



THOMPSON-NICOLA REGIONAL DISTRICT HOUSING NEEDS ASSESSMENT

City of Merritt Council Presentation – 04 August 2020



M'AKOLA
DEVELOPMENT
SERVICES



**TURNER DRAKE
& PARTNERS LTD.**



OVERVIEW

Introductions

Project Background

Preliminary Data

Next steps

ABOUT US



M'akola Development Services is a professional consulting firm with Indigenous roots that is committed to supporting vibrant, diverse communities in British Columbia. M'akola has 31 years of experience in housing research, planning, and development for municipalities, non-profit organizations, all levels of government, Aboriginal communities, and private industry.

Our services span the full development spectrum from *Concept to Community*.



Turner Drake & Partners Ltd. is the largest and oldest established real estate consulting firm in Atlantic Canada. We have been in continuous operation since 1976, providing services on all types of real estate issues across Canada. From our base in Halifax, we have worked in every province and territory, excluding Nunavut.

With specialists in planning, demographic and market analysis, valuation, property tax, brokerage, and real estate counseling under one roof, we frequently lead and assist in consulting assignments that integrate planning and development with housing markets and real estate economics.



PROJECT BACKGROUND



PROVINCIAL REQUIREMENTS

New legislation and regulations specify requirements for local governments related to housing needs reports. These requirements include:

- Collecting information to identify current and projected housing needs,
- Using that information to prepare and publish an online housing needs report which shows current and projected housing needs for at least the next five years, and
- Considering the most recently collected information and housing needs report when amending official community plans and regional growth strategies

Required for all municipalities and electoral areas.

Must be completed by April 2022 and every five years thereafter.

Funding through UBCM for individual communities or regional projects.

PROJECT AREA



Participating Communities:

- City of Merritt
- Village of Cache Creek
- Village of Clinton
- District of Logan Lake
- District of Clearwater
- Sun Peaks Mountain Resort Municipality
- Electoral Areas A, B, E, I, J, L, M, N, P



OUR APPROACH

Looking deeply at:

- Housing across the continuum
- Population trends (Who is living in our communities?)
- Affordability (How much does it cost to live here?)
- Assets (What makes this a great place to live?)
- Future demands (Who might live here in the future?)

Significant engagement with the community and stakeholders.

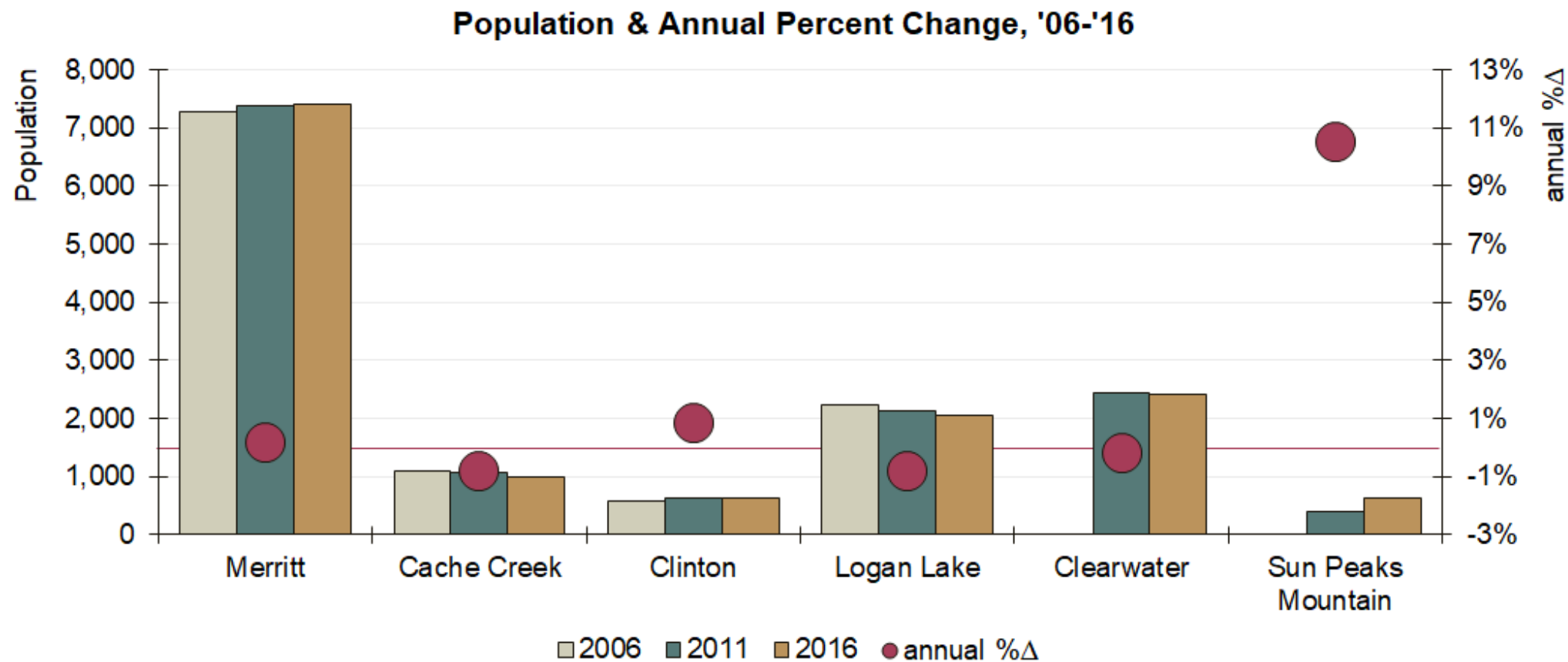
DELIVERABLES AND MILESTONE DATES

Phase	Milestone, Meeting, or Deliverable	Complete by:
Phase 1: Project Management, Kick-Off and Context	Start-Up and Methodology Presentation	April 24
	Draft Tables of Contents	May 29
	Communications and Engagement Strategy	May 29
Phase 2: Data Collection and Projections	Preliminary Findings Report	August 21
Phase 3: Stakeholder Engagement	Preliminary Findings Presentation to TNRD	August 31
	Engagement Summary Report	September 30
Phase 4: Synthesis	Draft Housing Needs Reports	December 11
	Draft Community Housing Profiles	December 11
Phase 5: Summary and Conclusion	Final Housing Needs Reports and Community Profiles	January 29, 2021
	Housing Needs Reports Guide and Data Tables Tool	January 29, 2021
	Presentations to and Approvals by Participating Councils	January 29, 2021
	Community Forum to Share Results	January 29, 2021



