

TERRACE

HOUSING & COMMUNITY PROFILE

October 2016



HIGHLIGHTS

- The Terrace census agglomeration is home to 15,569 residents. Between 2006 and 2011, the population grew by 1%; however, the proportion of seniors (aged 65 and older) grew by 20.0%.
- Terrace's population is younger than average; and while it is expected to see some increases in its residents aged 30-54, there will be a significant expansion of the seniors demographic.
- Regionally, while the total population is projected to grow by 14.2% over the next 20 years, the 65+ population is expected to expand by 64.8%; the 75+ population is predicted to more than double in size.
- Education levels are rising faster than in BC overall, and levels of employment along the Northwest coast have been consistently above average.
- As of 2014, median incomes for Terrace were also well above those for BC; however, a notable rise in the rate of consumer insolvencies between 2014 and 2015 signals growing levels of financial stress.
- As of 2011, the share of low income individuals in Terrace was above the provincial average. One in five households – including 45% of renters – were spending 30% or more of their total income on housing.
- Regionally, over the next two decades, the number of households in core housing need is forecast to rise by 22%.
- Terrace's housing stock consists mostly of large, single-detached homes. The largest share of dwellings has four or more bedrooms – and while one-person households comprise one-quarter of the total, only 8% of homes are small units with one bedroom or less.
- At the time of the 2011 Census, 65% of the housing in Terrace was at least 35 years old; only 310 homes, representing 5% of the housing stock, were constructed since 2001 – and more than one in ten homes were reported as being in need of “major repair”.
- Terrace has seen numerous cycles of residential development over the past decade, including a recent small housing boom that resulted in 126 housing completions in 2014-2015, 72% of which were single-detached dwellings.
- In conjunction with the development boom, total assessment roll values for residential properties in Terrace experienced a sharp 28% increase from 2014-2015. Values dropped in 2016, but average selling prices have maintained steady increases.
- Between 2011 and 2016, the average sale price of a single-detached home in Terrace rose by 50.4%. As of June 2016, Terrace was the second most expensive community in this study in which to buy a single-family home.
- The rental market has followed a similar trend. Between 2014 and 2015, average rents increased by 11%.
- The supply of rental accommodations has expanded in recent years; however, vacancy rates remain low. In the spring of 2015, the vacancy rate was 3.4%, the lowest of the communities examined in this study. That said, this is was a significant improvement from 2014, when the vacancy rate was only 0.7%.

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The Northern BC Housing Study can be accessed on the CDI's website at:

www.unbc.ca/cdi

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COMMUNITY PROFILE

Demographics

The Terrace census agglomeration (CA) covers a land area of 73.91 square kilometres and is home to 15,569 residents (2015),¹ approximately three-quarters of whom live within the City of Terrace.

The CA population increased by 1.0% between 2006 and 2011, and has continued to grow at an average rate of 0.6%, or 96 people, until 2014, when it dropped slightly by 0.4%.

The City of Terrace grew by 1.5% between 2006 and 2011. From 2011 to 2015, BC Statistics estimates that, in contrast to the CA, the city’s population declined substantially (4.5%) to 11,164. This out-migration was consistent with all of the larger communities along the North Coast. However, if this estimate is correct, it would mean that the City of Terrace, which contains only 20% of the regional population, sustained 50% of the region’s loss between 2011 and 2015.

This level of population outflow was inconsistent with what the community was experiencing. Several indicators, including upward pressure in the residential real estate market and an increase in the number of building permits issued, suggest that Terrace’s population had actually grown since the last official count in the 2011 Census.

In order to resolve these inconsistencies, the City of Terrace commissioned a separate census count in September 2015. This count recorded a total population of 12,494 — including 11,948 usual residents (whose primary residence is in Terrace and

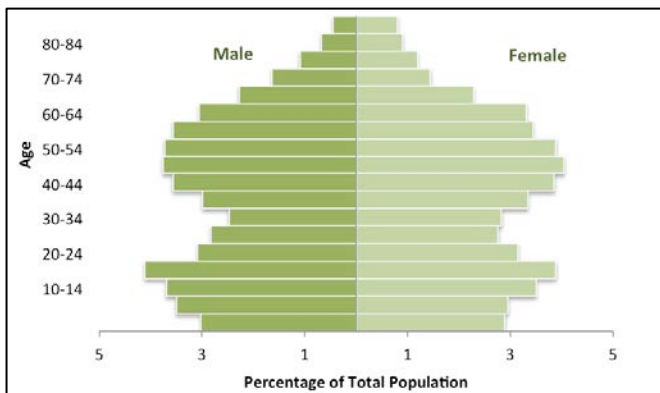
BC Economic Development Regions



who were living or staying in Terrace on the date of the census count) and a shadow population of 546 (whose primary residence is elsewhere, but who were living or staying in Terrace on the date of the census count). In total, this count indicates a population increase of 8.8% since 2011. Comparing only the population change of usual residents, the increase is 4.0%.

Notwithstanding this inconsistent population data, the seniors demographic in Terrace is following a definitive growth trajectory, just as it is in BC overall. Currently, Terrace has a comparatively young population. While the

Population: 2011



Source: Statistics Canada. Census of Population, 2011

median age recorded in the 2011 Census was 41.9 in the province, it was 39.2 in the CA and 38.8 in the City. However, between 2006 and 2011, the median age in the CA rose by one year, while the median age in the City rose by 1.4. Similarly, the number of seniors (aged 65 and older) grew by 20.0%, to the extent that this age group increased from 11% to 13% of the City's population. Meanwhile, the working age/family formation age cohorts (ages 20-44) dropped by 1.5% to represent 30.9% of the population.²

As of 2011, Terrace's population of seniors (13%) was still below the BC average of 15.7%. However, looking ahead, this aging trend is expected to continue and accelerate.

