

Village of McBride - Housing Needs Assessment

SURVEY RESULTS

November 2019



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Appendix 1: Survey

2. Where do you live?

82% of respondents said they live in McBride or the surrounding rural areas, while 12% indicated they live in Dunster. Residents from Dome Creek, Dore River and other areas also responded.

Neighbourhood	#	%
McBride (and surrounding area)	121	82%
Other (i.e. Dome Creek, Dunster, Dore River)	27	18%
Total	148	100%

3. What type of house do you live in?

Over half (58%) the respondents live on acreages, while one-third (33%) indicated they live in a house in town. 9% said they live in apartments or mobile homes or other types of housing.

Type	#	%
House on an acreage (farm)	87	58%
House (with a yard) in town	50	33%
Apartment, mobile home, other	14	9%
Total	151	100%

4. Do you own or rent your house?

Most respondents (84%) own their homes, while 16% said they rent or other.

Own or Rent	#	%
Own	127	84%
Rent/ Other	24	16%
Total	151	100%

5. How long have you lived in your house?

The largest group (24%) of respondents have lived in their house between 10 and 19 years, followed by 1 to 4 years (18%) and 5 to 9 years (15%).

Years	#	%
Less than 1	10	7%
1 to 4	26	18%
5 to 9	22	15%
10 to 19	35	24%
20 to 29	21	14%
30 to 39	14	10%
40 to 49	12	8%
50+	7	4%
Total	147	100%

6. Please rate your level of satisfaction with your current house.

Half (50%) of all people who responded to the survey are very satisfied with their house, while just over one-third (35%) are satisfied. The remaining 15% were split between somewhat and not very satisfied.

Level of Satisfaction	#	%
Very satisfied	76	50%
Satisfied	53	35%
Somewhat satisfied	18	12%
Not very satisfied	4	3%
Not at all satisfied	0	0%

7. If you answered, 'not very satisfied' or 'not at all satisfied', please tell us why.

The small percentage (3%) of people who are not very satisfied indicated maintenance of farms/homes as an issue, due to their lack of energy and mobility as they age. Some participants noted they would prefer to sell their homes and move into seniors housing, while others mentioned the cost of renovations and repairs being too high to upkeep. Some renters mentioned lack of maintenance and not being able to contact their landlords as the primary reasons for their dissatisfaction.

8. How would you describe the condition of your house?

Most respondents do not require major repairs or replacements for their homes.

Housing Conditions	#	%
Only regular maintenance or minor repairs needed	125	83%
Major repairs needed/ replacement/ other	25	17%
Total	150	100%

9. Does your house need modifications to accommodate a household member with mobility challenges?

44% of respondents require modifications for accessibility in their homes.

