

Village of Granisle HOUSING NEEDS STUDY



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INTRODUCTION



In December of 2019, Projects Unlimited Consulting was approached by the Village of Granisle to submit a proposal to complete a Housing Study for the Village. We were awarded the contract in March 2020 and work began immediately.

PURPOSE

The housing needs assessment would identify the level of need and demand for affordable housing as well as other trends, challenges, and possible opportunities facing Granisle. It will be outcome based to help provide the type, target population and the number of housing needed for both short and long term.

SCOPE

The scope of the study would include a community-based survey, meetings with community groups, such as the Lions Club, the Seniors Society, Education, Medical and local government agencies. The scope would also include research of pertinent documents and data available that would inform the study. The study would not include the surrounding unincorporated areas of the Regional District such as Mill Bay and Topley Landing.

Unfortunately, due to the Co-Vid 19 pandemic, the large group meetings could not occur. Instead, many conversations were held over the telephone.

Data was researched from Statistics Canada 2016 Census, the Bulkley Nechako Regional District, Province of BC, Real Estate, Central Mortgage and Housing, and the Village of Granisle OCP, Strategic Plan and other data, as well as the results of the community survey administered via mail in April 2020. We continued to enter late entries into the month of May.

KEY ASSUMPTIONS

1. That there was a larger presence of seniors (55 years and over), compared to other age groups, residing in the community.
2. That many of the older residents remained in the community after the mines closed.
3. That the affordability of the housing is an attraction to retired and younger families.



DEFINITION OF HOUSING TERMS

- **Housing Continuum**

Two main categories – non-market and market. Non-market housing includes shelters, transitional housing and social housing; market housing includes market housing rental and homeownership housing.

- **Emergency Shelter**

Short-stay housing of 30 days or less. Emergency shelters provide single or shared bedrooms or dorm-type sleeping arrangements, with varying levels of support to individuals.

- **Cold Wet Weather Shelters**

Shelter facilities and services that operate and funded on a seasonal basis. Shelters add cold wet weather beds (seasonal beds and mats) to provide the option of a warm dry place to sleep for people who are homeless.

- **Transitional Shelters**

Housing is time-limited and provides people with a range of training.

- **Second Stage Housing**

Short-term, safe, affordable, and independent housing and some services to those provided in transition. Stays last for 12 to 24 months.

- **Supportive Housing**

Subsidized housing that provides ongoing supports and services to residents who cannot live independently and who are not expected to become fully self-sufficient. This form of housing may be located in a purpose-driven designed building or scattered site apartments. Does not have a limited stay.

- **Assisted Living**

Housing with supported services that is regulated under BC's Community Care and Assisted Living Act. Self-contained apartments for seniors or people with disability who need support services to continue living independently, but do not need 24 hour facility care. May be operated by a non-profit society or privately-owned.



- **Social Housing**

Housing that is delivered and managed by an organization (municipality/society) on a non-profit basis, and where the rent is subsidized, often on a “rent geared to income” system.

- **Market Rental Housing**

Purpose-built rental housing as well as housing supplied through the secondary rental market (e.g. basement suites or rented condo apartments).

- **Market Ownership Housing**

Housing whereby the owner receives no subsidies. May be in fee-simple or condominium form.

- **Housing suitability**

assesses the required number of bedrooms for a household based on the age, sex, and relationships among household members. An alternative variable, 'persons per room,' considers all rooms in a private dwelling and the number of household members

- **Total private dwellings**

'Private dwelling' refers to a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons.

- **Tenure**

Refers to whether the household owns or rents their private dwelling. The private dwelling may be situated on rented or leased land or be part of a condominium. A household is considered to own their dwelling if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it. A household is considered to rent their dwelling if no member of the household owns the dwelling. A household is considered to rent that dwelling even if the dwelling is provided without cash rent or at a reduced rent, or if the dwelling is part of a cooperative.



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- Dwelling condition

Refers to whether the dwelling requires repairs. This does not include desirable re-modeling or additions.

- Shelter-cost-to-income ratio

Refers to the proportion of average total income of household which is spent on shelter costs. Shelter-cost-to-income ratio is calculated for private households living in owned or rented dwellings who reported a total household income greater than zero.

- Core Need

means that the shelter-cost to income ratio is over 30%.

- Extreme Core Need

means that major repairs are required and residents do not have the means to improve or move to a good unit in their community. Shelter costs are over 30% but less than 100%.