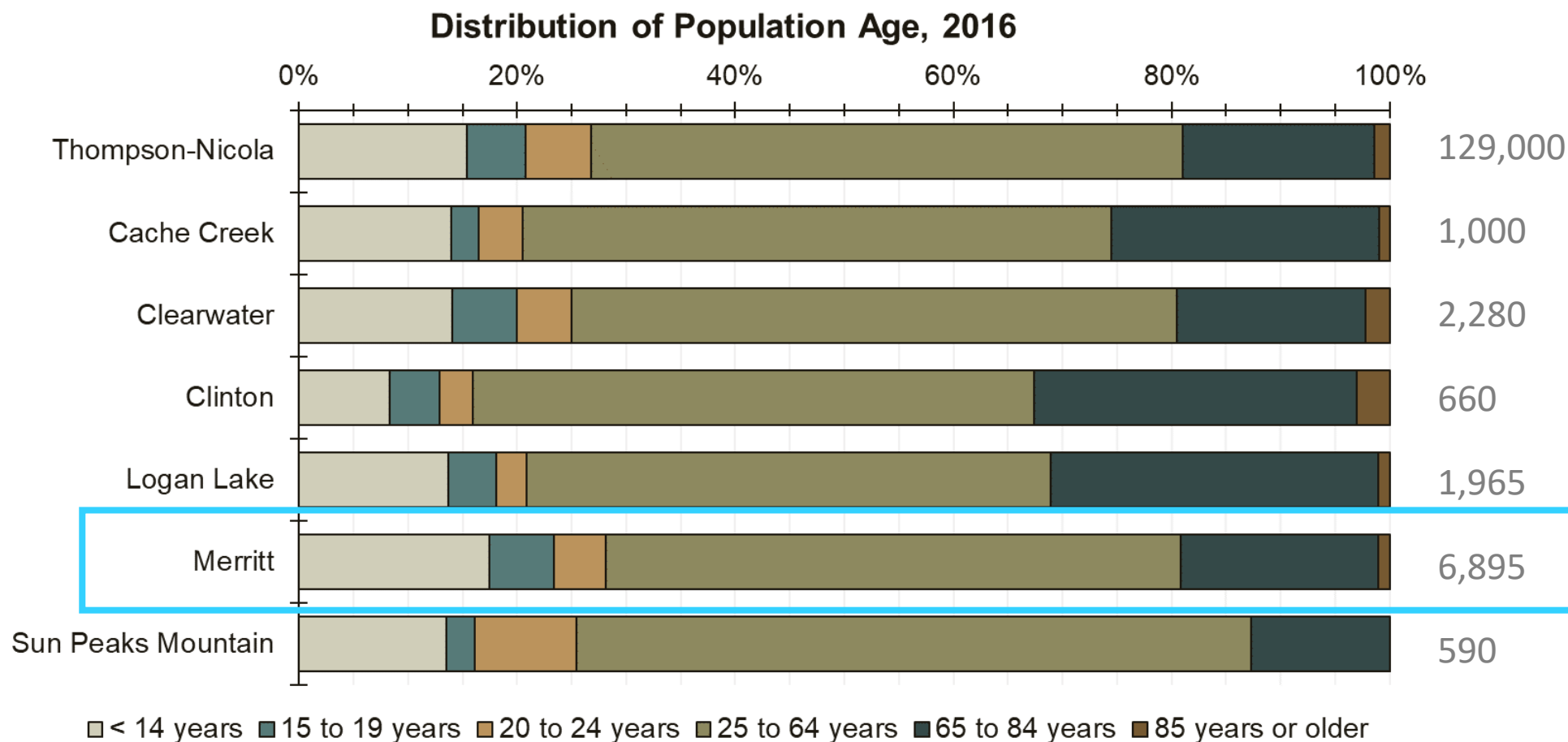
PRELIMINARY FINDINGS: AGE AND POPULATION CHANGE

POPULATION CHANGE



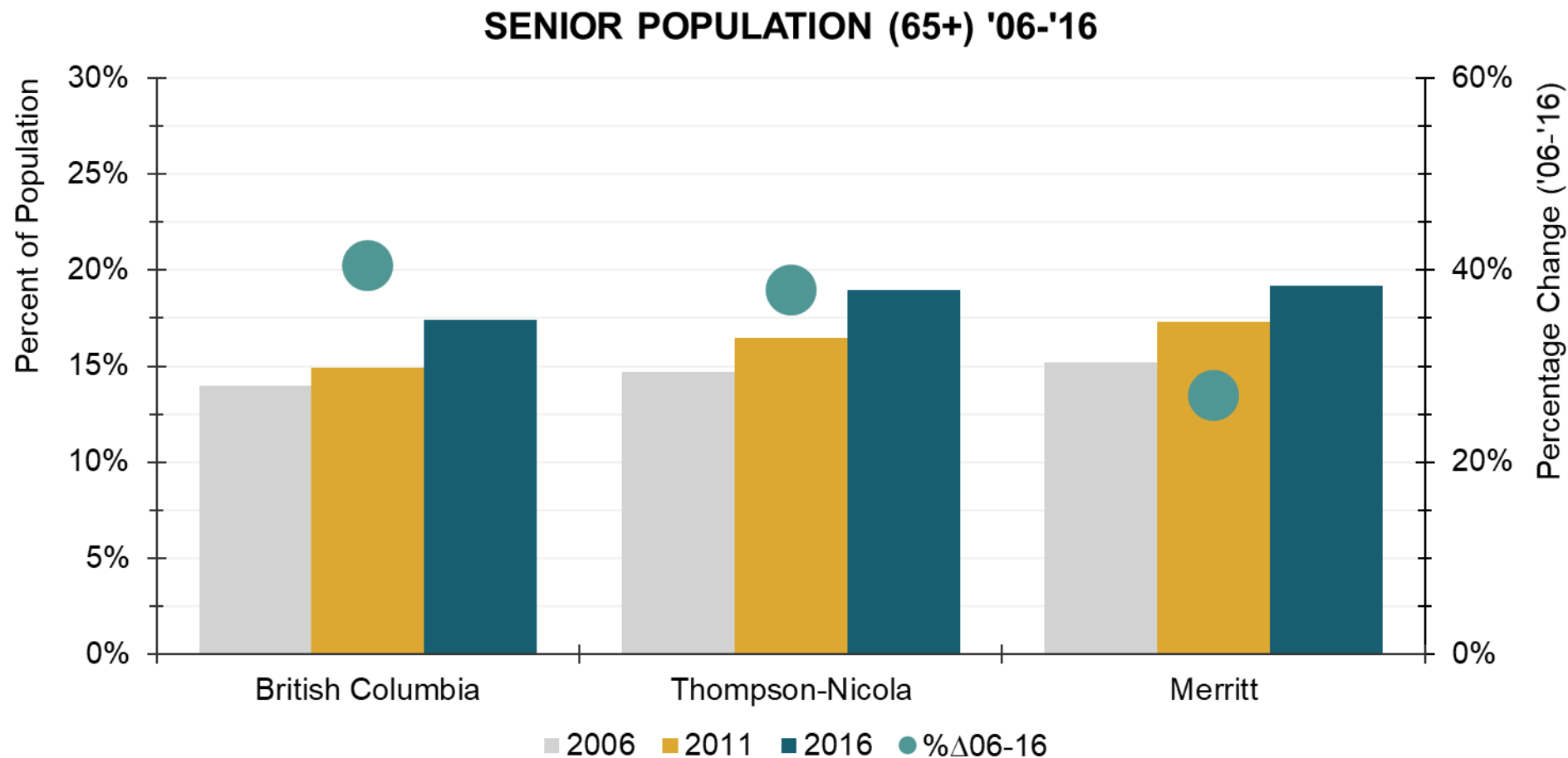
- Limited growth or decline. Most communities +/- 1% annually.
- Sun Peaks growing at nearly 11% annually (limited population and time frame.)