While CA population projections are not available, forecasts for the Terrace Local Health Area (LHA) predict that, while the total population increases by 12.1% between 2011 and 2026, and 14.2% by 2036, growth of the 65+ populations will be 49.6% and 64.8% respectively.

Population Projections: 2011, 2026, & 2036

Age	2011	2026	2036	Nominal Change 2011-2036	Percent Change 2011-2036
0-4	249	258	232	-17	-6.8%
5-9	984	1,086	961	-23	-2.3%
10-14	1,288	1,423	1,290	2	0.2%
15-19	1,391	1,394	1,378	-13	-0.9%
20-24	1,582	1,241	1,380	-202	-12.8%
25-29	1,335	1,244	1,289	-46	-3.4%
30-34	1,176	1,462	1,218	42	3.6%
35-39	1,163	1,666	1,360	197	16.9%
40-44	1,324	1,639	1,595	271	20.5%
45-49	1,472	1,523	1,749	277	18.8%
50-54	1,563	1,403	1,668	105	6.7%
55-59	1,553	1,314	1,489	-64	-4.1%
60-64	1,415	1,413	1,320	-95	-6.7%
65-69	1,268	1,338	1,214	-54	-4%
70-74	944	1,284	1,273	329	35%
75-79	628	1,143	1,151	523	83%
80-84	448	861	1,015	567	127%
85+	501	1,042	1,592	1,091	218%
Total	20,284	22,734	23,174	2,890	14.2%

Having seniors grow from making up 19% to 27% of the community will transform various aspects of Terrace. This growth is particularly relevant in the context of housing, given that, as people approach, begin, and live through retirement, their housing needs and preferences tend to change. The projected growth of the 75+ age groups is particularly significant.³

In Terrace, the 75+ population is forecast to grow by 93.2% by 2026 and more than double in size (138.3%) by 2036. Also of note is the projected increase of the 85+ cohort, which is expected to more than double by 2026 (108.0%) and triple in size (217.8%) by 2036.

While many communities are predicted to see their middle-aged populations (ages 30-54) decrease over the next decade, Terrace is somewhat unique as its middle-aged populations are expected to grow by 24%. This is especially relevant given that these age groups typically comprise the highest proportion of homebuyers.

As explained by the 2012 CMHC Report on Housing for Older Canadians, the proportion of the population living either on their own or in special care facilities rises significantly for those aged 75 years and older. This milestone in the housing life cycle is particularly pronounced for women. For example, the study found that whereas 17% of women aged 55-64 live alone, close to half (48%) of those 75 years and older live by themselves.

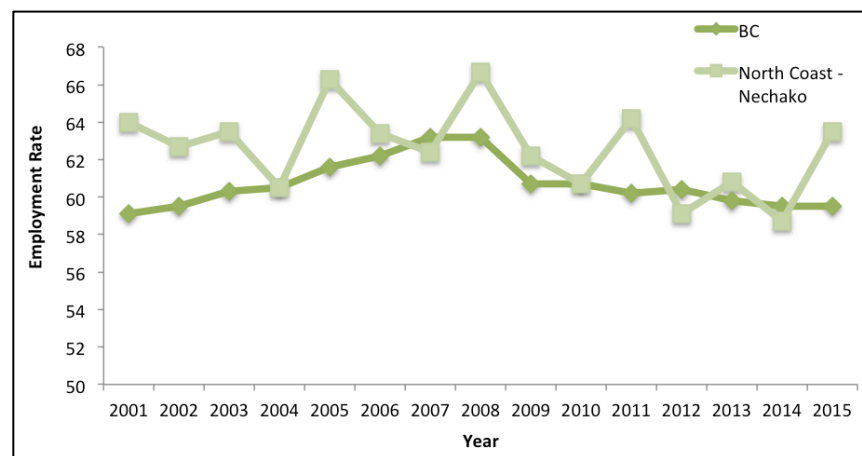
Education, Income & Employment⁴

Education levels in Terrace are similar to those of most communities in Northern BC. While the proportion of the population with university degrees remains well below the provincial average, there is a higher than average number of trade certifications and apprenticeships. As of 2015, 58.7% of the labour force in the North Coast and Nechako Development Regions had a post-secondary certificate/diploma or higher, compared to 70.2% in the province.

However, education levels in the region have steadily improved with each Census cycle, at a much faster rate than elsewhere in BC. Between 2014 and 2015, the labour force in the Northwest benefited from 2,400 new workers with advanced educational credentials. As a result, the region led the province in educational attainment gains.⁵

In conjunction with a rise in education levels, the North Coast and Nechako

Employment Rates: North Coast - Nechako & BC 2001-2015



Source: Statistics Canada. Labour force survey estimates by economic region

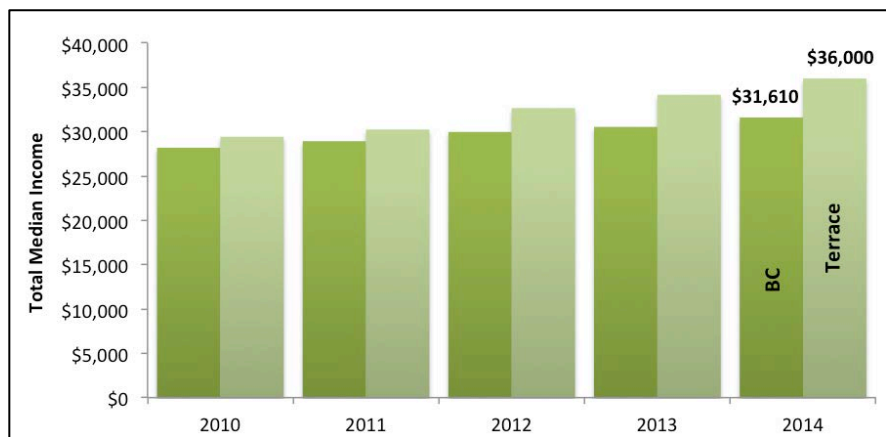
Development Regions also recorded the greatest gains in job creation between 2014 and 2015. Although Statistics Canada does not examine temporary workforces, which are significant in Terrace, the labour force data during the past fifteen years show that employment in the region has been erratic. Generally, employment rates have been above those in BC. Between 2012 and 2014, the employment rate fell below 60% (and below the BC average), but while it remained constant in BC at 59.5% between 2014 and 2015, the employment rate rose by four percentage points to hit 63.5% in the North Coast and Nechako Development Regions.

