

ARROW LAKES

VILLAGE OF NAKUSP & ELECTORAL AREA K

KEY THEMES & POINTS

- Affordability and limited availability are both barriers to appropriate and quality housing.
- The physical condition of many homes is inadequate.
- There are concerns about how Airbnbs and empty homes are affecting housing availability.

SURVEY RESPONDENT DEMOGRAPHICS

RESPONDENT DEMOGRAPHICS

The Arrow Lakes subregion refers to the communities located in Electoral Area K and the Village of Nakusp. Subregion G is home to an evenly age-distributed respondent population. The survey received a roughly equal number of responses from male and female community members. The survey in the Arrow Lakes subregion received 19 complete surveys and 3 partially completed surveys.

INCOME AND EMPLOYMENT DEMOGRAPHICS

Residents of the Arrow Lakes subregion have a broad range of annual incomes and employment statuses. 33% of respondents make under \$30,000 per year, while 38% of respondents make over \$60,000 per year. The remaining 29% of respondents make between \$30,000 and \$60,000 per year. Half of the survey respondents are currently employed full (27%) or part-time (23%). 27% of respondents report their employment status as retired. The remaining respondents have alternate income arrangements or are students.

DWELLING DEMOGRAPHICS

The Arrow Lakes subregion is majority comprised of single-detached, stand-alone homes. As a result, a significant majority (90%) of respondents reported living in a single-detached home. The rest of the respondents are split evenly between living in a self-contained unit that is a part of a single-detached home, such as a basement suite (5%) and living in an RV (5%). This is a more limited range of dwelling type responses than observed in other communities examined by this survey; residents of the Arrow Lakes subregion have fewer options as to housing type.

SURVEY ANALYSIS

TENURE DEMOGRAPHICS

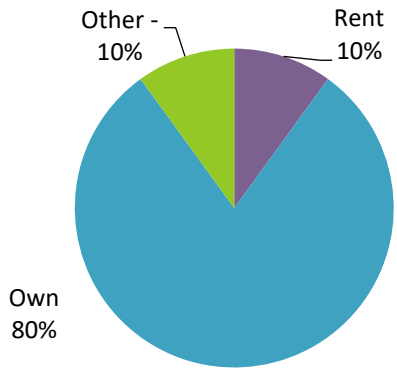


Figure 1: Proportion of Owners vs Renters

Tenure	Percent	Count
Rent	10%	2
Own	80%	16
Other	10%	2
Totals:		20

Table 1: Proportion of Owners vs Renters

Figure 1 and Table 1 above illustrate that 71% of respondents own their homes, while a significantly smaller proportion rent.

