



December 2024



DISTRICT OF BARRIERE

Thompson-Nicola Regional District Housing Needs Assessment

Thompson-Nicola Regional District

Housing Needs Assessment

District of Barriere

Prepared for:

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December 2024

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Executive Summary

The Thompson-Nicola Regional District Housing Needs Assessment was prepared by Urbanics Consultants Ltd. for the Thompson-Nicola Regional District. Housing needs have been assessed for each of the 10 Electoral Areas and for 9 participating member municipalities, including the District of Barriere. This report aims to provide a comprehensive analysis of housing needs in the District of Barriere.

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

Key Findings

Barriere		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	6.78	27.13
B. Persons Experiencing Homelessness	6.84	13.68
C. Suppressed Household Formation	8.38	33.51
D. Anticipated Growth	124.74	260.34
E. Rental Vacancy Rate Adjustment	0.33	1.34
F. Additional Local Demand	27.93	111.73
Total New Units – 5 years	175	
Total New Units – 20 years		448

Source: Housing Assessment Resource Tools

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

The report additionally includes information assembled by the District of Barriere on efforts to implement the findings of the previous housing needs assessment in 2021, as well as information on the benefits of having housing near transportation infrastructure that supports walking, bicycling, public transit, and other alternative modes of transportation.

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1. Introduction

Urbanics Consultants Ltd. has been retained by the Thompson-Nicola Regional District (TNRD) to undertake a Housing Needs Report update for all 10 Electoral Areas and 9 participating member municipalities. Member Municipalities include the Village of Ashcroft, District of Barriere, Village of Cache Creek, Village of Chase, District of Clearwater, Village of Clinton, District of Logan Lake, City of Merritt, and Sun Peaks Mountain Resort Municipality.

This report specifically examines the District of Barriere, and provides the Provincially-approved housing needs projection, as well as commentary on transportation, housing, and updates since the last Housing Needs Assessment.

The Consultant developed this report from study and analysis of data provided by BC Stats, Statistics Canada, CMHC, Thompson-Nicola Regional District, and others.

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

Table 1: Housing Needs Summary

Barriere		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	6.78	27.13
B. Persons Experiencing Homelessness	6.84	13.68
C. Suppressed Household Formation	8.38	33.51
D. Anticipated Growth	124.74	260.34
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F. Additional Local Demand	27.93	111.73
Total New Units – 5 years	175	
Total New Units – 20 years		448

Source: Housing Assessment Resource Tools

Study Limitations

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

Data and statistics for the report was sourced from a variety of government sources (federal, provincial, regional, municipal). One of the key limitations of this study is that census data is reflecting 2021 conditions. These are now 3 years out of date and will be replaced by new data in 2026-2027 when a new census is conducted. Census statistics for Housing Needs Reports are generally drawn from the 'population in private households' which is a subset of the total population figure readers may be more familiar with. Additionally, Census data is subject to random rounding up or down, so any figures from the Census should be read as plus or minus 10.

2021 was perhaps the most peculiar year in living memory for demographics. The Covid-19 Pandemic had massively changed economic activity 2020-2022. Pandemic response had injected large amounts of public money into the economy, including Canada Emergency Response Benefit (CERB) funds paid to out-of-work residents. The Canada Emergency Wage Subsidy (CEWS) kept businesses afloat with money they may have not earned without the pandemic. Shrunk employment for 2020 tended to disproportionately effect lower income households, biasing income statistics up from normal-year levels and reducing the effects of poverty compared to years before or since.

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

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

homelessness, suppressed household formation, rental vacancy rates, and projected growth.

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

Report Structure

The following outlines the structure of the report:

1. Introduction

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

2. Community Context

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

3. Housing Needs Projections

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

4. Community & Stakeholder Engagement

Provides a brief summary of engagement exercises and key takeaways from the community survey.

5. Key Areas of Local Need

Identifies key housing concerns within the community from findings from the analyses, stakeholder consultations, and surveys.

6. Actions to Address Housing Needs

This section will provide information on how the previous housing needs study has been implemented and how issues have been addressed by the District of Barriere.

7. Housing and Transportation

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

Appendix 1: Additional Demographics & Housing Statistics

This provides additional tables and charts portraying the overall demographics of the community and housing statistics.

Appendix 2: Housing Needs Calculations

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

Appendix 3: Glossary of Terms

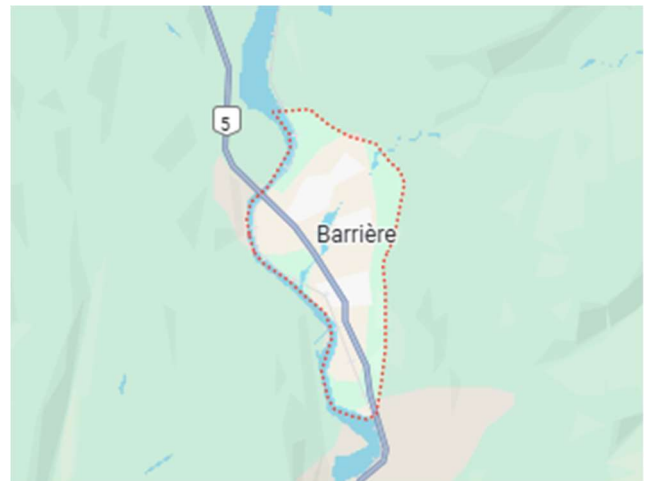
2. Community Context

Location

The District of Barriere is located 64 kilometers north of Kamloops on Highway 5 in the North Thompson Valley, between the North Thompson and Barriere Rivers. It is one of the province's newest municipalities having been incorporated in 2007. The main economic driver of Barriere is forestry, as well as agriculture and tourism.

The District of Barriere is located on the traditional, ancestral and unceded territory of the Secwépemc people.

Figure 1: District of Barriere Map

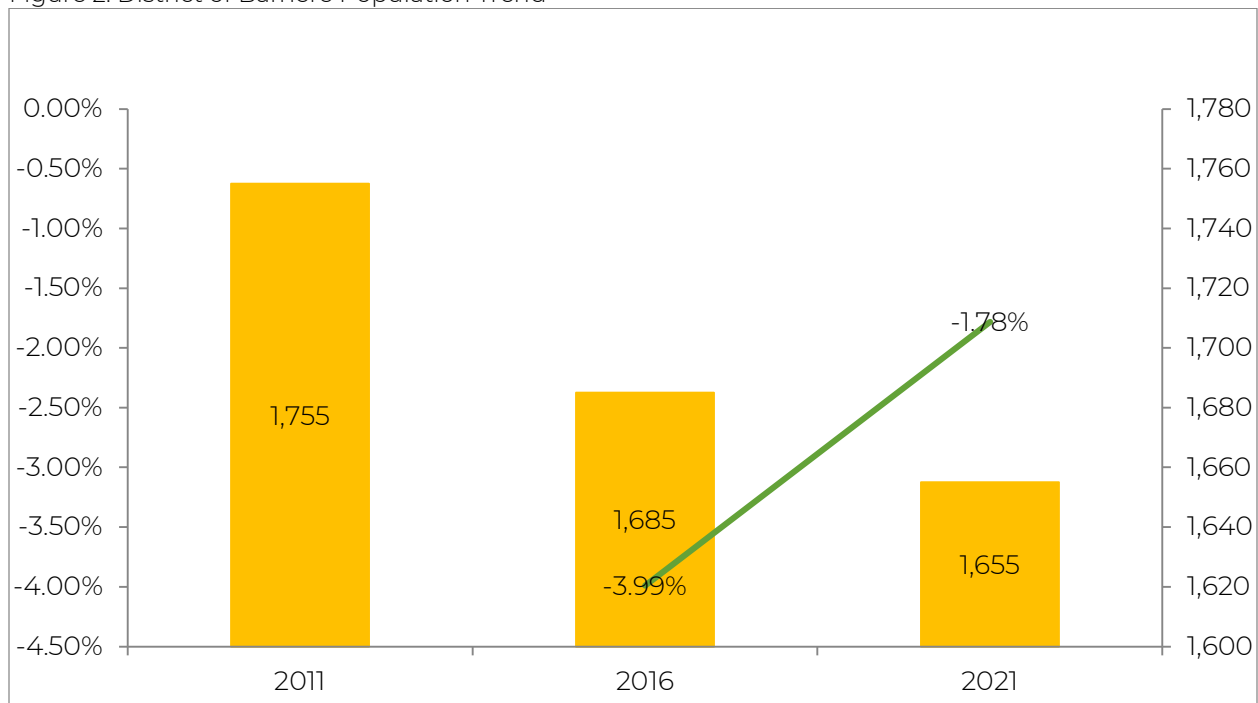


Demographics

According to Statistics Canada Custom Census Reports, between 2011 and 2021, the District of Barriere has seen population declines at a rate of 0.6% per annum, or a total population decline of 5.7%. The latest census period saw the population decline by 1.8% (annual average of -0.4% per annum).

It is important to note that 2021 census figures are from a Pandemic year and will have various quirks associated with severely disrupted living and working patterns seen in May of 2021.

