



July 2020

Housing Needs Assessment and Housing Strategy

Round 1 – What We Heard

Housing Needs Assessment and Housing Strategy

What We Heard Report

Project Overview

The City of Fort St. John is preparing a Housing Needs Assessment and Housing Strategy. The purpose of this work is to identify current and future housing needs across the housing continuum (from homelessness to homeownership), and to identify opportunities and strategies in meeting the identified housing needs and gaps within Fort St. John. Both the Assessment and Strategy will help the City in setting priorities, supporting updates to policies and bylaws and informing future related policy development.

The process involves completing a background review of existing City policies and strategies, reviewing data, as well as listening to and gathering input from residents and stakeholders. The project process and timeline are outlined below:

Phase 1: Project Initiation (Spring – Summer 2020)	Phase 2: Data Analysis (Summer – Fall 2020)	Phase 3: Final Assessment and Strategy (Fall – Winter 2020)
<ul style="list-style-type: none"> Project launch Public and stakeholder engagement 	<ul style="list-style-type: none"> Data collection and analysis Prepare draft Housing Needs Assessment Present draft and final Assessment to Council Share the final Needs Assessment with the community 	<ul style="list-style-type: none"> Prepare Housing Strategy Share the draft Housing Strategy with the community Present final Strategy to Council
April – July 2020	July – August 2020	August – December 2020

Engagement Overview

During Phase 1 of the project, the first round of engagement was implemented to gather feedback on priorities, issues and opportunities related to housing needs in the city. Community engagement occurred from June 8 through to July 1, 2020. Opportunities to provided feedback included a workshop with Council, focus groups with key stakeholders, local First Nations Communities and Indigenous organizations, interviews with persons with lived experience of homelessness and an online survey and community workbook were available to residents.

Communications and Promotions

Project promotion and engagement opportunities were advertised and shared through the following methods:

- Project website;
- Letters and emails to stakeholders and circulation to their respective networks;

- Advertising in Energetic City News and Alaska Highway News; and
- Social media posts including Twitter and Facebook.

Engagement Opportunities and Participation

The following engagement opportunities were provided for stakeholders and residents to share their feedback.

- Stakeholder Focus Groups:
 - Service and Support Providers: 10 participants
 - Non-Profit Housing Providers: 4 participants
 - Private Developers and Landlords: 10 participants
 - First Nations Communities and Indigenous Organizations: 2 participants
- Interviews with Persons with Lived Experience: 9 participants
- Online Community Survey: 133 participants
- Community workbook: no residents completed the community workbook

Next Steps

Feedback collected during the first round of engagement will be used to help inform the preparation of the draft housing needs assessment and housing strategy. Stakeholders and residents will have an opportunity to review the needs assessment and draft housing strategy in the fall of 2020.

High Level Summary

The below table consists of a high-level summary of key themes that emerged through stakeholder focus groups, interviews and the community survey.

Key Themes	
Seniors housing	<ul style="list-style-type: none"> • Seniors housing supply is not meeting demand • Demand will increase in the future • Demand for varied types and levels of care and assistance for seniors housing is not currently being met
Social services and supports	<ul style="list-style-type: none"> • Support is needed for those experiencing homelessness to find and maintain housing • Support is needed for those with mental illness or physical or mental disabilities • Education and awareness are needed to promote existing services • Education and training for lifestyle and financial skills is needed • Need for more culturally appropriate supports, especially for Indigenous Youth and Elders • Important to have wraparound services located directly in building or with easy access
Low income and unemployment	<ul style="list-style-type: none"> • Concern about reduced employment opportunities and income due to downturn in oil and gas industry and the COVID-19 pandemic • Cost of living is high, and the current supply of housing is not affordable
Rental supply	<ul style="list-style-type: none"> • Rental supply is not meeting demand • Limited available supply for 3+ bedrooms for those with families • Current rental stock is not affordable, in particular for residents who are not employed in the oil and gas industry with higher median incomes • While there are affordable options, they may be smaller than needed, not safe or appropriate for tenants or not in good condition
Collaboration	<ul style="list-style-type: none"> • Need improved relationships between service providers and landlords/building managers • Municipalities, private industry and non-profit housing sector need to work together to bring the community together • City has a key role to play in supporting housing development

Overall Key Themes

Focus Groups

Four focus groups were held with key housing and supports organizations and agencies. The common themes that emerged from each focus group are provided below.

Service Providers

- Affordability, stigma and location of housing near transportation and amenities are considered pressing issues
- Some people have negative history with rentals and once landlords/property managers hear of previous history, it is difficult to find them housing
 - Need to build better relationships with property managers/landlords
- Focus on encouraging positive behaviours and providing education and life skills training
- Transportation challenges for low income residents who do not have access to a personal vehicle and have to rely on transit, especially in winter
- Challenging to find appropriate housing for individuals who are currently using drugs and alcohol or at risk of using
- Need another phase after transitional housing with wraparound services (housing with support services such as mental health, education, jobs training, etc.)
 - More wraparound services and supports are needed
- No one trained in community with appropriate mental health supports
 - Need for more mental health supports
- Some housing maybe more affordable, but doesn't necessarily mean it's safe and secure
- Difficult for seniors to find affordable and accessible housing

Non-Profit Housing Providers

- Need data to better understand Indigenous population in the community and their housing needs
 - Youth and Elders in particular
- Lack of life skills are challenges to maintaining housing
- Must consider the intersection of mental health and addictions challenges
- Health Authority should be more involved in local conversations
- Need to have supportive services available with housing
 - Either directly in building or near by for easy access
- City can play a key role in multiple ways (e.g. donating land, waive fees or expediate development process, provide pre-zoned sites, educating residents)
- Indigenous Peoples do not often have the same supports in urban centres as they do in their community
 - Indigenous students in Fort St. John are often on their own
 - Need more culturally appropriate supports and mental health facilities for First Nation Communities – a hub
- Supportive housing (subsidized housing with on-site supports) is a need in Fort St. John
- Break down each housing challenge into smaller, more solvable pieces
- Need to understand shadow population impact

Private Developers and Landlords

- Seniors and low-income housing are a pressing need
- Need to focus on attainable housing (range of housing styles in each community) instead of affordable housing
 - Provide diverse housing options within communities to appeal to a variety of people
- Private sector will build what the demand is and fill the need
- With the Fort St. John definition of affordable housing, the price point is still high as residents generally have higher median income
 - Need to target the sector that may not have as high of incomes (e.g. retail, customer service)
- Lots of rental units are available and are more affordable than they have been previously in 2014, likely as a result of the economic downturn
- Private sector is key for housing innovation
- Fort St. John is not the cheapest community to build in and there is a short window for building/construction
 - Need to consider permitting, taxes, design standards in the cost and affordability
- Bylaws and policies are needed to ensure it's a fair process for everyone as taxpayers' dollars may be used for affordable housing, but not all residents would benefit
- Developer incentives for affordable/attainable housing, but need to make sure costs are spread as those paying may not necessarily benefit
- Municipalities have a role to play – could take on the issue themselves
- Need improved communication between all groups (Council, planners, developers, builders) to bring people together and engagement with community to understand local needs

First Nations Communities and Indigenous Organizations

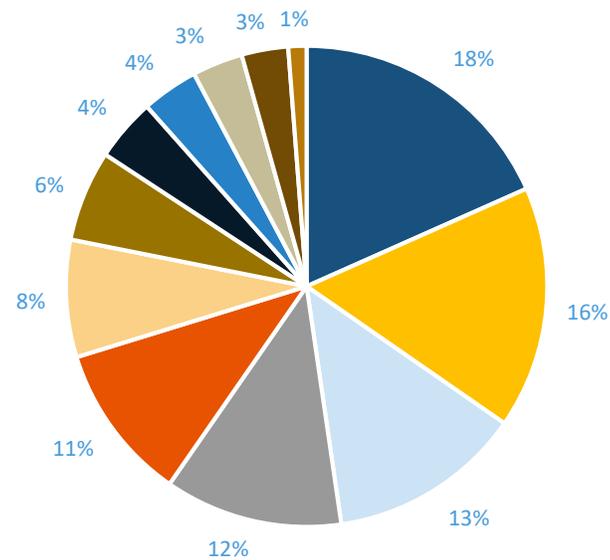
- Hard for youth and seniors to find appropriate and safe housing
- Need more services and supports for Elders who want to live in the City near amenities or who are coming for medical appointments
- General life skills training is needed
- More accessible and affordable rentals geared towards youth and young families

Community Survey

Residents and stakeholders provided feedback on current issues, future challenges and barriers to access and maintain housing through a community survey. A summary of feedback is provided below.

What do you see as the top 3 most pressing housing issues currently facing Fort St. John? (Rank top 3 issues)

- The top 3 most pressing issues identified were:
 1. Supply/availability of affordable home ownership housing
 2. Supply/availability of housing with supports
 3. Supply/availability of appropriate/adequate housing



- Supply/availability of affordable home ownership housing
- Supply/availability of housing with supports
- Supply/availability of appropriate/adequate housing
- Supply/availability of rental housing
- Housing-related costs
- Availability of support services for specific population groups
- Availability of support services
- Supply/availability of interim housing
- Chronic homelessness
- Need for greater system integration and collaboration
- Awareness of available services
- None

If participants chose Availability of support services, Availability of support services for specific population groups, or supply/availability of adequate housing, participants were asked to provide specific examples. A summary of the feedback heard is provided below and is based on the frequency and diversity of comments.

Availability of support services (i.e. culturally appropriate supports, mental health supports etc.):

- Healthcare supports for people struggling with mental health and addictions, or other diseases (such as MS, ALS, or Parkinson’s) or otherwise require access to doctors or nurses
- Seniors support services (home care, socialization/recreation, housing)
- Supports for people with mental or physical disabilities
- Supports for people experiencing poverty or low income
- Culturally appropriate supports

Availability of support services for specific population groups (i.e. youth, Indigenous Peoples, seniors etc.):

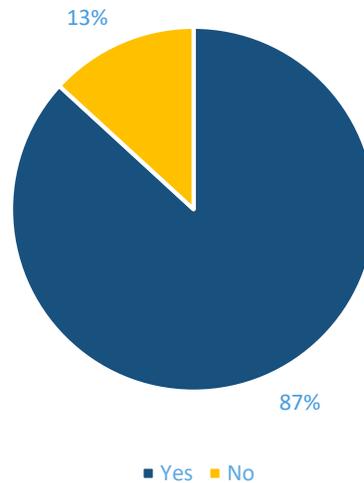
- Seniors support services (housing, home care, fixed or low income)
- People with mental and physical disabilities
- Low income
- Youth
- Indigenous Peoples

Supply/availability of appropriate/adequate housing (i.e. senior, care needs, number of bedrooms, etc.):

- Housing with a high number of bedrooms
 - Limited number of options with 3+ bedrooms or bachelors
 - Housing for families
- Seniors housing
 - Fixed income
 - Options for couples
 - Care / assisted living
- Housing for people with mental disabilities
- Accessible housing for people with physical disabilities
- Good quality, well maintained, and updated housing units which are located in safe neighbourhoods
- Housing for low income, single income or people experiencing homelessness

Do you believe there will be housing challenges facing Fort St. John over the next five years?

