

# District of Mackenzie Housing Needs Report



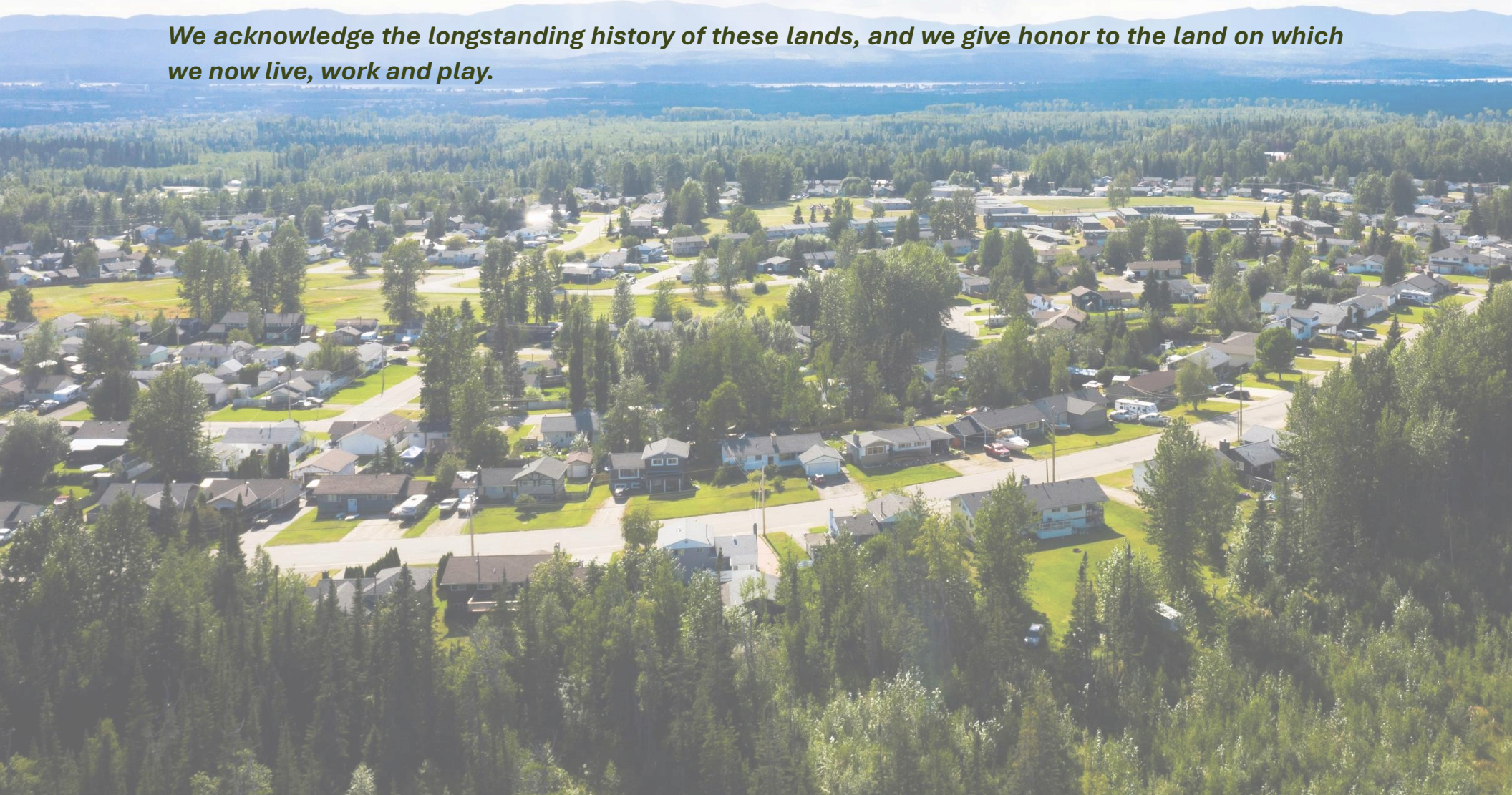
July 2025





***Mackenzie is situated on the traditional territories of the Tse'Khene People whose communities include the Kwadacha Nation, Tsay Keh Dene Nation, and the McLeod Lake Indian Band, as well as the Dunne-za, Nēhiyawēwin Cree, and Anishnaubemowin Saulteau peoples whose communities include the West Moberly First Nation, Halfway River First Nation, and Saulteau First Nation.***

***We acknowledge the longstanding history of these lands, and we give honor to the land on which we now live, work and play.***



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## 1 Introduction

Approximately 29 kilometres north of the intersection of Highways 97 and 39, nestled between the Omineca and Rocky Mountain ranges within the Rocky Mountain Trench, you will find the community of Mackenzie, BC.

Mackenzie was established in the 1960s during the construction of the W.A.C Bennet dam and quickly grew to a population of 6,000 residents by 1996. Since then, the population has declined and as of 2021, the population is approximately 3,281 residents (2021 Statistics Canada Census). Although the surrounding region is rich in natural resources, Mackenzie, like many other resource-dependent communities, has historically experienced fluctuations in both economic activity and population. In more recent years, the District of Mackenzie has focused on capitalizing on its mountainous location in the Rocky Mountains and at the southern end of Williston Lake to diversify the economy to include year-round tourism and outdoor recreation opportunities.

Mackenzie has a resource-based economy which heavily relied on the forestry sector until the closure of local mills. Nearby mines who employ Mackenzie residents are still active and are expected to continue to mitigate some of the impacts of the forestry sector downturn in the community. Mackenzie continues to attract tourism based economic benefits and has recently expanded their economy by welcoming a data centre which is located within the municipal boundaries of the community.



## 1.2 Purpose of this Study

In April of 2019, the British Columbia (BC) provincial government announced that all local governments across the province are required to complete Housing Needs Reports by April 2022, and every five years thereafter. Four years later in November of 2023, in the midst of a housing crisis, the BC provincial government adopted new legislation to implement proactive planning tools with the intent of streamlining the delivery of new and affordable housing, as well as to remove barriers to housing development. The following June, the legislative requirements for Housing Needs Reports were updated by the BC provincial government, with the requirement that all local governments had to complete an Interim Housing Needs Report by January 1, 2025. Moving forward, all local governments must continue to complete their regular Housing Needs Reports every 5 years. The District of Mackenzie (the District), met the legislative requirements by completing their Interim Housing Needs Report in December of 2024.

In 2019, MNP on behalf of the District of Mackenzie, prepared a Housing Needs Report (2019 HNR) as a first step in developing a housing strategy for the community and to meet provincial requirements at the time. This 2025 Housing Needs Report (2025 HNR) builds on the 2019 HNR and further incorporates the data collected from the 2024 Interim Housing Needs Report (2024 IHNR). This current report provides a deeper exploration in the District's housing need by updating the 2019 HNR with the most current and relevant data. The 2019 HNR marked a critical step in understanding and addressing housing challenges in the community and begun to shape an understanding of housing needs in Mackenzie. As part of this 2025 update, the most up to date data from the sources listed in Table 1 was collected in addition to new key informant interviews and a community wide survey. This updated Housing Needs Report and any housing related updates moving forward will continue to inform the District on current and emerging housing needs in Mackenzie which will in turn aid in supporting the long-term planning for the community. The next step for municipalities once they have completed their Interim Housing Needs Report is to update their Official Community Plans and Zoning Bylaws by December 31, 2025, to accommodate the number of housing units required over 20 years as determined by the Province's standardized methodology, called the HNR Method.

We are appreciative of the contribution of time, energy, and key information provided by individuals and organizations who participated in the 2025 Housing Needs Report engagement process.

## 1.3 Using the Housing Needs Report

This HNR is neither a strategy, nor a plan, as it is intended to provide baseline data of Mackenzie's current housing availability, suitability and affordability across the entire housing continuum (Figure 2). This report will be used by District staff and Council as a tool to fully understand the community's housing needs. In addition, this HNR will provide housing-related data and background information to inform community long-range plans, policies, and actions, and will further provide clear, concise data for staff to reference when discussing the type(s) of housing needed with partners, non-profit housing providers and developers. This report may additionally be used by the District and other housing related organizations as background documentation when applying for grant funding.

### 1.3 Key Findings & Priorities from 2019

The 2019 HNR identified the following future, and emerging housing needs to be examined:

Based on trends in household formation, the state of the current housing stock and the gaps identified between housing need and housing supply, emerging housing needs in the community include:

- Housing for seniors and accessible housing.
- Smaller housing units to accommodate smaller households.
- Repairs to the existing housing stock & adequate housing.

When the 2019 HNR was developed, the information available from public sources suggested that the housing stock in Mackenzie was at the time, both affordable and suitable for the population. However, key informant interviews completed by MNP for the 2019 HNR, indicated that there was a limited stock of accessible housing and that the need for major repairs to the existing stock was significantly higher than reported by Statistics Canada.

### 1.4 Housing Action Progress

Since the 2019 HNR the District has taken the following housing related actions:

- Zoning Amendment Bylaw No.1435 – Adding definitions for transitional, supportive, adaptable and emergency housing types to the District's Zoning Bylaw and permitting them as a principal use in a mix of land use zones.
- Rapid Housing Initiative – A rapid housing initiative was explored; however, it was determined that the District did not have the capacity at the time to administer the program.

### 1.5 Transportation Statement

The 2024 IHNR was required to include a statement regarding the need for housing in close proximity to transportation infrastructure which supports walking, bicycling, public transit, or other alternative forms of transportation. The following statement was provided in the 2024 HNR:

*The District has completed an Active Transportation Plan (2024) which identifies the network and the plan to serve the area's that lack active transportation infrastructure. There are key areas next to active transportation hubs that have been reserved or identified for needed housing types such as seniors housing or high density residential.*





## 2 Approach & Methodology

The geographic area of the Housing Needs Report is limited to the Mackenzie, District Municipality (Census subdivision), as defined by Stats Canada, and as shown in Figure 1. As such, in the Statistics Canada data used in the study, the municipal boundaries of Mackenzie are represented by the census subdivision Mackenzie, District municipality.

The process to develop this report included the following components:

1. Review of background policies, plans, and other relevant documents.
2. Analysis of data on Mackenzie's demographics, economy, and housing.
3. Engagement with key informants in the community as well as a community wide survey.
4. Development of recommendations.

This report draws on available statistical information on demographics and housing, as well as the knowledge and experience of housing-related key informants in the District. The primary source for quantitative data presented in this report was obtained from the 2006, 2011, 2016, and 2021 Statistics Canada Census data, the 2011 Statistics Canada National Household Survey (NHS), BC Stats, and BC Assessment. Additional quantitative data was collected from the Canada Mortgage and Housing Corporation (CMHC), BC Housing, the BC Northern Real Estate Board (BCNREB), and the District of Mackenzie.