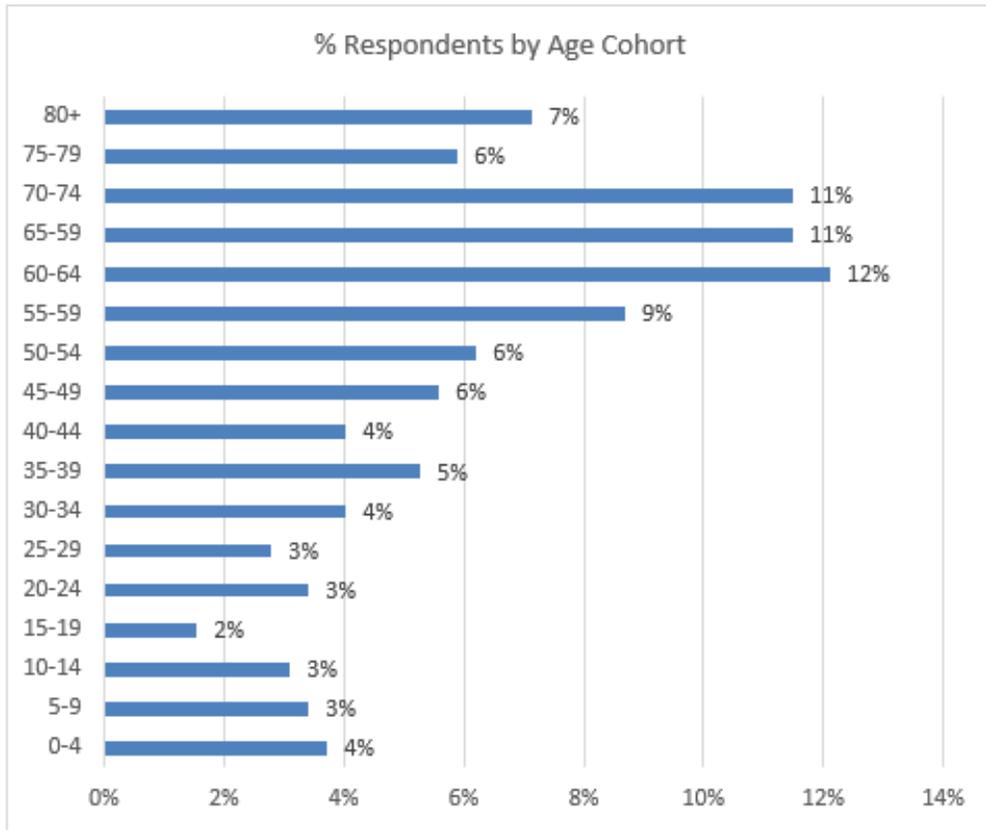
10. How many people are in your house right now?

Nearly two-thirds (61%) of households in McBride are made up of 2 people, nearly one-fifth (18%) of residents live alone.

# of people in home	#	%
1	27	18%
2	90	61%
3	15	10%
4	16	11%
Total	148	100%

11. What are their ages (include yourself)?

The overall age range of survey participants is 3 months to 89 years old. The largest age group is made up of seniors aged 60+.



12. How many bedrooms are in your house?

The houses of most survey respondents in McBride are on the larger side, with 40% at 3-bedrooms and 21% at 4-bedrooms. 2-bedrooms houses make up 27%, while 1 and 5-bedroom homes are less prevalent.

# of bedrooms	#	%
1 BD	10	7%
2 BD	40	27%
3 BD	60	40%
4 BD	31	21%
5 BD	7	5%
Total	148	100%

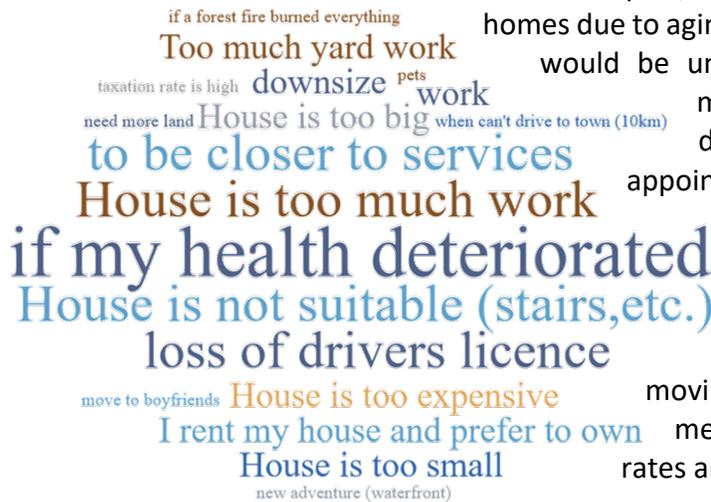
13. How much longer do you expect to live in your current house?

Nearly one-third (31%) of respondents plan to live in their homes for over a decade while 17% will stay for 3 to 5 years. Just over one-quarter (27%) are uncertain, while the last quarter (25%) is split between moving in 1 to 2 years or 6 to 10 years.

# of years residents plan to live in current home	#	%
1 to 2 years	18	12%
3 to 5 years	26	17%
6 to 10 years	19	13%
Over 10 years	46	31%
Don't know	40	27%
Total	149	100%

14. Why might you decide to leave (check all that apply).

For the most part, survey respondents said they would leave their homes due to aging and mobility issues. Many mentioned that they would be unable to keep up with yardwork, repairs, and maintenance, and fear their eventual loss of driver's license would prevent them from making appointments in town. They would prefer to live in a smaller home closer the services.



