



DISTRICT OF HOUSTON HOUSING STUDY: REQUIRED DATA

Acknowledgements

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Availability

Copies of this report have been provided to District of Houston and to all participants who provided input into this process. The final reports are further posted on the website of the Community Development Institute at UNBC: <https://www.unbc.ca/community-development-institute/research-projects>.

The information contained in this report is part of a series of reports completed for the District of Houston Housing Study. These include:

District of Houston Housing Study: Final Report.
District of Houston Housing Study: Review of Past Plans and Reports.
District of Houston Housing Study: Community Profile.
District of Houston Housing Study: Required Data.

Contact Information

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LIST OF TABLES

- Acknowledgements..... ii
- Availability..... iii
- Contact Information..... iii
- LIST OF TABLES..... iv
- Related Documents..... 1
- Notes about the Data..... 1
- Population..... 2
 - Table 1 Total Population and Population Growth: Houston, BC 2
 - Table 2 Median Age: Houston, BC 2
 - Table 3 Average Age: Houston, BC..... 2
 - Table 4 Age Group Distribution: Houston, BC (#) 2
 - Table 5 Age Group Distribution: Houston, BC (%) 2
 - Table 6 Mobility Status 5 Years Ago: Houston, BC (2016) 3
 - Table 7 Mobility Status 5 Years Ago: Houston, BC (2011) 3
 - Table 8 Mobility Status 5 Years Ago: Houston, BC (2006) 3
 - Table 9 Mobility Status 1 Year Ago: Houston, BC (2016)..... 3
 - Table 10 Mobility Status 1 Year Ago: Houston, BC (2011)..... 3
 - Table 11 Mobility Status 1 Year Ago: Houston, BC (2006)..... 3
- Households 5
 - Table 12 Total Number of Households and Household Size: Houston, BC..... 5
 - Table 13 Renter and Owner Households: Houston, BC 5
 - Table 14 Renter Households in Subsidized Housing: Houston, BC 5
- Anticipated Population 6
 - Table 15 Anticipated Population: Bulkley-Nechako Regional District 6
 - Table 16 Anticipated Population Growth: Bulkley-Nechako Regional District 6
 - Table 17 Anticipated Age Group Distribution [#]: Bulkley-Nechako Regional District 6
 - Table 18 Anticipated Age Group Distribution [%]: Bulkley-Nechako Regional District 6
- Anticipated Households..... 7
 - Table 19 Anticipated Number of Households: Bulkley-Nechako Regional District 7
 - Table 20 Anticipated Average Household Size [# of People]: Bulkley-Nechako Regional District 7
- Household Income 8
 - Table 21 Average and Median Total Household Income: Houston, BC..... 8
 - Table 22 Households in Specified Income Brackets: Houston, BC..... 8
- Economic Sectors & Labour Force 9
 - Table 23 Total Number of Workers: Houston, BC..... 9

Table 24 Number of Workers by Industry (NAICS): Houston, BC	9
Table 25 Unemployment Rate and Participation Rate: Houston, BC	9
Table 26 Commuting Destination: Houston, BC (2016)	10
Housing Units	11
Table 27 Total Number of Housing Units and Breakdown by Structural Type: Houston, BC (2016) ..	11
Table 28 Breakdown by Size of Units: Houston, BC (2016)	11
Table 29 Breakdown by Date Built: Houston, BC (2016)	11
Table 30 Number of Subsidized Housing Units: Houston, BC (2019)	11
Table 31 Demolition Permits Issued [#]: Houston, BC	12
Table 32 Building Permits Issued [#]: Houston, BC	12
Table 33 Registered New Homes [#]: Houston, BC	12
Housing Values	13
Table 34 Assessed Housing Values: Houston, BC (2019)	13
Table 35 Average Rent (Row and Apartment): Houston, BC	13
Core Housing Need	14
Table 36 Households Spending 30% or More of Income on Shelter Costs: Houston, BC	14
Table 37 Households in Dwellings Requiring Major Repairs: Houston, BC	14
Table 38 Households in Overcrowded Dwellings: Houston, BC	14

Related Documents

This data compilation is part of a number of documents making up the *District of Houston Housing Study* (Community Development Institute, 2020):

District of Houston Housing Study: Final Report.