This region was also the only one in BC during 2014-2015 to see a drop in its unemployment rate. The proportion of the population unemployed and actively seeking work in the North Coast and Nechako Development Regions fell from 8.0% to 7.0%. This remained higher than the provincial rate of 6.2%, but was still a marked improvement from the previous year.⁶

Notwithstanding the decreased unemployment rate, the North Coast recorded a notable increase in the rate of consumer insolvencies between 2014 and 2015. Consumer insolvency can occur as a result of many reasons (i.e. unemployment, medical issues, business failure, etc.), but is used as a general indicator of the proportion of the adult population experiencing severe financial stress. Insolvency can be achieved by either declaring bankruptcy or by seeking a consumer proposal, whereby the debtor negotiates to pay creditors a percentage of what is owed to them over a longer period of time. The frequency of insolvencies decreased over a five year period, however, in the past year, the rate of consumer proposals grew by 25.0% and the bankruptcy rate rose by 14.3%.⁷

While recent income data corresponding to this rise in insolvencies are not yet available, as of 2014, income levels in Terrace were above average. According to Canada Revenue Agency's (CRA) tax filer, the median total income in Terrace was \$36,000 in 2014, 14% higher than the provincial average. The CRA data also showed income increases to be outpacing the provincial median.

**Median Total Income: 2010-2014
Quesnel and BC**



Source: Statistics Canada. 2011 National Household Survey

Between 2010 and 2014, individual median incomes in Terrace rose by an average of 5.2% per year. During these five years, incomes increased by a total of 22.4%, compared to 12.1% in BC overall.

Fifty-one percent of individuals in Terrace earned incomes of \$35,000 or more in 2014, compared to 46% in the province. Eighty percent of individuals in 2014 were recorded as earning incomes of \$15,000 or more, compared to 76% in BC, which

suggests that Terrace should have a relatively low proportion of low income individuals. However, as of 2011, the National Household Survey (NHS) recorded the number of individuals considered to be low income as higher in Terrace than in BC overall. As of 2010, 17.8% of persons were low income according to the After-Tax Low-Income Measure (compared to 16.4% in BC).⁸

The NHS also found that approximately one in five households in Terrace was spending 30% or more of their total income on housing. Tenant households were more likely than owners to fall into this category. As of 2011, 45.3% of renters were spending 30% or more on housing; this share among homeowners was 10.7%.

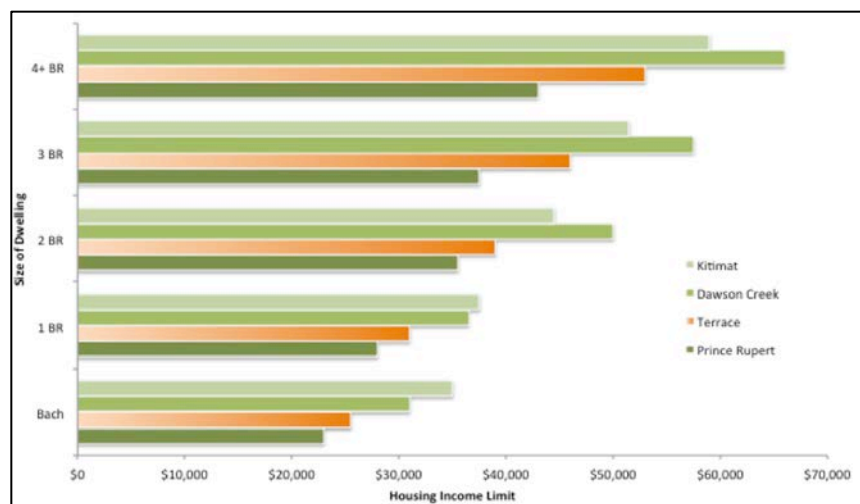
While these statistics are dated and may have improved with recent income increases, a growing number of homeless in Terrace has led the City to conduct annual homelessness counts since 2014. These counts found that a growing number of individuals were living without permanent housing in Terrace. As of March 2016, the City determined 113 people to be homeless, an increase of 68.7% from the 67 counted in 2014.⁹

Compounding the growing homelessness population are future regional projections of households in “core housing need”.¹⁰ As detailed in a 2012 report by the BC Non-Profit Housing Association, the proportion of households in core housing need living in the Kitimat-Stikine Regional District (where Terrace is located) is expected to rise by approximately 13% by 2021, and 22% by 2036. The greatest increases will be among senior households. The forecasts also expect a growing share of homeowners to fall into this category. By 2021, while the proportion of renters in core housing need is expected to rise by 10%, the share of homeowners is expected to increase by 13.5%.¹¹

Consistent with 2014 income data, the Housing Income Limits (HILs) established for Terrace are mid-range compared to other large communities in Northern BC.

HILs¹² are established annually for each community by BC Housing and indicate the income required to pay the average market rent for an appropriately sized unit in the private market. In 2016, the HIL for a bachelor unit in Terrace was \$25,000. The HILs for one and two-bedroom units were \$31,000 and \$39,000 respectively. HILs for larger three and four or more bedroom dwellings were \$46,000 and \$53,000.