AGE DISTRIBUTION



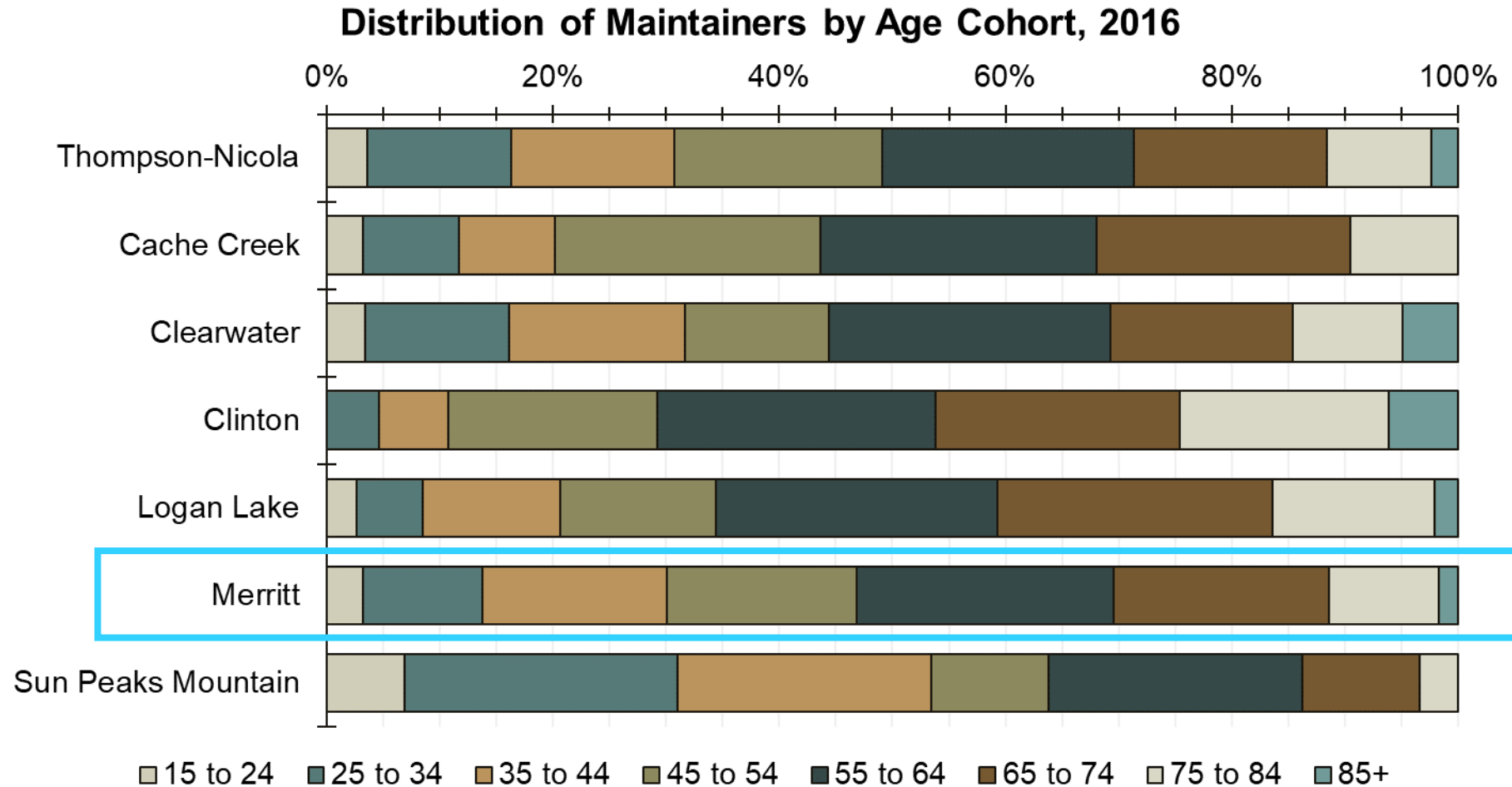
- Cache Creek, Clinton, and Logan Lake are older than the Region as a whole.
- Clearwater and Merritt have similar distributions.
- Sun Peaks has a large 20-24 population, and limited 65+ proportion.

POPULATION 65+



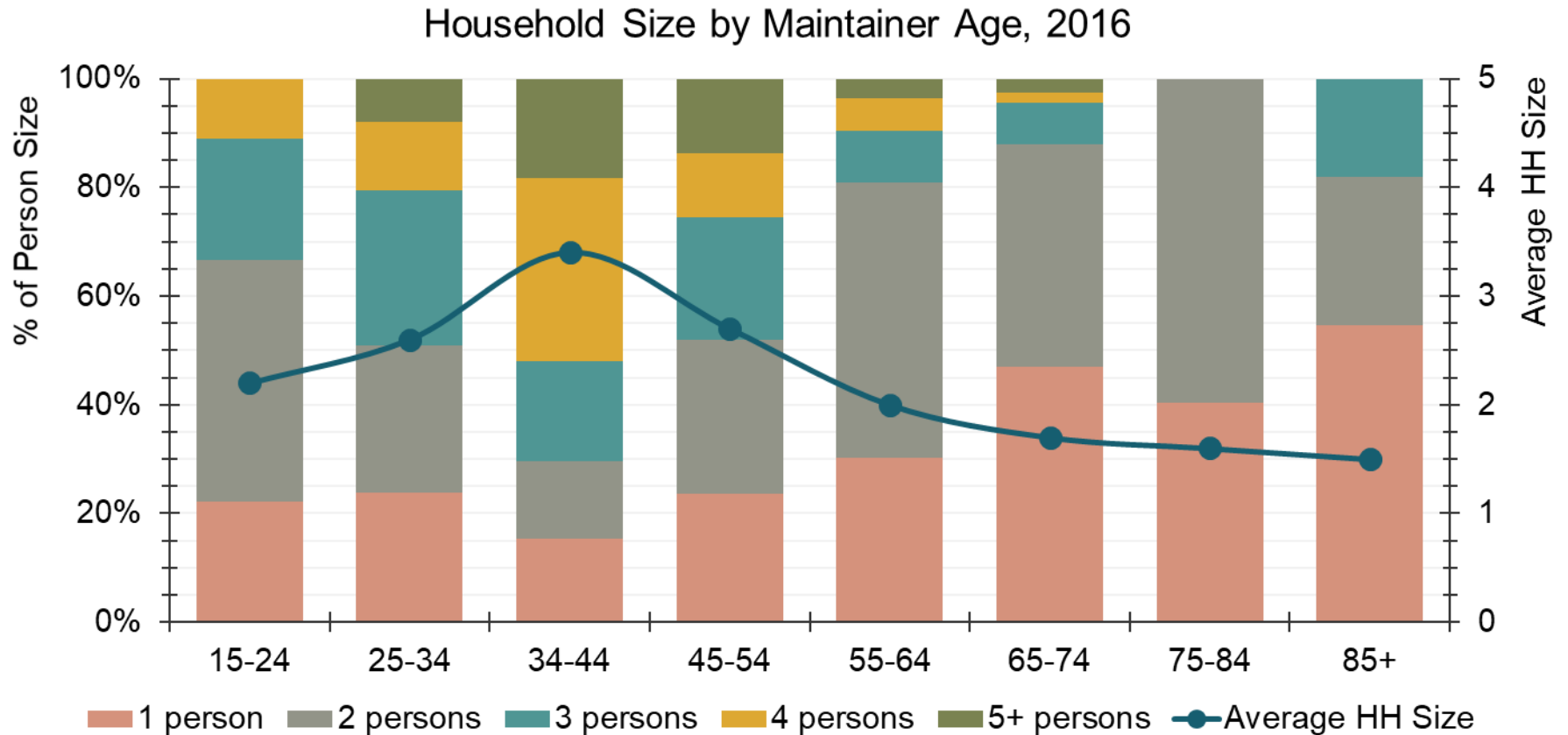
- Merritt proportion higher than BC and TNRD, but increasing at slower rate.

PRIMARY MAINTAINER AGE



- Maintainers generally older in Cache Creek, Clinton, and Logan Lake.
- Clearwater and Merritt similar to Region, Sun Peaks has a very young labour force.