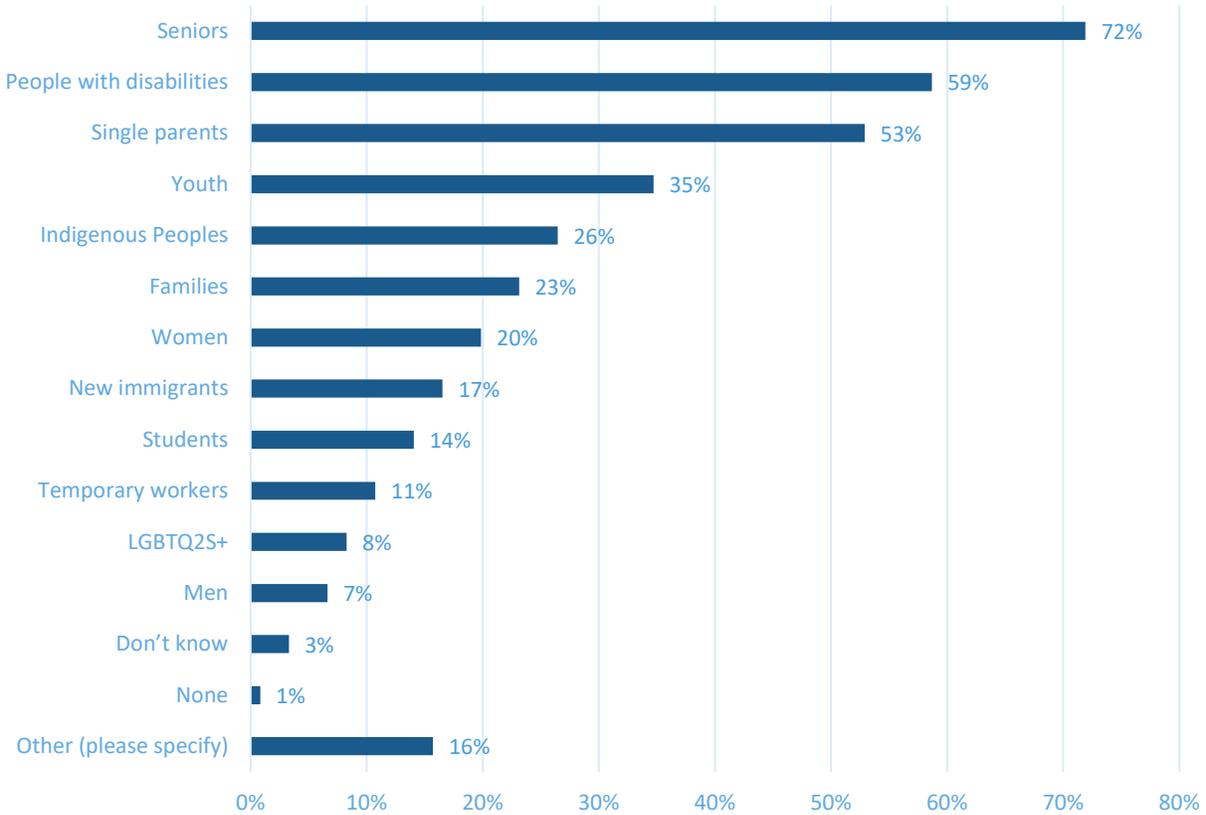
- 87% of survey respondents believed there would be housing challenges facing the City over the next five years



If yes, what do you believe are housing challenges that are/will be facing Fort St. John over the next five years?

- General affordability
- Seniors housing
 - Limited options for care and assisted living with large waitlists
 - Fixed income causing limited flexibility for what seniors can afford
- The economy during an oil and gas industry downturn and COVID-19 causing low income or higher levels of people experiencing unemployment
- Support for people struggling with addictions
- Limited supply that does not meet the demand for:
 - Good quality or updated affordable housing options for both rental units and to own,
 - Low income / affordable housing,
 - 3+ bedroom units for families, or
 - Accessible housing for people with physical disabilities
- Support for people experiencing homelessness to find housing
- Support for people with disabilities
- Support for people escaping domestic abuse situations

Are there groups of residents that, in your opinion, have a particularly difficult time finding affordable, adequate housing? (Choose all that apply)



Other:

- Young adults
- People with pets
- Low income
- Single income
- Seniors with specific needs
- Students
- People who use wheelchairs
- Young families
- People experiencing homelessness or addictions

What do you think is needed to help people find and maintain safe, adequate, and affordable housing? (Choose all that apply)



Other:

- Indigenous education
- Family housing
- Lower taxes
- Lower cost of living
- Services and housing for seniors
- Bylaw enforcement

What do you see as the biggest barrier to meeting the current housing needs in Fort St. John?

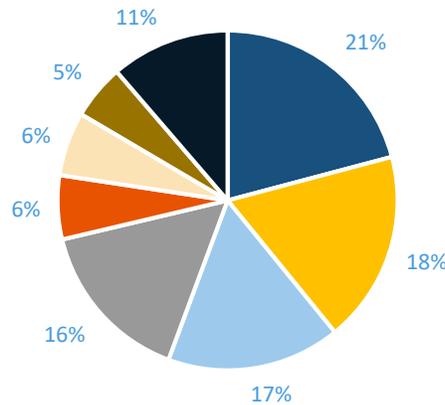
- A lack of affordable housing options or supply
 - Housing for families with 3+ bedrooms
 - A lack of varied options and level of care for seniors housing;
 - A lack of accessible housing options
 - A lack of pet-friendly rentals
 - Good quality, well maintained and updated housing
- A future increase in demand for seniors housing
- High cost of living

- The economy during a downturn in oil and gas industry and impacts to employment during COVID-19 causing high levels of unemployment and reduced income
- Costs of development and permitting, red tape or a lack of priority from governments or leaders
 - Affordable housing is not being prioritized
- A lack of supports for people experiencing addiction and homelessness
- Rental management, a lack of renter protections and high rent costs
- A lack of awareness or education on supports available

What ideas do you have to help address the current housing needs in Fort St. John?

- Additional social services
 - Educational services, such as financial literacy, to help people get out of poverty and homelessness
 - Supports for people with mental illnesses
- Awareness and education on services available and why affordable housing is important
- Incentives to encourage the development of good quality affordable housing
- Build more housing for seniors, low income, families, and other vulnerable populations
- Community spaces, services and amenities to increase a sense of community and improve mental and physical health
- Varied options for number of bedrooms: one-bedroom, bachelors and 3+ bedroom for families
- Lower cost of living through rental rates and taxation

If you could identify one priority action to be addressed in the Affordable Housing Strategy what would this be?



- Addressing the housing needs of a specific population
- Expand supply of affordable rental housing (e.g. multi-unit buildings, secondary suites)
- Expand supply of affordable home ownership housing (e.g. for first time homebuyers)
- Greater system integration and coordination between different housing and service providers
- Expand supply of larger housing units (2- and 3+ bedroom units)
- Homelessness prevention to reduce the likelihood of residents becoming homeless
- Housing supports to reduce/end chronic homelessness
- Other (please specify)

Other:

- Services for seniors housing
- Youth and student housing
- All the above
- Supply of both rental and ownership
- Supports and education for those with mental illnesses and experiencing addiction

Addressing the housing needs of a specific population (i.e. youth, Indigenous Peoples, seniors etc.):

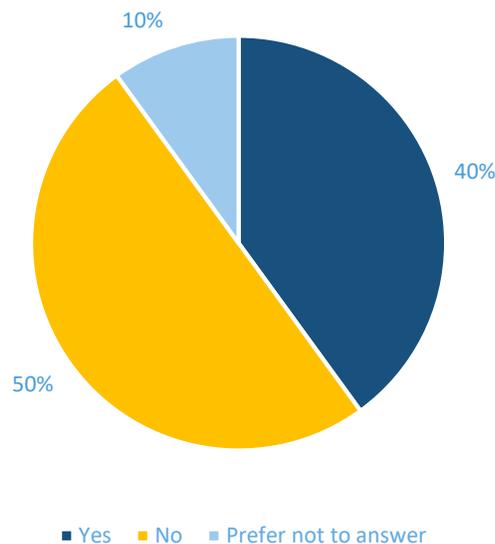
- Seniors
- People with mental disabilities
- Youth
- Families

Please provide any additional thoughts on housing and homelessness in Fort St. John.

- Cost of living is currently high, particularly for residents with low income, experiencing unemployment or are single income households
- Support is needed to help people who are experiencing homeless to find and maintain housing
- Protections are needed for renters to maintain affordable rent prices
- Support is needed for people with mental illness or addictions
- Infrastructure needs to be maintained, updated and look good

Have you ever experienced challenges in finding and maintaining housing that fully meets your needs?

- 40% of survey respondents shared that they've experienced challenges finding and maintaining housing

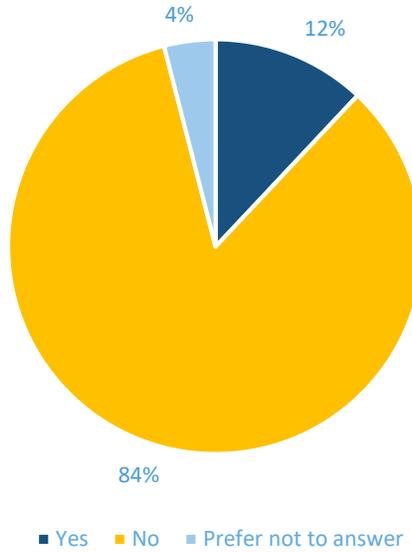


If yes, would you mind telling us what the biggest challenge was/is?

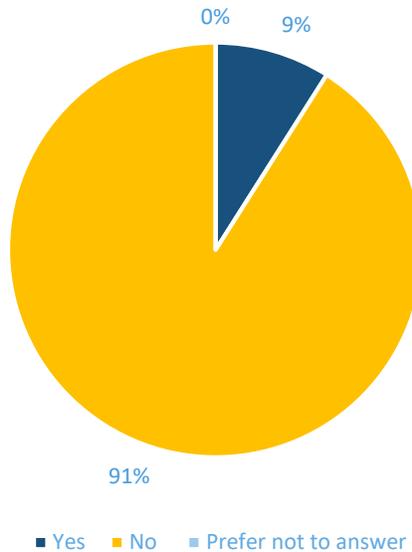
- Lack of affordable housing options for people with low income, students, pet owners, and single income households

- Lack of accessible housing options for people with mobility challenges and disabilities
- Perceived prejudice against people with disabilities, children, pets or a lack of references

Have you ever experienced homelessness?



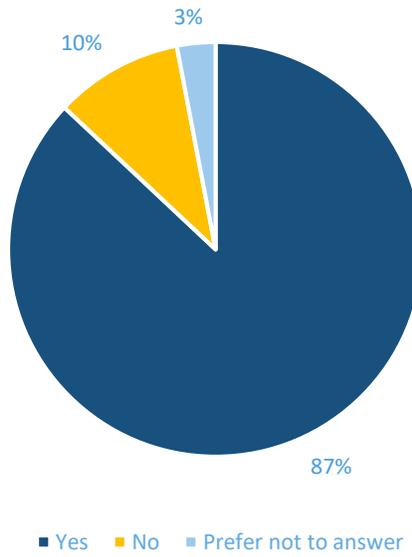
Are you completing the survey on behalf of a housing or service provider?



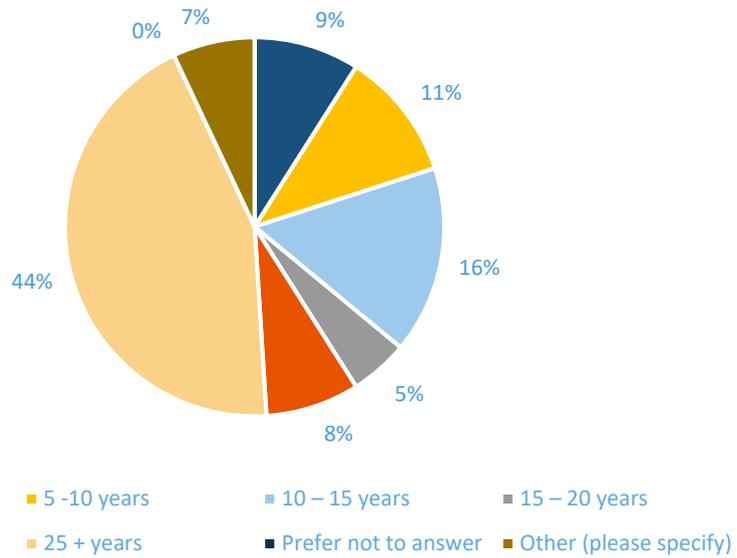
Please specify which housing or service provider.

