahead of demand. This number takes the anticipated regional growth rate and the local anticipated growth and averages the number to get the anticipated growth.



Rental Vacancy Rate Adjustment

The province aims for a rental vacancy rate (the number of units unoccupied at any given time) to be at 3%. The Vacancy rate has changed dramatically in Valemount over the last couple years when the pipeline construction was in progress and now coming to an end. This calculation uses a current vacancy rate of 1.4%, although this may not be an accurate representation of Valemount's current vacancy rates.

3 units would need to be facilitated over 20 years to bring this number up to the 3% vacancy rate with 1 unit to be facilitated in the next 5 years.

Additional Local Demand

The Additional Local Demand is the number of housing units required to create a buffer and create a healthy housing market.Valemount will be required to accommodate 162 units over 20 years (with 40 units within the next 5 years) to meet this additional demand.

Actions Taken

Housing Units Created

In Section 7 of the 2022 Housing Needs Report the projected number of housing units needed was 43. Since 2021, 53 residential units have been created including 17 single family dwellings, 4 secondary suites, and 32 units in multifamily residential buildings. Based on the new methodology, the new 5-year number of housing units needed is 119 by 2029. This new number does not take into account the units created since the original 2022 Report was created as new census data that includes these new units is not yet available.

43

5-year need projected in 2022

53

Units created between 2022 and 2024

119

Units needed by 2029

Other Actions Taken

Section 9 of the 2022 Housing Needs Report outlines a list of strategies and actions recommended to meet the housing needs within the community. Since its adoption the Village has begun making progress on these strategies and will continue to work towards completing the listed actions as well as working on projects to support housing in addition to the report. Below are some of the actions taken by the Village of Valemount to encourage housing development:

- **Secondary Suites:** In 2023, along with legislation regarding Housing Needs Reports, the province introduced legislation to permit secondary suites in all residential zones. The Village of Valemount completed a review of our Zoning Bylaw to ensure secondary suite including detached suites are permitted in all single-family residential zones.
- **Short Rental Vacation Rentals:** The short-term vacation rental policies were reviewed in 2024 to ensure they are not discouraging long term rentals. With the province's new database, the Village can now track short term rentals and ensure they are following regulations. More education regarding the Village's short term vacation rental policies as well as an annual review as per the actions could be implemented.
- **Other Bylaws:** The Village has also been working on updating bylaws that guide development including:
 - The **Development Procedures Bylaw** to streamline application processes and incorporate changes implemented by the province to reduce delays in approving applications related to housing.
 - The **Subdivision and Development Servicing Bylaw** to ensure all our standards are up to date and easy for developers to follow.

Staff have identified other Bylaws that are in need of updating including our **Subdivision Procedures and Development Cost Charges Bylaws** and will be working on these in the near future. These bylaws work together to guide development within the Village and updated documents will streamline the development process.

- The Village has and continues to support non-profit organizations with the development of affordable housing. The Village contributed land for two housing developments including:
 - Supportive Housing on 5th Avenue that provides 14 units of affordable housing.
 - The new housing complex on Ash Street providing 18 housing units for seniors.

Housing Near Transportation

Housing located in close proximity to public transportation can allow people to get around the community without the use of a personal vehicle. This has allowed many communities to build higher density housing without the need for parking requirements that take up developable space. Unfortunately, the Village of Valemount does not have options for public transportation within the community and the options for public transportation travelling outside the community are also limited.

The Village is looking at developing an active transportation master plan to guide the development of paths and trails for walking and cycling as forms of transportation. Until active transportation or public transportation infrastructure develops further, encouraging or incentivizing housing development based on proximity to public transit would not be feasible.

Looking Forward

The Village of Valemount has made some progress on the strategies contained in the 2022 Housing Needs Report. The Village will continue to move the

recommendations towards completion to meet 5-year and 20-year housing targets. Some of the priorities include:

- Continuing to streamline development approval processes by completing and updating development related Bylaws.
- Updating our Zoning Bylaws and OCP to align with housing needs.
- Continuing to support non-profit groups to provide affordable or supportive housing options.
- Reviewing our Accessory Dwelling Unit regulations to increase density in the residential zones, including permitting more than one accessory unit per property.
- Ensuring that land is appropriately zoned within the Zoning Bylaw and OCP to facilitate residential development without the delays of rezoning.
- Exploring options to encourage development of large vacant parcels within the Village.
- Increase public education on zoning regulations, secondary suites, accessory dwelling units, and short-term vacation rentals.