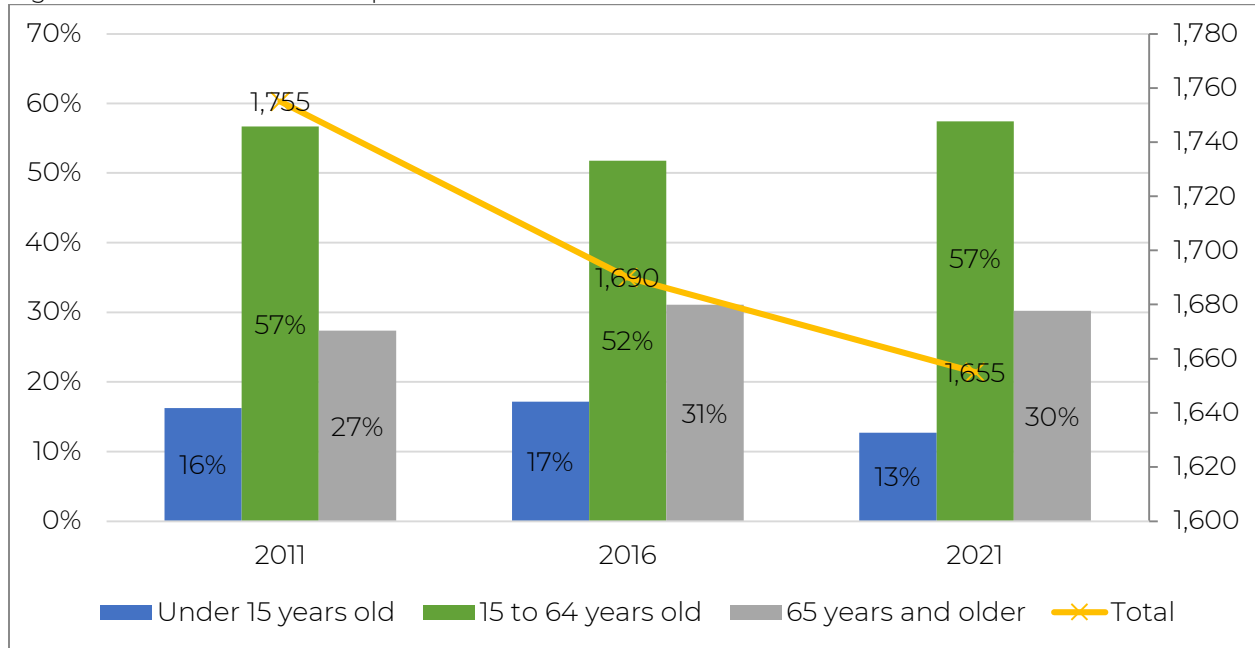
Figure 2: District of Barriere Population Trend



Source: Statistics Canada Census 2011-2021 (Custom data for BC Ministry of Housing)

Looking at the trends observed in various age cohort groups, the 15- to 64-year-old population experienced declines from 57% in 2011 to 52% in 2016; however, rose again to 57% in 2021. The under 15 age cohort declined from 16% in 2011 to 13% in 2021 while the 65 and over age cohort increased from 27% in 2011 to 30% in 2021.

Figure 3: District of Barriere Population Evolution



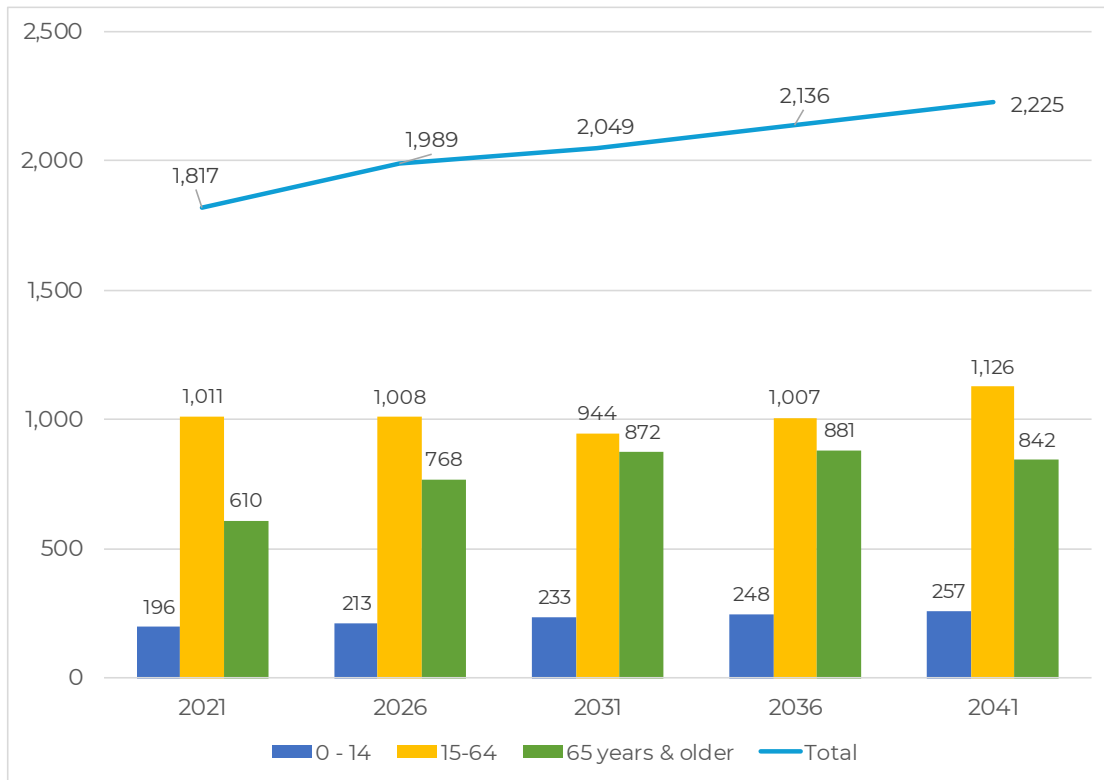
Source: Statistics Canada Census 2011-2021 (Custom data for BC Ministry of Housing)

BC Stats Population Projections are an important component of housing needs projections. The District of Barriere is anticipated to experience steady population growth, expanding the population base by a total of 22% between 2021 and 2041 (1.02% per annum). This is compared to the TNRD which is projected to see population growth at a total rate of 30% between 2021 and 2041 (1.3% per annum average), and in BC at a total rate of 38% (1.6% per annum average).

The over 65 population is projected to grow by 38% between 2021 and 2041, while the under 15 age group will increase by 31%. The senior population is anticipated to grow and will comprise upwards of 43% of Barriere's population base by 2041. The 15-64 age cohorts are projected to experience a slower growth of 11%, comprising of 51% of the total population in 2041.

Table 2: District of Barriere Population Projections

	Year	0 - 14	%	15-64	%	65 years & older	%	Total
	2021	196	11%	1,011	56%	610	34%	1,817
	2026	213	11%	1,008	51%	768	39%	1,989
	2031	233	11%	944	46%	872	43%	2,049
	2036	248	12%	1,007	47%	881	41%	2,136
	2041	257	12%	1,126	51%	842	38%	2,225
Change in Population 2021-2041 (%)		31%		11%		38%		22%
Avg. Annual Population Change (%)		1.36%		0.54%		1.62%		1.02%



Source: BC Stats, P.E.O.P.L.E. Population Estimates and Projections (July 12, 2024)

Additional Demographic & Housing Statistics

Please refer to Appendix 1 for additional demographic and housing statistics from the 2021 Census, BC Assessment, BC Housing, among other data sources.

Some of the pertinent findings include:

- The number of 1 person households in Barriere have been gradually declining from 34% of households in 2011 to 30% of households in 2021. 2 person households have increased from 36% in 2011 to 44% in 2021. 3 or more person households have stayed relatively steady comprising some 27% of households in 2021. Average household size is 2.2 persons per household in 2021, which has held relatively steady between 2011 and 2021.
- In terms of education levels, Barriere has a higher proportion of individuals with no certificate, diploma or degree (23%), as compared to TNRD (15%), and BC (13%). 4% of individuals have university education at a bachelor's level or above in Barriere as compared to 17% in TNRD, and 29% in BC.
- Barriere has a median total household income of \$66,500 as of 2020, which is 78% of BC's median total household income of \$85,000. The least well-off households were 1-person households (\$29,000 in Barriere vs. \$43,200 in the Province). Lone-parent families also have incomes well below the median total income of economic families in Barriere (\$63,200 vs. \$70,500).
- 28% of households in Barriere earn more than \$100,000, as compared to 40% of TNRD households, and 42% of households in the Province.
- In Barriere, renter households have median household incomes approximately \$8,400 below owner households, as per the 2021 census (\$70,000 for owner households and \$61,600 for renter households). The income gap is much wider in both the Regional District and Province where owner households have incomes more than \$35,000 above renter household median incomes.
- 81% of private dwellings in Barriere are single-detached homes as per the 2021 census. 15% of Barriere's housing stock is comprised of movable dwellings. In terms of the breakdown of housing units by number of bedrooms, the majority of housing units (93% as of 2021 census) are

housing that may be suitable for families (2 bedroom, 3 bedroom, and 4+ bedroom units). 1 bedroom units make up just 7% of occupied dwellings in Barriere, with no studio units recorded in the 2021 census. The lack of studio and 1 bedroom units can potentially result in challenges for households who may only be able to afford or maintain smaller units, such as seniors. Smaller units can also provide much-needed affordable housing for low-income individuals.

- 35% of homes in Barriere were built between 1961 and 1980. While 23% of the housing stock was built between 2001 and 2021.
- The District of Barriere had a homeownership rate of 89% in 2021, higher than the Provincial rate of 67%. This amounts to 680 homeownership households and 80 renter households as of the 2021 Census.
- The District of Barriere contains only one non-market housing unit under BC Housing Administration. This is one unit that offers rent assistance in the private market. The TNRD Study Area contains a total of 607 non-market units (the Study Area excludes the City of Kamloops which contains the majority of non-market units in the TNRD).
- In Barriere, no private households were found to be below the suitability standard in 2021 (The suitability standard refers to whether the dwelling has enough bedrooms for the size and composition of the household). As a comparison, 2% of homes in the TNRD, and 5% of homes at the provincial level were found to be below the suitability standard.
- 5% of total private dwellings (40 housing units) were to be below adequacy standards in Barriere, implying that they require major repairs. This is compared to 5% of dwellings in the TNRD, and 4% of dwellings in the Province.
- Per the 2021 census data, 14.3% of Barriere households were identified as being in Core Housing Need, which is down considerably from 22.5% in 2011. This is compared to a rate of 10% in the TNRD and 13% in the Province as of the 2021 census.
- Extreme Core Housing Need afflicted 3% of households in Barriere in 2021, compared to 5% in the TNRD, and 7% in BC.