PRIMARY MAINTAINER AGE

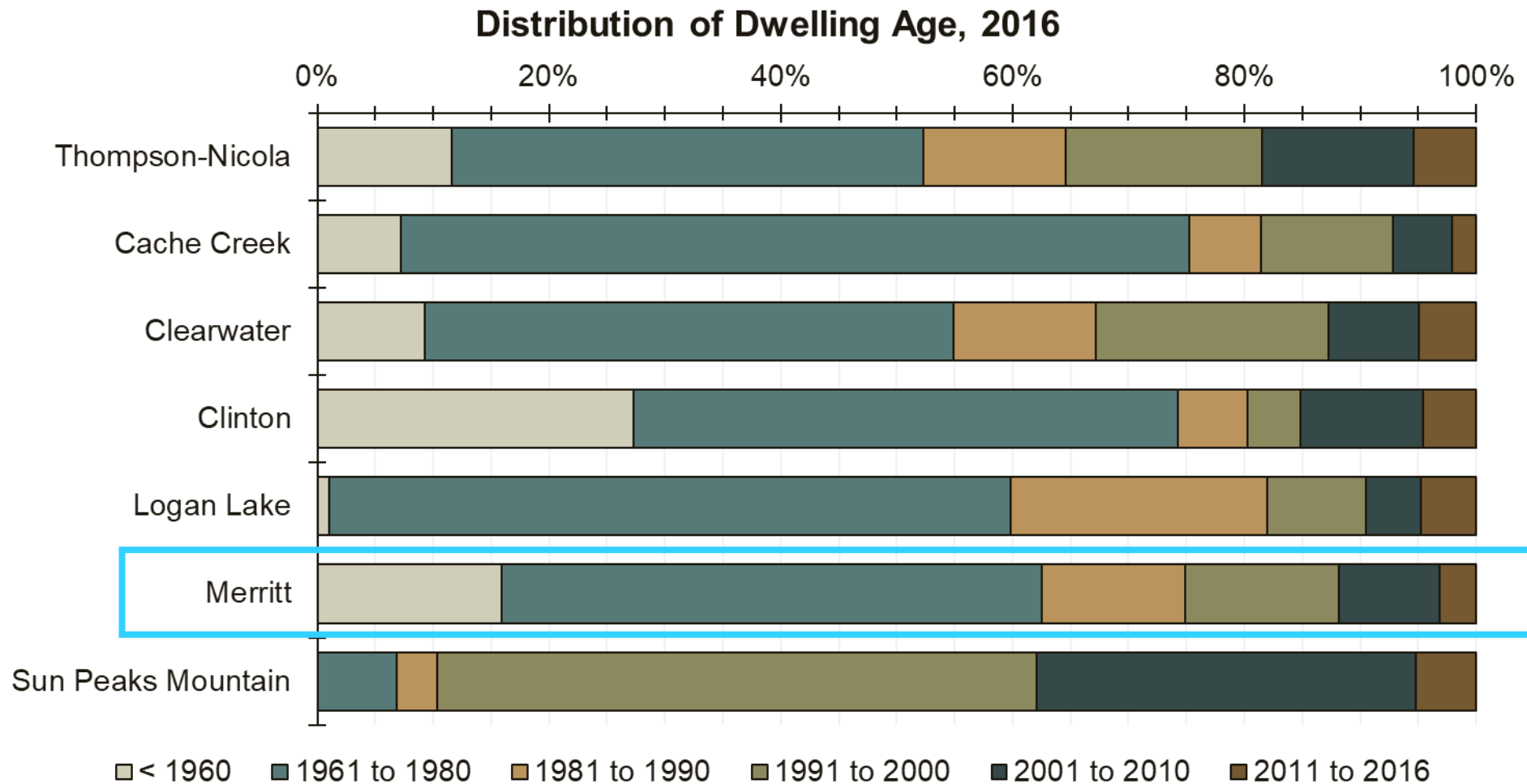


- 55+ tend to live in households with less than 2 people
- 25 to 55 with larger household sizes



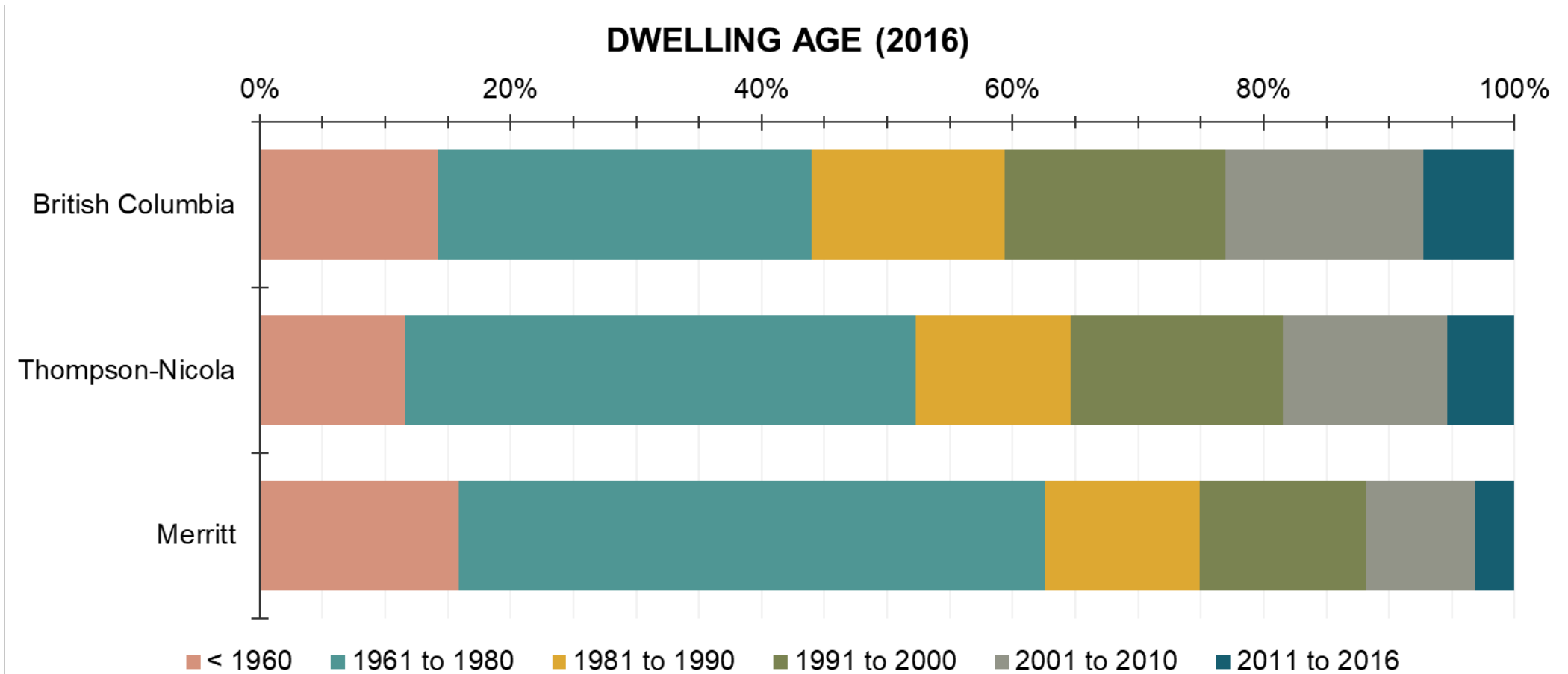
PRELIMINARY FINDINGS: HOUSING STOCK AND TYPE