District of Houston Housing Study: Review of Past Plans and Reports.

District of Houston Housing Study: Community Profile.

District of Houston Housing Study: Required Data.

Notes about the Data

According to its *Guide to Requirements for Housing Needs Reports*, effective April 16, 2019, the Ministry of Municipal Affairs and Housing requires the data listed in this report to be included in all housing needs reports. For smaller communities like Houston, BC, data about small population groups is commonly suppressed because anonymity cannot be guaranteed. In addition, depending on the data source, small communities are not always included in data collection. In cases where data was not available for Houston, or was not available at the required level of detail, notes explain the situation.

A lot of the data is collated from Statistics Canada's census program. A census of the Canadian population is undertaken every five years to provide a statistical portrait of the country. The census consists of a mandatory short-form questionnaire sent to every household and a mandatory long-form questionnaire sent to a sample of 25% of households. For the 2011 census alone, the mandatory long-form questionnaire was replaced by the optional National Household Survey. While the mandatory short and long-form surveys in 2016 feature response rates of 92% and 83% respectively in Houston, the optional survey in 2011 only had a response rate of 56% in Houston, leading to a less representative data set for 2011. This should be kept in mind when interpreting developments over time that include 2011 census program data.

Population

Table 1 Total Population and Population Growth: Houston, BC

2006	2011	2016	% Change 2006-2016	# Change 2006-2016
3,163	3,147	2,993	-5.4%	-170

Source: Statistics Canada. Census Program.

Table 2 Median Age: Houston, BC

2006	2011	2016
n/a	38	40.8

Source: Statistics Canada. Census Program.

Table 3 Average Age: Houston, BC

2006	2011	2016
n/a	n/a	39.2

Source: Statistics Canada. Census Program.

Table 4 Age Group Distribution: Houston, BC (#)

	2006	2011	2016
Total	3,165	3,150	2,995
0-14	665	655	620
15-19	230	225	195
20-24	240	170	165
25-64	1,750	1,725	1,595
65-84	245	340	390
85+	10	30	30

Source: Statistics Canada. Census Program.

Table 5 Age Group Distribution: Houston, BC (%)

	2006	2011	2016
Total	100.0%	100.0%	100.0%
0-14	21.0%	20.8%	20.7%
15-19	7.3%	7.1%	6.5%
20-24	7.6%	5.4%	5.5%
25-64	55.3%	54.8%	53.3%
65-84	7.7%	10.8%	13.0%
85+	0.3%	1.0%	1.0%

Source: Statistics Canada. Census Program.

Table 6 Mobility Status 5 Years Ago: Houston, BC (2016)

	Total	Non-movers	Movers	Non-migrants	Migrants
Mobility 5 Years Ago (#)	2,775	1,635	1,140	665	475
Mobility 5 Years Ago (%)	100.0%	58.9%	41.1%	58.3%	41.7%

Source: Statistics Canada. Census Program.

Table 7 Mobility Status 5 Years Ago: Houston, BC (2011)

	Total	Non-movers	Movers	Non-migrants	Migrants
Mobility 5 Years Ago (#)	2,920	2,170	750	310	435
Mobility 5 Years Ago (%)	100.0%	74.3%	25.7%	41.3%	58.0%

Source: Statistics Canada. Census Program.

Table 8 Mobility Status 5 Years Ago: Houston, BC (2006)

	Total	Non-movers	Movers	Non-migrants	Migrants
Mobility 5 Years Ago (#)	2,930	1,985	940	580	355
Mobility 5 Years Ago (%)	100.0%	67.7%	32.1%	61.7%	37.8%

Source: Statistics Canada. Census Program.