- 9% of households in Barriere were found to be below the affordability standard (whether a household spends 30% or more of their before-tax income on housing). This is compared to 15% in the TNRD and 20% in the Province.
- Those households in unaffordable, inadequate and unsuitable housing have been declining between 2011 and 2021 in Barriere. For example, those households below the affordability standard have seen declines from some 18% of households below the affordability standard in 2011 to approximately 9% of households in 2021. Furthermore, those in inadequate housing have declined from 13% in 2011 to 5% in 2021. As a result, those Barriere households living in core housing need have declined from 23% in 2011 to 14% in 2021. This is compared to the TNRD (core housing need of 10%) and in the Province (core housing need of 13%).
- It is important to note that the 2021 census data was largely collected in May 2021. Thus, the impacts of the COVID-19 pandemic have likely affected particular areas such as employment and incomes.
- In terms of housing values provided by BC Assessment, the District of Barriere had an average house value (average across all housing types) of approximately \$502,000 in 2023, an increase of 24% over 2022 when average house values were calculated at \$404,000. This showcases many of the concerns voiced by stakeholders and residents, regarding housing costs continuing to rise and being out of reach for many in the community.
- Per the 2021 Census, the average renter shelter cost (rent and utilities) in Barriere was \$980, or about 66% of BC-wide levels. The numbers from the Census suggest that average monthly rents in Barriere have risen by 27% percent between 2011 and 2021, from \$771 to \$980. This is below the rental increases seen at the Regional District level (33%). Rents have increased at an even higher rate in the province at 39%. This compares to an approximately 19% level of general inflation according to the Bank of Canada's Consumer Price Index between 2011 and 2021.

Appendix 1 contains further data tables and charts reflecting demographic and housing characteristics of the District of Barriere.

3. Housing Needs Projections

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

The tables were created using the BC Ministry of Housing’s methodology for Housing Needs Reports. It is noted that data limitations exist for the District of Barriere as it was incorporated after 2005. As 2006 census data is not available for the District of Barriere, the calculations implement the available census data (2011, 2016, and 2021), as is stipulated within the provincial guidelines.

It is built from six components.

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

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

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

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

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

First calculated is the 20-year estimate, and then the 5-year estimate based upon the province’s weighting of each sub-category’s importance for immediate address. For example, the total number of housing units to address homelessness is distributed over 10 years, recognizing the urgent needs of this population. While for other components, the housing units are distributed over 20 years with one-quarter of units to be delivered every 5 years.

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

Part A: Supply of Units to Reduce Extreme Core Housing Need

This statistic refers to the Census estimate of households (both renters and homeowners) that are regarded by Statistics Canada as having housing that has an unsuitable number of bedrooms for the household size or is in an inadequate state of repair, and the household spends 50% or more of pre-tax income on housing costs without being able to find affordable, adequate, suitable housing in the community. These figures are based upon an average across the 2011, 2016 and 2021 Censuses.

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

Table 3: Households by Tenure

Barriere			
Total Households	2011	2016	2021
Owners	695	665	680
Renters	110	125	80

The below table shows the total number and proportion of owners with a mortgage¹ and renter households in Extreme Core Housing Need in the four previous Censuses (Step 2).

Table 4: Extreme Core Housing Need

Barriere							
	2011		2016		2021		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	Average ECHN Rate
Owners with a mortgage		n/a		n/a	25	3.68%	3.68%
Renters	0	0.00%	10	8.00%	0	0.00%	2.67%

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

¹ Data on owners with a mortgage is not available for Censuses before 2021

Table 5: Extreme Core Housing Needs Rates

Barriere			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	680	n/a	n/a
Owners with a mortgage		3.68%	25.00
Renters	80	2.67%	2.13
Total New Units to Meet ECHN - 20 years			27.13

As shown in the above table, there are just over 27 units worth of assessed housing needs to address Extreme Core Housing Need over 20 years, driven by rental housing costs.

Part B: Supply of Units to Reduce Homelessness

The following table apportions the homeless population of the Thompson-Nicola Regional District by the population of the District of Barriere. Data is drawn from the Province's Integrated Data Project for the year 2021 and accounts for individuals who have received income assistance, and had no fixed address for three consecutive months or have stayed in a BC Housing affiliated shelter for at least one night, or both. This figure is based on regional need rather than homelessness rates specific to Barriere.

According to the 2021 Estimate of the Homeless Population in British Columbia, there are 1,151 people experiencing homelessness in the Thompson-Nicola Regional District.² The following table apportions the homeless population of the Regional District by the population of the District of Barriere. As such, the proportional local number of people experiencing homelessness for Barriere is calculated at 13.68.

The Provincial methodology implements this figure to refer to the total new units needed to address homelessness over 20 years in the District of Barriere. This calculation assumes that one permanent housing unit is required per person experiencing homelessness.

² Ministry of Housing, BC Housing, 2021 Estimate of the Homeless Population in British Columbia

Table 6: District of Barriere Homelessness

Barriere				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of Region		
139,265	1,655	1.19%	1,151	13.68
Total New Units - 20 years				13.68

PEH refers to People Experiencing Homelessness.

Part C: Supply of Units to Address Suppressed Household Formation

Often household size is taken as a given in demographic estimates, however the number of people per household is sensitive to the cost and availability of households. In a community undergoing housing stress there will be unusually large numbers of adult children living with their parents, unusually large numbers of roommates, unusually large numbers of couples cohabitating more early in their relationships than they might otherwise or couples staying in dysfunctional relationships due to housing costs and availability.

This figure is calculated based upon 2011 census data, assumed to be a time when housing pressures were less intense to calculate a baseline level of household headship rates by renter/owner status and age cohort. This is then compared to present population household headship rates to estimate how many households would have formed if the housing had been available.

Detailed calculations are provided in Appendix 1.

Table 7: Supressed Households

Barriere							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	0.00	15	0	-15.00	0.00	0.00
25 to 34 years	71.35	0.00	45	20	26.35	-20.00	6.35
35 to 44 years	77.00	0.00	70	20	7.00	-20.00	0.00
45 to 54 years	67.20	0.00	60	15	7.20	-15.00	0.00

55 to 64 years	96.48	81.25	185	0	-88.52	81.25	0.00
65 to 74 years	193.06	0.00	170	0	23.06	0.00	23.06
75 years and over	159.09	0.00	140	15	19.09	-15.00	4.09
Total New Units to Meet Suppressed Housing Need - 20 years							33.51

As above, household maintainer rates have largely been suppressed for 65–74-year-olds, and to a lesser degree for 25- to 34-year-olds, and those 75 years and over.

By this estimate, there are a shortfall of about 34 units to address suppressed household formation over 20 years.

Part D: Supply of Units to Meet Projected Growth

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

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

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

The first table will show the 20-year household projections for Thompson-Nicola Regional District. The Regional Growth rate is calculated at 36.8%.

Table 8: Regional Growth Rate

Barriere			
Regional District Projections	2021	2041	Regional Growth Rate
Households	59,885	81,923	36.80%

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

Table 9: Projected Growth

Barriere				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	760	1,001.00	241.00
Regionally Based Household Growth	36.80%	760	1,039.68	279.68
Scenario Average				260.34

Total New Units to Meet Household Growth Needs - 20 years	260.34
--	---------------

Here the province estimates that the District of Barriere will require approximately 260 units to accommodate projected population growth, subject to the methodological limitations described above.

Part E: Supply of Units Needed to Reach At Least a 3% Vacancy Rate

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

Rental vacancy rate data is drawn from the CMHC's Primary Rental Market 2021 Vacancy Rate data, which is based on a survey of purpose-built rental landlords. As this data is collected only for population centres above 10,000, where this data is not available rental vacancy is assumed to be the provincial average (1.4%). Though this figure is drawn from purpose-built rentals only, it is assumed that the whole market, including rented condominium units, rented houses, and other small-scale residential land-lording operations follow similar trends. As such the vacancy rate is compared to the total number of rental households. Where Vacancy rates already exceed 3%, this is treated as a need for 0 new units.

Table 10: District of Barriere Vacancy

Barriere				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	80	82.47
Local Vacancy Rate	1.40%	98.60%		81.14
Total New Units to Achieve 3% Vacancy Rate - 20 years				1.34

For these purposes, the local rental vacancy rate in Barriere is assumed to be the provincial average as CMHC does not collect rental market data for smaller population centres. Under this estimate, 1 unit is needed over the coming 20 years to achieve a 3% vacancy rate.

Part F: Supply of Units Needed to Meet Local Demand

This component calculates additional demand for housing beyond the minimum units required to adequately house current and anticipated residents. The 'Demand Buffer' is intended to provide sufficient additional units to enable overall residential market 'health'.

A demand factor has been calculated for each municipality and is based on a ratio of housing price to housing density. This figure is a number provided by the province with little documentation. Its purpose is to include a market demand element in the housing needs forecast. The demand factor for the Barriere has been calculated at 1.48.