HOUSING STOCK BY DWELLING AGE



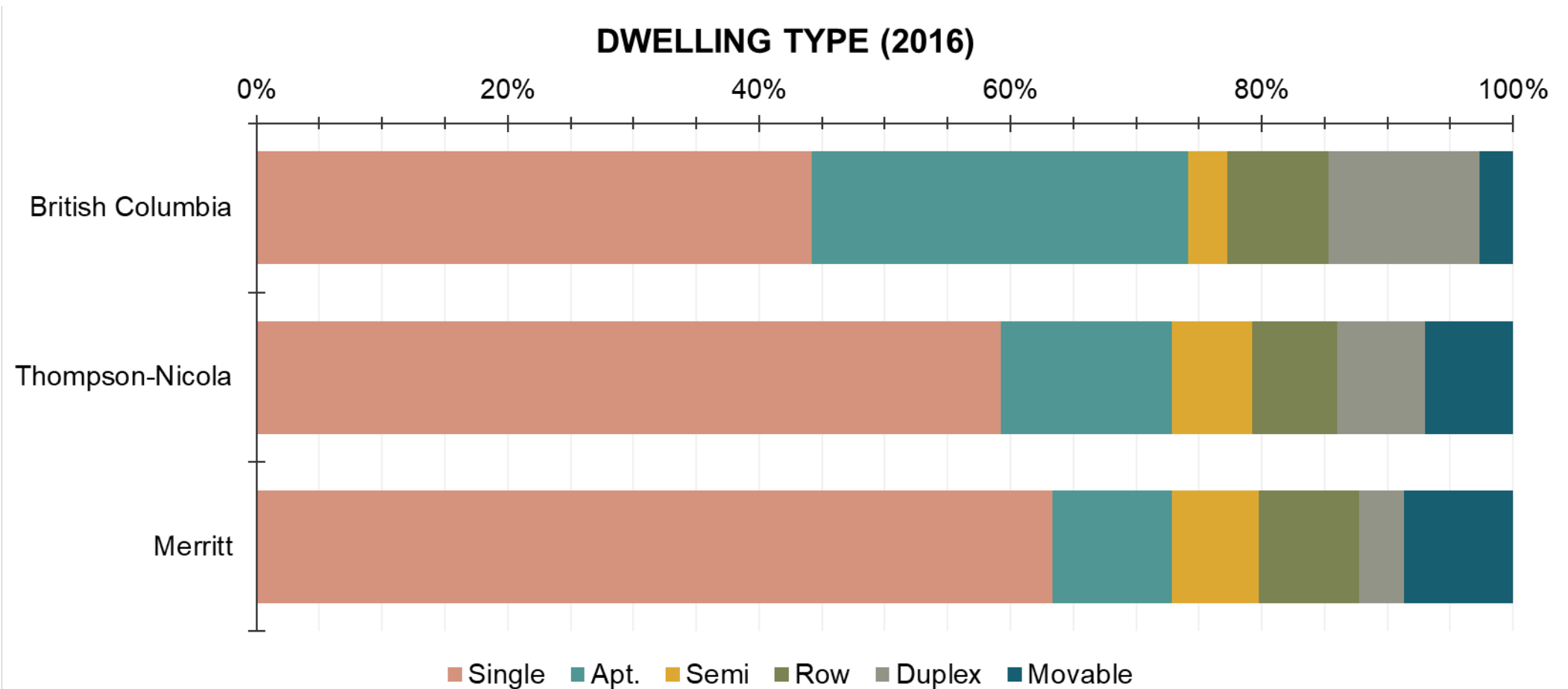
- Most stock built between 1961 and 1980 (except Sun peaks).
- Clinton has large pre-1960 stock.

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HOUSING STOCK BY TYPE

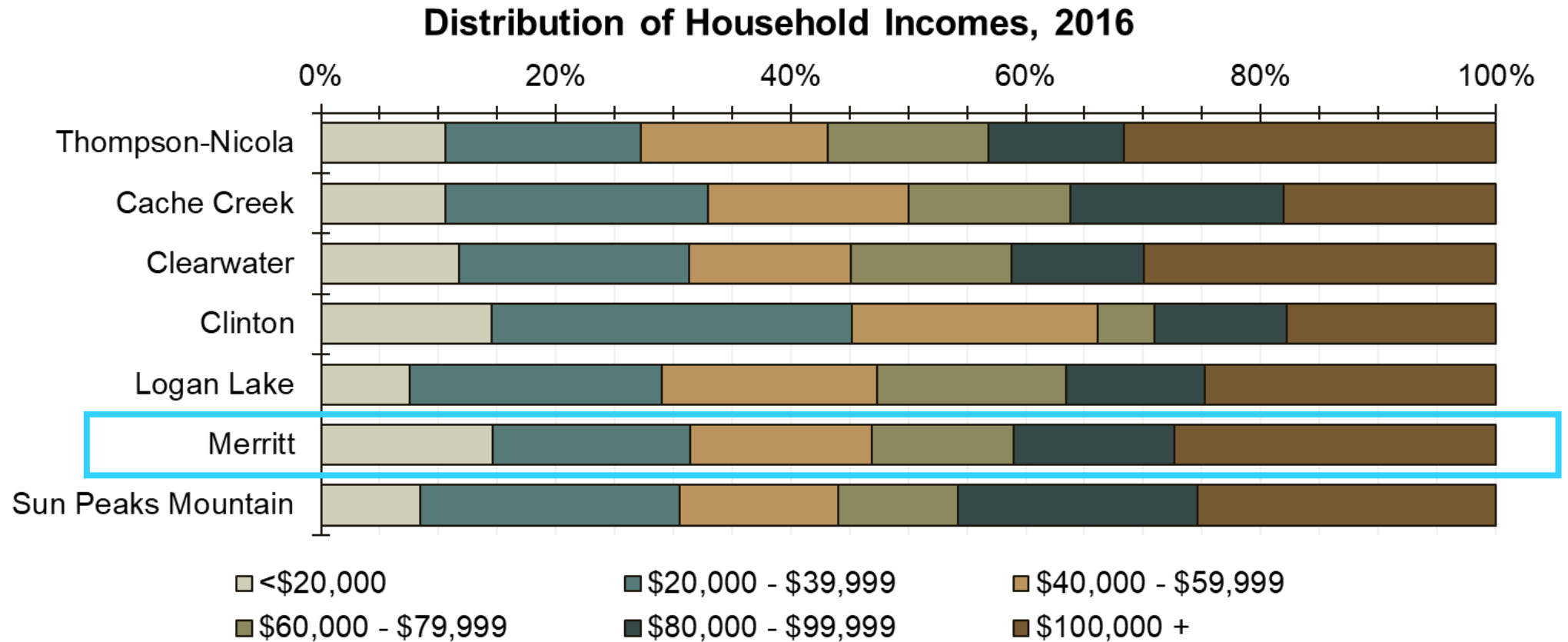


- Over 60% of homes are single detached, more than both the Province and District, but similar to other smaller municipalities.
- Large proportion of movable dwellings.



PRELIMINARY FINDINGS: INCOME AND TENURE

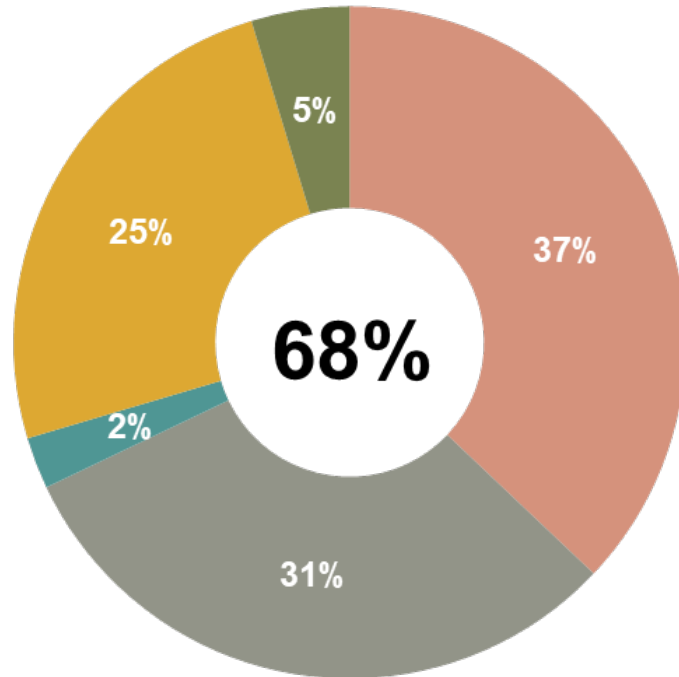
HOUSEHOLD INCOME DISTRIBUTION



- Clinton is the outlier, with 65% of households earning under \$60K.
- Most communities, 50% earn less than \$60K and 50% earn less.