In order to provide additional context to the statistical data, qualitative data was obtained through the collection of insights, observations and perspectives of community key informants. A series of key informant interviews were conducted to provide insight into areas of concern within the community, as well as potential housing opportunities. For community key informants who were unavailable for an interview, an online questionnaire was provided to be filled out at their discretion. A public survey was made available online and in the form of a printed copy at the District office, in order to provide residents with the opportunity to participate in the 2025 HNR update.

### 2.1 Data Sources

As discussed in Section 1.2, this 2025 HNR has built on the 2019 HNR prepared by MNP. To assess current housing needs and estimate future housing needs in Mackenzie, a combination of primary and secondary research was used:



**Figure 1: Mackenzie, District Municipality (Census Subdivision)**

- **Primary research:** Interviews with accommodation providers, major employers, service organizations and other relevant community key informants to gather information on the current state and availability of housing were conducted. These interviews additionally provided insights into trends and developments that will influence Mackenzie’s housing need.
- **Secondary research:** Information from publicly available sources and the District on population, incomes and the current housing stock was gathered for analysis.

Table 1 below outlines the data elements derived from secondary sources.

**Table 1: Secondary Research Data Sources**

*Source: 2019 District of Mackenzie Housing Needs Report*

Data Element	Source
Population	Statistics Canada Census and BC Stats
Household Size and Composition	Statistics Canada Census
Household Income	Statistics Canada Census
Housing Stock	Statistics Canada and BC Housing
Housing Values	BC Assessment
Households in Core Housing Need	Statistics Canada Census
Economy and Labor Force	Statistics Canada
Building Permits	District of Mackenzie
Housing Sales	BC Northern Real Estate Board

## 2.2 Limitations

The limitations to the data used for this report are listed below:

**The data from the 2021 Census** is a limitation, as at the time of data collection, many households were collecting Covid-19 benefits (Canada Emergency Response Benefit) which were temporary and are no longer available. This temporary income impacted the household incomes of the lowest-earning households in Canada, significantly increasing incomes between 2019 and 2020 and as a result, temporarily reduced the core housing need<sup>1</sup>. In general, the Covid-19 Pandemic massively changed economic activity between 2020-2022.

<sup>1</sup> Housing Assessment Resource Tools (HART) - Understanding 2021 Core Housing Need Data <https://hart.ubc.ca/wp-content/uploads/2023/07/Understanding-2021-Core-Housing-Need-Data.pdf>



**The data provided by the 2011 Statistics Canada NHS.** The mandatory long-form Census from previous years used to develop housing profiles and in-depth income data was replaced by the optional NHS. The voluntary nature of the NHS means that information on certain households may be missing from the survey. This absence of data makes it difficult for meaningful conclusions to be drawn from the provided statistics, particularly income data. As the NHS was essentially a new survey, with a new methodological approach, the change in survey has made it difficult to conduct a longitudinal analysis of housing and income trends. As such, NHS data is not always comparable to data provided by the previous long-form Census and due to low response rates received from the 2011 NHS, this data has been included to provide a supplementary perspective. For this reason, the 2006 Census data is used for comparison purposes where possible, and 2011 NHS data should be used as supplemental information.

**The absence of data on extreme core housing need.** This data could not be analyzed specific to owners and tenants separately, as the specific data on households spending 50% or more of their income on shelter costs was not available through Census Canada.

**Due to rounding by Statistics Canada,** some percentage distributions may not equal 100% and some number categories may not calculate to the total amount due to rounding from the original data source.

**The Housing Assessment Resource Tool (HART)** relies on the Census data collected every five years by Statistics Canada. Although the Census is the most consistent, reliable, nationwide source of disaggregated data, there are gaps and flaws in its data capture, which carry over to the HART model. Gaps in the data are prevalent, especially within indigenous communities living on reserve and the unhoused population. Other groups such as students, those in illegal units/suites, and those in emergency homelessness or domestic violence shelters are excluded from Census data.

**The census data is reflecting 2021 conditions.** This data is now four years out of date and will be replaced by new data in 2026/27 when a new census is conducted. Census statistics for Housing Needs Reports are generally drawn from the ‘population in private households’ which is a subset of the total population figure readers may be more familiar with. Additionally, that Census data from 2021 has been reported to have been affected by the Covid-19 pandemic.

## 2.2 The Housing Continuum

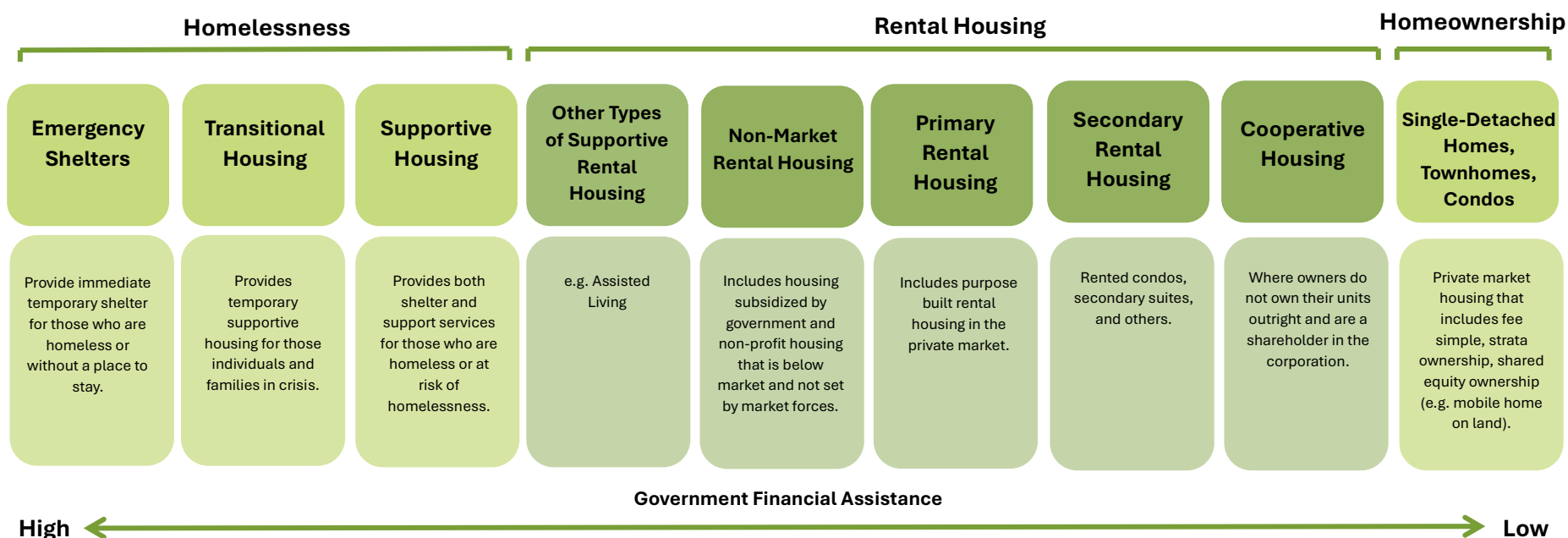
The housing supply in any community consists of a range of types and prices and would ideally contain a variety of features and/or services suitable for households of all income levels. This range of housing is typically referred to as the ‘Housing Continuum’. The housing continuum model includes both non-market housing and market housing, which are typically defined by the level of government financial assistance involved.

The housing continuum model provides a way of looking at the local housing market and the range of available housing choices (market and non-market). As an illustration, the continuum has two purposes – first, to provide readers with an “at a glance” look at what housing planners use as a basis for analysis and second, as a tool to identify gaps in the District’s housing market.

The non-market side of the continuum refers to the housing that rents below market rent and includes housing that receives some form of rental assistance from various levels of government. This side of the continuum includes housing forms such as emergency shelter spaces, various forms of transitional and supportive housing, and social housing or rent geared to income housing. These non-market housing options typically require the greatest level of support and often require the most public funding.

It should be recognized that people may move across the categories of the Housing Continuum throughout their lives, and that home ownership is not the end goal for all residents.

**Figure 2: The Housing Continuum**





## 2.2 Disclaimer

This report is provided for information purposes and is intended for general guidance only. It should not be regarded as comprehensive or as a substitute for personalized, professional advice. The accuracy and fair presentation of all information and data obtained from the District, the Housing Needs Reports Data Catalogue, and other public sources, have been relied upon and are believed to be reliable. The accuracy and reliability of the findings and opinions expressed in the presentation are conditional upon the completeness, accuracy and fair presentation of the information underlying them. As a result, we caution readers not to rely upon any findings or opinions expressed for business or investment decisions and disclaim any liability to any party who relies upon them as such. Before taking any particular course of action, readers should contact their own professional advisor to discuss matters in the context of their particular situation.

Additionally, the findings and opinions expressed in the presentation constitute judgments as of the date of the presentation and are subject to change without notice. The District of Mackenzie is under no obligation to advise of any change brought to its attention which would alter those findings or opinions.

Finally, the reader must understand that our analysis is based upon projections, founded on past events giving an expectation of certain future events. Recent economic events affecting the community create challenges in estimating future population and housing supply. The events are too recent for the longer-term impact to be fully understood at the time of this assessment. As such, future events are not guaranteed to follow past patterns and results may vary, even significantly. Accordingly, we express no assurance as to whether the projections underlying the economic and financial analysis will be achieved.



### 3 Demographic & Economic Profile of Mackenzie

Housing needs are determined by a number of factors including the economy, population, income levels, composition of households, and the current stock of housing units. Therefore, it is important to consider the demographic and economic profile of the community when assessing housing demand.

#### 3.1 Population

According to the 2021 Census, the population of Mackenzie is 3,281. Between 2006 and 2011, when the forestry sector experienced a downturn, the population of Mackenzie declined by 21%, from approximately 4,500 to 3,500 residents. Between 2011 and 2016, the forestry sector made a recovery, contributing to a population growth of 5.9% to approximately 3,700 residents. The most recent Census program indicated that Mackenzie saw another decline in the population, by approximately 11.7% bringing the population down to just under 3,300 residents. Comparatively, the regional population has experienced similar trends with a slight decline in population between 2006-2011, growth from 2011-2016, and a decline again between 2016-2021.

