



REGIONAL BREAKDOWN: Fraser-Fort George Regional District

Investment Required

This table provides a breakdown, by partner, of the total average annual investment needed to support Fraser-Fort George Regional District’s current and future affordability and supply needs. (Totals may not add up due to rounding)

(AVERAGE ANNUAL COST IN MILLIONS)

	Income Support	New Supply	Non-Profit Repair	Homelessness	Total
Provincial Share	\$3.87	\$6.64	\$0.88	\$1.02	\$12.41
Federal Share	\$3.87	\$6.64	\$0.88	\$1.02	\$12.41
Community Share	N/A	\$6.64	\$0.88	\$0.27	\$7.79
TOTAL	\$7.75	\$19.92	\$2.65	\$2.30	\$32.61

Households Needing Support

This table shows the number of renter households in the region that are currently in need of a new unit or income support in order to be adequately and affordably housed. The vacancy rate in Prince George was 4.2 percent in 2016, which is considered healthy and does not impact our projections for rental demand. We will continue to monitor the vacancy rate and make adjustments to our building supply program estimates as necessary.

Household Type	Supply Backlog	Income Support
Core housing need households (average income: \$17,996)	541	2,297
Missing middle households (average income: \$53,761)	445	N/A
TOTAL	986	2,297

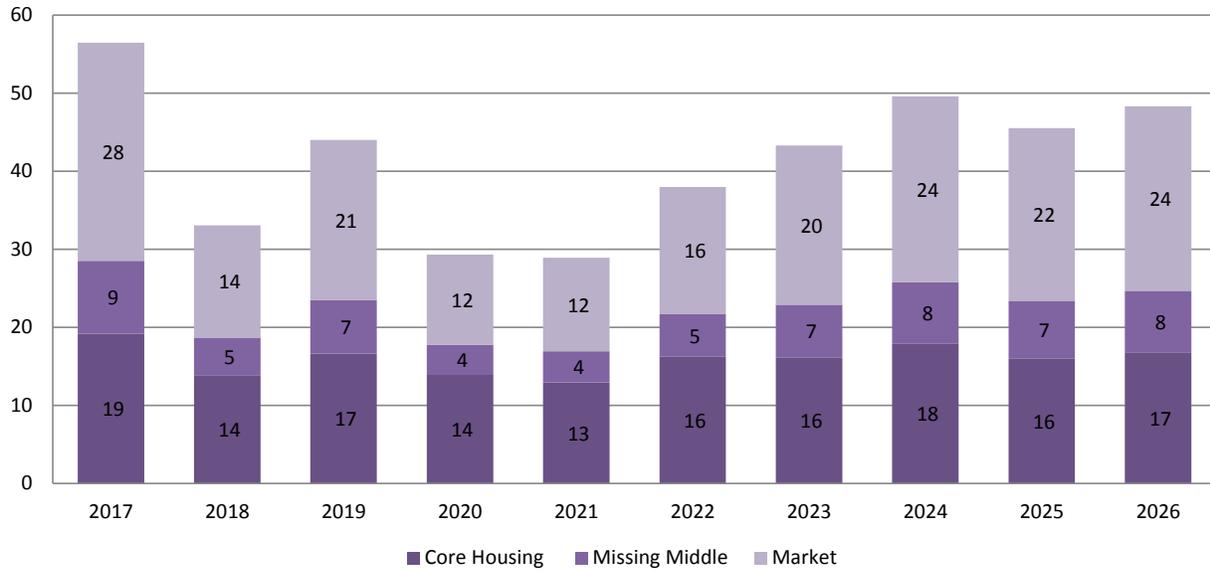
Demand for Affordable Rental Housing

The graph on page 2 displays the number of new rental units that will be required to meet the future demands of households living in core housing need, missing middle housing, and market housing. The estimates come from rental housing demand projections prepared by the BC Non-Profit Housing Association in 2012 and available here:

<http://bcnpha.ca/research/bcnpha-rental-demand-projections-to-2036/>.



New annual rental housing demand by type, Fraser-Fort George, 2017-2026



Saving our Current Stock

The figures below show the capital investment needed per year to bring the social housing stock with operating agreements in Fraser-Fort George Regional District up to 'good' condition. This number is derived from building condition assessments conducted by BC Housing.

Year	Annual investment required
2017	\$1,456,794
2018	\$2,384,868
2019	\$2,101,683
2020	\$3,271,981
2021	\$3,754,659
2022	\$2,824,794
2023	\$3,379,293
2024	\$2,313,105
2025	\$2,173,135
2026	\$2,855,211

There are also an estimated **422** units requiring repair in the private market.

Addressing Homelessness

In April 2016, a Point in Time Count took place in Prince George which enumerated the minimum number of individuals who were experiencing homelessness in the community on April 18th. The table below provides a cost estimate of the investment required to adequately house those individuals who are episodically or chronically homeless.

No. Temporary Homeless	51
No. Episodic Homeless	14
No. Chronic Homeless	139
TOTAL	205
Average cost per year to address homelessness	\$2,301,312