COMMUNITY DEMOGRAPHICS AND ECONOMIC PROFILE



According to the 2016 Census, Granisle has a population of 303 individuals. The present community population remains in that range (+/- 10). However, there is a seasonal contingent that has its main residence outside of the community. Approximately, twenty-two households maintain a residence in the community on a seasonal nature. (22 x 1.7 individuals per household average – 37 individuals). This impacts significantly on the physical appearance of properties and, ultimately, the amount of people in the community on a continuous basis.

POPULATION

The changing demographic characteristics of a community or region are important to understanding current and future demand for housing. The more current the statistics, the more reliable they are for understanding the current situation, and for projecting future demand.

Since the closure of the mine, the population has declined significantly. However, the community survey indicates that although a large percentage of respondents have been in community for more than 20 years (11%), this figure is followed closely by individuals who have moved to the community during the past 5 years(10%). This shows the benefits of less than market value for housing in the community (\$60,000 to \$80,000) for a single-family dwelling.

According to Statistics Canada, Granisle had the following population:

2016	2006	2001
303	364	353

- A decrease of 8.3% since 2006

Granisle's Population by Age Groups

Age	• Granisle	• Bulkley Nechako	• BC
0-14	• 3.3	• 19.2	• 14.9
15-64	• 45.0	• 65.9	• 66.9
65+	• 50	• 14.9	• 18.3
85+	• 3.3	• 1.5	• 22
Average Age of Population	• 59.7	• 39.9	• 41.1
Median Age	• 65	• 42.3	• 43

Source: Census Profile 2016



The median age of the community (sixty-five 65) is also reflected in the average income. As the data indicates and as supported by according to health and program staff, many seniors are living in financial stress.

Household Income of Granisle

Income	Households	% of Community
<\$30,000	60	34.3
\$30,000 – 49,999	50	28.6
\$50,000 – 79,999	35	20
\$80,000 – 99,999	15	8.6
\$100,000 – 124,999	10	5.7
125,000 – 149,999	10	5.7
\$150,000 +	5	2.9
Median Income	\$42,752	

Source: Census Profile 2016

LABOUR FORCE AND EMPLOYMENT

Projected Growth for Bulkley Nechako Regional District by Age Group

	1 – 25	26-50	51-64	65-81	total
2020	12576	13537	8613	5175	41225
2025	12526	15300	8007	7059	44436
% inc/dec	-.004%	+13%	-7%	+36.4%	+7.8%
# Inc. or Dec.	-50	+1764	-606	+1884	+3211

Source: BC Population Projections – Province of BC and Bulkley Valley Regional District

For the future growth of Granisle, there are some positive aspects to industrial development and pipeline growth in the Northwest. The BC Population Projection statistics indicate that there will be an influx of individuals between the ages of 26 – 50 into the Bulkley Nechako RD within the next five years. These statistics clearly show a migration of 600 people into retirement and/ or to other communities, or a potential migration inwards of those who have retired elsewhere. This creates an opportunity for communities like Granisle who are celebrated as “age-friendly” and have the supports available to sustain that endeavor.



If Council considers the possible effect of the population change in the Bulkley Nechako Regional District on the Village of Granisle (7.8%), Council could project an additional 24 individuals living in the community in the next five to ten years.

With regard for employment opportunities specifically available within the community, no opportunities currently exist to expand the employment market in the Village of Granisle as there is no industrial nor any commercial development of any size planned.

The employment is traditional and encompasses, medical, government, labour, some sales/service, and education. However, the community relies on expertise from outside the community for many professional specialized employment areas. Many community residents travel outside the community to engage in mining and logging/forestry.

