



REGIONAL DISTRICT OF EAST KOOTENAY

# Electoral Areas Housing Needs Report

Regional Engagement Summary Report  
October 2021

“It’s a beautiful place to live, with all the hobbies and friends I love, but the balance is way out these days. I pay so much on rent and living costs, I save no money here.

**At what point do you draw the line where it is still worth it to live here?”**

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## ABOUT THIS REPORT

The Regional District of East Kootenay Engagement Summary Report summarizes what we heard from June 2021 to September 2021 as part of the Regional Housing Needs Report planning process. The following is a summary of the engagement opportunities and key findings that were gathered through multiple engagement activities including: key informant interviews, focus groups, a presentation to Regional District Board, a community survey, tourism and hospitality survey, and regional director survey. The findings are presented for each engagement type and are broken down into local and regional themes where applicable.

## ENGAGEMENT OBJECTIVES

Community engagement was a key component of the Regional District of East Kootenay (RDEK) Electoral Area Housing Needs Report process. Beginning in June 2021 and ending with the last focus group in October 2021, M'akola Development Services, and staff from the RDEK hosted and conducted a variety of engagement events including preliminary findings presentations at Board meetings, focus groups, key informant interviews, and online surveys. Objectives for the engagement process included:

### RDEK HOUSING NEEDS ENGAGEMENT OBJECTIVES

**1. Acquire information that will help in meeting the requirements of the Local Government Act for a housing needs assessment**

In smaller communities and rural areas, Census Canada data can be unreliable and may not paint an accurate picture of housing need. Additionally, the most recent available data is from 2016 and may be out of date in communities that have experienced market fluctuations or substantial shifts in employment or population. Engagement captures up-to-date data that informs findings and helps researchers determine the accuracy of external data sources.

**2. Help confirm the acknowledged demographic and resident population groups that have been identified as facing significant housing challenges and identify any gaps in the existing knowledge base**

Quantitative data can be very effective at showing housing need, but often qualitative data like quotes or stories can have a greater impact with community members and decision makers. Additional data captured through the engagement process will illustrate quantitative findings and give the Regional District information about the people affected by housing issues, rather than just numbers.

**3. Promote equity through the engagement process**

Planning processes that incorporate equity and inclusion have been shown to promote health, well-being, and community connectedness, regardless of the outcome or findings of the study. When people are asked to participate in a planning process, they are more likely to feel a sense of ownership over decisions that are made and are more likely to support recommendations or priorities set by decision makers.

**4. Gather ideas around best practices and unique solutions to address current and predicted areas of housing need.**

Community engagement helps the researchers' meet members of the community and observe the different housing processes at work. This informs recommendations that leverage community assets rather than focus on deficits.

Each engagement activity and process were designed to contribute to these objectives and capture meaningful data from community members across the housing spectrum.

## LEVEL OF ENGAGEMENT

Through the RDEK Housing Needs Assessment project, the project team engaged with various stakeholders, First Nations, Municipal, and Regional District staff and Board members. The table below provides an overview of each stakeholder group, the level of engagement available to them. The level of engagement is adapted from the International Association for Public Participation's (IAP2) spectrum of engagement.

	Inform	Consult	Involve	Collaborate	Empower
Engagement Goal	Providing balanced and objective information to assist individuals and organizations in understanding the problem, alternatives, opportunities and/or solutions.	Obtaining feedback on analysis, alternatives and/or decisions.	Working directly with individuals and organizations throughout the process to ensure that concerns and aspirations are understood and considered.	Partnering with individuals and organizations in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the organizations and individuals external to the RDEK.
RDEK Stakeholders & First Nations		<ul style="list-style-type: none"> <li>Rural Residents/Public</li> <li>Housing Providers</li> <li>Health/Social Services Providers</li> <li>Development &amp; Real Estate Community and non-profit/for-profit developers</li> <li>Key Employers</li> <li>Hospitality industry</li> </ul>	<ul style="list-style-type: none"> <li>RDEK Elected Officials</li> <li>Municipal Staff</li> <li>First Nations Governments and Indigenous Communities (ʔaq'am Community, Ktunaxa Nation, Shuswap First Nation, Metis Nation of BC)</li> </ul>	<ul style="list-style-type: none"> <li>RDEK Staff</li> </ul>	

## ENGAGEMENT LIMITATIONS

Despite the best efforts of the project team and Regional District Staff, COVID-19 and summer wildfires changed the engagement process for this study dramatically. Many in the non-profit and service sector had limited ability to contribute time and energy to responding directly to invitations to participate or helping researchers contact community members with lived experience in the supported housing system. In-community focus groups scheduled for September 2021 were directly impacted by increased requirements. The project team pivoted by conducting additional one-on-one interviews, which could be conducted more safely and easily under Provincial Health Orders. All interviews and engagement meetings were conducted remotely.

## ENGAGEMENT OPPORTUNITIES

### BOARD PRESENTATIONS

In November of 2021, staff from M'akola Development Services and the Regional District will present as a delegation at a Regional District Board meeting. The presentations will include description of the study, the engagement process, and the requirements of the Ministry of Municipal Affairs and Housing and Union of BC Municipalities. Preliminary data findings will also be presented, and the Board will be asked for feedback and initial impressions of the statistics. Directors will be given the opportunity to ask the project lead questions and were encouraged to ask any additional questions or share resources and suggestions for key informants after the meeting.

### CONTEXT GATHERING INTERVIEWS AND ELECTED OFFICIALS SURVEY

The project team held two context gathering interviews and distributed a survey to the Board at the beginning of the engagement process to determine important community actors, any relevant community events or initiatives, and past successful engagement techniques. This process was largely informal and was designed to gauge the general sense of housing across the region, rather than determine specific needs or demands. Answers to the questionnaire informed engagement design and gave the project team an idea of what important issues might come up in interviews and focus groups with community members.

### KEY INFORMANT INTERVIEWS

Key informant interviews targeted service providers, non-profit organizations, key employers, and community leaders who work primarily with community members who are struggling to find affordable, supportive, and stable housing. Though time and resource intensive, key informant interviews provide different information and context than community surveys, demographics, and housing data. They capture information about harder-to-reach populations and provide an opportunity for informants to give descriptive answers to questions, often sharing stories or personal experiences. Interviews lasted between 30 minutes to one hour depending on the interview subject. In consultation with planning staff from the Regional District, the consulting team selected key informants based on following criteria:

- 1) Informants had to be geographically relevant and diverse. Interviewees had to live or work within the study area. Some collectively represented all areas and communities within the Regional District, others represented only one area. Because minimal services and industry are in the electoral areas, most interviewees provided information from the perspective of not an electoral area specifically—but from the Regional District as a whole or a municipality. However, due to the size and interconnected nature of the Regional District, much of the information was able to be extrapolated for the electoral areas.
- 2) Informants should have knowledge of the housing sector or knowledge of the experiences of specific demographic groups navigating the housing sector.

- 3) Informants should be service providers, employers, or community leaders who primarily work within the community development, social services, education, health, tourism, or economic development.
- 4) Informants should understand or work with market housing and local government bylaws that govern government development.

See the next section of a list of participants and Appendix B for interview questions.

## HOUSING SURVEY

The Regional District of East Kootenay (RDEK) Housing Survey was designed to fill quantitative data gaps and capture housing experiences from as many as possible throughout the region. The survey opened in June 2021 and was available through the Engage RDEK website for approximately eight weeks, closing on August 8, 2021. The consulting team, with significant support from Regional District communications staff, utilized existing local distribution channels, such as social media pages and community newsletters. Promotional material was made available to focus group and interview participants who were asked to share broadly with their networks. The RDEK also produced a media release which was picked up and featured in local newspapers. In addition to the newspaper ads and media release, the survey was advertised on the RDEK Facebook and shared in various housing/rental Facebook groups throughout RDEK communities.

Regional District of East Kootenay

# EAST KOOTENAY HOUSING NEEDS ASSESSMENT

*How's your house? Too big? Too small? Just right?*

The Regional District of East Kootenay is completing a Housing Needs Assessment to better understand housing across all Electoral Areas.

We want to hear from all rural residents about their **CURRENT & FUTURE** housing needs.

**COMMUNITY SURVEY**  
Open until July 23 at:  
[engage.rdek.bc.ca/housing](https://engage.rdek.bc.ca/housing)

Regional District of East Kootenay

1-888-478-7335 | [www.rdek.bc.ca](https://www.rdek.bc.ca)

*Survey advertisement that appeared in the Kootenay Advertiser, Fernie Free Press, CV Pioneer, on social media, and in RDEK community correspondence.*



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**How's your house?**  
*Is it going to stand for years or are you looking for a new place soon?*

*Survey advertisement that appeared in the Kootenay Advertiser, Fernie Free Press, CV Pioneer, on social media, and in RDEK community correspondence.*

## TOURISM AND HOSPITALITY HOUSING NEEDS SURVEY

Workers and employers in the tourism and hospitality sector have a unique relationship with housing. Seasonal demand fluctuations, direct competition with short-term rentals, and affordability concerns all impact the ability of workers to find appropriate housing and employers to meet the needs of their customers. The Tourism and Hospitality Housing Needs Survey was developed with a specific focus on the needs of those employed in these sectors and questions were designed to capture housing experiences from as many as possible throughout the region. The survey opened in August 2021 and was available through the Engage RDEK website for approximately six weeks, closing on September 19, 2021. The RDEK produced a media release to promote the survey and the project team shared details with report employers, economic development agencies, tourism organizations, and other relevant stakeholders.

## FOCUS GROUPS

Focus group were held in a conversational setting, usually between four and ten participants each. This form of engagement provides an opportunity for deeper discussion amongst different stakeholders about the challenges and opportunities of the current housing environment. The aim was to identify Regional District and community nuances and collect relevant materials or data to inform the Report's broader data collection activities. Although we only held one discussion, this discussion helped to bring an intersectional lens to the issues of housing throughout the region. The Session consisted of a presentation of preliminary data followed by a facilitated discussion around housing in the region. Focus group themes, questions, and responses are included in the following section.

## WHAT WE HEARD

### CONTEXT GATHERING INTERVIEWS AND STAFF QUESTIONNAIRE

Four context gathering interviews and a questionnaire were distributed and conducted in May and June 2021 with key representatives from regional organizations, local housing services, and Regional District of East Kootenay (RDEK) staff.

Date	Location	# of Engagements (approx.)
May and June 2020	Videoconference and Questionnaire	4

Technique	Position or Organization
Interview	Interior Health
Interview	Local Development Consultant
Interview	Local Planner
Questionnaire	Regional District Staff

Interviews were largely informal, conducted with partners who work regionally or in multiple study communities, and were designed to gauge the general sense of housing in the RDEK, rather than determine specific needs or demands. Answers to the questionnaire and interview responses informed engagement design and gave the project team of when important issues they could expect to come up in conversations with community members.

### KEY THEMES

#### 1) Challenges in Workforce Housing

Access to affordable, secure, and suitable housing for the workforce is a challenge across the region. On one hand, the RDEK is home to many tourism/resort towns and communities where living costs are higher, and the largely hospitality/service industry job market is lower paying. On the other hand, the RDEK is also home to towns like Sparwood where the coal mine is the main economy, and there are little to no recreational or employment opportunities outside of the mining industry. The project team specifically examined how employment and housing intersect in the region and included questions in the interview script regarding workforce housing.