Word Cloud depicting respondent's reasons for wanting to relocate

Other reasons for leaving included pets, moving in with partners, buying a home or seeking new adventure elsewhere (such as moving to a waterfront property). Some people mentioned financial reasons, such as high taxation rates and expenses.

15. If you decide to move out of your current house, what kind of house would you prefer? Please check one.

The most popular type of housing identified by respondents was seniors independent living, followed by a house on an acreage or a house in town.

Type	#	%
House on an acreage (farm)	29	19%
House (with a yard) in town	27	18%
Apartment or condominium	9	6%
Townhouse/ duplex/ mobile home	8	5%
Seniors Independent living (no services of any kind)	30	20%
Seniors accommodation that provides meals, housekeeping and social activities.	17	11%
Seniors accommodation that along with meals and housekeeping, provides some personal care services (i.e. assistance with medications or with bathing)	13	9%
Other (please specify)	16	11%
Total	149	100%

16. If you were to move, what size of house would you require (please check one)?

Most respondents (60%) would prefer to live in a 2-bedroom home, while 15% said they would downsize to a 1-bedroom. 18% indicated a preference for 3-bedroom homes and 7% would like a 4-bedroom. No participants voiced a desire for a studio.

Size	#	%
Studio	0	0%
1 Bedroom	22	15%
2 Bedrooms	88	60%
3 Bedrooms	27	18%
4 or more Bedrooms	10	7%
Total	147	100%

17. What is your employment status?

Nearly half (44%) of the respondents said they are retired. 19% of respondents are employed full-time and 13% are self-employed. Of the 6% who answered 'Other', almost all indicated they are self-employed, retired or both.

Status	#	%
Full time	29	19%
Part time	13	9%
Seasonal	4	3%
Self employed	19	13%
Unemployed	3	2%
Student	0	0%
Retired	66	44%
Caregiver/ Stay at home parent	6	4%
Other (please specify)	9	6%
Total	149	100%

18. What is your total household income from all sources – before deductions?

The largest group among survey respondents (32%) make between \$25,001 and \$50,000 per year. Other salaries vary between less than \$10,000 and more than \$150,000.

Income	#	%
Less than \$10,000	3	2%
\$10,000 to \$25,000	22	15%
\$25,001 – \$50,000	48	32%
\$50,001 – \$75,000	28	19%
\$75,001 – \$100,000	14	9%
\$100,000 – \$150,000	10	7%
more than \$150,000	4	3%
Prefer not to answer	20	13%
Total	149	100%

19. Please tell us approx. how much of your household income you spend on housing costs (including rent or mortgage and utilities).

Just over half (51%) of survey respondents spend less than 30% on housing costs, such as rent or mortgage and utilities. Nearly one-third (29%) spent 30 to 50%, while 9% spends more than half of their income on these costs.

Income spent on housing costs	#	%
less than 30%	76	51%
30% to 50%	43	29%
more than 50%	14	9%
Don't know/prefer not to answer	16	11%
Total	149	100%

Per CMHC standards for affordability in Canada, households should be spending less than 30% of their incomes on housing¹. With nearly half of survey respondents indicating they spend over 30%, it makes sense that affordability was listed as one of the key housing issues in McBride earlier in the survey.

20. If affordable housing was available in McBride, are you likely to apply for it?

This question described affordable housing as units with rents that are 65% to 80% of the market cost. These units are more modest in size, design and amenities in comparison with market-rate units and are rented to people with lower incomes.

One quarter (25%) respondents said they would apply to affordable housing – these people could perhaps be those who are part time or unemployed, or seasonal workers.

