

- 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
Opportunities in
Northeast BC

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 \$)

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- Other options: ILBC (BC Housing), municipal non-profit society; SAFER program; life lease
- Phased development could work- rental (congregate); success in seniors housing if services, conveniences, amenities needs are met
- Seniors housing would free up existing housing for other use

OTHER ISSUES

- lack of housing for
- short stays (accommodation and food services)
- sports/ tourism
- visitors go to Fort St. John
- seasonal workers
- Taylor wants to encourage housing for both short term and permanent housing
- Short term
- Overnight
- Seasonal upgrades, turn-arounds
- Rental transitional to permanent

LABOUR SCARCITY

- lack of surveyors, design professionals, contractors, sub-trades
- 'better building solutions"
- manufacturer, energy efficiency, ready to move, kit of parts
- no issues re: mortgage insurance
- no spec building- more "risk" than building to custom
- demand for modular homes
- smaller lots. Smaller homes on fee simple
- grow homes

OTHER ISSUES

- preferences for smaller lots
- potential Duke partnerships, especially short-term accommodations (e.g. potential guaranteed room bookings)

WRAP-UP

- 'the green building thing' is important – energy efficient, healthy, sustainable
- municipality to support promote
- we are a regional player! - may need a regional approach, but important to look at individual municipality too
- great working relationship with district among contractors

FORT NELSON HOUSING CONSULTATION – 21 MARCH 2006

HOUSING ISSUES

- land surrounding Town of FN owned by Provincial Govt



Housing Consultations:
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