- | | |
|--|---|
| <ul style="list-style-type: none"> • Community Bridge • Fort St John Women's Resource Society • Fort St. John Native Housing Society • Homeless Prevention and Homeless Outreach | <ul style="list-style-type: none"> • North Peace Seniors Housing Society – x2 • Northview Apartment REIT • Peace Enterprises |
|--|---|

Are you a resident of Fort St. John?



If yes, please tell us how long you have lived in Fort St. John.



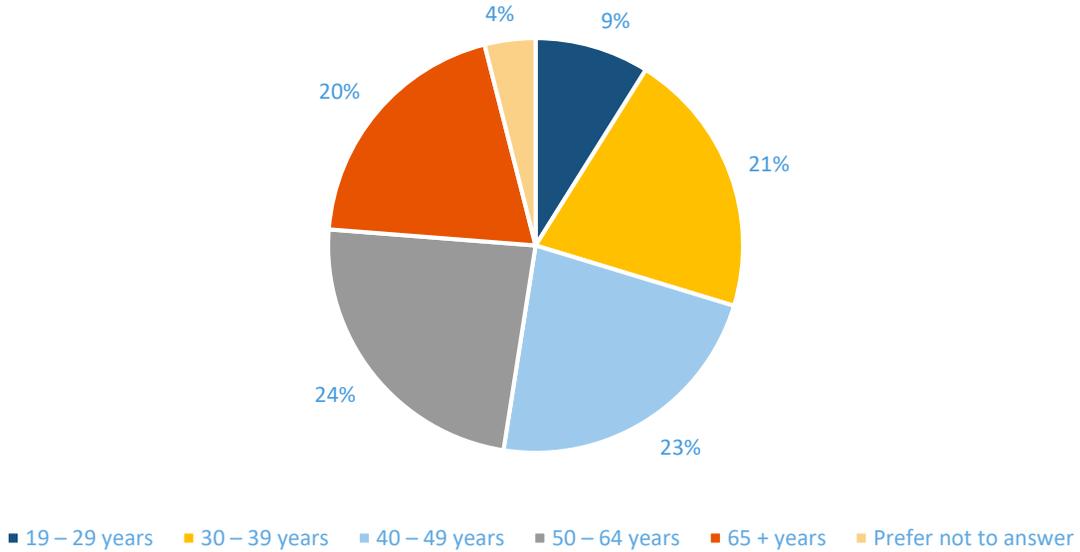
Other:

- 45+
- 50+
- 80+
- Whole life
- On and off

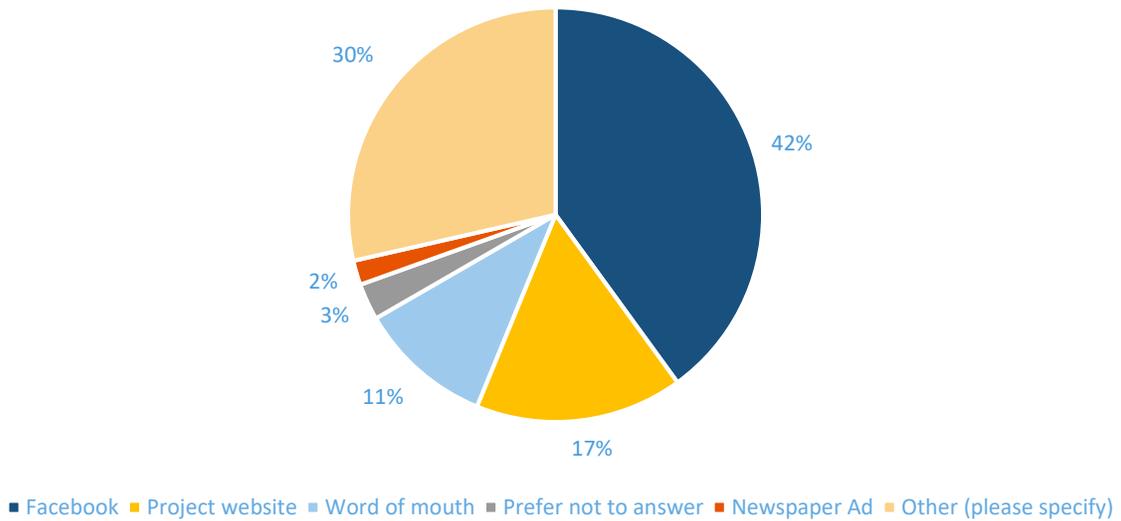
If no, please tell us where you reside.

- North
- Cecil Lake
- Charlie Lake
- Goodlow
- Grand Haven

Please indicate your age.



How did you hear about the survey?



Other:

- Email
- Invitation
- LinkedIn



July 2020

Appendix A - Verbatim

Verbatim Feedback – Focus Groups

Focus Group 1 – Service Providers

Q: Most Pressing Housing Issue

- Rent too high
- Cost
- Barriers
- Stigma
- Affordability
- Proximity to amenities/affordable housing

Q: Key Housing Issues

- People on single income can't afford housing or food (low income assistance)/affordability gap
- Rental property owners aren't taking people on income assistance
 - Hard to house/ property managers won't accept due to concerns of not paying rent or substance use
 - Property managers speak to each other, name is not desirable and shared with all, all managers then turn down client, but won't tell agencies why to be able to help person
 - Units are available, but not accepting clients
 - Sterling/Action/Elevate/Wagner/Northview
 - Some management will only approve for specific requirements (need \$3000 in bank, will only get approved for 30% of income, but no units available)
- Transitional housing barriers: noise, property damage, drinking/smoking in rooms and visitors
 - Try to teach and encourage responsible behaviours and could leave with rental reference
 - Have low barrier program, but population is very transient
 - Finances
 - After transitional housing and move to roommate situation, don't have control of landlord
 - Healthy roommates and two names on lease, better control on lease
- Transportation for low income residents in winter (especially with kids and no vehicle)
- Barriers to maintaining housing
 - Smoking, drinking and visitors
 - People having visitors because friends will be sleeping on street
 - Concerns about damage to units as a result of drinking/negative behavior
 - Some instances where managers/organizations have purchased tenant insurance to cover potential damage
 - There are spaces available, but getting people to them is a challenge
- Particular population groups:
 - Low-income housing for singles
 - Women are fleeing abuse/domestic violence who actively use or at risk of using. Current housing does not allow, so there is a gap
 - Treatment centre in Farmington, but small, treatment and detox outside of City
 - 4-supportive recovery beds in Northern Health
 - Large onus on individual to maintain sobriety
 - Community areas shared with homeless population with triggers
 - May not be enough people in City to warrant
 - Single males coming from outside city (Oil & Gas industry)

- Potentially youth, dropping out of foster care and out of school
 - Rental companies not likely to rent to you
 - Aboriginal youth (underage) coming to FSJ from their communities and doing a lot of couch surfing and crashing where they can

Q: Addressing the Need

- After leaving transitional housing, need another phase after transition to monitor and have wraparound services. Have mental health and addictions go to them
 - Building that has finished transition, but could relapse, having a wraparound situation to help and reduce stress and potential relapse
 - Supportive of supportive housing model
 - Done injustice to housing model, but individuals don't live alone for extended period of time well; living independently is not client's best interest or long-term goal
 - Need to have resources for abstinence focused and still be able to navigate with a case worse
 - Need to build long-term community with lots of supports available (model in Victoria as a good example)
- Racial bias in property managers against certain individuals/families (Aboriginal)
- People who have more severe mental health conditions; end up in shelter because nowhere else to go. No one in community trained at level that's required. Need supportive housing with higher levels of supports.
 - People bouncing between Dawson Creek mental health and the shelter in Fort St. John
 - Community living balances health and wellness of 1 vs 50
 - Individuals struggling with mental health can be within their community
- Single men/women
- Seniors housing
 - Severe medical needs can't afford to live in market
 - Limited handicap units
- RCMP receiving significant increase in mental health calls
 - New recruits have hard time affording housing
- Nova Scotia has good program for homeless population
- Low income
 - Tension between providing housing for people transitioning and working on sobriety and places where there are issues with substance use and people shouldn't be living there as there are triggers, but it's affordable
 - Need to ensure housing is safe and secure, and include safe play spaces for children
 - Reluctant to be in setting or stay in setting with undesirable activities
 - Fort St. John getting past the point of having everything under one roof

Q: Ideas and Strategies

- Ask individuals who need housing – may have better ideas
- Solutions need to be manageable and need to be accessible or provide funding for agencies to help out
- Food insecurity – once rent is paid, not a lot left over for health food
 - Community Bridge try to provide food card, care packages to help support
- Wraparound services so people are being checked on to provide additional support. Need to know that there are people out there that care
- SmartRent (training program that's been implemented in some areas in City)
 - Need to understand budgeting
- Rental portion tied to housing (\$375) deposited directly to landlord so tenant doesn't have to worry about it

- If housing stock not limited, but affordability is an issue, training programs would be of value
 - Teaching appropriate behaviours (drinking not wrong, drinking on playground with kids is)
- Develop relationships with property managers and landlords
 - Property management companies are wealthy in community and will rent to most qualified candidate
- Rent it Right Program
 - How to behave, what to do, working with landlords and property managers
- Need to make sure housing and transportation are synced up
 - Supply may not be the issue, but social services/supports/transportation may be the issue
 - People having to take kids to daycare and time it takes
- Mental health component is really important. Need to have those supports in order to maintain housing
- Making sure some people have a place to be warm in the winter and with COVID it becomes a more significant issue as fewer people are allowed in spaces
 - Shelters are 24 hours, but 12-4 is room cleaning so would need to leave
 - Lot of individuals who choose to not be in shelter
 - If not registered, don't have access to services, but in summer choose to stay on street
 - Mental health plays big piece in that
 - Some people are too proud to stay in shelter
- Raising money to send people home because job falls through due to using drugs/alcohol

Q: Top Priority

- Social safety nets
- Single seniors with medical limitations
- Transitional housing
- Educational programs – social
- Affordable seniors housing
- Mental health supports for people with barriers
- Getting people into affordable housing
- Safe, low income for single/dual parent families

Focus Group 2 – Non-Profit Housing Providers

Q: Most Pressing Issue

- Supportive housing
- Student housing
- Seniors housing – independent seniors housing but also those on the street
 - High percentage of people who live on street are over 55 who also have living and health needs
 - Also includes a high number of Indigenous Peoples in that age category
- Availability and affordability for Indigenous Peoples
 - Need to understand Indigenous population (data needs to be broken out)
- Need health and wraparound services to be successful

Q: Key Housing Issues

- Indigenous Elders – health concerns
- Indigenous Youth – helping to build capacity for finding work (drivers licences/bank accounts)
- Drug and alcohol challenges

- Lack of life skills are big barrier to maintaining housing
- Health component is a big factor, need to include health in conversation
- Spectrum to move towards assisted living; lack of facilities in Fort St. John
- Intersection of mental health challenges and addictions
 - Difficulty paying rent, keeping job, staying out of jail
- Shelter gets used by a lot of people beyond those who are homeless in the traditional sense
 - Short stays for medical appointments and people can't pay for hotel
 - Coming from out of town to party, missed ride, lose job
 - Want to remove those who aren't traditionally street homeless; can it resolved another way (e.g. units for people coming for medical appointments)
 - Working with health authority or First Nations communities
- What services can be created to solve specific problem that then removes the 'non-traditional homeless' population from shelter
- Point in Time Count completed in February 2020
- Mental health and addictions are not a housing problem, but housing is one of the solutions
 - Health is important part of that solution
 - Taking some direct managed buildings and given buildings to the health authority
 - Home care doesn't want to provide health services to seniors in shelters, but once they have a primary address, are willing to provide
- BC Housing is not on-site in Fort St. John, but the Health Authority is
 - Health Authority operates the Coordinated Access Table
 - BC Housing has Health Services department. One social worker for north area that works with tenants in directly managed buildings
 - Could be more involved in local conversations and relationships

