

# South Cariboo Housing Needs Assessment

## District of 100 Mile House & Cariboo Regional District Electoral Area G, H & L



Prepared by:  
Calibrate Assessments Ltd.  
#208 – 17665 66A Ave,  
Surrey, BC V3S 2A7

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*Acknowledgement: The author of this report is located on the shared, unceded traditional territory of the Katzie, Semiahmoo, Kwantlen and other Coast Salish Peoples. The author also recognizes that the study was completed on the traditional territory of the Secwepemc People.*

## EXECUTIVE SUMMARY

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### Background & Methodology

This regional report for the South Cariboo was prepared in partnership between the District of 100 Mile House and the Cariboo Regional District to meet their obligations under provincial legislation. The report contains a review of the four distinct communities within the region. Our consultant, Calibrate Assessments Ltd., conducted an online survey and met with members of the community in 2021. The results of this community consultation are included in this report, along with analysis of data created by Statistics Canada, BC Stats, and BC Assessment. Some recommendations were formed on how to react to challenges that were identified through the research.

### Community Engagement

The consultant engaged with several key stakeholders in the region, conducted an online survey, and held public meetings in each of the four areas within the South Cariboo. These are the District of 100 Mile House, and the three most southerly Electoral Areas of the Cariboo Regional District, namely G (108 Mile, Lac La Hache), H (Forest Grove/Mahood), and L (Interlakes). The report gives more details on the findings from the engagement process, which fills in some information not collected formally and also gives voice to how residents of the region are experiencing housing needs. One of the most telling results was that 23% of respondents to the survey stated that they are struggling to pay for housing.

### Community Demographic and Economic Profile

This section of the report shows what's happening and forecast to happen with people, giving some indication as to the future housing needs of the South Cariboo. All four areas have a median age much higher than the provincial average of 43.0. The four areas range from a median of 47.1 to 57.1 years of age, and they are aging rapidly. The number of seniors is expected to rise steadily, creating a need for more housing that is appropriate for them. Unemployment rates in the area (average in the region of 11.6%) are higher than the provincial average of 6.7%. One of the more positive trends is that the economy of the region has become increasingly diversified, which will reduce its vulnerability to the boom and bust cycle that has been experienced in the past.

### Housing Profile

There are some key differences between the District of 100 Mile House and the CRD's areas of the South Cariboo. 100 Mile House has more diverse housing stock with a number of multi-family buildings, whereas the CRD areas are mostly single-detached houses with some moveable dwellings. This reflects the more rural character of these areas. What they all have in common, is that the housing stock is aging rapidly, with much of it built 40 to 60 years ago, and nearly all of it more than 20 years ago. Assessed values and average sales prices released by BC Assessment for 2021 show that prices have risen across all parts of the region, with averages more than doubling in all cases. Average rents have also steadily increased.

### Anticipated Challenges

All of the work conducted in creating this report was planned to identify current and future housing needs and demand, thereby identifying the key challenges for the region. Five distinct challenges were identified.

<b>1</b>	<b>Rapid price increases make it more difficult to enter the housing market</b>
<b>2</b>	<b>There is a shortage of rental housing across the region</b>
<b>3</b>	<b>Impending shortage of housing options for downsizing seniors</b>
<b>4</b>	<b>Emerging homelessness issues</b>
<b>5</b>	<b>Lack of skilled building trades limits pace of development and increases costs</b>

### Recommendations

The recommendations were mapped out and grouped according to the five challenge areas. Some are more long-term, while others create some positive momentum now to begin addressing the challenges or buy time while longer-term solutions are implemented. The recommendations are listed here, with further explanation provided in the main body of the report.

<b>1</b>	<b>Rapid price increases make it more difficult to enter the housing market</b>
a	Examine zoning for 100 MH to encourage higher density near town and single-family detached on hillsides. Flexible zoning will reduce opposition.
	Alt - give planning dept authority to override zoning to increase density.
b	Create developer incentives to increase density
	Apply based on density and increase incentive for rental units.

<b>2</b>	<b>There is a shortage of rental housing across the region</b>
a	Provide incentives for development of rental housing, especially med/high density
	Book value sales of municipal land for non-profit rental housing projects
	Land use decisions delegated down to planning departments
	Reduce/remove parking and loading zone requirements
b	Support people who develop or modify secondary rental suites/buildings
	Develop homeowner guides
	Offer planning support/certainty for people adding or registering suites
	Ensure zoning regs re: secondary rentals not restrictive for owners
	Allow worker housing on industrial sites where "nuisance issue" unlikely
	Allow sec. suites with a meaningful maximum size, e.g. 1,200 to 1,500 sq ft
	Provide assistance to existing rental buildings to encourage expansion/renovation

<b>3 Address impending shortage of housing options for downsizing seniors</b>	
a	Keep seniors in CRD communities longer to buy some time
	Consider funding targeted transit option improvements to secondary centres
	Bring satellite services to secondary clusters (e.g. Lone Butte and Forest Grove such as library, city clerk, Interior Health)
b	Encourage development of independent living seniors housing in secondary clusters
c	Zoning - encourage long-term rental accessible secondary suites in rural areas to allow families to move to and/or rent those long-term to families
d	Work with existing seniors care providers to ask what is needed to expand to other sites. Connect them to existing funding streams from senior government.

<b>4 Emerging homelessness issues</b>	
a	Support 100MH non-profits by convening discussions to initiate at least one BC Housing project to get built. Convene a meeting with all stakeholders.
b	Implement a Housing First program as soon as possible.

<b>5 Lack of skilled building trades limits pace of development and increases costs</b>	
a	Provide education on more affordable options. Investigate modular options and floating homes, sharing resources via NCRD website and social media.
b	Coordination of transportation between developers and builders: create a portal for people to connect with each other.

6. Adopt the federal government’s National Housing Strategy
7. Offer support to non-profits to investigate possible affordable housing developments
8. Conduct an investigation of the possibility for development of crown land surrounding the District of 100 Mile House
9. Review site ownership in the South Cariboo
10. Complete a review of tradeoffs used in working with developers

The full set of recommendations can be summarized with a single theme statement:

**“Matching future housing supply to rapidly shifting needs”**

The history of the South Cariboo reflects a strong resilience to overcoming challenges. A healthy housing ecosystem is within reach. It won’t be easy to remove the barriers and make it happen, but the seeds of success lie within the people of the South Cariboo and the strong foundation of community spirit.

## INTRODUCTION

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The South Cariboo region of British Columbia (BC) is a unique and beautiful part of the world, attracting tourist visitors from across the province and around the world. Some areas in the South Cariboo are also highly popular with seasonal residents who also live in the Lower Mainland of BC and beyond. These tourists and seasonal visitors often fall in love with the area, eventually retiring to the region. The service centre for the South Cariboo is 100 Mile House.



The South Cariboo has been experiencing increasing challenges related to the cost and supply of housing. Some of these challenges are common to communities across BC and have received prominent media and political attention, while others are unique aspects of the demographic makeup and geographical characteristics of this region. To find solutions to concerns about housing in the South Cariboo, the District of 100 Mile House and the Cariboo Regional District (CRD) have

partnered to commission this report. Calibrate Assessments Ltd was engaged to conduct research to measure and define the South Cariboo's current and future housing challenges and to bring a set of recommendations on how to address these challenges at the municipal level.

### Background

The Province of British Columbia enacted new legislation (Housing Needs Report Regulation B.C. Reg. 90/2019) which took effect on April 16, 2019. This legislation requires local governments to collect data, analyze trends and present reports that describe current and anticipated housing needs in their communities. This report will also fulfil the reporting obligations of both the District of 100 Mile House and the CRD under this legislation.

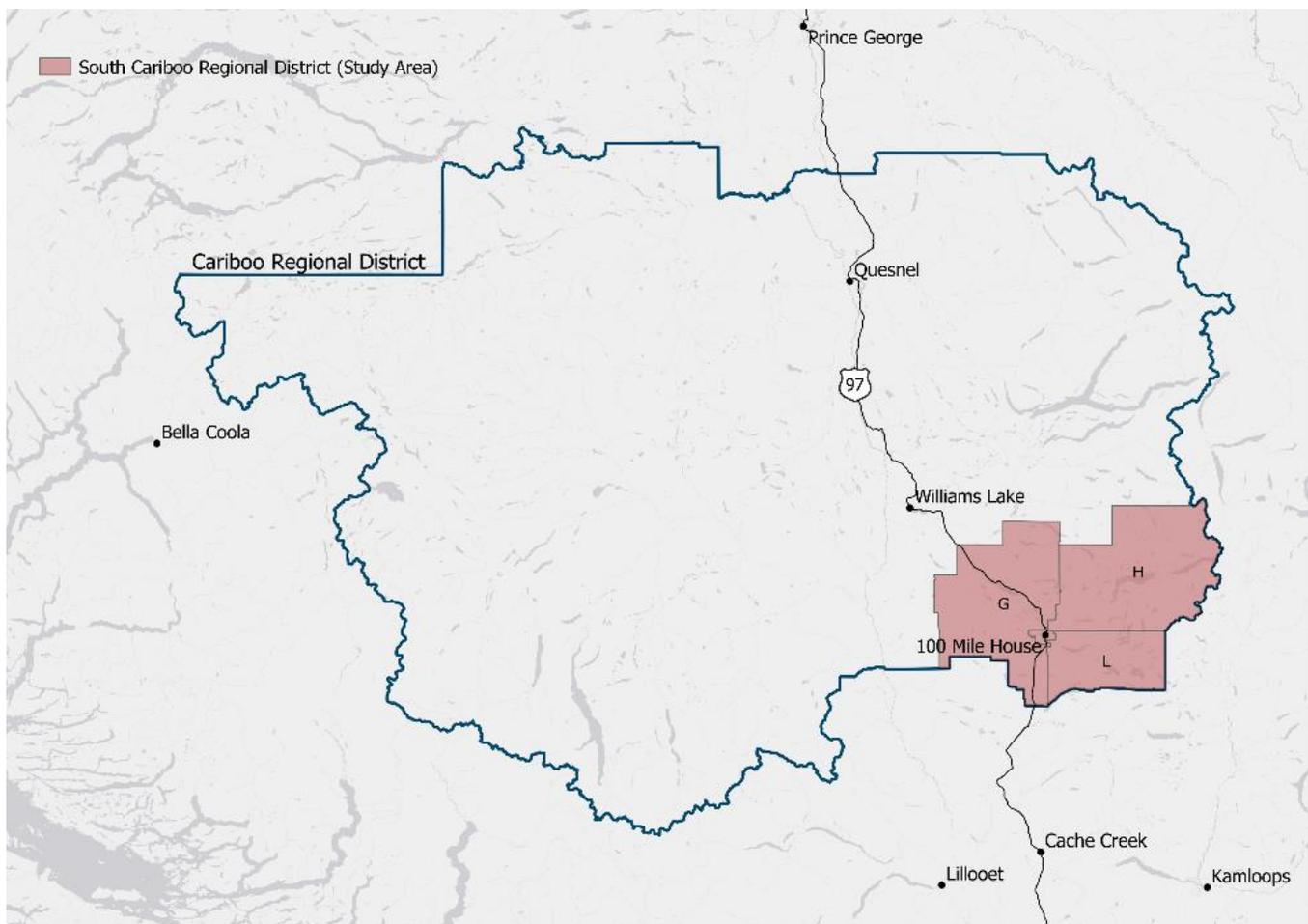
### Methodology

This report begins with a review of the characteristics of the region, broken down into four distinct communities. In the process of becoming familiar with these communities, and to give them voice into this report, the consultant facilitated opportunities for stakeholder feedback. Phone, video and in-person meetings were held with key stakeholders, open feedback sessions were held in several locations, and an online survey was conducted. Several verbatim quotations from these surveys are included throughout this report to bring in the lived experience perspective of residents. Findings from the various forms of the community engagement process are discussed here in this report. The report then turns to the data analysis, providing summary data of community demographic and economic characteristics along with projections. This data gives a sense of the current and anticipated need for housing in the region. A housing profile then looks at the current and anticipated demand for housing in the South Cariboo. The intersection of the community's feedback, gaps between supply and demand, and anticipated shortages and pricing trends is then examined and distilled into the key housing

challenges, both current and anticipated. In the conclusion of the report, these challenges are mapped to a set of actionable recommendations that will lead to solutions.

## REGIONAL BACKGROUND – THE SOUTH CARIBOO

The District of 100 Mile House is in the Cariboo region in the central interior of the province. 100 Mile House has a population of approximately 1,928<sup>1</sup> and an area of 53.29 km<sup>2</sup>. The South Cariboo, represented by Cariboo Regional District (CRD) Electoral Areas G, H and L is the trading area for 100 Mile House. It has an area of 6,556 square kilometers and a population of 11,965 in 2021. There has been a history of in and out migration in the area, based on the strength or weakness of the resource-based, and tourism economies. The South Cariboo also attracts retirees and seasonal residents. All four parts



of the study area have a population which is older than the provincial average, with the Interlakes Area having the oldest population. The Interlakes Area also has the highest seasonal variation in population,

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<sup>1</sup> As of 2021. Source: Statistics Canada Census Data 2021 release. Note that overall population figures used in this report are taken from the first partial release of 2021 Census data highlights. All other Stats Can Census-derived info originates from the full 2016 Census. An updated version of this report will be released in late 2022 when the full 2021 Census Data products are released including economic and housing information.

although the pockets around the lakes in the other areas also experience a significant influx of seasonal visitors in the summer.

100 Mile House is the service centre hub for retail, commerce, and government services in the South Cariboo region. Prince George, about 320 kms to the north, and Kamloops, 200 kms to the south are the nearest large urban centres, with Williams Lake only 95 km north of 100 Mile House. As the service area hub, 100 Mile House services a large rural and recreational surrounding area with a whole range of retail services such as groceries, building supplies, automotive sales and services, professional services and much more. It is also an education centre, with the South Cariboo's only high school, and offers a variety of health services for residents in the outlying areas.

The following community profiles highlight some unique aspects of the four parts of the study area.

### District of 100 Mile House Community Profile

The District of 100 Mile House has a history rooted in resource industries, with most of the development and growth coming as a result of the intersection of the main north/south travel route in BC with primary processing of forest industry products. Going back 50 to 100 years, some of the surrounding town centres in the CRD Electoral Areas had larger populations than 100 Mile House. Over time, however, the central location of 100 Mile House on Highway 97 resulted in a shift in development patterns to the point where 100 Mile House is now the regional hub of the South Cariboo for services, shopping, and most industry. The result of this fairly recent shift in settlement patterns is that less than 20% of the region's population is in 100 Mile House, and over 80% of residents live in the surrounding areas of the CRD that hold a more rural character.



**“ In the next 5 years, as upcoming retirees, we would like to move into a gated community or condo development where yard maintenance is done for you, but 100 Mile lacks this type of housing and lags behind other towns. We may eventually look at moving because of this. ”**

The housing stock of 100 Mile House reflects the economic history of the region, with most homes being easily identifiable as having been constructed in each of the several economic booms connected to the resource industry over the past half century. Over time, the economy has become somewhat more diversified, with some secondary processing jobs such as log home construction creating more stability. The latest boom in new home construction has taken a different character and is more closely connected to the wave of housing price increases in the urban and suburban areas of the Lower Mainland and across the country. Most new housing constructed in the last decade is single family detached, with a majority of the homeowners coming to the area from the south as retirees or people who are seeking a more relaxed, rural, or small-town lifestyle. Demand from these new arrivals has outpaced the supply of

new home construction, bringing the wave of price increases along with them in turn. A broader shift toward increased ability to work remotely has allowed others from major centres in the Lower Mainland to trade up for homes with more space for working at home and more outdoor space. Later sections of this report will look at the data for these trends more closely, as well as bringing into discussion the challenges that have arisen as a result of the price increases.

### CRD Electoral Area G (108 Mile/Lac la Hache) Community Profile

Electoral Area G of the CRD has some ranch country and forested areas across a wide geographical area, but most of the residents are spread along Highway 97 to the north of 100 Mile House towards the Central Cariboo. There are three major clusters of housing development. The first consists of pockets just north of the District of 100 Mile House municipal boundary, including the detached and modular homes around 103 Mile Lake and along the highway at 105 Mile Lake. The “105” area has some industry as well, but most retail and commercial services are located in the town centre of 100 Mile House.



Further north is the community of 108 Mile Ranch, which is dominated by single family detached homes, many of which overlook 108 Mile Lake and a golf course. There is a broad range of ages and sizes of homes in this area. There are few services and jobs here, with most of that economic activity taking



place in 100 Mile House. New construction is taking place in the 108 Mile area, with much of that being in the form of renovations or replacement of lakefront or lakeview homes with larger ones.

The third main cluster of population is spread along Lac la Hache, which describes itself as the “Longest town in the Cariboo”. The lake is an attraction for seasonal and tourist visitors, so there are a number of campgrounds and formal

**“Many have no choice but to reside in derelict motel/hotels or are living year-round in RVs”**

tourist accommodations here, as well as some shopping amenities. Most other services, however, are only found either in 100 Mile House or to the north in Williams Lake.

Most of the homes are on larger lots or acreages on the rolling hills east of the lake and Highway 97, with a few premium residential properties along the lake. Most of the new construction in the area is in the form of modular homes towards the south end of the lake, as well as a few larger vacation homes. Based on



an examination of zoning and current land use, there is potential for additional new development of modular homes behind the town site of Lac la Hache. There are currently pads still available for more modular homes at the south end of the lake, but the extreme pressure on markets farther south (100/105/108 Mile) could cause this inventory to be absorbed quickly despite the rapid price increases of listed properties in this area.

## CRD Electoral Area H (Forest Grove/Mahood) Community Profile

Electoral Area H, the northeast corner of the South Cariboo, stretches from the boundary of the District of 100 Mile House near the edge of town up to Mahood Lake and Wells Gray Provincial Park. Area H also surrounds but does not include the Canim Lake Band, also known as Canim Lake IR No. 1. Although not included in the study area, the economic and housing connections between members of the Canim Lake Band and residents of the CRD are very close, and therefore very much relevant to this study.



The Mahood Falls and Canim Lake areas have a combination of very remote and rural acreages and smaller lake-front properties with detached single-family homes. There is some new development of homes to the west of Canim Lake around Eagle Creek. This area is slightly less impacted by price increases in the rest of the province due to the more remote locations and limited communication services, which have historically made it less attractive as a year-round residence. This could change quickly with the expansion of fiber-optic internet along this corridor

and newly available and greatly improved satellite internet connections that will make it more attractive as a location for seasonal residences or remote workers.

Forest Grove, much closer to 100 Mile House and already within range of mobile phones and internet connections, is more popular with year-round residents. The existence of a public elementary school in Forest Grove also contributes to this popularity. The housing stock in Forest Grove is occupied by a relatively older demographic of residents. Family homes in Forest Grove are very attractive as a pocket of relatively more affordable homes for people working in 100 Mile House. Throughout the study period, there has been some turnover of these homes as seniors downsize or relocate closer to services, which

**“Transportation in outlying areas is a big concern. Seniors often have to give up driving and it is only because of the good nature of the people in this area that they can continue to live in their own homes.”**

is providing some renewal in the community with more young families moving in. There is some potential for new development of seniors or modular housing based on the current zoning types, but water and sewer connections will be a limiting factor. Residents of Electoral Area H have a lot of local pride, and the seniors in particular have formed very close networks of community support to help each other cope with tough winters, wildfire risks, and the lack of amenities and services. This is a very positive element of life here, but at the same time causes great concern for seniors who are struggling to maintain their rural properties and don't know where else to move to downsize without breaking all their social connections. The creation of additional inventory of supportive seniors housing that fits a rural character would free up inventory of family homes for continued community renewal.

### CRD Electoral Area L (Interlakes) Community Profile

Electoral Area L, the southeast corner of the South Cariboo region, is also known as the Interlakes area. There are several community clusters of housing along Highway 24 – “The Fishing Highway”, as well as on the south end of Deka Lake and around the shores of Green Lake. EA L has the greatest proportion of seasonal residents in the region and has been the most strongly impacted by housing price increases in the Lower Mainland. The rapid increase in home equity around Vancouver has enabled many people to purchase lakefront or



**“Many vacation properties sit vacant for up to 11 months of the year”**

near-lake properties within a reasonable drive of Greater Vancouver. When driving around the Interlakes area, it is quite striking to observe the number of very large new homes being built on lakefront properties.