HOUSEHOLDS BY TENURE TYPE

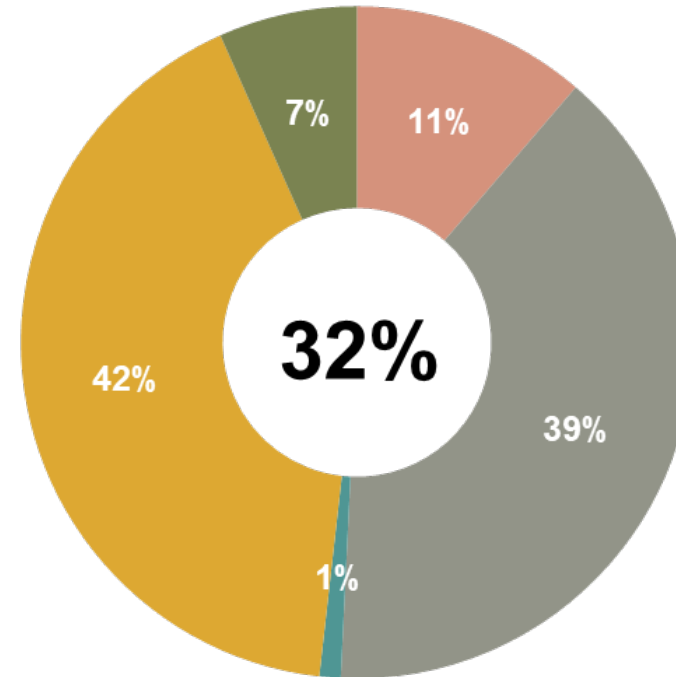
HOUSEHOLD TYPE
Owners, 2016



■ Family w/out Child(ren)
■ Multiple-family

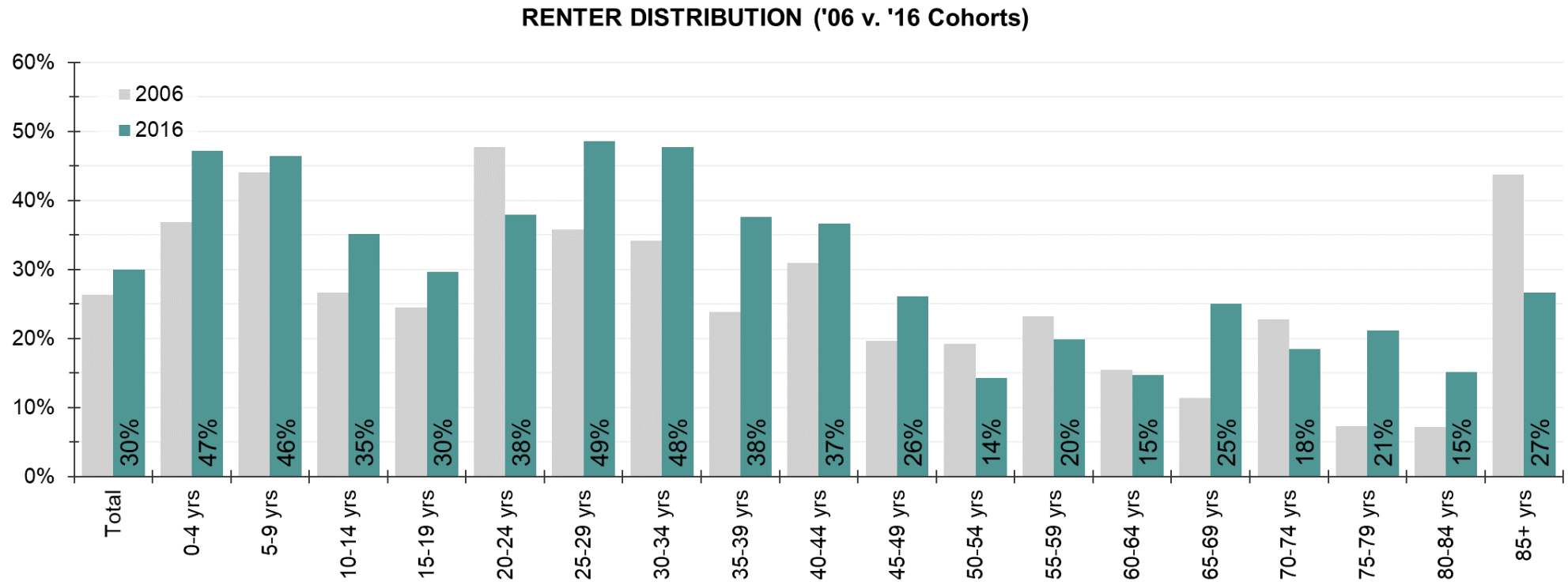
■ Family w/ Child(ren)
■ Non-census (1 person)

HOUSEHOLD TYPE
Renters, 2016



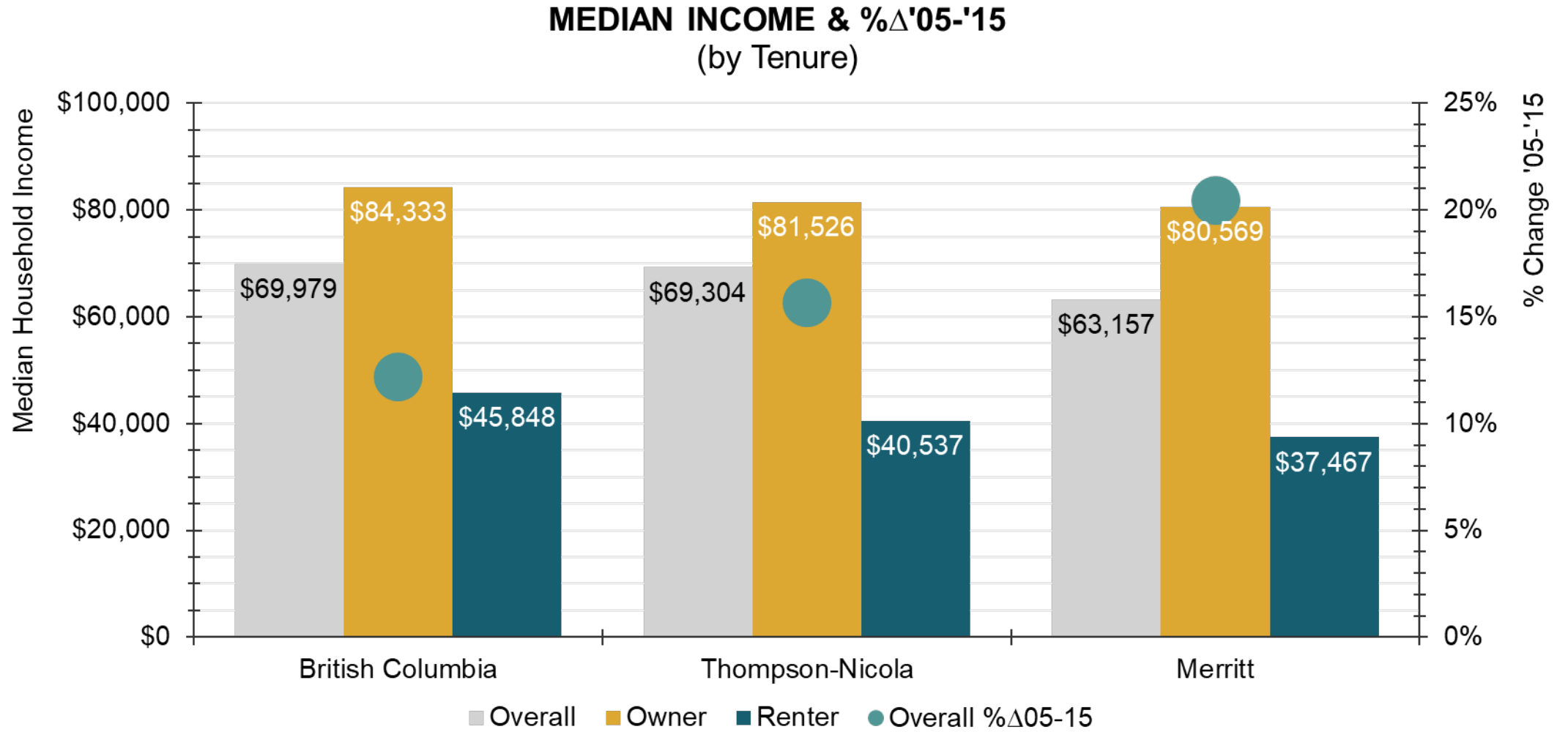
- About 1/3rd of Merritt rents.
- 40% of renters are families with children.