Q: Maintaining Successful Tenancies

- Need to have supportive services available with housing
 - Needs to be available within building or close by for easy access
 - Knowing that it's available in the building is helpful
 - Focus on the health and social services
- BC Housing Supportive housing model – non-profit operates building
 - Partnerships are key for life skills training and wraparound services
 - Need a coordinated effort – service that can be brought and align with specific population
 - Supportive housing looks different in every community
 - E.g. Build a medical room in building and then partner to bring in agency. Don't need to fund, but other partners can be brought on
 - Take an inventory of what's available in Fort St. John and what might be lacking
- City involvement can in multiple ways – typically play a facilitation role and set the tone
 - The Municipality best knows who's in the community and what the issues/sensitivities are
 - Partner by donating land (through land banks)
 - Assist in development process
 - Waive charges or expediate process
 - Come forward with pre-zoned sites (makes development more attainable)
 - If land is contaminated, may pay for remediation
 - Lead role in developing a non-profit society, applying for or community meetings with stakeholders
 - Communicating, listening and educating to reduce misperception and stigma, and to hear concerns
 - Bylaw becomes the front line for the City. They know where camps are and who is on the street
 - Have a lot of data and knowledge of what's going on

- Need to come up with a solution that addresses all the issues beyond housing (health and bylaw)
 - When a community group is formed, easier to carry on communications and on-going work beyond initial planning and brainstorming through to operations
- Indigenous Peoples don't have the supports in urban centres off-reserve
 - Need to ask Nations to build own housing strategy as they will best know the situation
 - Will miss needs by asking select members to participate in development of Fort St. John housing
 - Students have to go to City for high school in some First Nations communities and they are on their own
 - Post-secondary support is not enough for students leaving their communities
 - Housing strategies need to come from the First Nations communities
 - Members not comfortable going to outsiders for mental health concerns

Q: Ideas and Strategies

- Need more culturally appropriate mental health facilities for First Nations communities
 - There are some in Fort St. John, but no true centre or hub for people to come together
- Important to collect the proper data in order to support solutions
 - Youth aging out of care become homeless and vulnerable
 - People who don't have a healthy and safe place to live and work go to other means (e.g. sex trade)
 - Need for Urban Indigenous Housing Strategy
 - Some Chiefs are requesting support for Urban Indigenous Housing Strategy
 - Need to "indigenize" the housing strategy
 - Hidden homeless in winter – need to be cognizant of that in northern communities
 - Camping out or couch surfing – may not be as obvious in winter
- Migration of Indigenous Peoples – where are they going (City back to Reserve or vice versa) because of COVID
- Service providers are likely seeing an increase in drop-in rates during COVID

Q: Top Priority

- Affordability and accessibility
- Supportive housing is a need in Fort St. John
 - Community Housing Fund (active callout for housing development)
 - Working with the City to see if supportive housing could be rapidly delivered in the community
- Hard to pick one – solving the unsolvable problem by breaking them off into smaller challenges and niche solutions
- Need for independent/assisted living/supportive seniors housing (~60 units)
- Need to include health authority – important part of the conversation and solution
- Homeless and at risk of homeless populations
- Data collection is the important part of this exercise to best understand the local need
- Prince Rupert Indigenous Population Homelessness Report is a good resource
- Need to also understand shadow population impact

Focus Group 3 – Private Developers and Landlords

Q: Most Pressing Need

- Senior housing
- Low income housing
- Attainable housing (not same as affordable)
 - Affordable varies per community/family
 - Attainable indicates what's missing or going to be missing in market
 - Includes housing in a variety of zones. Mackenzie Place example of attainable housing. Provided cashbacks and down payment allowances. Diversity of stock that appealed to a variety of people
 - Planning from first stage of life to last stage of life. Missing that in Fort St. John. Make neighbourhood inclusive
- Provision of diverse and competitive product
- Affordable housing for first time homebuyers
- Family housing
- Accessible housing for seniors

Q: Role of Private Sector

- Private sector is facing new, and own challenges following COVID
- Plan for everything (first stage to last stage)
- Difficult in Fort St. John because of the cyclical nature
- Will build what the demand is
- Builders will fill what the community is looking for to fill the need
- Necessary price point must be achievable relative to development cost
- Using the Fort St. John definition, because the median income in City is so high, the affordability metric is still fairly high
 - Affordable unit would be about ~\$2100
- Because the price point is so high, private developers can play a larger role
- Higher median incomes so in general more people are able to afford, including many young people
- Need to address and help the sector of the community that isn't able to afford
- Rentals haven't been this "affordable" in the previous decade
 - Abundance of rentals added to market in 2013-2015
 - Market rents are likely down 30% compared to what they were in 2014
 - BC Hydro are going to be bringing in a significant number of people into the community
 - Likely will be shocked when rental prices start increasing
- Lot of uncertainty and people who may buy units to rent out, may think twice
- Affordable housing for citizens and affordable housing for transient workers
- Recently moved, could not believe number of multi-family and duplexes in community
 - If only catering to transient worker, changes the community make-up
- Private sector is key for innovation
 - Well-rounded community needs all types of housing options
 - Supply and innovation/diversity feed affordability

Q: Challenges to Building Affordable Housing

- Fort St. John is not cheapest community to develop in
- Permitting, taxes, design standards all impact cost side and affordability
- Making sure the planning perspective is far enough in the long-term so that's it not constraining supply

- Getting approval for ALR changes
- Dealing with outlying jurisdictions (Regional District and Ministry of Transportation (MOTI) if development located around Alaska Highway)
- Doesn't take into mind servicing costs and upgrading off-site infrastructure
- MOTI can be difficult to work with
 - Planning/engineering dept. trying to determine what is best for their infrastructure but not beyond that (150m around the highway). Doesn't consider larger site vision and only what may work best on paper
 - Could cost the municipality a project when the upgrades MOTI requires are necessary in the near-term
 - Length of delays, increases costs, gives impression that Fort St. John is not open for building/developing, looks like it's Fort St. John's fault, when it's MOTI
- Need to make sure you're hitting the economy at a healthy time and not a downturn
- Have a short window for building/construction

Q: Ideas and Strategies

- Developer incentives for affordable or attainable housing
 - Things to help developer in process with costs to entice private sector to get involved
 - Incentives could include grants, DCC exemptions, reduced parking requirements, processing support, expediting applications
 - Someone has to pay for the costs, City needs to make decision to spread costs across those who wouldn't necessarily benefit
 - What degree should development pay for itself. Depends on situation
 - Important community dialogue to have to see where community sits (developer responsibility or balanced between City/developer)
 - Mackenzie Place, gave incentive monthly to help people qualify for a unit and were also given credit for down payment
 - Allowed folks who would normally not qualify and made it achievable
 - Units with incentives, most purchased as investments and are rentals
- Changes to landlord tenancy act, makes it difficult to deal with bad tenants. Legislation makes it difficult for landlords and creates too much risk for landlords
- Municipalities need to step up and take a role
- Bylaws and policies need to be put in place to ensure it's a fair process for the entire community. This strategy will help give Council direction
- When affordable housing is sold as affordable housing, need a clause that sale price can only be increased by a certain percentage so person will make some profit, but the stock remains affordable
 - Land titles won't let municipalities register that on titles, but stratas could be responsible for doing that. An approval process that would need to happen
 - Hard to get dedicated people in City to get involved in a strata council
 - Lot of disengagement from strata owners. Becomes less attractive for people to buy-in if not enough people are involved in the strata
- Municipalities could take on the issue themselves. Affordable housing is a function of your income. Often done in Europe/UK
 - CVRD collect tax and provide to housing society for the provision of affordable housing
 - Contribution of property of municipally-owned land
 - Would be large project to start to implement and how would it be received in community
 - Model is similar to BC Housing, but instead of province operating, the municipality operates and both could operate to be complementary
 - One tool that could have real effect on affordable rental housing
- City bit behind on legal secondary suites. By the time City was able to get ahead, developers had already been building illegal suites in duplexes

- City worked to help suites conform to existing zones
- Secondary suites are becoming more attractive for both providing rental housing, but making home ownership more affordable and attractive as mortgage will be supplemented by rents
- Some development being proposed by hospital and work with non-profit housing group
- One seniors group looking to develop on old Elks land. Did not have good experience working with BC Housing
- Take a look at methodology to bring development to market. Need predictable process with some degree of certainty and proforma is achievable
 - If I were developer, why would I need a non-profit and how much more complicated it will be to bring another group on board
 - Maybe opportunity to get builders on board rather than developers
- Seems to be more success stories with non-profits and private partnerships vs. government

Q: Top Priority

- Communication between all groups (Council, planners, developers, builders) in order to bring people together to create community
- Employment and jobs in the community to support people being able to afford rent and ownership
- Correctly understanding what the landscape is for housing, affordable and otherwise
 - Need to understand housing stock, where it needs to go and how to make that happen
- Engagement with stakeholders and understanding of local needs of the community
- Need to ensure there is access to local amenities and services around housing

Focus Group 4 – Local First Nations Communities and Indigenous Organizations

Q: Challenges

- Costs for youth and seniors to find appropriate and safe housing
- Turnover of local Indigenous Peoples moving constantly. How high is rent in Fort St. John? Is it people can't pay rent because it's too high?
 - Indigenous Peoples move to Fort St. John to go to work and school
 - Spending too much on rent, which could be put towards a mortgage. Specific situation, person was student so wasn't able to get a mortgage
- Families need larger units, but can't afford so need to live in smaller unit and newer buildings cost more than older buildings
- Members can't afford certain things so they have to put themselves in "bad" housing, but it's all they can afford
 - When youth are going to school don't want them to have to stress about working to afford housing while going to school
- Most younger generations move to Fort St. John
- Hard for young people with minimal experience in the City and employers who would work around schooling schedules
- Lack of mental health services
- Services for young parents
- Often refer to services that non-Indigenous Peoples would go to, but are quite limited in funding and supports
- Not likely to be any First Nations supports in City for those who don't have homes

- Have had to write letters and call RCMP to find people to bring them to shelters because they're not going themselves. Not sure why these extra steps are needed
- No Indigenous outreach workers in the City

Q: Needs

- Need to better address Elders' needs who are in the City. On the Nation, looking at providing Elders homes
 - Not sure if Elders' residences are needed in the City.
- Would like to see what the differences are between renting and mortgages in the City.

Q: Culturally Appropriate Supports/Better Supports

- Need services and supports for young families moving to the community. Members don't understand what's required to support themselves in the City and lack the skills.
 - Don't know what services are available and don't know how to access
- Many people likely go through the Treaty 8 office. A First Nations centralized office would be great to help make connections and provide services, community outreach

Q: Ideas and Strategies

- Fort St. John has an Elders' facility, but not sure how an Elder applies or how long they have to wait for
 - Two homes in the City for seniors who may have been committed or for independent seniors.
 - Wait lists are really long
 - Some federal support for Elders who have a higher need (e.g. disabilities need)
- Don't have anything to support an Elder who just wants to move to the City to be close to amenities
- General life skills training (e.g. how to move out, how to pay rent, how to get a job)
- Doig River looking at developing properties in the City to support Elders or Members in the City for short term stays or low income units

Q: Top Priority

- Need more affordable rents for safe and appropriate housing and better understanding of how it compares to mortgages
- More accessible, affordable rentals geared towards youth and single families
 - Most First Nations put a lot of focus on Elders and are often well cared for
 - Communities find it hard to assist those leaving to the City with limited skills
 - Come back with a sense of failure and potentially addictions issues

Verbatim Feedback – Community Survey

Q: What do you see as the top 3 most pressing housing issues currently facing Fort St. John? Answer: Other (Please specify)

- # 1-Proper wheelchair accessible affordable housing. Priced for people with disabilities.
- Affordable rental units operated legally (aka not slum lords)
- First is affordable housing for seniors
- Homes with larger lots and more high-end neighborhoods
- Independence Living for Seniors and Disabled (under 65 years)
- Indigenous Shelter Housing
- Lack of individual family homes- too many duplexes and apartments
- More facilities such as Assisted Living - Independent Living, Residential Care - Third House at Peace Villa would accommodate many of these needs. Peace Villa is not just for Seniors but for many members of our community who need extra support and care.
- Senior housing needs addressing before anything else.
- wheelchair accessible (and affordable) housing
- Wheelchair accessible housing