#### 2) Recreational Properties/Second Home Ownership

Identified as a driving issue, especially in the electoral areas substantial tourism economies, resorts, or ski hills, the project team was asked to look at the impact recreational properties on surrounding housing markets. The data team specifically examined how cost of ownership, assessment rates, and cost of renting has increased in areas with increased demand for recreational property. Questions about recreational properties were also integrated into interview scripts.

#### 3) Relationship Between Electoral Areas and Municipalities

Many stakeholders commented on the important relationship between the electoral areas and neighbouring municipalities. Most rural residents access services and other amenities in municipalities and almost all acute housing services like supports for unhoused community members and integrated addictions and mental health supports are in more urbanized areas like

Cranbrook. Rather than solely focusing on rural communities, the project team also included regional stakeholders and those located within municipalities and catalogued some of the housing issues that may be less present in rural areas but are important regional factors.

**4) Affordability in Electoral Areas**

Affordability, rising costs of living and availability of rentals were identified as another priority issue. To capture data from renters navigating the housing system, interviews prioritized housing advocates and non-profit providers who facilitate rental housing. The project team also encouraged non-profit providers to spread the survey through their network of renters whenever possible.

## ELECTED OFFICIALS SURVEY

Date	Location	# of Engagements (approx.)
June 2021	Online via RDEK Website and Direct Link sent to Directors	5

The Electoral Area Directors survey received **five responses** from elected officials representing electoral areas. The survey was administered online through the *Engage East Kootenay* platform, and data from residents was stored and stored on Canadian servers, in compliance with Provincial and Federal privacy legislation. Available online beginning in June, responses were collected over a 4-week period. The survey was distributed through direct emails to elected officials and was advertised at a project presentation to the Regional Board.

Elected officials were asked if and how they would like to be involved in the project and if they knew of any key community members we should contact as part of the engagement process. Directors were also invited to respond to open-answer questions about key housing issues in their communities. Responses are summarized below. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

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### OPEN ANSWER QUESTIONS

#### What are some of the key housing issues being faced by members of your community?

All five directors responded to this question, often with generous and thorough answers. Key themes of responses have been broken out here:

- **Limited Housing Supply**

“[Lack of] workforce housing and inventory, [access to] transportation, access to attainable housing”

“Scarcity of both affordable owned and rental housing”

“Very few properties available. And the ones that are, are very high priced or have no services.”

- **Limited/Unsuitable Workforce Housing**

“I represent area C – the rural areas that surround Cranbrook. Most properties are 0.5 acres or larger. Homes tend to be large, too large”

“Housing/neighborhoods dedicated to the needs of seniors and aging community members.”

- **Underutilization of Agricultural Lands**

“[Agricultural Land Commission] needs to allow a second family dwelling on agricultural land. Secondary suites [need to be] encouraged.”

“Convince the Agricultural Land Commission to allow subdivision for housing on farms or ranches. Make low-cost housing available in these smaller communities, including [using] land for well run mobile home parks or tiny homes.”

**Do you think there are specific resources or strategies that would help members of your community meet their housing needs?**

Only three directors responded to this question. Suggestions are included below:

- Better access to housing subsidy programs
- Residential Tenancy Act education programs and Landlord education programs
- Additional Seniors’ Housing Units, With and Without Supportive Elements

## KEY INFORMANT INTERVIEWS

Thirteen key informants were interviewed from June to July 2021, including key representatives from regional organizations, local housing services, and related fields. In each interview, informants were invited to respond to a series of “conversation starter” questions then elaborate with greater detail. Though all participants were comfortable sharing quotes with researchers, some were not comfortable sharing their name or organization. Informants are categorized below by location and category instead.

Date	Location	# of Engagements
June to July 2021	Via Videoconference	10

Location	Position or Organization
RDEK – no specific area	Health provider
Shuswap Indian Band (Area F/Area G)	Housing provider and advocate
RDEK – no specific area	Community economic development consultant
RDEK Area F, Area G	Local chamber of commerce
RDEK Area F	Non-profit housing provider
ᑭᓐᓇᓂᓐ Community of the Ktunaxa Nation (Area C/Area E)	Housing provider and advocate
RDEK – no specific area	Non-profit community service provider
RDEK Area A, Area B	Non-profit community service provider
RDEK Area A	Union representative
RDEK Area C	Union representative
RDEK Area A, Area C, Area E	Education provider and housing advocate

In each interview, informants were invited to respond to a series of “conversation starter” questions then elaborate with greater detail. Key quotes and themes are summarized here.

## KEY REGIONAL THEMES

### 1) Lack of Housing Affordability in Rental and Ownership Markets

The cost of both renting and owning are increasing in all areas of the RDEK, including the electoral areas and rural areas. In addition to market inflation from people buying secondary homes or providing short term rentals (discussed in #8 below), informants indicated a lack of housing supply as a key challenge. Many interviewees mentioned that of the available homes on the market (rental or ownership), many are unaffordable or inaccessible.

Because of the lack of affordable rental or home ownership options across the area, many interviewees shared that younger people and families are being forced to move away. This lack of housing affordability is also impacting local businesses and employment opportunities (see #3 below), as it is harder to retain employees if they cannot afford housing costs.

“Affordability. People are now spending over 1K for a room in a shared house. Makes it very difficult to make the jump to an ownership position or save for other aspects of life.”

“Even at a mining wage it’s so unaffordable that they [industry workers] can’t get a mortgage – a young worker had to cash in his RRSP for a mortgage.”

“Not only the median entry level worker, even a teacher or doctor has difficulties finding places to rent.”

“Low income, affordable, and long term purpose built rentals are needed. Affordable home ownership would also be a great initiative – need more of this!”

“The rental prices in the private market are skyrocketing so it’s not affordable for people even with moderate wages!”

## 2) Lack of Housing Options

Interviewees across the RDEK identified a high need and demand for different housing options. There is an extreme lack of housing options and diversity in both ownership and rental markets. Much of the available housing is designed for independent, individual, or small family living, making it even harder for, larger families, students, people in need of supports, and seniors to obtain appropriate and safe housing.

“There may be enough housing, but it’s not the right type. Older folks in larger homes, with no options to downsize. VARIETY of the housing stock.”

“All students are moving to the college, it is very rare that students are already living in the community – no place to live, no longer a student.”

“The variety is a major issue. Would love to see some diversity on what is allowed on land. Garage suites and secondary suites are great but don’t really change some of the key issues. Openness to different housing models will be key.”

“Important to have housing that is affordable, but that responds to and supports a choice for multi-generational living.”

## 3) Lack of Workforce Housing

A key intersection of the lack of housing affordability and lack of housing options identified by interviewees was the lack of workforce housing across the region. Workforce housing can be described as rental housing specifically build for workers, in a way that is appropriate for the given industry. The lack of workforce housing, especially in hospitality and service industries in tourism-based communities, is creating a labor shortage in many communities across the region. Employers are having difficulty retaining or hiring employees, and those moving to the

region for employment cannot find affordable or appropriate accommodation, thus driving them away.

“Many employers saying they found a great person to take a job, but then they couldn’t find housing and had to leave the job.”

“Labour shortages is a big issue – to improve this they need affordable housing. Housing in the area is overpriced especially compared to the income levels in the communities.”

“Is it difficult to find employees because of the lack of housing? Yes. It is probably the greatest limiter to business growth in the Columbia Valley. Even pre-pandemic businesses were unable to find staff, and unable to pay them enough to afford to live in the region.”

“You could come to Fernie and find a job in 20 minutes, but you would have to live in a canoe or under a friend's porch.”

"We have staff in our agency that have left our community, left our agency because of lack of housing."

“Workforce and housing are inextricably linked. We have another of tourism towns - usually lower paid jobs and higher costs!”

#### **4) Need for Social and Supportive Housing Services**

Health and wellness, poverty, and housing are deeply interrelated challenges. It is difficult to improve in one of these areas when another need is not being met. Too many people face challenges trying to navigate all three of these areas without adequate support. To improve the housing situation, interviewees suggested a high need and demand for more social and supportive housing related services and options.

“Limited mental health services, need more capacity to deal with peoples with mental health issues and medications.”

“Need programming and safe houses, these services just aren’t there. In Cranbrook you can get detox for a couple weeks but after that there isn’t really anywhere to go – no rehabs, last person I worked with had to fly to Kelowna to access these services.”

“Easier to develop family housing with support from municipalities/BCH [BC Housing], but difficult to develop supportive housing for drug users.”

“We've got a waitlist right now that's probably at least 40 or more. They are a mix, many of them are women and children, but we also have couples with children, singles, seniors on that list. There is a need for housing across all communities.”



“BC Housing needs to step in.”

“As most other areas, with the fentanyl crisis there has been a lot more drug use and overdoses, but we are too small/not equipped to deal with this.”

**5) Limited Social Services and Amenities in Areas Outside of Urban or Tourist Centres**

Interviewees identified a lack of social services (like childcare or mental health supports) and amenities (like arts and culture events or recreational facilities) as a major barrier to obtaining appropriate housing across the region. Many communities in electoral and rural areas have difficulties attracting new community members and/or retaining existing ones even though there may be available housing options and employment opportunities, because there aren't adequate social services and amenities.

“If you ask a lot of local miners what they do in Sparwood on their days off, they leave – no one stays. It got so weird there a few years back that the Union had to reach out to their members to tell them to shop at their local grocery store or it would go out of business.”

“Childcare needs to be not regionalized in Invermere, but available in all communities. Whatever we create in the north, we also want to create in the south and central.”

“Sparwood is one giant trailer park and housing is \$500,000-\$600,000. Driven by industry totally, no art, no bike racks, no parks etc. No culture or infrastructure so people keep to themselves and don't support local businesses. Elkford is the same way, Jaffrey, Elko, etc. No amenities or services so you are forced to go elsewhere.”

**6) Lack of Seniors Housing**

There is minimal housing for seniors— homes on the ground floor, homes with elevators, and homes with interiors that are properly designed for individuals with mobility issues, homes that provide supports. Once seniors become less mobile, they are unable to age in their own home, and too often they are also unable to age in their own community due to the lack of options available locally. Interviewees identified the need for more moderate-income rental housing, affordable downsized homes as well as care homes. All care homes do not need to offer a full spectrum of supports and services, but some supports such as cleaning services would be very desirable. Persons with a disability would benefit from similar housing options. As a result of this need, seniors are having to move out of the communities they have been in for their entire lives, and leave behind friends, family and routine because there is a lack of appropriate and accessible housing for seniors.

“We have really limited housing for moderate income seniors that can't to live in the area but don't want to maintain a property.”

“If you are a senior that has significant medial needs, chances are you would need to drive hours away to access healthcare.”

“[We are] not an accessible community for seniors with health issues.”

“We have no Elders-specific housing!”

#### **7) Localized Solutions are Needed for Regional Issues**

While many interviewees spoke to the same issues affecting their communities, the causes of those issues differ by community and by region. Across the RDEK, there are multiple zoning bylaws, regulatory bodies, approvals processes and permitting processes that are uncoordinated, and differ by region. There are over 165 zoning types in the RDEK, and 7 rural jurisdictions for a population of under 10,000 people. There is vast diversity across the RDEK, and while issues of housing affordability, diversity and suitability impact all community members, the solutions need to reflect the nuances of each area.

“The pressures in the Elk Valley and the Columbia Valley aren't the same.”

“Funding model needs to be more locally focused. Local ownership, local funding, etc.”

“CMHC generalizes areas, Fernie has very different problems than Creston or other small towns etc. The markets are so different, so those nuances need to be reflected in solutions.”