MEDIAN INCOME BY TENURE TYPE



- Renters make substantially less than owners.

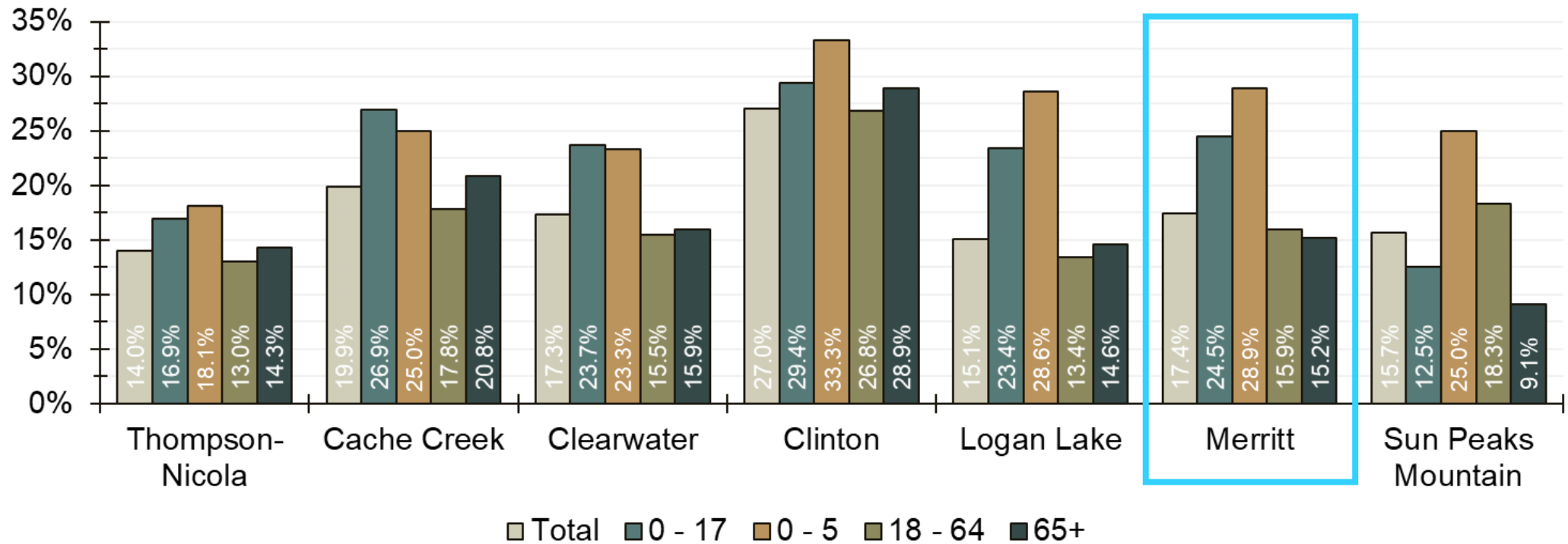
MEDIAN INCOME BY TENURE TYPE



- Renters make substantially less than owners.

LOW INCOME MEASURE

Persons Below the Low Income Measure After-Tax (LIM-AT), 2016





PRELIMINARY FINDINGS: HOUSING NEED



NEED CRITERIA

1. Adequacy

In need of major repairs?

2. Suitability

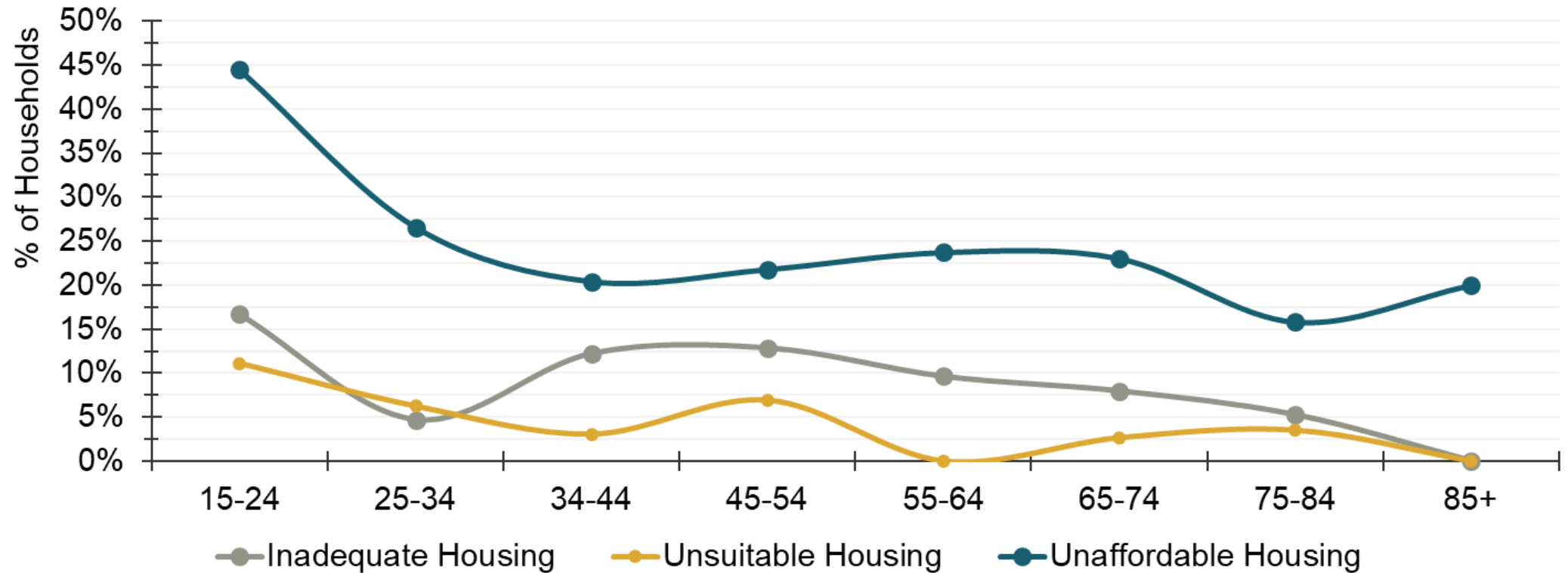
Enough bedrooms?