Appendix J:

5-year AND 20-year PROJECTIONS USING THE HOUSING ASSESSMENT RESOURCE TOOL (HART)

Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.
- A note on rounding [per provincial guidelines](#) the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 37

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

EXPORT

Valemount VL (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	340	345	360	360
Renters	120	130	140	155

Table 38

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Valemount VL (CSD, BC)									
	2006		2011		2016		2021		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	#	% of total	Average ECHN Rate
Owners with a mortgage	n/a		n/a		n/a		0	0.00%	0.00%
Renters	10	8.33%	15	11.54%	20	14.29%	20	12.90%	11.77%

Table 39

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Valemount VL (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	360	n/a	n/a
Owners with a mortgage		0.00%	0.00
Renters	155	11.77%	18.24
Total New Units to Meet ECHN - 20 years			18.24

Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 40

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Valemount VL (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
95,295	1,055	1.11%	1,262	13.97
Total New Units to Homelessness Needs - 20 years				13.97

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 41

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Valemount VL (CSD, BC)		
Age - Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	30	10
25 to 34 years	30	25
35 to 44 years	65	35
45 to 54 years	85	15
55 to 64 years	65	10
65 to 74 years	45	10
75 years and over	15	10

Table 42

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Valemount VL (CSD, BC)		
Age - Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	15
25 to 34 years	45	25
35 to 44 years	45	35
45 to 54 years	50	10
55 to 64 years	105	25
65 to 74 years	65	15
75 to 84 years	20	20
85 years and over	25	0

Table 43

The following table shows the population by age category in 2006 and 2021 (Step 2).

[EXPORT](#)

Valemount VL (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	70	155	55	90
	20 to 24 years	85		35	
25 to 34 years	25 to 29 years	45	95	55	165
	30 to 34 years	50		110	
35 to 44 years	35 to 39 years	70	160	70	125
	40 to 44 years	90		55	
45 to 54 years	45 to 49 years	105	170	50	110
	50 to 54 years	65		60	
55 to 64 years	55 to 59 years	90	135	80	145
	60 to 64 years	45		65	
65 to 74 years	65 to 69 years	40	80	90	125
	70 to 74 years	40		35	
75 years and over	75 to 79 years	10	30	50	110
	80 to 84 years	20		25	
	85 years and over	0		35	

Table 44

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

[EXPORT](#)

Valemount VL (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	30	10	155	19.35%	6.45%
25 to 34 years	30	25	95	31.58%	26.32%
35 to 44 years	65	35	160	40.62%	21.88%
45 to 54 years	85	15	170	50.00%	8.82%
55 to 64 years	65	10	135	48.15%	7.41%
65 to 74 years	45	10	80	56.25%	12.50%
75 years and over	15	10	30	50.00%	33.33%

Table 45

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

[EXPORT](#)

Valemount VL (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	19.35%	6.45%	90	17.42	5.81
25 to 34 years	31.58%	26.32%	165	52.11	43.42
35 to 44 years	40.62%	21.88%	125	50.78	27.34
45 to 54 years	50.00%	8.82%	110	55.00	9.71
55 to 64 years	48.15%	7.41%	145	69.81	10.74
65 to 74 years	56.25%	12.50%	125	70.31	15.62
75 years and over	50.00%	33.33%	110	55.00	36.67

Table 46

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

[EXPORT](#)

Valemount VL (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	17.42	5.81	0	15	17.42	-9.19	8.23
25 to 34 years	52.11	43.42	45	25	7.11	18.42	25.53
35 to 44 years	50.78	27.34	45	35	5.78	-7.66	0.00
45 to 54 years	55.00	9.71	50	10	5.00	-0.29	4.71
55 to 64 years	69.81	10.74	105	25	-35.19	-14.26	0.00
65 to 74 years	70.31	15.62	65	15	5.31	0.62	5.94
75 years and over	55.00	36.67	45	20	10.00	16.67	26.67
Total New Units to Meet Suppressed Housing Need – 20 years							71.06

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 47

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

[EXPORT](#)

Valemount VL (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	40,225	48,543	20.68%

Table 48

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

[EXPORT](#)

Valemount VL (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	515	521.00	6.00
Regionally Based Household Growth	20.68%	515	621.50	106.50
Scenario Average				54.25
Total New Units to Meet Household Growth Needs – 20 years				54.25

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 49

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

[EXPORT](#)

Valemount VL (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	155	159.79
Local Vacancy Rate	1.40%	98.60%		157.20
Total New Units to Achieve 3% Vacancy Rate – 20 years				2.59

Component F: Housing units and demand (the “demand buffer”)

The demand factor is a multiplier used to calculate additional local housing demand (or “demand buffer”), determined by the province.

Table 50

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

EXPORT

Valemount VL (CSD, BC)		
Component	Result	
A. Extreme Core Housing Need		18.24
B. Persons Experiencing Homelessness		13.97
C. Suppressed Household Formation		71.06
E. Rental Vacancy Rate Adjustment		2.59
Total		105.86
Demand Factor		1.53
Total New Units to Address Demand Buffer - 20 years		161.74

Total 5-year and 20-year housing need

Table 51

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Valemount VL (CSD, BC)			
Component	5 Year Need		20 Year Need
A. Extreme Core Housing Need	4.56		18.24
B. Persons Experiencing Homelessness	6.99		13.97
C. Suppressed Household Formation	17.77		71.06
D. Anticipated Growth	48.55		56.25
E. Rental Vacancy Rate Adjustment	0.65		2.59
F. Additional Local Demand	40.44		161.74
Total New Units - 5 years	119		
Total New Units - 20 years			324

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



Housing Assessment
Resource Tools
(HART)



Licker
Geospatial
Consulting

Definitions and Acronyms used in this Appendix

ECHN - Extreme Core Housing Need

PEH - People Experiencing Homelessness

Headship Rate is the ratio of the number of household heads or household maintainers to the population 15 years of age and older.