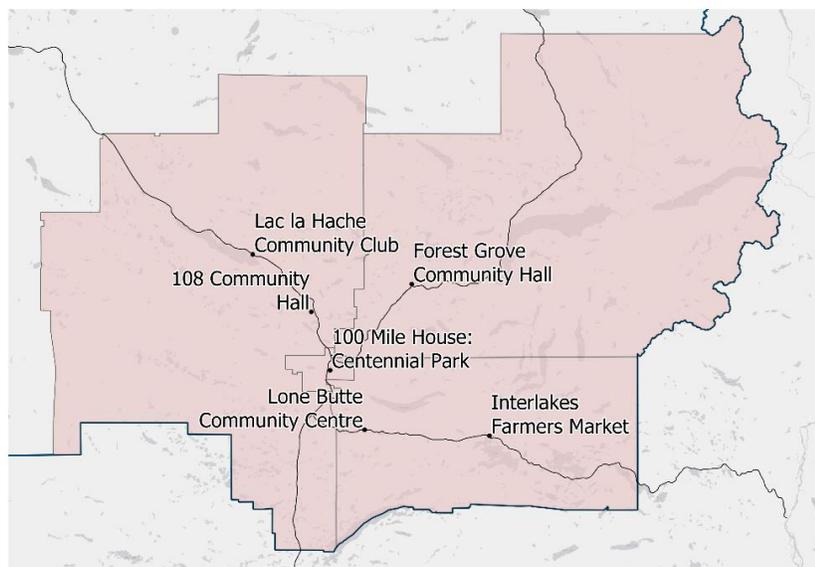
The community engagement research conducted during this research revealed that nearly all of the owners of these new homes are selling or leveraging property in the Lower Mainland, buying a lakefront home, demolishing the existing structure, and building something new and much larger in its place. This has led to a situation in which any lakefront properties that come on the market are sold almost immediately for well over asking price in a competitive bid situation, many of them to purchasers who have not even come up to view the property in person. This has very rapidly and significantly increased the price of homes in the area, also causing a ripple effect of accelerating price increases for properties that do not have lakefront or are a short drive from lake access points.

Because of the popularity of lakefront and near-lake homes with tourists and seasonal residents, there is virtually no available inventory of long-term rental homes. Some pockets, as a result, have larger properties where it is not uncommon for residents to have several informal shelters that are rented out to single working people on a longer-term basis, or as short-term vacation rentals. These vary from RV shelters to modular homes, multiple self-built un-serviced cabins, to converted barns and sheds. A reflection of increasing income potential, they likely also vary widely in terms of safety and bylaw compliance.

## COMMUNITY ENGAGEMENT

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To properly understand the issues related to housing in any given region, it is crucial to get out and hear people's concerns and discuss their experiences. This helps fill in gaps between available forms of hard data and gives vital clues as to the potential causes for shortages and affordability challenges, as well as informing the direction of some potential solutions.



Key stakeholders were consulted, and community engagement meetings were held in each of the four parts of the study area to ensure that the differences between them are considered in this report. In-person visits were made to all parts of the region by the consultant team. To account for the fact that some members of the community would not be able to attend community engagement meetings, an online survey was also made available to residents and promoted through District and CRD websites and social media, and a front-page profile was included in the 100 Mile Free Press newspaper.

Some of the feedback received at community engagement meetings and on calls was very specific to the issues of the community being discussed. That feedback is presented below under each of the sections summarizing that engagement.

Other feedback from meetings and calls was relevant across multiple or all areas of the South Cariboo, and that feedback is summarized and captured below under the heading “Common Themes for the South Cariboo”.

### District of 100 Mile House Community Engagement

Initial plans to have a booth at the 100 Mile House Farmers Market on July 9<sup>th</sup> were modified when the Farmers Market temporarily changed its location and limited booths to only the longer-term food vendors as part of its enhanced Covid protocol. Rather than host an info booth, our team attended the market and spoke with vendors and visitors about housing, gaining some insight on the housing challenges that were of greatest concerns to people. A community engagement meeting was also held at Centennial Park later that day. That meeting was successfully completed, and more residents were



able to share their concerns and discuss their thoughts on dealing with housing challenges in 100 Mile House.

Some of the unique and key concerns voiced by residents of 100 Mile House are as follows:

- Young families who are attempting to purchase their first home are getting outbid by people from outside of the region with more money. Stories were shared about some who had already made several unsuccessful offers, all of which were outbid with offers well over the

asking price.

- Businesses are struggling to attract employees from out of town. Numerous stories were told of people who accept jobs, come up, can't find housing, and then quit and go back out of town before even starting.

#### Engagement Highlights

PERSONAL VIEWS EXPRESSED IN THIS SECTION ARE SUMMARIES OF STATEMENTS MADE BY ENGAGEMENT PARTICIPANTS AND DO NOT NECESSARILY REFLECT THE VIEWS OF THE AUTHOR OR THE DISTRICT/CRD.

- There are almost no short-term rentals or motel rooms in town for short term visitors and tourists coming through because some appear to have been abandoned (e.g. the Red Coach Inn given as an example) and some converted to long-term rentals for low income individuals.
- Some younger people have moved out of the region because they couldn't find a place to rent at all.
- Participants suggested more basement suites would be good.
- Increasing homelessness, particularly people sleeping rough in Centennial Park was mentioned. There are also stories about people sleeping in shipping containers, in vehicles, or in commercial premises.
- Bulletin boards in town advertise people looking for housing. There are never ads for a vacant rental property anymore.

### CRD Electoral Area G (108 Mile/Lac la Hache) Community Engagement

Two separate community engagements were held in EA G to ensure that the distinct character and experiences of the 108 Mile Ranch area and the community of Lac la Hache were separately understood. One meeting was hosted at the 108 Mile Community Hall on July 10<sup>th</sup>, and a second one at the Lac la Hache Community Club on July 12<sup>th</sup>.

Some of the unique and key concerns voiced by residents of 108 Mile Ranch are as follows:

- There is nowhere for seniors to move to next after they can't keep up the maintenance and upkeep of a detached house any longer. There are very few spaces at senior's care homes, and no new apartment buildings in town where one could buy a nice modern unit when downsizing.
- There has been a very quick run-up in prices at 108 Mile Ranch, with participants sharing stories about bidding wars for properties near the lake.

Some of the unique and key concerns voiced by residents of Lac la Hache are as follows:

- New inventory is coming on the market through new modular housing developments
- Similar concerns were voiced as those in 108 Mile Ranch about the lack of apartments for sale in 100 Mile House.
- Fircrest Lakeside RV Resort is advertising lots for sale for year-round, fully serviced RV spaces. These were being offered at well over \$300,000, and are now fully sold out.
- A motel in Lac la Hache has been locked up and vacant for two years. This could be short term rentals but is said to be off the market while the new owners are considering passing it on to their children.



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## CRD Electoral Area H (Forest Grove/Mahood) Community Engagement

A community engagement meeting was held at the Forest Grove Community Hall on July 13<sup>th</sup>. An interview was also conducted with a member of the Mahood Falls Residents' Association.

Some of the unique and key findings from the Forest Grove engagement are as follows:

- Houses in this area are generally more affordable than other parts of the South Cariboo, with some houses selling well below \$300,000. There is not usually much on the market, however, because seniors have nowhere to go to if they sell.
- A couple of derelict homes in Forest Grove are vacant. They would need to be demolished and rebuilt before they could be occupied.
- Participants claimed that there are no rental homes available in Forest Grove. One family wanted to live there but couldn't find a place, eventually settling near 100 Mile House.
- Some engagement participants worried that Forest Grove may be at risk of dying out because the seniors don't have anywhere to move to, leaving too many family homes occupied by aging singles or couples. MLS history shows regular turnover in this area, however, and the local elementary school is holding its own.
- Lack of public transportation to Forest Grove and Canim Lake creates additional challenges for residents. Some seniors are living in fear of the day that they lose their driving license, because there aren't any places for them to move into in 100 Mile House and other towns are even more expensive.
- There are varying opinions about the amount of water available in Forest Grove; the natural aquifer might limit ability to get approval for new septic systems – extending sewer systems would unlock development potential between 100 Mile House and Forest Grove.
- Opinions were expressed that a lack of trades and aging residents combine to cause houses and properties to start to run down, but community bulletin boards still show good availability of various trades in the community.
- Some seniors in the Canim/Ruth Lake areas have discussed pooling resources to create a seniors' development with some minimal care services, but financial viability is challenged by the need to create a community septic system.



Some of the unique and key findings from the discussion with the representative from the Mahood Falls community are as follows:

- Mahood Falls used to be a much more vibrant community with services until the 1950s, and then many left as the logging jobs dried up.
- Mahood Falls has about 15 year-round residents and about 40

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seasonal ones. Many of the seasonal residents would move up year-round and continue their jobs as remote workers, but there is no internet service at this point. Fiber-optic service is currently being extended to Canim Lake, so this may change in the future.

- There is a tree-planting nursery at Mahood Falls. There is no housing for the seasonal workers, so many bring up tents and stay at the nursery.

## CRD Electoral Area L (Interlakes) Community Engagement

Calibrate Housing had an information booth set up at the Interlakes Farmers Market at Interlakes Corners on July 15<sup>th</sup>. During that morning, many of the customers of the farmers market stopped by to learn about this study and to share their experiences and feedback related to housing in the South Cariboo. A second community engagement meeting had been planned for the Lone Butte Community Centre on July 14<sup>th</sup>. That meeting had to be postponed due to an evacuation notice that came down that day due to an approaching wildfire, and was subsequently completed on September 11<sup>th</sup>. The Green Lake Area Ratepayers Association was also consulted.



Some of the unique and key findings from the Lone Butte, Green Lake and Interlakes engagements are as follows:

- Some people have lost their long-term rental housing because it was sold out from under them. There are stories of instances where this was done without a sign even going up on the property. It was listed on MLS and sold sight-unseen to buyers from Vancouver before the tenant was even aware. One participant knows personally of six similar cases.
- Lack of public transportation between 100 Mile House and the Interlakes area limits the length of time that seniors and people with disabilities are able to remain in their homes.
- The character of the local communities has changed dramatically as the percentage of year-round residents vs seasonal residents has shifted with particularly lakefront and near-lakefront having more seasonal residents than in the past.
- There is no long-term rental stock on the market in this area.
- Building permit values in the southern part of the CRD continue to climb vs. the north – the rapid pace of renovations and house replacements in Interlakes is putting extreme pressure on the availability of trades. The rapid increase of housing costs in the South Cariboo more broadly will also worsen the trades scarcity issue as some workers who can't find housing of their own will consider moving out to larger cities with higher wages. These dynamics will likely put additional upwards pressure on housing prices.
- Some parts of the Interlakes area have very creative RV-based non-conforming housing arrangements. There is social pressure sometimes to allow friends to 'camp' on their

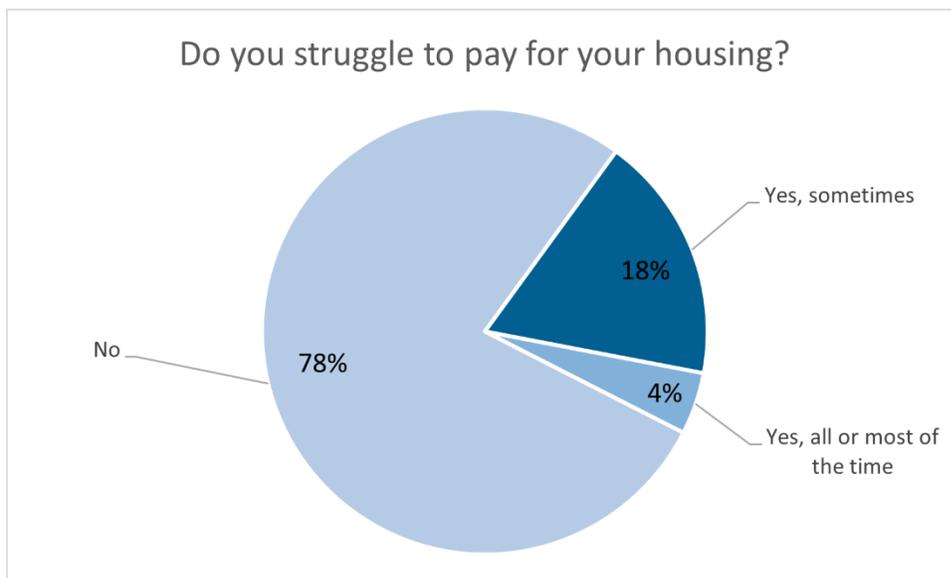
### Engagement Highlights

PERSONAL VIEWS EXPRESSED IN THIS SECTION ARE SUMMARIES OF STATEMENTS MADE BY ENGAGEMENT PARTICIPANTS AND DO NOT NECESSARILY REFLECT THE VIEWS OF THE AUTHOR OR THE DISTRICT/CRD.

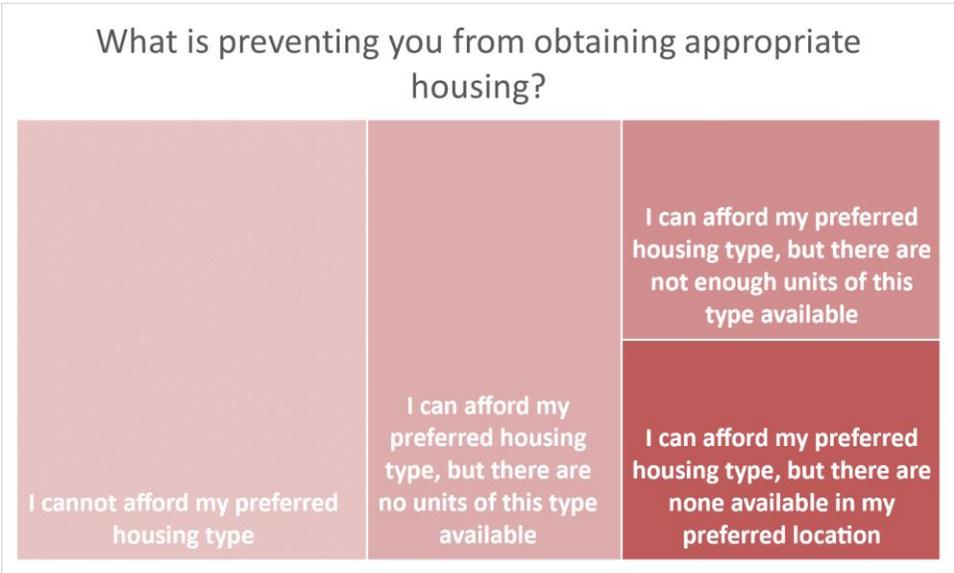
property long term because they can't find housing elsewhere. Many of these arrangements are non-conforming but bylaw enforcement in rural areas is very challenging.

## Online Survey

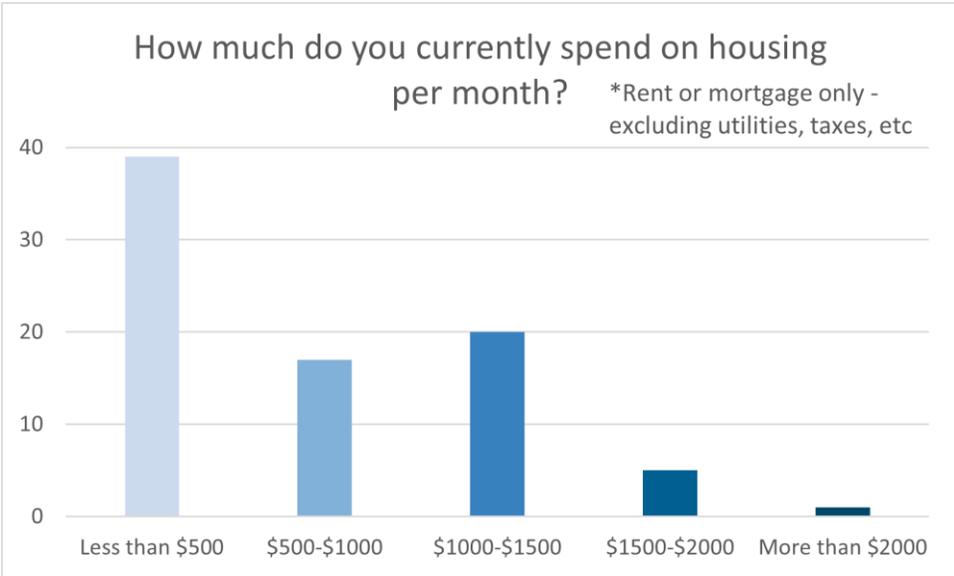
An online survey was conducted in the spring and summer of 2021 to give the community in the South Cariboo an opportunity to share their thoughts on the housing needs and demand in their area. The complete survey results are captured in Appendix 1 of this report. There were 88 responses received by the posted deadline. The respondents were from each of the Electoral Areas (G – 27, H – 6, and L – 18 responses respectively) and the District of 100 Mile House (38 responses). Although the responses should not be viewed as a statistically relevant sample for each area, they provide rich context and the lived experience voice into this process and help to differentiate the way that housing needs are experienced across the different areas of the South Cariboo. Appendix One has the full results overall, with splits for the results from each area. The following charts provide a quick visual representation of the survey results, with brief written descriptions below each.



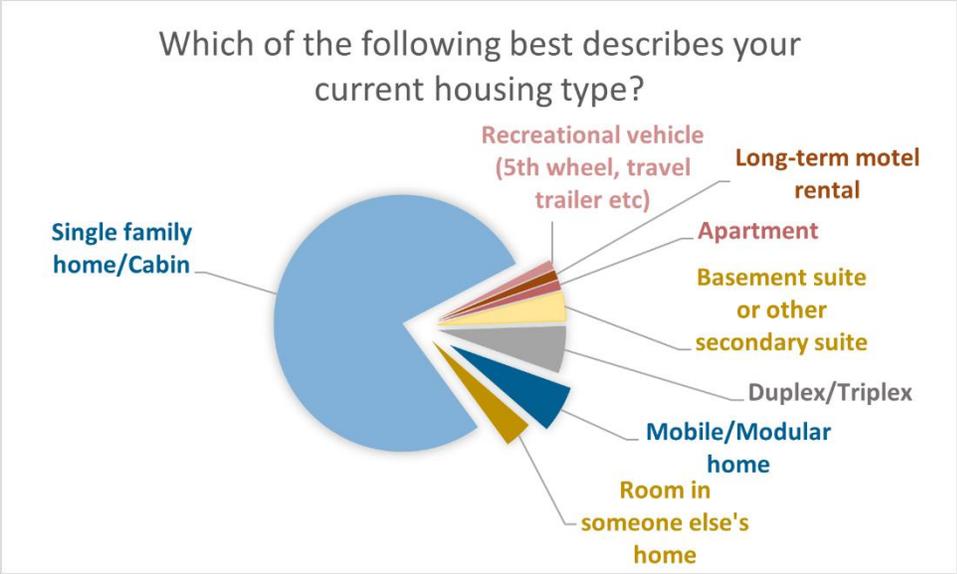
Nearly 23% of respondents struggle to pay for their housing at least some of the time.



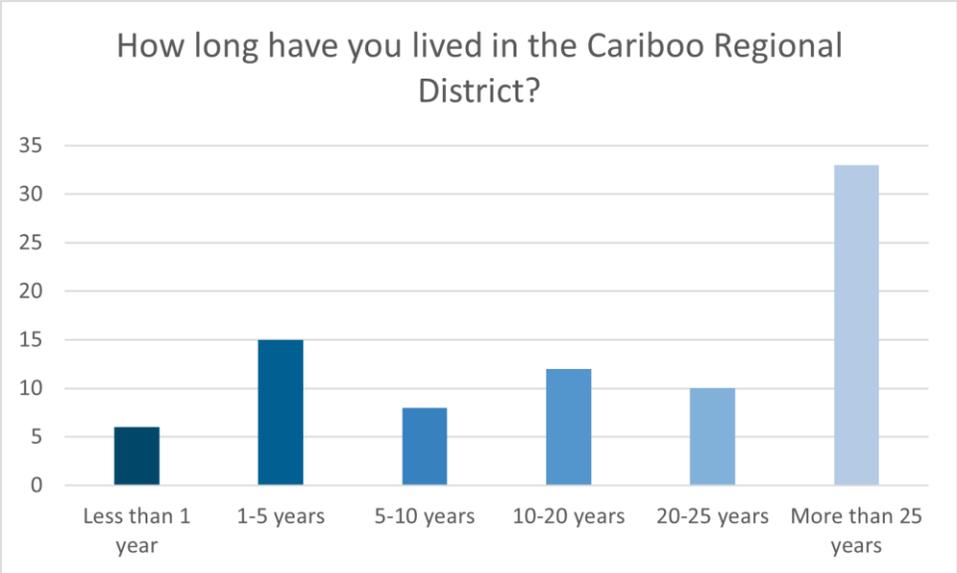
Among respondents who are living in inappropriate housing (1/3 of overall respondents), 38% of these can't afford the housing they need, and the rest are struggling to find an available unit of that type. In other words, decreasing affordability has been an issue, but the lack of inventory is experienced as an even bigger problem.



