

- action to bring on land in a planned manner in the next 6-9 months
- City proposal call out to a prospective developers
- adjust to meet higher standard (size, cost, lifestyle)
- changes to zoning - allow for more duplex/four-plex/townhouses
- You can buy a house for less than you can build! (Tumbler Ridge @ \$200 sq.ft.)

LACK OF CONSTRUCTION TRADES

- modular/manufactured homes - 6 month lead time
- Western Coal = 250 people for Wolverine - growth impact on Tumbler = 1000 per people per year

AFFORDABLE HOUSING

- Homeownership
- condominium housing/apartments/townhouses/4plex/duplex
- provide a spectrum of housing types
- seniors specific housing - CHMC needs to deal with 21 unit co-op
- Forgivable second mortgage from resource companies
- Not for Profit Housing group to work with BC Housing
- Work with developers to incorporate affordable options within a development plan
- Discussions around secondary suites
- Mixed use downtown development
- Delegate fact finding to seniors group - develop terms of release, work with BC Housing



Housing Consultations:
Challenges and
Opportunities in
Northeast BC

FORT ST. JOHN HOUSING CONSULTATION – 22 MARCH 2006

HOUSING ISSUES

- housing for people with disabilities/ special needs
- availability of vacant residential lots - inventory of land
- NIMBYism impacting new developments

DISCUSSION GROUP 1

PRIORITIES

- Available & affordable:
- entry level for young families
- young individuals (16 - 23yrs) in school/ part time work/ limited life skills
- seniors (working poor)
- special needs - limited mobility (ground level housing)
- NIMBY

SOLUTIONS

- zoning changes to facilitate mfr home development

May 2006

- educate public - responsibility of developer and SmartGrowth BC
- tradeshow/ fair for investors, developers and manufacturers
- developer to hold open house
- survey done by developer
- public meeting minutes part of submission
- re-zoning includes requirements for green space/ buffer zone landscaping
- value-added by developer
- child care facilities
- partnership with industry
- Pacific 66/ Petro Canada
- own apartments to rent to employees
- mortgage incentives to employees
- rental subsidy
- include childcare in development
- Affordable Seniors Housing
- North Peace Redevelopment
- affordable rental units for independent seniors with support (concierge service, dining room etc)
- seek examples of different "community living" to select a model suitable for FSJ
- mix seniors and families
- SAFER program through BC Housing offers seniors choice of where to live
- educate seniors
- build strength of non-profits advocating for Seniors - BC Housing
- Habitat for Humanity
- secondary suites
- improving CMHC financing policies

AFFORDABLE HOUSING

- Partnering with First Nations
- integrated housing
- student housing
- Need to develop action plan
- hire someone to plan and co-ordinate
- housing needs planning with other community amenities
- Need to plan the community
- need for interaction among various groups
- province to work with industry on housing
- work together with other sectors
- service sector has equipment to develop sub divisions



Housing Consultations:
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May 2006

DISCUSSION GROUP 2

AFFORDABILITY

- lack of affordable housing
- lack of appropriate housing for seniors
- increase density = greater choice
- reduce servicing costs b/c centrally located
- density bonusing - no success
- decrease in housing related costs
- facilities costs for over 4 units (ARCH)

LACK OF SKILLED TRADES

- qualified are difficult to retain
- increased price due to reduction
- trades people from the east
- shift in training education
- high school trades training (on going)
- competition with oil patch
- a lot happening
- piece-meal approach to trades training

SUPPLY OF RENTAL AND TEMPORARY HOUSING

- under utilized current rental housing
- better way?
- secondary suites
- temporary housing (short term basis - before 2 - 3 cheques)
- current men's hostel
- market solution?
- for families and individuals
- communications network
- seniors housing local vs. government subsidies
- need for long term vision

SOLUTIONS - AFFORDABILITY AND BALANCED COMMUNITY

- seniors housing options
- include one-floor, social aspect, senior couple, close to services, 720 sq ft
- secondary suites
- higher density - greater choice
- company housing - to attract qualified workers
- women's housing currently
- money given to non-profit to provide housing
- leadership from city hall



Housing Consultations:
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May 2006

SKILLS PEOPLE

- currently a large provincial initiative under way
- national issues
- provincial nominee program
- community based
- lifestyle
- high school program
- transportation
- draw to work after high school

SUPPLY OF RENTAL AND TEMPORARY HOUSING

- better communication networks with workers
- classified on on-line
- two markets for seniors housing
- subsidized
- appropriate
- better communication between local developers and provincial BC Housing
- ease risks with communicating intentions
- secondary suites
- temporary camps?
- local/rental/ hotels
- framework or action plan
- define what is temporary?
- what situations would it be considered

DISCUSSION GROUP 3

PRIORITIES

- entry level home ownership
- housing as a recruitment issue - attracting skilled workers
- cost of housing - rental
- seniors housing - affordability (rental and ownership)
- low cost rental - "gouging" and evictions
- corporate involvement and investment in community = role
- role of government

SENIORS

- seniors traditionally moved away - now staying here
- independent seniors - some level of assistance/ care
- housing for seniors only - not able to live in single family home
- seeking alternatives
- income- subsidy
- pre-sales - community not ready?
- town to prezone land



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May 2006

Appendix B,
Page 15

- tax break for developers to negotiate/ exchange for seniors
- market to address seniors housing for mid to high income households
- affordable apartment style housing
- BC Housing and Northern Health 40 Units - need a society to operate and manage
- builders - subsidies to allow them to build seniors housing
- regulatory body - locally operated to manage seniors units
- partnership with province
- UNBC study - seniors needs assessment (fall)

RENTAL HOUSING

- co-operative housing – family units
- no private sector role in co-op housing
- builders not interested in rental housing b/c they need to recover costs
- older stock of rental apartments need upgrading
- economy not stable - perception of risks in investing
- soft skilled labour cannot afford to rent
- college built dorms for students
- Industry's Role - Recruitment and Maintaining Employees
- build staff housing
- free temporary housing - transitional period of 2-3 months until new employees find a home
- City needs to promote the community and revitalize downtown
- encourage industry to make long-term commitment and contribution to community
- assisted/ second mortgage for workers who stay # of years
- build apartments - mixed use - residential above retail
- tax incentive/ bonus for industry to hire local
- Habitat for Humanity model can be adopted in FSJ
- senior gov't - should be incentives for people and employers to move to north



Housing Consultations:
Challenges and
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TAYLOR HOUSING CONSULTATION – 15 MARCH 2006

DISCUSSION GROUP 1

- Increasing cost of home maintenance
- Seniors needs
- Lack of existing options
- As a community we are looking at approaches
- Small numbers in Taylor, but expect others not living in Taylor to be part of the demand (for example, two-thirds non-residents use our facilities)
- Need to consider: income, age, health, lifestyle
- Possibilities: Strata/ one-level living; Congregate rental (some amenities); Partnerships (non-profit, RD, community societies, BC Housing, Fed \$)

May 2006