Table 9 Mobility Status 1 Year Ago: Houston, BC (2016)

	Total	Non-movers	Movers	Non-migrants	Migrants
Mobility 1 Year Ago (#)	2,955	2,420	535	270	265
Mobility 1 Year Ago (%)	100.0%	81.9%	18.1%	50.5%	49.5%

Source: Statistics Canada. Census Program.

Table 10 Mobility Status 1 Year Ago: Houston, BC (2011)

	Total	Non-movers	Movers	Non-migrants	Migrants
Mobility 1 Year Ago (#)	3,075	2,840	235	140	95
Mobility 1 Year Ago (%)	100.0%	92.4%	7.6%	59.6%	40.4%

Source: Statistics Canada. Census Program.

Table 11 Mobility Status 1 Year Ago: Houston, BC (2006)

	Total	Non-movers	Movers	Non-migrants	Migrants
Mobility 1 Year Ago (#)	3,100	2,605	495	335	160
Mobility 1 Year Ago (%)	100.0%	84.0%	16.0%	67.7%	32.3%

Source: Statistics Canada. Census Program.

Number of individuals experiencing homelessness:

BC Homeless Counts for Houston were not available at the time of the report.

Number of students enrolled in post-secondary institutions:

Houston, BC did not have any post-secondary institutions at the time of the report.

Households

Table 12 Total Number of Households and Household Size: Houston, BC

	2006 (#)	2011 (#)	2016 (#)	2006 (%)	2011 (%)	2016 (%)
Total Number of Households	1,220	1,265	1,240	n/a	n/a	n/a
Average Number of Persons per Household	2.6	2.5	2.4	n/a	n/a	n/a
1 Person Households	285	345	325	23.4%	27.3%	26.2%
2 Person Households	430	435	510	35.2%	34.4%	41.1%
3 Person Households	195	180	155	16.0%	14.2%	12.5%
4 Person Households ¹	280	185	140	23.0%	14.6%	11.3%
5 Person Households ²	n/a	75	115	n/a	5.9%	9.3%
6+ Person Households	35	45	n/a	2.9%	3.6%	n/a

Source: Statistics Canada. Census Program.

Table 13 Renter and Owner Households: Houston, BC

	2006 (#)	2011 (#)	2016 (#)	2006 (%)	2011 (%)	2016 (%)
Total Households	1,220	1,260	1,245	100.0%	100.0%	100.0%
Owner	960	875	900	78.7%	69.4%	72.3%
Tenant	260	385	340	21.3%	30.6%	27.3%

Source: Statistics Canada. Census Program.

Table 14 Renter Households in Subsidized Housing: Houston, BC

	2006	2011	2016
Renter Households in Subsidized Housing	n/a	22.1%	0.0%

Source: Statistics Canada. Census Program.

¹ 2006 Census data groups 4 and 5 person households together.

² The biggest household size category in 2016 Census data is 5 or more persons.

Anticipated Population

Table 15 Anticipated Population: Bulkley-Nechako Regional District

2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
40,627	41,225	41,850	42,476	43,123	43,782	44,436	45,078	45,715	46,347	46,970

Source: BC Statistics. Population Projections.

Table 16 Anticipated Population Growth: Bulkley-Nechako Regional District

	Growth (#)	Growth (%)
Next 5 years	3,155	7.8%
Next 10 years	6,343	15.6%

Source: BC Statistics. Population Projections.

Anticipated age – average and median age:

Average and median age projections were not available from BC Statistics population projections.

Table 17 Anticipated Age Group Distribution [#]: Bulkley-Nechako Regional District

Age	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
0-14	7,292	7,376	7,508	7,569	7,583	7,580	7,594	7,684	7,771	7,819	7,849
15-19	2,652	2,515	2,363	2,328	2,307	2,322	2,392	2,434	2,438	2,397	2,403
20-24	2,582	2,641	2,634	2,579	2,641	2,580	2,444	2,284	2,238	2,205	2,239
25-64	22,418	22,638	22,882	23,130	23,263	23,584	23,872	24,168	24,386	24,725	24,888
65-84	5,156	5,521	5,914	6,271	6,676	7,037	7,410	7,776	8,139	8,394	8,689
85+	527	534	549	599	653	679	724	732	743	807	902

Source: BC Statistics. Population Projections.