Q: If you chose: Availability of support services, please specify (i.e. culturally appropriate supports, mental health supports etc.):

- Disabilities of all kinds...
- Special Needs Supports for Adults
- Those listed here plus support to substance abuse
- Physical support. Availability of affordable contractors
- Rebates and programs that make homeownership more affordable.
- Support for those who are unable to afford a place to call home.
- there is a severe lack of support for homeowners battling against illegal basement suites. These illegal suites bring transient people, crime, and congestion to otherwise beautiful quiet neighbourhoods. complaining doesn't seem to work, the city is way too slow to act, and homeowners are left with little recourse
- forget about culture. just look after people.
- For Parkinson's, MS, ALS
- Medical services, doctors and mental health experts should be much easier to access.
- culturally appropriate supports
- culturally appropriate supports
- There are issues of culturally appropriate supports but that ties in with an almost total lack of mental health supports. There is an obvious link to the lack of mental health supports and outcomes for the disabled and seniors.
- Mental and social support
- Mental health – x2
- Mental health Physical health Both separate from seniors housing
- mental health and addiction services

- Mental health and culturally appropriate supports.
- mental health and poverty
- Mental health and seniors support
- Mental health and special needs
- Mental health is not a problem if you do not keep people locked up like cattle and have activities and events they can attend.
- Mental health supports and family supports for children.
- Mental health supports are difficult to access if you don't know where to go. Access to healthcare: difficult to get a doctor, or into see your doctor, long emergency waits and uncertainty surrounding prenatal care.
- Mental Health Supports, Young Parent support. Disability support.
- Mental Health, Addictions, Seniors Housing
- Mental health, drug and alcohol, disability, senior
- People aging out of system or have mental health or addictions. The only place to go here is Salvation Army Shelter. Not many are willing to go there.
- youth, mental health and those running from abuse
- Support for people who want to work. Rec activities.
- Elder care
- Health services such as home care and nurses. Funding for programming at transitional housing units.
- Highest quality standards for independent to full care facilities made available without long waits (months).
- Home care for the elderly
- Home Support services
- Homecare
- in home services for the elderly like yard work cleaning etc.
- Meals, home care, socializing areas
- Retirement housing
- Senior supports
- Senior supports
- Seniors – x2

Q: If you chose: Availability of support services for specific population groups, please specify (i.e. youth, Indigenous Peoples, seniors etc.):

- Adults Seniors
- Adults with mental disabilities
- Affordable seniors housing
- All lives are important
- All segments of our community especially Seniors
- Assisted living for Seniors.
- existing homeowners who are suffering from congestion and rude belligerent tenants illegally living. houses are sold, new owners move in new tenants, and then you are back to square one fighting all over again. there's no excuse. the city has plenty of rental options that people don't need to be building suites unless they are buying homes, they can't afford in the first place.

- I chose this one because of my experience with my mother five years ago. I was already caring for her and when I needed help it became another job for me to find and track the support services. The number of trained support workers was a problem. Night care was virtually unavailable. I was working and could not spend every night on the couch in her apartment.
- Indigenous and Youth
- Indigenous groups
- Lack of comfortable senior housing
- Limited availability and difficulty finding out about supports for seniors, palliative care and at home medical support
- low income seniors, people on PWD, CPP disability pensions
- Low income, seniors
- Low-income, and also wheelchair bound people specifically.
- Men, so little is out there for men to access help.
- Over 65
- people with disabilities
- person who are neither youth nor seniors
- Seniors – x16
- Seniors and Disabled who are under 65 years old and need support
- Seniors care
- seniors of all ethnic backgrounds
- Seniors rental
- Seniors who do not have family members close enough to visit, seniors who do not have a family to support them and seniors who are in various stages of dementia.
- Seniors, and pet friendly rentals that are not sub-standard in quality
- Support for people who want to work.
- Those with disabilities on a limited income no matter what their culture or age.
- Wheelchair, low income not supported by bc housing.
- Youth and young adults learning to adult.

Q: If you chose: If you chose: Supply/availability of appropriate/adequate housing Please specify (i.e. senior, care needs, number of bedrooms, etc.):

- 3-bedroom homes/apartments.
- A place that has been updated with modern amenities.
- accessible rentals for the disabled sadly lacking here
- Adequate housing for renters, not "run-down" or mold infested homes.
- Affordable housing for larger families. Larger bedroom housing options.
- Affordable housing in nicer area for single and low-income families, three bedrooms, basement
- All segments of our community especially Seniors
- apartments with 2-3 bedroom and bath; option to receive meals
- Assisted living needs to have more 2-bedroom suites for couples so they do not have to be separated. (e.g. Heritage 2)
- Assisted living, one bed or 2
- Care needs
- Care needs, affordably, # of bedrooms, more for single persons

- Clean safe apartments. People often live in a mouldy dump because it's the only thing affordable
- Housing for single incomes, not just apartments or condos, but actual houses.
- Housing for special needs adults
- Housing options for retirees and seniors. The ability to downsize but still remain/purchase a smaller updated home. One floor, two bedrooms, storage, garage, and a yard.
- I'm a single mom who can't afford a lot for rent and have some health issues and would like to see more places without a lot of stairs or appts with elevators
- If seniors had more options and better health supports many would stay in FSJ instead of moving south.
- It's very difficult to find AFFORDABLE housing and even more so if you're looking for pet-friendly rentals.
- Less stairs for mobility issues, wider doorways for those with walking supports or wheelchairs. More available units with laundry in the unit. Seniors, and those with mobility issues struggle to get affordable help, so these small details would improve the length of time they can remain in their own home without having to relocate.
- Limited availability to access to senior or palliative care housing/ beds and difficulty finding out about them
- Lower cost housing e.g. Coop housing
- Need more low-income housing
- Number of bedrooms
- One-bedroom rental
- One bedroom/two bedroom
- One place to go for those seeking housing at all levels (seniors in particular)
- Same as number 3. I found there were limited options and availability. Wait lists were an issue, indicating there were not enough.
- Seniors – x9
- Senior 1-2 bedrooms and 2 bathrooms
- Senior and Disabled: independent, intermediate care and long-term care
- senior and support housing
- Senior assisted living
- Senior care
- Senior care is very short
- Senior housing 2-bedroom homes
- Senior housing, housing for adults with developmental disabilities.
- Senior where one spouse is caregiver to other in order to keep home. 2 bedroom.
- Seniors 2-3 bedrooms we are older but still need space for visitors and hobby rooms. Affordability with reasonable taxes and utilities. most pensions hardly cover rent.
- Seniors (especially units adequate for couples)
- seniors 2 bedrooms
- Seniors and just because you are single does not mean you would have no need for an additional bedroom.
- Seniors homes/complexes are full and have wait lists backed up for years.
- Seniors housing (supply/availability and affordable)
- seniors, special needs
- Single parents, youth, seniors, indigenous. Each of these demographics has different needs that may not be met with our current housing situation.

- Support for people who want to work.
- The separation of senior couples must be halted which means more 2-bedroom units, space for live in care givers are essential, more culturally diverse supports in terms of faith practice, good menu options and ability to provide safe exercise options.
- There are only 3 rental companies I could find to help people look for a first-time place. They get denies as no history for rental.
- There is a long waiting list for senior housing, partial care, full care and affordable for those living off fixed pensions. They cannot afford to live here currently.
- There needs to be more housing for seniors, especially gated communities which would offer stand alone housing but could be strata.
- Three bedrooms to allow for live in.
- Two-bedroom Seniors apartments so they can own their own senior apartment with services like food prep and medical personnel
- We have no transitional Housing except for the Centre of Hope that is housed in the same facility as the shelter. More Indigenous transitional supports with the culture woven into the program. Like being outdoors and getting back to nature. That is where we are most at peace. More housing for our clients with multiple barriers. It is hard to get your life in order if you haven't got a place to call your own and put in place services to help them with those barriers. Have health checks and services come to them after they are housed.
- We need real people family rentals. We need minimum 3 bedrooms plus in all rentals. STOP 1 and 2 bedrooms from being built. Not our parents age when they bought houses in their twenties. Only have 1 child and at max capacity and can't afford to put down payment on a house.

Q: If yes, what do you believe are housing challenges that are/will be facing Fort St. John over the next five years?

- Adequate cost-effective housing for seniors.
- Affordability – x3
- Affordability too many businesses wanting to make a high profit-making efficient home not available. some houses may be there: but being nice and some place some one wants to live in a totally different matter
- Affordability and suitable housing types.
- Affordability... The supply is terrible and can't afford these executive housing. (Not comparable to Edmonton housing)
- Affordable housing and services for seniors
- Affordable housing for our most venerable population i.e.: single parents, clients with multiple barriers i.e.: addictions and Mental Health issues. Singles with disabilities. More senior housing
- Affordable housing for seniors
- Affordable housing for seniors and for single parent families
- affordable housing for single parents and their children.
- Affordable housing. House prices now are not affordable for young or old people.
- Affordable rental housing and the need for assisted living housing
- Affordable senior rental housing
- Affordable seniors housing needs
- Aging population and no where to live with assistance

- apartments for independent living for seniors and assisted care for seniors. also shelters for the homeless
- As our population ages, more demand will be placed on senior housing with supports.
- Assisted living
- Availability of senior apartments
- availability of units for diverse household types - multigenerational, single parent, singles
- Baby Boomers aging and needing various housing options
- Cost
- Cost housing is way too expensive for what is offered
- Cost of buying anything that isn't in need of a full reno is astronomical. Rentals are overpriced. Pad rent is DISGUSTING. \$500/m for a lot, with nothing but the occasional plowing of roads (not driveways, just the park roads) is horrible.
- Cost of living being more than average income. Lack of affordable rentals for low to moderate income families.
- Cost of renting
- Cost will be too high for first time buyers
- Costs, and availability of adequate housing for people/ seniors in wheelchairs,
- Costs. Utilities, insurance and taxes are around \$1500 per month for my home, many cannot afford that and are forced to live in horrible places to make ends meet
- Cozy of housing is continuing to increase
- Due to the current situation surrounding COVID-19 and the economy I believe that Fort St John will see a surplus of unemployment which results to not being able to afford housing.
- During a boom, which is standard in the boom/bust nature of the City, we have a shortage of housing, which leads to the creation of illegal suites in homes, garages, sheds, etc. Because standard rental rates are uncontrolled (if you don't like the increases, move out) And people can not afford the rental rates, or save for a down payment to get into a home.
- employment
- Employment and \$ within service sector
- Energy sector is being hit hard, wages are being cut and lost. We need more affordable home solutions that aren't condos and rental suits. Building a new modular home park that actually looks like a place you want to live and grow your family that has restrictions on how old a modular home can be (nothing older than 2010 for example), lots must be maintained, no rusting cars on the grass, etc. Condos and townhomes are not great when you don't want to have to deal with second-hand smoke, parties and dirty rig folks. We need more affordable single-family homes or like I said earlier, modular home parks that are safe, clean and well kept.
- Expensive services
- Growing senior population Current decline in O&G causing high vacancy and empty houses
- Homelessness due to the economic increase and rental housing. Not enough Affordable Housing
- Housing for Seniors
- Housing for seniors. Our baby-boomer population will be starting to surpass our current availability for senior adult and semi-assisted living options.
- Housing prices and market stability.
- I know there are very few options for people struggling with mental health & addiction, as well as individuals leaving harmful relationships, especially with their children.
- increased housing prices following the correction over the past few years. Limited affordable housing options. Limited new builds create an ageing housing market.