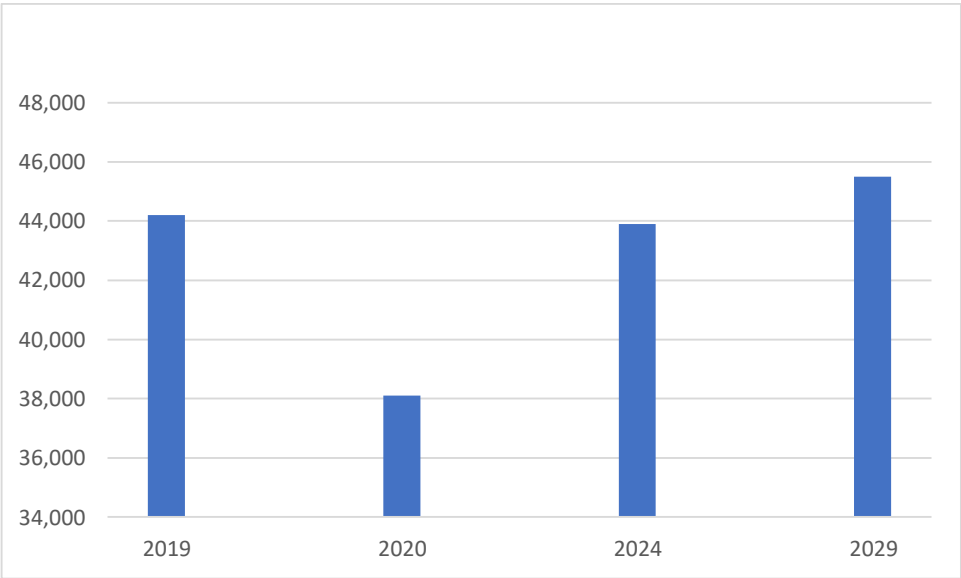
To the community's benefit, there are home-based businesses that operate within the community according to the number of business licenses issued by the Village.

Age Characteristics	2016 Census
Population	305
In labour force	100
• Employed	80
• Unemployed	20
Not in Labour Force	205
Participation rate %	33.3
Employment Rate %	26.7
Unemployment Rate %	20

According to WorkBC's Labour Market Information, the Regional Overview includes the major centers of Burns Lake, Houston, Vanderhoof and Smithers, with a population of 39,200. The employment forecast includes as well, the communities in the Kitimat/Stikine and North Coast. As of April 2020, the regional unemployment rate is 8.9%. However, the projected employment outlook is expected to have an average growth rate of 0.3% over the coming years. The projected influx will be individuals of the age 26 – 50, and there may be an opportunity to attract young families into the community as first home buyers and/or renters of vacant property.



Projected Growth in Bulkley Nechako Regional District



Source: BC Labour Market Outlook (Nechako, Stikine, North Coast) 2019

HOUSING

Thirty-one percent (31%) of the residents in Granisle own their own home and are over the age of sixty-five (65). Depending on the health of these individuals, and the supports within the community, this may affect population and housing availability in the next 5 to 10 years.

i. Household Size and Composition

Out of 185 households, the composition is stated in 2016 Census as:

1 person	75 households
2 person	80 households
3 person	10 households
4 person	5 households
5+ person	0 households



ii. **Types of Housing and Tenure**

According to Statistics Canada 2016 Census, housing/dwelling characteristics of the Village of Granisle are:

Structural Type	Total	Household Size 1 person	2 persons	3 persons	4 persons	5 + persons
Community	180	80	85	10	5	5
Single Detached	130	50	65	5	5	5
Other Detached	40	20	10	0	5	0
Row Housing	20	15	5			
Apartment in a Building with Fewer than five stories	15	5	5			
Moveable Dwelling	10	5	5			

To supplement the mail out survey and to get a better picture of the physical community, Projects Unlimited Consultants conducted an unofficial physical count of facilities in the Village in May 2020:

Single Family Housing	123
Townhouses	24
Mobile Homes (moveable)	11
Modular Homes (moveable)	2
Row housing (2 six plex) (1 ten plex)	22
Apartment (strata/non strata)	78
Empty Lots (owned)	113
Houses for Sale	10 (public/private sales)



Specialized Housing

At present, there are no emergency shelters, transitional nor second stage housing, supportive, assisted living or social housing assets within the community.

iii. Condition of Housing Stock

Most of the housing stock remains from the days of the mine operations. Many of the vacant lots in the community have resulted from housing being removed to other communities within the region, according to Village Staff.

In general, and indicated by Census and community input, most of the housing stock is older but in good physical shape. The static growth of the community is also indicated through the data, Census and Village Building Permits, that indicates there has been no new construction of housing in the past four years.

Construction of New Housing (2016 Census)

Before 1960	10
1961 – 1980	160
1981-1990	0
1991-2000	0
2001-2005	0
2006-2010	0
2011-2016	10 (*see note)
2017-2020	0

Note: In consultation with Village Administration, there was no evidence of this construction in the Village's Building Permits.