Table 11: Demand Buffer

Barriere	
Component	Result
A. Extreme Core Housing Need	27.13
B. Persons Experiencing Homelessness	13.68
C. Suppressed Household Formation	33.51
E. Rental Vacancy Rate Adjustment	1.34
Total	75.66
Demand Factor	1.48
Total New Units to Address Demand Buffer - 20 years	111.73

The Barriere demand factor is then multiplied by the sum of the number of units recommended by Extreme Core Housing Need, Homelessness, Suppressed Household Formation, and the rental vacancy rate. This reveals the additional local housing demand of approximately 112 units as per the 20-year total.

Total Assessed Housing Need

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

Table 12: District of Barriere Housing Need Total

Barriere		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	6.78	27.13
B. Persons Experiencing Homelessness	6.84	13.68
C. Suppressed Household Formation	8.38	33.51
D. Anticipated Growth	124.74	260.34
E. Rental Vacancy Rate Adjustment	0.33	1.34
F. Additional Local Demand	27.93	111.73
Total New Units – 5 years	175	
Total New Units – 20 years		448

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

The assessment calls for a 20-year (2021 to 2041) need for 448 units in the District of Barriere. The 5-year need (2021 to 2026) is calculated at 175 units, representing 39% of the total demand.

This suggests an increase in the housing stock of 21% over the next five years and 53% over the next twenty years over the current census dwelling count.

As can be seen above, the largest part of the housing needs assessment is in the 'Anticipated Growth' figure, projecting 260 units over 20 years. It is important to note that this factor is based on the average of regional based household growth and local household growth from BC Stats' Household Projections for the year 2021 to 2041.

4. Community & Stakeholder Engagement

Gathering feedback and insights from the community and stakeholders played a significant role in informing the Thompson-Nicola Regional District Housing Needs Report. Engagement activities included a survey and key informant interviews.

The purpose of the Community Survey was to gather input in terms of the current and emerging housing needs of TNRD residents, and understand the challenges residents may face as they seek housing across the continuum. The survey was conducted over a 6 week period in June and July 2024. It was made available online through the TNRD and participating local government websites. Hard copies of the survey were also available at Municipal Halls. The survey was completed with 523 complete responses and 983 incomplete responses. 26 (5%) of the complete responses were noted by respondents as living in the District of Barriere.

Interviews and discussions were held with identified stakeholders in the TNRD including affordable housing operators, business owners, non-profits, and First Nations over the months of July and August 2024. Interviewees were asked about specific issues, challenges and concerns related to housing in the region/community.

Common themes surrounding housing supply and affordability were identified throughout the engagement process. These themes will be further explored in the context of the local areas throughout the report, including Section 5, Key Areas of Local Need.

The following provides a selection of survey responses from Barriere residents:

- Availability/supply of rental housing; availability/supply of seniors' housing; cost of construction; and availability/supply of affordable housing (ownership or rental) have been identified as the most pressing housing issues in Barriere.
- 19% of Barriere survey respondents stated that they paid more than 30% of their before-tax income on housing. This is compared to total Study Area

survey respondents whereby 43% identified that they spend more than 30% of their income to pay for housing.

- 12% of Barriere survey respondents stated that they believed their housing costs are not affordable for them as compared to 40% of total Study Area survey respondents.
- 23% of Barriere respondents stated that they have had challenges accessing rental housing in the community.
- The most common responses as to what housing forms are needed in Barriere included: supportive housing units (ex. seniors' housing and housing for those with disabilities), apartment buildings with fewer than 5 storeys, purpose-built rentals; and single-detached homes.

A selection of comments (unedited) from Barriere survey respondents in terms of housing forms that are needed, includes:

- “Two stories - batchelor, 1 bed and 2 bed options”
- “Low cost housing”
- “We are a aging community, housing for seniors”
- “Additional units added to the Yellowhead Housing on Barriere Town Road”
- “More is required as seniors are having to move into Kamloops.”
- “Senior housing with yards for pets”
- “Seniors housing to help people stay close to family & friends”
- “Mid range priced homes that are rentals with low maintenance “
- “Make more affordable housing, perhaps similar to subsidized housing per income.”
- “Lots of seniors here who don't need their whole house/yard, but can't afford to downsize.”

- “Bare land strata”
- “Shelters for abused women”
- “Housing that is more handicapped accessible”
- “The survey mentions seniors but also students/recently moved out of parents home needs rental housing close to smaller towns too otherwise the kids move away”

A selection of responses from Barriere residents (unedited) as to how housing could be improved in the community/region, include:

- “Reduce bureaucracy and costs of construction. Permit secondary dwellings on acreages. Bare land strata mobile home parks. Keep districts and municipalities out of the housing market and supply. Encourage developers to build to needs.”
- “The current BC Building Code has seen significant changes lately that while are good for the environment (step-codes etc), but DRAMATICALLY increase the cost of building a home or building secondary dwellings. So they just aren't getting built when maybe only 5 years ago, they would have because the building code regulations were more reasonable. In addition, the current BC Rental Tenancy laws have swung SO FAR into the direction of the tenant, including extremely long dispute resolution hearings, it's too scary for many regular homeowners to consider renting out their home or part of their home when they have very little rights should the tenant decide to not pay rent or destroy the home. I have great tenants right now, but the two tenants beforehand cost us over \$5000 each in repairs and lost rent revenue. When these tenants eventually move (they're seniors), we will be putting the home on the market for sale instead of back into the rental pool. It's not worth the risk. Protection for tenants is important, but when it goes too far in that direction, everyday home owners are choosing to NOT open up their available spaces for rent. I'm hearing that more and more. So with the increase building costs from the building code to CREATE additional rental spaces, to landlords seeing too much of a risk should the tenants choose not to vacate, pay rent or breach contract, the resolution process is STILL too daunting (even though some improvements have been made over the past 12 months) to

consider undertaking the risk, the Province's Bill 44 legislation changes only address a small portion of the problem. It's a step in the right direction, but it falls short. Relax some of the BC Building Code requirements (step-code etc. that are extremely costly) for a period of time, as well as give landlords some more effective avenues to deal with tenancy breaches.

- “more housing for seniors. Want to live in an area that is 55 and older but not a seniors home one level housing no stairs. I want to have my freedom but have people my age around me

we don't have any transit in our area so housing around what our community has to offer so that people can walk to get what they need and not have to worry about the costs of fuel or vehicle costs”

- “Financial programs/incentives for people to upgrade spaces. Regardless of income level, we are all strapped for cash these days but would like to help.

Incentive for trades to help rural communities - some of the contractors and trades available here are less than desirable.”

- “More realistic regulations with input from the construction sector in drafting the regulations. Allow people to live in a recreational unit while building their home on their own property. With a 1-5 year permit. Allow in law suites and carriage housing.”
- “Housing suitable to young adults in town”
- “Need government to work together for infrastructure and housing needs”

5. Key Areas of Local Need

Like many communities in the Regional District, the District of Barriere faces housing challenges stemming from increasing unaffordability/increasing costs of housing, a lack of affordable and suitable rental housing supply, and an aging population. The findings from the analyses, stakeholder consultations, and surveys suggest the following key concerns:

Expand Non-Market & Supportive Housing Options

Study findings reveal a need for those who are at-risk of homelessness or with very low-income including housing for low-income individuals, low-income families, low-income seniors, and those with disabilities in Barriere.

According to the 2021 census there are a recorded 105 households in Core Housing Need, of which 25 are in Extreme Core Housing Need. Furthermore, 65 Barriere households are living below the affordability standard. Currently, there is only 1 non-market housing option available in the District of Barriere.

Housing needs projections indicate the need for a combined 41 units to address extreme core housing need and homelessness in the community over the next 20 years.

Stakeholder discussions and community survey respondents emphasized the need for low-income housing for singles, families, seniors, and those with disabilities.

Options, working with the Province and with social services providers are on a spectrum including:

- Short term safety net housing
 - Emergency Shelters
 - Shelters for people fleeing domestic violence
- Supportive housing
 - Assisted living for seniors

- Housing for the disabled
- Subsidized Housing
 - Independent living with below market rents
 - Mixed use market/non-market housing

Often these uses can be mixed, to provide a range of options on site, meeting multiple needs as well as market revenue to reduce the need for wider subsidy.

By nature, non-profit development doesn't have a lot of wiggle room. There are no profits to cushion unexpected expenses, as profits are pre-committed to providing affordable housing, and there are often higher costs to build and operate. With that narrow window of success, it's important that non-profit housing be as unburdened by costs and permitting process as practical. The more that things can be done quickly, predictably, and affordably, the more surplus there can be to sustain below-market rents and social services.

Potential ways in which non-market housing can be made more viable are through: Reduced property taxes and construction charges, making municipal land available to non-profits through creative land grants/leases etc., assisted with direct aid, or assistance in working with senior government.

Expand Rental Housing Supply

One of the most pressing concerns in the District of Barriere is a lack of available and affordable rental units. Between 2011 and 2021, average rents in Barriere increased by 27%. 23% of Barriere survey respondents noted facing difficulties accessing rental housing. Barriere residents have noted that young people are more likely to move away if rental housing supply continues to be unavailable.

A lack of available rental stock will tend to push upward pressure on rents. This will in turn push residents out of the bottom of the housing market, as the most vulnerable or least well-resourced members of the community find themselves unable to pay new market rents if they are required to move, which contributes both to departure from the area and homelessness.

There is a need for both market rental units and non-market rental units in the community. Market rental units are offered by private landlords and rented at

rates set by the market. This includes purpose-built rental housing, as well as housing within the secondary rental market, including basements suites and other investor-owned houses or units. Non-market rental units are units owned or subsidized by government, a non-profit society or a housing cooperative and charge below market rents.

There are also programs offering rent assistance in the private market. This involves providing housing subsidies to eligible low-income families and low-income seniors with cash assistance to help with their monthly rent payments in the private market. This includes BC Housing's Rental Assistance Program (RAP), and the Shelter Aid for Elderly Renters (SAFER) program.