**Table 2: Population Change (2006, 2011, 2016 & 2021)**

*Source: Statistics Canada, Census (2006, 2011, 2016 & 2021)*

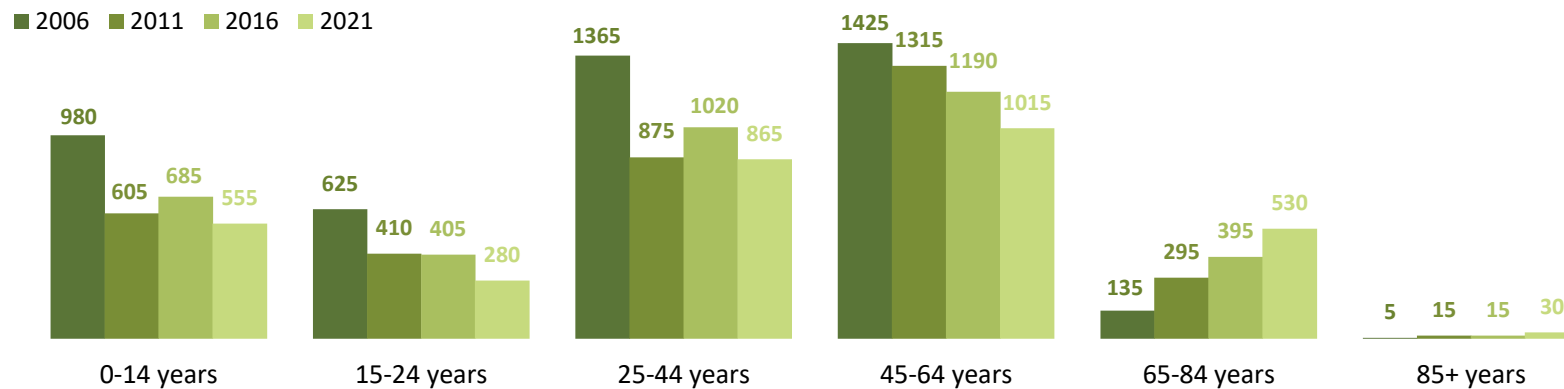
Community / Area	2006	2011	2016	2021	Nominal Change 2006-2011	Percentage Change 2006-2011	Nominal Change 2011-2016	Percentage Change 2011-2016	Nominal Change 2016-2021	Percentage Change 2016-2021
District of Mackenzie	4,539	3,507	3,714	3,281	-1,032	- 22.7%	+ 207	+ 5.9%	- 433	- 11.7%
Regional District of Fraser-Fort George	92,264	91,879	94,506	96,979	-385	- 0.4%	+ 2,627	+ 2.9%	+ 2,473	- 2.6%



Figure 3 compares the population by age group between 2006 and 2021. The number of youth (0 to 24 years) in Mackenzie have generally been declining since 2006, a proportion that has decreased by approximately 56% between 2006 and 2021. Meanwhile, the number of seniors (65 years and over) have increased 56% over this same period of time. As of 2021, the 65 years and over age group represents approximately 17% of Mackenzie's population. The latest Census indicated that approximately half of Mackenzie's population is 45 years of age or older.

**Figure 3: Population by Age Group (2006, 2011, 2016 & 2021)**

Source: Statistics Canada, Census (2006, 2011, 2016 & 2021)



The average age of the population in Mackenzie in 2021 was 41.9 years, which is up from 38.9 years in 2016. The median age in Mackenzie was reported to be 43.6 years in 2021, up from 39.5 years in 2016. In 2021, the average age of the population in Mackenzie was similar than the BC (43.1 years) average, yet slightly lower. Similarly, the median age in Mackenzie was lower than in BC (42.5 years) and Canada (41.2 years) in 2021. This difference in median age between the three areas is shown in Table 3.

**Table 3: Median Age (2006, 2011, 2016 & 2021)**

Source: Statistics Canada, Census (2006, 2011, 2016 & 2021)

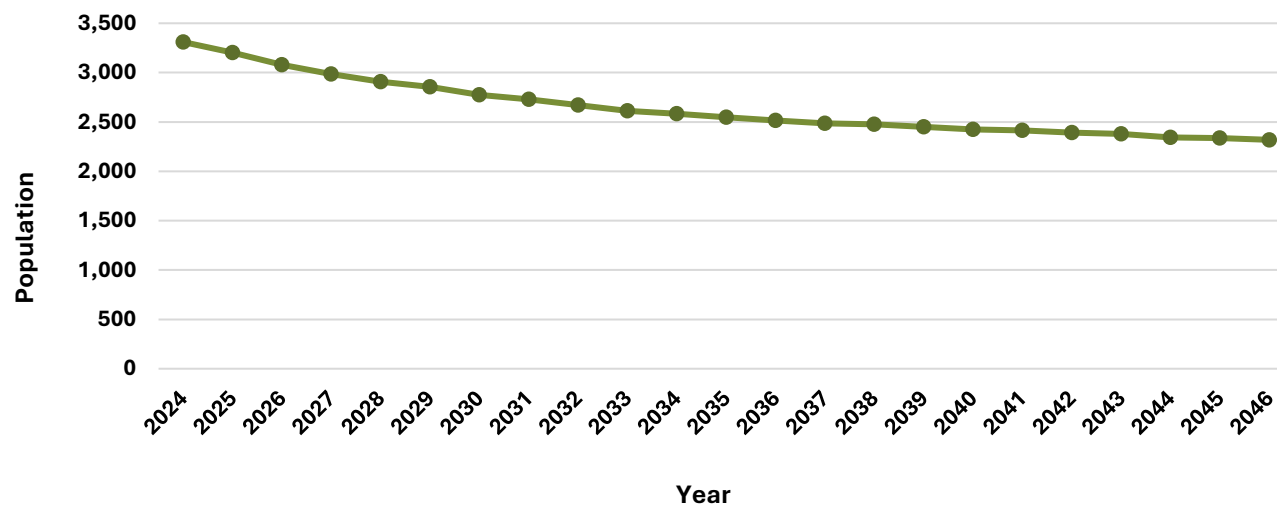
Community/Area	2006	2011	2016	2021
District of Mackenzie	36.3	42.5	39.5	43.6
Regional District of Fraser-Fort George	37.5	39.5	39.9	40.0
British Columbia	40.8	41.9	43	42.8

### 3.2 Population Projections

The projected population in Figure 4, indicates a gradual decline in the population over the next 21 years. The estimated population in 2046 is 2,319, which is a 30% decrease (899 people) from the 2021 Census population of 3,218 people. There are variables such as economic activity that projections are unable to account for, therefore the population may vary from the BC Stats data over time.

**Figure 4: Projected Population in Mackenzie (2024-2046)**

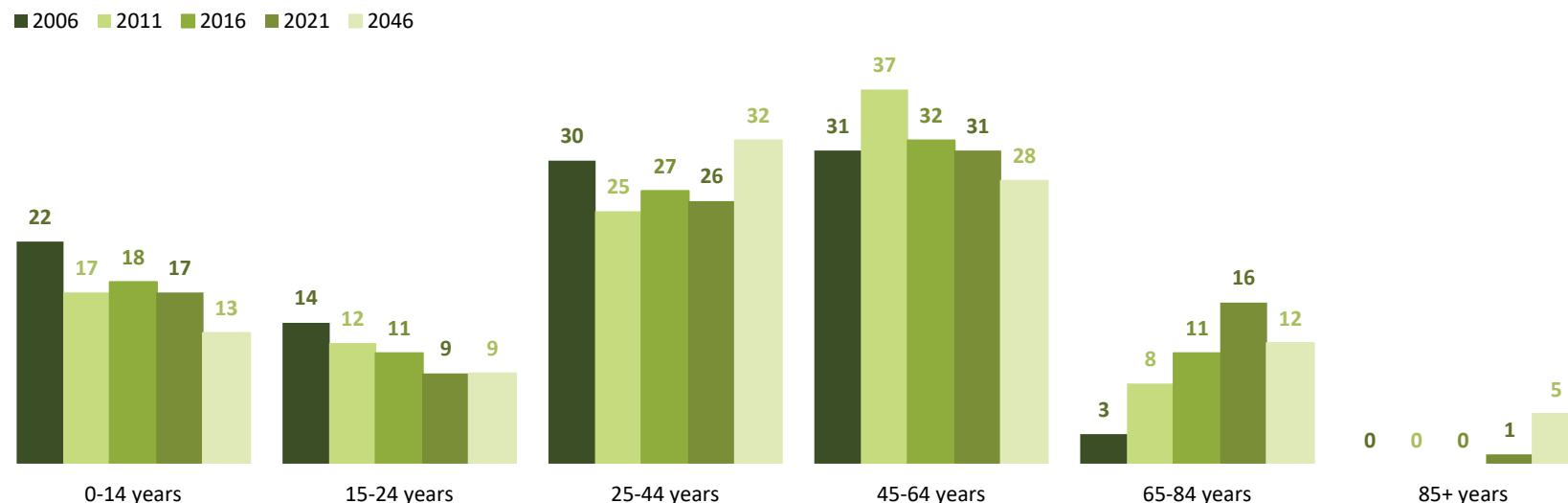
Source: BC Stats



Along with the above indicated population decline, Figure 5 below illustrates the projected age demographic breakdown for Mackenzie in 2046. By 2046 it is predicted that seniors in the 65 years and over age group will comprise 17% of the population, which is the same proportion that was found with the 2021 Census data.

**Figure 5: Projected Age Demographic Breakdown in Mackenzie (2006-2046)**

Source: BC Stats



### 3.3 Mobility

In 2021, the one-year ago mobility status data indicated that 94% of Mackenzie's population were either non-movers (88%) or non-migrants (6%) and maintained their residence in the District. The one-year ago mobility status refers to the status of a person with regard to their place of residence on the reference day (May 11, 2021) in relation to the place of residence on the same date one year earlier<sup>2</sup>. People who have not moved are referred to as 'non-movers', and 'non-migrants' are those who did move but remained in Mackenzie. In 2016, the same data set indicated that 92% of the population were recorded as either non-movers (82%) or non-migrants (10%), again staying in the community. In 2021, 6% of the population identified as migrants, while in 2016, 8% identified as migrant. Migrants include internal migrants, who moved to a different city, town, township, village or First Nations reserve within Canada<sup>2</sup>. The 2011 data shows the largest number of people identifying as migrants, is approximately 11%. Looking over a longer period, the five-year mobility status of the population in Mackenzie between 2021 and 2011 is as follows. In 2021, a total of 2060 individuals were recorded as non-movers and 485 individuals