MONTHLY HOUSING COSTS

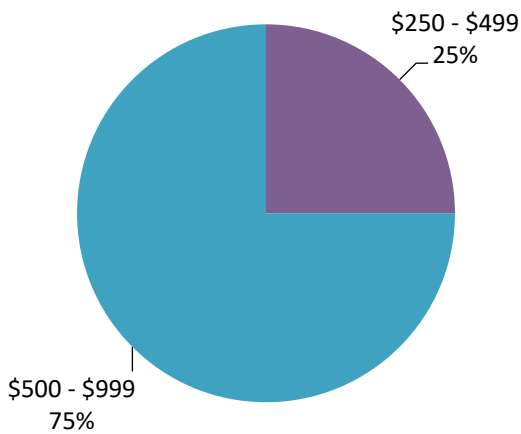


Figure 3: Monthly Rental Amounts

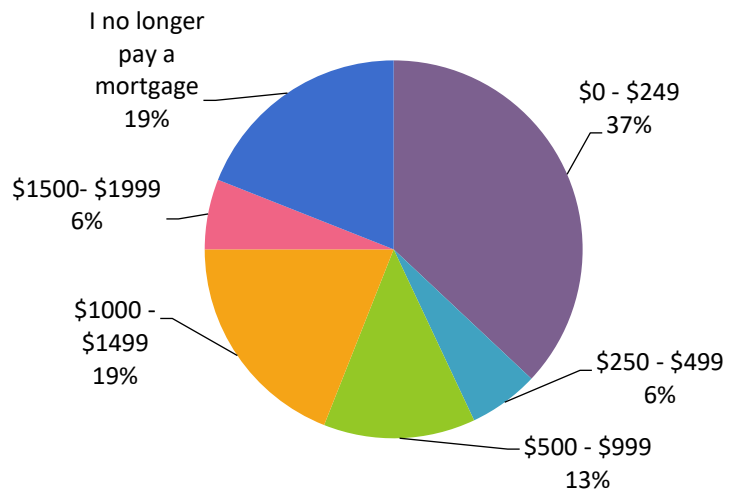


Figure 2: Monthly Mortgage Amounts

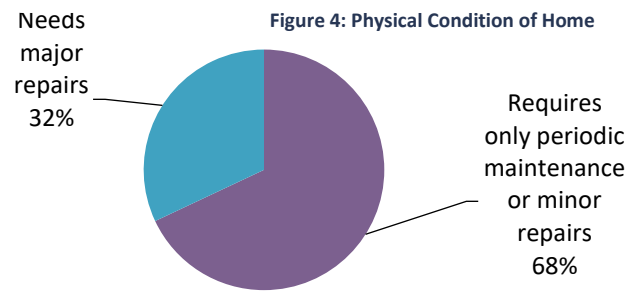
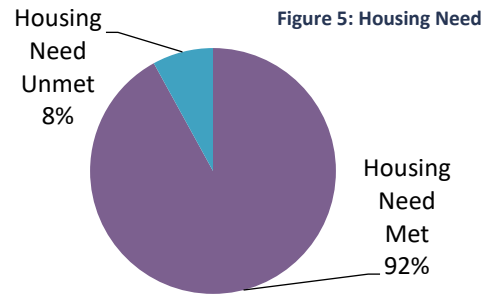
Figures 2 and 3, presented above, indicate the average housing costs to renters and homeowners. Over forty percent of owners no longer pay a mortgage, which has a significant impact on their regular housing costs. Meanwhile, rental costs are under \$1000 for all survey respondents.

HOUSING NEEDS & BARRIERS

The majority of respondents report that their current housing situation meets their needs, displayed in Figure 4. Common issues of unmet housing need include cost, accessibility, and transportation, which 33% of respondents indicated as a challenge in their current homes.

Residents of the Arrow Lakes subregion also have concerns about the physical condition of their homes. Figure 5 shows the need for repairs for both renters and homeowners.

Affordability and limited availability are barriers to appropriate and quality housing for both renters and would-be homeowners in the region. Some of their experiences are described in the following comments:



“landlord told me they are sure I am “nice” but they don;t rent to anyone under 30 due to previous negative experiences.

“No enough housing. If you rent and owners sell, nowhere to go. Nowhere for newcomers to rent, have to buy a place. As places resell, new landlords raise rents.”

ENERGY POVERTY

In general, 78% of respondents find their home’s energy bills affordable, while 22% of respondents recorded their energy bills as being unaffordable. Figure 6 indicates the sorts of services respondents would like to see for individuals who need help paying their energy bills.