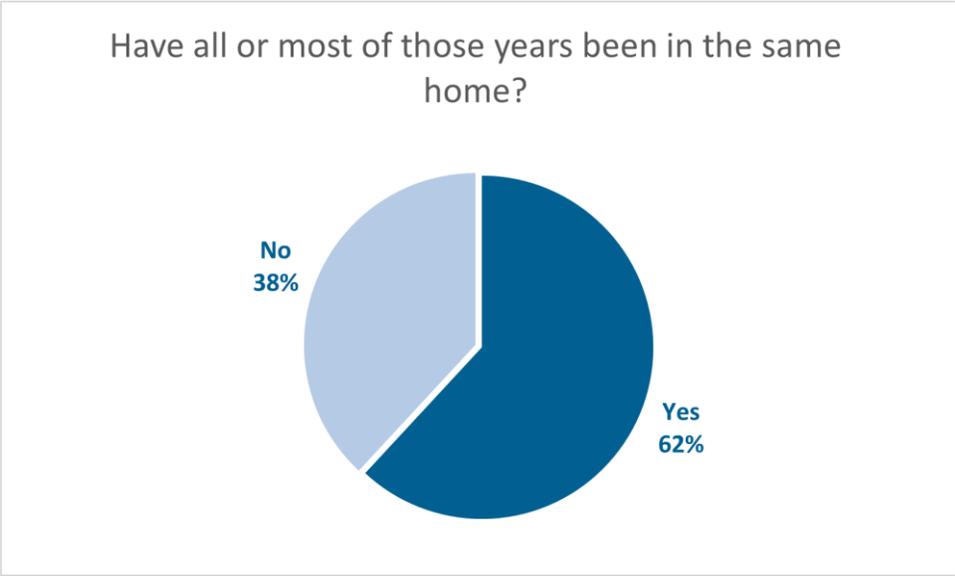
In this chart we can see the distribution of monthly expenditures on housing. Given our previous observation on how many people live in inappropriate types of housing and the nature of the verbatim feedback, it is likely that many of these are spending at lower levels because they are currently resorting to living year-round in an RV, 'couch-surfing', or living in very small units with too many people. Typical rents observed from advertisements are currently showing one-bedroom units going for over \$1,000/month, and two- or three-bedroom units and homes renting for at least \$1,500 to \$2,500 per month. In other words, the amount reported as current housing cost is very likely to be significantly lower than current rental or mortgage costs.



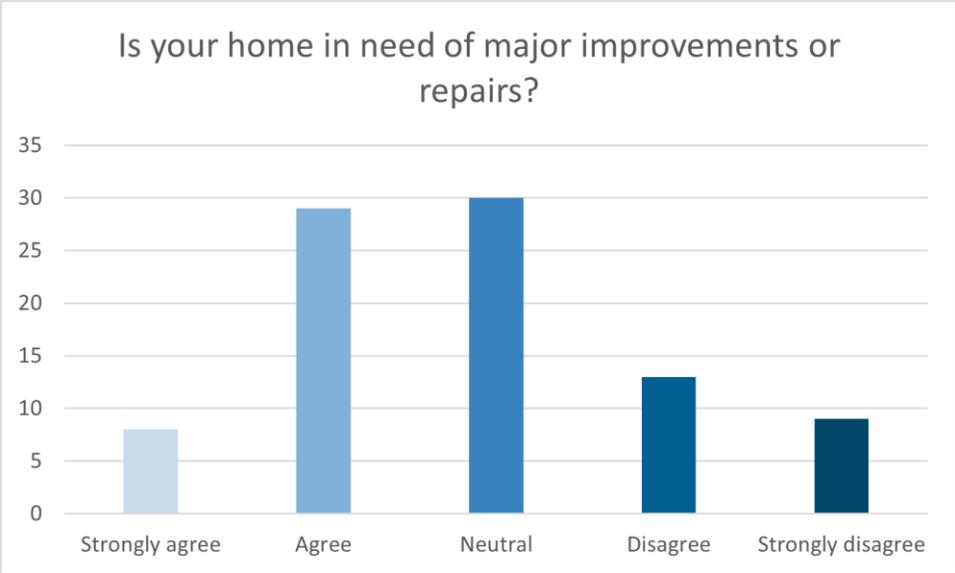
Although most people in this region live in detached homes, we can see a very wide variety of other types of housing that are also in use.



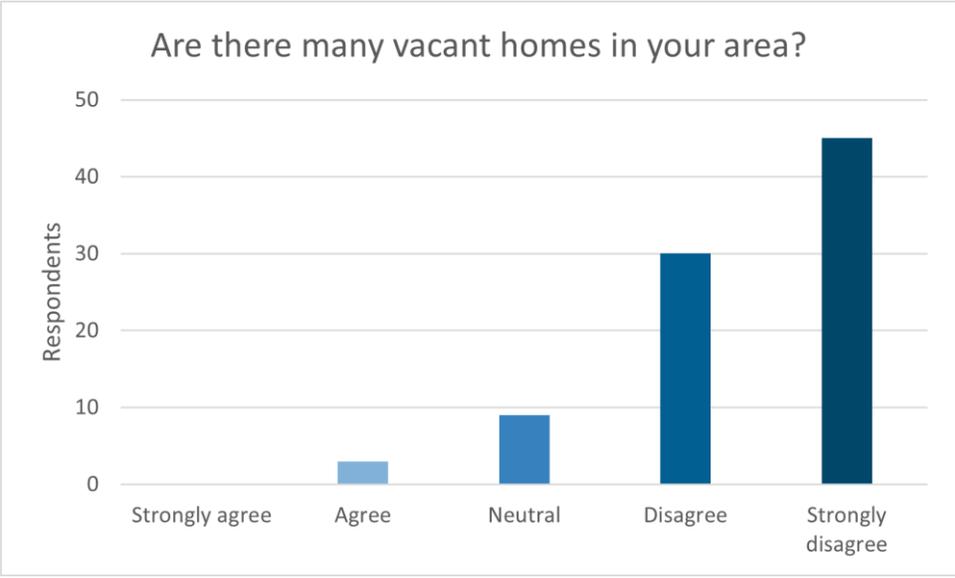
Most of the respondents are long-term residents of the Cariboo, many of them for decades. A significant percentage are new arrivals, however, and many of them came for good job opportunities but have struggled to find appropriate housing. This should be viewed as a threat to future economic growth.



The chart above shows that most of those years of residence in the Cariboo have been in the same home.



42% of respondents reported (agree or strongly agree) that their home is in need of major improvements or repairs. This statistic should be quite concerning as it could put future housing supply in risk if some of the inventory is no longer in a liveable state.



It is clear from the chart above that vacant homes are not a major issue in the South Cariboo.

The following quotations are taken verbatim from surveys. They are a selection of the quotes that we felt were typical of all the answers. This first set are from respondents who reside in the District of 100 Mile House:

**“ I have NEVER seen it this way in 15 years ”**

**“ I know of several families and individuals who are living in RVs, motels, or renting homes that are in need of major, serious repairs (mold, broken windows, leaking roofs, etc) ”**

**“ Many vacation properties sit vacant for up to 11 months of the year ”**

**“ I am a seasonal BC Wildfire worker. I found it impossible to find housing when I accepted this position in 100 Mile [...] I came with a tent and sleeping bag as I did not know where I would stay. Hotels were beyond my reach as I had just finished trade school. ”**

“No affordable housing to purchase within a 30-minute radius of 100 Mile. Median income and rising costs of living make purchasing impossible. It leaves us at the mercy of landlords in the meantime when affordable and even unaffordable rentals are few and far between. 100 Mile needs more townhouses or apartments to pickup the slack in the area.”

“In the next 5 years, as upcoming retirees, we would like to move into a gated community or condo development where yard maintenance is done for you, but 100 Mile lacks this type of housing and lags behind other towns. We may eventually look at moving because of this.”

“I have received comments on Facebook from a teacher who accepted a teaching position and began looking for housing. After 2 months she was unsuccessful in finding accommodation, so she resigned before she even taught a single day.”

[The following quotes are from Electoral Area G \(Lac La Hache\):](#)

“Many have no choice but to reside in derelict motel/hotels or are living year-round in RVs”

“Seasonal workers/residents occupy motel/hotel suites that could be utilized by full time residents. Prices jump up drastically during tourist season, making affordable housing almost impossible for low-income or marginalized individuals/families”

“Many vulnerable seniors were displaced from their only affordable housing when the province ordered a local motel to rent only night by night at tourist rates.”

**“There is a distinct lack of low income, accessible, safe, sound and sanitary housing in the 100 Mile House general region. When rentals are available, they cost more than the incomes of most folks I know. [...] I am terrified of the day we have to move, because there is no place for us.”**

**“I would like to see affordable, in-town seniors housing such as row or duplex residences (a Heron Ridge type look) that offers independent living, modern conveniences, outside maintenance services for a monthly fee, and security.”**

**“We cannot afford to lose young families who are unable to secure housing here.”**

The following quote is from Area H (Canim):

**“Most people who are from this area cannot compete in either the homeownership or rental market.”**

The following quote is from Area L (Interlakes):

**“Transportation in outlying areas is a big concern. Seniors often have to give up driving and it is only because of the good nature of the people in this area that they can continue to live in their own homes.”**

In addition to the highlighted selection of quotes above, the following analysis is a grouping and summarization of all the verbatim answers provided. This grouping helps to get a better sense of the prevalence of certain experiences and gives insight into the greatest challenges residents are having with regards to housing:

Of the 6 people with additional units on their property, one uses a trailer as guest accommodation, one has a commercial business, two have small unrented buildings, and two rent the additional unit.

Of the 34 people whose housing is not appropriate for their current needs, 17 can afford their preferred housing type and 10 cannot. 14 say there are insufficient or no units of their preferred housing type available, 5 cannot find their preferred housing type in their preferred location, and 2 have dependents who are unable to move out.

20 people struggle to pay for their housing, 6 of which did not answer this question, and only one of whom receives assistance.

19 people say homelessness or squatting are an issue in their area, 5 people say it is somewhat of an issue, 27 people say it is not an issue, 4 people are unsure, and 10 people are aware of families and individuals that are living long-term in temporary housing situations or are close to homelessness.

26 people have no difficulty accessing municipal services, 26 people say transportation is difficult to access, including a lack of bus and taxi services. 8 people mention water is unavailable, hard to access, or unsuitable for drinking. 2 people say internet is of poor quality, 2 say there are no municipal services, and 7 mention a variety of other concerns including lack of sidewalks, road maintenance, natural gas, sewers, and fire hydrants.

55 people say seasonal accommodation presents no barrier to providing year-round housing for residents in the community. 14 people are unsure whether this is an issue, 11 say it is, and 1 says it occasionally presents a barrier.

12 people say that seasonal accommodation is causing a problem because the places that are kept for seasonal rental stay vacant for the rest of the year, exacerbating the housing shortage, and that “prices jump up drastically during tourist season. making affordable housing almost impossible for low income or marginalized individuals/families”.

74 people say temporary accommodation related to tourism has not prevented them from finding appropriate housing in the recent past, 2 are unsure, and 4 say it has. 1 person says “many vulnerable seniors were displaced from their only affordable housing when province ordered a local motel to rent only night by night at tourist rates.”



1 - Creative Poster with a list of this potential tenant's positive points (e.g. willing to do maintenance and repairs)

Of Elders/seniors, and people with disabilities, 8 say their current form of housing is too large for them and 2 say it is too small, and 12 people would like a more communal form of housing, 7 of whom cannot find any places available, and 3 of whom cannot afford it. As well, 4 people find that their location makes it difficult to access community resources and health care. 14 have or will soon have difficulty navigating their homes because of architectural features, 20 have or will soon have difficulty maintaining their home and yard, and 3 have no issues right now.

Among those who had other concerns about the housing in their area, 16 said there are not enough houses, rentals, or apartments available to buy or rent, 13 said the housing that does exist is unaffordable for most people, 8 people said there is a need for more communal seniors housing, 2 mentioned a necessity for zoning changes, 2 say better transportation is needed, 5 people say the appearance and lack of upkeep of houses is an issue, and 8 say more accessible housing is necessary.

Other comments include 7 people who would like to see more affordable housing, 1 who would like more temporary housing, 6 who say there needs to be more housing overall, 2 who say water quality needs to improve, 3 who would like the site of the old Junior High School to be turned into housing, 2 who would like houses to be better maintained, 2 who would like better transportation including sidewalks, 8 who would like more seniors housing, 1 who would like to see a tiny home complex, and 2 who have concerns about tenancy rules.

## Common Themes for the South Cariboo

There are some common themes that emerged across all of the different methods of engaging with members of the community.

The residents of the South Cariboo overall find themselves in need of more individual accommodation, more communal accommodation including gated complexes and apartments, more seniors accommodation, and more seasonal accommodation. The housing also needs to become more affordable overall, or some affordable options must be offered for those that are in need. Increasing the supply/quantity of houses available may also help slow housing price increases and give a higher overall level of housing security. Municipal services require some upgrading, especially the transit systems and water and sanitation services in outlying areas.

Houses should also be made more accessible, and consideration should be given to zoning changes to encourage growth in the region. Tenancy rules should be reviewed to ensure they are not one-sided, and effort should be put towards keeping the towns well-maintained. Lowering house prices will also make it more feasible for the occupants to keep their houses in good repair.

Implementing these changes will cause the area to become more attractive and both bring in people from other areas and help those currently living there to want to stay nearby. Providing more seasonal accommodation will bring in more tourists as well.

Making housing more available and more affordable will lower stress and pressure of the citizens and make people happier, healthier, and more productive.

One thing that contrasts to similar regions with an area that attracts tourists is that not much concern was expressed about the negative impact of AirBnBs in this region.

## COMMUNITY DEMOGRAPHIC & ECONOMIC PROFILES

This section has all the data about the community from sources such as the federal government census data and BC Stats. As noted earlier, all data is from the full Census Data Profile release of the 2016 Census and will be updated in a future revision of this report to incorporate 2021 Census data. This data is generally related to the measurement of demand for housing through shifting demographics and economic conditions.

### Data including Forecasts

The following charts show comparisons on various data points between the four parts of the study area, with some charts showing regional averages. In some of the observations we also draw out comparisons to the province overall.

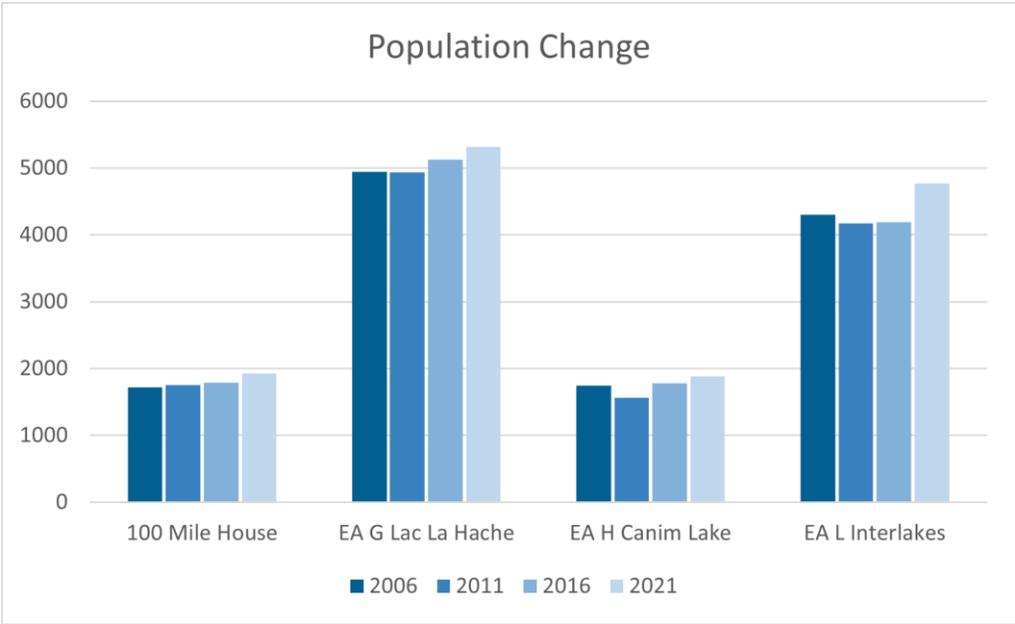


Figure 1 - South Cariboo Population Change - Source: Statistics Canada Census Data

The rate of population growth in the South Cariboo in the past five years has not been substantially different than that experienced in other parts of the province, which had 5.6% growth in the most recent five-year period covered. All four of the parts of the South Cariboo study area are experiencing growth.

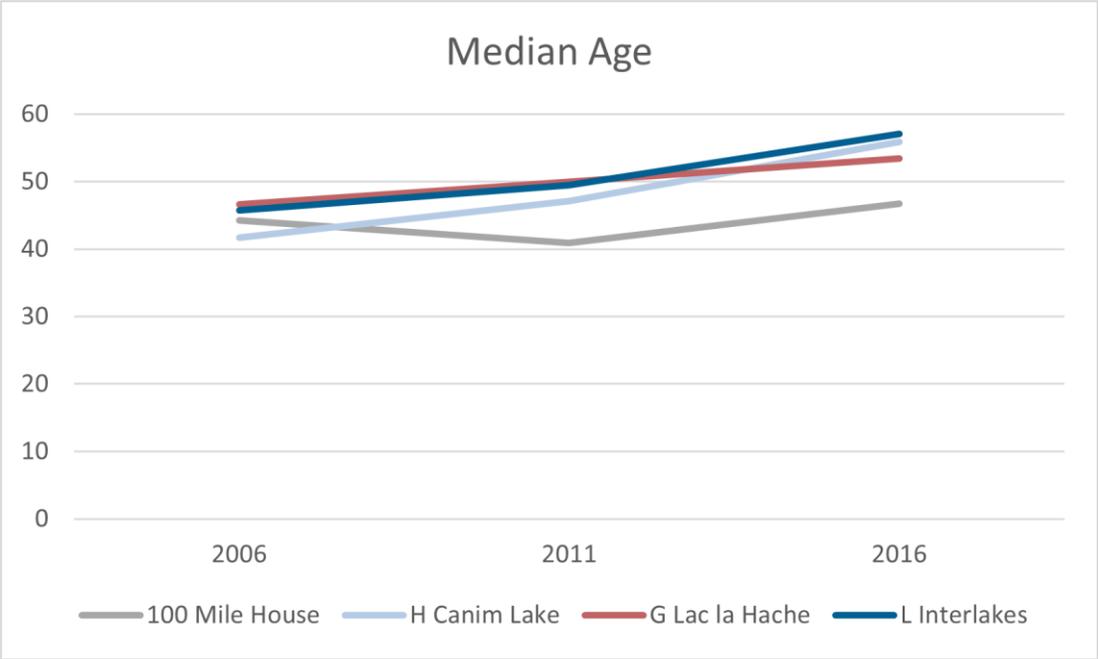


Figure 2 - South Cariboo Median Age Comparisons - Source: Statistics Canada Census Data

With a median ages of 47.1 for 100 Mile House, 53.4 for EA G, 55.9 for EA H, and 57.1 for EA L, the South Cariboo is notably older than the province overall, which has a median age of 43.0. It is also trending towards an even older median age, which shows that the need for seniors housing will become more acute.

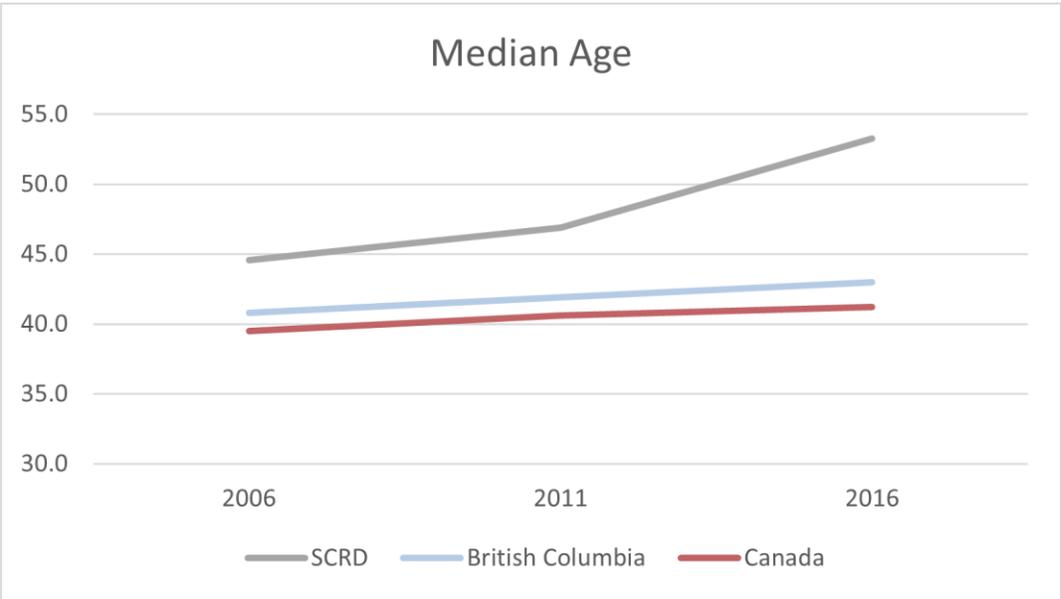


Figure 3 - Comparison of South Cariboo Median Age to BC and Canada - Source: Statistics Canada Census Data

This table above shows the gap in the rate of aging between the combined population of the South Cariboo study area covered in this report with the province overall and the country.