Table 18 Anticipated Age Group Distribution [%]: Bulkley-Nechako Regional District

Age	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
0-14	17.9%	17.9%	17.9%	17.8%	17.6%	17.3%	17.1%	17.0%	17.0%	16.9%	16.7%
15-19	6.5%	6.1%	5.6%	5.5%	5.3%	5.3%	5.4%	5.4%	5.3%	5.2%	5.1%
20-24	6.4%	6.4%	6.3%	6.1%	6.1%	5.9%	5.5%	5.1%	4.9%	4.8%	4.8%
25-64	55.2%	54.9%	54.7%	54.5%	53.9%	53.9%	53.7%	53.6%	53.3%	53.3%	53.0%
65-84	12.7%	13.4%	14.1%	14.8%	15.5%	16.1%	16.7%	17.3%	17.8%	18.1%	18.5%
85+	1.3%	1.3%	1.3%	1.4%	1.5%	1.6%	1.6%	1.6%	1.6%	1.7%	1.9%

Source: BC Statistics. Population Projections.

Anticipated Households

Table 19 Anticipated Number of Households: Bulkley-Nechako Regional District

2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
16,138	16,428	16,713	16,979	17,276	17,575	17,867	18,150	18,442	18,741	19,046

Source: BC Statistics. 2018. Population and Household Projections.

Table 20 Anticipated Average Household Size [# of People]: Bulkley-Nechako Regional District

2019	2020	2021	2022	2023	2024	2025	2026	2027
2.51	2.51	2.50	2.50	2.50	2.50	2.49	2.49	2.49

Source: BC Statistics. 2018. Population and Household Projections.

Household Income

Table 21 Average and Median Total Household Income: Houston, BC

	2006	2011	2016
Average Household Income	\$ 36,763	\$ 84,794	\$ 89,908
Median Household Income	\$ 30,538	\$ 71,224	\$ 80,477

Source: Statistics Canada. Census Program.

Table 22 Households in Specified Income Brackets: Houston, BC

CAD	2006 (#)	2011 (#)	2016 (#)	2006 (%)	2011 (%)	2016 (%)
Total	1220	1265	1240	100.0%	100.0%	100.0%
Under \$10,000	75	60	30	6.1%	4.7%	2.4%
\$10,000 to \$19,999	85	100	80	7.0%	7.9%	6.5%
\$20,000 to \$29,999	55	125	90	4.5%	9.9%	7.3%
\$30,000 to \$39,999	135	45	110	11.1%	3.6%	8.9%
\$40,000 to \$44,999	65	100	85	5.3%	7.9%	6.9%
\$50,000 to \$59,999	80	65	70	6.6%	5.1%	5.6%
\$60,000 to \$79,999	300	180	150	24.6%	14.2%	12.1%
\$80,000 to \$99,999	165	190	160	13.5%	15.0%	12.9%
\$100,000 and over	250	395	470	20.5%	31.2%	37.9%

Source: Statistics Canada. Census Program.

Renter household income:

Household income by tenancy was not available for Houston, BC.

Owner household income:

Household income by tenancy was not available for Houston, BC.

Economic Sectors & Labour Force

Table 23 Total Number of Workers: Houston, BC

	2006	2011	2016
Population Aged 15 + in the Labour Force	1,865	1,710	1,615

Source: Statistics Canada. Census Program.