“We need to get better at leveraging local experts and local materials.”

#### **8) Lack of Transportation Across the Region**

Interviewees identified a general lack of transportation across the region, and specifically in rural areas and smaller towns. With a lack of transportation options or services in the RDEK, many community members must rely on personal vehicles for travel. While some smaller and more rural communities may have available housing stock, because of a lack of transportation services, only those with personal vehicles and the ability to drive are able to access available housing in rural and smaller communities throughout the RDEK. This imposes added barriers against lower income peoples, seniors, peoples living with disabilities, and people who can't/don't want to drive, when accessing housing.

“Transportation - area is vast, and there are little to no transit links.”

“Neighbouring communities are great, but until we get proper transportation in place students are unable to live in other regions like Fairmont, Canal Flats etc.”

“RDEK might have cheaper land/housing, but no support for renters who may need to travel to municipality for work - transportation/groceries/other supports.”

“Lack of transportation is a huge barrier to students; it makes it difficult to rent/own in other neighbouring communities when there are no public transport options. A lot of students eventually end up buying cars to share.”

“Transportation access is super limited.”

**9) Too Many Secondary Homes and Short-Term Rentals**

Several interviewees took a moment to express their concern with too many secondary homes and/or short-term rentals (STRs) taking up housing stock that could be used for long-term rentals or workforce housing. Interviewees stated that the dominance of secondary homes and short-term rentals throughout the region create added barriers for families, workers, students, and seniors who are in need of long-term rental housing and who want to live and stay in community.

“Huge disparity here. With short term rentals, and people wanting to move here, there are less places for people to actually live.”

“Second homeowner population is all over the board too, but it’s hard to generalize across the Columbia valley (they say approx. 50%). All of these are pretty much short-term rentals, there is little to no political appetite to deal with short term rentals.”

“People are often having to find an Air BnB that will support longer term rentals, because the market is saturated with short term and vacation rentals in tourist areas (like Fernie or Invermere) and there is no long-term rental stock.”

“I feel bad for locally employed younger generation working for low wages who have no chance of ever owning a home or even finding affordable full time rental with the increase of STR’s. I think we should do a much better job of controlling STR’s.”

## HOUSING SURVEY

Date	Location	# of Responses
June 2021 – August 2021	Online via RDEK Engagement Website	508

The community survey received **508 responses** from individuals throughout the Regional District of East Kootenay. The survey was administered online through the *Engage East Kootenay* platform, and data from residents was collected anonymously was stored and stored on Canadian servers, in complete compliance with Provincial and Federal privacy legislation. Available online beginning in June, most responses were collected between June – July, when the survey was promoted heavily through the Regional District’s website. RDEK Staff and the project team promoted the survey though social media, local newspapers and newsletters, and community partners networks.

It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

RESPONSE NUMBER AND LOCATIONS

Figure 1: Number of Respondents

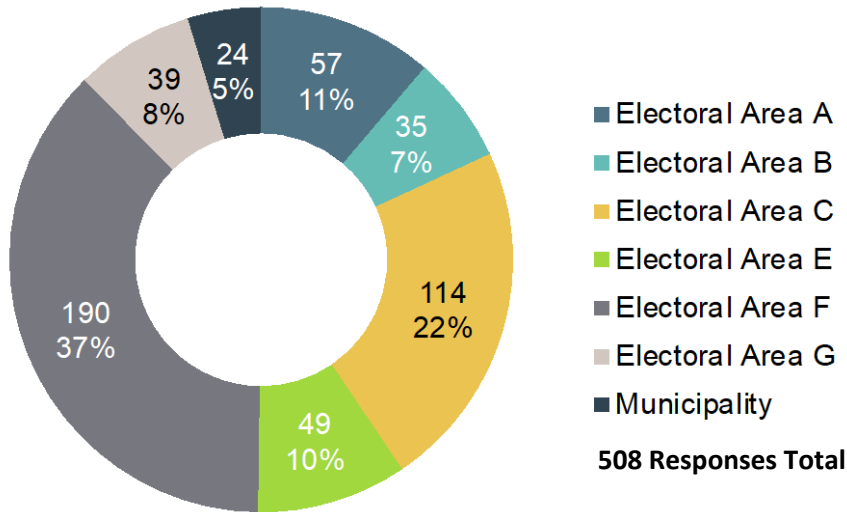


Table 1: Location of Survey Respondents

Community	Total
Electoral Area A	57
Electoral Area B	35
Electoral Area C	114
Electoral Area E	49
Electoral Area F	190
Electoral Area G	39
Municipality	24
<b>Total</b>	<b>508</b>

The largest proportion of survey responses were received from residents of Electoral Area F (37% or 190 responses). Electoral Area C followed with 22% or 114 responses. Responses were heavily concentrated around the largest population centres, but the survey received responses from every participating Electoral Area.

RESPONDENT DEMOGRAPHY

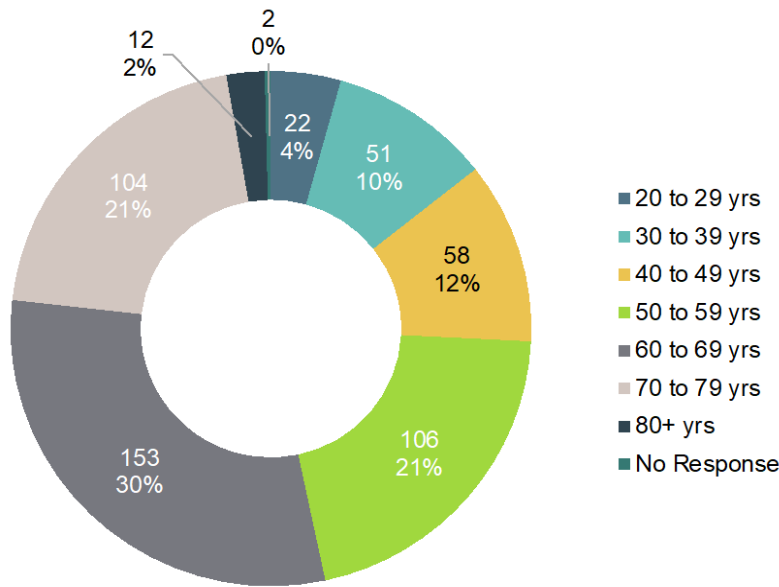
Do you identify as First Nations, Inuit, or Metis?

Out of the 508 responses, 18 respondents (3.4%) identified as Indigenous. Of those who were comfortable sharing, most identified as Métis or as Members of Citizens of the Ktunaxa Nation, Shuswap Nation, or Splotsin Band.

**To what age group do you belong?**

Of the 508 responses, 50% of respondents were between 50 and 69 years of age. About 25% of respondents were younger than 50 and 22% were older than 65. 22% of respondents were older than 70. The median age group of survey respondents was between 60-64 years. The survey respondents show us that the RDEK is home to an aging population. However, the survey was not applicable to residents aged 14 and under and received minimal responses from those under 30, likely pushing the median age of respondents higher.

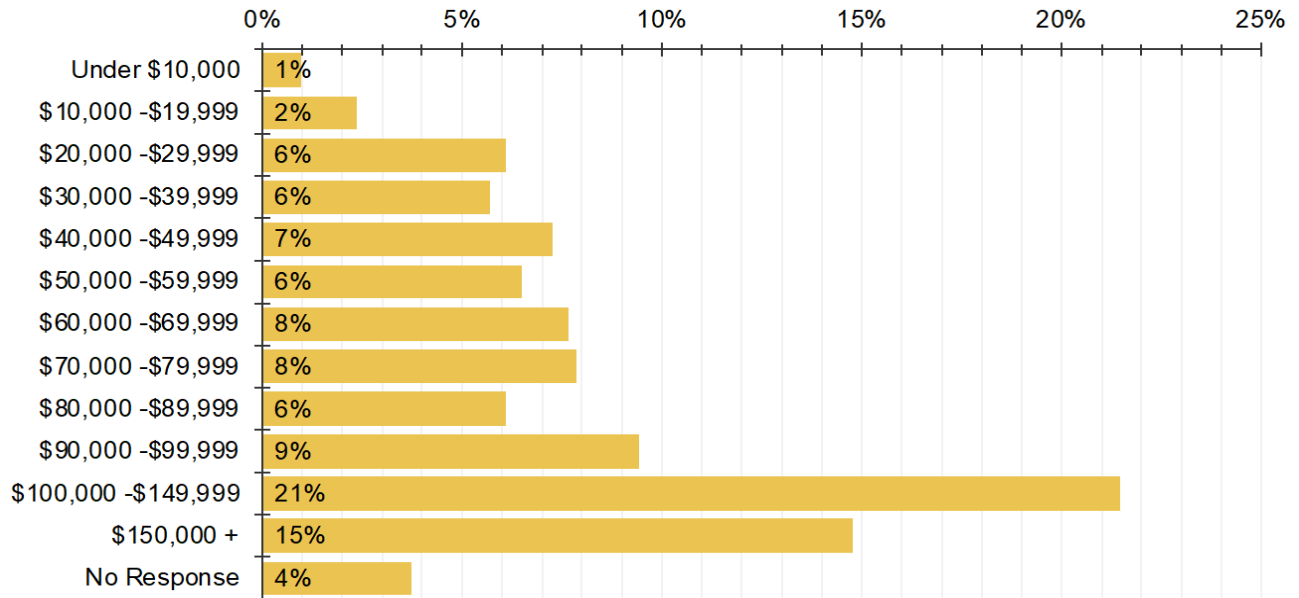
**Figure 2: Age Distribution of Respondents**



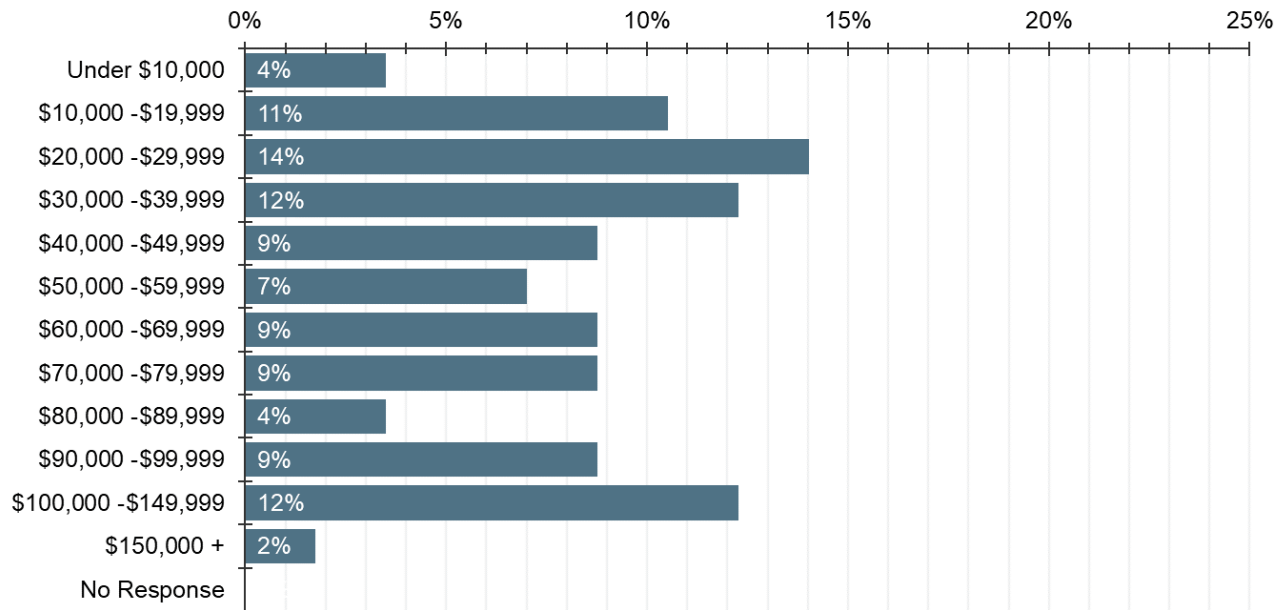
**What is your approximate annual income (before tax)?**

Twenty-one percent (21%) of survey respondents had an approximate annual income (before tax) of \$100,000 to \$149,999, representing the largest income group. However, 22% of respondents had an approximate annual income less than \$50,000. Overall, most survey respondents (52%) reported having an annual income of \$80,000 or more. The median annual income before tax was \$80,436. However, the median incomes between renters and owners were significantly different. Homeowners reported a median income of \$84,922, while renters reported a median income of \$49,117. Overall, homeowners reported, on average, a higher income than renters in the RDEK.