**Housing Income Limits: 2016
Select Northern BC Communities**



Source: BC Housing. 2016 Housing Income Limits

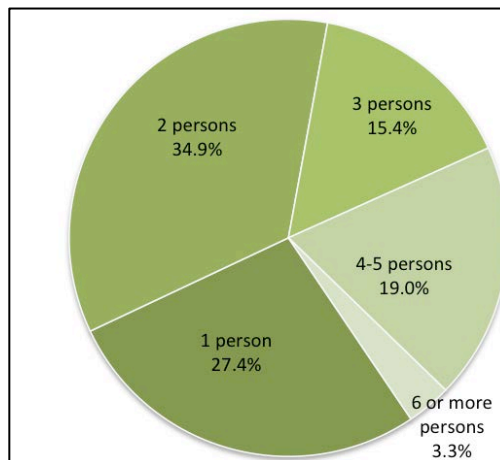
Household Sizes & Mobility

Terrace is mostly comprised of small households. As of 2011, 62.2% of households consisted of either one (27.4%) or two (34.9%) people. The average number of individuals per household was 2.5.

While neither the Census nor the NHS capture information on the population of temporary workers, data for the resident population present a picture of a relatively stable community in Terrace. As of 2011, only 4.4% of residents had moved into the CA in the preceding year, and 15.5% of residents had moved in the past five years.

There was a considerably higher number of residents moving within the CA. At the time of the 2011 Census, more than one-quarter of residents (26.3%) were recorded as having moved within Terrace in the previous five years, and 11.6% moved in the last year.¹³

Household Sizes: 2011



Source: Statistics Canada. Census of Population 2011

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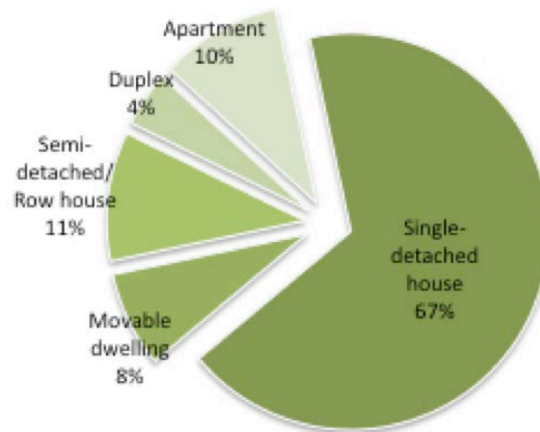
Housing Stock Profile

Similar to many communities in Northern BC, Terrace’s housing stock is mostly comprised of single-detached dwellings. As of 2011, two-thirds of dwellings in the CA (67%) were single-detached homes. Semi-detached and row houses were the next most prevalent type of dwelling, constituting 11% of homes, followed by apartments at 10%, and movable dwellings at 8%.

Both single-detached homes and movable dwellings were slightly less prevalent in the City. Here, they represented 64.6% and 4.4% of the housing stock, respectively. The City also had a marginally higher proportion of apartments at 13%.

Homes in Terrace are larger than average. As of 2011, the average home in the CA had 6.9 rooms, compared to 6.2 in BC overall. The largest share of dwellings (34.6%) had four or more bedrooms, and another third (33.3%) had three bedrooms. In the City, where homes are larger, 71.4% had at least three bedrooms. In BC overall, the proportion of dwellings with three or more bedrooms was 55.4%.

Housing Stock: 2011

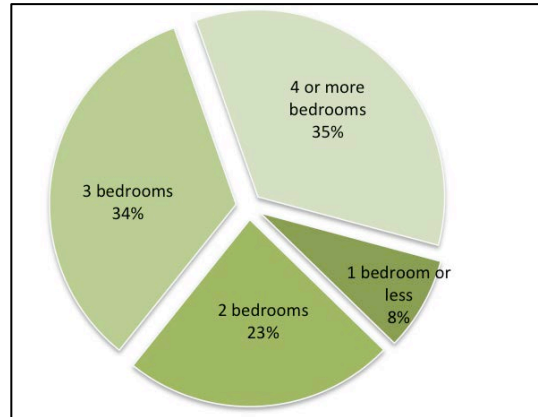


Source: Statistics Canada. Census of Population 2011

Despite the growing number of one and two-person households in Terrace, only 8.1% of the housing stock had one bedroom or less as of 2011. Two-bedroom dwellings comprised 23.5% of the housing stock.

The housing stock in both the CA and the City of Terrace was constructed during the same time period. At the time of the 2011 Census, 65% of the housing in Terrace was at least 35 years old, having been constructed in or before 1980; 14% of homes were more than 50 years old. Only 310 homes, representing 5% of the housing stock in the CA, were constructed since 2001.