Table 24 Number of Workers by Industry (NAICS): Houston, BC

	2006	2011	2016
Total	1,835	1,695	1,595
Agriculture, forestry, fishing, hunting	235	180	295
Mining, quarrying, oil and gas	30	90	75
Utilities	-	-	-
Construction	50	125	95
Manufacturing	525	410	230
Wholesale trade	65	90	40
Retail trade	235	190	195
Transportation, warehousing	85	60	100
Information, cultural	10	-	-
Finance, insurance	35	15	15
Real estate, rental, leasing	25	-	15
Professional, scientific, technical	35	15	45
Management companies, enterprises	-	-	-
Administrative, support, waste, remediation	35	40	35
Education	120	85	75
Health, social	85	115	95
Art, entertainment, recreation	10	30	20
Accommodation, food	110	90	75
Other services	95	50	105
Public administration	55	95	65

Source: Statistics Canada. Census Program.

Table 25 Unemployment Rate and Participation Rate: Houston, BC

	2006	2011	2016
Unemployment Rate (%)	19.4	6.7	11.5
Participation Rate (%)	66.0	70.5	68.6

Source: Statistics Canada. Census Program.

Table 26 Commuting Destination: Houston, BC (2016)

	Census Subdivision	Total [#]
Within census subdivision	Houston	305
Different census subdivision	Bulkley Nechako A	615
	Bulkley Nechako E	25
	Bulkley Nechako G	20
	Burns Lake	50
	Smithers	50
Different census division	n/a	0
Other province/territory	n/a	0

Source: Statistics Canada. Census Program. Data Products.

Housing Units

Table 27 Total Number of Housing Units and Breakdown by Structural Type: Houston, BC (2016)

	Totals [#]	Percentage
Total Occupied Private Dwellings	1245	100.0%
Single-detached house	780	62.7%
Apartment in a building that has five or more storeys	0	0.0%
Semi-detached house	20	1.6%
Row house	75	6.0%
Apartment or flat in a duplex	0	0.0%
Apartment in a building that has fewer than five storeys	165	13.3%
Other single-attached house	0	0.0%
Movable dwelling	200	16.1%

Source: Statistics Canada. Census Program.

Table 28 Breakdown by Size of Units: Houston, BC (2016)

	Totals [#]	Percentage
0 bedrooms	10	0.8%
1 bedroom	115	9.2%
2 bedrooms	335	26.9%
3+ bedrooms	785	63.1%

Source: Statistics Canada. Census Program.

Table 29 Breakdown by Date Built: Houston, BC (2016)

	Totals [#]	Percentage
pre-1960	80	6.4%
1961-1980	675	54.2%
1981-1990	175	14.1%
1991-2000	205	16.5%
2001-2010	95	7.6%
2011-2016	10	0.8%

Source: Statistics Canada. Census Program.

Table 30 Number of Subsidized Housing Units: Houston, BC (2019)

	Units [#]
Cottonwood Manor, Seniors Housing	22
Tenants in Subsidized Housing (2016 Census Profile)	0

Source: BC Housing. Housing Listings.

Rental vacancy, numbers primary and secondary rental units:

CMHC data on rental units and vacancies in Houston, BC was suppressed.

Number of short-term rental units, cooperative housing, and post-secondary units:

This information was not available or not applicable for Houston, BC.

Shelter beds and units for homeless:

BC Housing showed no listings of shelters in Houston, BC.

Table 31 Demolition Permits Issued [#]: Houston, BC

2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
0	1	1	4	6	2	0	2	0	3	3

Source: District of Houston. Building Permits Issued since 2009: Status List.

Table 32 Building Permits Issued [#]: Houston, BC

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Dwelling (single family, suites, apartments, modular, mobile, senior living)	0	1	2	2	3	1	4	5	4	3	2
Addition	0	1	0	2	3	2	1	2	2	2	1
Garage, shed, barn, storage, greenhouse	1	3	5	10	7	6	5	7	0	2	7
Outdoor area, deck	1	1	2	2	5	4	3	1	1	0	0
Residential renovations, plumbing, roof	0	0	4	2	5	3	0	3	0	2	2
Industrial, business	0	6	6	4	8	10	6	2	7	6	2
Church, education, public, leisure, not defined, other	0	0	0	0	3	3	2	3	3	3	6

Source: District of Houston. Building Permits Issued since 2009: Status List.