- It is and will continue to be difficult to find AFFORDABLE housing that is suitable, safe/well-maintained and especially, pet friendly.
- Lack of affordable housing
- Lack of affordable housing - ownership and rental
- Lack of affordable, decent, available to not just seniors but to younger persons and young families
- Lack of assisted living facilities for seniors
- Lack of facilities to accommodate those who need extra care especially those who are suffering with dementia.
- Lack of individual family homes with yard space. Way too many duplexes and apartments and due to the cost of everything these crowded developments continue to evolve while affordable single-family homes have fallen behind
- lack of seniors housing and affordable rentals for everyone Cost of buying a home will continue to be a challenge too
- Lack of supportive housing for mental health, seniors, addiction, & chronic homelessness
- loss of jobs, low incomes, nasty landlords
- Low income housing and size of housing i.e. 4- or 5-bedroom homes for low income families
- More senior housing and accessible apartments for wheelchairs and other physical disabilities
- More senior housing at affordable rates.
- More young people are growing up and will reach age to move out but there are not enough places accepting them without references or jobs. Covid messed up allot of jobs for people. Next will be fear of contact to close. More mental health help is needed.
- No availability to those that need to not live alone but can't go anywhere else because there is no where else b
- Not affordable given the budget the government sets for adults with severe special needs in this area so they need to relocate.
- Not enough affordable housing for seniors or people in wheelchairs/walkers. people shouldn't be paying 70% + of their income for housing
- Not enough housing with care for seniors.
- not enough wheelchair accessible affordable housing and limited seniors housing (all new housing MUST be visitable (if you don't know what that is, google it) and at least half should be fully accessible.
- over supply and over taxation. Oil is down, Site C will be finished, and the economy of this town will crash. at the same time, the city is blowing money left right and centre on all these projects that are non-essential. Who is going to pay for everything? Property values are going to drop, taxes will go up, and it's not going to be good.
- People not being able to afford housing
- People securing housing who may not have a deposit for a rental or a reliable source of income. If income stops, have safety measures to not immediately place people into a homeless situation.
- poverty and loss of income plus high interest rates
- Quality of homes is not as is could be, they should be built to last not fall apart. These cheap homes are driving the market down.
- Rent affordability
- Rents are extremely high. Volatile employment markets will keep people from being able to afford higher rents. Lack of available affordable housing if economy bounces back to economic boom times.
- Same as last 20 years, inappropriate senior housing supply
- Senior and low-income housing

- Senior care and aggressive plans to address homelessness with adequate support services i.e. mental health and addictions
- Seniors Housing – x4
- senior housing always a problem for lower income seniors and availability
- Senior housing with progressive care. Need more townhomes that are affordable for young or single parent families. There is no oil patch boom or money supporting this town or the people here anymore.
- Seniors and disabled housing
- Seniors are not moving away to live else whereas they have done in the past. I would love to see senior housing in a community where we still have our own yards etc. but have snow removal and yard maintenance.
- Seniors housing, housing for people with mental health and substance abuse illnesses, low income housing
- Seniors Levels of Care Hospice Housing
- Shortage of 3-bedroom homes
- Shortage of affordable rental housing, access to affordable rental housing (landlord barriers to low income renters entering tenancies), transitional/supportive housing for people facing mental health challenges (including substance use as well as not), most banks will not enter mortgages for mobile homes, creating a major barrier to low-mid income people, or young people owning a home.
- Shortage of affordable seniors/special needs community type housing. This is now and will carry on over the next five years if more do not become available
- Sufficient housing/assistance so seniors can stay in their own homes longer
- taxes are increasing. Seniors will not be able to stay in their homes.
- The affordability of renting a place. And not having subsidized housing in place so people can afford to live.
- The challenge is that affordable housing for younger people is not there and designing trailer parks or duplexes on such small lots for families is disgusting, but it all comes down to money. There is shortage of housing for seniors that would like to downsize but remain independent. Smaller bungalow type housing, no basement.
- The cost of housing in Fort St. John is astronomical and is the exact reason I am moving away from Fort St. John and back to the East Coast.
- The cost of living
- The economy changes that have resulted from COVID-19 and changes in the oil and gas industry
- The smaller homes are old and dated. Can't find contractors to fix these homes. Lack of "nice" trailer parks that are suitable for older retired adults. Do not want to pay \$300,000 for condo living.
- There appears to be higher demand than availability. What happened to the facilities scheduled to be built near the hospital?
- There are already wait lists for seniors to get into care homes, semi care complexes and not aware of anything being built in the next year or so.
- There are VERY few decent rental homes and those that are at a very high rate.
- Those struggling with mental illness, Addictions, etc. are at a high risk for homelessness or to maintain housing if they are accepted. Sometimes they have burned all the bridges so what do we do with them then?
- too expensive
- Too many overpriced houses already that are not even close to the asking price, it's out of hand and ridiculous! If people can pay the high rent, they should be able to own their own home too!

- Unrealistic and overpriced housing.
- We need a housing first strategy for our vulnerable residents as well as more emergency spaces for those fleeing violence.
- What seems like an abundance today during tougher economic time, doesn't last in a normal market.
- wheelchair accessibility and retiring people
- With lower incomes, I believe it'll be harder to purchase a home and/or afford housing costs. I also believe that there is a homelessness issue that is larger than what the shelter itself can handle, and I think it will get worse over the next 5 years.
- With the economy dropping, there will be even more need for low-income housing. Also, the lack of accessible housing is nearing crisis-level, and the aging population will only put more pressure on what we have.

Q: Are there groups of residents that, in your opinion, have a particularly difficult time finding affordable, adequate housing? Answer: Other

- 30-year old's trying to take the next step in their life from living in a rental to buying a home but only has the option of buying a dump or a condo. This town has a lot of trashy homes and rentals. Its embarrassing. Action Property and Sterling Management don't seem to care that their rentals look like crap and don't want to put in effort to keep them safe and clean. It turns this city into an eye sore.
- anyone with Mental illness or Addictions
- Chronic homeless individuals, people with mental health and addictions
- Clients with barriers
- for rentals, people with pets
- Gated seniors' complexes
- Hospice housing
- Indigenous Students coming from nearby Reserves for high school and college.
- Low-income people
- new young families
- People with pets
- Probably all
- single families
- Single people
- Single people on their own
- Specifically, wheelchair accessibility
- the rental companies in town are absolutely awful. good luck trying to avoid them if you want to rent.
- We need drug rehab facilities and halfway houses to accommodate people so that they can return to their families and home areas
- Young Adults

What do you think is needed to help people find and maintain safe, adequate, and affordable housing? Answer: Other

- Educational Support housing for Indigenous students
- Family housing needs to be built and lots of it
- Help for Property Taxes, even with the homeowner grant, taxes and home insurance and upkeep of a home are horrendously expensive for someone that has an income of under \$20,000 a year, yet still lives

in their own home. It maybe 'Better at Home' instead of government care facilities but having to pay upwards of \$5000 in taxes, insurance, water/sewage, upkeep is unreasonable.

- Is this survey about houses or services? It's not making a lot of sense
- Lower rental costs \$1700 p/m for a three-bedroom house those people could never afford to save for a home if their own.
- lower the cost of living for the Young (20 -30) ICBC cost
- More facilities for seniors: independent to full service in the same complex
- More seniors housing required
- Place that have access for people with physical disabilities
- Rental caps, including caps on pad rent
- Senior housing
- Smaller homes at an affordable price located in nice safe neighbourhoods with trees and green spaces.
- tougher laws against illegal suites

What do you see as the biggest barrier to meeting the current housing needs in Fort St. John?

- Most of the new developments for affordable housing are 2-3 bedrooms. There are very few options for 4+ bedroom homes.
- Not enough multi family communities
- The popularity of building 2-bedroom apartments and townhomes and executive housing.
- accessibility
- We don't have the services the larger cities have for our most vulnerable. We need to have rehabs, and places for those recovering from addictions, abuse etc.
- Acceptance that it is needed
- City council!
- City planning and engineering delays as well as poor communication amongst these departments. Internal office politics also does not help the issues at hand...
- lack of enforcement
- lack of willingness to mandate proper building standards for accessible housing
- not enough investment from the city - need to prioritize their spending better not enough investment from stakeholders or provincial and federal governments - city needs to advocate more aggressively and or effectively
- Not enough support
- Not in my backyard syndrome, funding from all levels of government
- permit system in the city needs to improve turnaround
- Prioritizing the most vulnerable has not been on the radar of B.C. government until recently
- Programs & funding
- Red tape and surveying us to death. 😞
- Affordability – x5
- Affordability and missing 30 years worth of supply that never got built.
- High rental costs / not enough senior rental units
- High rents
- Lack of affordable development and painful permitting processes
- Lack of affordable housing

- Lack of affordable housing, lack of supportive housing.
- landlord greed=too high rents
- More affordable housing
- Not affordable
- prices are too high.
- Single family home affordability
- The price tags that are ridiculous!
- This is an expensive place to live. Not everyone has a 6-figure income.
- Cost of living is high not only housing but groceries, utilities, education, gas and insurance.
- Rent prices are extremely high, especially in a volatile employment time. Rent prices should reflect current salary rather than based on a standard price. I.e.: joe was making 5000 a month, joe can afford to pay 2000 in rent. Joe now took reduction in pay to stay employed. Joe now makes 4000 a month, joe cannot afford 2000 in rent. Joe's rent should be lowered to say 1000 in rent, to allow Joe to also ensure the remainder of his Bill's are paid and so he can afford to eat. Rental geared to income.
- The cost of living is high already and if you are a single earning family or a caregiver, the expenses of course multiply.
- Cost – x4
- Cost of building and availability of funds and grants. City support and financial breaks for those trying to build these much-needed facilities.
- Cost of providing seniors housing.
- Cost. It's cheaper to rent, but still expensive enough that most can't build any savings to eventually buy a home. The only thing cheaper than rent is to live in a trailer park, but once you're in, you can't get out - trailers in parks have no value.
- Developers building for profit - inexpensive housing options would most likely not be as profitable
- Finances and qualified service providers
- Financial partnership and support
- Finding financial investment partners
- Funding in the north.
- Incentives for developers, policies
- Money – x2
- Money and rents are very high
- The cost to build/purchase and maintain a property force the cost of rent up to an unachievable level for lower income peoples
- The fact that it costs too much to develop individual homes and lack of available properties at reasonable costs
- The taxes and insurance that one must pay when owning a home.
- The taxes that the current owners face due to overspending of taxpayer funds for realtor developments.
- Between Covid-19 and a lower economy, there seems to be hesitation for investment in new facilities. Some form of tax benefit, land grant or other incentive could be used to attract investment in new senior care facilities
- COVID-19 and employment picture
- New housing markets are constructed to people who are financially secure.
- the cost of purchase or rental is quite high, I assume due to oil and gas industry. but not everyone works in that industry and has those high salaries
- Lack of collaboration

- Lack of education.
- Lack of knowledge or help finding help. Shelter is scary untrustworthy place to be near.
- homes that are suitable for families with children. Affordable rent
- Landlords and management companies don't want problem tenants and you can't blame them. But then what do we do with these people who can't find housing.
- Income security. Jobs with a living wage above the poverty line would be a bonus
- Lack of available low-income and accessible housing. The waitlists are huge.
- Lack of properties that fit the bill of low income or rent based on income.
- Not having enough affordable housing for people who are low income.
- poverty
- Rental companies' unwillingness to rent to low income individuals.
- Restrictions due to COVID-19 and the number of people that have lost their jobs due to it
- The Rental market is targeted Towards workers that make a lot of money such a as hydro employees. Not everyone that needs a house works for large companies. It's expensive here and there is not a lot of one-bedroom apartments
- A new mayor is needed, and city councillors need to pull up their socks. we do pay them a lot of money.
- greed
- This nasty survey. Who created it?
- Northern Health
- Allowing pets as well as the cost to rent
- Greedy landlords, limitations of pet availability, oilfield economy / prices but not everyone makes oilfield wages.
- housing being build isn't sustainable it is built cheaply.
- Lack of nice apartments. Who wants to live in a building that smells of pot and where you can't sleep due to noise?
- Our current housing is run down and dumpy and that's supposed to be ok? I want an affordable single-family home, but I don't want a house that's a garbage pile from the 1960s. This city seriously needs a big overhaul to clean up and show some pride. Condos and townhomes are not the answer. More single-family homes that are actually affordable and modular home parks that don't look like the ghetto.
- Style of construction that is geared to a high end if interior finishes as opposed to functionality for the general population should include Safer standards.
- No competition in rental management companies
- People still have the mindset of an oil town and want oil town rents. Rents need to be brought back to align with current wages.
- Aging Population
- Aging population no housing
- Fort St. John is not a senior friendly city because of simple climate issues it would be nice to have a senior adult-minded building added to the city designed for the various needs.
- Government help for seniors
- I think the focus has been on building the larger family homes and the rental market. Given that in the past, retirees sold and moved away from Fort St. John - this demographic has been overlooked. Smaller affordable newer homes/trailers would serve the needs of singles/and single parents as well.
- Lack of detached seniors housing
- Seniors housing (unassisted), seniors housing (assisted), new market unit condos/townhouses

- A lack of affordable housing, unless it's a trailer or a dingy apartment, there's very little for low income people.
- An overall lack of housing options. Waitlists are long for subsidized housing, and the rental costs in Fort St. John continue to grow.
- Availability, affordability and accessibility
- lack of affordable supply
- Lack of facilities and the cost
- Lack of residential development occurring in the community right now.
- Lack of units
- Not enough low-income housing for seniors.
- We just don't have enough rental properties available, which drives up the prices.
- House prices for youth. Seniors 2 bedroom affordable two-bedroom apartment (to own) with amenities like meals and health personnel

What ideas do you have to help address the current housing needs in Fort St. John?