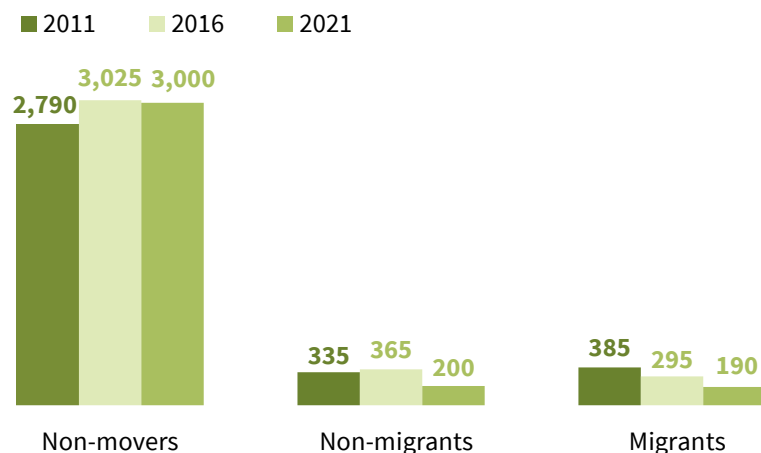
<sup>2</sup> Statistics Canada



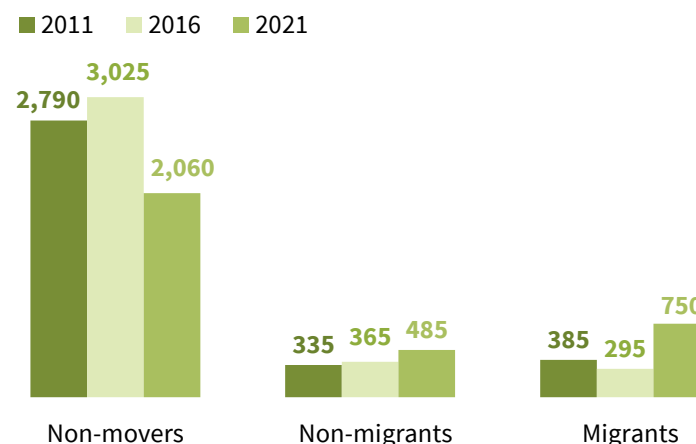
identified as non-migrants. In the same year, in relation to their place of residence on the same date five years earlier, 750 individuals considered themselves as migrants.

**Figures 6 & 7: 1 Year Ago, & 5 Years Ago Mobility Status of Non-movers, Non-migrants, and Migrants (2006, 2011, 2016 & 2021)**

Source: Statistics Canada, Census (2006, 2011, 2016 & 2021)



**Figure 6: 1 Year Ago Mobility Status**



**Figure 7: 5 Years Ago Mobility Status**

### 3.4 Household Size & Composition

In 2021, there were 1,515 private households in Mackenzie and the average household size was 2.2 persons. Household size has declined slightly from 2.3 persons which was recorded in both 2016 and 2011. Table 4 below summarizes the owner and renter households in Mackenzie for the Census years 2006 to 2021.

**Table 4: Owner and Renter Households in Mackenzie (2006, 2011, 2016 & 2021)**

Source: Statistics Canada, Census (2006, 2016 & 2021), National Household Survey (2011)

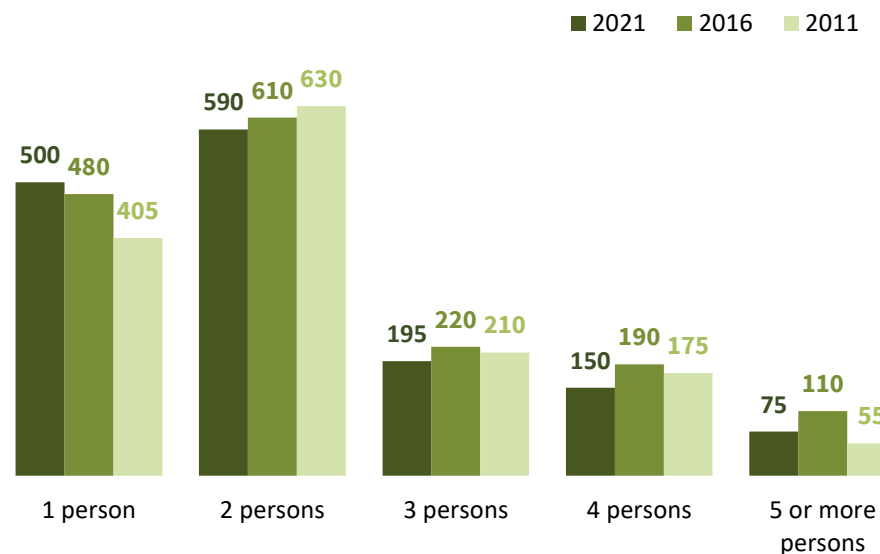
	2006	Percentage of total households	2011	Percentage of total households	2016	Percentage of total households	2021	Percentage of total households
<b>Owner</b>	1,440	82%	1,210	77%	1,280	79%	1,280	81%
<b>Renter</b>	325	18%	355	23%	350	21%	300	19%

Approximately 81% of private households in Mackenzie were owner households in 2021, an increase from 79% in 2016. The remaining 19% of private households in 2021 were renter households, which is a decrease from 21% in 2016. A household is considered to own their dwelling if a member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it<sup>3</sup>. A household is considered to rent their dwelling if no member of the household owns the dwelling. A household is considered to rent that dwelling even if the dwelling is provided without cash rent or at a reduced rent, or if the dwelling is part of a cooperative<sup>3</sup>. A 3% increase of home ownership may be interpreted as a positive indicator that housing in Mackenzie is still within an affordable range. This aligns with the qualitative data collected through the community survey and key informant interviews. Further, key informant interviews indicated that community members may simply be renting out of choice, due to the need to downsize and not necessarily because homes are too expensive.

In 2021, 43% of households were two person households. One person households, meaning a person living alone or with roommates, contributed to 27% of the total households in Mackenzie. Since the 2016 Census, household sizes have changed the most in the 1-person and 5 or more persons categories.

**Figure 8: Private Households by Household Size (2010, 2015 & 2020)**

Source: Statistics Canada, Census (2016 & 2021), National Household Survey (2011)



<sup>3</sup> Statistics Canada

### 3.5 Household Income Trends

Table 5 shows the median household incomes at the local, regional, and provincial levels between the Census years 2005 and 2020. The median household income reported in Mackenzie was \$88,000 in 2020, approximately 8.5% lower than the median household income reported in 2016 (\$96,154). Over a fifteen-year period, Mackenzie's Census data has generally recorded a higher median income than those of the RDFFG and provincially. The higher income can likely be related to the higher-paying resource-based jobs in and around the community.

**Table 5: Median & Average Household Income of Private Households (2005, 2010, 2015 & 2020)**

Source: Statistics Canada, Census (2006, 2011, 2016 & 2021)

	District of Mackenzie				Regional District of Fraser-Fort George				British Columbia			
	2005	2010	2015	2020	2005	2010	2015	2020	2005	2010	2015	2020
<b>Median Income</b>	\$81,859	\$57,094	\$96,154	\$88,000	\$61,011	\$63,854	\$77,676	\$89,000	\$52,709	\$60,333	\$69,995	\$85,000
<b>Average Income</b>	—	\$67,519	\$98,455	\$96,400	—	\$74,554	\$92,531	\$105,500	—	\$77,378	\$90,354	\$108,600

The Census reports on income data from the year before the year in which the Census was completed. For example, income data from the 2021 Census is based on 2020. The information in Table 5 above is based on the year of the Census. Median income identifies the mid-point of income distribution in the community, or that half of the sample makes more than the median income and half makes less.

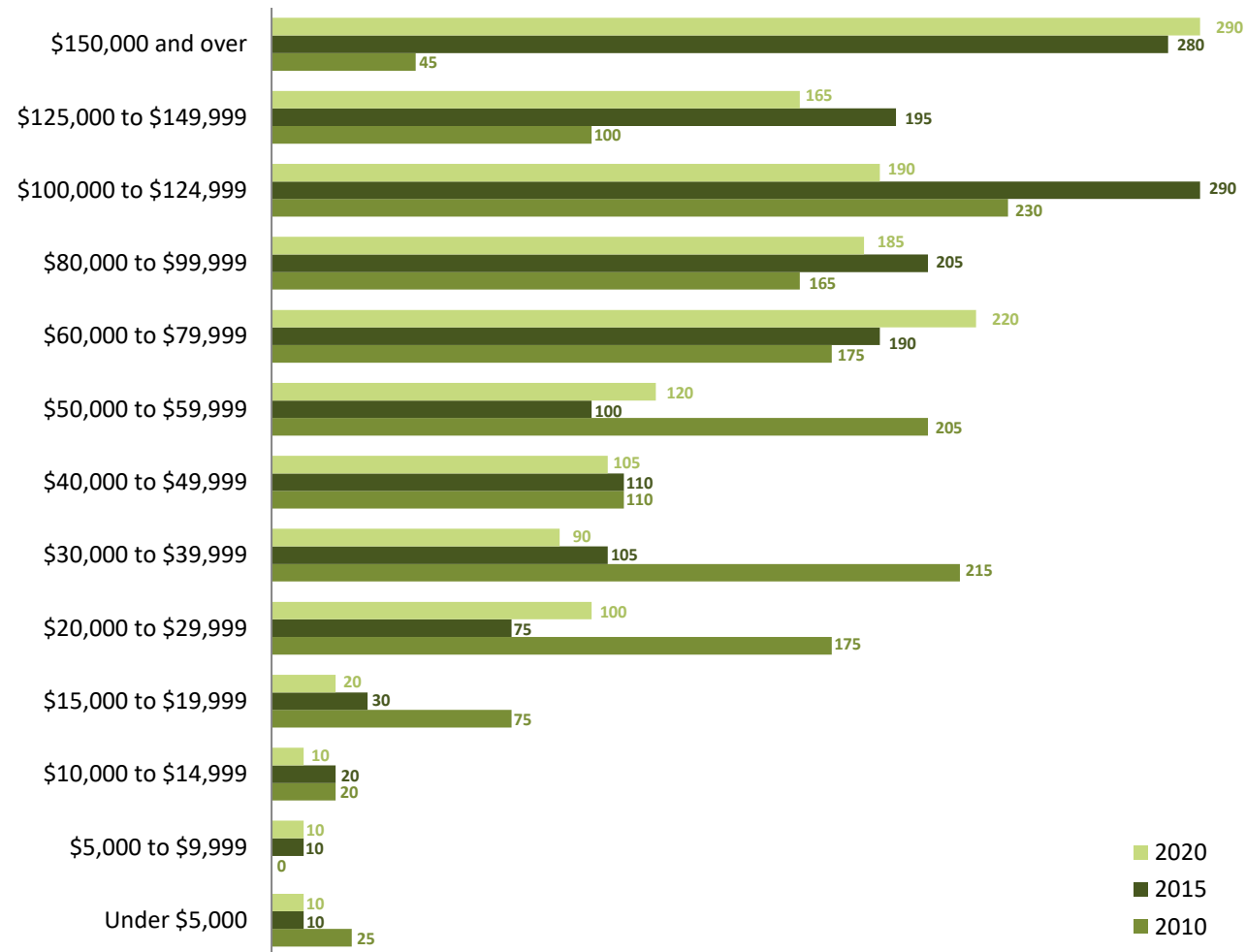
Analyzing the distribution of household income can be helpful when it comes to understanding the type and cost of housing that the population can afford. This income data can be useful to identify the amount of low-income or subsidized housing that is required for households that are not earning enough to secure adequate market rental or ownership housing.