Address Housing Needs of the Aging Population

Based on the BC Stats' population projections, Barriere is expected to grow by 22% between 2021 and 2041. The over 65 population is expected to grow by a significant 38% between 2021 and 2041, adding a new increase of roughly 232 seniors between 2021 and 2041. This has been emphasized in the community engagement survey in which respondents have stressed the need for affordable housing for seniors.

Senior's housing needs evolve with age. Key challenges will include the maintainability of the housing stock as residents grow older. As residents age and wish to remain in the community, many of them will look for options to downsize and which are less maintenance intensive, such as apartments, condominiums, or secondary suites. Furthermore, an aging population presents accessibility issues, as stair-access housing becomes more of an obstacle. Such housing needs can be met by the provision of market and non-market elevator access apartment housing, as well as low-rise forms designed for accessibility. A key challenge will also be the need for housing that is livable for non-motorists. Providing suitable housing options within a walkable and central locale close to shops and services is recommended.

Inter-generational living and extended households in various housing forms can be seen as favourable options for many families. Secondary suites and carriage homes can provide families with the space to accommodate multi generations. Indeed, encouraging secondary suites, carriage houses, garden suites, and a broader variety of other dwelling types in existing neighbourhoods may allow residents to stay within their community

throughout the life cycle (e.g., from single, to young family, to middle-age, to empty nesters, to senior).

Potential actions to promote greater accessibility in housing for seniors include:

- Encourage universal design standards in newer residential products. The goal of the universal design movement is to make the indoor and outdoor home environment more accessible to people of all ages and abilities. There are numerous design features that universal design guidelines recommend; initially focus on the four main features that make homes accessible to those with impaired mobility and fine motor skill:
- Step-free entries and single floor living, which eliminate the need to navigate stairs.
- Switches and outlets reachable at any height
- Wide hallways and doors to accommodate those in wheelchairs.
- Lever-style door and faucet handles.
- Encourage secondary suites, carriage houses, and a broader variety of other dwelling types in existing neighbourhoods to allow residents to stay within their community throughout the life cycle (e.g., from single, to young family, to middle-age, to empty nesters, to senior).
- Promote medium-density, ground-oriented housing and set standards for accessible, barrier-free housing.

Addressing these housing challenges will require partnerships, incentives, collaboration and resources from other sectors beyond a municipal level in order to make an impact on housing affordability.

6. Actions to Address Housing Needs

The Previous District of Barriere Housing Needs Report was completed in 2020.

Since that time, the District of Barriere reports that it has worked on the following to reduce housing needs:

- The District of Barriere has streamlined its Building Permit application process, significantly reducing time and red tape. For those with all the required plans and documents, and depending on the complexity of the project, obtaining a building permit can take only a few days in many cases.
- The District of Barriere has also applied for grant funding with the Province to facilitate a full re-write of its Development Approval Process which will help guide both staff and applicants through the often daunting processes required with larger development planning. Support and reassurance in the process will give builder/developers the confidence that investing in Barriere's real estate/housing market is a sound choice.
- Barriere has also submitted a Crown Land tenure application in partnership with Simpcw First Nation to support both communities long term plan that will encourage the development of a full-time senior care housing facility.
- Approved a number of site-specific rezoning applications to permit multi-family dwellings.
- Approved a number of site-specific rezoning applications to permit a smaller lot size for residential lot subdivisions.
- In order to accommodate a 25 lot, fee-simple, subdivision in which a connection to municipal wastewater service is necessary, amended a long-term wastewater plan to include the previously ineligible property.
- Review of our Asset Management Plan for water and wastewater upgrade planning.

7. Housing & Transportation

This section explores the benefits of having housing near transportation infrastructure that supports walking, bicycling, public transit, and other alternative modes of transportation.

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

Table 13: Main Mode of Commuting for the Employed Labour Force age 15 Years and Over with a Usual Place of Work or No Fixed Workplace

	Foot (2021)	Bike (2021)	Transit (2021)	Total Commuters (2021)	Total Mode Share 2021 (%)	Total Mode Share 2016 (%)
Barriere	15	0	0	510	2.9%	4.6%
TNRD	3,270	470	1,915	56,280	10.0%	10.5%
British Columbia	121,550	36,790	174,045	1,873,690	17.7%	22.4%

Source: Census 2016, 2021, Urbanics Consultants Ltd.

These do not reflect total use of feet, cycling, and transit to get around the community, however they do reflect a widely available statistic that is useful for comparisons, and tends to reflect the overall attractiveness of non-car transportation in each area. Barriere is vehicle dominated with 91% commuting by car, truck or van. A reported 3% of the employed labour force commute by foot in the community, with no cyclists or transit riders as reported within the census. It is important to note that 2021 Census data was collected during the COVID-19 pandemic in April 2021 which likely impacted commuting data.

Barriere recognizes the importance of having housing near transportation infrastructure that supports sustainable modes of transportation. Barriere's Official Community Plan (OCP) identifies sustainability goals to create walkable and accessible communities with a range of housing opportunities and

choices. A vision within the OCP is a community transportation system that provides regular access to Kamloops.

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

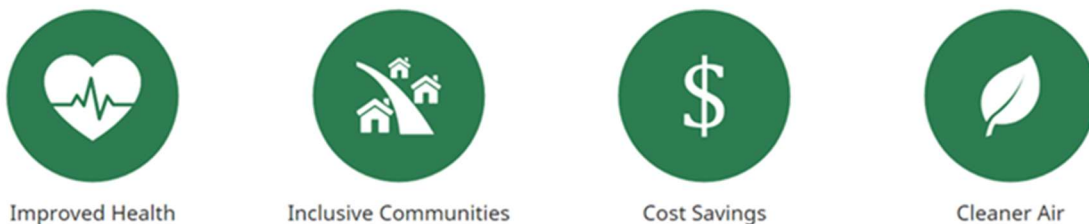
- Locating housing near bus stops (where available)
- Locating housing near sidewalks, multi-use pathways, biking infrastructure and community trails
- Locating housing near to employment, near to commercial amenities, and near to public services.

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

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

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

Figure 4: Benefits of Housing in Proximity to Active Transportation



Source: Housing, Infrastructure and Communities Canada, *Active Transportation Fund*

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

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

With respect to safety, a walker or cyclist or transit rider is another vehicle not on the road. According to Transport Canada there are 257.1 injuries per billion vehicle kilometres on British Columbia roads. Generally, safety statistics for bus riders are much better due to large vehicles that are professionally driven. Pedestrians and cyclist safety is a concern; however, this can be improved with better infrastructure and tend to improve with greater usage.

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

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

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

Appendix 1: Additional Demographic & Housing Statistics

Local Economy

Table 14: Major Economic Sectors (2011-2021)

Major Economic Sectors	District of Barriere			TNRD			BC		
	2011	2016	2021	2011	2016	2021	2011	2016	2021
Tourism	45 (8%)	75 (12%)	60 (9%)	8,250 (13%)	8,855 (13%)	7,645 (11%)	298,780 (13%)	332,215 (14%)	359,555 (13%)
Business finance and management	0 (0%)	30 (5%)	20 (3%)	2,740 (4%)	2,650 (4%)	2,570 (4%)	149,075 (6%)	153,115 (6%)	172,620 (6%)
Public services	90 (16%)	125 (20%)	135 (21%)	20,295 (31%)	20,055 (30%)	22,690 (32%)	672,880 (29%)	691,225 (28%)	849,645 (30%)
Manufacturing and innovation	270 (48%)	215 (35%)	260 (41%)	17,595 (27%)	18,580 (28%)	19,375 (28%)	596,340 (26%)	645,350 (27%)	773,980 (27%)
Trade services	160 (28%)	135 (22%)	140 (22%)	14,245 (22%)	13,315 (20%)	14,675 (21%)	475,490 (21%)	493,640 (20%)	573,660 (20%)
Other services	0 (0%)	35 (6%)	25 (4%)	2,670 (4%)	3,090 (5%)	2,985 (4%)	112,745 (5%)	112,330 (5%)	126,430 (4%)
Total	565	615	640	65,795	66,545	69,940	2,305,310	2,427,875	2,855,890

Table 15: Education Level (2021)

Education Level, 2021	District of Barriere	TNRD	BC
No certificate, diploma or degree	330 (23%)	17,945 (15%)	565,665 (13%)
Secondary (high) school diploma or equivalency certificate	485 (34%)	39,830 (34%)	1,238,000 (29%)
Postsecondary certificate, diploma or degree	630 (44%)	60,510 (51%)	2,396,755 (57%)
Apprenticeship or trades certificate or diploma	195 (13%)	13,360 (11%)	323,635 (8%)
College, CEGEP or other non-university certificate or diploma	355 (25%)	21,070 (18%)	711,810 (17%)
University certificate or diploma below bachelor level	25 (2%)	5,465 (5%)	161,600 (4%)
University certificate, diploma or degree at bachelor level or above	60 (4%)	20,615 (17%)	1,199,710 (29%)
Total		1,445	4,200,420

Table 16: Commuting Status (2021)

Commuting Status	District of Barriere	TNRD	BC
Commute within census subdivision (CSD) of residence	190 (54%)	33,735 (74%)	1,324,470 (65%)
Commute to a different census subdivision (CSD) within census division	155 (44%)	9,895 (22%)	638,830 (31%)
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	10 (3%)	1,380 (3%)	77,850 (4%)
Commute to a different province or territory	0 (0%)	400 (1%)	8,915 (0%)
	355	45,410	2,050,065

Household Trends

Table 17: Household Size (2011-2021)