- Build 3-bedroom apartments and put in amenities cause a good deal of them will never be homeowners. Like gardens, community/game rooms, storage lockers. Act like they're going to live their life in these places
- Build more 3-bedroom homes for low income households.
- Create one-bedroom apartments, lower the cost of rentals
- More options for families who have to rent.
- Physical barriers in bathroom and bedroom
- Accessibility: Open floor concepts no tight hallways larger door opening, ground entry (no steps.)
- educate builders and government on what accessible housing is, who needs it (everyone) and why it matters, mandate accessible housing
- More physical/mental support housing with the staff to operate smoothly. Offer rental subsidies for low income families and/or if the family chooses to be a caregiver for their loved one.
- low interest construction mortgages for non-profits. Meet with and work with interested groups to help support their endeavours.
- Lower house market prices offer lower rental rates for long term leases. Make the slumlords fix the junk houses they over charge for.
- Lower rental rates would make renting more affordable, and also encourage landlords to want to fill their empty units, making it more likely that low income renters will be approved. More supportive housing availability for renters with mental health, employment, and independent living needs.
- Lower the prices to buy, most are not worth what they are trying to sell them at, it's gotten out of hand. You can drive two hours and get the same house for half the cost. The younger families will not stay if it continues this way
- More affordable housing, more rental incentives, more rental laws for rental fees and how high or more standard fees for same type of rentals
- more affordable pricing. more houses not some many duplexes and rental property
- My concern at my age is affordable rental housing with social activities
- Reduce cost You shouldn't have to pay 1/2 million dollars for 3 bedrooms
- Rental caps, including caps on pad rent.

- This is not a boom time, lower rents, especially in apartments. IE, Rent goes up with each floor because of the view.
- Assist in awareness of subsidy programs
- Awareness / education as mentioned, talk to local residences at seniors' homes and get their perspective.
- Provide local training for support staff, educate contractors and provide incentives to developers to incorporate standards that will accommodate disabilities such as fully accessible buildings.
- Unfortunately, not many but a centralized place to start looking would help.
- Privatized facility with care available
- Support as Palliative Care Society
- Cultivating communities for specific groups
- crack down on violators
- Collaboration and Partnerships
- Encourage developers to develop integrated housing so that seniors, students, persons with disabilities, low income families, etc. can live together in the same areas/complexes.
- Encourage development of affordable housing.
- Financial incentives to modify units to make them accessible. More tiny homes. Less barriers and construction red tape.
- Governments should have a hand in regulating the market
- I think we need more incentives to promote building more rental properties to have available for Fort St. John residents, at more reasonable rental rates. Especially single-family homes/duplexes/complexes.
- Incentivize for developers to meet the needs.
- Listen to possible developers for their suggestions, any additional costs the city puts on them is always relayed to the buyers so who loses in every scenario, it is the buyer.
- more environmentally friendly building options for sustainable development for housing that can endure generations
- Need more grants to help keep housing affordable
- Offer city owned property (condill, Fort, sew it shop) to developers that are willing to build units and sell for less than current market values as well as partner for a down payment trust program.
- Provide incentives for developers to create more affordable housing options
- start building up, build affordable condo's buildings, city needs to change the way they do business with developers
- Strengthen City bylaws to encourage (require) a percentage of all residential development to be affordable (both rent and ownership).
- build more subsidized low-income housing and coordinate with the people on BC housing waitlist--some have been waiting 5+ years
- Look into ways to bring in subsidized housing that is geared to your income and not the pockets of landlords.
- Low income housing and senior residences
- Modular home parks that have rules and bylaws that ensure the park is kept clean, safe and respected. More single-family homes that don't have basement suits, we have enough of these. We need more single-family homes that someone making \$60,000 - \$70,000 a year can afford. Not everyone wants to live in a multifamily home or condo and be surrounded by filth, drinking and drugs.
- More low-income housing i.e. co-op housing
- create a better survey

- None now but we have been filling out surveys for 10 years and there isn't even a shovel been put in the ground. The people that need the housing will have it in 20 years time as the population needing housing for last ten years will be dead.
- not sure
- Get contractors onside to build affordable housing and govt incentives for them to do that.
- Start with people learning to be more responsible and looking after what they do have. i.e. there are a few houses in the neighbourhood that are rented and not looked after by the tenants.
- Build a place where seniors and people with disabilities could live together and help each other. Or seniors and single parents
- build a sustainable infrastructure that allows seniors to purchase at reduced rates
- Build affordable seniors two-bedroom apartments that they can rent or own where meals and health care can be provided.
- Build more Seniors affordable housing
- Build more seniors housing
- Build the Third House at Peace Villa and create a made in the Peace Plan to support those with dementia, those who need assisted living, and those who need more care. Having people in their own homes without support just does not cut it. Too many people are falling through the cracks because there is not enough staff and support for those who are forced to stay at home due to lack of facilities.
- Carry forward with the original plans for seniors' complex
- Encourage gov't and developers to remember that without our seniors there wouldn't be a town
- More info on helping youth and seniors. More affordable housing. Alternative to shelter. Need save spot. Like tiny homes for new renters.
- Seniors independent living with assistance via home care and nurses
- Supplements available for Seniors - Safer could be better.
- Affordable housing needs to be geographically placed where it's affordable - where people can walk and access support services easily. These units need to be constructed to a high standard (i.e. more insulation and high efficiency appliances) such that monthly utility bills are reduced.
- Build nice retirement trailer/mobile/smaller homes/parks with walking trails and green space with trees and benches. Give a reason for retirees to sell their family homes - this would free up existing housing stock and allow retirees/seniors to remain in the community close to family and friends.
- For seniors. affordable homes with their own little back yards where they can grow plants or just have a private place to go
- I think that we could build an affordable housing community, such as a co op that would hold people accountable for what they can contribute to the community. This would push people to engage, take care of themselves and others and have some autonomy.
- Repair the existing roads and parks instead of catering to realtor build up areas with double lanes while other parts of the town are a wack a mole roadway.
- Speaking as a senior I think it is so important to have a community project built with close access to medical and mental health services and to also be affordable.
- Stop allowing developers to build ugly, overcrowded neighborhoods with no parks. Force owners to clean up their apartment building.
- An idea that I have always thought about is a complex designated for young mothers/parents. With education incentives! this would give opportunities for young mothers/parents to either finish school or further education without the burden and anxiety of how to pay rent. This would also provide a safe place

for young parents to offer support to one another. This complex could include support programs like Counselling, life skills, Baby's Best Chance and so on.

- City should be working with companies that want to construct apartment complexes and have at least some of them set aside for subsidy relief programs
- Financial workshops to help those struggling to pay rents but whose income supports the rent. More single-story accessible homes for seniors and mobility struggling.
- I believe that homes can be purchased and turned into safe housing.
- Need a facility to assist with mental health patients... discharging people from Dawson creek psych to the Salvation Army is not a plan that work. It doesn't help the client and the staff are not equipped to maintain intervention, then they struggle and get burnt out.
- We need more programs and support for people dealing with Mental Illness and Addictions and on-going support so that once we can find housing for them, they can be helped to maintain that.
- Build new facilities: attract investors.
- Increased units for seniors
- Properly planning of neighborhoods. Right now, the mandate to include a certain level of lower income/affordable housing in all developments is not work. Better planning for neighbourhoods would help
- Lower property taxes
- Lower taxes
- The item check above - greater integration and cross sector collaboration

If you could identify one priority action to be addressed in the Affordable Housing Strategy what would this be? Answer: Other

- Address housing needs of aging seniors, train more support workers, ensure new multi-housing units are accessible.
- Address housing needs of seniors and youth
- all of the above as FSJ needs a full cross section
- Expand supply of 3+ bedroom housing for growing families
- Expand supply of affordable rental and ownership housing
- expand supply of affordable rental housing AND affordable home ownership!
- expanding number of detached seniors housing, Expand housing for seniors with supports.
- Housing units for seniors including in house laundry facilities
- more access to support Services for information, education, mental health and substance abuse
- More affordable housing for seniors...which would be comparable to "Better at Home" policies.
- Rehabs, detox, halfway houses,
- Student housing.
- why does the color of your skin make a difference on what the city wants to support?

You chose: Addressing the housing needs of a specific population, please specify (i.e. youth, Indigenous Peoples, seniors etc.):

- Adults with special needs
- If seniors had the option to move to new quality residences, it would free up their existing homes for purchase by younger people.
- people with disabilities

- Seniors – x14
- Seniors and palliative care
- Seniors and those with disabilities
- Seniors and youth
- Seniors for sure. For youth perhaps another group home or multi-unit (1 bedroom) building specifically for youth and young adults - ages 17-21
- Single parents, youth, seniors

Please provide any additional thoughts on housing and homelessness in Fort St. John.

- I find that It's easier to find 1-bedroom apartments or suites than it is to find 2-3+ bedroom properties available for rent at a reasonable/affordable rate. Additionally, many properties are not pet-friendly while much of the population owns at least one pet.
- Many multiplex buildings are aged and private landlords are asking far too much money for the quality of their housing. Need more supply, to expensive, the aged building (lowest prices) are not handicap accessibility. Not family oriented.
- Additional low-cost housing is needed to help disadvantaged peoples
- As a single mother, with pets that came from the dissolution of the relationship (senior animals), I have struggled to be able to afford rent in an upgraded home that does not contain a bunch of stairs or multi level issues. I suffer from osteoarthritis issues in hips, so somewhere like coop housing with 2 flights of stairs to do laundry was a struggle, which hindered my mental health, as well as my physical health. I work a decent job, got into a place that is 1 level, but rent is higher, by a lot. Economic crisis has meant a massive reduction in employment pay. Rent has not reflected the same economic crisis and is now unaffordable. Unable to purchase groceries on a regular basis has less fruits and veggies in the house because those can only be afforded on off rent payday. Real world struggles create imbalances. Mortgage rates mean that the owners of units have to make a certain amount to cover mortgage, but it is unwavering in economic crisis times and rental agencies have little care about you losing income. They would rather have empty units with high rent instead of willingly temporarily lowering rent to keep the unit occupied.
- I own my own home in FSJ, but it is getting to the point where I cannot afford the taxes, insurance and upkeep. I have a disability and cannot work and not a Senior but approaching 60 years old. I am in that area where I am going to need serious help upkeeping my home, etc., or I will have to sell and if I sell my single detached home...where do I move? Plus, there are far too many homes in FSJ that have stairs of which I barely use anymore. No one builds ranchers anymore and accommodation with Elevators in FSJ is limited too.
- Rental prices are way to high in the area, along with lack of decent rentals available.
- The rent must be low enough to be carrier under a single cpp disability as there a number of us in town which do not qualify for person with disabilities and cannot carrier more than 600 with hydro
- we need rent control based on square footage
- crime is skyrocketing in this town and it's worse every year. the city needs more viable industries to keep people working
- Emergency housing shouldn't just be for women. Men and youth experience domestic abuse as well. Especially LGBT+ youth. Safe places for all are needed.
- A single parent with 2 kids,1 boy and 1 girl, wants a 3-bedroom apartment with washer and dryer for \$1,500. Can they find one?