Dwellings by Number of Bedrooms: 2011

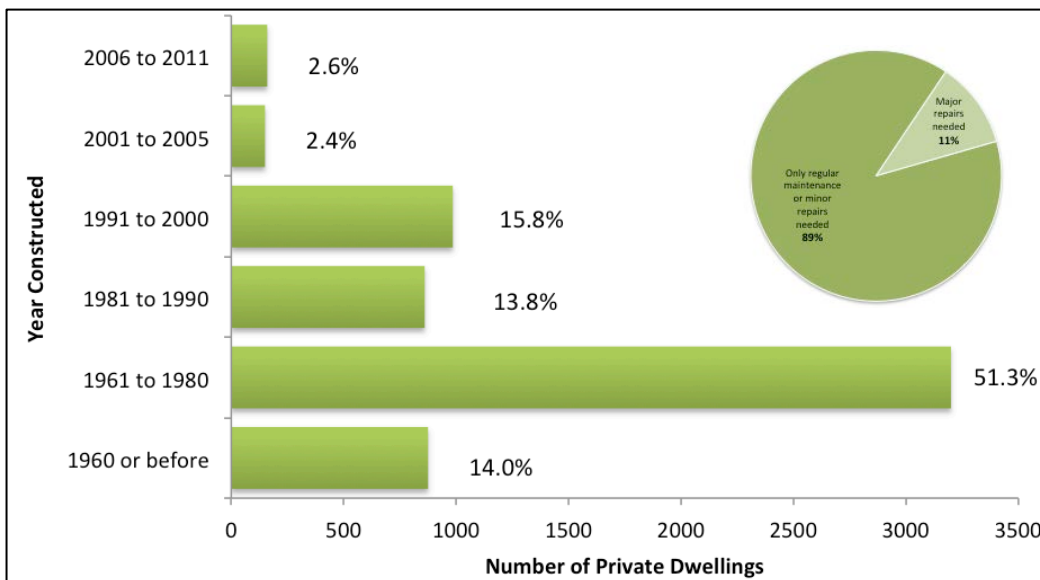


Source: Statistics Canada. 2011 National Household Survey

Reflective of the age of Terrace’s housing stock, more than one in ten homes in the CA (11%) were reported as being in need of “major repair”. However, the proportion of households reported to be living in unsuitable housing, according to the National Occupancy Standards,¹⁴ was below the BC average. In 2011, this was 3.4% in Terrace; in BC, this was 6.8%.

Terrace has relatively high levels of homeownership. As of 2011, 71.2% of households owned their homes, compared to 70% in BC overall. In 2011, over one-quarter of households (28.7%) were renters;¹⁵ however, the proportion of tenants is expected to rise by approximately 11% over the next 25 years.¹⁶

Age of Private Dwellings: 2011



Source: Statistics Canada. 2011 National Household Survey

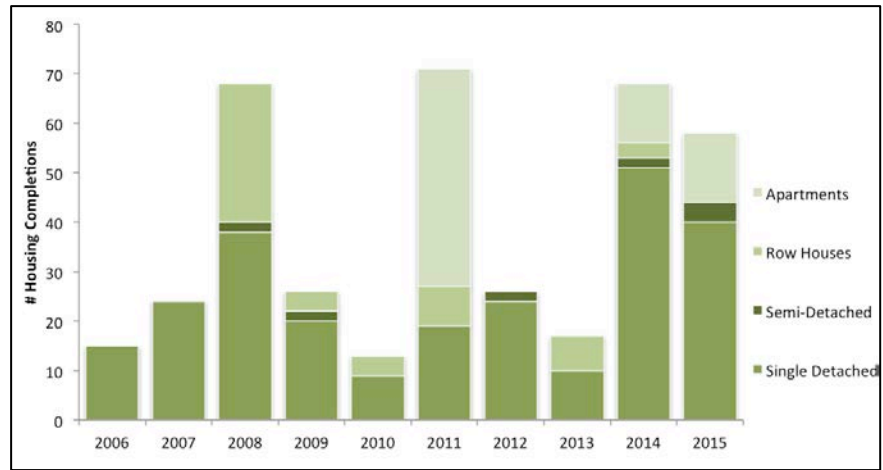
Residential Development

Terrace has seen numerous cycles of residential development over the past decade. Since 2006, the City issued an average of 35.9 residential building permits per year, the majority of which were for single-detached homes. Permitting levels increased in both 2008 and 2010, and 2013-2014 saw the number of permits issued triple.¹⁷

Terrace experienced a small housing boom in 2014 that resulted in 101 housing starts, which was 28 more than the

previous year. Following this increase, 126 housing completions were recorded in 2014-2015. The majority of these new homes (72.2%) were single-detached dwellings, although 26 apartment units were also built during these two years. Another large number of apartments was built in 2011 when Terrace experienced a small upswing in residential development. While permit numbers were not as high in 2015, they were still among the highest since 2008. As a result, the community can expect to see more new homes completed in 2016 and 2017.¹⁸

Housing Completions by Dwelling Type: 2006-2015

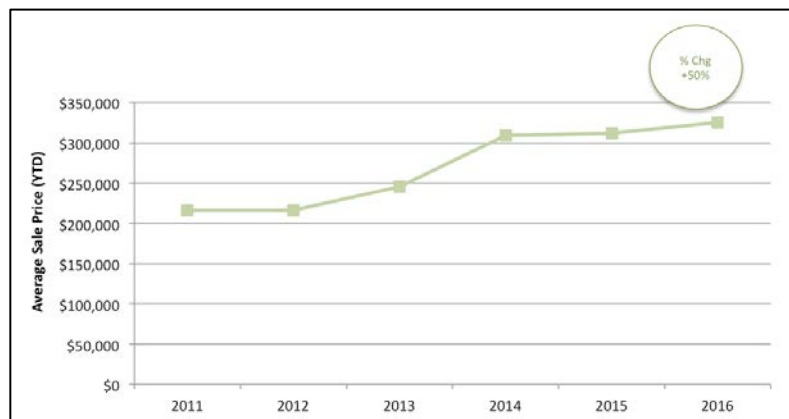


Source: Canada Mortgage and Housing Corporation, produced by Statistics Canada. Housing starts, under construction and completions

Housing Costs & Demand

In conjunction with the development boom, total assessment roll values for residential properties in Terrace experienced a sharp 28% increase from 2014-2015, but they dropped by 4% last year. The assessed value of a single-family home in Terrace decreased from \$316,000 in 2015 to \$309,000 in 2016. This value remains above average compared to the other communities examined in this study. However, Terrace was one of only two communities whose housing values declined in 2016; the other was Kitimat.¹⁹

Average YTD Sale Price: 2011-2016



Source: BC Northern Real Estate Board: Comparative Activity by Area Reports, 2016