Answer	#	%
Yes	37	25%
No	55	37%
Don't Know	57	38%
Total	149	100%

¹ <https://www.cmhc-schl.gc.ca/en>

4.0 Additional Comments

Additional comments are categorized by topic in the table below:

<p>Seniors Housing</p>	<ul style="list-style-type: none"> • It's time. 65% are seniors. • As a community paramedic, I have been asked when the Seniors Facility will be built. My concerns/interests are; to have seniors home built with seniors in mind. For example, rather than shelving, counters, doorways, steps, etc. to be built to "Standard" that they be built for safety, lower top cupboards, brighter lights in needed rooms, rounded corners, safe bathtubs & toilets, grab bars and so on. • We need a senior's complex • Separate housing options for seniors and for younger individuals with low income or disabilities is more ideal due to separate needs and support requirements • There are a lot of seniors living out of town, like me. Time will come we cannot drive anymore, have to move in closer for some help. • We need proper senior housing with amenities and care personnel • Even though I don't need senior housing, I know people that do. It would be good to see some communal senior housing for people that are still independent but would like to have someone to live with or need help with some daily tasks. I would like to see the seniors that live in McBride be able to stay in the area without having to move to find appropriate facilities. • When my mother needs help with daily living activities, I expect her to come and live with me. As her care needs increase, we need the option of an assisted living facility with medical supports or, at the very least, adequate respite care and in-home support. Many of my friends are in the same position.
<p>Availability</p>	<ul style="list-style-type: none"> • Can't attract new industry if have no housing available • Available units are below desirable standards. • I would like to see mobile homes on lots in the town boundaries as an option. • The village should buy up the vacant lots, build modest homes and resell them • The infrastructure needs to expand to accommodate more homes on the outskirts • There are many old properties located in McBride and a large number of larger, newer single-family units. There is a 'gap' in medium sized newer units. The older units have a lower assessment value and as a result, there is a great inequity in the tax base in McBride. There needs to be a renewal of areas with poor quality housing. Incentives could be used to encourage investors to build/renovate/rejuvenate older homes.
<p>Rental Units</p>	<ul style="list-style-type: none"> • Need more available rentals that are affordable • Need affordable housing for rental properties as a community. • There needs to be a switch from using the Beaverview lodge for housing both young people with mental illness and seniors to either one or the other • Make taxes and utilities more affordable for owners of rentals. To have affordable rental housing the landlords need incentives. The Village should be helping with a system to get

	<p>renters in vacant spaces, residential AND commercial spaces. There are a lot of vacant spaces that landlords don't like paying taxes and utilities on without rental income.</p> <ul style="list-style-type: none"> • Rental options seem to be in short supply and it's an area that needs to be increased, both for families, couples, and singles. • PLEASE DO NOT DELAY in promoting, encouraging, developing and BUILDING affordable local housing!!!!
<p>Renovations</p>	<ul style="list-style-type: none"> • We need more reputable renovation help. • Make an incentive for owners of old worn out houses to tear down and rebuild new accommodations. Let's clean up existing lots before looking for new properties to develop. • Condition of available housing seems to be an issue. While we were house hunting, we viewed a lot of properties that would have needed significant repair or renovation. This would not be a barrier for everyone, but it was definitely a factor for us. Our work schedules, poor health, and lack of construction skills made us wary of taking on a house that needed major repairs.
<p>Other</p>	<ul style="list-style-type: none"> • I would like to see mobile homes on lots in the town boundaries as an option. • What about smaller private accommodation on farms set up so the tenants can assist with the farming (within their safe abilities) or gardening • Housing is a definite issue but services (medical care) are limited to traveling to PG. Not the best option for older people • I am happy that there is a working committee working on Housing in the area. Thanks to the Village for supporting this Committee. • Only to say I haven't lived here long enough to really know the true housing issues here. I like McBride's size and community of wonderful people!

APPENDIX 1: HOUSING NEEDS ASSESSMENT SURVEY FORM



Village of McBride Housing Needs Assessment

Introduction

The Village of McBride is collecting information on our current housing situation to identify future housing needs. The following survey will help us to understand our current and future demand for housing.

The survey results are confidential and will be used to create a Housing Needs Assessment.