Figure 9 below summarizes the number of households within each income bracket specified by Statistics Canada for each Census year. In the context of households, total income refers to receipts from certain sources of all household members, before income taxes and deductions, during a specified reference period. The 2021 Census data shows that approximately 55% (830) of households reported incomes of \$80,000 or more per year. Overall, the income bracket with the most households in 2021 was the \$60,000 to \$79,999/year bracket with 220 households (15% of households). Similarly, in 2016, approximately 60% (970) of all households reported incomes over \$80,000. The income bracket with the most households in 2016 was the \$100,000 to \$124,999/year bracket with 290 households (18% of households).



**Figure 9: Households in Specified Income Brackets (2010, 2015 & 2020)**

Source: Statistics Canada, Census (2016 & 2021), National Household Survey (2011)



### 3.6 Economy

Mackenzie has a resource-based economy which relies heavily on the forestry sector, and to a lesser extent, mining operations. The unemployment rate in Mackenzie tends to be above the regional and provincial averages. In 2021, the unemployment rate was 12.3% in Mackenzie, it was 9.1% regionally across the RDFFG, and 8.4% in BC overall.<sup>4</sup>

Table 6 shows the number and percentage of total employment by industry in 2006, 2011, 2016, and 2021. In 2021, manufacturing accounted for 20% of total employment in Mackenzie, compared to a rate of 43% in 2006 which can be attributed to the ups and downs of the forestry industry, as well as mill curtailments and closures throughout the years. Employment within the community has shifted and is seen as more diverse in 2021 compared to 2006.

**Table 6: Employment & Percentage of Total Employment by Industry\* (2011, 2016 & 2021)**

*Source: Statistics Canada, Census (2011, 2016 & 2021)*

Industry	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
<b>Goods-producing Industries</b>	<b>1,510</b>	<b>56%</b>	<b>740</b>	<b>35%</b>	<b>1,145</b>	<b>52%</b>	<b>850</b>	<b>46%</b>
Manufacturing	1,155	43%	465	22%	700	32%	380	20%
Agriculture, Forestry, Fishing & Hunting	295	11%	80	4%	260	12%	255	14%
Construction	60	2%	125	6%	90	4%	115	6%
Mining, Quarrying, & Oil & Gas Extraction	0	0%	70	3%	85	4%	85	5%
Utilities	0	0%	0	0%	10	0%	15	1%
<b>Service-producing Industries</b>	<b>1,190</b>	<b>44%</b>	<b>1355</b>	<b>65%</b>	<b>1,045</b>	<b>48%</b>	<b>1010</b>	<b>54%</b>
Retail Trade	225	8%	205	10%	205	9%	130	7%
Public Administration	140	5%	155	7%	185	8%	145	8%
Educational Services	145	5%	120	6%	100	5%	125	7%
All Other	680	25%	875	42%	555	25%	610	33%
<b>Total**</b>	<b>2,700</b>	<b>100%</b>	<b>2095</b>	<b>100%</b>	<b>2,190</b>	<b>100%</b>	<b>1860</b>	<b>100%</b>

<sup>4</sup> Statistics Canada, Census (2021)

Table 7 compares the labour force participation rates locally in Mackenzie, regionally in the RDFFG, and provincially in BC between the Census years 2006 to 2021. Generally, Mackenzie has historically had a relatively high labour force participation rate compared to participation rates regionally in the RDFFG and in BC, however, rates have been on a slight decline throughout the years, with the most significant drop between 2016 and 2021, declining from 72.1% to 67.1%. This decline is consistent with the curtailments and closures of the local sawmill and pulp mill. Declining participation rates are also consistent with an aging population in Mackenzie.

**Table 7: Local, Regional, & Provincial Participation Rates (2006, 2011, 2016 & 2021)**

*Source: Statistics Canada, Census (2006, 2011, 2016 & 2021)*

Participation Rate	2006	2011	2016	2021
<b>Mackenzie</b>	77.5	73.2	72.1	67.1
<b>Regional District of Fraser-Fort George</b>	72.5	69.2	68.9	65.9
<b>British Columbia</b>	65.6	64.6	63.9	63.3

### 3.7 Economic Outlook

The region has a diverse fibre supply which has attracted several large industrial forest manufacturing facilities to the area. However, sector developments in 2019 such as high fibre costs and weak lumber markets led to curtailments at the three mills in the community in July 2019, followed by closures shortly after in 2020/21. It appears that the outlook for the forestry sector in Mackenzie is uncertain.

Mining operations in the area are expected to continue at the Willow Creek metallurgical coal mine located southwest of Chetwynd, and the Mount Milligan gold-copper mine located between Mackenzie and Fort St. James, employing Mackenzie residents. The prospective construction the Aley Niobium Project (approximately 130km north of Mackenzie) remains a potential growth contributor for Mackenzie.

Recently, in June of 2025, Enbridge announced their Sunrise Expansion Program for the Westcoast natural gas pipeline. The project could bring up to 700 workers near Mackenzie.





## 4 Housing Needs Assessment

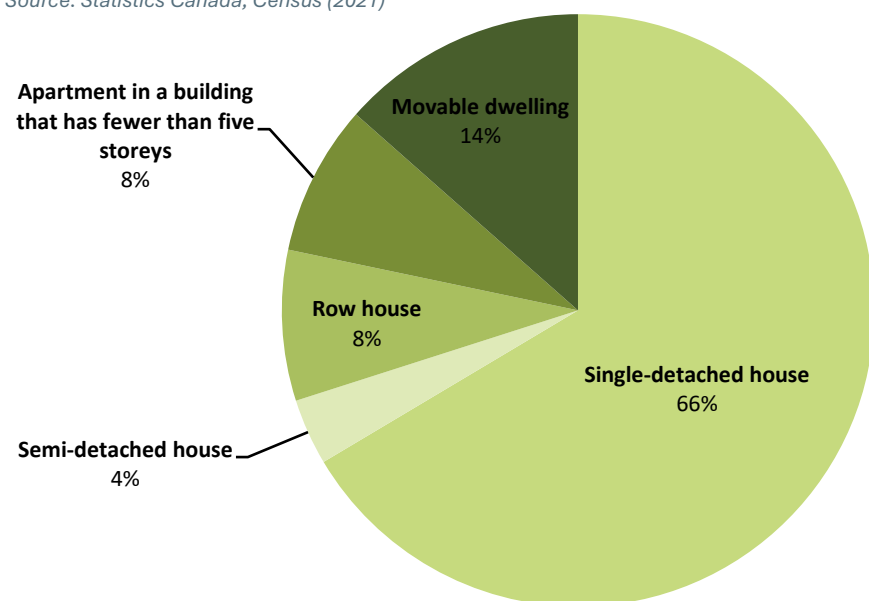
### 4.1 Current Housing Stock

According to the 2021 Census, there were approximately 1,585 private households in Mackenzie.

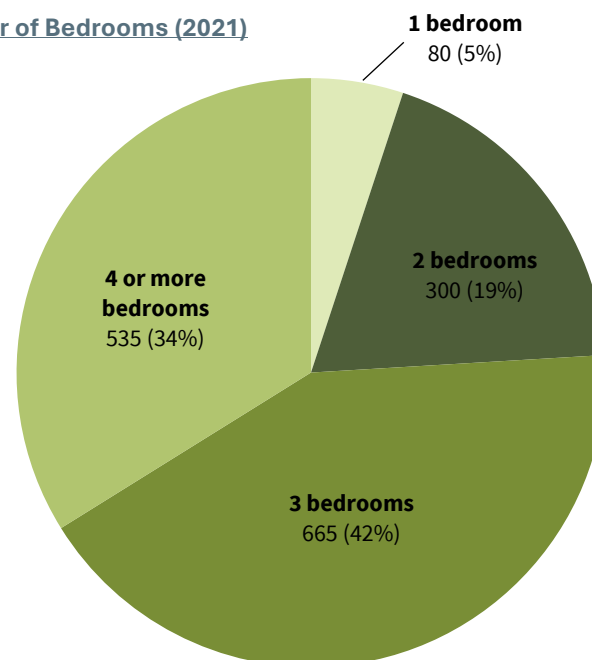
Figure 10 shows the number of dwellings by type, and as a share of total dwellings in 2021. Over half of dwellings were single-detached houses, which accounted for 67% percent of all dwellings. In comparison, approximately 42% of dwellings in BC are single-detached homes. It is typical that the housing stock in small and rural communities is mainly single-detached homes. Other attached dwellings such as semi-detached homes, row homes, apartments, and other single-attached homes accounted for 20% of Mackenzie's housing stock. Movable dwellings make up the remaining 13% of the housing stock in Mackenzie. Statistics Canada defines movable dwellings to include mobile homes, houseboats, recreational vehicles and railroad cars <sup>5</sup>. For the purpose of this report, the movable dwellings pertinent to the Mackenzie are mobile homes and recreational vehicles.

**Figures 10 & 11: Number of Dwellings by Structural Type & Number of Dwellings by Number of Bedrooms (2021)**

Source: Statistics Canada, Census (2021)



**Figure 10: Number of Dwellings by Structural Type**



**Figure 11: Number of Dwellings by Number of Bedrooms**

<sup>5</sup> Statistics Canada

The 2021 and previous Census data sets have historically reported low numbers of apartment housing in Mackenzie. For example, in 2016 95 apartment units were reported by the Census in Mackenzie; however, according to the 2019 HNR, housing providers in the area indicated that there were over 200 apartment units in the community in 2019. Community key informants interviewed as part of the 2019 HNR also reported that over half of the mobile home park lots were vacant. This correlates well with District building permit data, as the data indicates that approximately 61 demolition permits have been issued for mobile homes between 2008 - 2025.

Figure 11 summarizes the number of dwellings by number of bedrooms, and as a share of total dwellings in 2021. Approximately 76% of all dwellings had three or more bedrooms. Figure 11 indicates that there could be a limited amount of housing available for residents looking for dwellings to accommodate a single- or two-person household. Historically, Mackenzie was built to service the resource sector and most dwellings were built prior to 1980. During this time, the housing stock was developed for a younger population and is focused on homes suitable for young families (i.e. large, single-detached houses) and families with children. It is possible that due to an aging population and a decrease in youth in Mackenzie, there are households living in homes that once served larger families, but now only serve one or two people. While the 2021 Census indicates that there are no bachelor suites in Mackenzie, community informants noted during the 2019 HNR interviews reported that there were a small number of 0-bedroom dwellings available in the community.