Physical Condition of Homes (Community Survey May 2020)

Although no actual inspection occurred during the survey, participant comments indicate the same number of houses in need of major repairs. This also is reflected in the number of households (16) reported in Census as in Extreme Core Housing Need. Extreme need means that “major repairs are required” and residents do not have the means to improve or move to a good unit in their community.



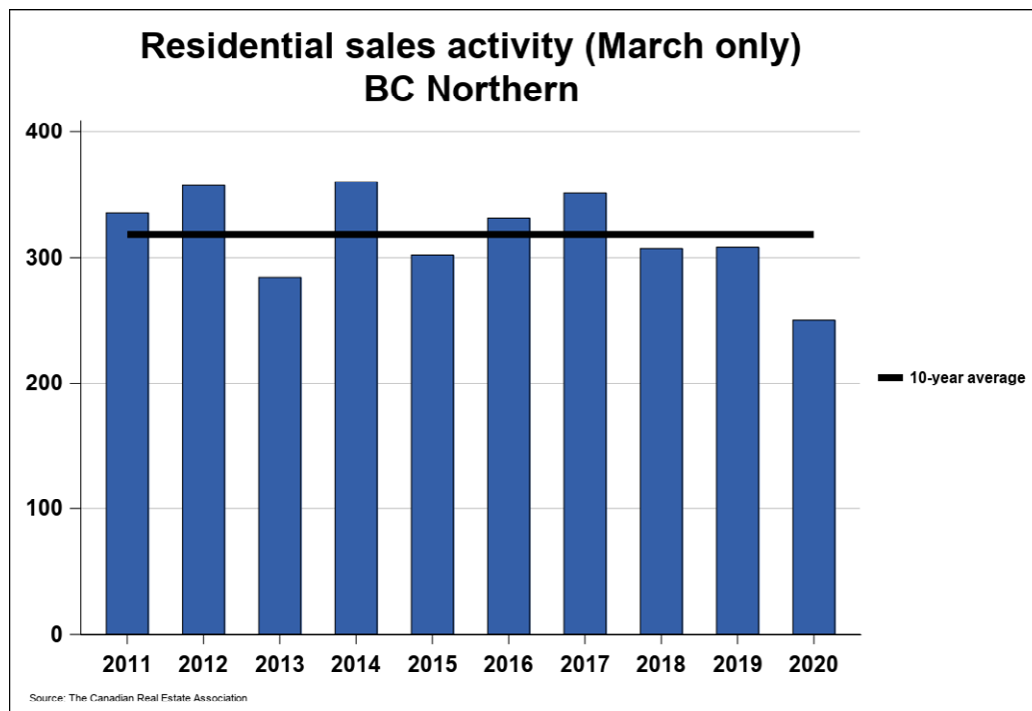
iv. Tenure Types

The 2016 Census indicated that there were 170 owned and 20 rented facilities in Granisle.

v. Housing Market Conditions

The BC Northern Real Estate Board (BCNREB) Housing Affordability Indicators estimate the proportion of median household income required to cover the major costs associated with home ownership at 29%. These include mortgage costs, municipal taxes and fees, and utilities for the average single-family home. The higher the measure, the more difficult it is to afford a home.

In a recent search of real estate for sale within the community, the prices show single family dwellings for sale for \$60,000 to \$80,000. The 2016 Census indicated the median value of housing/property to be \$70,133 and the average price to be \$98,551. The downward housing prices indicates that Granisle is a very affordable community when it comes to purchasing/owning land and housing. According to Central Mortgage and Housing in its 2020 Housing Market Outlook, dated May 27, 2020, “the effect of the COVID-19 pandemic will see a historic recession in the housing market. Following declines in 2020, housing starts, sales and prices are expected to recover slowly in 2021.”



Data indicates a decrease in sales throughout Northern BC, mainly due to Co-Vid 19



a. Ownership Market

Results of the community survey (93 out of 98 responses) continue to support the Census report that of 180 facilities; 170 are owned. There are 10 homes for sale within the Village at a very affordable purchase price. Average \$69,000. There is one, six plex townhouse complex up for private sale and unoccupied.

b. Rental Market and Vacancies

There are four separate, organized entities within the community that provide housing for rent:

1. The Granisle Lions Club has six units (non-profit). The monthly rental is \$450 plus utilities and according to Mrs. Lin Newton of the Granisle Lions Club, the units are full 100% of the year, with exception of maintenance.
2. In speaking with Diane Stryd, housing coordinator for the Granisle Seniors Society (non-profit), the Society has had three units fully occupied for four years. (\$450 plus utilities).
3. Granisle Resort (public) has fifty units that are available for daily (\$90), monthly (\$480) and fulltime rental. There is also an opportunity for purchase of the units for \$30,000 plus \$220 monthly strata fee and utilities. The manager, Ms. Mary Sangha-Gardner, stated there were many opportunities for rental or purchase. The facility includes bachelor apartments, one bedroom and two-bedroom suites.
4. Hagen Apartments (private)

Unfortunately, despite its best efforts, our company has been unable to contact the owner. Due to the physical count conducted in May 2020, we know there are twenty-eight apartments. Occupancy unknown.

c. Property Evaluations

According to Statistics Canada the median assessed housing values (2016) was \$70,133 with a house sale price of \$98,133. A review of real estate advertising for six houses for sale in May, shows an average price of \$69,000. Currently, there are three parcels of land in tourism/commercial and industrial zoning for sale for between \$30,00 to \$40,000.



d. Housing Starts

In speaking with Village administration, there has been no new housing starts since the 1970s. Although the numbers and financial amounts of building permits show a real interest in improving existing housing stock.

Currently, the Village owns one industrial property near the waterfront and its water treatment plant. The Village does not own any land for sale within its boundaries available to interested investors. All land is owned privately or by Crown Lands. This is significant if any expansion were to be considered.

Village of Granisle Housing Policies

The following information was collected by review of the Village's main planning documents and through discussions with CAO Sharon Smith and CFO Brenda Anderson. The Plan clearly indicates that the Village is open for development of all housing types, including shelters and senior's housing.

Stated objectives of the OCP 2019 with regards to housing development:

- 1. To provide for residential developments which is a logical extension of the existing community, maintains the character of the Village and provides a range of housing types and densities.**
- 2. To encourage new residential development that maximizes the cost-efficient delivery of municipal services.**
- 3. To provide for affordable lots and housing within the Village.**
- 4. To encourage the development of affordable, rental, and special needs housing in Granisle.**
- 5. To mitigate negative impacts between varying densities of residential development while providing for an appropriate mix of residential forms where possible within neighborhoods.**



CURRENT AFFORDABLE HOUSING NEED

In 2016, Statistics Canada stated that of 180 households, 25 owned houses were in core housing need (spending over 30% of after-tax income on housing), and 10 out of 20 rental units were in core housing need.

According to Census 2016, sixteen households were in Extreme Core Housing Need and require major repairs. That the same number of responses were given in the community survey. The very static condition of households in the community, would indicate that the same number of households need alternative, subsidized housing or the ability to access funding to improve their living conditions.

Many seniors in the community as identified in the Better at Homes survey and the May 2020 community survey have indicated that they live under a continuous financial stress. In addition to this according to Census 2016, 50% of the occupants of rental units (20 units) are in Extreme Core Housing Need.

Currently, subsidized housing is not available in Granisle. Given that sixteen (16) houses are in extreme housing need, there is a strong need for social housing within the community.

AVAILABLE HOUSING STOCK

The Village is an attractive community to live in with many services and benefits that far outweigh those available in similar communities throughout British Columbia. This clearly shows the community leaders intention to develop an “age-friendly community.

Most of the housing stock in the Village of Granisle was built during the times of active mining near the community. That said, the housing stock is in good condition and well kept. There are some rental units that are clearly in need of removal, from the physical condition and are condemned according to Village administration.

The Community knows it needs to address the needs of its aging population, most of whom own their own homes and may need to downsize or move into assisted living. At the present time, there are no subsidized housing units in the community or social housing that residents could take advantage of. Their current choice is to leave the community and live elsewhere.



There are ten single family houses for sale in the community with an average price of \$69,000. With the projected in-migration to meet the forecasted growth in the Bulkley Nechako Regional District, this availability may attract new residents to the community.

Again, there are no examples of the following non-market housing in the Village of Granisle:

- Shelters, transitional and social housing

The Census and the community survey indicated a requirement for:

- Market housing in the rental area
- Social housing
- Senior housing (assisted living)

EMERGING HOUSING NEEDS

Subsidized Housing: Within the community there are 60 households (34.3%) of the community that are living on less than \$30,000 per year.