Household Size, District of Barriere	2011	2016	2021
1 person	275 (34%)	265 (34%)	225 (30%)
2 persons	295 (36%)	345 (44%)	335 (44%)
3 persons	75 (9%)	65 (8%)	85 (11%)
4 persons	155 (19%)	55 (7%)	90 (12%)
5 or more persons	0 (0%)	60 (8%)	30 (4%)
Total - Private households by household size	810	785	760
Number of persons in private households	1760	1685	1660
Average household size	2.2	2.1	2.2

Table 18: Private Households By Household Type (2021)

Private Households by Household Type	District of Barriere	TNRD	BC
One-census-family households	485 (64%)	38,250 (64%)	1,270,210 (62%)
Without children in a census family	280 (37%)	19,035 (32%)	571,815 (28%)
With children in a census family	200 (26%)	19,215 (32%)	698,400 (34%)
Multiple-census-family households	25 (3%)	1,245 (2%)	61,885 (3%)
Non-census-family households	245 (32%)	20,395 (34%)	709,745 (35%)
One-person households	225 (30%)	17,130 (29%)	600,425 (29%)
Two-or-more person non-census-family households	20 (3%)	3,265 (5%)	109,315 (5%)
Total - Private households by household type	760	59,885	2,041,830

Household Income

Figure 5: Household Income By Income Group, Private Households (2020)

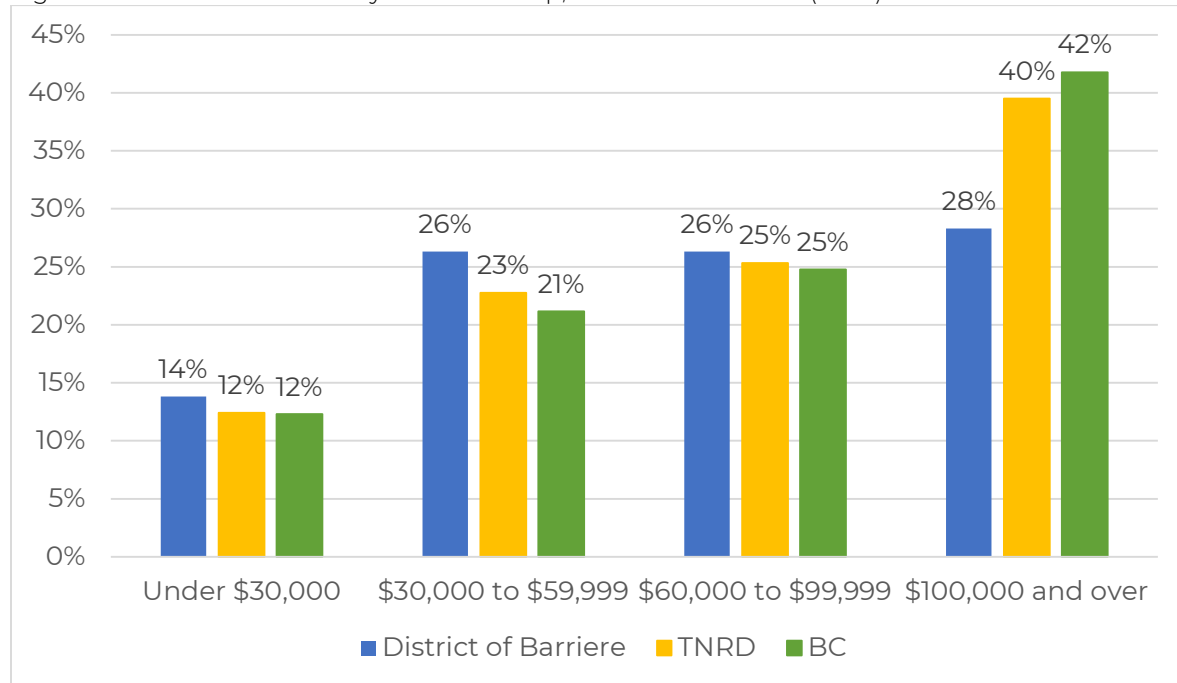


Table 19: Median Total Income By Type (2020)

Median Total Household Income (2020)	District of Barriere			% of BC Med Income	
	District of Barriere	TNRD	BC	District of Barriere	TNRD
Median Total Income of Economic families	\$82,000	\$103,000	\$107,000	77%	96%
		\$89,000	\$93,000		
Couple-only family	\$71,000	0	0	76%	96%
Couple-with-children family	\$105,000	\$140,000	\$138,000	76%	101%
	0	0	0		
Lone-parent family	\$63,200	\$67,000	\$70,500	90%	95%
	0	0	0		
Median Total Household Income	\$66,500	\$82,000	\$85,000	78%	96%
	0	0	0		
1-person households	\$29,000	\$40,000	\$43,200	67%	93%
	0	0	0		
2-or-more person households	\$82,000	\$103,000	\$108,000	76%	95%
	0	0	0		

Housing Unit Types

Table 20: Total Private Dwellings By Occupancy & Usual Residency (2016-2021)

Private Dwelling Types	District of Barriere		Ave. Annual Rate of Growth	TNRD		Ave. Annual Rate of Growth
	2016	2021		2016	2021	
Total private dwellings	816	848	0.77%	62,157	65,065	0.92%
Occupied by usual residents	787	760	-0.70%	55,504	59,885	1.53%
Vacant dwellings or dwellings occupied by temporary residents	29	88	24.86%	6,653	5,180	-4.88%

Table 21: Dwelling Units By Typology

Occupied Private Dwelling Units by Type	2011	2016	2021	Change 2011-2021	% Change	2021 % composition
Total occupied private dwellings	810	785	760	-50	-6	
Single-detached house	560	555	615	55	10	81
Semi-detached, row house and duplex	0	35	30	30	/	4
Semi-detached or double house	0	15	0	0	/	0
Row house	0	10	0	0	/	0
Apartment/flat in a duplex	0	10	20	20	/	3
Apartment in a building that has five or more storeys	0	0	0	0	/	0
Apartment in a building that has fewer than five storeys	20	15	0	-20	-100	0
Movable dwelling	140	185	115	-25	-18	15

Table 22: Occupied Private Dwellings By Number of Bedrooms

Occupied Private Dwellings by No. of Bedrooms	2011	2011 (% of total)	2016	2016 (% of total)	2021	2021(% of total)
Total occupied private dwellings	810		785		760	
No bedrooms	0	0	0	0	0	0
1 bedroom	25	3	70	9	50	7
2 bedrooms	330	41	220	28	260	34
3 bedrooms	290	36	290	37	280	37
4 or more bedrooms	165	20	210	27	165	22

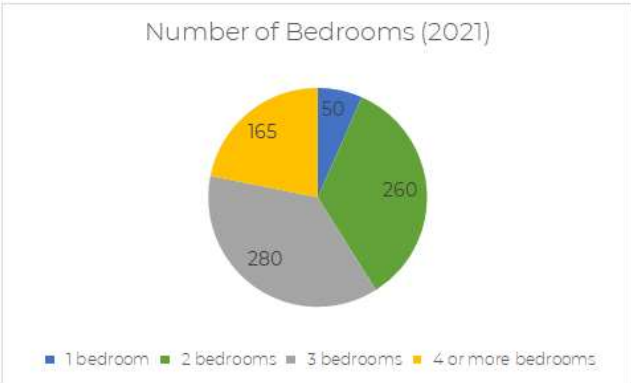


Table 23: New Home Registrations

	2016	2017	2018	2019	2020	2021	2022	2023	Total
SINGLE DETACHED									
Thompson-Nicola	319	398	334	298	273	419	239	189	2469
Ashcroft	*	*	*	*	*	*	*	*	
Barriere	*	*	12	15	6	12	7	*	52
Cache Creek	*	*	*	*	*	*	*	*	
Chase	10	6	7	*	5	5	*	*	33
Clearwater	5	*	*	*	*	13	9	5	32
Clinton	*	*	*	*	*	*	*	*	
Kamloops	222	289	215	191	173	237	102	83	1512
Logan Lake	8	13	9	12	15	5	8	9	79
Lytton	*	*	*	*	*	*	*	*	
Merritt	26	37	33	24	15	53	45	42	275
Sun Peaks	5	9	10	12	5	10	7	6	64
Other communities and unincorporated are	34	30	37	33	48	83	52	32	349
Thompson-Nicola Excluding Kamloops	97	109	119	107	100	182	137	106	957
MULTI-UNIT HOMES									
Thompson-Nicola	259	281	449	356	252	364	322	305	2588
Ashcroft	*	*	*	*	*	*	*	*	
Barriere	*	*	*	*	*	*	*	*	
Cache Creek	*	*	*	*	*	*	*	*	
Chase	*	*	*	*	*	7	*	*	7
Clearwater	*	*	*	*	*	*	*	*	
Clinton	*	*	*	*	*	*	*	*	
Kamloops	255	232	374	340	214	305	209	273	2202
Logan Lake	*	*	*	*	*	*	*	*	
Lytton	*	*	*	*	*	*	*	*	
Merritt	*	*	*	7	9	*	17	14	47
Sun Peaks	*	35	72	*	29	44	76	12	268
Other communities and unincorporated are	*	8	*	6	*	*	16	*	30
Thompson-Nicola Excluding Kamloops	4	49	75	16	38	59	113	32	386
PURPOSE BUILT RENTAL									
Thompson-Nicola	112	238	409	200	557	100	330	456	2402
Ashcroft	*	*	*	*	*	*	*	*	
Barriere	*	*	*	*	*	*	*	*	
Cache Creek	*	*	*	*	*	*	*	*	
Chase	*	*	*	*	*	*	*	*	
Clearwater	*	26	*	20	*	20	*	*	66
Clinton	*	*	*	*	10	*	*	*	10
Kamloops	110	212	409	180	472	*	322	298	2003
Logan Lake	*	*	*	*	*	*	*	*	
Lytton	*	*	*	*	*	*	*	*	
Merritt	*	*	*	*	75	80	*	158	313
Sun Peaks	*	*	*	*	*	*	*	*	
Other communities and unincorporated are	*	*	*	*	*	*	*	*	
Thompson-Nicola Excluding Kamloops	2	26	0	20	85	100	8	158	399
TOTAL									
Total Thompson-Nicola	690	917	1192	854	1082	883	891	950	7459
Total Thompson-Nicola (Excluding Kaml	103	184	194	143	223	341	258	296	1742