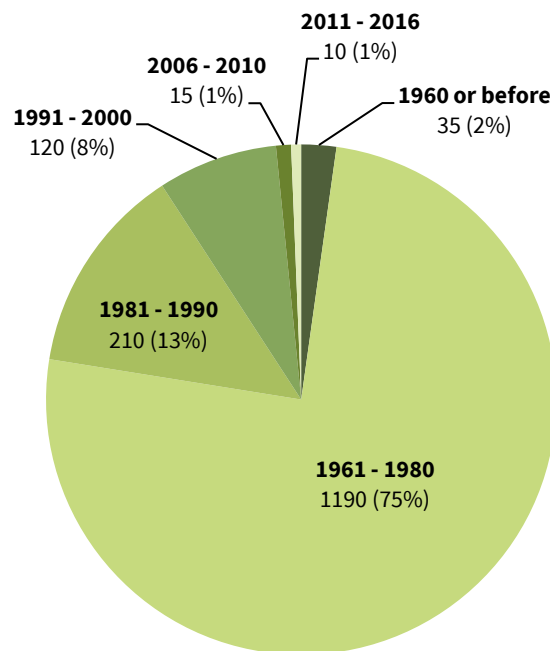


Figure 12 below shows the number of occupied private dwellings by period of construction and share of total dwellings in Mackenzie. Of the 1,585 occupied private dwellings in Mackenzie, 2021 Census data indicates that 77% of the housing stock was constructed during or before 1980. From 1981 until 2000, 21% of the housing stock was built, leaving only 2% of housing built between 2001 and 2021.

Figure 13 shows the number and share of dwellings in Mackenzie requiring major repairs compared to those only requiring regular maintenance or minor repairs as of the 2021 Census. Examples of “major repairs” include problems that compromise the dwelling structure (such as structural problems with the walls, floors, or ceilings) or the major systems of

**Figure 12: Occupied Private Dwellings by Period of Construction (2021)**

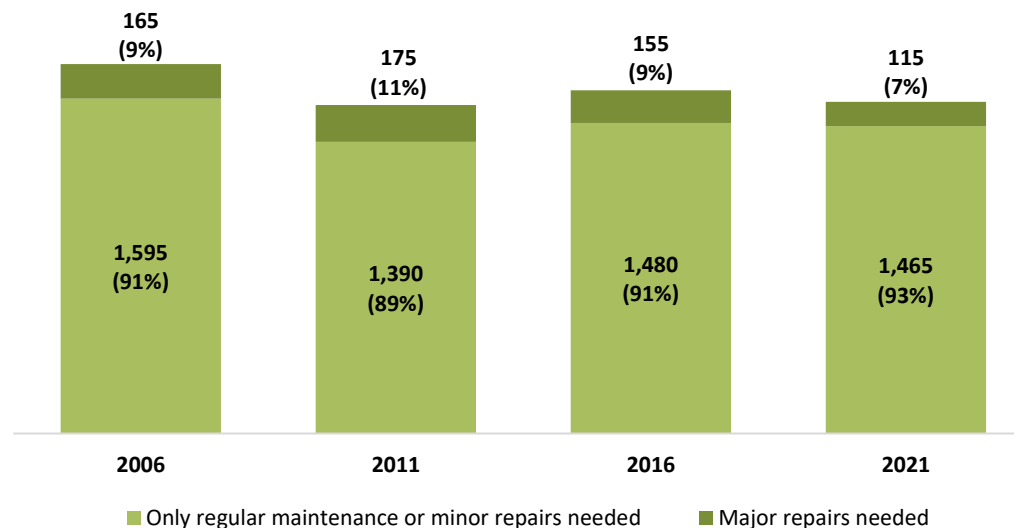
Source: Statistics Canada, Census (2021)

the dwelling (such as heating, plumbing, and electrical). The data below shows that there has been little change in the number of homes requiring major repairs between 2006 and 2021, and according to the Census data, homes are in good condition and only require regular maintenance or minor repairs. This data is consistent with the qualitative data collected during the community survey and key informant interviews, as Mackenzie residents expressed that the homes in their community are aging and are requiring more frequent maintenance and repairs. There are concerns around home maintenance as there are little to no local skilled trade services in Mackenzie. Should major repairs or construction be needed, residents must hire trades from out of town, such as Prince George, which comes with large costs.

In the 2019 HNR, it was noted that community key informants who were interviewed, indicated that the number of dwellings requiring major repairs reported in the 2016 Census was much lower than expected. According to interviewees, as the community was built quickly to service the resource sector, the housing stock was also built quickly with less of a focus on long-term housing needs. As part of the 2025 key informant interviews, feedback indicated that there are concerns around the majority of homes having stairs and are owned by aging residents. As approximately 88% of the housing stock was built prior to 1991, those homes were constructed to meet the standards for that time period and the age of the families occupying them. This has resulted in a shortage of single-detached homes built without stairs and apartment building without elevators, which is a concern for aging residents and those with accessibility concerns.

**Figure 13: Occupied Private Dwellings by Dwelling Condition (2021)**

Source: Statistics Canada, Census (2021)



## 4.2 Housing Affordability

In 2021, 24.6% of tenant households in Mackenzie were experiencing affordability issues, while 7.8% of owner households were experiencing affordability issues. This means that the household is spending 30% or more of their income on shelter costs, and according to CMHC, when households are spending 30% or more of their pre-tax income on their housing, it is not considered to be affordable. In 2016, 18.6% of tenant households and 3.9% of owner households were spending 30% or more of their income on shelter costs. The percentage of both owner and tenant households spending 30% or more of their income on shelter costs increased between 2016 and 2021, which may be related to the Covid-19 pandemic where non-essential jobs were either temporarily lost or working hours were cut back. When rent is high enough to be considered unaffordable, it can be difficult for individuals and households to save enough money to purchase a home. Further, for low-income households, rising rent costs and low vacancies can mean affordability pressures.

**Table 8: Percentage of Tenant Households Spending 30% or More of Income on Shelter Costs (2011, 2016 & 2021)**

Source: Statistics Canada Census (2016 & 2021), National Household Survey (2011)

Percentage of Tenant Households Spending 30% or More of Income on Shelter Costs	2011	2016	2021
Mackenzie	29.6%	18.6%	24.6%
Regional District of Fraser-Fort George	42.8%	38.1%	28.5%
British Columbia	45.3%	43.3%	37.8%

**Table 9: Percentage of Owner Households Spending 30% or More of Income on Shelter Costs (2011, 2016 & 2021)**

Source: Statistics Canada Census (2016 & 2021), National Household Survey (2011)

Percentage of Owner Households Spending 30% or More of Income on Shelter Costs	2011	2016	2021
Mackenzie	12.4%	3.9%	7.8%
Regional District of Fraser-Fort George	14.3%	10.3%	9.3%
British Columbia	23.8%	20.7%	19.3%



**Table 10: Percentage of Owner & Tenant Households in Core Housing Need (2021)**

Source: Statistics Canada Census (2021)

Percentage of Households in Core Housing Need (2021)	Owner	Tenant
<b>Mackenzie</b>	4.8%	15.3%
<b>Regional District of Fraser-Fort George</b>	3.0%	17.2%
<b>British Columbia</b>	8.0%	24.7%

Table 10 summarizes the percentage of households in core housing need locally in Mackenzie, regionally in the RDFFG, and provincially in BC. Core housing need refers to whether a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds) <sup>6</sup>.

**Table 11: Percentage of Tenant Households in Subsidized Housing**

Source: Statistics Canada Census (2016 & 2021), National Household Survey (2011)

Percentage of Tenant Households in Subsidized Housing	2021	2016	2011
<b>Mackenzie</b>	11.5%	14.3%	8.5%
<b>Regional District of Fraser-Fort George</b>	11.5%	12.7%	12.2%
<b>British Columbia</b>	11%	12.5%	13.5%

Table 11 is presented to further understand affordability in Mackenzie and comparatively regionally and provincially, as it compares the percentage of tenant households in subsidized housing. Subsidized housing refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances <sup>6</sup>. Table 12 compares BC Northern Real Estate Board (BCNREB) average housing prices for single-family residential homes in Mackenzie, Fort St. John, and Prince George between the years 2016 and 2024. Mackenzie house prices peaked in 2018 at an average of \$183,268, and again in 2022 at an average of \$183,404. The average selling price for single-family homes in Mackenzie reached a high at the end of 2024, at \$193,269. Interviews with key informants as well as data collected from the

<sup>6</sup> Statistics Canada, Census (2021)

community survey have indicated that residents find the housing in Mackenzie is affordable and home ownership is achievable and within sight for those looking to enter the housing market.

**Table 12: BC Northern Real Estate Board Average Selling Price (YTD): Single Family Residential (December 2016-December 2024)**

Source: BC Northern Real Estate Board (2020)

	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Mackenzie</b>	\$176,871	\$168,196	\$183,268	\$157,600	\$168,578	\$177,635	\$183,404	\$181,716	\$193,269
<b>Fort St John</b>	\$405,203	\$391,003	\$366,129	\$375,775	\$373,081	\$396,353	\$411,380	\$406,015	\$418,143
<b>Prince George</b>	\$297,185	\$319,167	\$350,713	\$371,443	\$406,943	\$458,560	\$524,639	\$500,320	\$514,915



## 5 Gaps & Key Areas of Need

Gaps and key areas of need were identified for Mackenzie through a review of data related to demographics, income, and housing supply. In addition, findings from interviews with key informants within the community have helped to corroborate the quantitative data. The categories within the gaps and key areas of need remain the same as the findings from the 2019 HNR, however, more recent data has been used to provide an updated context.

### 5.1 New Housing Supply

Building Permit data was provided by the District of Mackenzie to analyze as part of this report. Table 13 below summarizes the total number permits issued in the District for new construction and demolition from 2008 to 2025. District building permit data indicates that the last permit issued for a single-detached home in Mackenzie was 2015. Table 14 shows the net change in housing units by type between 2008 and 2025, indicating an extremely limited supply of new residential homes over a 17-year period. According to District data, between 2008 and 2025, there were 55 new homes in Mackenzie, while during this same period 56 units were either demolished or moved. Overall, Table 14 indicates that there has been a net decrease of negative one unit over last 17 years.

