

Affordable Housing



Dawson Creek Today...

- ▶ In 2006, there were 4,650 housing units in the City. Roughly 45 new homes each year will be added over the next 20 years.
- ▶ The average price of a single family home has risen from \$87,000 to \$200,000+. Prices appear to have recently stabilized.
- ▶ The rental housing stock increased by almost 4% between 2001 and 2006, however the vacancy rate is still low at 1.2% (3% is considered healthy vacancy rate in B.C).
- ▶ The average rent has risen by almost \$200/month in two years (an 11% increase). This is a result of the low vacancy rate and high demand from workers in the oil and gas field.
- ▶ 20% of residents spend 30% or more of their income on housing.
- ▶ As of March 2009, 29 households are on a wait list for BC Housing.
- ▶ For the first time this year, a temporary winter emergency shelter was operated to house homeless in the City.

*30% of household income for housing is considered the maximum a household can pay. Those that pay more than 30% of income to housing are considered in need of more affordable housing.

What is proposed for Affordable Housing in the future?

- **Support the health and well-being of all citizens of Dawson Creek by promoting an affordable and diverse housing stock**



What are the major proposed policy changes?

- ▶ **Allow coach housing**, which are smaller, separate units located at the lane behind single-family homes, to increase affordability and housing choice.
- ▶ **Retain rental housing options** wherever possible
- ▶ **Work with partners** such as community service agencies and the private sector to offer new affordable housing, special needs housing, and/or permanent emergency housing shelters.
- ▶ **Focus affordable, rental, and special needs housing** (including seniors housing) at locations that include amenities and services, including transit.
- ▶ **Encourage energy efficiency and conservation** through development permit requirements.
- ▶ **Ensure new residential development is accessible** for people with mobility limitations (e.g. wheelchair users).
- ▶ **Encourage pedestrian-oriented streets** by influencing the “look and feel” of multi-family residential developments through design guidelines.

What is Dawson Creek's Housing Story?

The arrow below describes five types of housing, with costs (to residents) highest at the right. It identifies the role of government, the market, and non-profit sector in delivering the housing. The numbers correspond to the units and percentage of overall total in Dawson Creek.

Public Funding; No/Low Incomes

Emergency Shelters
15 units - 0.3%

Govt Partner; Low-Mid Income

Supportive Housing
50 units - 1%

Market; Mid-High Income

Non-Market Housing
252 units - 5%

Rental Housing
1322 - 28%

Ownership Housing
3060 - 66%