Senior Housing: With the average age of the population being 59.7 years, and 50% of the residents are 65 years and older, consideration should be given to subsidized seniors housing and/or assisted living facilities within the community.

New Housing Stock

If the population grows within the projected Bulkley Nechako Regional District, there may be need for more current housing stock. Infill spaces within existing neighborhoods exists to enable new construction but the cost of approximately \$200 per square foot is inhibitive. Potential vacancies in existing housing as individuals move on to subsidized spaces would exist.

ANTICIPATED AFFORDABLE HOUSING SUPPLY

The Census numbers indicate there is a need for social housing in the community. Whether it is subsidized rentals or assisted living facilities, both the economic/family income and age of the population could benefit. Of 190 households, 12% or 25 are in core housing need, in that the shelter costs are more than 30% of income.



The housing stock is older but maintained in good condition. The projected in-migration of 27 people or 15 families (1.7 people per family) could be accommodated and a great opportunity for first-time house buyers, professionals or retired individuals seeking a health living style.

There is an opportunity for more rental facilities in the community as most of the existing stock is fully occupied.

NET SHORTFALL/SURPLUS OF AFFORDABLE HOUSING

- There is a surplus of affordable housing in the Village. The relative market availability is about 5% of the current housing.
- There is a shortfall for social housing in the community with 12% of households having a core housing need, spending more than 30% on shelter costs. = 25 households.
- There is a shortfall of social housing facilities with 16 households in extreme core need as well as ten households currently living in rental facilities.
- There is a shortfall of seniors housing, whether subsidized senior's rentals or assisted living facilities. This is indicated by the potential of seniors having to downsize or to move to other communities due to physical limitations and age, which is approximately 51% of this population.



HISTORY AND PRESENT DAY GRANISLE



Community of Granisle Historical Background

Settled on the banks of Babine Lake, the Village of Granisle was established in 1971. The primary industry for the community was mining with the major employment of the population engaged in various occupations within the industry. At its peak, there was over 2300 people living and working within the community and it enabled the need for single family, apartment complexes, and townhouse residential development.

There have been three mines on Babine Lake. The first, developed in the mid-1920s, was small and did not prosper. The other two mines were much larger, developed in 1966 and 1970 respectively. The final closure of the Bell mine in 1992, had severe impact on the community. The population is estimated to have been as high as 2000 individuals when the mines were active. Presently the population is approximately 300.

A commercial development also occurred with the establishment of hotel, banking, grocery store, construction of various recreational opportunities from curling rink, ice arena, school, library, and store. These facilities remain in service in the community.

Present Day

Highway 118 is the main north-south access to the community. Granisle is located forty-seven (47) kilometers from Topley on Highway 16, and a further twenty-nine (29) kilometers to Houston and forty-nine (49) kilometers to Burns Lake. This thirty-minute drive along paved and well-maintained (winter/summer) highway to Highway 16 will continue to be a source of opportunity and challenge to the community.

Presently, the community is home to a mix of all ages. From young families, to those in middle age, and the larger population is comprised of individuals from 65+ and retired. The community's working population are engaged in mining and logging/trucking outside of the community. Others are employed in administrative and government (medical/school/municipality).

The community and its Council values the strong sense of community; the friendliness and small-town character found in Granisle. The Village is rich in supports to its claim as an age-friendly community.



Health Services

The medical clinic provides primary health services of medical assistance such as one part-time visiting doctor (weekly) supported by two nurse practitioners (weekly). Services also include 1.5 nurses, visiting physiotherapists, massage therapist, mental health counselling, foot care, blood collection lab, two home support workers, a nutritionist, and on-call ambulance service. There are also two administrative staff. The community is also served by a Community Paramedic program.

Drug Store

An IDA store, NutureRX, provides a part-time, visiting staff to provide services and prescriptions for the community.

Other Support Programs

The community is also served by programs such as New Horizons, Choose to Move and Better At Homes.

a. Better At Homes

This program is funded by the Province of BC and managed by the United Way of the Lower Mainland. As of this writing, there are a total of 33 clients that make use of this service:

Seniors = 33

Disabled = 0

Low Income = 17

Addictions = 0

b. Choose to Move

Funded by the United Way of the Lower Mainland and the UBC Active Aging Research Team. It provides individual counselling and advice to those interested in active living within the community. The program also provides social activities and organized sports, pickle ball, walking, transportation to regional recreation opportunities and information meetings. Twenty clients take advantage of the services; 3 male; 17 female (55 – 65+)



Transportation

Weekly service is offered at a small cost to Burns Lake, Houston, and Smithers.