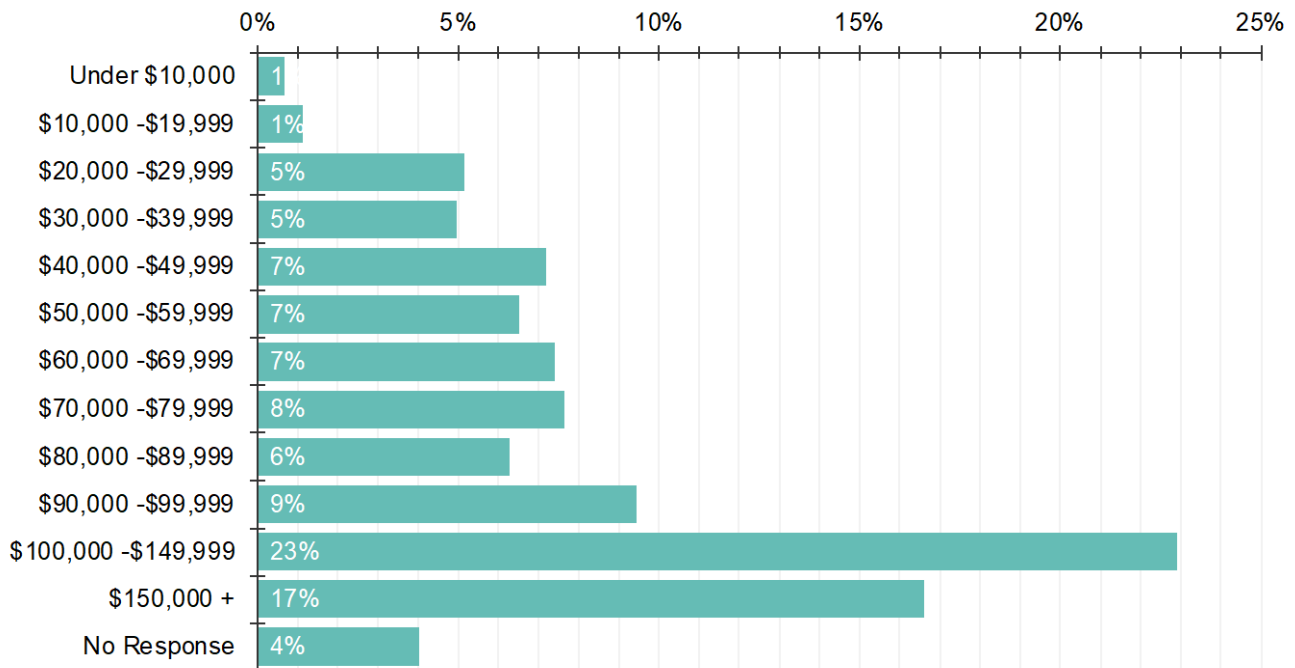
**Figure 3: Income Distribution - Total**



**Figure 4: Income Distribution - Renters**



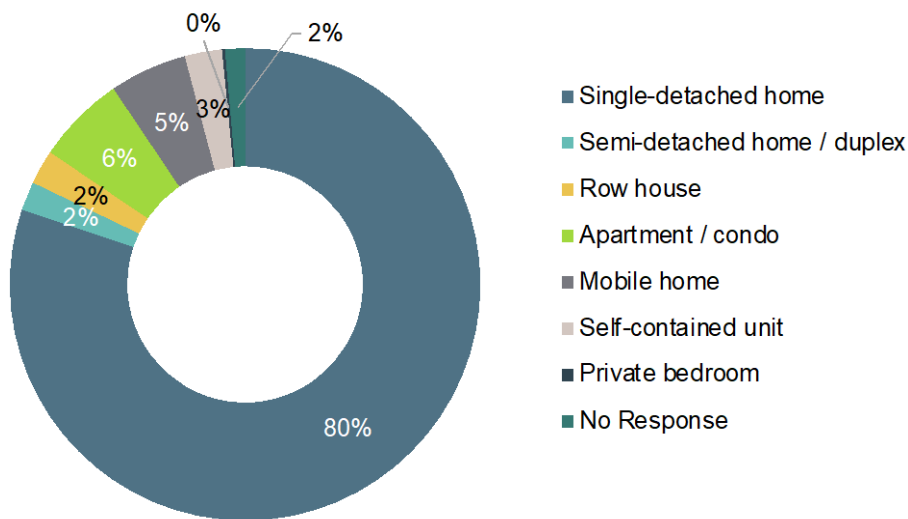
**Figure 5: Income Distribution - Owners**



**What type of housing do you live in?**

Despite tenure type, almost all respondents (80%) indicated that they lived in a single-detached home. 6% of respondents indicated that they lived in an apartment, 5% in a mobile home, 2% in a semi-detached home or duplex, and 2% in row or townhouse, while 3% of respondents lived in a self-contained unit.

**Figure 6: Respondent Housing Types - Total**



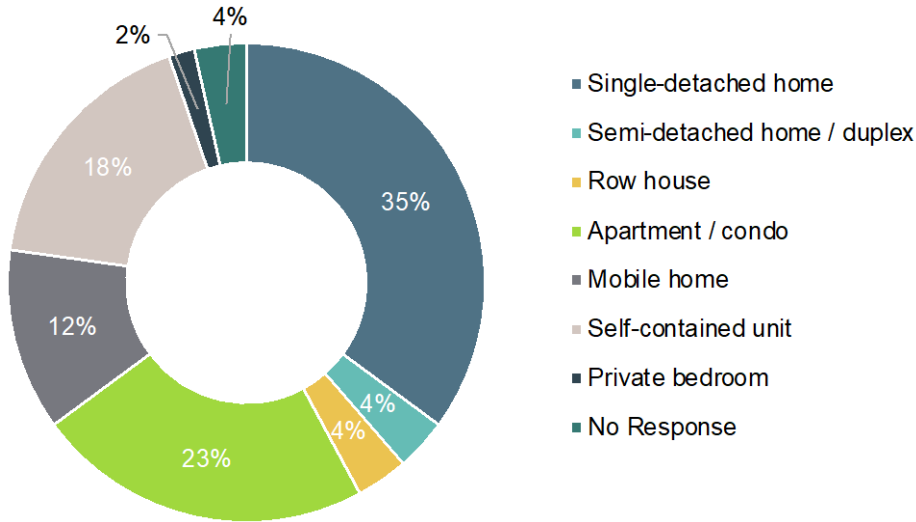
However, when split into renter and owner categories, 35% of renters live in single-detached homes, while 87% of owners live in single detached homes. 23% of renters reported they lived in an apartment/condo,



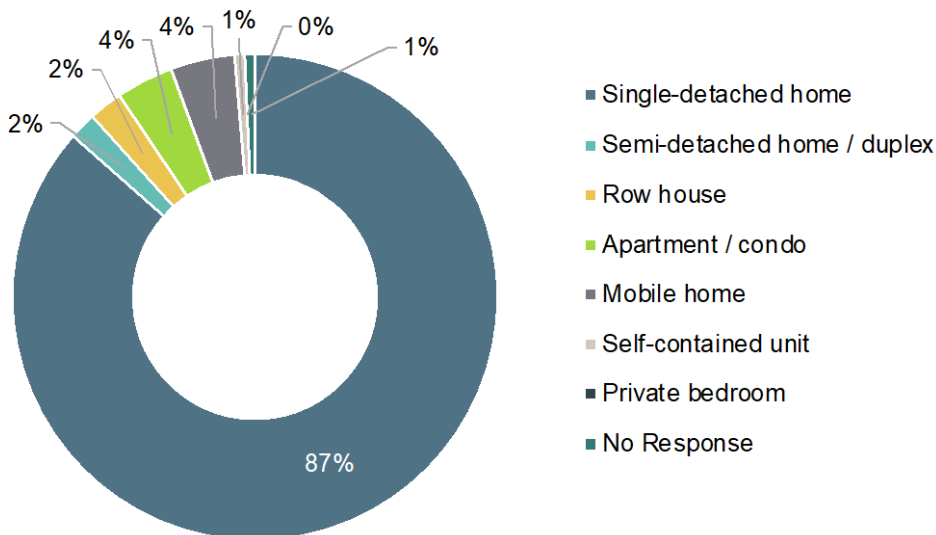
18% reported living in a self-contained unit, 12% in a mobile home, 4% of renter respondents lived in a row home or semi-detached home. 2% of renters lived in a private bedroom, and 4% did not respond.

In comparison, 4% of owners reported living in a mobile home, 4% reported living in an apartment/condo 2% lived in a semi-detached home/duplex, 2% lived in a row home, and 1% lived in a private bedroom or self-contained unit.

**Figure 7: Respondent Housing Type - Renters**



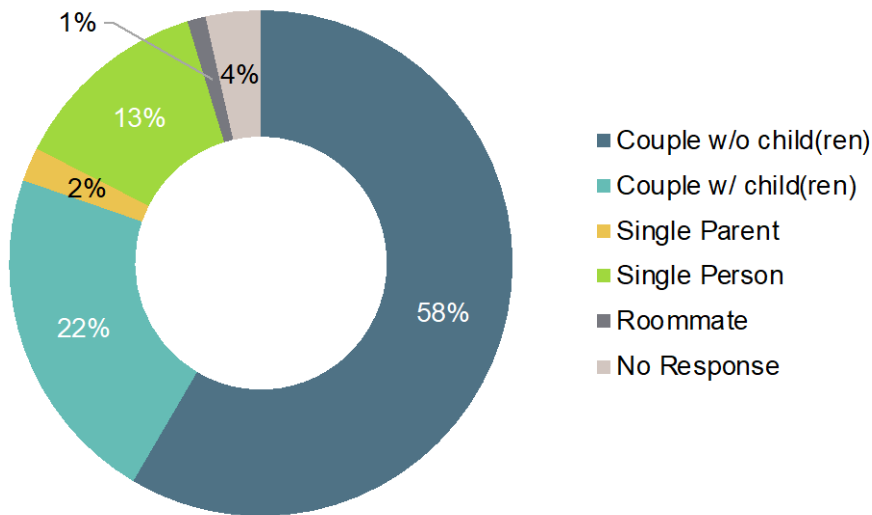
**Figure 8: Respondent Housing Types - Owners**



**How would you describe your household?**

Most respondents (58%) indicated that they lived in a couple household, without children. 22% of respondents were couples with children, and 2% of respondents were single parents with children. 13% of respondents lived on their own, and only 1% of respondents reported living with a roommate.