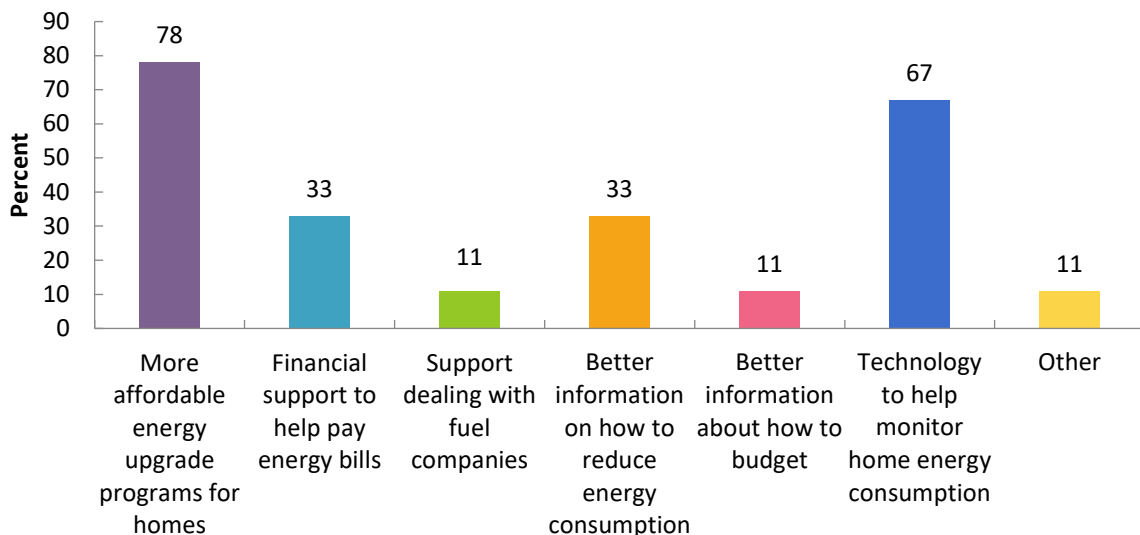


Figure 6 - Energy Bill Supports Respondents Would Like to See

OPEN-RESPONSE QUESTIONS

The survey ended with three broad, open-response questions. Respondents were not limited by length. The following outlines those questions, and some of the responses we got.

ARE YOU CONSIDERING MOVING OUT OF THE COMMUNITY YOU CURRENTLY LIVE IN BECAUSE OF HOUSING ISSUES?

Despite housing issues, 87% (seven respondents) of respondents say that they are not considering moving out of the Arrow Lakes subregion. The remaining 13% accounts for one respondent who is considering leaving due to their age.

ARE THERE PARTICULAR HOUSING CHALLENGES FACED BY YOUR COMMUNITY THAT YOU THINK WE NEED TO KNOW?

Respondents report that housing is unavailable or unaffordable for many community members. Access to appropriate housing is very difficult for families, young people, and people on income assistance. They face a number of barriers, which results in settling for housing that is poorly maintained, expensive, and too small. Respondents also mentioned concerns about short-term vacation rentals taking up an increasing portion of the housing stock. Some comments include:

“Absolutely, our community growing or attempting to - but folks are leaving because they can;t find housing. The 20-40 age demographic is really struggling to make t work here.”

“Too many AirBnbs that are empty most of the year - there are no rentals and very few houses for sale.”

“I know many young people who struggle to find proper housing and have a hard time paying enormously high rent.”

“There is a serious housing crisis in Nakusp. In particular, there are no available rentals not affordable houses on the market. As a young professional family, we WANT to purchase our first home. We hear a lot about people holding on to homes even if they stay empty for most of the year.”

“There is no social housing or affordable rent programs in the area.”

DO YOU HAVE IDEAS FOR HOW HOUSING COULD BE IMPROVED FOR YOUR COMMUNITY?

Respondents were strongly in favour of more affordable housing, suggesting construction of purpose-built affordable housing, increased housing type options through apartment, duplex, and co-op housing construction, and easing zoning and subdivision regulations to allow for secondary units and infill on existing large parcels. Respondents also suggested regulating vacation rentals.

"Put a tax on AirBnbs and build more low-income housing!"

"more housing options for people making low income. reduced social stigma for people requiring supports/homeless"

"Regulating Airbnb if possible. Building subsidized housing. Providing subsidized for major repairs like roof repairs. Programs to help match home/rent seekers to landlords or folks selling their homes privately."

"- property managed rental units/homes with vetted tenants - village or businesses invest in the building of new houses on empty lots - tax on empty or vacation houses"

"Co-housing options with shared spaces"

IS THERE ANYTHING ELSE YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES?

Respondents emphasised again that affordable and appropriate housing is difficult for many people to access. They drew connections between housing availability and workforce availability in supporting Nakusp's stability. Young people and seniors are particularly in need of increased housing options. Respondents also mentioned the need for appropriate supports and housing for seniors to age in place.

"i think more supports for seniors are needed to make their homes accessible for them if they choose to age in place."

"I am genuinely concerned that Nakusp will not be able to sustain growth due to lack of housing. I've seen alot of my friends give up their employment here b/c they had to move due to lack of housing."

"Its nice to see the ALR are going back to relaxing the restrictions on secondary homes on agriculture lands that will help families with elderly parents to build another home on their properties."

"Most rentals we have attained have only been because of "word of mouth" and because we advertise ourselves as a young, working, professional family. Not once have we been able to look in the paper, for example, for available rentals."