Emergency Services

Policing

The RCMP maintains an office building within the community and staffing is provided on an on-call basis out of Houston BC.

Ambulance

There is a fulltime BC Ambulance office and vehicle available for emergencies. Staff are on call, 24 hours a day.

Emergency Services cont.

Volunteer Fire Department

The Village provides a volunteer fire department.

Emergency Social Services

An Emergency Social Services group consisting of one part-time coordinator and four volunteers are available within the community.

Education

In speaking with Principal Dylan Watt, of Babine Lake Elementary/Secondary School thirty-six students are present in the 2019 – 2020 school year. There is an expectation of growth of 1-2 students for 2020 – 2021 year (.9% increase). Staffing includes a part-time principal at present, but this will be a fulltime position in the coming school year 2020/21. There are three teachers, three aides and one clerical staff. Students come from Granisle, Topley Landing, and the First Nations community of Tachet.

Other Services

A general store, a library, restaurant, a seasonal Museum and tourist Centre, a Church, a tennis courts, as well as a venue for curling club, darts, badminton, and other recreation. The community is served by the Granisle Lions Club and Granisle Seniors Centre, which play an integral role in the social and service aspects of the community



Growth and Development

At present, the Village has no industrial tax-base to rely on to offset other taxation and to provide employment. In its Strategic Development Strategy, the Village believes that its future development lies in tourism and as well as the technology sector, with the addition of a fiber network in the community in the coming years.

As stated in the OCP 2019, “there is a capacity for infill and growth, up to 10 times the existing population equivalents, and the infrastructure exists to accommodate that much growth. Some infrastructure will likely require upgrading to accommodate future development.”

The community’s location on Babine Lake provides access to one of the largest lakes in BC. Renowned for its fishing, the Lake attracts many to its shores. The pristine wilderness also includes a variety of rustic camping opportunities in Forest Services camps, as well as two owned and operated organized campgrounds (New Beach and Lions) and the Red Bluff Provincial campground, hiking trails and other outdoor recreational opportunities.

The community has a wide variety of recreational opportunities for all seasons. Hiking, boating, canoeing, fishing, biking. Snowshoeing, cross country skiing and snowmobiling. There is also an active ice fishing component on Babine Lake.



RESULTS OF COMMUNITY-BASED SURVEY



Summation of Community Survey Responses and Observations

In total, we received ninety-eight (98) responses to a mailout of 175 = 56% return

In order to give a picture of the full 100% community responses, we have calculated the percentage of 162 individuals noted and extrapolated the figures to a population of 300.

(NOTE: Our calculations indicate an unofficial population of 290)

Ages	# responses	% of 162	Based on 300
0-17	6	.037%)
18-25	4	.024%)
26 – 35	4	.024%)
36 – 45	6	.037%)
46 – 55	8	.04%)17%
56 – 65	41	25%)
66+	90	55%	81%

Years in Granisle	# responses	% of 162	Based on 300
0-5	29	18%	10%
6-10	13	8%	4%
11-20	18	11%	6%
20 years or more	34	21%	11%

Condition of Housing	# responses	% of 162	Based on 300
Some Work	56	56%	19%
Major Work	16	10%	5%
No work required	20	12%	7%

See Needs Changing in Next 5 years	# responses	% of 162	Based on 300
Yes	33	20%	11%
No	38	23%	13%
Unsure	24	15%	8%



Top Three Needs	# responses	% of 162	Based on 300
Seniors Housing	30	19%	10%
Location	16	10%	5%
Health Care	33	20%	11%
Condition of Housing	22	14%	7%
Transportation	20	12%	7%

Affordability	# responses	% of 162	Based on 300
Significant Impact	18	11%	6%
Somewhat of an impact	45	28%	15%
No Concern	32	20%	11%

More Rental Properties	# responses	% of 162	Based on 300
Yes	42	26%	14%
No	15	9%	5%
Unsure	41	25%	14%

More Rental for Seniors	# responses	% of 162	Based on 300
Yes	60%	37%	20%
No	4	2%	1%
Unsure	30	19%	10%

Supportive Housing for Seniors	# responses	% of 162	Based on 300
Yes	73	45%	24%
No	6	4%	2%
Unsure			