**Figure 9: Household Types - Total**



**Do you rent or own your housing?**

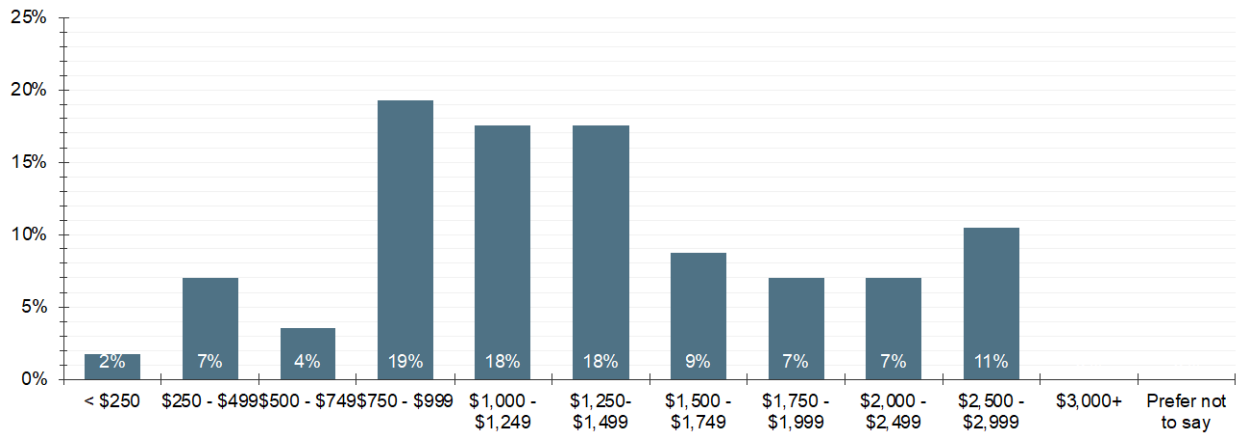
Of the 508 respondents, 88% (445 respondents) own their home. 11% (57 respondents) rent their homes, and approximately 3% of respondents did not provide an answer.

RENTERS

**Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)?**

19% of renter respondents indicated that their rent cost between \$750 and \$999 while 18% indicated that their monthly rent was between \$1000 and \$1250, and another 18% indicated that their rent was between \$1250 - \$1,499. Additionally, 11% of renter respondents reported paying between \$2500 and \$2999 in monthly housing costs. Reported rents indicate what a person is currently paying and may not be representative of what someone would expect to pay when looking for a new place to live.

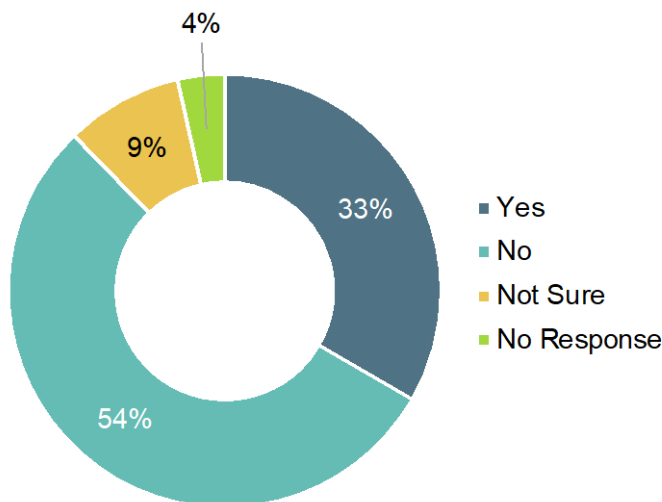
**Figure 10: Reported Renter Housing Costs per Month**



**Do you believe your housing costs are affordable for you?**

54% of renter respondents indicated that their rent was not affordable to them, compared to 33% who believed it was. An additional 9% were unsure. 4% of renter respondents did not provide a response.

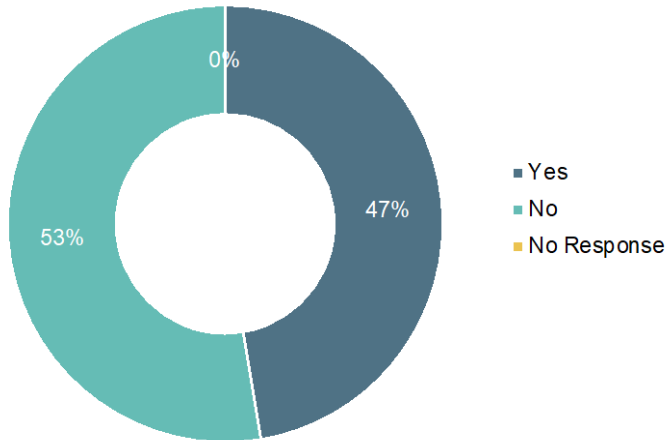
**Figure 11: Renter Respondents, Are your Housing Costs Affordable to you?**



### Does your current housing meet your needs?

53% of renter respondents indicated that their current housing did not meet their needs, compared to 47% who believed it did.

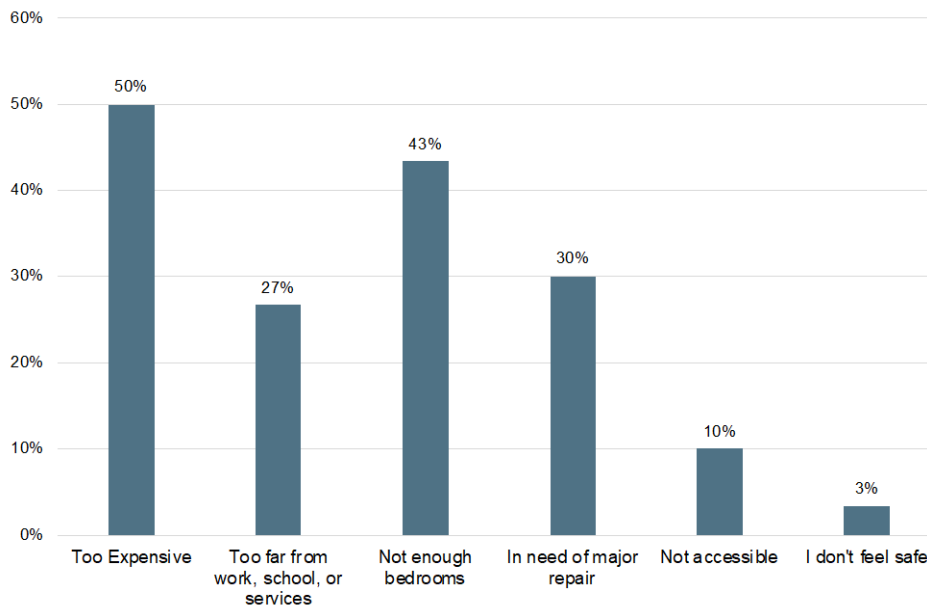
Figure 12: Housing Needs Met - Renters



### Why does your current housing not meet your needs?

Of those who responded “no” to the above question, most indicated that their current home was some combination of too expensive, too small, or in need of repairs. About 27% indicated it was too far from services, 43% said there was not enough bedrooms, and 10% needed a more accessible dwelling.

Figure 13: Renter Reported Housing Issues

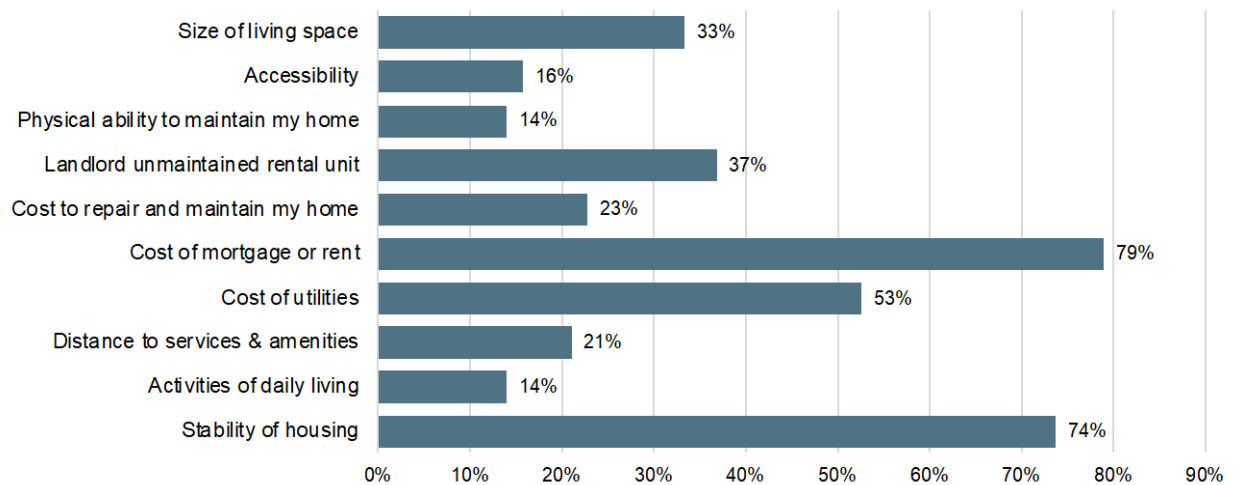


### In the next five years do you think any of these will be a problem for you?

When asked which issues they expected to face in the next five years, renter respondents indicated that stability and costs associated with rent or mortgage and utilities were the largest concern. Renters were

much less concerned than owners about costs of repair and maintenance and were more likely to be concerned with maintaining an affordable home over the long term.

**Figure 14: Difficulty Over the Next 5 Years**



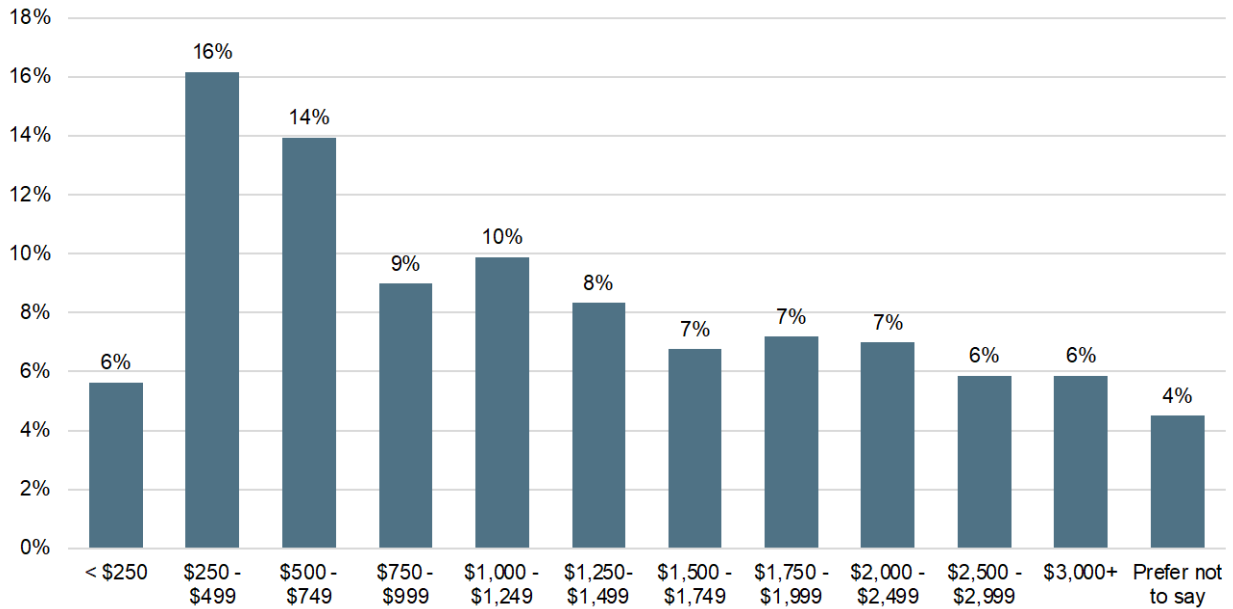
Of the renter respondents, a majority reported housing cost and stability difficulties as an identified housing difficulty over the next 5 years. 79% said they were concerned about their cost of rent, 74% said they were concerned with their stability of housing, and 53% said they were concerned with the cost of utilities. Whereas 14% of respondents reported concerns around their physical ability to maintain their home, and 23% were concerned about the cost of repairing or maintaining their homes.