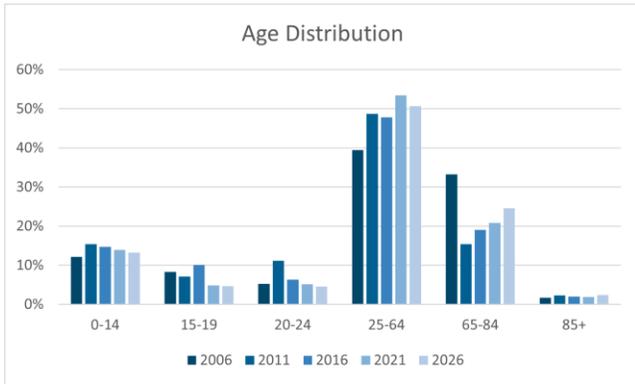


Figure 4 - 100 Mile Age Distribution

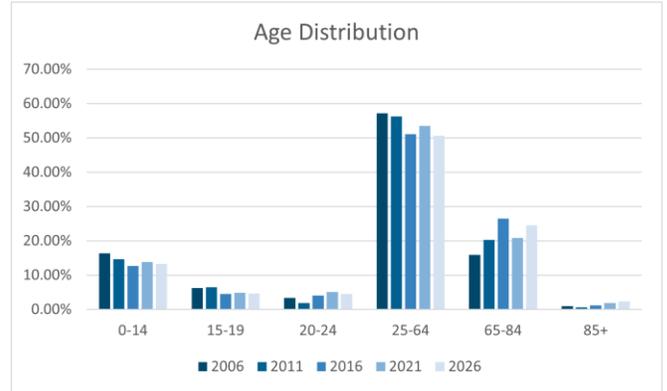


Figure 5 - EA G (Lac La Hache) Age Distribution

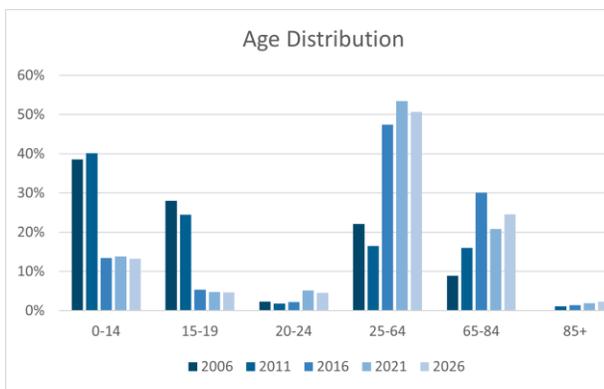


Figure 7 - EA H (Canim) Age Distribution

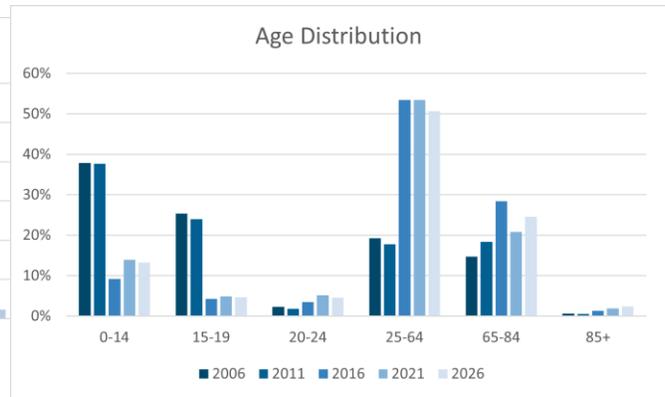


Figure 6 - EA L (Interlakes) Age Distribution

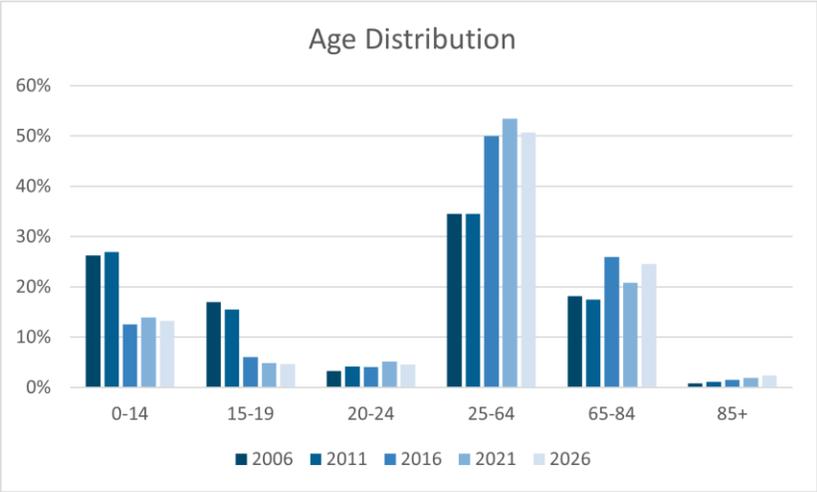


Figure 8 – South Cariboo Age Distribution - Source: Statistics Canada Census Data and BC Stats

When we show the age distribution charts side-by-side it becomes very clear that there are some differences between the parts of the region. There was a sharp decline in children below 15 years old in EAs H and L, possibly reflecting some school closures. All areas consistently show aging trends over time, also in forecasts. As younger retirees age they will require housing more suitable for seniors.

Hidden within these groupings is the fact that assisted living and full-care seniors’ homes are all located in the District of 100 Mile House. This means that within the 65-84 yr old grouping, 100 Mile House tends to have more people on the older end of that group. Because the Electoral Areas as a whole have a lot more of the population, and because of the typical propensity for people to remain in their existing homes as long as possible, it is concerning that there will very likely be a much more concerning shortage of seniors’ housing in the South Cariboo unless the supply increases substantially.

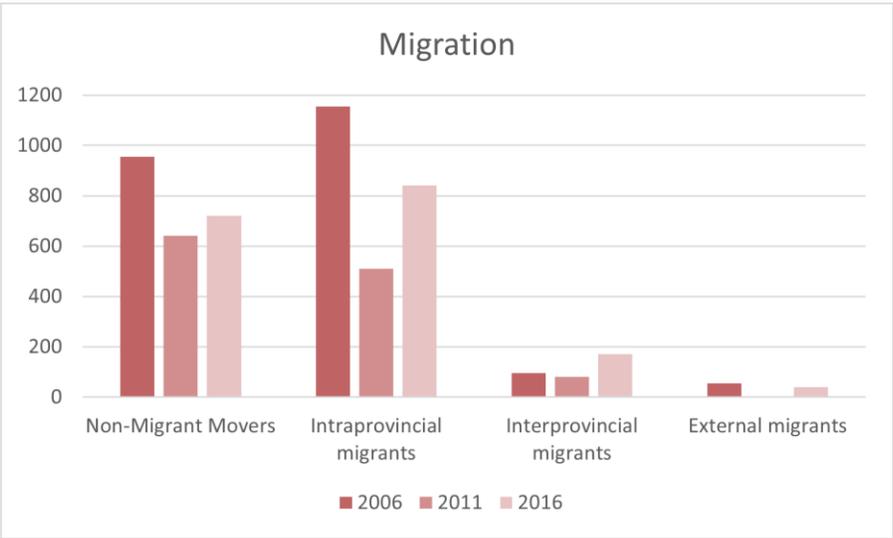


Figure 9 - South Cariboo Overall Migration - Source: Statistics Canada Census Data

Migration data shows that the South Cariboo region is not one of BC’s most popular locations for new immigrant arrivals at just over 1% (0% in some EAs), as compared to over 2% in BC as a whole and much higher figures in urban areas. Most migration is within the region, or from other parts of BC. Looking at trends over time, we can see that the South Cariboo is increasingly popular among people from other provinces.

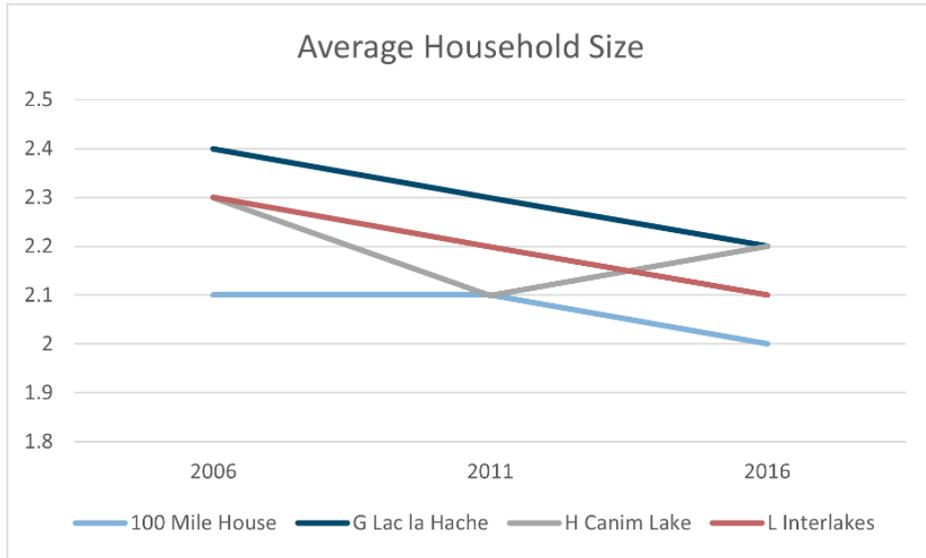


Figure 10 - Average Household Size Comparisons - Source: Statistics Canada Census Data

Although the trends in household size appear dramatic, this decline should not be surprising given the median age and age distributions shown earlier in this report. These figures compare to the provincial average of 2.4.

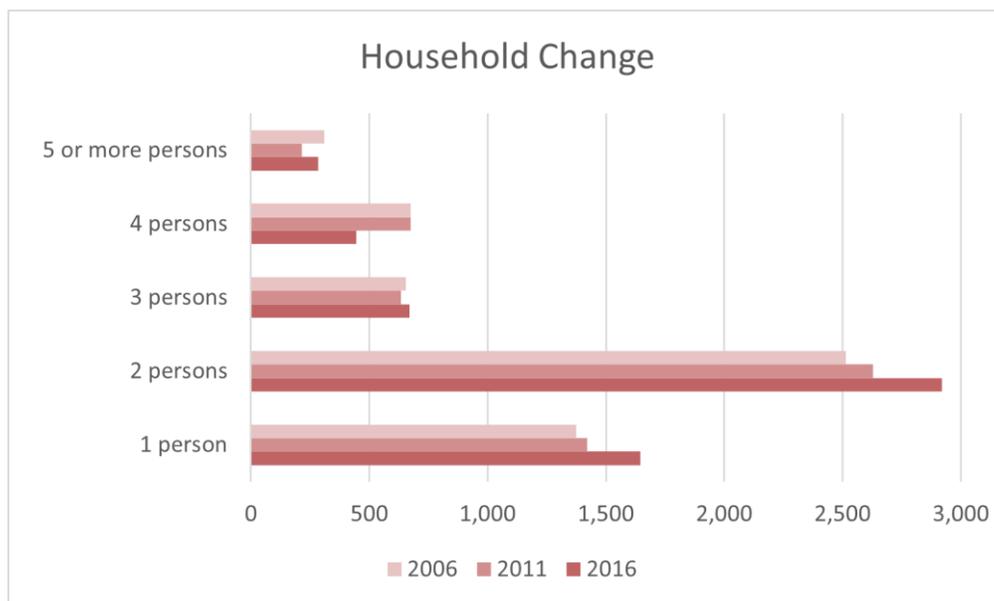


Figure 11 - Household Change Overall - Source: Statistics Canada Census Data

In line with previous observations on aging and average household size, we see above a shift towards smaller household sizes. More specifically, we see steady increases in the number of one and two person households. Going back to some of the concerns shared in the community engagement work, this also means that the current stock of housing, dominated by detached family homes (particularly in the Electoral Areas), will become increasingly inappropriate and overbuilt for the needs of residents. The greatest future shortages will therefore be in smaller units, particularly those which are accessible and suitable for occupation by seniors.

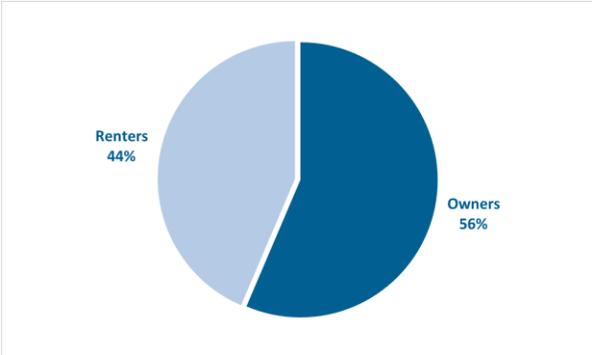


Figure 12 - Owner/Renter Status 100 Mile House

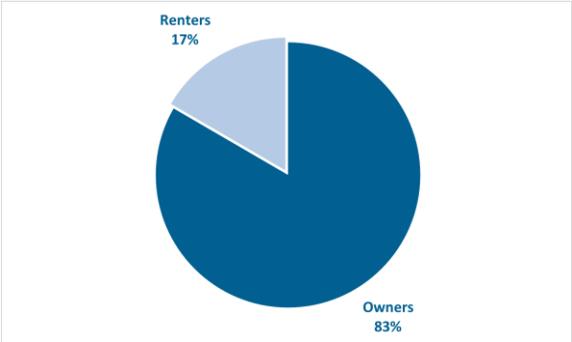


Figure 13 - Owner/Renter Status Overall  
Source: Statistics Canada Census Data

Home ownership vs. renters is a statistic that is quite similar across the EAs, and also similar to the province overall. The District of 100 Mile House, however, has a much higher percentage of renters.

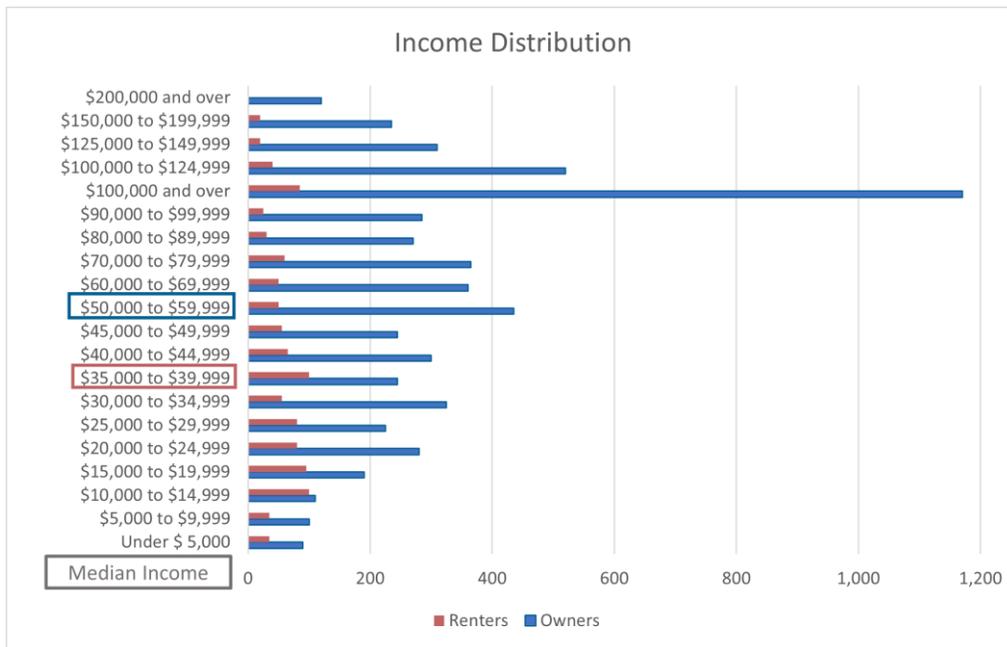


Figure 14 - Income Distribution - Source: Statistics Canada Census Data

Although median income and income distribution themselves are not substantially different than what is experienced elsewhere in BC, the figures shown above reveal something that is strikingly different. The income level for renters is quite dramatically lower than for homeowners; much more so than elsewhere. 100 Mile House was the part of the South Cariboo where this is the most evident. The following chart shows this aspect even more clearly with comparables.

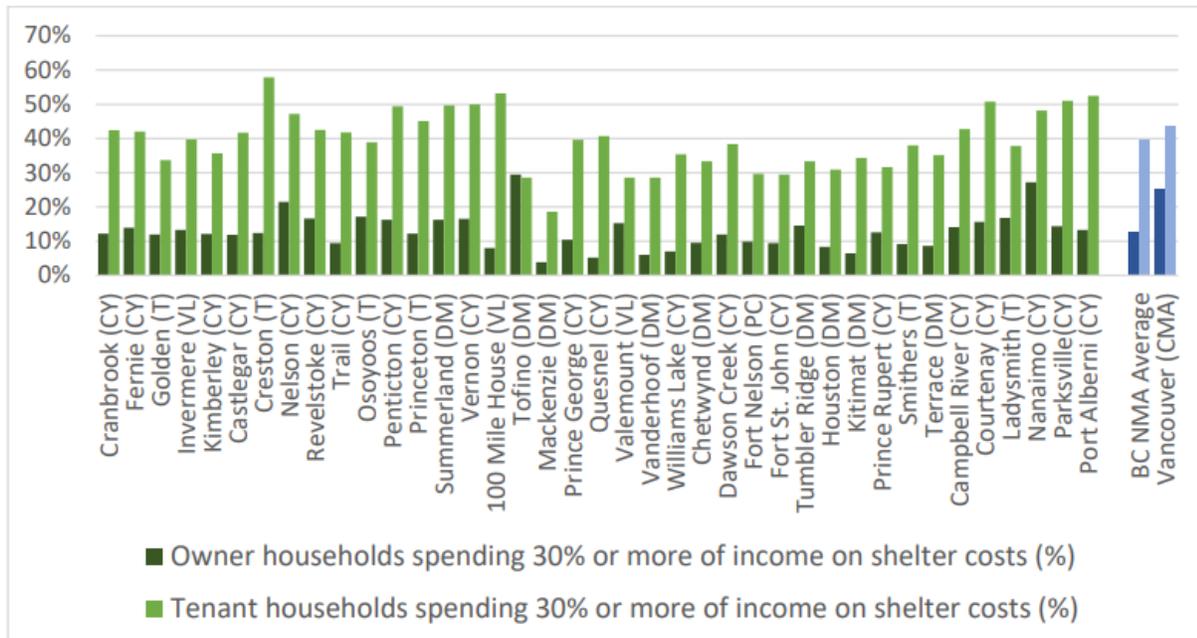


Figure 15 - CDI/UNBC from Statistics Canada Census Data: <https://www2.unbc.ca/sites/default/files/sections/community-development-institute/buildingfoundationsforthefuturebritishcolumbia-finalwithcover.pdf>

Affordability for renters in this area and nearby cities is clearly more of an issue than for current owners.

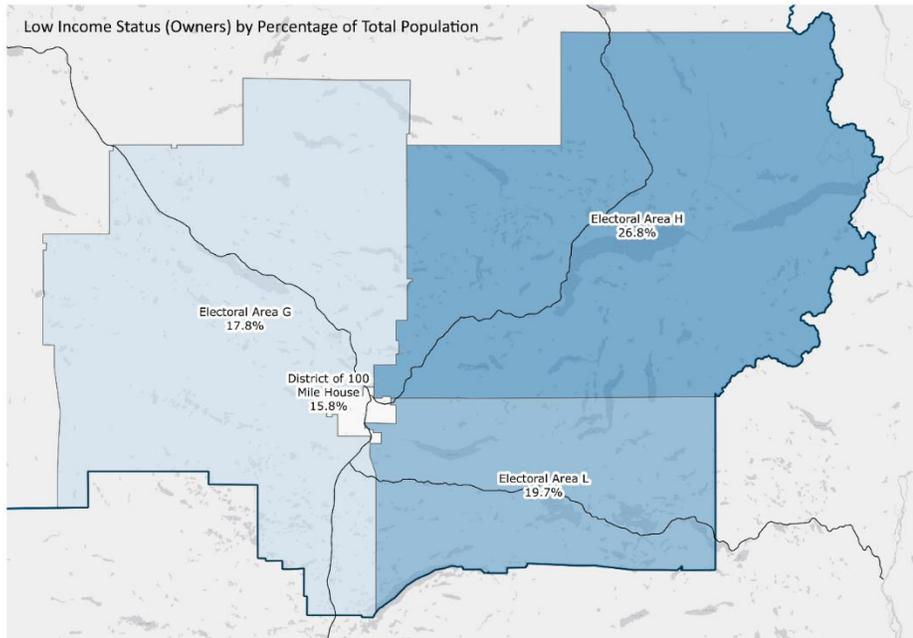


Figure 16 - Low Income Status (Owners) - Source: Statistics Canada Census Data

The highest percentage of homeowners with low-income status are found in EA H (Canim) and EA L (Interlakes). Statistics Canada defines low-income status as 50% of median adjusted after-tax income of private households.