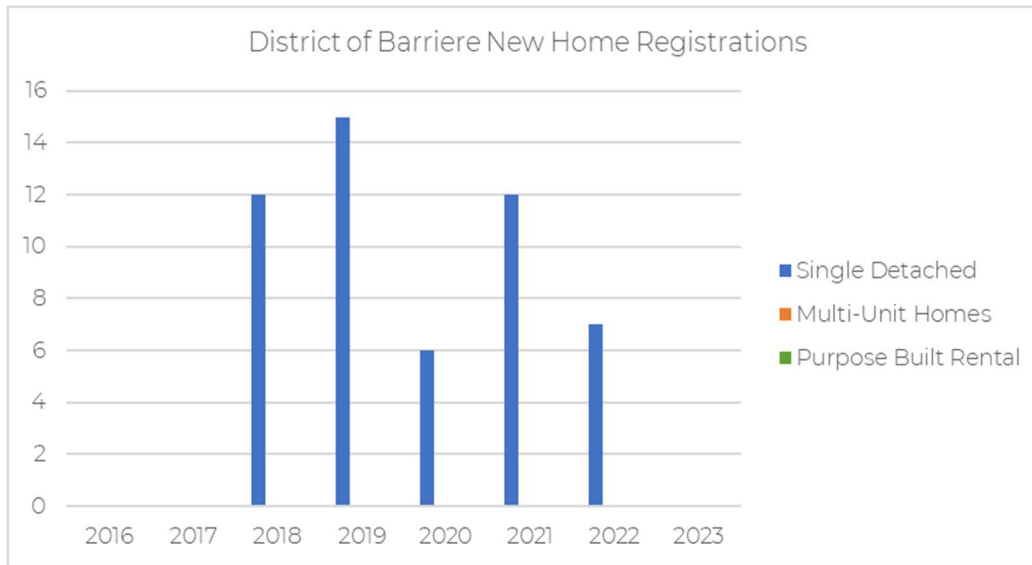
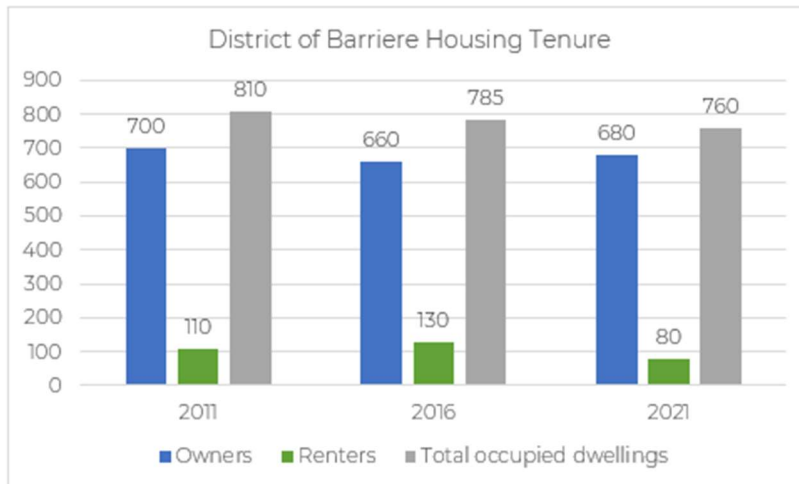


Table 24: Dwellings By Tenure & Period of Construction

Dwellings by Period of Construction	Total	% of total	Owner	% of total	Renter	% of total
Occupied private dwellings	760		680		80	
1960 or before	55	7	45	82	0	0
1961 to 1980	265	35	240	91	25	9
1981 to 1990	95	13	75	79	20	21
1991 to 2000	175	23	155	89	20	11
2001 to 2005	20	3	20	100	0	0
2006 to 2010	70	9	70	100	0	0
2011 to 2016	30	4	30	100	0	0
2016 to 2021	55	7	50	91	0	0

Table 25: Housing Tenure (2011-2021)

Dwellings	2006	2011	2016	2021
District of Barriere				
Owners	0	700	660	680
Renters	0	110	130	80
Others (Band Housing)	0	0	0	0
Total occupied dwellings	0	810	785	760
Ownership Rate	/	86%	84%	89%
TNRD				
Owners	38,200	40,695	41,515	44,030
Renters	11,770	12,355	13,810	615
Others (Band Housing)	405	325	180	15245
Total occupied dwellings	50,375	53,375	55,505	59,885
Ownership Rate	76%	76%	75%	74%
British Columbia				
Owners	1,145,050	1,234,710	1,279,025	1,363,185
Renters	494,000	525,000	599,360	669,455
Others (Band Housing)	4,105	4,925	3,590	9,190
Total occupied dwellings	1,643,145	1,764,630	1,881,965	2,041,830
Ownership Rate	70%	70%	68%	67%



Non-Market Housing

Table 26: Non-Market Housing Units

Local Government	Service Allocation Group and Service Allocation Subgroup						Local Government Total
	Emergency Shelter and Housing for the Homeless	Transitional Supported and Assisted Living	Independent Social Housing			Rent Assistance in Private Market	
	Service Allocation Group Subtotal	Service Allocation Group Subtotal	Low Income Families	Independent Seniors	Service Allocation Group Subtotal	Service Allocation Group Subtotal	
Total Study Area	99	88	124	159	283	137	607
Ashcroft	0	10	0	0	0	12	22
Barriere	0	0	0	0	0	1	1
Cache Creek	0	0	0	0	0	6	6
Chase	0	0	0	0	0	0	0
Clearwater	0	2	26	66	92	24	118
Clinton	0	7	0	32	32	6	45
Logan Lake	50	0	0	12	12	8	70
Merritt	20	58	72	49	121	49	248
Sun Peaks Mountain	0	0	0	0	0	1	1
Thompson-Nicola A (Wells Gray)	0	0	0	0	0	1	1
Thompson-Nicola J (Copper Desert Country)	0	0	0	0	0	2	2
Thompson-Nicola L (Grasslands)	0	1	26	0	26	4	31
Thompson-Nicola M (Beautiful Nicola Valley - North)	29	0	0	0	0	3	32
Thompson-Nicola N (Beautiful Nicola Valley - South)	0	0	0	0	0	1	1
Thompson-Nicola O (Lower North Thompson)	0	0	0	0	0	2	2
Thompson-Nicola P (Rivers and the Parks)	0	10	0	0	0	17	27

Prepared by BC Housing's Research and Corporate Planning Dept., May 2024

Source: Unit Count Reporting Model, March 31, 2024

Housing Suitability & Adequacy

Table 27: Suitability Standards (2021)

Suitability Standards (2021)	District of Barriere	TNRD	BC
Total - Private households by housing below standards	735	55,040	1,915,755
Below the suitability standard (not suitable)	0	1365	86,655
% below the suitability standard (not suitable)	0	2	5

Table 28: Adequacy Standards (2021)

Adequacy Standards (2021)	Barriere Total	Owner	Renter	TNRD Total	BC Total
Total	735	665	70	55,040	1,915,755
Below the adequacy standard (major repairs needed)	40	30	0	2,525	74,035
% below the adequacy standard (major repairs needed)	5	5	0	5	4

Shelter-Cost-To-Income Ratios

Table 29: Shelter-Cost-To-Income Ratios (2021)

Shelter-cost-to-income ratios	Barriere	TNRD	BC
Owner and Tenant Households with Incomes > \$0 , in non-farm, non-reserve private dwellings by shelter-cost-to-income ratio	735	55,040	1,915,755
Spending <30% of Income on Shelter Costs	670	46,795	1,530,185
Spending 30% or more of Income on Shelter Costs	65	8,245	385,570
Owner Households in Non-Farm Non-Reserve Private Dwellings	675	43,535	1,353,695
Owner Households with a Mortgage	320	24,565	773,665
Owner Households Spending 30% or more of Income on Shelter Costs	8%	10%	15%
Average Monthly Shelter Costs for Owned Dwellings (\$)	\$910	\$1,279	\$1,654
Median Value of Dwellings (\$)	\$352,000	\$500,000	\$785,000
Tenant Households in Non-Farm Non-Reserve Private Dwellings	70	14,250	624,625
Tenant Households in Subsidized Housing	0.0%	13.0%	11.8%
Tenant Households Spending 30% or more of Income on Shelter Costs	0%	30%	30%
Average Monthly Shelter Costs for Rented Dwellings (\$)	\$980	\$1,196	\$1,492

Core & Extreme Core Housing Need

Table 30: Core Housing Need (2021)

