



Village of Telkwa

2024 Interim Housing Needs Report:

An Addendum to the May 2020 Village of Telkwa
Housing Needs Report



November 2024

Introduction

This Interim Housing Needs Report is an addendum to the May 2020 Village of Telkwa Housing Needs Report. The purpose is to understand housing needs in the community. This Interim Housing Needs Report will inform the Village of Telkwa Official Community Plan policies related to housing and provide direction for development decisions.

As of June 2024, the Province has updated legislative requirements for Housing Needs Reports. This includes requiring all local governments to complete an Interim Housing Needs Report by January 1, 2025. All local governments must then complete 'regular' Housing Needs Reports in 2028 and every 5 years thereafter.

The Housing Needs Reports legislation and regulations specify the following:

1. Interim report requirements – This can build on a local government's most recent Housing Needs Report, to include three new, additional items.
2. Required report content – This includes:
 - a. 5- and 20-year housing need projections using a standard methodology, the "HNR Method";
 - b. statements about key areas of housing need;
 - c. information related to core housing needs;
 - d. a description of actions taken since the last report; and,
 - e. a summary of changes since the last report.
3. Information collection – To help inform the Housing Needs Reports, local governments must consider a wide range of data.
4. Official Community Plans and Zoning Bylaw alignment – Municipalities are also required to ensure that their Official Community Plans and Zoning Bylaws permit the number of housing units needed over 20 years as determined by use of the HNR Method.

Interim Housing Needs Report

All local governments are also required to complete Interim Housing Needs Reports by January 1, 2025. Interim reports are only required to include three new, additional items:

1. The number of housing units needed currently and over the next 5 and 20 years, calculated using the HNR Method provided in the Regulation;
2. A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,

3. A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs. A local government may amend their most recent Housing Needs Report to include these items (e.g. in the main body or as an appendix) or incorporate these items as part of an entirely new Housing Needs Report.

HNR Method of Calculation

The following tables calculate the 20-year and 5-year housing need according to provincial guidelines.

Table 1 shows total owner and renter households in the four previous census years.

Total Households	2006	2011	2016	2021
Owners	440	445	445	500
Renters	20	55	50	60

Extreme Core Housing Need (ECHN)

ECHN helps to identify households living in dwellings considered unsuitable, inadequate or unaffordable. It also considers if income levels are such that they could not afford alternative suitable and adequate housing in their community.

Table 2 calculates the new homes required to meet existing ECHN according to provincial guidelines.

Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	500	n/a	n/a
Owners with a mortgage	500	0	0
Renters	60	0	0
Total New Units to Meet ECHN - 20 years			0

Housing Units and Homelessness

Table 3 shows number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH) as a proportion of regional needs.

Regional Population	Local Population	Local Population % of region	Regional PEH	Proportional Local PEH
37,300	1,470	0.0394	125	4.93

Total New Units to meet Homelessness Needs - 20 years	4.93
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Housing Units and Suppressed Household Formation

Suppressed household formation is the new households that would have been formed, but are not, due to a lack of attainable options. The persons who would have formed these households include, but are not limited to, many adults living with family members or roommates and individuals wishing to leave unsafe or unstable environments, but cannot, due to a lack of places to go. The number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006.

Table 4 shows the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines.

Age Categories Household Maintainers	2021 Potential Households		2021 Households		2021 Supressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	9.68	0	20	0	-10.32	0	0
25 to 34 years	99.31	0	75	10	24.31	-10	14.31
35 to 44 years	99.73	0	100	10	-0.27	-10	0
45 to 54 years	91.3	0	65	10	26.3	-10	16.3
55 to 64 years	146.59	0	120	0	26.59	0	26.59
65 to 74 years	32.5	32.5	80	15	-47.5	17.5	0
75 years and over	54.55	0	45	0	9.55	0	9.55
Total New Units to Meet Suppressed Housing Need - 20 years						66.75	

Housing Units and Anticipated Household Growth

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

Table 5 shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections.

Growth Scenarios	Regional Growth Rate	Households 2021	Households 2041	New Units
Local Household Growth	n/a	560	648	88
Regionally Based Household Growth	0.0225	560	572.62	12.62
Total New Units to Meet Household Growth Needs - 20 years				50.31

Housing Units and Rental Vacancy Rate

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

Table 6 shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate.

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	0.03	0.97	60	61.86
Local Vacancy Rate	0.014	0.986	60	60.85
Total New Units to Achieve 3% Vacancy Rate - 20 years				1

Housing Units and Demand

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

Table 7 calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines.

Component	Result
A. Extreme Core Housing Need	0
B. Persons Experiencing Homelessness	4.93
C. Suppressed Household Formation	66.75
E. Rental Vacancy Rate Adjustment	1
Total	72.68

Demand Factor	1.62
Total New Units to Address Demand Buffer - 20 years	117.41

Total 5-year and 20-year Housing Need

Table 8 shows the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	0	0
B. Persons Experiencing Homelessness	2.46	4.93
C. Suppressed Household Formation	16.69	66.75
D. Anticipated Growth	19.45	50.31
E. Rental Vacancy Rate Adjustment	0.25	1
F. Additional Local Demand	29.35	117.41
Total New Units - 5 years	68	
Total New Units - 20 years		240

It is estimated that the Village of Telkwa will need 68 housing units over the next 5 years and 240 housing units over the next 20 years.

Need for Housing in Close Proximity to Transportation Infrastructure

The Interim Housing Needs Report must include a statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation is required.

The OCP promotes alternative development road standards, bicycle lanes, pedestrian movement and mixed use, so residents can live, work, play and shop close to home. Telkwa is well served by trails for both commuter and recreation purposes, including a bicycle trail between Telkwa and Smithers currently under construction. An objective of the OCP is to create a transit network that meets the needs of the community. The Village of Telkwa is well served by bus routes; BC Transit provides bus service between Smithers and Telkwa with three bus stops located in areas of highest residential density.

Actions Taken Since 2020 Housing Needs Report

The Interim Housing Needs Report must include a description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs. The current Housing Needs Report was received by Council in 2020.

Village of Telkwa Zoning Bylaw No. 747, 2022

A new Village of Telkwa Zoning Bylaw No. 747, 2022 was adopted by Council. The new Zoning Bylaw allows for more flexibility for where residential land uses can occur, the types of housing permitted and density of units that the previous Zoning Bylaw.

Local Government Development Approvals Program

The Village of Telkwa successfully applied for a grant through the Union of BC Municipalities Local Government Development Approvals Program. The funding was used to hire a Development Service Coordinator, a new position, to review current development approvals processes and determine points for improvements. The goal is to improve efficiency and effectiveness when processing development applications that can lead to additional housing.

Telkwa Seniors Housing Society

Since the 2020 Housing Needs Report was received by Council, the Telkwa Seniors Housing Society has seen to the construction of Aldermere House, 12 affordable and accessible one-bedroom units. Currently, there is a long waitlist which includes seniors living in Telkwa as well as in the surrounding area. There are an additional 24 units being contemplated by BC Housing.

Key Areas of Need

Considering the recommendations of the 2020 Housing Needs Assessment the housing needs of Telkwa remain the same including affordable family housing and affordable rental housing.