Other Types of Housing Required	# responses	% of 162	Based on 300
Modular	33	20%	11%
Laneway	3	2%	1%
Organized RV	29	18%	10%
Other	27	15%	9%



OBSERVATIONS and GAPS

Seniors Housing (Rental)

The largest population of Granisle is senior (55 – 65+) is 81%. The population own their own homes (92 out of 164 respondents). This may indicate a future need for rentals and/or supportive housing opportunities as many may want to sell their homes and downsize into less demanding maintenance facilities. Existing rentals are over twenty years old and there may be a need for newer facilities. In a recent program evaluation of Better At Homes, a significant response was that participants were happy living in Granisle and were anxious about having to move and live elsewhere.

Supportive Housing for Seniors

There is a large support for supportive housing for seniors in the community. Based on a population of 300, 24% of residents indicated a need for this type of support. Survey responses and results of other surveys indicates that this type of supportive housing would add value and enhance senior's ability to remain in the community. This follows the Community's desire to be "age-friendly" and its efforts to bring the health, transportation, and other supports to the community.

Rental Facilities (General)

According to the Census and the community survey, ten to 16 or more houses in Granisle require major work. Alternative housing should be available if the cost of renovations exceeds the ability to pay.

The existing rental facilities are small and aging but are affordable at \$450/month plus utilities. There could be an opportunity to expand rental housing of one or two bedrooms size to address both the aging population and the possibility of expansion of population.

Subsidized Social Housing

Currently, there is no subsidized housing in the Village. According to Statistics Canada 2016, over sixty residents have an income of less than \$30,000 annually.

In a report dated February 24, 2020, Statistics Canada provided the following:

*the median after-tax income of Canadian families and unattached individuals was \$62,400 in 2018.



* The median after-tax income of senior families, where the highest income earner was 65 years of age or older, was \$63,500 in 2018.

* For unattached seniors, the median after-tax income was \$30,700 in 2018.

Population Growth

It has been forecasted that the Bulkley Nechako Regional District will see a growth of 7.8% between 2020 and 2025. If the living style in the community and lower cost of housing can be marketed for Granisle, this may bring 24 individuals into the community.

Changing Needs

The top three needs expressed by the community were:

1. Health Care
 - a. Although there is not a formal hospital in the community, the medical services in Granisle far exceed communities that are closer to urban centers: (Topley, Telkwa, Port Edward). These are listed on page 19 of the document.
2. Seniors Housing/Assisted Living
 - a. Some residents (34%) live below the poverty line earning less than 30,000 (Census 2016). Many exist on Canada Pension and Old Age.
 - b. Some seniors have expressed anxiety of having to make decisions of living elsewhere.
3. Condition of present housing
 - a. In many respects, despite the age of the housing in the community, it is affordable and well looked after. There are sixteen households that in need of major repairs.
 - b. During interviews for the Better at Homes program, many seniors expressed high levels of anxiety and stress due to person financial constraints.

Core Housing Need

In 2016, Statistics Canada stated that of 185 households, 25 owned houses were in core housing need (spending over 30% of after-tax income on housing), and 10 out of 20 rental units were in core housing need.



Extreme Housing Need

In 2016, out of 185 households, 16 owned households were in the extreme core housing need (Over 30% of after-tax income and major renovations required).

Other types of Housing

As the Council has indicated in their planning documents, tourism is a targeted economic growth area. There may be an opportunity for organized RV/modular home parks that are regulated as to land conditions and improvements.

Single Family Housing

Much of the housing stock has aged since the 1970s. There are many opportunities for infill within existing residential neighborhoods for new housing stock.

Transitional Housing

In our conversations with professionals in the community, there seems to be no requirement for transitional housing (homeless, addictions, abuse) in the community.

Programs

Programs that enhance the ability to AGE IN PLACE have enhanced the lives of individuals and especially Seniors. The Village should continue to pursue funding opportunities for these types of supports.



OUR THANKS TO THE PARTICIPANTS

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Brenda Anderson, CFO, Village of Granisle

Mayor Linda McGuire and Council, Village of Granisle

Sally Sullivan, RN, Northern Health Authority, Granisle

Wendy Curtis, Coordinator, Better at Homes and Choose to Move programs

Mary Sangha-Gardner, Property Manager, Granisle Resort

Diane Stryd, Granisle Seniors Society Housing Manager

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Participants in the Granisle Community Survey