Residential sale prices, in contrast, have increased steadily since 2011. Between 2011 and 2016, the average sale price of a single-detached home in Terrace rose by 50.4%, with the majority of this increase occurring since 2013. Between 2013 and 2014, average sale prices of single-family homes in Terrace rose by over \$63,000. Prices continued to increase since 2014, but at a slower pace. As of June 2016, Terrace was the second most expensive community in this study in which to buy a single-family home.²⁰

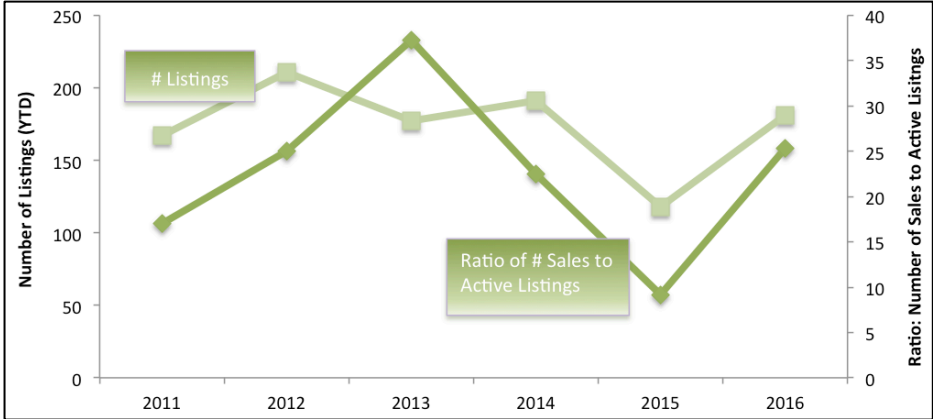
**Average YTD Sale Price, Residential Detached House: June 2016
Select Northern BC Communities**



Source: BC Northern Real Estate Board. MLS Reported Sales 2016

This rise in prices between 2013 and 2014 was accompanied by a small increase in the number of listings. However, the ratio of Sales-to-Active Listings (S/A%) – also known as the market absorption rate – plummeted. Between 2013 and 2015, Terrace changed from being a relatively good market for selling homes to one more favourable to homebuyers. Listings dropped in 2015, but increased again in 2016, rising along with the S/A%. Data from 2016 indicate that the market has since rebounded. As of July 2016, Terrace was back to being a seller’s market with residential prices on the rise.²¹

Listings and Sales-to-Active Listings Ratios: 2011-2016



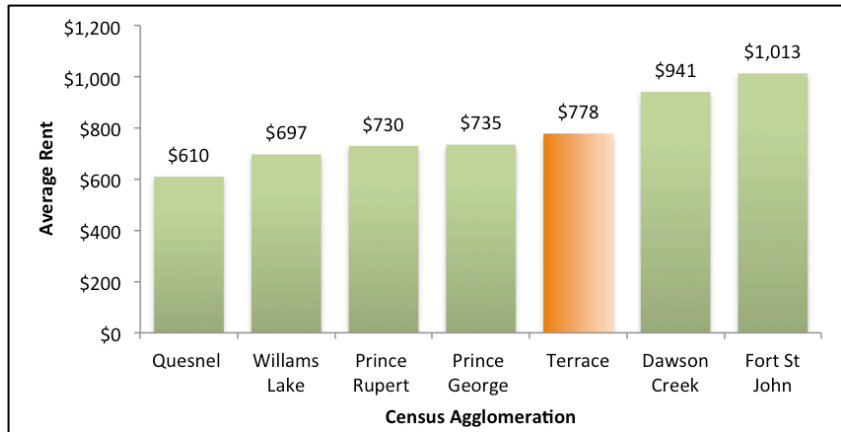
Source: BC Northern Real Estate Board: Comparative Activity by Area Reports 2016

Rental Market

While data for 2016 are not yet available, as of 2015, the costs of rentals in Terrace were also high compared to other communities in Northern BC.

In 2011, the NHS reported the average rent, including utilities, in the City of Terrace to be \$722. The average renter household had an after-tax income of \$38,684, and 22% of that was going towards housing and utilities. Forty-four percent of renters were paying 30% or more on housing, and for 18% of renters, housing was consuming more than half of their income.

Average Rent of Private Apartments: April 2015 Select Northern BC Communities



Source: Canada Mortgage and Housing Corporation. Rental Market Statistics, 2016

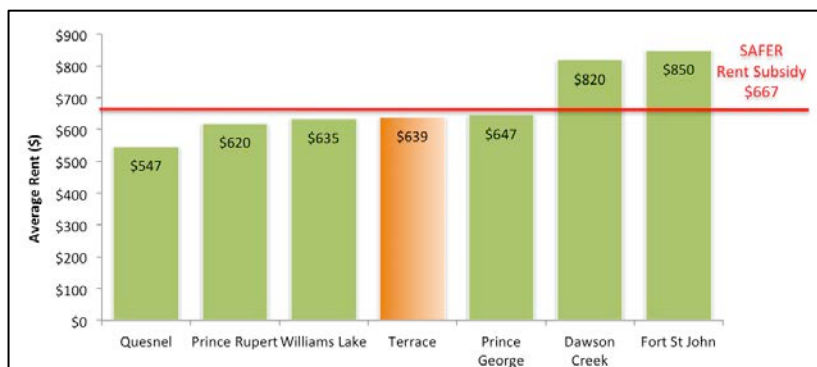
Eight percent of renting households were considered to be living in “overcrowded conditions”, according to the National Occupancy Standard. Overall, considering affordability, overspending, income levels, overcrowding, and bedroom shortfalls, the rental situation in Terrace was considered to be “poor”. The city was ranked 17th of 72 BC municipalities on the Canadian Rental Housing Index.²²

While recent NHS statistics are not yet available, the average rent of a private apartment, not including utilities, recorded by the CMHC Rental Market Survey in the spring of 2015 was \$778 for Terrace, up 10.7% from the same time in 2014.