HOMEOWNERS

**Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)?**

The most frequent owner reported housing cost was between \$250 and \$499 per month. Twenty-three percent (23%) of owner respondents reported monthly housing costs between \$500 and \$999. Ten percent (10%) of respondents reported monthly housing costs of \$1000-\$1249, and 14% reported monthly housing costs between \$1249 and \$1999.

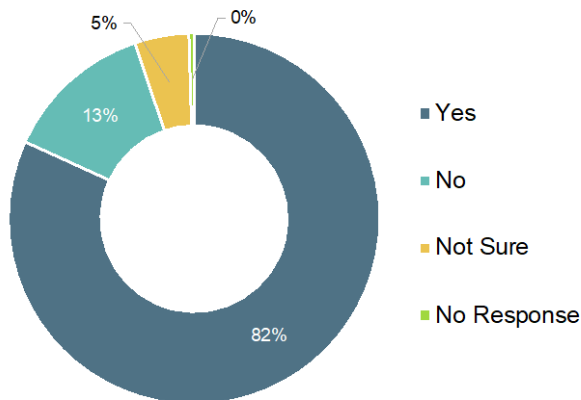
**Figure 15: Reported Owner Housing Costs per Month**



**Do you believe your housing costs are affordable for you?**

Owners were much more likely than renters to report that their monthly housing costs were affordable. Only 13% of owners indicated they were in an unaffordable housing situation, and an additional 5% were unsure.

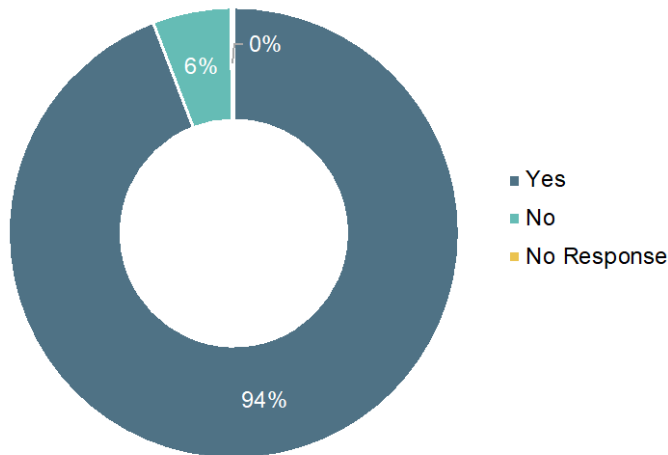
**Figure 16: Owner Respondents - Are Your Housing Costs Affordable to you?**



### Does your current housing meet your needs?

Of owner respondents, 94% reported that their housing meets their current needs, in comparison to the 47% of renters that said their housing met their needs. 6% of owner respondents said their housing does not meet their needs.

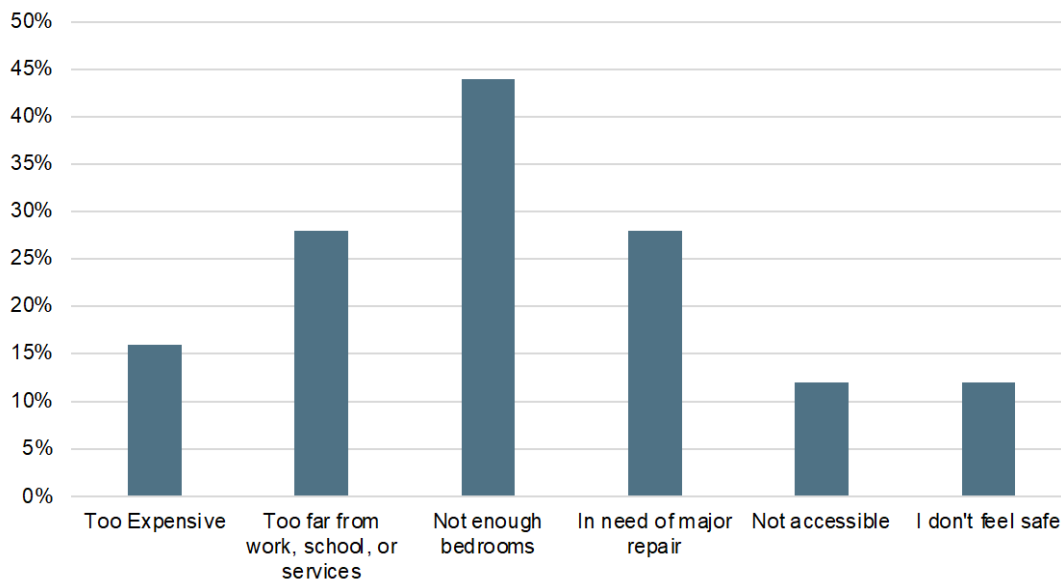
Figure 17: Owner Respondents – Does Your Housing Meet Your Current Needs?



### Why does your current housing not meet your needs?

Of those who responded “no” to the above question, most indicated that their current home was some combination of too small, or in need of repairs. 28% of respondents said that their housing was not close enough to school/work, and 12% said it was not accessible. Of owner respondents, only 16% said their housing was unaffordable.

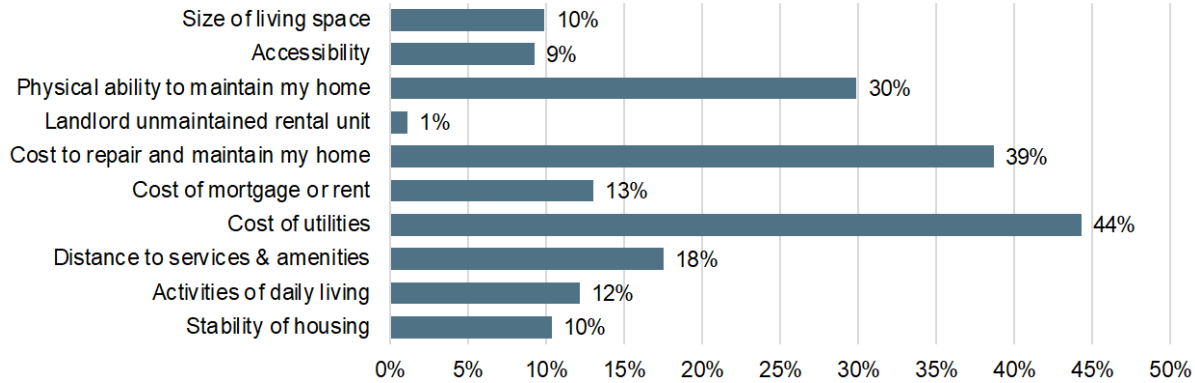
Figure 18: Owner Reported Housing Issues



**In the next five years do you think any of these will be a problem for you?**

When asked which issues they expected to face in the next five years, owner respondents indicated the cost of repairs and utilities (often related) was the most common expected challenges. Ability to maintain property and distance to services were also expected to be a challenge. This is likely due to the older owner population for whom cost, and stability are less concerning than housing issues associate with aging homes and residents.

**Figure 19: Owner Respondents, Expected Housing Concerns in the Next Five Years**

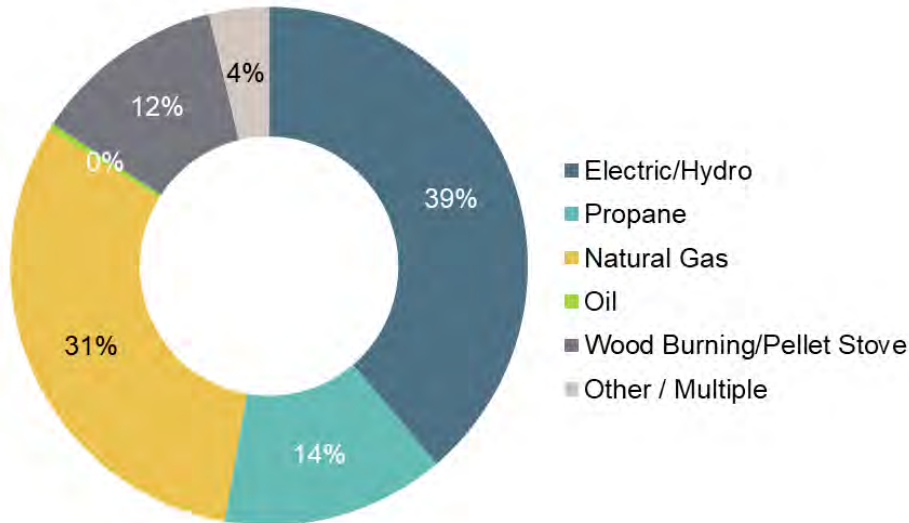


**ENERGY COSTS AND CHALLENGES**

**How do you primarily heat your home?**

About 40% of survey respondents indicated they heat their home using electricity or hydro. An additional 31% heat with natural gas, 24% heat with propane, and 12% heat with wood.

**Figure 20: Primary Home Heating Source**

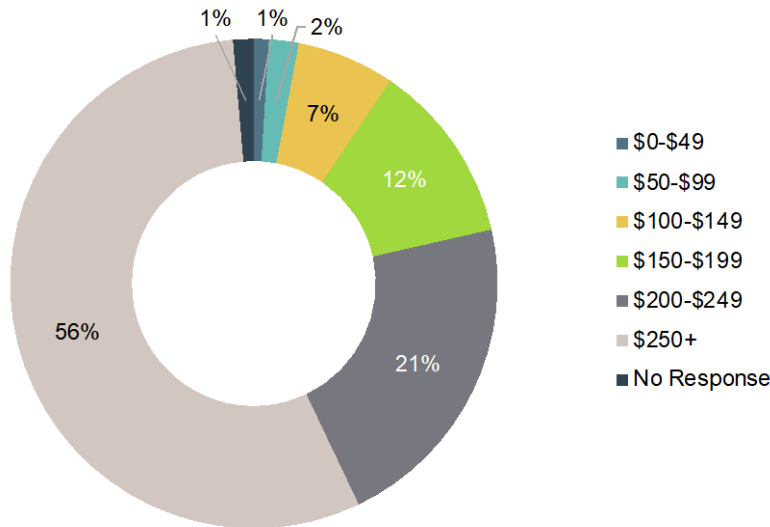




**What are your average monthly transportation costs?**

Of both renter and owner respondents, 56% reported spending over \$250 per month on transportation costs, and 21% reported spending between \$200-\$249 per month. 12% of respondents reported spending \$100-\$149 per month on transportation costs, and under 10% of respondents report spending less than \$100 per month.