- I don't want to subsidize people's housing when they flout the rules and cheat the system. Why should I pay for that?
- Help for all who need help
- Help them instead of kicking them out on the street all day, they need a purpose in life and a safe place to rehabilitate
- I have worked in this field for 19 years and I am hoping that this research makes a difference. I have been to multiple research groups on this topic and we have had some small improvements but, we still have a way to go to help our most vulnerable population. We need more action than contemplation. Thank you for inviting me to be a part of this most important issue
- Thank you for addressing the issue. Everyone should have their own bed to sleep in each night.
- FSJ is getting large enough to require more diverse options for addressing housing needs. Emergency housing provided by more than one service provider would help prevent people having to sleep outside due to being banned from a facility. Emergency and transitional housing needs to be available to people who use substances as well as to those who do not use, in different facilities, to reduce triggers and increase the feeling of safety for vulnerable people and ensure that everyone has a safe, warm, place to sleep. Supports and transitional housing at a level between emergency shelters and independent renting is essential both as a steppingstone for people to successfully transition from emergency housing to independence, as well as to catch people before they reach the point of homelessness. Homelessness is a huge risk factor for deterioration in so many different areas of life. Allowing someone who has lost their housing to enter second stage transitional housing and get back on their feet would be much more effective than putting them in an emergency shelter, and would save society money in the long run with less costs associated with ambulance and emergency room use, policing, courts, and incarceration, which are all services that people often require or are channeled through when their situation deteriorates to the point of sleeping on the street or in an emergency shelter.
- Homelessness is FSJ is a tough subject. How many of the homeless counted, want to change their current positions in order to change their current status on housing? At some point, the solution must be of great benefit than the problem, and I don't believe we have seen that from provincial governments. Is it a work program that includes a housing incentive for the homeless currently counted?
- Homelessness within the community is small. Many of those who are homeless require far more mental health supports, addiction treatment options that are locally supplied.
- Hotels that are not fully occupied could rent rooms for those who are homeless, and the gov't could provide a subsidy for the cost to do such. If an owner can prove somehow that they are helping provide housing to either homeless or a low-income student, or offering a place to reside during transition, perhaps the gov't should offer some sort of financial help to that homeowner.?
- I worry that there is a lack of empathy for homelessness by many in Fort St. John. I think this initiative will rely on leadership and not on broad public support to advance.
- may help if there were more access to shelters but I do not know what the cause of the homeless is so that may or may not be the cause
- more is needed just look at our streets.
- Need more housing for Indigenous students and homelessness.
- Other cities are doing tiny homes to help those who are chronically homeless. Maybe that could be an option.
- The homeless issue can be addressed by hire the homeless to clean up the streets for credits toward their rental units. it solves two issues. garbage and homelessness.

- The homeless population, need housing, yes. but so, do our seniors and those with disabilities. Lower the rent in apartments.
- the homelessness issue in downtown makes downtown a place that residents don't want to go to.
- To combat homelessness, there needs to more for transitional housing and support systems in place. For first-time home buyers there needs to be more options.
- We are trying but we are overwhelmed with the issues our homeless or at risk of homelessness cliental are facing. There is not enough continued support to help stabilize those in need.
- The mean household income of the community does not accurately reflect the income of single persons, single families or those working in service industries, although the housing and rental prices are reflective of the latter. This means that we have many residents renting a room, couch surfing, living in a holiday trailer on someone's property etc. vs. those people being able to afford a place of their own. It would be great to define what affordable actually looks like in FSJ to those who need it.
- Not sure
- Please provide updates on new facilities: Where, when, applications, costs, wait-times, offerings
- While the city maintains a very high level of remuneration for its staff not everyone who works in this area is so fortunate. Perhaps more consideration should be directed to the higher percentage of the population that are still only getting minimum wages.
- The City needs to be more proactive with management companies charging huge rental rates.
- there will always be homeless in all cities. change some of the older building to shelters and let developers buy and build without all the red tape
- We have enough housing it is just poorly managed because of greed and making that all mighty dollar.
- Clean up and encourage infrastructure investment and beautification in the existing trailer parks. Build new retirement parks/subdivisions.
- This city is really lacking pride when it comes to living situations. Fort St. John looks tired and dirty. Affordable homes don't need to be condos, rental units, and trashy modular home parks. Making single family homes actually affordable, fine people for having unkept properties, and build a modular home park that has bylaws and standards that will make it the safest, cleanest in the city so that people will actually have pride living there. This city needs its pride back, and maybe tearing down some of the trashy homes and modular home parks is a place to start.
- Time to make a difference and get on with building more facilities like the one we have. We need more.
- Fort St John has the highest % increase rate of seniors in the Province. These people were the developers and the tax base for our City and Regional Districts therefore deserve to have a home in their later years where they can life safely and happily in a community environment,
- FSJ has an ever-growing seniors' population. They need desirable seniors' homes (apartments) that they can buy, with available meals and health care
- I believe we need transitional housing for seniors where they can move from one stage of growing older to the next - from independent to assisted to full care.
- I think that there are some amazing programs around the world such as integrating daycares and senior homes, creating a community housing with rooms but common spaces as they do in Sweden, there are programs where a young college student or person starting g their career lives With a senior at very low cost or free in exchange for helping them and company. Other places in the world are doing extraordinary things that are very successful, we don't need to recreate the wheel.
- I'm not up to date on the plans but was told that there was going to be additional groups put into the original plans for just seniors. Many seniors or soon to be in next 5 years have expressed to me that they

are very upset about this. And they won't stay where it's not just for seniors. Like I said I'm not up to date so can't give my opinion on this.

- Maybe you should look at some of the communities down south as far as senior housing.
- Need more senior housing or 55+ communities.
- Affordable housing has always been an issue here. It has seemed that over my lifetime here that big money industry meant everyone had money. That was not the case. Not all of us were in the oil & gas industry. Those days are over. It's time for housing availability to reflect the demographics of our citizens. As far as homelessness I think the 'teach a man to fish rather than feed a man a fish' philosophy is a good one. Whatever the plan to provide housing should include a plan to assist them to become self supporting wherever possible. Seniors - there are more & more of us. We are not all in the same physical condition as we age. In home care is lacking and limited in scope. Housing options when seniors have to leave their homes are too limited in number and scope.
- Provide a venue that assists them with their mental challenges
- Salvation is providing an excellent service for our city.
- There should be more support available for them. I hear of people being turned away because some have additions etc. which isn't really helping them
- Increase stock of high-density subsidized apartment complexes for vulnerable and low-income populations. New zoning area classification to limit size of new houses on standard size lots. Too many unaffordable, large houses on the market.
- Tiny homes would be amazing for new renters to learn home care, budgeting, services, independence.

Have you ever experienced challenges in finding and maintaining housing that fully meets your needs? If yes, would you mind telling us what the biggest challenge was/is?

- finding wheelchair accessible housing
- Access to affordable laundry. I had to do my laundry in a sink because I couldn't afford to do my laundry in the coin laundry in the apartment building.
- Accessibility to enter and move around a rental unit with a wheelchair. Not all wheel chairs fit through a regular size door. Having to rent the most expensive apartment in town because it was the only one available that I could get into. Not being able to get into housing when it did become available because I don't qualify to enter bc housing. Bc housing does not take into fact a person's expenditures they only look at the amount of income. Rent goes up yearly by a higher percentage than income does. Not enough space in most washrooms to accommodate wheelchairs.
- Affordability – x3
- affordability as a single working woman
- Affordability, pet friendly, amenities (not sharing walls with other people)
- Affordable housing, like only having to pay 30% of your income
- affordable purchase price of a house
- Affordable/safe/well maintained rentals as a single parent
- Cost – x2
- costs and lack of disability incentives
- Costs, as a single parent it has been especially difficult.
- Finding an affordable, pet-friendly long-term rental that is well maintained.
- price

- Price and lot privacy
- Price of rent and availability of suitable rental options.
- rent cost
- Rent is very expensive and if you have a pet, the inventory just got lesser.
- Saving a down payment for our first home
- The cost of living when you're a single occupant
- Trying to find affordable housing while furthering education was a challenge.
- Trying to pay rent and live at the same time on a low income.
- I looked for a home in FSJ without stairs because I knew that my disability would worsen over time and stairs would be a challenge. I could not find a home to buy without stairs. I bought a home with far too many stairs and have to look at selling instead of being able to live here until I die. We need Seniors Housing and Disabled Housing that takes into account these issues. I want to own my own home; I do not want to rent. I might need to leave FSJ in order to move to a Community that can meet my needs.
- At one point I was a single mom and had challenges maintaining my home and then trying to sell it was also very difficult
- Finding a decent affordable apartment for a single person on a single income.
- Finding a large house that is affordable as a single parent. Most of the rental market that helps low income families are capped at 3 bedrooms. Even then they are still pricy or have long waitlists.
- Finding affordable housing on a single parent income that also has enough space for my children and a private yard
- I worked minimum wage job with child rent was way to high. Higher than what I made in month. We slept tent all summer to afford few months rent to get on our feet. My son died at 20 years old protecting teens from drugs and alcohol just to keep them off street and teach them there is a better life. Some teens now get stuck not knowing how to adult. It kills my heart I can't help them as there is nowhere to go but shelter. I would rather supply what they need to life in fish creek.
- Would like a newer place in a better area that's not expensive to rent as I don't make enough to pay the high rent here
- Prejudice and Bias Property Managers
- references, money for deposits because I'm a disabled low income pwd client
- the local rental companies discriminate freely, and who wants to buy in an area that's ruined due to illegal secondary suites - no one
- Getting value for my money in terms of the home I was purchasing. Fort St. John is overpriced with an older housing stock! Difficulty in finding reputable contractors to fix necessary repairs and renos.
- Lack of senior housing
- waiting lists for seniors housing so long
- Young and inexperienced in money management
- finding a suitable rental for my children with my budget
- Finding adequate rentals with teens
- Rental — having pets, owning — drug houses nearby that everyone knows about and they don't get busted.
- Too expensive, child and pet discrimination.
- trying to find housing in the area suitable for those most vulnerable
- Home Ownership as single young adult

Please specify which housing or service provider.

- Community Bridge.
- Don't remember
- Fort St John Women's Resource Society
- Fort St. John Native Housing Society
- Homeless Prevention and Homeless Outreach
- North Peace Seniors Housing Society
- North Peace Seniors Housing Society
- Northview Apartment REIT
- Peace Enterprises

Please tell us how long you have lived in Fort St. John. Answer: Other

- 45 years
- 50+ years
- Actually, I'm in Charlie Lake.
- All of my 67 years
- Born here
- Off and on since I was 5 years old. Recently moved to FSJ in October 2019.
- Over 80 years

Please tell us where you reside.

- A little north of the city
- Cecil Lake – x3
- Charlie Lake
- Charlie Lake (but I own property in FSJ)
- Goodlow
- Highway 29, Road 281 S and have been there all my life. I am the President of Save Our Northern Seniors so understand the issues. See my presentation to the Select Standing Committee which details what is needed for our community.
- Own property in FSJ, live in area C
- Prince George, but have friends in FSJ who can't find housing and I can't move there because there's no housing for me
- rural FSJ. Grande Haven subdivision

How did you hear about the survey? Answer: Other

- asked for email thru seniors' inquiries
- Brochure
- Can't remember. 🤔
- City of Fort St John
- Developer
- e-mail from a co-worker
- Email – x17
- Email from City

- email from Ron Brar
- Have attended meetings
- I honestly don't remember
- Invitation – x1
- LinkedIn Connection sent me a message
- Service provider contacts
- The agency I work for deals with this problem every day.
- Work email – x2