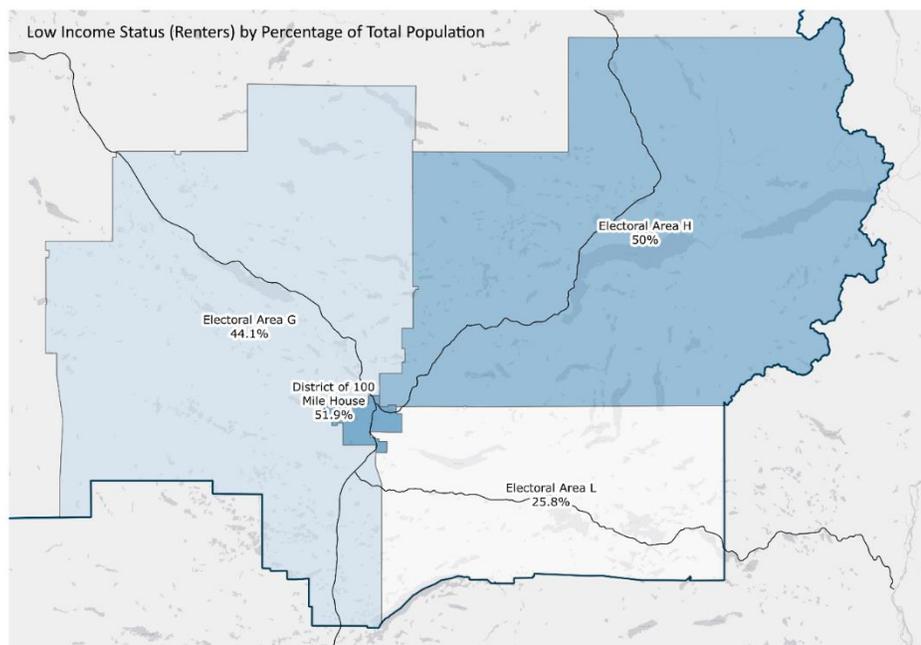


Figure 17 - Low Income Status (Renters) - Source: Statistics Canada Census Data

100 Mile House has the highest percentage of renters with low-income status, and Area H is once again among the highest percentage. As shown on the previous page, the affordability gap between owners and renters is dramatic.

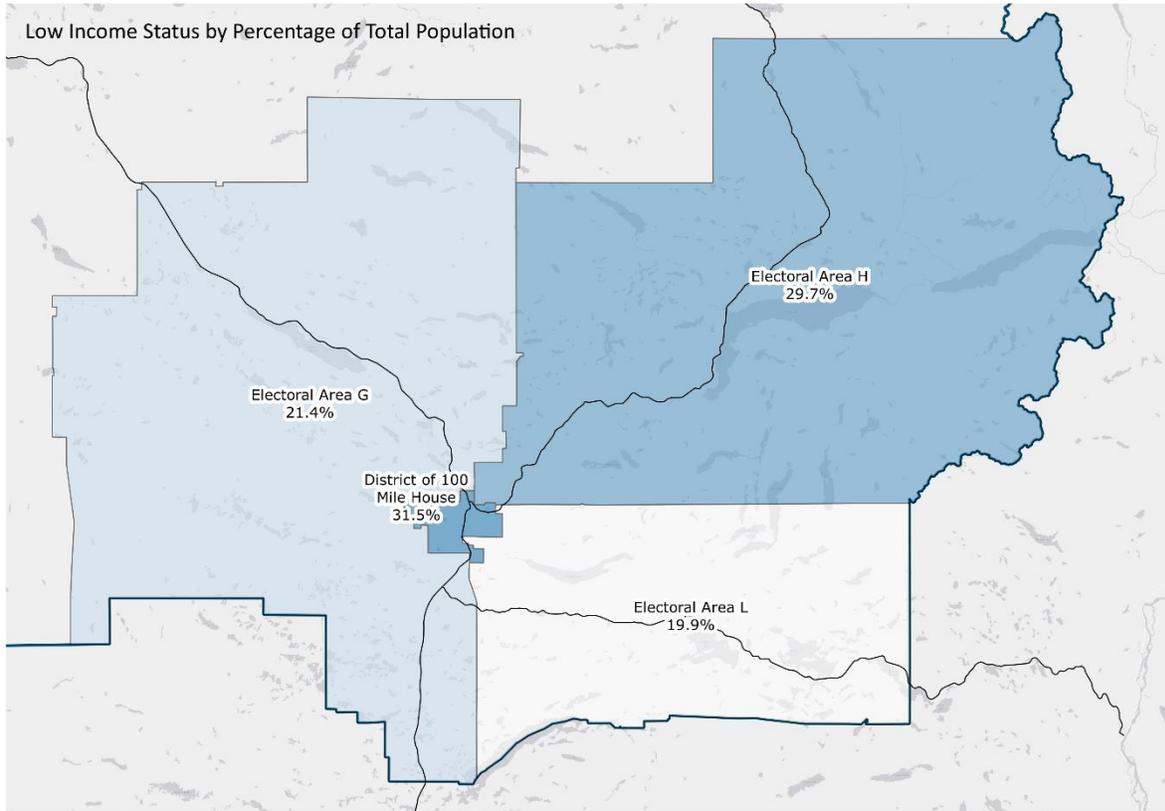


Figure 18- Low Income Status (Overall) - Source: Statistics Canada Census Data

Looking at renters and owners combined, the same areas of 100 Mile House and EA H are once again shown as the areas with the greatest affordability gap.

Location	Unemployment Rate
100 Mile House	10.7%
EA H: Canim Lake	15.3%
EA G: Lac la Hache	9.4%
EA L: Interlakes	10.9%
South Cariboo Regional District	11.6%
British Columbia	6.7%
Canada	7.7%

Figure 19 - Unemployment Rate Comparisons - Source: Statistics Canada Census Data

The South Cariboo has a significantly higher unemployment rate than the provincial and national averages. This is consistent across all parts of the study area, with the highest unemployment rate being in EA H (Canim Lake). These figures are taken from the 2016 Census.

	100 Mile House	EA H Canim Lake	EA G Lac la Hache	EA L Interlakes
Commute within CSD of residence	88%	27%	19%	13%
Commute to a different CSD within CD of residence	7%	63%	73%	72%
Commute to a different CSD and CD within province or territory of residence	6%	9%	7%	14%
Commute to a different province or territory	0%	1%	1%	1%

Figure 20 - Commuting Distances for South Cariboo - Source: Statistics Canada Census Data

The table of comparisons of the different parts of the study area shows a rather dramatic difference between 100 Mile House and the EAs for commuting. Although not a surprising finding for people who live in the South Cariboo, these charts provide clear evidence that much of the employment in the region is centred in 100 Mile House, and that there is a very strong link between the CRD’s EAs and the District of 100 Mile House. A strong majority of EA residents that commute drive across this boundary into 100 Mile House. Some of these drives would be very short, for example from the 103-108 areas just north of 100 Mile House.

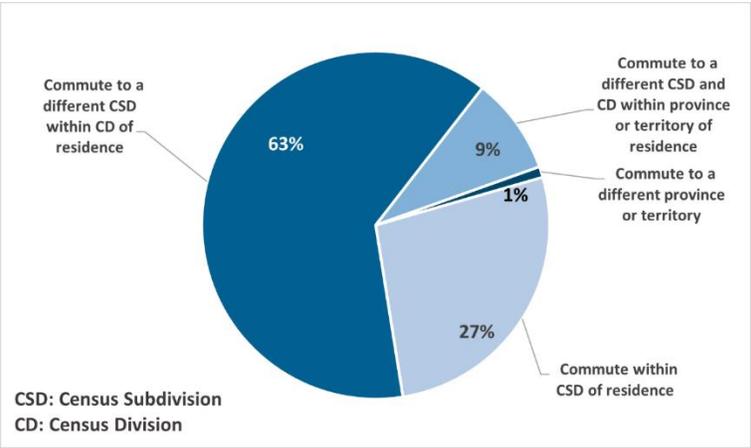


Figure 21 - Commuting - Source: Statistics Canada Census Data 2016

The chart above shows a visual version of this same data, compiled and combined for the South Cariboo.

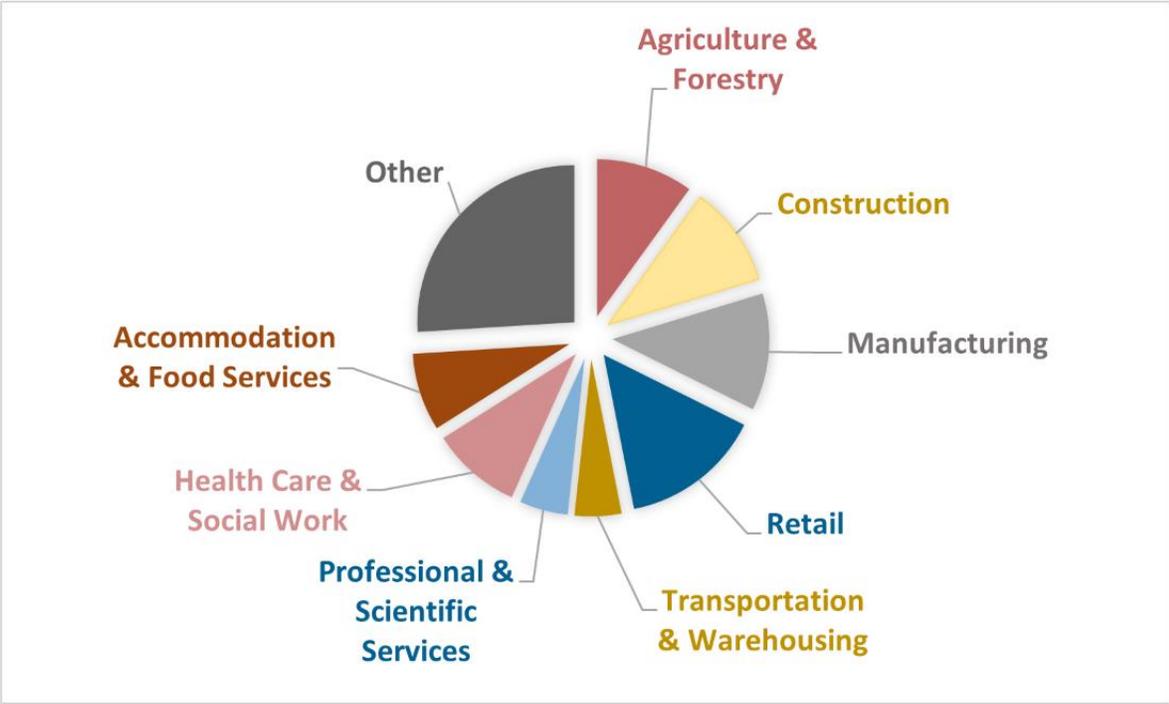


Figure 22 - Labour Categories in the South Cariboo - Source: Compiled from Statistics Canada Census Data

This colourful pie chart shows visually the diverse economy of the region. Each of the EAs and 100 Mile House have similar distributions. The lack of variation is partly because most people are commuting into 100 Mile House for work. This finding is interesting because of the region’s history as being dependent on specific industries and having population booms and busts correlated with resource booms. This healthier distribution is likely to result in a more stable population trend in the future.

**Change in Housing Demand**

The statistics shared and analyzed above show that the South Cariboo region will experience the same steady growth in population as the rest of the provinces. They further indicate that there is also not likely to be significant variation between the different areas in this respect.

A more important driver of anticipated demand will be changes within the population as it ages. The region is already one of the oldest areas in the province, as highlighted in the South Cariboo 55+ Housing Study. As many residents move into retirement and as their ability to maintain detached home properties decreases with age, demand will increase for smaller homes, apartments, or other types of housing more appropriate for seniors. At the same time, demand for large, detached family homes is likely to begin to decrease at least as a percentage of overall demand.

Findings from the data analysis are consistent with findings from community engagements, highlighting concerns over recent and rapid sale prices of housing as well as extreme shortages of inventory for rentals.

## HOUSING PROFILE

This section looks at data from sources such as Statistics Canada Census, BC Assessment, BC Housing, municipal info such as building permits, and MLS information to help define the housing data status quo with respect to quantity, typology and pricing of housing.

### Quantity & Typology

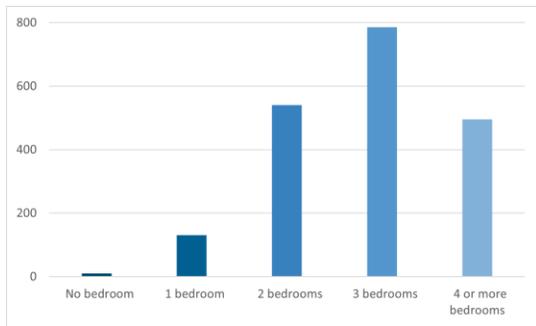


Figure 23 - 100 Mile House Bedroom Mix

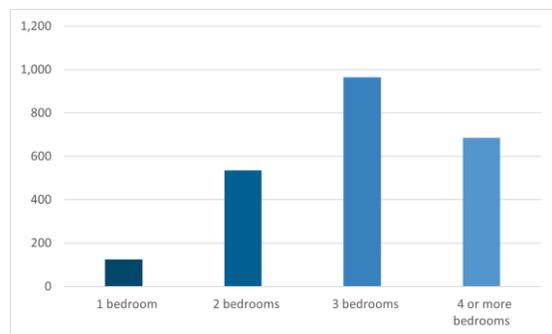


Figure 24 - EA G (Lac La Hache) Bedroom Mix

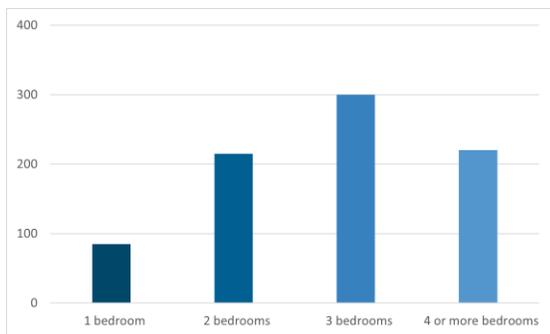


Figure 25 - EA H (Canim Lake) Bedroom Mix

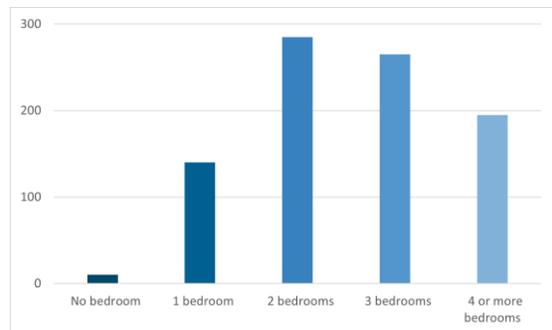


Figure 26 -EA L (Interlakes) Bedroom Mix

The different areas across the South Cariboo all have mostly detached homes with most of them having two to four bedrooms. Although there is some minor variation on bedroom-count between the different areas, they have largely similar unit mixes.

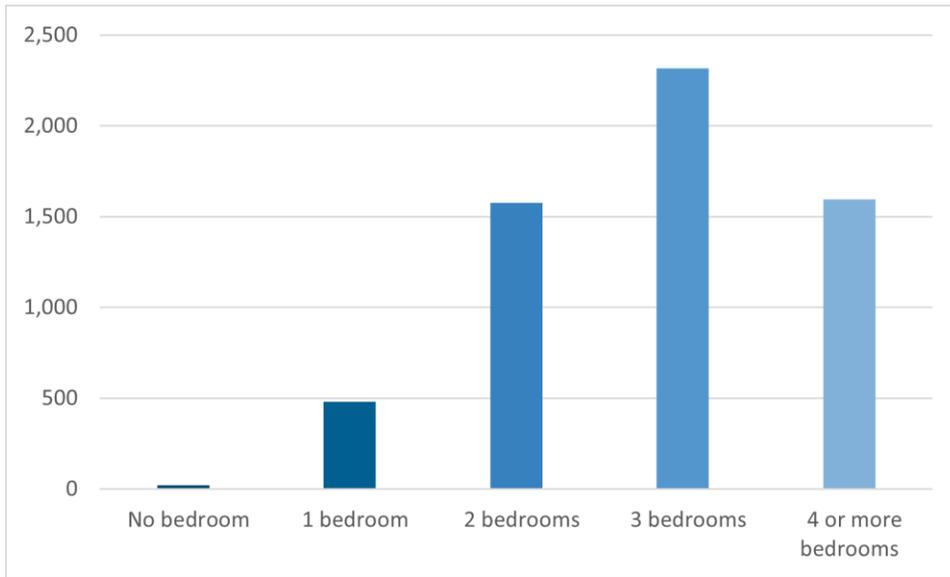


Figure 27 - Overall region bedroom mix - Source: Statistics Canada Census Data

The overall South Cariboo region has a typology skewed heavily towards units with 2 or more bedrooms. A typical home in this area is a detached house with 2-4 bedrooms and a yard or acreage. This reflects the needs at the time they were built, but the units are increasingly much larger than what the demographics suggest would be in demand. If the properties can be properly maintained, there is good potential for community renewal through the attraction of new families to renovated older homes. Adding new inventory appropriate for seniors will give them a viable option for downsizing.

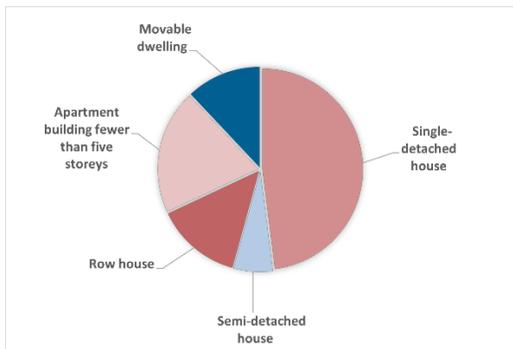


Figure 28 - Housing Type 100 Mile House

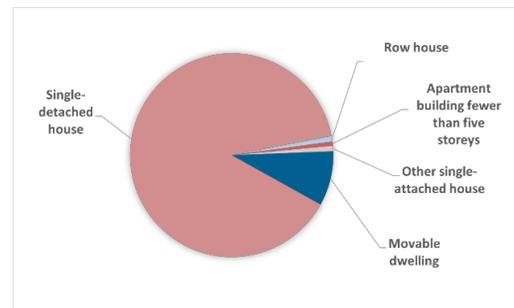


Figure 29 - Housing Type EA G (Lac La Hache)

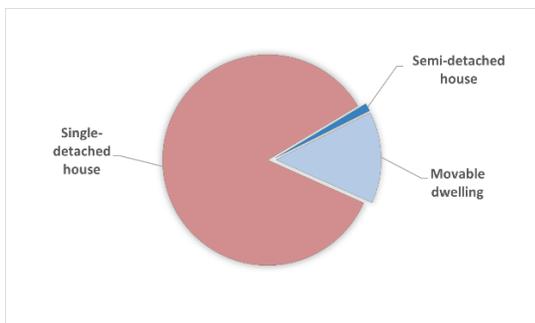


Figure 30 - Housing Type EA H (Canim Lake)

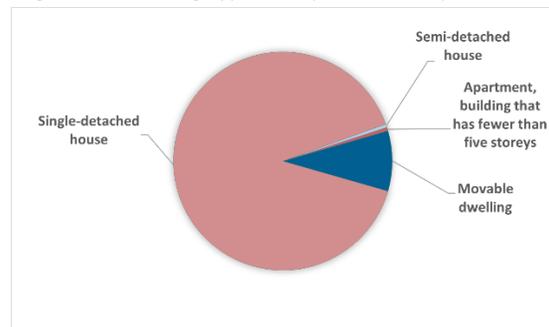


Figure 31 - Housing Type EA L (Interlakes)

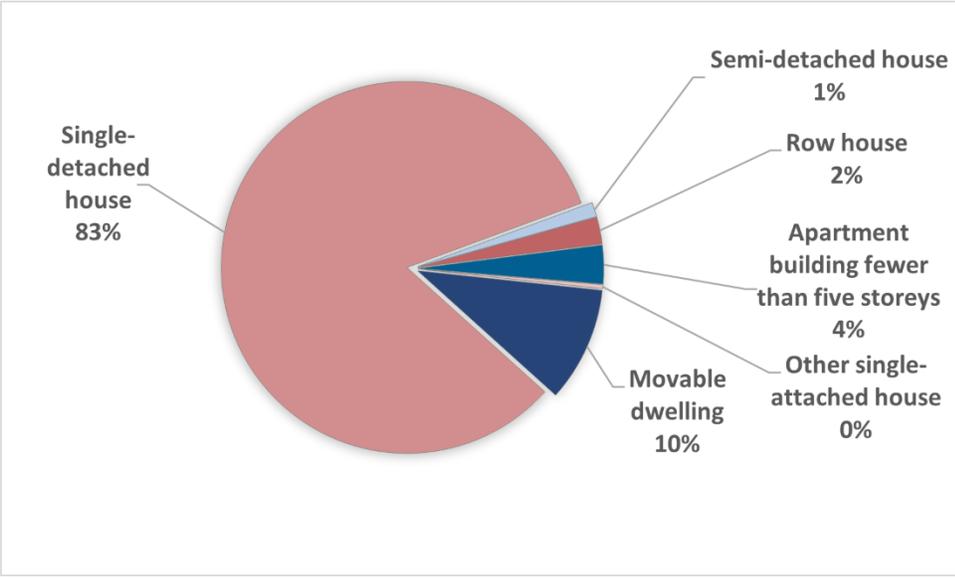


Figure 32 - Housing Type South Cariboo Combined Overall - Source: Statistics Canada Census Data, CMHC, BC Housing

Although the housing typology throughout the region is dominated by single-family detached houses, it should be noted that 100 Mile House has a much greater diversity of housing types. This is readily visible when driving around town, with several large apartment buildings, some row housing, duplexes, and modular homes. In the Electoral Areas, the second most common type of residence is moveable dwelling. Many of these are in trailer courts, and the others are spread out across the region as primary or secondary dwellings on individual properties.