**Figure 21: Average Monthly Transportation Cost**



**In general, are your home's energy costs affordable for you?**

Twenty-nine percent (29%) of all respondents indicated that their home's energy costs were not affordable to them. A greater proportion of renters (58%) reported unaffordable heating bills than owners (26%). Overall, many respondents find maintaining utilities for their home a challenge which impacts the affordability of their dwelling.

**Figure 22: Affordability of Home Energy Costs – All Respondents**

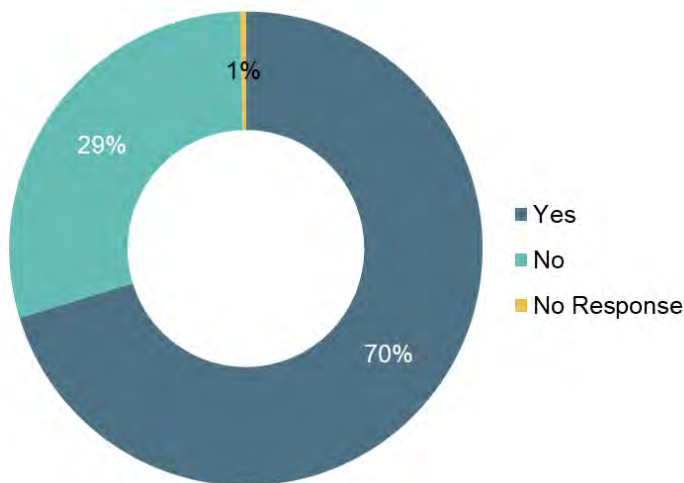


Figure 23: Affordability of Home Energy Costs – Renters

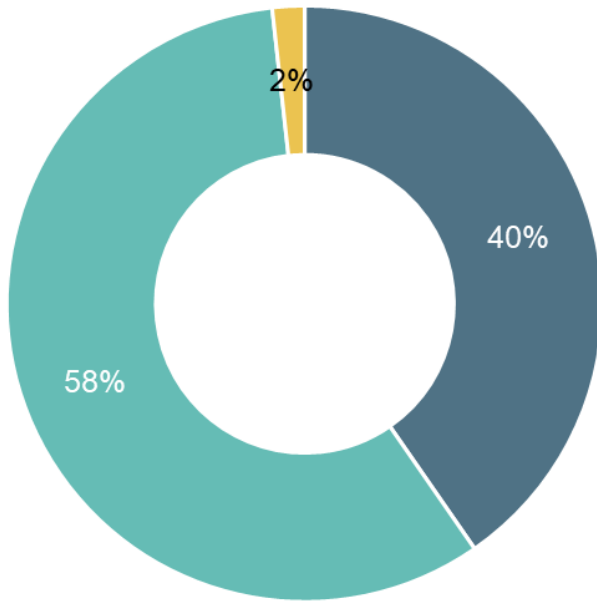
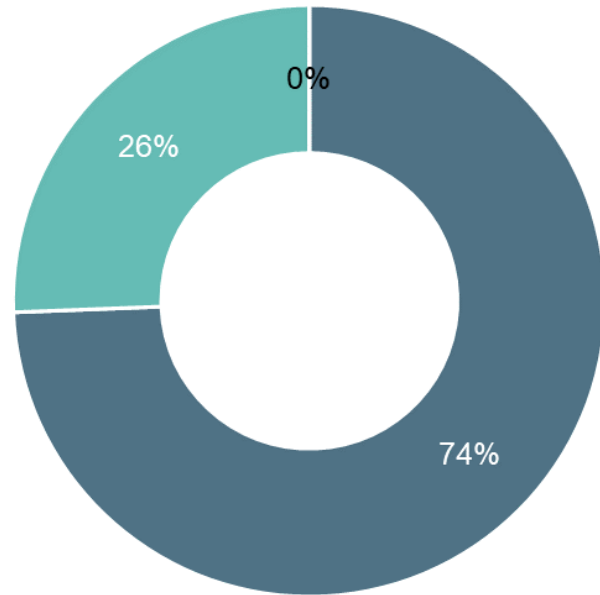


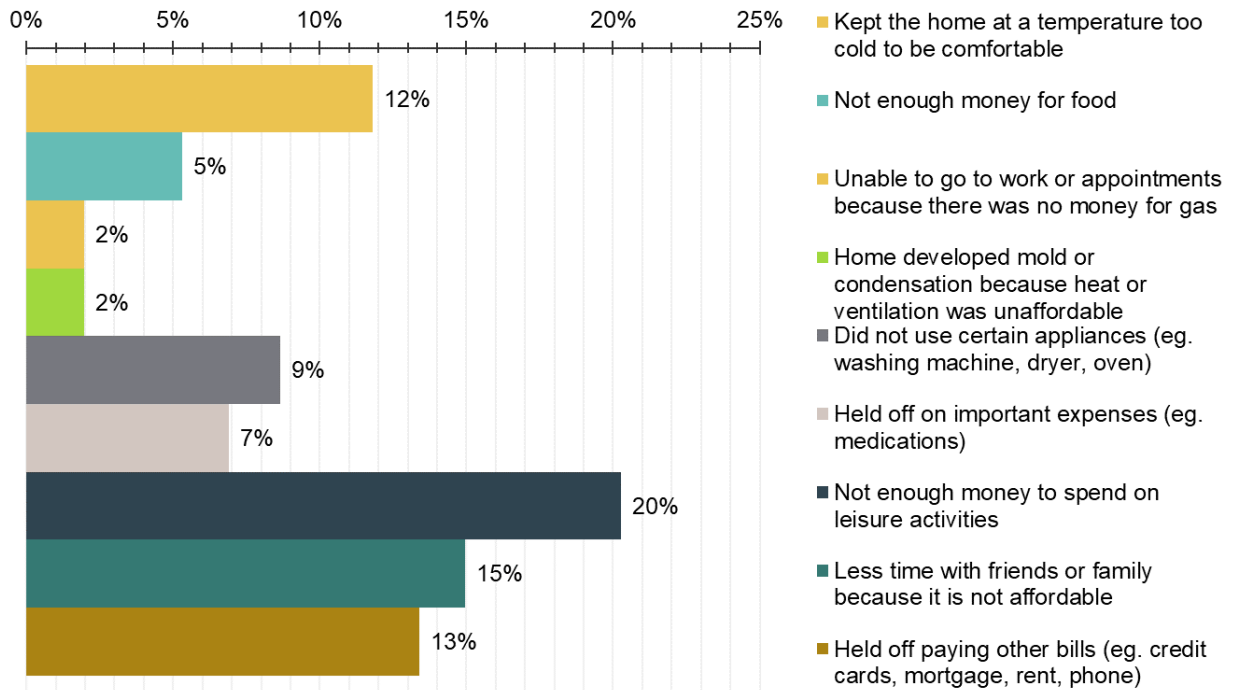
Figure 24: Affordability of Home Energy Costs – Owners



**When you or your family had difficulty paying energy bills in the past, did any of the following happen?**

While most respondents (292) responded that their energy bills were currently affordable, 216 people chose to respond to this indicating that at least some respondents who may be able to afford their energy bills now may not have been able to in the past. Twenty percent (20%) reported holding off on leisure activities and an additional 15% spent less time with family and friends. Thirteen percent (13%) said they did not pay other bills, and 12% indicated that kept their home at a colder temperature to save money.

**Figure 25: When Energy Bills Were Too Expensive, Which of the Following Happened?**



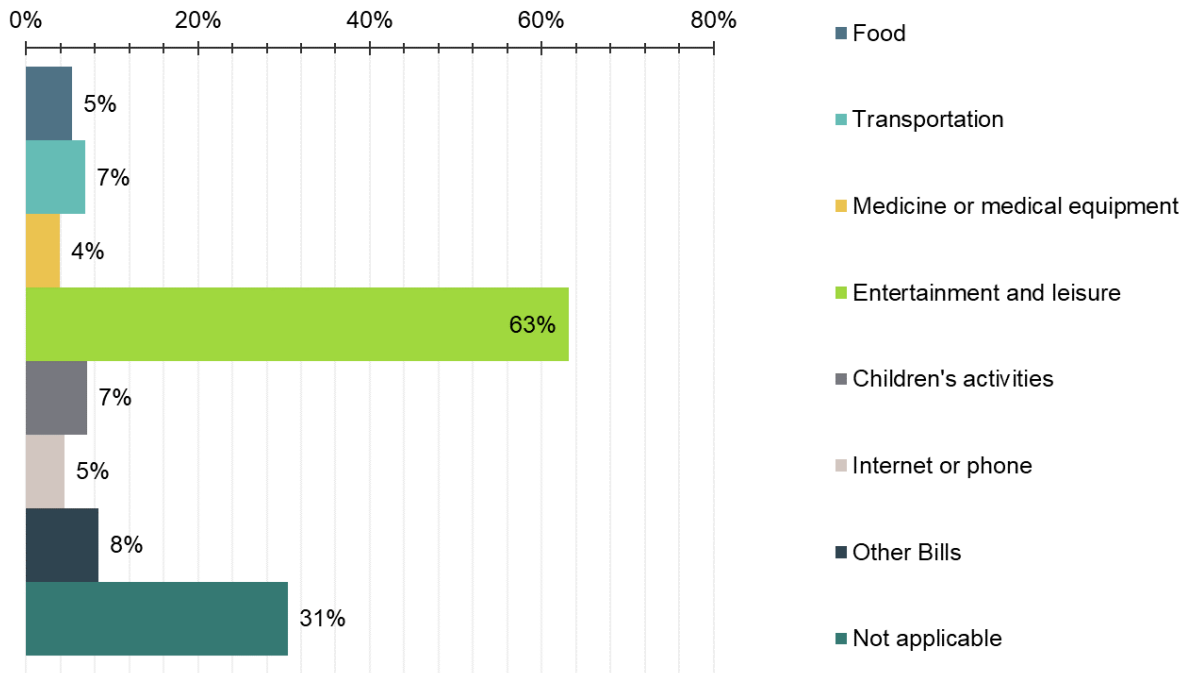
**Table 2: When Energy Bills Were Too Expensive, Which of the Following Happened?**

Option	Number	Percent
Kept the home at a temperature too cold to be comfortable	60	12%
Not enough money for food	27	5%
Unable to go to work or appointments because there was no money for gas	10	2%
Home developed mold or condensation because heat or ventilation was unaffordable	10	2%
Did not use certain appliances (eg. washing machine, dryer, oven)	44	9%
Held off on important expenses (eg. medications)	35	7%
Not enough money to spend on leisure activities	103	20%
Less time with friends or family because it is not affordable	76	15%
Held off paying other bills (eg. credit cards, mortgage, rent, phone)	68	13%
Not applicable	292	57%

**What are the first things that your household goes without when money is tight?**

For most respondents (63%), the first thing they go without is entertainment and leisure activities. As things get tighter, households are more likely to stop paying other bills (8%), cut back on transportation (7%), or internet and phone (7%), or internet and phone (7%), or internet and phone (7%).

**Figure 26: Expenses that are not Paid When Money is Tight**



**Table 3: Expenses that are not Paid When Money is Tight**

Option	Number	Percent
<b>Food</b>	27	5%
<b>Transportation</b>	35	7%
<b>Medicine or medical equipment</b>	20	4%
<b>Entertainment and leisure</b>	321	63%
<b>Children's activities</b>	36	7%
<b>Internet or phone</b>	23	5%
<b>Other Bills</b>	43	8%
<b>Not applicable</b>	155	31%

## OPEN ANSWER QUESTIONS

The following section summarizes responses to the open answer portion of the household survey. Key themes are summarized with bullet points and included quotes represent a selection of responses, not every response collected. Included quotes appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent. To review all responses to the survey, see the appendix of this report.