**Table 13: New & Demolished Housing by Type in Mackenzie (2008-2025)**

Source: District of Mackenzie

	Single Detached Dwellings		Mobile Homes		Other	
	New Construction	Demolished	New Construction	Demolished	New Construction	Demolished
2008				13	1 (Yurt)	
2009				11		
2010	1			10	8 (Senior's Housing)	
2011	4		20	4		
2012	4			3		
2013		1	4	2		
2014						
2015	1	1	1	1		
2016		1	7	3		
2017		1	1	1		

2018			3	2		
2019				1		
2020						
2021				1		
2022				8		
2023						
2024				5		
2025*						

\* Up to June 23, 2025

**Table 14: Net Change in Housing by Type in Mackenzie (2008-2025)<sup>6</sup>**

Source: District of Mackenzie

\*Other housing units include one yurt and eight seniors housing units.

Year	Single Detached Dwellings	Mobile Homes	Other*	Total
2008	0	-13	1	-12
2009	0	-11	0	-11
2010	1	-10	8	-1
2011	4	16	0	20
2012	4	-3	0	1
2013	-1	2	0	1
2014	0	0	0	0
2015	1	0	0	0
2016	-1	4	0	3
2017	-1	0	0	-1
2018	0	1	0	1
2019	0	-1	0	-1
2020	0	0	0	0
2021	0	-1	0	-1
<b>Total</b>	<b>6</b>	<b>-16</b>	<b>9</b>	<b>-1</b>

<sup>6</sup> The net change in housing units is calculated as the number of new housing units constructed minus the number of housing units demolished.



Capacity for new single-detached homes exists within Mackenzie, as serviced lots are available on the west side of the community on Bell Place. However, the current uncertainty around the resource industry in Mackenzie may influence construction of new homes in the community. As discussed above, skilled trades are limited in the community which requires residents to source trades from larger city centres (i.e. Prince George) and has caused new construction to be unaffordable to those interested in building a new home.

## 5.2 Rental Housing

According to interviewees in 2019, the availability of rental units in Mackenzie varies by the type of unit. Renovated or updated rentals were reported to be in high demand while the number of secondary units (e.g. basement suites) is limited.

Key informants reported that vacancy rates in 2019 were dependent on the state of the local economy and its key industries. When mills are running at full capacity, rental units are generally fully occupied. During a slowdown in the forestry sector, vacancy rates tend to rise as workers relocate. This remains true in 2025 as all mills have closed. The expected influx of workers may be somewhat offset by those leaving the community in the near term following the forestry sector downturn.

Table 15 compares rental rates in Mackenzie versus Prince George. The data from the 2019 HNR was used in comparison to 2025 data. Data on average rental rates per month was collected through key informant interviews, CMHC, Facebook Marketplace, and Mackenzie Apartments website. The 2019 HNR data suggested that rents in Mackenzie were relatively high compared to Prince George in 2019. In Mackenzie, 2019 rents ranged from \$600 for a bachelor to up to \$1,500 for a unit with 4 bedrooms. In Prince George, 2019 rents ranged from \$640 for a bachelor to \$948 for a unit with 4 or more bedrooms.

The data shows that rents have increased between 2019 and 2025 in both Mackenzie and Prince George. Rent in Mackenzie was higher than in Prince George in 2019, however this has changed and rent in Mackenzie is relatively close in cost to Prince George, if not slightly lower. At the time of the 2025 rental market analysis, there were no 4- or more bedroom units advertised for rent online in Mackenzie.

**Table 15: Average Rental Rates in Mackenzie and Prince George in 2019 and 2025**

Rental size	Average Rental Rate/Month – 2019 HNR		Average Rental Rate/Month – 2025 HNR	
	Mackenzie	Prince George	Mackenzie	Prince George
<b>Room for Rent</b>	\$600 to \$800	N/a	\$500 – \$700	\$700 - \$900
<b>Bachelor</b>	\$600 to \$950	\$640	\$900	\$975
<b>1 Bedroom</b>	\$850 to \$1,050	\$727	\$950 - \$1000	\$1,000 - \$1,700
<b>2 Bedrooms</b>	\$950 to \$1,300	\$871	\$1,250	\$1,600 - \$2,000
<b>3 Bedrooms</b>	\$950 to \$1,300	\$948	\$1,800	\$1,800 - \$2,400
<b>4 or More Bedrooms</b>	\$1,000 to \$1,500	\$948	N/a	\$3,200

### 5.3 Housing for Seniors & Accessible Housing

A shortage of housing for seniors and accessible housing was reported by multiple key informants in both 2019 and 2025. As reported in 2019, there still exists only eight seniors housing units in the community at Autumn Lodge. As the 2021 Census indicated that approximately 560 residents were 65 years of age or older, this appears to suggest that housing units suitable for this age group is undersupplied. Similarly, accessible housing for seniors or those with mobility challenges (e.g. ranchers, apartment buildings equipped with an elevator) is limited. As discussed in Section 4.1, key informants expressed concerns that majority of housing in the community have stairs and apartment buildings are without elevators, limiting accessible housing for anyone who is in need.

As noted in the 2019 HNR, the lack of housing for seniors and accessible housing is challenging for elderly persons wanting to stay within the community and downsize to a smaller home. It was also noted that although many seniors would like to move to a smaller and more accessible home, they would also like extra space for a live-in caretaker or to host family and friends. This suggests demand from seniors would be for one- and two- bedroom suites. Lastly, while relocation is an option, key informants stated that most seniors would be unable to move to another community without taking out a mortgage, due to reported lower home values in Mackenzie compared with larger urban centres. This information appears to remain true based on 2025 key informant interviews and community survey results.

The introduction of supportive housing, long-term care, and palliative care in Mackenzie will require partnerships with public organizations such as Northern Health and BC Housing, as well as private care providers.

### 5.4 Housing Units Needing Repairs

Data from Census years between 2006 to 2021 indicate that majority of homes in Mackenzie require only regular maintenance or minor repairs. However, according to community key informants, it appears more than just minor repairs or regular maintenance is needed for most homes in the community. As reported by key informants, skilled trades are costly to bring from Prince George and homes will continue to decline if residents continue to make repairs themselves or simply don't make the repairs at all.

With most homes built between 40 and 60 years ago, data from the 2021 Census show that approximately 7% of dwellings in Mackenzie required major repairs in 2021, which surprisingly is a decrease from 9% in 2016.

### 5.5 Affordable Housing

Data collected as part of this report indicates that there is a need for affordable housing in Mackenzie. The qualitative data collected for this HNR, it was indicated that there are residents facing challenges related to housing cost and affordability. With approximately 25% of tenant households and 7.8% of owner households experiencing affordability issues and spending 30% or more of their income on shelter costs, the quantitative data appears to validate these concerns. Since 2016, both of these statistics have increased. There is no data available on

the rental vacancy in Mackenzie, however the data collected during the public consultation indicates that there are not many rental unit available, which may be the reason for rent prices being close to those in Prince George.

### 5.6 Emergency Housing & Shelters for Individuals Experiencing Homelessness & Housing for Individuals At-Risk of Homelessness

Homelessness did not appear to be a major concern among interviewees in 2019 and again in 2025, although there were some reports that a lack of shelter and emergency housing for individuals at-risk of or facing homelessness can be problematic in certain situations. For example, a lack of emergency housing has led to pressures on the hospital beds during inclement weather such as during periods of extreme cold in the winter as transient or homeless individuals tend to take shelter in the hospital. Additionally, transition housing is non-existent in Mackenzie and further, there are limited emergency housing options for vulnerable women and children.

### 5.7 Housing for Families

There is a mix in the housing size and type that families in Mackenzie would find suitable for themselves. With almost half of the households in Mackenzie being two people, this is likely leading to a shift to higher demand for one- and two-bedroom units to accommodate those smaller households. Although households with more than three people are declining in Mackenzie, public consultation data indicated that some families are unable to find homes large enough to suite their needs. It was noted that mobile homes are not large enough for some families. It is possible that larger three- or more-bedroom units are still needed for families in Mackenzie. The housing need for families could also possibly be met with a mix of more affordable small-scale multi-unit, ground-oriented options, such as townhomes or multiplexes.



## 6 Anticipated Housing Need

### 6.1 5- & 20-Year Housing Need

In June 2024, the Province released the HNR Method which outlines how local governments must calculate their total housing need. The HNR Method estimates a community's housing needs by combining six components, outlined in Table 16. The number of housing units that the District will need to create was calculated using the HNR Method prepared by the Province. The HNR Method consists of six components, which are added together to provide the total number of housing units needed in a municipality or regional district electoral area.

Using the HNR Method and Housing Assessment Resource Tool (HART), it is estimated that Mackenzie will need approximately 63 units by 2026 to meet its housing needs, and 198 units by 2028. The HNR Method consists of six components, which are added together to provide the total number of housing units needed in a municipality. The six components are broken down in Section 6.3 below. The housing needs outlined in the HNR Method are not targets or estimates of what may be constructed, as they are assessments of what is needed in order for all residents/households to have homes that are appropriate and affordable.

### 6.2 Analysis of HART Data Results

The methodology for calculating housing needs is provided by the Province. It is not a market-based measure, and its outputs do not imply that anyone will be able to afford and build the housing estimated to be needed. It does include a 'demand factor' for municipalities, however this multiplier is a black-box number provided by the Province with minimal explanation other than it is supposed to reflect housing demand. The housing needs methodology is multi-faceted and does include concerns such as homelessness, suppressed household formation, rental vacancy rates, and projected growth.

Considering that the 5-year estimate is next year, in 2026, it is unlikely that this estimate can be met in Mackenzie, as there is no new housing development underway since three new mobile homes in 2018. As Mackenzie has off and on seen a declining population since 2006, in combination with a lack of skilled trades, it has been difficult for residents to justify the costs associated with building new homes. This absence of new housing stock in Mackenzie became apparent in Sections 3 and 5 through the analysis of population trends and historical building permit data, as well as the qualitative data collected by residents. For Mackenzie, unless a significant population increase is seen over the next 20 years, it is unlikely that the total new units calculated by HART in Table 16 below will be met on time.

The HART tool and HNR Method are extremely valuable as they have allowed BC communities to have a better understanding of the estimated total housing need and demand over the next 5- and 20-years. There is, however a wide diversity of housing need from community to community that may not be fully represented by the Census data, which is something we have seen for Mackenzie. This provincial data, however, does provide a baseline for Mackenzie to monitor each Component as they approach the 20-year mark.

### 6.3 Legislatively Required HNR Method Results

The HNR Method consists of six components, which are added together to provide the total number of housing units needed in a municipality. The six components are summarized below and include the results of the 5- and 20-year need, calculated by the HNR Method and using HART.