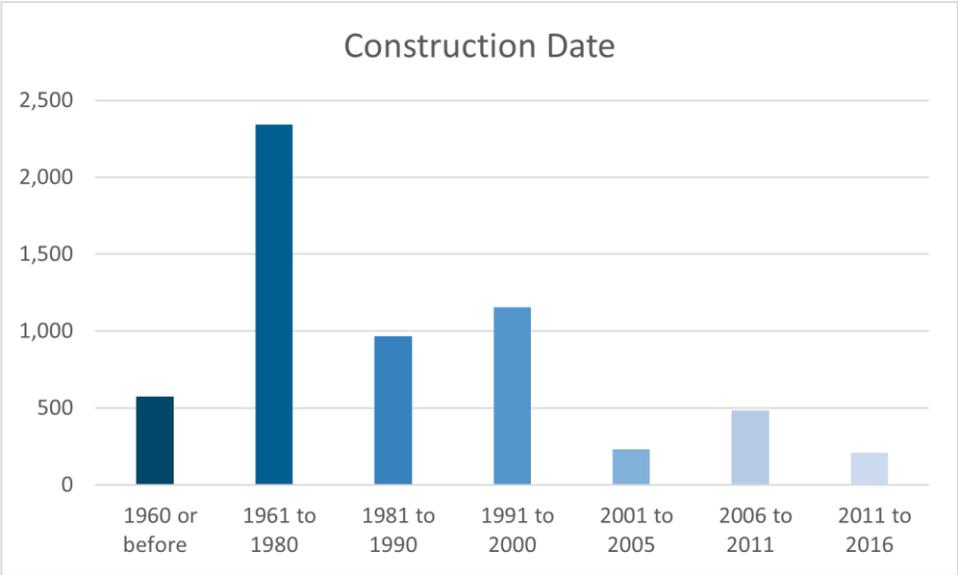


Figure 33 - Construction Date Overall - Source: Statistics Canada Census Data

The charts on construction date are nearly identical across the four areas, so only the overall data is presented here. The majority of housing stock is now 40 to 60 years old, with nearly all of it more than 20 years old. Developers are responding to the increase in demand and building new units, but most of that stock is single family detached housing (as can also be seen below). Based on survey findings and comments made at community engagement meetings, most of these new homes are being sold to people from outside the region who are retirees. It is not hyperbole to state that there is a crisis unfolding and that it will get significantly worse before it gets better. There is an urgent need to encourage construction of new apartment buildings in 100 Mile House and other dwelling types that are suitable for seniors to be able to age in place.

Registered New Homes - BC Housing						
	2016	2017	2018	2019	2020	
<b>Cariboo</b>	<b>113</b>	<b>105</b>	<b>148</b>	<b>106</b>	<b>107</b>	Single Detached
100 Mile House	25	15	18	9	17	
Quesnel	19	17	24	20	18	
Wells	*	*	*	*	*	
Williams Lake	18	14	18	19	12	
Other communities and unincorporated areas	51	59	88	58	60	
<b>Cariboo</b>	<b>8</b>	<b>6</b>	<b>*</b>	<b>6</b>	<b>8</b>	Multi Unit Homes
100 Mile House	*	6	*	*	*	
Quesnel	*	*	*	*	*	
Wells	*	*	*	*	*	
Williams Lake	*	*	*	*	*	
Other communities and unincorporated areas	*	*	*	*	*	
<b>Cariboo</b>	<b>*</b>	<b>70</b>	<b>41</b>	<b>*</b>	<b>*</b>	Purpose Built Rental
100 Mile House	*	*	*	*	*	
Quesnel	*	70	*	*	*	
Wells	*	*	*	*	*	
Williams Lake	*	*	39	*	*	
Other communities and unincorporated areas	*	*	*	*	*	

Figure 34 - Registered New Homes in the Cariboo - Source: BC Housing. Note - \* = zero.

The data above shows a clear breakdown of the different types of new construction from the most recent five-year period. It also shows data for some of the other large municipalities in the Cariboo to allow decision makers at the CRD to be able to see how the South Cariboo is doing compared to the Central and Northern parts.

On a positive note, new construction is continuing in both 100 Mile House and in the unincorporated areas. Nearly all the units, however, are single detached homes. This data from BC Housing indicates that this is a broader issue across the entire Cariboo region from Quesnel to 100 Mile House. This means that seniors seeking to downsize to an apartment unit, or new arrivals who only need a one-bedroom unit, will be forced to look elsewhere. In the case of seniors from the South Cariboo, this will cause social disruption as they need to leave their communities to find appropriate housing and will also be likely to cause financial hardship due to the higher prices in Kamloops, Kelowna, or the Lower Mainland. For new arrivals attracted by work opportunities, they will increasingly be forced to alter their plans due to a lack of housing inventory, which could slow down economic development. The need for new multi-unit homes and purpose-built rentals will therefore become increasingly acute.

	100 Mile House					
	2006		2011		2016	
	Owners	Renters	Owners	Renters	Owners	Renters
<b>Total - Private households by housing below standards</b>	445	345	500	315	500	370
Below the suitability standard (not suitable)	15	15	35	35	0	40
Suitability %	3%	4%	7%	11%	0%	11%
Below the adequacy standard (major repairs needed)	45	55	60	35	20	35
Adequacy %	10%	16%	12%	11%	4%	9%
Below the affordability standard (Spending 30% or more of income on shelter costs but less than 100%)	30	125	65	110	35	185
Affordability %	7%	36%	13%	35%	7%	50%
Below affordability, suitability and adequacy	0	0	0	0	0	0
Combined %	0%	0%	0%	0%	0%	0%
<b>Total - Private households by core housing need</b>	445	345	500	315	495	370
Household in core housing need	30	70	30	105	30	160
Core Housing need %	7%	20%	6%	33%	6%	43%
Household in extreme core housing need (STIR greater than 50% but less than 100%)	15	40	15	70	15	80
Extreme core housing need %	3%	12%	3%	22%	3%	22%

Figure 35 - Core Housing Need in 100 Mile House - Source: Statistics Canada Census Data

The most significant change in 100 Mile House in terms of the Core Housing Need calculation is an increase in people experiencing core housing need that are renters. This was commented on previously through observations on the separate elements that go into this calculation, and confirmed with even greater clarity here. This metric went up from 20% in 2006 to 33% in 2011, and 43% in 2016. This trend has likely continued, as incomes growth is very unlikely to have kept pace with the increase in rental rates across the region. These are concerning figures, and have also been experienced elsewhere in BC.

	EA G: Lac la Hache					
	2006		2011		2016	
	Owners	Renters	Owners	Renters	Owners	Renters
<b>Total - Private households by housing below standards</b>	1760	250	1795	200	1885	315
Below the suitability standard (not suitable)	20	20	20	20	20	20
Suitability %	1%	8%	1%	10%	1%	6%
Below the adequacy standard (major repairs needed)	115	30	200	35	155	40
Adequacy %	7%	12%	11%	17%	8%	13%
Below the affordability standard (Spending 30% or more of income on shelter costs but less than 100%)	265	105	190	30	205	105
Affordability %	15%	42%	11%	15%	11%	33%
Below affordability, suitability and adequacy	0	0	0	0	0	0
Combined %	0%	0%	0%	0%	0%	0%
<b>Total - Private households by core housing need</b>	1755	250	1790	200	1,890	320
Household in core housing need	245	135	280	45	225	125
Core Housing need %	14%	54%	16%	22%	12%	39%
Household in extreme core housing need (STIR greater than 50% but less than 100%)	80	55	20	40	75	40
Extreme core housing need %	5%	22%	1%	20%	4%	13%

Figure 36 - Core Housing Need in EA G (Lac La Hache) - Source: Statistics Canada Census Data

Lac La Hache has experienced a bit more variation in terms of trend lines. The bottom-line situation as of 2016 was quite similar to 100 Mile House, with 12% of owners and 39% of renters experiencing core housing need and a further 4% of owners and 13% of renters in extreme core housing need.

	EA H: Canim Lake					
	2006		2011		2016	
	Owners	Renters	Owners	Renters	Owners	Renters
<b>Total - Private households by housing below standards</b>	580	125	595	65	645	100
Below the suitability standard (not suitable)	5	10	0	10	0	10
Suitability %	1%	8%	0%	15%	0%	10%
Below the adequacy standard (major repairs needed)	75	50	30	15	90	15
Adequacy %	13%	40%	5%	23%	14%	15%
Below the affordability standard (Spending 30% or more of income on shelter costs but less than 100%)	120	25	115	35	85	15
Affordability %	21%	20%	19%	54%	13%	15%
Below affordability, suitability and adequacy	0	0	0	0	0	0
Combined %	0%	0%	0%	0%	0%	0%
<b>Total - Private households by core housing need</b>	580	125	595	65	645	100
Household in core housing need	140	35	130	40	120	20
Core Housing need %	24%	28%	22%	62%	19%	20%
Household in extreme core housing need (STIR greater than 50% but less than 100%)	35	15	55	10	35	10
Extreme core housing need %	6%	12%	9%	15%	5%	10%

Figure 37 - Core Housing Need EA H (Canim Lake) - Source: Statistics Canada Census Data

The Canim Lake area experienced some improvement in core housing need from 2011 to 2016, but there are still significant issues in this area. Our review of current rental and sale prices indicate that affordability is becoming a challenge in this area again.

	EA L: Interlakes					
	2006		2011		2016	
	Owners	Renters	Owners	Renters	Owners	Renters
<b>Total - Private households by housing below standards</b>	1645	115	1659	150	1655	140
Below the suitability standard (not suitable)	65	10	18	10	30	10
Suitability %	4%	9%	1%	7%	2%	7%
Below the adequacy standard (major repairs needed)	75	35	66	20	115	20
Adequacy %	5%	30%	4%	13%	7%	14%
Below the affordability standard (Spending 30% or more of income on shelter costs but less than 100%)	305	60	56	55	225	45
Affordability %	19%	52%	3%	37%	14%	32%
Below affordability, suitability and adequacy	0	0	0	0	0	0
Combined %	0%	0%	0%	0%	0%	0%
<b>Total - Private households by core housing need</b>	1645	120	1659	145	1650	145
Household in core housing need	275	65	60	60	225	45
Core Housing need %	17%	54%	4%	41%	14%	31%
Household in extreme core housing need (STIR greater than 50% but less than 100%)	85	20	49	10	90	10
Extreme core housing need %	5%	17%	3%	7%	5%	7%

Figure 38 - Core Housing Need in EA L (Interlakes) - Source: Statistics Canada Census Data

Interlakes has experienced some improvement since 2006, but there are still 31% of renters and 14% of owners experiencing core housing need.

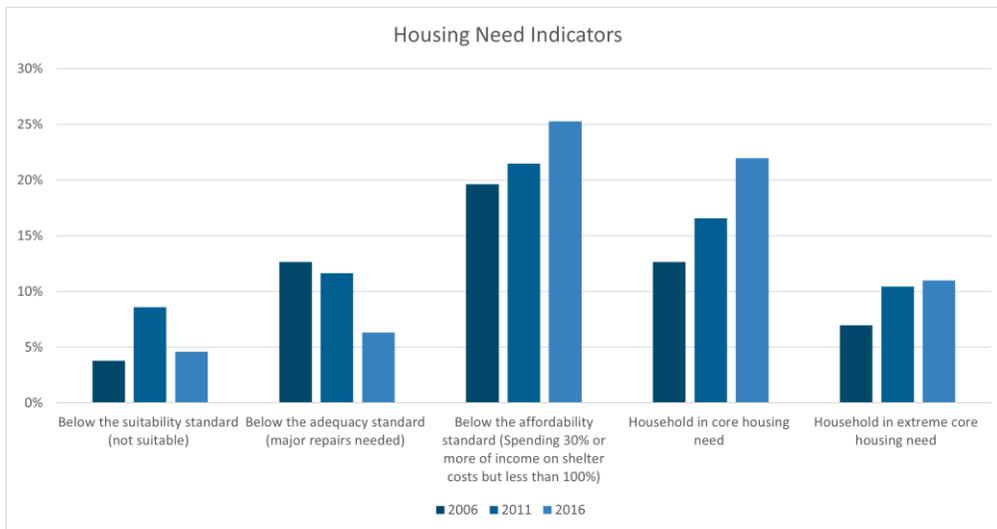


Figure 39 - Housing Need Indicators 100 Mile House - Source: Statistics Canada Census Data

The chart above gives a visual representation of the housing needs shown earlier in tabular form, allowing for an easier comparison by the type of housing needs. It shows that affordability is the greatest challenge, and the indicator trending most strongly upwards.

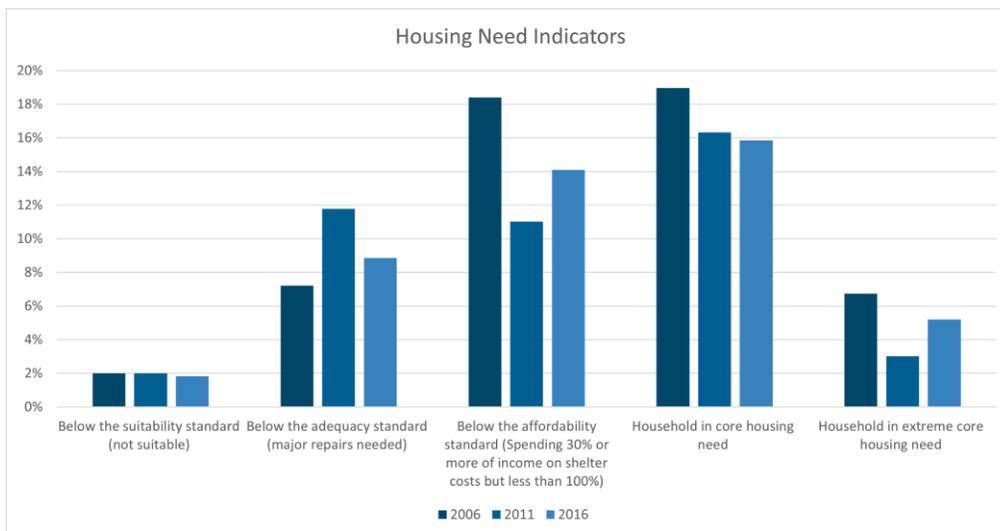


Figure 40 - Housing Need Indicators EA G (Lac La Hache) - Source: Statistics Canada Census Data

The chart above gives a visual representation of the housing needs shown earlier in tabular form, allowing for an easier comparison by the type of housing needs. It shows that affordability is the greatest challenge, and that core housing need has an improving trend in this area.

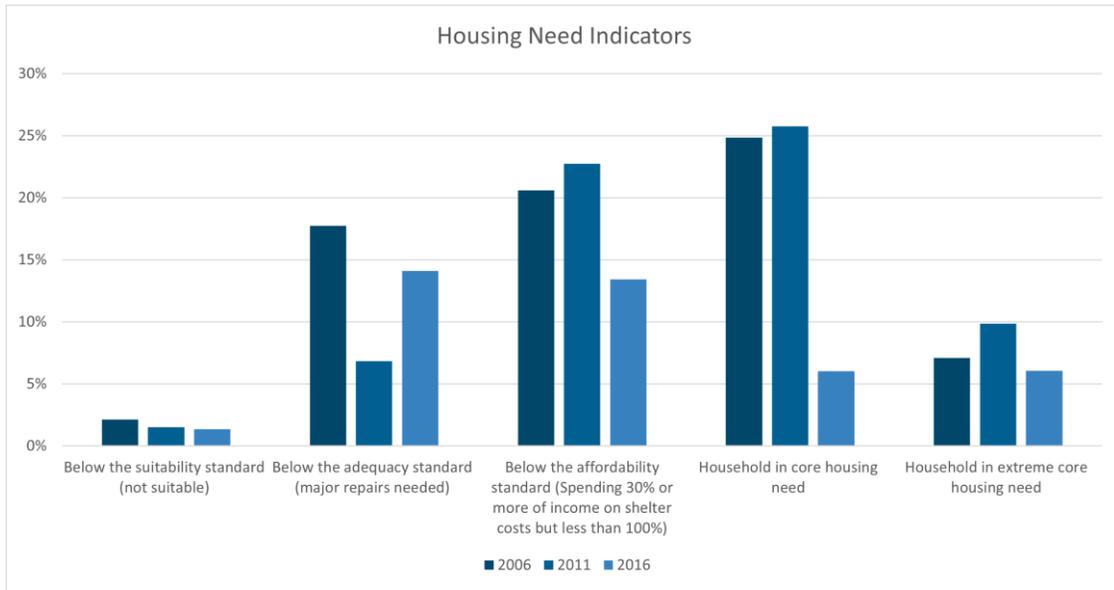


Figure 41 - Housing Need Indicators EA H (Canim) - Source: Statistics Canada Census Data

The chart above gives a visual representation of the housing needs shown earlier in tabular form, allowing for an easier comparison by the type of housing needs. It shows that affordability is the greatest challenge, and also that core housing need has an improving trend in this area in the most recent five-year period.

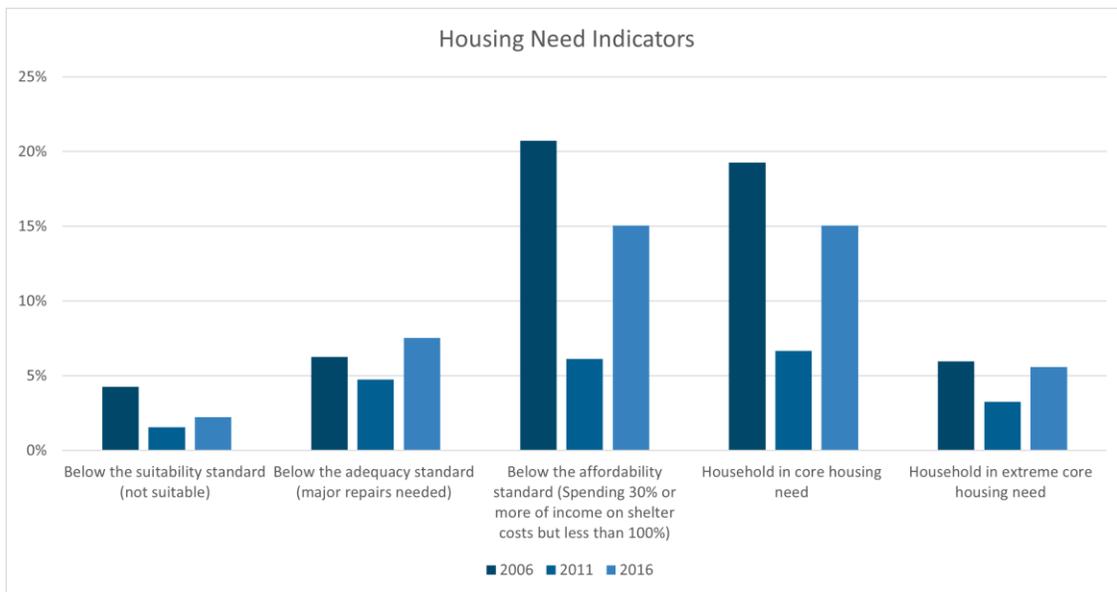


Figure 42 - Housing Need Indicators EA L (Interlakes) - Source: Statistics Canada Census Data

Area L has experienced a sharp increase in the lack of affordability and in core housing need in the past five years. Extreme core housing need has also become an increasing problem.

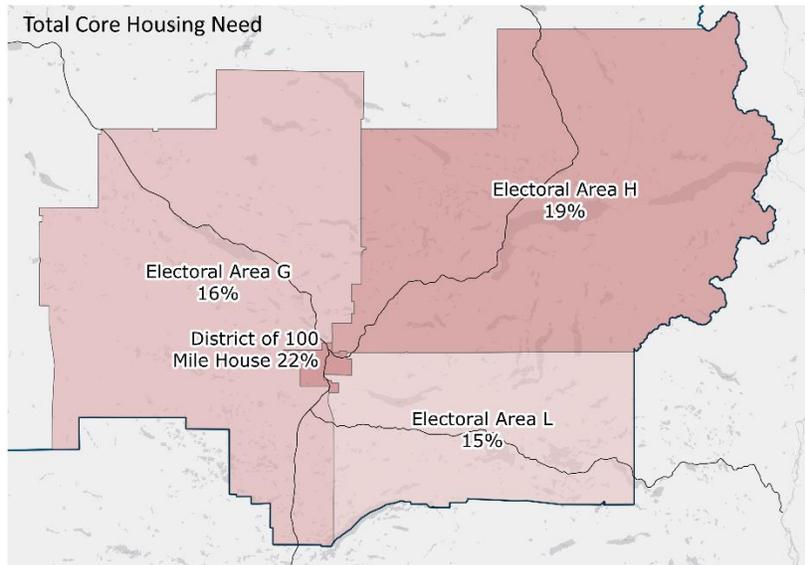


Figure 43 - Core Housing Need Map - Source: Statistics Canada Census Data

The figure above shows a ‘heat map’ of core housing need, with the darkest colours corresponding with the highest percentage of people experiencing core housing need. The highest rate can be seen to be in 100 Mile House, followed by EA H.