As of 2014, the average rent of a one-bedroom apartment in Terrace CA was \$639. This was mid-range in comparison to the communities examined in this study. Of particular relevance given Terrace’s growing seniors population, this number is also \$28 below the maximum subsidy available to low-income seniors through the SAFER Program²³ administered by BC Housing.

As of April 2015, the housing stock in the city contained 566 rental units. Between 2014 and 2015, when

Average Rent of a One Bedroom Apartment: 2014 Select Northern BC Communities

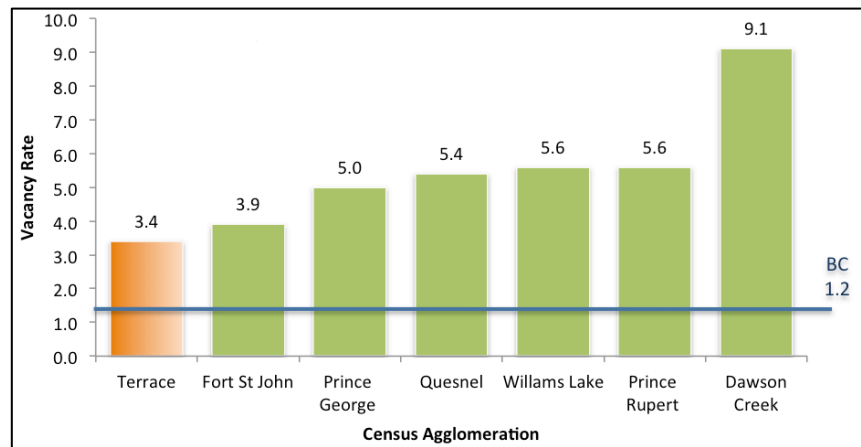


Source: Canada Office of the Seniors’ Advocate, based on 2014 CMHC Data, 2015

residential development peaked with 101 housing starts and 68 completions, the number of rental dwellings saw an expansion of 22 units (or 4%).

The vacancy rate in April 2015 was 3.4%, which was the lowest of the communities examined in this study. Regardless, this was a significant improvement from 2014, when the vacancy rate was only 0.7%.²⁴

**Vacancy Rate: April 2015
Select Northern BC Communities**



Source: Canada Mortgage and Housing Corporation. Rental Market Statistics, 2016

Current & Future Housing Initiatives

Housing has been an issue of leading concern in Terrace for most of the last decade. In response to growing concerns about the city’s lack of affordable housing, a Housing Taskforce was formed in 2008.

In 2009, the City conducted a Housing Needs Assessment that identified five overall directions to address prevailing needs around housing: addressing housing and support needs for low income and homeless persons; preserving the good condition of existing housing stock; enhancing the housing stock’s accessibility; diversifying the housing supply to meet the needs of aging populations, young singles, and families; and promoting sustainability in land use, residential density, and location, as well as energy efficiency in existing and new housing stock.

Following this work, the City of Terrace developed a series of housing incentives through bylaws and policy changes: eight housing objectives were incorporated into the Official Community Plan. These resulted in a new Affordable Housing Policy and a new Affordable Housing Reserve Fund. As well, a new zoning bylaw enabled secondary suites and infill development. A Housing Committee was also established to facilitate community-based housing projects, including a new five-unit seniors housing project.

While these actions did improve the state of housing affordability in the city, the upswing in the resource economy in 2013, coupled with increased industrial activity in the area, broadened the issue of affordability to include both market and non-market housing. Within this context, the City initiated an annual homelessness count in 2014 and a second Housing Needs Assessment, which found a growing number of residents to be struggling to find affordable, adequate, and suitable housing. Lower income and fixed income households, youth, persons with disabilities, First Nations, and newcomers to the community, were highlighted as being the most vulnerable.

The 2014 Assessment reaffirmed the directions from the City's 2009 work. In addition, it recommended the City take action to expand municipal measures that facilitate affordable housing, diversify housing forms, and partner regionally to support affordable housing initiatives and lobby senior governments.

The City of Terrace has since explored various avenues to protect, expand, and diversify the supply of affordable housing options, including continuing annual homelessness surveys. Policies and initiatives are in place to encourage higher density, multi-family, and accessible housing, including a revitalization tax incentive program that supports mixed use in the downtown core. Uptake, however, is contingent on the market and, until the resource economy rebounds and decisions are made with regard to the numerous proposed projects in the area, residential development will be stalled.

CONCLUSION

Terrace has experienced both sides of a boom-bust economy over the past few years. Since the mid-2000s, the community has been challenged by a shortage of safe and affordable housing. Then, from 2012-2015, the region saw a large influx of workers in connection to numerous major industrial projects, causing vacancy rates to drop to record lows and dwelling prices to spike.

Terrace is the service centre for a region that is highly dependent on the resource sector. As such, it must be prepared to weather the economic challenges and the population increases and decreases that result from global shifts in demand and price for the commodities it produces. However, the City of Terrace has been active in responding to these challenges and established a robust policy framework to support diversifying the housing stock and expanding affordable housing options.

Work is already underway to expand the supply of smaller, multi-family units. Continued efforts to diversify housing options and build more flexible/adaptable homes will enhance the community's competitive advantage and resiliency.