For most communities the HNR Method will likely calculate a higher number of housing units needed than the housing needs identified in existing HNRs. The HNR Method uses a comprehensive approach of six components to address existing and anticipated housing needs. As an example, the HNR Method accounts for suppressed household formation and the demand buffer, components which were typically excluded or ignored in previous HNRs. The HNR Method also uses BC Stats as the source for population projections, which will often be higher than projections used in existing reports. The demand buffer will be a major contributor to the higher numbers. All quantities calculated below have been rounded to the nearest whole number.

**Component A:** Extreme core housing need (ECHN) for renters and owners with a mortgage is used to estimate the number of new units required for those in vulnerable housing situations. Extreme core housing need, as defined by Statistics Canada, refers to private households falling below set thresholds for housing adequacy, affordability or suitability that would have to spend 50% (as compared to 30% for core housing need) or more of total pre-tax income to pay the median rent for alternative acceptable local housing.

Not all households in core housing need require a new unit to address housing inadequacies; for some households, solutions such as making repairs to an existing unit may be sufficient. The use of ECHN data as a subset of core housing need provides a more conservative estimate of new units required while still relying on consistent and available data.

**5 Year Need (2021-2026): 5 units**

**20 Year Need (2021-2041): 20 units**

**Component B:** People experiencing homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing need quantifies the supply of permanent housing units required for those currently experiencing homelessness. Data on homelessness is derived from the Province's Integrated Data Project (IDP), a program initiated through a partnership between the Ministries of Housing, Social Development and Poverty Reduction, Citizen Services, and BC Housing.

**5 Year Need (2021-2026): 23 units**

**20 Year Need (2021-2041): 45 unit**



**Component C:** Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to lack of available and affordable housing supply.

**5 Year Need (2021-2026): 20 units**

**20 Year Need (2021-2041): 81 units**

**Component D:** Anticipated household growth (AHG) quantifies the additional households required to accommodate an increasing population over twenty years.

**5 Year Need (2021-2026): -6 units**

**20 Year Need (2021-2041): -32 units**

**Component E:** A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Including a RVRA in calculations of housing need has been recommended by multiple sources, including the Expert Panel on Housing Supply and Affordability (BC/Canada) and CMHC. Typically, rates between 3% and 5% are considered healthy rates. These calculations use the more conservative rate of 3%.

**5 Year Need (2021-2026): 1 unit**

**20 Year Need (2021-2041): 5 units**

**Component F:** This component is calculated using the number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the “demand buffer” and is designed Interim Housing Needs Report 2024 to better account for the number of units required to meet “healthy” market demand in different communities.

The demand buffer essentially builds in the extra capacity that is needed to meet healthy market demand – which is needed to provide more housing choices. This helps accommodate fluctuations in market conditions and ensures a diverse range of housing options for residents. Examples of the kind of demand for extra capacity include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.

**5 Year Need (2021-2026): 20 units**

**20 Year Need (2021-2041): 80 units**

**Total New Units Needed:**

**5 Year Need (2021-2026): 63 units**

**20 Year Need (2021-2041): 199 units**





# **Appendix A**

## **HNR Data Tables**

### Component A – Extreme Core Housing Need Calculation

Table 1a – Total owner and renter households in the four previous census years

Total Households	2006	2011	2016	2021
Owners	1435	1210	1280	1280
Renters	325	355	350	300

Table 1b – Total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate

_Extreme Core Housing Need	2006_#	2006_% of total	2011_#	2011_% of total	2016_#	2016_% of total	2021_#	2021_% of total	_Average ECHN Rate
Owners with a mortgage	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
Renters	20	0.0615	30	0.0845	15	0.0429	25	0.083	0.0681

Table 2 – Estimated total of owners with a mortgage and renter households in ECHN in 2021

Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	1280	n/a	n/a
Owners with a mortgage	1280	0	0
Renters	300	0.0681	20.42
Total New Units to Meet ECHN - 20 years	nan	nan	20.42

### Component B: Housing Units and Homelessness

Table 3 – Estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need

_Regional Population	Local Population_#	Local Population_% of region	_Regional PEH	_Proportional Local PEH
95295	3405	0.0357	1262	45.09
None	None	None	None	None
Total New Units to Homelessness Needs - 20 years	nan	nan	nan	45.09

### Component C: Housing Units and Suppressed Household Formation

Table 4a – Number of owner and renter households in 2006 by age of the primary household maintainer

<b>_Age – Primary Household Maintainer 2006 Categories</b>	<b>2006 Households_Owner</b>	<b>2006 Households_Renter</b>
Under 25 years	60	45
25 to 34 years	205	85
35 to 44 years	380	90
45 to 54 years	470	45
55 to 64 years	250	25
65 to 74 years	60	30
75 years and over	15	10

Table 4b – Number of owner and renter households in 2021 by age of the primary household maintainer

<b>_Age – Primary Household Maintainer 2021 Categories</b>	<b>2021 Households_Owner</b>	<b>2021 Households_Renter</b>
15 to 24 years	25	30
25 to 34 years	155	95
35 to 44 years	185	65
45 to 54 years	215	45
55 to 64 years	320	40
65 to 74 years	270	20
75 to 84 years	90	0
85 years and over	20	0

Table 5 – Population by age category in 2006 and 2021

<b>Municipality_</b>	<b>_Age Categories – Household Maintainers</b>	<b>_Age Categories – Population</b>	<b>2006_All Categories</b>	<b>2006_Summed Categories</b>	<b>2021_All Categories</b>	<b>2021_Summed Categories</b>
Mackenzie	15 to 24 years	15 to 19 years	355	640	150	275
Mackenzie	15 to 24 years	20 to 24 years	285	640	125	275
Mackenzie	25 to 34 years	25 to 29 years	250	575	255	460
Mackenzie	25 to 34 years	30 to 34 years	325	575	205	460
Mackenzie	35 to 44 years	35 to 39 years	370	795	205	445
Mackenzie	35 to 44 years	40 to 44 years	425	795	240	445



Mackenzie	45 to 54 years	45 to 49 years	480	935	210	410
Mackenzie	45 to 54 years	50 to 54 years	455	935	200	410
Mackenzie	55 to 64 years	55 to 59 years	275	460	285	640
Mackenzie	55 to 64 years	60 to 64 years	185	460	355	640
Mackenzie	65 to 74 years	65 to 69 years	60	115	235	425
Mackenzie	65 to 74 years	70 to 74 years	55	115	190	425
Mackenzie	75 years and over	75 to 79 years	30	40	110	180
Mackenzie	75 years and over	80 to 84 years	10	40	45	180
Mackenzie	75 years and over	85 years and over	0	40	25	180

Table 6 – 2006 headship rate of each age category for both renters and owners

_Age Categories – Household Maintainers	2006 Households_Owner	2006 Households_Renter	2006 Population_Total	2006 Headship Rate_Owner	2006 Headship Rate_Renter
15 to 24 years	60	45	640	0.0938	0.0703
25 to 34 years	205	85	575	0.3565	0.1478
35 to 44 years	380	90	795	0.478	0.1132
45 to 54 years	470	45	935	0.5027	0.0481
55 to 64 years	250	25	460	0.5435	0.0543
65 to 74 years	60	30	115	0.5217	0.2609
75 years and over	15	10	40	0.375	0.25

Table 7 – Potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant

_Age Categories – Household Maintainers	2006 Headship Rate_Owner	2006 Headship Rate_Renter	2021 Population_Total	2021 Potential Households_Owner	2021 Potential Households_Renter
15 to 24 years	0.0938	0.0703	275	25.78	19.34
25 to 34 years	0.3565	0.1478	460	164	68
35 to 44 years	0.478	0.1132	445	212.7	50.38
45 to 54 years	0.5027	0.0481	410	206.1	19.73
55 to 64 years	0.5435	0.0543	640	347.83	34.78
65 to 74 years	0.5217	0.2609	425	221.74	110.87

75 years and over	0.375	0.25	180	67.5	45
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Table 8 – Number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines

_Age Categories – Household Maintainers	2021 Potential Households_Owner	2021 Potential Households_Renter	2021 Households_Owner	2021 Households_Renter	2021 Suppressed Households_Owner	2021 Suppressed Households_Renter	2021 Suppressed Households_Total
15 to 24 years	25.78	19.34	25	30	0.78	-10.7	0
25 to 34 years	164	68	155	95	9	-27	0
35 to 44 years	212.7	50.38	185	65	27.7	-14.6	13.08
45 to 54 years	206.1	19.73	215	45	-8.9	-25.3	0
55 to 64 years	347.83	34.78	320	40	27.83	-5.22	22.61
65 to 74 years	221.74	110.87	270	20	-48.26	90.87	42.61
75 years and over	67.5	45	110	0	-42.5	45	2.5
Total New Units to Meet Suppressed Housing Need - 20 years	nan	nan	nan	nan	nan	nan	80.8

#### Component D: Housing Units and Anticipated Household Growth

Table 9 – 20-year population projection and growth rate for your regional district

Regional District Projections	2021	2041	Regional Growth Rate
Households	40225	48543	0.2068

Table 10 – Calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections

Growth Scenarios_	Regional Growth Rate_	Households_2021	Households_2041	New Units_
Local Household Growth	n/a	1580	1186	-394
Regionally Based Household Growth	0.2068	1580	1906.72	326.72
Scenario Average	nan	nan	nan	-33.64
None	None	None	None	None

Total New Units to Meet Household Growth Needs - 20 years	nan	nan	nan	-33.64
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#### Component E: Housing Units and Rental Vacancy Rate

Table 11 – Difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate

Growth Scenarios_	Regional Growth Rate_	Households_2021	Households_2041	New Units_
Local Household Growth	n/a	1580	1186	-394
Regionally Based Household Growth	0.2068	1580	1906.72	326.72
Scenario Average	nan	nan	nan	-33.64
None	None	None	None	None
Total New Units to Meet Household Growth Needs - 20 years	nan	nan	nan	-33.64

#### Component F: Housing Units and Demand (the “demand buffer”)

Table 12 – Additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines

Component	Result
A. Extreme Core Housing Need	20.42
B. Persons Experiencing Homelessness	45.09
C. Suppressed Household Formation	80.8
E. Rental Vacancy Rate Adjustment	5.02
Total	151.33
None	None
Demand Factor	0.53
Total New Units to Address Demand Buffer - 20 years	79.87

#### Total 5-Year and 20-Year Housing Need

Table 13 – Sum of Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	5.1	20.42
B. Persons Experiencing Homelessness	22.55	45.09
C. Suppressed Household Formation	20.2	80.8
D. Anticipated Growth	-6.47	-33.64
E. Rental Vacancy Rate Adjustment	1.25	5.02
F. Additional Local Demand	19.97	79.87
Total New Units – 5 years	63	nan
Total New Units – 20 years	nan	198

# **Appendix B**

## **What We Learned**

### **Report**