3. Affordability

Shelter-cost-to-income ratio < 30%

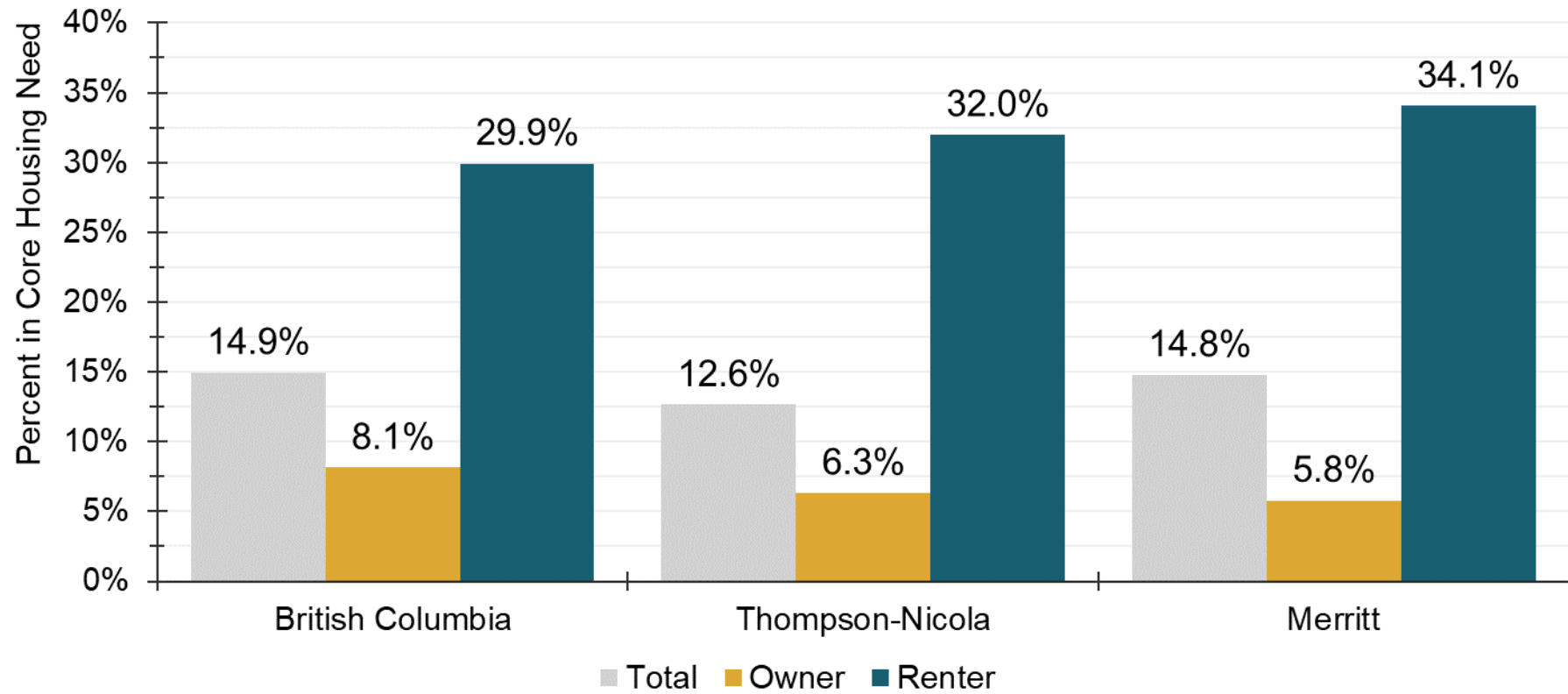
NEED CRITERIA

Housing Need Criteria by Maintainer Age, 2016



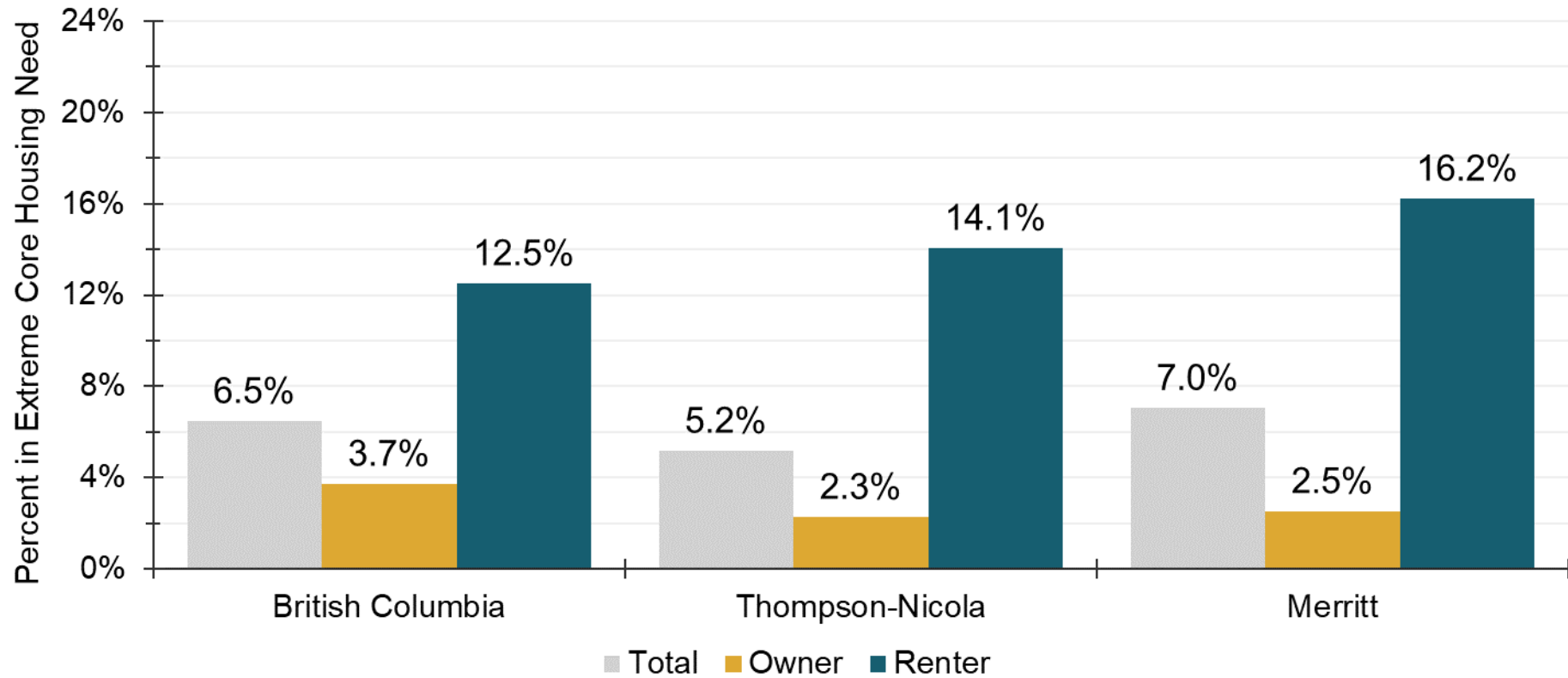
CORE HOUSING NEED

CORE HOUSING NEED HOUSEHOLDS
(by Tenure, 2016)



EXTREME CORE HOUSING NEED

EXTREME CORE HOUSING NEED HOUSEHOLDS
(by Tenure, 2016)



- Shelter-cost-to-income ratio < 50%



NEXT STEPS



STUDY NEXT STEPS

Data Analysis:

- In-Depth Analysis
- Data Relationships
- Preliminary Report

Engagement:

- Key Informant Interviews
- Focus Groups
- Community Survey

Report Writing

Council Presentations

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THANK YOU!



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