• • •

ENDNOTES

- ¹ Demographic Analysis Section, BC Statistics. 2016. BC Population Estimates: January 2016. <http://www.bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationEstimates.aspx>
- ² Comparative statistics from 2006 are unavailable for the CA as the CA boundaries changed between 2006 and 2011.
- ³ Canada Mortgage and Housing Corporation (CMHC). 2012. "Housing for Older Canadians - The Definitive Guide to the Over-55 Market. Volume 1, Understanding the Market." <https://www.cmhc-schl.gc.ca/odpub/pdf/67514.pdf> (accessed October 2016).
- ⁴ Regional data on education and employment levels have been used in this section given that 2015 were only available at this level. Educational attainment levels tend to be very similar region-wide and employment data from 2011 was too dated to be relevant.
- ⁵ Chartered Professional Accountants British Columbia (CPABC). 2016. Regional Check-up 2016: Northwest Region. https://www.bccpa.ca/CpaBc/media/CPABC/News_Events_Publications/Publications/CPABC%20Check-Up/Regional/2016/Regional-Check-Up-Northwest.pdf (accessed October 2016).
- ⁶ Statistics Canada. *Table 282-0123: Labour force survey estimates (LFS), by provinces, territories and economic regions based on 2011 Census boundaries, annual (persons unless otherwise noted), CANSIM (database)* (accessed: October 2016).
- ⁷ Data from the Office of the Superintendent of Bankruptcy Canada and Statistics Canada, as reported in CPABC 2016 Report. https://www.bccpa.ca/CpaBc/media/CPABC/News_Events_Publications/Publications/CPABC%20Check-Up/Regional/2016/Regional-Check-Up-Northwest.pdf
- ⁸ Statistics Canada. *Table 111-0004 - Neighbourhood income and demographics, summary table, annual (percent unless otherwise noted), CANSIM database* (accessed: October 2016).
- ⁹ Terrace and District Community Services Society (TDCSS) and the City of Terrace. City of Terrace Homeless Counts. 2014; 2015; 2016. Supplied by the City of Terrace.
- ¹⁰ Canada Mortgage and Housing Corporation defines a household as being in core housing need if "its housing does not meet one or more of the adequacy, suitability or affordability standards and it would have to spend 30% or more of its before-tax income to pay the median rent of alternative local market housing that meets all three standards." (http://cmhc.beyond2020.com/hicodefinitions_en.html)
- ¹¹ BC Non-Profit Housing Association. (2012) "Our Home, Our Future: Projections of Rental Housing Demand and Core Housing Need. Regional District of Kitimat-Stikine to 2036. BCNPHA. http://bcnpha.ca/wp_bcnpha/wp-content/uploads/2012/09/49_Kitimat-Stikine_1209211.pdf
- ¹² Housing Income Limits are set by BC Housing annually for each community in BC. Average rents are derived from CMHC's annual Rental Market Survey, conducted in the fall and released the following spring. The size of unit required by a household is governed by federal/provincial occupancy standards. A list of 2016 HILs by community can be found at http://www.bchousing.org/resources/HPK/Rent_Calculation/HILs.pdf
- ¹³ Statistics Canada. 2013. *Terrace, CA, British Columbia (Code 950) (table). National Household Survey (NHS) Profile*. 2011 National Household Survey. Statistics Canada Catalogue no. 99-004-XWE. Ottawa. Released September 11, 2013.
- ¹⁴ The National Occupancy Standard (NOS) is comprised of the common elements of provincial/territorial occupancy standards. The NOS determines the number of bedrooms a household requires given its size and composition.
- ¹⁵ Statistics Canada. 2013. Ibid.
- ¹⁶ BC Non-Profit Housing Association. 2012.
- ¹⁷ Statistics Canada, Produced by BC Stats. 2016. *British Columbia Building Permits*. [file:///Users/claremochrie/Downloads/Building%20Permits%20by%20Community%20\(4\).pdf](file:///Users/claremochrie/Downloads/Building%20Permits%20by%20Community%20(4).pdf) (accessed October 2016).
- ¹⁸ *Canada Mortgage and Housing Corporation Table made available on Statistics Canada Table 027-0046, Housing starts, under construction and completions in census agglomerations of 10,000 to 49,999, quarterly (units), CANSIM (database)*. (accessed: October 2016).
- ¹⁹ BC Assessment. 2016. *Northern BC 2016 Roll Release: January 4, 2016*. https://www.bcassessment.ca/Property-information-and-trends/_layouts/15/WopiFrame.aspx?sourcedoc=/Property-information-and-trends/AnnualReleasesandReports/Northern%20BC%202016%20Roll%20News%20Release.pdf&action=default (accessed October 2016).
- ²⁰ BC Northern Real Estate Board (BCNREB). 2016. *News Release: July 6, 2016*. <http://bcnreb.bc.ca/board-news-releases> (accessed September 2016).
- ²¹ BCNREB. 2016. Comparative Activity by Area Reports: BCNERB MLS Property Types.
- ²² Canadian Rental Housing Index. (Data from the 2011 National Household Survey). <http://rentalhousingindex.ca/#> (accessed July 2016).
- ²³ SAFER provides a rental subsidy directly to individuals 60 years or older who live in a private market rental unit and are on a moderate or low income. The SAFER income cap for a single senior living outside of Vancouver is \$26,676.
- ²⁴ CMHC. 2015. Rental Market Statistics. CMHC. https://www.cmhc-schl.gc.ca/odpub/esub/64725/64725_2015_B02.pdf?fr=1475177174866, (accessed October 2016).

The Community Development Institute at The University of Northern British Columbia

The Community Development Institute (CDI) at UNBC was established in 2004 with a broad mandate in the areas of community, regional, and economic development. Since its inception, the CDI has worked with communities across the northern and central regions of British Columbia to develop and implement strategies for economic diversification and community resilience.

Dedicated to understanding and realizing the potential of BC's non-metropolitan communities in a changing global economy, the CDI works to prepare students and practitioners for leadership roles in community and economic development, and create a body of knowledge, information, and research that will enhance our understanding and our ability to anticipate, and develop strategies for, ongoing transformation. The CDI is committed to working with all communities – Aboriginal and non-Aboriginal – to help them further their community and regional development aspirations.

For more information, visit:
www.unbc.ca/community-development-institute