Table 33 Registered New Homes [#]: Houston, BC

	# of Units	Comment
Multi-unit	3	All 3 entries have the same address and likely refer to the same 6-unit development. No date available.
Single	26	Dates range from 2010 to 2016. Majority of dates "not available" or "not yet available".

Housing Values

Table 34 Assessed Housing Values: Houston, BC (2019)³

Property Class	Occurrences [#]	Land Value [\$]	Improvement Value [\$]	Total Value [\$]	Average Value [#]
Residential Vacant	135	\$5,419,600	\$0	\$5,419,600	\$40,145.19
Residential Single Family	1,062	\$24,447,400	\$135,870,600	\$160,318,000	\$150,958.57
Residential ALR	94	\$6,640,300	\$0	\$6,640,300	\$70,641.49
Residential Farm	25	\$0	\$882,800	\$882,800	\$35,312.00
Residential Strata	32	\$402,000	\$617,700	\$1,019,700	\$31,865.63
Residential Other	52	\$4,086,600	\$10,768,700	\$14,855,300	\$285,678.85

Source: BC Assessment. 2019. Roll Totals by Jurisdiction and Property Class.

Sales prices, including average and median for all units, average and median by structural type, and average and median by unit size:

Average and median sales prices for Houston, BC were not available at the time of the report.

Table 35 Average Rent (Row and Apartment): Houston, BC⁴

	2015 [\$]
0 bedrooms	n/a
1 bedroom	\$ 467
2 bedrooms	\$ 562
3+ bedrooms	n/a
Total	\$ 516

Source: CMHC. Rural Rental Market Survey Data: Average Rent by Centre.

³ The breakdown of assessed values as requested in the requirements, including average and median for all units, average and median by structural type, and average and median by unit size, were not publicly available as data compilations at the time of the report. Table 34 presents the available breakdown.

⁴ Median rental prices for all units and by unit size were not available from CMHC for Houston, BC.

Core Housing Need

Table 36 Households Spending 30% or More of Income on Shelter Costs: Houston, BC

	2006	2011	2016
Total (#)	145	215	180
Total (%)	11.9%	17.1%	14.7%
Owners (#)	80	n/a	n/a
Owners (%)	8.4%	8.6%	8.4%
Tenants (#)	60	n/a	n/a
Tenants (%)	29.1%	35.9%	30.9%

Source: Statistics Canada. Census Program.

Table 37 Households in Dwellings Requiring Major Repairs: Houston, BC

	2006	2011	2016
Total (#)	95	130	145
Total (%)	7.8%	10.3%	11.7%
Owners (#)	45	n/a	110
Owners (%)	4.7%	n/a	12.4%
Tenants (#)	45	n/a	30
Tenants (%)	17.3%	n/a	8.8%

Source: Statistics Canada. Census Program.

Table 38 Households in Overcrowded Dwellings: Houston, BC

	2006	2011	2016
Total (#)	n/a	45	50
Total (%)	n/a	3.6%	4.0%
Owners (#)	n/a	n/a	30
Owners (%)	n/a	n/a	3.4%
Tenants (#)	n/a	n/a	20
Tenants (%)	n/a	n/a	5.9%

Source: Statistics Canada. Census Program.

The Community Development Institute at the University of Northern British Columbia

The Community Development Institute (CDI) at UNBC was established in 2004 with a broad mandate in the areas of community, regional, and economic development. Since its inception, the CDI has worked with communities across the northern and central regions of British Columbia to develop and implement strategies for economic diversification and community resilience.

Dedicated to understanding and realizing the potential of BC's non-metropolitan communities in a changing global economy, the CDI works to prepare students and practitioners for leadership roles in community and economic development, and to create a body of knowledge, information, and research that will enhance our understanding and our ability to deal with the impacts of ongoing transformation. The Community Development Institute is committed to working with all communities – Aboriginal and non-Aboriginal – to help them further their aspirations in community and regional development.



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