Core Housing Need									
Households	District of Barriere			TNRD			British Columbia		
	Total	Owners	Tenants	Total	Owners	Tenants	Total	Owners	Tenants
Total Households	735	665	70	55,040	40,790	14,250	1,915,755	1,291,130	624,625
Share	100%	90%	10%	100%	74%	26%	100%	67%	33%
Below Suitability Standard	-	-	-	1,365	530	840	86,655	36,330	50,325
Rate	0%	0%	0%	2%	1%	6%	5%	3%	8%
Below Adequacy Standard	40	30	-	2,525	1,785	735	74,035	49,250	24,785
Rate	5%	5%	0%	5%	4%	5%	4%	4%	4%
Below Affordability Standard	65	55	-	8,245	3,960	4,285	385,570	199,355	186,215
Rate	9%	8%	0%	15%	10%	30%	20%	15%	30%
Below All Three Standards	-	-	-	30	-	25	1,665	560	1,105
Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%
In Core Housing Need	105	85	-	5,585	2,290	3,295	257,090	102,850	154,240
Rate	14%	13%	0%	10%	6%	23%	13%	8%	25%
Extreme Core Housing Need	25	25	-	2,570	1,240	1,330	134,625	64,795	69,825
Rate	3%	4%	0%	5%	3%	9%	7%	5%	11%

Housing Market Characteristics

Table 31: BC Assessment Housing Values (2022-2023)

BC Assessment Housing Values	2022	2023
Single Family Dwelling	410,048	\$484,704
% Change		18.21%
Residential Dwelling w/ Suite	483,543	\$570,626
% Change		18.01%
Duplex (non-strata)	428,053	\$498,795
% Change		16.53%
Duplex (strata)	272,200	\$498,795
% Change		83.25%
Manufactured Home	245,297	\$315,140
% Change		28.47%
2 Acres or More (Single Family Dwelling)	703,137	\$809,606
% Change		15.14%
2 Acres or More (Manufactured Home)	554,167	\$667,875
% Change		20.52%
Row Housing (Single Unit Ownership)	137,257	\$163,957
% Change		19.45%
Average	404,213 	\$501,187
% Change		23.99%

Table 32: Rented Dwellings, Monthly Shelter Cost (2011-2021)

Rented Dwellings: Monthly Shelter Cost			
2021	Barriere	TNRD	BC
Median	\$ 900	\$ 1,130	\$ 1,370
Average	\$ 980	\$ 1,196	\$ 1,492
2016- Average	\$ 808	\$ 985	\$ 1,149
2011- Average	\$ 771	\$ 899	\$ 1,075
Percentage Increase 2011-2021	27%	33%	39%

Appendix 2: Detailed Housing Needs Calculations

These figures are to provide detailed calculations for the supply of units to address suppressed household formation (Component C of the Housing Needs Calculations).

Below is the number of households by age and tenure of household maintainer in 2011.

Barriere		
	2011 Households	
Age – Primary Household Maintainer 2011 Categories	Owner	Renter
Under 25 years	0	0
25 to 34 years	80	0
35 to 44 years	70	0
45 to 54 years	120	0
55 to 64 years	95	80
65 to 74 years	210	0
75 years and over	125	0

The above table represents the 2011 numbers of household maintainers by age and tenure. This will be used to anchor an estimate of how many households in

2021, based upon present age and tenure demographics, would be expected were housing as available as in 2011. 2021 data is below.

Barriere		
	2021 Households	
Age – Primary Household Maintainer 2021 Categories	Owner	Renter
15 to 24 years	15	0
25 to 34 years	45	20
35 to 44 years	70	20
45 to 54 years	60	15
55 to 64 years	185	0
65 to 74 years	170	0
75 to 84 years	130	15
85 years and over	10	0

The below table will compare these census years.

Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	45	95	80	145
15 to 24 years	20 to 24 years	50	95	65	145
25 to 34 years	25 to 29 years	70	185	60	165
25 to 34 years	30 to 34 years	115	185	105	165
35 to 44 years	35 to 39 years	70	150	85	165
35 to 44 years	40 to 44 years	80	150	80	165
45 to 54 years	45 to 49 years	105	250	85	140
45 to 54 years	50 to 54 years	145	250	55	140
55 to 64 years	55 to 59 years	170	320	150	325
55 to 64 years	60 to 64 years	150	320	175	325
65 to 74 years	65 to 69 years	235	310	165	285
65 to 74 years	70 to 74 years	75	310	120	285
75 years and over	75 to 79 years	125	165	115	210
75 years and over	80 to 84 years	15	165	80	210
75 years and over	85 years and over	25	165	15	210

The next table will show the headship rate for 2011.

Barriere					
Age Categories – Household Maintainers	2011 Households		2011 Population	2011 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	0	95	0.00%	0.00%
25 to 34 years	80	0	185	43.24%	0.00%
35 to 44 years	70	0	150	46.67%	0.00%
45 to 54 years	120	0	250	48.00%	0.00%
55 to 64 years	95	80	320	29.69%	25.00%
65 to 74 years	210	0	310	67.74%	0.00%
75 years and over	125	0	165	75.76%	0.00%

Applying these rates to the 2021 population provides us with an estimate of how many households you would expect to see were housing as available in 2021 as in 2011.

Barriere					
Age Categories – Household Maintainers	2011 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	0.00%	145	0.00	0.00
25 to 34 years	43.24%	0.00%	165	71.35	0.00
35 to 44 years	46.67%	0.00%	165	77.00	0.00
45 to 54 years	48.00%	0.00%	140	67.20	0.00
55 to 64 years	29.69%	25.00%	325	96.48	81.25
65 to 74 years	67.74%	0.00%	285	193.06	0.00
75 years and over	75.76%	0.00%	210	159.09	0.00

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

Barriere							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	0.00	15	0	-15.00	0.00	0.00
25 to 34 years	71.35	0.00	45	20	26.35	-20.00	6.35
35 to 44 years	77.00	0.00	70	20	7.00	-20.00	6.35

45 to 54 years	67.20	0.00	60	15	7.20	-15.00	0.00
55 to 64 years	96.48	81.25	185	0	-88.52	81.25	0.00
65 to 74 years	193.06	0.00	170	0	23.06	0.00	23.06
75 years and over	159.09	0.00	140	15	19.09	-15.00	4.09
Total New Units to Meet Suppressed Housing Need - 20 years							33.51

Appendix 3: Glossary of Terms

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys.

Apartment or flat in a duplex: One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

Assisted living: Housing that includes hospitality services (e.g., meals, housekeeping, social and recreational activities) and one or two personal assistance services, such as regular assistance with activities of daily living, medication services or psychosocial supports (referred to as prescribed services). This housing is subject to registration by the Assisted Living Registrar and includes self-contained apartments for seniors or people with disabilities who need some support services to continue living independently, but do not need 24-hour facility care; or housing in which residents receive services related to mental health and substance use issues.

Below-market rental: Housing with rents equal to, or lower than, average rates in private market rental housing.

Census Family: A married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a parent of any marital status in a one-parent family with at least one child living in the same dwelling and that child or those children.

Co-operative housing: Co-operative housing is a type of development where the residents have a share in the corporation (co-operative) that owns/manages the development.

Core Housing Need: A household is considered to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and if it would have to spend 30% or more of its before-tax income

to pay the median rent (including utilities) of appropriately sized alternative local market housing. “Extreme core housing need” has the same meaning as core housing need, except that the household has shelter costs for housing that are more than 50% of total before-tax household income.

Housing Adequacy: Refers to a given dwelling’s need for major repairs. Statistics Canada defined for 2021 need of repair in the following ways: Regular Maintenance Needed: Dwellings where only regular maintenance such as painting, or furnace cleaning is required. Minor Repairs Needed: Dwellings needing only minor repairs such as missing or loose floor tiles, bricks or shingles or defective steps, railings, or siding. Major Repairs Needed: Dwellings needing major repairs such as dwellings with defective plumbing or electrical wiring, and dwellings needing structural repairs to walls, floors, or ceilings.

Housing Suitability: Refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is whether the dwelling has enough bedrooms for the size and composition of the household

Median Before-Tax Household Income: The household income is the sum of the total incomes of all members of that household before income taxes and deductions. It includes income from:

- Employment income from wages, salaries, tips, commissions, and net income from self-employment.
- Income from government sources, such as social assistance, child benefits, employment, Insurance, old age security pension, pension plan benefits and disability income.
- Income from employer and personal pension sources, such as private pensions and payments from annuities and RRIFs.
- Income from investment sources, such as dividends and interest on bonds, accounts, GICs and mutual funds; and,
- Other regular cash income, such as child support payments received, spousal support payments (alimony) received and scholarships

Movable Dwelling: Either a Mobile home: A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt; OR A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Row house: 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. Townhouses attached to a high-rise building are also classified as row houses.

Safe homes: Provides temporary shelter and services (often for women and their children) who are facing housing crisis issues or fleeing domestic violence. This may include private homes, hotel units or rental apartments. Stays do not usually exceed five days. In addition to food and shelter, it also provides support services such as advocacy, information and referral, counselling, and transportation to appointments.

Second-stage housing: Provides housing for women and children fleeing violence who have completed a stay in a transition house or safe home. Typically, stays last up to 18 months.

Semi-detached house: One of two dwellings attached side by side (or back-to-back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

Seniors housing: Affordable housing geared toward individuals aged 55 or older or a couple where at least one person is age 55 or older. Seniors live independently and typically live-in self-contained apartments that provide accessible, barrier-free design features.

Shelter: These include year-round shelters and emergency weather response shelters. Short-stay housing of 30 days or less. Emergency shelters provide single or shared bedrooms or dorm-type sleeping arrangements with varying levels of support to individuals.

Single-detached house: A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house.

Supportive housing: This housing provides ongoing assistance to residents who require support to live with modest independence. It is available for people who are homeless or at risk-of-homelessness and who may have barriers to housing such as mental illness or substance use. It can be housing for seniors and others who require services such as meals, housekeeping, 24-hour response system and social and recreational activities. It does not include personal assistance services such as bathing, dressing, or medication assistance.

Transitional housing: Includes the provision of on- or off-site support services to help residents move towards independence and self-sufficiency. This type of housing provided for a minimum of 30 days that can last up to two or three years.