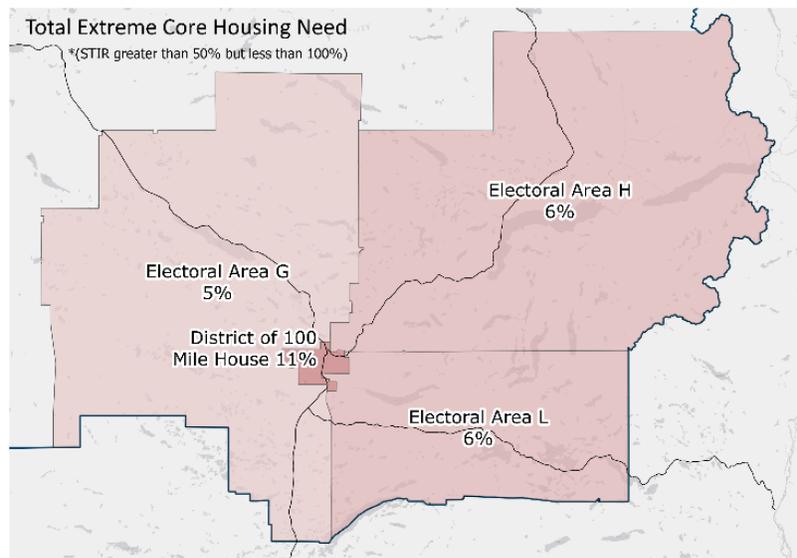


Figure 44 - Core Housing Need Map - Source: Statistics Canada Census Data

This figure shows a heat map of extreme core housing need. 100 Mile House clearly has the highest rate of people experiencing extreme core housing need.

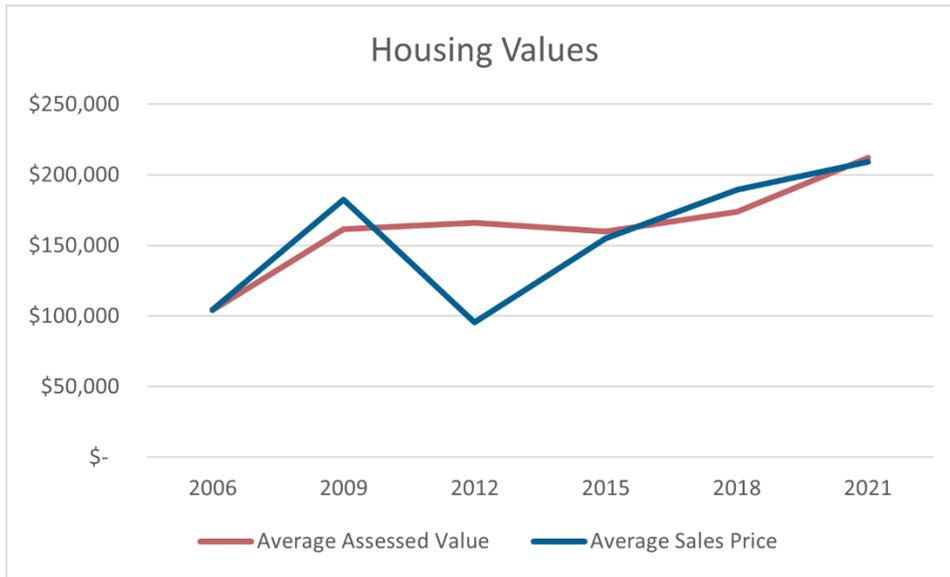


Figure 45 - Housing Values 100 Mile House - Source: BC Assessment Data

Some caution should be used in over-reliance on a single data point for sales prices as they can be skewed from year to year by a small number of high-value properties. Looking at the overall trend across the 15-year period, and also seeing the alignment to assessed values, it is very clear that housing values have been steadily increasing – more than double during this period.

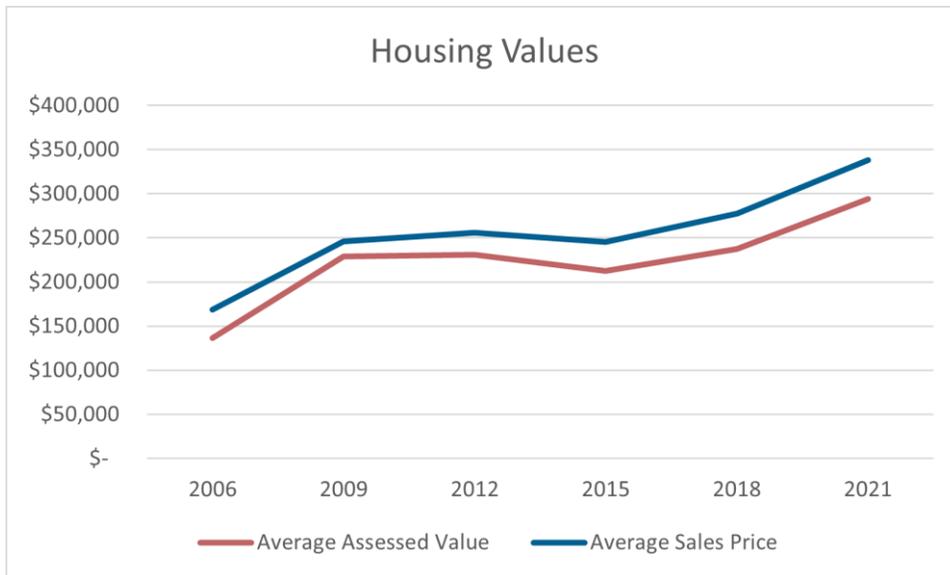


Figure 46 - Housing Values Area G - Source: BC Assessment Data

Area G has experienced a similar steady increase, also with a doubling over the study period.

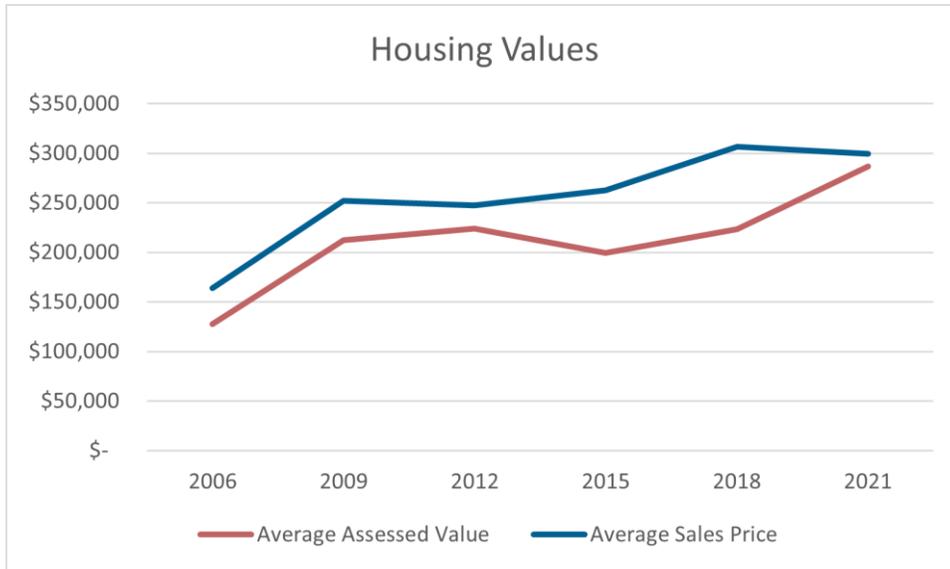


Figure 47 - Housing Values Area H - Source: BC Assessment Data

Area H (Canim) has also experienced steady value increases and assessed values have more than doubled during the study period.

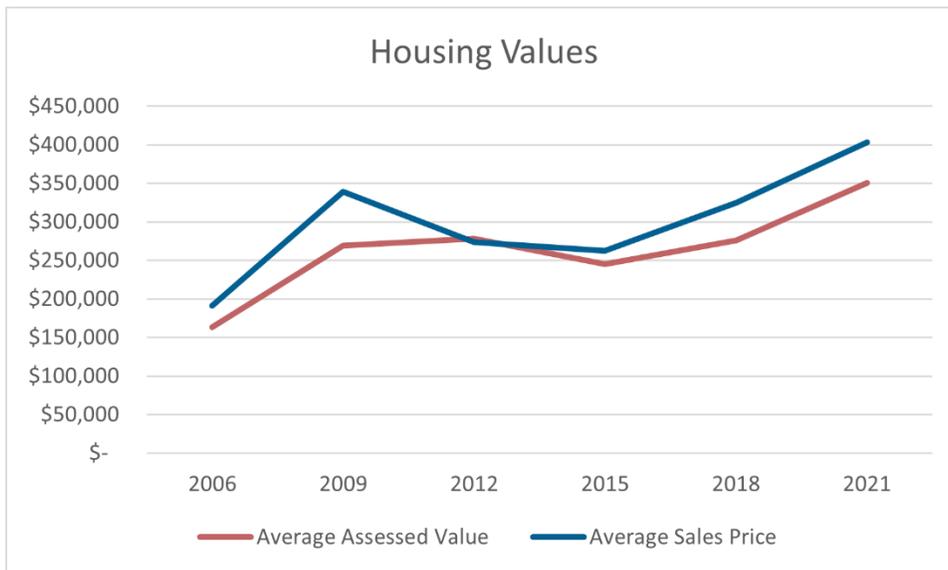


Figure 48 - Housing Values Area L - Source: BC Assessment Data

Area L (Interlakes) has more than doubled in housing values as well. The sharp increase has a lot to do with underlying land values, with many units being demolished and replaced (with larger/luxury homes) after the sale. Verbal reports in community engagements and from the survey suggest that many of the buyers of these properties in Interlakes are from other parts of BC.

## ANTICIPATED CHALLENGES

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After considering the background of the region, community profiles, engagement findings, housing demand analysis, and housing needs analysis, a number of challenges become apparent. To bring all of this together into a coherent summary, we have grouped and categorized this into five key challenges that are currently experienced in the South Cariboo. Most other challenges are connected to these five challenges.

<b>1</b>	<b>Rapid price increases make it more difficult to enter the housing market</b>
<b>2</b>	<b>There is a shortage of rental housing across the region</b>
<b>3</b>	<b>Impending shortage of housing options for downsizing seniors</b>
<b>4</b>	<b>Emerging homelessness issues</b>
<b>5</b>	<b>Lack of skilled building trades limits pace of development and increases costs</b>

## RECOMMENDATIONS

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There are a number of possible solutions to the challenges outlined above. These are mapped out as recommendations, connected to the five key challenge areas named in the previous section. They are derived from the personal experience of the consulting team, a broad review of best practices, and some reflection on the unique challenges of this region and its distinct communities.

The solutions listed below are mapped to the five key challenges using the same numbering system. Some of them offer long-term solutions, while others are possible to implement quickly and mitigate the problems until the longer-term solutions can be brought to bear. The third column indicates “Lead”, which means who we suggest should take the lead responsibility to implement this recommendation. In most cases it shows “100/CRD”, which means that it applies to all regions and should be looked at by both local governments. A few of them are mostly applicable to just one of the two governments and are indicated in that way.

	<b>1 Rapid price increases make it more difficult to enter the housing market</b>	<b>Lead*</b>
<b>a</b>	Examine zoning for 100 MH to encourage higher density near town and single-family detached on hillsides. Flexible zoning will reduce opposition.	100/CRD
<b>i</b>	Alt - give planning dept authority to implement density bonusing to increase density.	100MH
<b>b</b>	Create developer incentives to increase density.	100MH
<b>i</b>	Apply based on density and increase incentive for rental units.	100MH

The District of 100 Mile House is geographically constrained from opening up development of new housing inventory. Available land is constrained by the Agricultural Land Reserve. The new single-family housing being developed on the flat land along the Horse Lake Road corridor is selling quickly but is not solving the problems of high prices or rental shortages due to the size of the lots and homes

being developed; many of the buyers are coming from outside of the South Cariboo. Wherever possible, higher density development should be encouraged to help create enough housing stock for renters and for working families. A conversation should occur between the political level and the planning staff of 100 Mile House to implement density bonusing near the town centre. The typical items of concern to developers are parking, height and setbacks.

See also recommendation #6 below regarding freeing up more land to address the shortage.

Consideration should be given to allowing variances to developers bringing proposals that will increase density, particularly when the proposed projects will add incremental new rental stock into the market. Think of the things that are the most impactful to developers – subdivision and land use, but the timelines are also very costly. If further discretion is given to staff with some clear guidelines and parameters for projects that meet some minimum criteria for affordable housing, rental, density, percentage of units at affordable – as per National Housing Strategy and/or BC Housing – i.e. tie it to NHS then they get fast tracked, then maybe also consider relaxing some elements such as parking or setbacks or building heights.

<b>2 There is a shortage of rental housing across the region</b>		<b>Lead*</b>
<b>a</b>	<b>Provide incentives for development of rental housing, especially med/high density</b>	<b>100MH</b>
<b>i</b>	<b>Land use decisions delegated down to planning departments</b>	<b>100MH</b>
<b>ii</b>	<b>Reduce/remove parking and loading zone requirements</b>	<b>100MH</b>
<b>b</b>	<b>Support people who develop or modify secondary rental suites/buildings</b>	<b>100/CRD</b>
<b>i</b>	<b>Develop homeowner guides</b>	<b>100/CRD</b>
<b>ii</b>	<b>Offer planning support/certainty for people adding or registering suites</b>	<b>100/CRD</b>
<b>iii</b>	<b>Ensure zoning regs re: secondary rentals not restrictive for owners</b>	<b>100/CRD</b>
<b>iv</b>	<b>Allow worker housing on industrial sites where "nuisance issue" unlikely</b>	<b>CRD</b>
<b>v</b>	<b>Allow sec. suites with a meaningful maximum size, e.g. 1,200 to 1,500 sq ft</b>	<b>100/CRD</b>
<b>vi</b>	<b>Provide assistance to existing rental buildings to encourage expansion/renovation</b>	<b>100MH</b>

As described above, have open conversations with potential developers about what trade-offs or incentives would make the project viable for them, and consider the needs of the public in 100 Mile House and how they would be impacted if incentives are offered. This will also increase the need for flexibility at the planning level, with some clear parameters set at the political level. For example, there may be some unique opportunities for parking solutions that should be discussed.

There is untapped potential for additional development of secondary suites or dwelling units as long-term rentals. Homeowners could be encouraged to enter this market by CRD and the District of 100 Mile House publishing reminders of the current regulations and providing some examples of best practices with affordable and creative ways to create a secondary suite or dwelling which is safe and affordable. Where necessary, current bylaws and regulations should be reviewed as to whether they are unnecessarily constraining the creation of appropriate new secondary rental housing. For example, a maximum size of 1,200 sq ft might not be as relevant in rural areas. There could be a threshold where 1,500 sq ft is allowed on properties over 10 acres, for example. Existing regulations should be clearly communicated, and people should be encouraged to register suites to allow for fair levying of fees such as garbage collection.

Industrial sites are typically not allowed to develop worker housing on sites where there are current or future industrial neighbours. This is because the residents of the worker housing may potentially lodge valid “nuisance” complaints about the noise or odours from those neighbouring operations causing complex conflicts. In this case, however, there appear to be some sites where there is no possibility of additional industrial neighbours causing reason for “nuisance complaints”, and the site has adequate space to allow for the creation of worker housing. This solution has the potential to meet the potential for economic development without further straining the rental and home ownership housing markets in the CRD. The CRD could invite targeted businesses to bring proposals for their consideration.

With rental buildings that have some potential to renovate or expand to create additional units, the District of 100 Mile House could ensure that owners of the buildings are aware of the federal funding streams for these projects if some portion of the units are designated as affordable rentals.

<b>3 Address impending shortage of housing options for downsizing seniors</b>		<b>Lead*</b>
<b>a</b>	Keep seniors in CRD communities longer to buy some time	CRD
<b>i</b>	Consider funding targeted transit option improvements to secondary centres	CRD
<b>ii</b>	Bring satellite services to secondary clusters (e.g. Lone Butte and Forest Grove such as Interior Health)	CRD/IH
<b>b</b>	Encourage development of independent living seniors housing in secondary clusters	CRD
<b>c</b>	Zoning - encourage long-term rental accessible secondary suites in rural areas to allow families to move to and/or rent those long-term to families	CRD
<b>d</b>	Work with existing seniors care providers to ask what is needed to expand to other sites. Connect them to existing funding streams from senior government.	100/CRD

It typically takes at least a few years from concept to completion to develop a purpose-built seniors’ apartment or care facility. To allow time for the creation of adequate spaces in 100 Mile House, funding should be provided to allow some seniors to age in place in secondary clusters in the CRD such as Lone Butte or Forest Grove. The District and CRD could collaborate on a funding application to another body such as NDIIT to conduct additional research. These services could include transit improvements to allow seniors without a vehicle to get into town reliably for medical appointments and to access other services. This could involve enhancing HandyDart services, or could alternately even be addressed by encouraging ridesharing programs. It would also be possible to go the other direction by using a mobile health service such as those used by Northern Health in remote coastal regions of Northwest BC. For Interior Health to consider something like this, it would require them to look at the broader implication on their budgets as it would likely require one area to have increased budget (rural parts) resulting in savings for another area (100MH facilities).

New guidelines just released by the ALR should be closely reviewed for how local government can promote further the use of so-called “granny suites”. There is streamlined approval available already for CSA-approved modular homes, for example. Specific promotion should be given to point out that there are accessible and universally-designed modular housing options out there already that would be appropriate for seniors and fit well into the rural character of the region.

By supporting the expansion of existing multi-family apartments in 100 Mile House, operators can be made available of federal funding streams for these types of developments. This could also address the lack of seniors housing because many of these programs such as those from the Canada Mortgage and Housing Corporation require a minimum percentage of the units to be accessible or adaptable. These could include infill on sites that have some unused land at an existing facility, adding a second floor with residential units on top of some existing commercial units in 100 Mile House, and replacing existing buildings at or near end of life with a greater number of units (e.g. more efficient design, in-ground or multi-level parking, reduced setbacks, using unused parts of the property).

<b>4 Emerging homelessness issues</b>		<b>Lead*</b>
<b>a</b>	<b>Support 100MH non-profits by convening discussions to initiate at least one more BC Housing project to get built. Convene a meeting with all stakeholders.</b>	<b>100/CRD</b>
<b>b</b>	<b>Further develop the Housing First program with as much effort as possible.</b>	<b>100/CRD</b>

Homelessness is experienced in a range of ways in urban and rural areas. According to the Canadian Observatory on Homelessness, the Canadian definition of homelessness, homelessness is “the situation of an individual, family, or community without stable, safe, permanent, appropriate housing, or the immediate prospect means and ability of acquiring it.” In the context of 100 Mile House, this is most visible through people sleeping in the park, using inappropriate places such as commercial facilities as a residence, and temporary ‘couch-surfing’. For the CRD, this is more commonly experienced as living long-term in illegal secondary structures such as unsafe cabins or recreational vehicles. We recommend that the District of 100 Mile House and the CRD use their convening power to call a meeting designed to build the knowledge and capacity of local non-profit organizations that operate housing projects or are working in related areas of support. This forum would be a way of connecting them to land owners and the development community and possibly introducing new partnerships that could unlock a new affordable housing project. Funders such as BC Housing and CMHC should be asked to explain their programs, and the BC Non-Profit Housing Association could also be asked to have a representative explain some of the supports they could offer. Fundraising and affordable housing consultants could be asked to speak to these topics as well, or even to do the organizing and facilitation of the event.

One of the only tools that seems to have been effective in addressing homelessness issues in Canada has been the implementation of a Housing First program. There are many great examples across Canada of Housing First programs that work well. One that has had strong impact and could be modeled is the one from Medicine Hat, AB. The Canadian Alliance to End Homelessness has stated that Medicine Hat has used its Housing First program to become the first Canadian city to end chronic homelessness. You can read more about Housing First Programs and Medicine Hat’s use of this at <https://caeh.ca/medicine-hat-functional-zero/>. This could be something that grants could be applied for to help fund the further development of Housing First in the South Cariboo. The homelessness issue can currently be best addressed as “emerging”. There are a small number of visibly homeless people in 100 Mile House, and a larger number of people in inappropriate situations that can make them vulnerable to a range of social and physical dangers, including sexual exploitation. In our community engagement process, we heard reports of this already occurring in the South Cariboo. There are many communities across BC that moved rapidly from an “emerging issue” to a full-blown

crisis. The time for action is now, as this problem will be far more difficult to address and require increasingly substantial resources to deal with if left untouched.

