



# District of Barriere – Thompson Nicola Regional District

## Housing Needs Assessment

December 2024



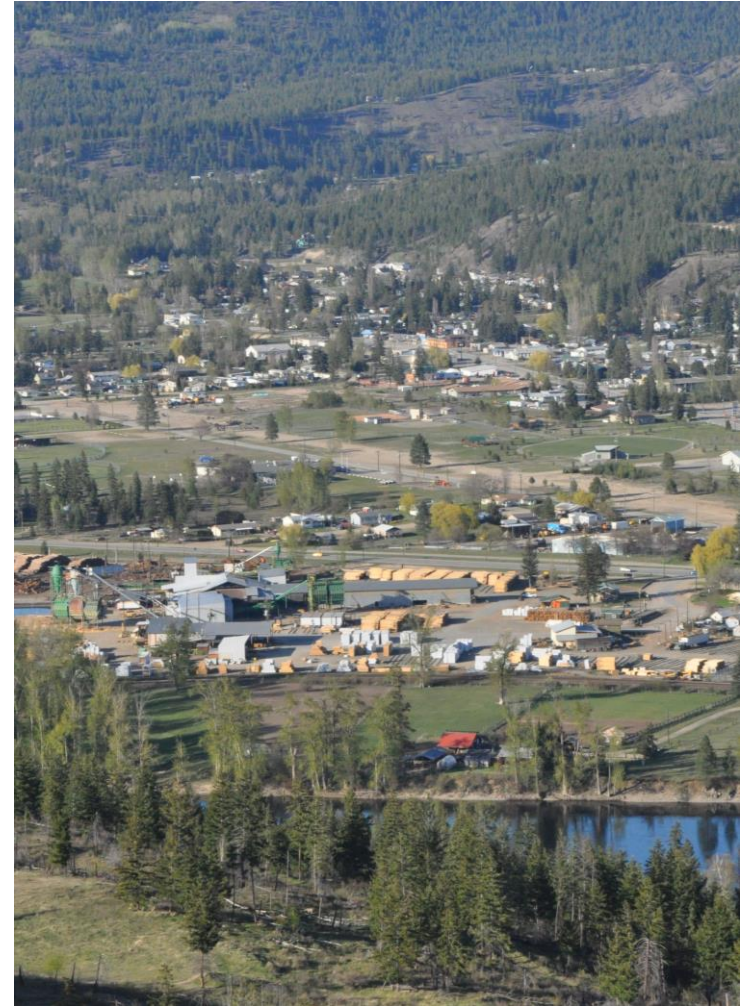
# Methodology

- Provincial Methodology
  - Extreme Core Housing Need
  - Homelessness
  - Supressed Household Formation
  - Projected Population Growth
  - Rental Vacancy
  - Demand Factor
- Census Data
- CMHC Data
- BCStats

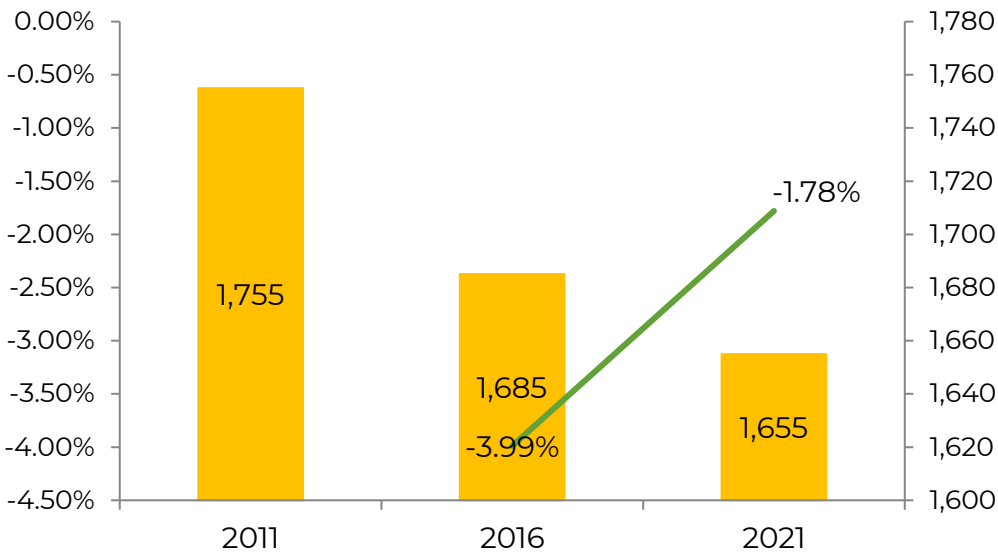


# Methodology

- Stakeholder Interviews
- Online Community Survey
  - 523 complete responses.
  - 5% of responses came from Barriere residents (26 responses).