All municipalities in British Columbia are required to develop Housing Needs Assessments by 2022. The McBride Housing Needs Assessment will update the previous studies undertaken in 2009 and 2016, both of which focused on seniors housing. Additionally this study will be used to help secure future housing funds for new homes for seniors and families.

If you have any questions or need another copy of the survey, please contact Sheila McCutcheon, CAO, Village of McBride at 1-250-569-2229 or cao@mcbride.ca.

The survey should take about 10 minutes to complete. If you wish to be entered in a draw for a \$25 Visa gift card, please provide your name and phone number at the end of the survey. You will only be contacted if you win the gift card.

Thank you for your time!



Village of McBride Housing Needs Assessment

Housing Issues in McBride

1. What do you think are the key housing issues in McBride?

1

2

3



Village of McBride Housing Needs Assessment

Current Housing Situation

2. Where do you live? (i.e. McBride, Dunster, Dome Creek)

3. What type of house do you live in?

- House on an acreage (farm)
- House (with a yard) in town
- Apartment
- Townhouse
- Duplex
- Mobile home
- Other (please specify)

4. Do you own or rent your house?

- Own
- Rent
- Other (please specify)

5. How long have you lived in your house?

6. Please rate your level of satisfaction with your current house?

- Very satisfied
- Satisfied
- Somewhat satisfied
- Not very satisfied
- Not at all satisfied

7. If you answered "not very satisfied" or "not at all satisfied", please tell us why.

8. How would you describe your household?

- Couple with children
- Couple without children
- Single-parent family
- One-person household
- Other (please specify)

9. How many people are living in your house right now?

10. What are their ages (include yourself)?

Person 1

Person 2

Person 3

Person 4

Person 5

Person 6

Person 7

Person 8

Person 9

Person 10

11. How many bedrooms are in your house?



Village of McBride Housing Needs Assessment

Future Plans

12. How much longer do you expect to live in your current house?

- 1 to 2 years
- 3 to 5 years
- 6 to 10 years
- Over 10 years
- Don't know

13. Why might you decide to move? (check all that apply)

- House is too expensive.
- House is too small.
- House is too much work.
- House is not suitable (stairs, etc)
- If my health deteriorated
- If I could no longer look after myself (cook, shop, etc)
- I rent my house and prefer to own.
- I own my house and prefer to rent.
- To be closer to services (i.e. health services, emergency services, shopping)
- Other (please specify)

14. If you decide to move out of your current house, what kind of house would you prefer? Please check one.

- House on an acreage (farm)
- House (with a yard) in town
- Apartment or condominium
- Townhouse
- Duplex
- Mobile home
- Seniors Independent living (no services of any kind)
- Seniors accommodation that provides meals, housekeeping and social activities.
- Seniors accommodation that along with meals and housekeeping, provides some personal care services (i.e. assistance with medications or with bathing)
- Other (please specify)

15. If you were to move, what size of house would you require (please check one)

- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- 4 or more Bedrooms



Village of McBride Housing Needs Assessment

Income and Affordability

16. What is your total household income from all sources – before deductions?

- Less than \$10,000
- \$10,000 to \$25,000
- \$25,001 – \$50,000
- \$50,001 – \$75,000
- \$75,001 – \$100,000
- \$100,000 – \$150,000
- more than \$150,000
- Prefer not to answer

17. Do you spend more than 30% of your household income on housing?

- Yes
- No
- Don't know/prefer not to answer

18. Affordable housing for rental properties refers to units with rents that are 65% to 80% of the market cost. These units are more modest in size, design and amenities in comparison with market-rate units and are rented to people with lower incomes. If affordable housing was available in McBride, are you likely to apply for it?

- Yes
- No
- Don't Know



Village of McBride Housing Needs Assessment

Further Comments

19. Do you have any other comments related to housing in McBride?



Village of McBride Housing Needs Assessment

Closing and Draw Prize

20. Thank you so much for completing the survey. If you would like your name entered in a prize draw for a \$25 Visa gift card, please provide your contact information. We will only contact you in the event your name is drawn.

Name

Phone Number