5 Lack of skilled building trades limits pace of development and increases costs		Lead*
a	Provide education on more affordable options. Investigate modular options, sharing resources via websites and social media.	100/CRD
b	Coordination of transportation between developers and builders: create a portal for people to connect with each other.	100/CRD

There are examples of similar programs being implemented elsewhere, for example the partnership between Thompson Rivers University and Williams Lake. There are also partnership opportunities with local First Nations that could be fruitful. Another possible connection could be with the forestry industry. The need to attract and retain skilled workers was identified as the key to building a resilient and diversified economy in the 2020 Cariboo Chilcotin Labour Market Study<sup>2</sup> which included the Cariboo Regional District and the District of 100 Mile House. This is not the focus of this Housing Needs Assessment, but actions taken to address the lack of trades should be supported as they will have positive implications for the cost and supply of new housing in the region.

The following recommendations touch more than one of the five challenge areas. These are based on the experience of the consulting team, considering a broad review of best practices from other municipalities, the nature of recommendations made in the housing needs assessments of comparable municipalities, and consideration of the unique situation in the different areas within the South Cariboo. The numbering starts with six to continue from those above.

**6. Conduct an investigation of the possibility for development of crown land surrounding the District of 100 Mile House:** Senior governments have stated openness to using such land to encourage development of affordable housing. Where viable, consider extending water and sanitation services to those new building sites. There appears to be some conflict between the mandates and purposes of the Intergrated Land Management Bureau (BC) and the Agricultural Land Reserve’s purposes and mandates that is blocking agriculturally useless land in the near vicinity of 100 Mile House from being released for development. It is time for an open conversation between different arms of the provincial government and the local municipal governments as to whether there are land resources available to address the housing crisis in British Columbia that are being unnecessarily blocked from being made available. The District of 100 Mile House and the CRD could invite other municipal governments in adjoining regions with similar problems to join them in calling for a discussion forum with the ILMB, ALR, the BC Ministry of Forests, Lands, Natural Resource Operations and Resource Development as well as local MLA(s) and MPs.

**7. Adopt the federal government’s National Housing Strategy:** If the local government makes a declaration of intent to make decisions that support the same principles, it will send a strong signal to residents and potential developers. These include sustainability (energy use), accessibility for people

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<sup>2</sup> [https://www.cariboord.ca/en/business-and-development/resources/Documents/LabourMarketStudy/News\\_Release\\_-\\_Labour\\_Market\\_Study\\_released.pdf](https://www.cariboord.ca/en/business-and-development/resources/Documents/LabourMarketStudy/News_Release_-_Labour_Market_Study_released.pdf)

with disabilities (ensures appropriate unit mix for seniors), and affordability. Some communities are implementing or considering the development of a housing strategy for their municipality or region. Adopting the existing federal government National Housing Strategy (NHS) would save a lot of time and money. The NHS also comes with funding; the District of 100 Mile House and the CRD could then apply for some preliminary studies on feasibility in cooperation with non-profit housing providers alongside for-profit developers.

**8. Offer support to non-profits to investigate possible affordable housing developments:** Those located in 100 Mile House have low organizational capacity to undertake such an initiative unsupported (inadequate staffing level or not enough funding to pay for development planning professionals). This is done in some municipalities by hiring an Affordable Housing Coordinator in the planning department. Adding such a position would be unrealistic for the District or the CRD both in terms of budget for attracting an adequately qualified person, and in terms of having enough viable local projects to keep a person busy full time. A more reasonable alternative would be to post a Request for Proposals along the lines of what was recently posted by the City of New Westminster as NWRFP-21-19 “Affordable Housing Consultant”. In that RFP they advertised for a qualified consultant to assist non-profits that make enquiries to the City, directing them to the existing array of senior government funding sources for seed funding. In other words, the City offers assistance through paying the first consulting fees for pre-development planning, unlocking senior government funding to pay for the rest of the development planning work to undertake feasibility studies.

**9. Review site ownership in the South Cariboo:** Scan for any under-utilized lands owned by the provincial and federal government. The National Housing Strategy provides support for development of housing on such sites to address Canada’s affordable housing crisis. Use the convening power of the municipal government to connect developers to these sites.



**10. Complete a review of tradeoffs used in working with developers:** Ensure that planners are prioritizing those which are the most likely to get more units built. These are typically site coverage and setbacks, building height, reducing landscape/softscaping requirements, and reducing parking requirements. Tradeoffs need to have flexibility for unique situations, but laying these out provides clear understanding of the municipal government’s priorities. This should then be developed into a policy for board endorsement, which can then give clarity on implementation to staff and the development community.

The full set of recommendations can be summarized with a single theme statement:

**“Matching future housing supply to rapidly shifting needs”**

## CONCLUSION

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The history of the South Cariboo reflects a strong resilience to overcoming challenges. Resource investment cycles have been felt very strongly as good jobs have come and gone numerous times over the past century. Wildfires have swept through large swathes of this area, causing evacuations and at times destroying homes and businesses. The Mountain Pine Beetle also caused much economic disruption to industry in the region. More recently, a rapid increase in housing prices in the Lower Mainland of BC unlocked a wave of capital that caused an unprecedented increase in the price of housing, particularly for properties which are attractive as seasonal residences. In the past year or two the prices have increased more as a percentage in nearly all areas outside of the Lower Mainland. On the horizon, an even greater challenge is looming with a rapidly aging population that will need to relocate out of their detached homes on rural properties and have nowhere to go.

At the same time, it is clear that the people of the South Cariboo have a strong resilience to challenges, and have come together with strong community spirit to meet the challenges of the past. This same spirit can be summoned to meet today’s challenges together as a community. By working together, solutions can be implemented to encourage development of appropriate accessible seniors housing units that will allow people to retire with dignity, preserving as much as possible their vital social connections and ties to community. As increasing numbers of their homes become available in rural areas surrounding 100 Mile House, there will also be opportunities to revitalize satellite communities such as Forest Grove and Lone Butte. A healthy housing ecosystem is within reach. It won’t be easy to remove the barriers and make it happen, but the seeds of success lie within the people of the South Cariboo and the strong foundation of community spirit.

APPENDIX 1: FULL SURVEY RESULTS

Overall Combined Survey Results

How many years have you lived in 100 Mile House and/or the Cariboo Regional District?	
Less than 1 year	6
1-5 years	15
5-10 years	8
10-20 years	12
20-25 years	10
More than 25 years	33

Have all or most of those years been in the same home?	
Yes	52
No	32

Which of the following best describes your current housing type?	
Apartment	1
Basement	3
Duplex/Triplex	5
Mobile/Modular Home	5
Room in someone else’s home	3
Single family home/Cabin	65
Recreational vehicle (5th wheel, travel trailer etc)	1
Long-term motel rental	1

If you own your current housing, do you have additional units on your property?	
No	70
Yes <ul style="list-style-type: none"> <li>• Secondary suites, a commercial unit, attached 1 bedroom unit, renting a pad for a recreational vehicle, recreational vehicle used as guest accommodation</li> </ul>	12

Do you rent or own your housing described above?	
Rent	16
Own	69
N/A	2

Is your housing type appropriate for your current needs?	
Strongly Agree	31
Agree	35
Neutral	7
Disagree	9
Strongly Disagree	7

If your current housing type is not appropriate for your current needs, what is preventing you from obtaining appropriate housing?	
I can afford my preferred housing type, but there are no units of this type available	8
I can afford my preferred housing type, but there are not enough units of this type available	5
I can afford my preferred housing type, but there are none available in my preferred location	5
I cannot afford my preferred housing type	11

How much do you currently spend on housing per month? (Rent or mortgage only - excluding utilities, taxes, etc)	
Less than \$500	49
\$500-\$1000	17
\$1000-\$1500	16
\$1500-\$2000	5
More than \$2000	1

Do you struggle to pay for your housing?	
No	69
Yes, sometimes	16
Yes, all or most of the time	4

If yes, do you currently receive some form of rent payment support? Describe.	
Yes	0
No	13

Is your home in need of major improvements or repairs?	
Strongly agree	8
Agree	29
Neutral	30
Disagree	13
Strongly disagree	9

Are there many vacant homes in your area?	
Strongly agree	0
Agree	3
Neutral	9
Disagree	30
Strongly disagree	45

Is homelessness or squatting an issue in your area? Describe. *(Summary of short answer responses)	
Yes	29
No	30
Unsure	2

Does your community have difficulty accessing municipal services (transportation, water, electricity)? *(Short answer descriptions not included here)	
Yes	33
No	27

Does seasonal accommodation (seasonal workers and seasonal residents) present a barrier to providing year-round housing for residents in your community?	
Yes	13
No	56
Unsure	13

While temporary accommodation related to tourism (AirBnB etc) may not currently present a barrier to providing housing, has it prevented you from finding appropriate housing in the recent past?	
Yes	5
No	74

Are you a year-round or seasonal resident of the South Cariboo?	
Year-round	37
Seasonal	1
If you are an Elder/senior or person with a disability, do you face accessibility challenges in your current form of housing? Select all that apply.	
I struggle to maintain my home and surrounding outdoor area	18
Stairs or other architectural features make it difficult for me to navigate my home	10
My housing is more remote than I would like, and I struggle to access community resources	3
I would like to live in a more communal form of housing (i.e. co-op, seniors home), but cannot afford it	2
I would like to live in a more communal form of housing, but cannot find any places available	6
My current form of housing is too large for me	9

**\*\*Opportunity was also given for further comments. These are included in the body of the report.**

## 100 Mile House

How many years have you lived in 100 Mile House and/or the Cariboo Regional District?	
Less than 1 year	0
1-5 years	3
5-10 years	4
10-20 years	8
20-25 years	3
More than 25 years	15

Have all or most of those years been in the same home?	
Yes	11
No	26

Which of the following best describes your current housing type?	
Apartment	1
Basement	3
Duplex/Triplex	5
Mobile/Modular Home	3
Room in someone else's home	1
Single family home/Cabin	22

If you own your current housing, do you have additional units on your property?	
No	27
Yes <ul style="list-style-type: none"> <li>Secondary suites, a commercial unit, attached 1 bedroom unit</li> </ul>	7

Do you rent or own your housing described above?	
Rent	11
Own	25
N/A	2

Is your housing type appropriate for your current needs?	
Strongly Agree	10
Agree	14
Neutral	5
Disagree	4
Strongly Disagree	5

If your current housing type is not appropriate for your current needs, what is preventing you from obtaining appropriate housing?	
I can afford my preferred housing type, but there are no units of this type available	5
I can afford my preferred housing type, but there are not enough units of this type available	4
I can afford my preferred housing type, but there are none available in my preferred location	2
I cannot afford my preferred housing type	6

How much do you currently spend on housing per month? (Rent or mortgage only - excluding utilities, taxes, etc)	
Less than \$500	12
\$500-\$1000	11
\$1000-\$1500	9
\$1500-\$2000	2
More than \$2000	1

Do you struggle to pay for your housing?	
No	28
Yes, sometimes	7
Yes, all or most of the time	3

If yes, do you currently receive some form of rent payment support? Describe.	
Yes	0
No	8

Is your home in need of major improvements or repairs?	
Strongly agree	4
Agree	13
Neutral	12
Disagree	5
Strongly disagree	4

Are there many vacant homes in your area?	
Strongly agree	0
Agree	1
Neutral	1
Disagree	14
Strongly disagree	20

Is homelessness or squatting an issue in your area? Describe. *(Summary of short answer responses)	
Yes	21
No	10

Does your community have difficulty accessing municipal services (transportation, water, electricity)? *(Short answer descriptions not included here)	
Yes	13
No	16

Does seasonal accommodation (seasonal workers and seasonal residents) present a barrier to providing year-round housing for residents in your community?	
Yes	2
No	27
Unsure	5

While temporary accommodation related to tourism (AirBnB etc) may not currently present a barrier to providing housing, has it prevented you from finding appropriate housing in the recent past?	
Yes	4
No	29

If you are an Elder/senior or person with a disability, do you face accessibility challenges in your current form of housing? Select all that apply.	
I struggle to maintain my home and surrounding outdoor area	7
Stairs or other architectural features make it difficult for me to navigate my home	2
My housing is more remote than I would like, and I struggle to access community resources	1
I would like to live in a more communal form of housing (i.e. co-op, seniors home), but cannot afford it	0
I would like to live in a more communal form of housing, but cannot find any places available	3
My current form of housing is too large for me	5

**\*\*Opportunity was also given for further comments.**

Are you a year-round or seasonal resident of the South Cariboo?	
Year-round	27
Seasonal	0

## Electoral Area G: Lac la Hache

How many years have you lived in 100 Mile House and/or the Cariboo Regional District?	
Less than 1 year	4
1-5 years	7
5-10 years	3
10-20 years	3
20-25 years	4
More than 25 years	6

Have all or most of those years been in the same home?	
Yes	23
No	4

Which of the following best describes your current housing type?	
Long-term motel rental	1
Mobile/Modular Home	1
Room in someone else's home	2
Single family home/Cabin	22

If you own your current housing, do you have additional units on your property?	
No	24
Yes	1
<ul style="list-style-type: none"> <li>• Renting a pad for a recreational vehicle</li> </ul>	

Do you rent or own your housing described above?	
Rent	5
Own	22

If yes, do you currently receive some form of rent payment support? Describe.	
Yes	0
No	5
Is your housing type appropriate for your current needs?	
Strongly Agree	12
Agree	9
Neutral	2
Disagree	3
Strongly Disagree	1

If your current housing type is not appropriate for your current needs, what is preventing you from obtaining appropriate housing?	
I can afford my preferred housing type, but there are no units of this type available	2
I can afford my preferred housing type, but there are not enough units of this type available	1
I can afford my preferred housing type, but there are none available in my preferred location	2
I cannot afford my preferred housing type	3

How much do you currently spend on housing per month? (Rent or mortgage only - excluding utilities, taxes, etc)	
Less than \$500	13
\$500-\$1000	3
\$1000-\$1500	6
\$1500-\$2000	3
More than \$2000	0

Do you struggle to pay for your housing?	
No	20
Yes, sometimes	6
Yes, all or most of the time	1

Is your home in need of major improvements or repairs?	
Strongly agree	3
Agree	7
Neutral	9
Disagree	6
Strongly disagree	2

Are there many vacant homes in your area?	
Strongly agree	0
Agree	1
Neutral	2
Disagree	11
Strongly disagree	13

Is homelessness or squatting an issue in your area? Describe. *(Summary of short answer responses)	
Yes	6
No	11

Does your community have difficulty accessing municipal services (transportation, water, electricity)? *(Short answer descriptions not included here)	
Yes	9
No	8

Does seasonal accommodation (seasonal workers and seasonal residents) present a barrier to providing year-round housing for residents in your community?	
Yes	4
No	15
Unsure	6

While temporary accommodation related to tourism (AirBnB etc) may not currently present a barrier to providing housing, has it prevented you from finding appropriate housing in the recent past?	
Yes	1
No	24

If you are an Elder/senior or person with a disability, do you face accessibility challenges in your current form of housing? Select all that apply.	
I struggle to maintain my home and surrounding outdoor area	7
Stairs or other architectural features make it difficult for me to navigate my home	4
My housing is more remote than I would like, and I struggle to access community resources	0
I would like to live in a more communal form of housing (i.e. co-op, seniors home), but cannot afford it	1

I would like to live in a more communal form of housing, but cannot find any places available	1
My current form of housing is too large for me	3
<b>Are you a year-round or seasonal resident of the South Cariboo?</b>	
Year-round	6
Seasonal	0

**\*\*Opportunity was also given for further comments.**

## Electoral Area H: Canim Lake

<b>How many years have you lived in 100 Mile House and/or the Cariboo Regional District?</b>	
Less than 1 year	0
1-5 years	0
5-10 years	0
10-20 years	0
20-25 years	2
More than 25 years	4

<b>Have all or most of those years been in the same home?</b>	
Yes	6
No	0

<b>Which of the following best describes your current housing type?</b>	
Mobile/Modular Home	1
Single family home/Cabin	5

<b>If you own your current housing, do you have additional units on your property?</b>	
No	5
Yes <ul style="list-style-type: none"> <li>• Commercial unit</li> </ul>	1

<b>Do you rent or own your housing described above?</b>	
Rent	0
Own	5

Is your housing type appropriate for your current needs?	
Strongly Agree	2
Agree	3
Neutral	0
Disagree	0
Strongly Disagree	1

If your current housing type is not appropriate for your current needs, what is preventing you from obtaining appropriate housing?	
I can afford my preferred housing type, but there are no units of this type available	0
I can afford my preferred housing type, but there are not enough units of this type available	0
I can afford my preferred housing type, but there are none available in my preferred location	0
I cannot afford my preferred housing type	0

How much do you currently spend on housing per month? (Rent or mortgage only - excluding utilities, taxes, etc)	
Less than \$500	4
\$500-\$1000	1
\$1000-\$1500	0
\$1500-\$2000	0
More than \$2000	0

Do you struggle to pay for your housing?	
No	4
Yes, sometimes	2
Yes, all or most of the time	0

If yes, do you currently receive some form of rent payment support? Describe.	
Yes	0
No	0

Is your home in need of major improvements or repairs?	
Strongly agree	1
Agree	2
Neutral	1
Disagree	1
Strongly disagree	1

Are there many vacant homes in your area?	
Strongly agree	0
Agree	0
Neutral	0
Disagree	1
Strongly disagree	5

Is homelessness or squatting an issue in your area? Describe. *(Summary of short answer responses)	
Yes	0
No	4

Does your community have difficulty accessing municipal services (transportation, water, electricity)? *(Short answer descriptions not included here)	
Yes	2
No	1

Does seasonal accommodation (seasonal workers and seasonal residents) present a barrier to providing year-round housing for residents in your community?	
Yes	0
No	5
Unsure	0

While temporary accommodation related to tourism (AirBnB etc) may not currently present a barrier to providing housing, has it prevented you from finding appropriate housing in the recent past?	
Yes	0
No	4

If you are an Elder/senior or person with a disability, do you face accessibility challenges in your current form of housing? Select all that apply.	
I struggle to maintain my home and surrounding outdoor area	2
Stairs or other architectural features make it difficult for me to navigate my home	3
My housing is more remote than I would like, and I struggle to access community resources	1
I would like to live in a more communal form of housing (i.e. co-op, seniors home), but cannot afford it	1

I would like to live in a more communal form of housing, but cannot find any places available	1
My current form of housing is too large for me	0

Are you a year-round or seasonal resident of the South Cariboo?	
Year-round	16
Seasonal	1

**\*\*Opportunity was also given for further comments.**

## Electoral Area L: Interlakes

How many years have you lived in 100 Mile House and/or the Cariboo Regional District?	
Less than 1 year	2
1-5 years	5
5-10 years	1
10-20 years	1
20-25 years	1
More than 25 years	8

Have all or most of those years been in the same home?	
Yes	12
No	2

Which of the following best describes your current housing type?	
Basement	1
Recreational vehicle (5th wheel, travel trailer etc)	1
Single family home/Cabin	16

If you own your current housing, do you have additional units on your property?	
No	15
Yes <ul style="list-style-type: none"> <li>Secondary suites, travel trailer used as guest accommodation</li> </ul>	3

Do you rent or own your housing described above?	
Rent	0
Own	17

Is your housing type appropriate for your current needs?	
Strongly Agree	7
Agree	9
Neutral	0
Disagree	2
Strongly Disagree	0

If your current housing type is not appropriate for your current needs, what is preventing you from obtaining appropriate housing?	
I can afford my preferred housing type, but there are no units of this type available	1
I can afford my preferred housing type, but there are not enough units of this type available	0
I can afford my preferred housing type, but there are none available in my preferred location	1
I cannot afford my preferred housing type	2

How much do you currently spend on housing per month? (Rent or mortgage only - excluding utilities, taxes, etc)	
Less than \$500	10
\$500-\$1000	2
\$1000-\$1500	5
\$1500-\$2000	0
More than \$2000	0

Do you struggle to pay for your housing?	
No	17
Yes, sometimes	1
Yes, all or most of the time	0

If yes, do you currently receive some form of rent payment support? Describe.	
Yes	0
No	0

Is your home in need of major improvements or repairs?	
Strongly agree	0
Agree	7
Neutral	8
Disagree	1
Strongly disagree	2

Are there many vacant homes in your area?	
Strongly agree	0
Agree	1
Neutral	6
Disagree	4
Strongly disagree	7

Is homelessness or squatting an issue in your area? Describe. *(Summary of short answer responses)	
Yes	2
No	5
Unsure	2

Does your community have difficulty accessing municipal services (transportation, water, electricity)? *(Short answer descriptions not included here)	
Yes	9
No	2

Does seasonal accommodation (seasonal workers and seasonal residents) present a barrier to providing year-round housing for residents in your community?	
Yes	7
No	9
Unsure	2

While temporary accommodation related to tourism (AirBnB etc) may not currently present a barrier to providing housing, has it prevented you from finding appropriate housing in the recent past?	
Yes	0
No	17

If you are an Elder/senior or person with a disability, do you face accessibility challenges in your current form of housing? Select all that apply.

I struggle to maintain my home and surrounding outdoor area	2
Stairs or other architectural features make it difficult for me to navigate my home	1
My housing is more remote than I would like, and I struggle to access community resources	1
I would like to live in a more communal form of housing (i.e. co-op, seniors home), but cannot afford it	0
I would like to live in a more communal form of housing, but cannot find any places available	1
My current form of housing is too large for me	1

**\*\*Opportunity was also given for further comments.**



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