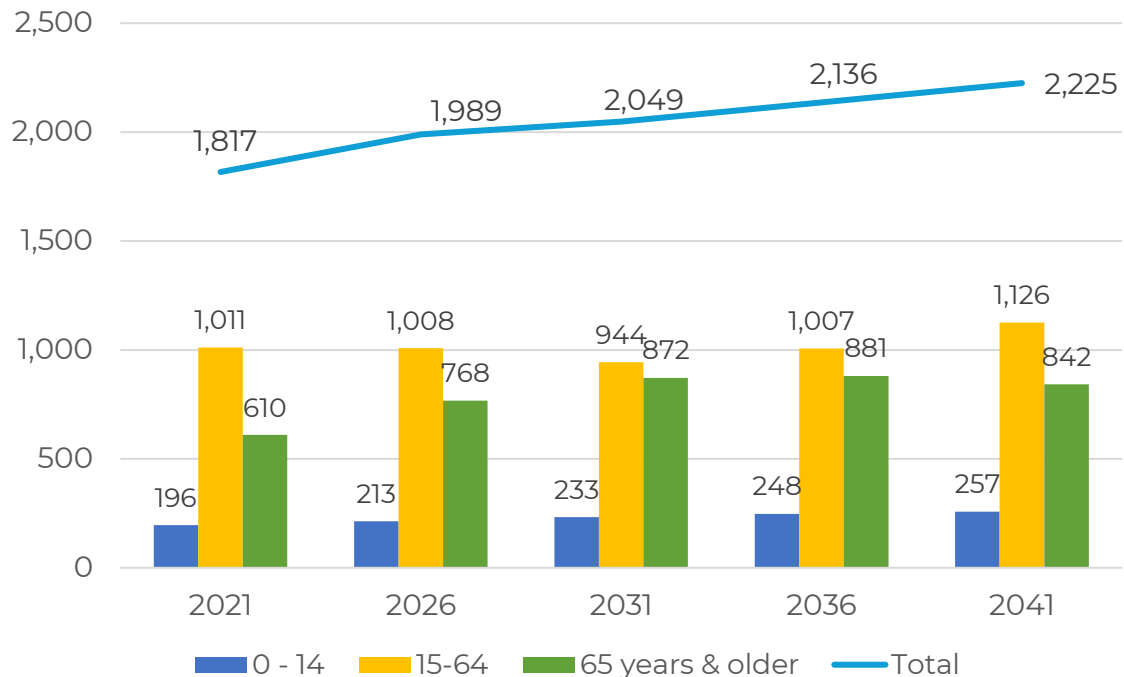
# Limitations



- Provincial Methodology
  - Limited relation to real-world feasibility
  - Circular Inputs
  - Mystery Demand Factor
- Housing Is Regional

# Population Projections

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



# Findings

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

- **448 units** in 20 years
  - Driver: **Anticipated Growth** (average of regional and local household growth projections)

# What We Heard



Lots of seniors here who don't need their whole house/yard, but can't afford to downsize.



Housing that is more handicapped accessible.



Housing suitable to young adults in town.



Need government to work together for infrastructure and housing needs.



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



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

*- Selection of Survey Responses*



# What We Heard



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



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



More realistic regulations with input from the construction sector in drafting the regulations. Allow people to live in a recreational unit while building their home on their own property. With a 1-5 year permit. Allow in law suites and carriage housing.



Reduce bureaucracy and costs of construction. Permit secondary dwellings on acreages. Bare land strata mobile home parks. Keep districts and municipalities out of the housing market and supply. Encourage developers to build to needs.



# Key Areas of Local Need



- Expand non-market & supportive housing options
- Expand rental housing supply
- Address housing needs of the aging population



# BARRIERE

BRITISH COLUMBIA



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