**Are you aware of any housing issues that do not directly affect you, but may affect members of your community?**

**1. *Housing options, whether they are rental or home ownership, are unavailable or unattainable for many community members.***

- There is a clear lack of both rental housing and home ownership options across the region.
- Limited affordable and suitable rental availability and/or security of tenure, especially in tourism areas.
- Affordable rental and affordable ownership options are needed.

“People are leaving the community around here due to lack of (affordable) long term housing.”

“Friends want to own a home so that their equity grows but prices are rising faster than they can save for a down payment. The entry priced homes are being purchased by investors from out of the area who can afford to purchase the home unseen and above asking which compounds the problem of families being unable to get into the market and forces to rent rather than own. We worry soon only the rich (and corporate) will own all the homes thus locking the middle class out of home ownership.”

“Businesses are unable to attract adequate staff due to the shortage of available, affordable housing. Families have had to move out of the area after their rental property was sold and they were unable to find another place in the area to rent.”

“It's hard for me, as a local, to watch people who have been born and raised in this town have to leave because they either can't find a place to live or can't afford it. So many houses sit empty in this town. And it frustrates me when the local district approves the building of a 4-story housing unit downtown that will offer more "commercial business space" when no business can afford the rent for the storefront and the housing space will inevitably be sold to second homeowners. At work, we're going to start losing employees because their rental units are being sold and they have nowhere to live.”

“Lack of housing options. New apartment options completely unaffordable. Landlords that don’t do basic upkeep let alone fix major problems.”

“There are very few long-term, affordable rentals in the Columbia Valley. The home I am currently renting is way too large for just the two of us, but we had so few options when we were forced from our previous home, which was sold to a buyer from Vancouver. We could either rent a very large, expensive house or live in a hotel. Neither option was ideal, and we felt bad renting one of the few family homes on the market when we don't have children.”

**2. *Second home ownership and short-term rentals are creating barriers for entry into the housing market.***

- Many respondents indicated that an increasing amount of the housing stock is going to second or vacation home ownership, making it harder for local community members to find rental housing or purchase homes at affordable prices.
- Short-term rentals emerged as one of the most critical concerns of residents.

“I know so many "locals" that work 2-3 jobs in order to afford housing and utilities. How much of this lack of affordable housing is due to our society's mindset - we deserve a second home on the lake, we have the right to make as much money as possible with our properties (short term rentals). Becoming a mountain resort community, a community of second homeowners, pushes out "locals", makes it impossible to attract employees (can't find affordable housing) and changes the whole flavour of communities.”

“Lack of affordable rental accommodation for seasonal workers or long-term rentals. [Short Term Rentals] STR's now dominate most available rental accommodation.”

“Short term rentals are becoming more and more of a problem for the neighbours.”

“Some long-term responsible renters and community members want to purchase homes but can't afford to when properties are listed for sale ' seasonally' at exaggerated prices then taken off the market. Others get kicked out of their rentals for summer to accommodate short term seasonal renters who pay more, not actual ' owner' use of their property.”

**3. *Lack of workforce housing across the region.***

- Many respondents indicated that there is a lack of workforce housing across the region, causing many businesses to lose or have difficulty finding employees.
- Seasonal workers in the tourism industry often do not have access to affordable, suitable or appropriate housing.
- Many respondents indicated that wages, especially for service and hospitality industry workers, are not keeping up with housing costs.

“There is nowhere affordable for family's or single people to rent. This causes people to move away. Service jobs are not being filled causing worker shortage. Those who do work are over worked and under paid. I run a business in town and staffing is my biggest problem. I am unable to serve the community fully in their needs. This is bad for businesses all around me. This has been going on for years. It's the most frustrating part of my job to keep good workers due to jobs available everywhere. There are no people to fill them because there is nowhere for them to rent and live affordably. Landlord gouge renters with high prices due to demand or go to air BNB for more money less hassle.”

“Availability and affordability for younger individuals and families who work in the Valley but struggle to find a place to live is a real concern. We need them here to fill the jobs available, but they can't afford to stay!!”

“Affordable long term rental properties for employees of all our valley service providers. Many people are forced out of the area as the incomes paid don't come close to the cost of rental accommodations, which are scarce to find most of the time. Many of our children have no future here as most cannot earn enough to make a go of it here with the current rental rates due to rental shortages and other housing issues. We all want to enjoy the services the valley provides but it is becoming harder and harder to provide these services when we cannot attract and keep workers, often due to housing issues.”

“I believe that affordable accommodation for workers is an issue in the Invermere area. This has probably been exacerbated by overly tenant-friendly Landlord and Tenant laws (Provincial) which discourage investors from investing in residential rental housing.”

“As a business owner the lack of availability of housing for workers is in a crisis. My business is in jeopardy not for lack of business but lack of staff. I can't even look at getting foreign workers because they need housing also. Vacation rentals have wiped out long term rentals that used to house many workers in the community.”

- Beyond the tourism and hospitality sector, many workers in “essential” fields, include nurses, childcare workers, and other expressed similar concerns.

“Lack of quality safe rental properties that are affordable. This is relevant across all economic brackets. Doctors with families, professionals, single parents with low incomes, etc... rental supply is toooooo limited and This is partly due short term rentals.”

#### **4. Lack of low-income, senior, and/or social housing options across the region.**

- Respondents indicated there is a major lack of affordable rental options for seniors in need of care, and seniors that can live independently.
- There are not enough low-income, publicly subsidized social housing options for community members.
- Current housing options are not meeting the diverse needs of community members.

“I think there is a need for more long-term care in all communities. I know some residents have to wait or move to another place to get a placement.”

“I work in the Mental Health “world” here and see day to day how much people are struggling to secure housing and to have stability. It’s awful and we truly need more full-time places for people to have a peace of mind. We need housing for year-round employees as the valley can never hire enough people to meet the tourism needs, in turn burning out the poor staff.”

“Many issues the housing situation for those on minimum wage and part time work and fixed incomes makes it very very hard for them to put a roof over their head let alone food too. We need more LOW-INCOME housing not Affordable.”

“No affordable housing for low-income workers which our community depend upon.”

“There are little to no rental vacancies in Kimberley and Cranbrook. We rented a family's house for the last three years, and a friend's house before that, so we were lucky. Add to that the competitive market, and the high cost of rent, it makes it very difficult for marginalized people, single people, elderly people, and young families to find a place to live.”

#### **5. Difficulty working with the Agricultural Land Reserve to create land that can be used for housing.**



- Many respondents that lived in rural or agricultural areas reported having difficulties seeking approvals with the Agricultural Land Reserve to transform unused lands into housing.
- Specifically, respondents reported major issues seeking subdivision approvals through the Agricultural Land Reserve.

“We have a family ranch and we have property we would like to give our children ( we have eight) so that they can transition into the ranch ownership. But the ALR refuses to allow subdivisions so that they can get title and collateral to get mortgages to build or purchase homes. It is very frustrating!!! We worked hard all our lives to get property to be able to help our children have the same privilege and it seems that actually owning property is only an illusion. The government has all the say in regards to what you “can and can’t do “with property we bought and paid for and have worked all our lives ???”

“The inability to subdivide our own property to give a future to our children. The ALC seems to be of the opinion that agricultural continuity really doesn’t matter. But in reality, if our children can’t live here there will be NO continuity. We are intelligent people running viable businesses. We aren’t trying to subdivide off our hayfields and pastures. We’ve saved corners, and rocky ridges and hillsides for our homes. We’ve worked hard all our lives to try and give our children a future in this agricultural industry. Only to be defeated by the ALC who is supposed to be working in our best interest. It’s very frustrating when our local APC and the RDEK both approve the applications because they know the area and the people. They believe in agriculture! But the hand that rules who is SUPPOSED TO believe in agriculture slams down the hammer without any real justification or rational reasoning. Without viewing the property or meeting the families or viewing the operation. Just at a whim with a sharp pencil -DECLINED!!”

“My family owns a ranch in Jaffrey and my parents have worked very hard to give us all we could ever need..... and as a result of that we all want to be close to the ranch and be able to help out as they age!!! However, the ALR seems to be the determining factor in the decision to live closely and they seem to decide if my parents are able to give their children a small piece of land to build a home on. The ability to mortgage to build or place a modular is dependent on the land being subdivided and placed into the name of the child receiving and the ALR seems to find that an unnecessary subdivision and so they decline them.... so essentially the land my parents have solely for the use of their children is useless...they worked so hard for us and now we are unable to be close to them to help out and are unable to mortgage a home to build on the land meant for us...It’s a bit exhausting to see the frustration on my parents

face knowing that what they thought was a place for their children to grow and live and build homes for their families sits empty due to a decision made by the ALR which makes no sense”

**Do you have any ideas for how housing could be improved for you or members of your community?**

Respondents had many ideas for improving the housing system in their communities, though many did not provide specific implementation solutions. In general, ideas fell into three categories:

**1. *Build more purpose-built rental stock and especially long—term rental options.***

- Build more apartments for long term renters and seasonal workers
- Build more senior housing for those looking to downsize
- Build affordable housing
- Reduce red tape and incentivize ownership for homeowners
- Allow carriage houses or detached suites on acreages
- Allow subdivision on Agricultural Lands
- Encourage one-level, accessible development
- Encourage multi-family development

**2. *More non-market options to support those with the least resources***

- More support and educational opportunities for those navigating the supportive housing system
- More affordable homes for those on income assistance and/or with low incomes
- More senior government support and subsidies
- Emergency housing options
- More non-market housing options
- More supportive housing options with mental health and addictions supports
- More social housing for families
- Build more accessible housing for peoples living with disabilities
- Affordable housing based on income
- Create a housing authority

**3. *Regulate and enforce affordable housing***

- Cap maximum rental prices
- Regulate short-term rentals and Air BnBs
- Regulate secondary home ownership
- Inclusionary zoning to mandate affordable housing

- A land bank jointly funded by local governments and First Nations
- Regulate landlords and help renters through stressful situations

**Finally, survey respondents were asked; is there anything else you would like to tell us about your housing experience or are there any other housing concerns you would like to share with us?**

Responses to this question, largely aligned with the themes presented in the two questions above. Rather than categorized by themes, quotes are presented here by Electoral Area.

### ***Electoral Area A***

“I had to move away from the town I was living in because landlords kept selling their homes and the short-term rentals drove the price of rent up. Living half an hour away from work is much cheaper for rent but the cost of gas and transportation make the cost slightly less than before I moved. I’ve been kicked out of my home for the owner to sell at least 5-8 different times in the last 4 years at least.”

“It was impossible to find rentals, so we had to buy. I have several new employees moving to the valley who are struggling to find suitable housing. The developer in Whiskey Jack and the Sparwood town council needs to concentrate on making housing available in the area. There are too many issues with politics and bad blood between the groups, and residents are paying a price. Get moving on building and improving our community and stop the petty fighting!”

“Elkford is in constant need of housing period and affordable housing. We do not have developers interested in coming out to this area to build multifamily dwellings and units.”

“There is a critical need for affordable housing in the Elk Valley, especially for young people. I believe it is important for municipal governments to plan and take appropriate action to fix the shortage. Perhaps allow secondary residence on larger properties for younger family members, allowing them affordable housing and a means to age in place.”

“I am a newly disabled person in a wheelchair. When inquiring about some of the "very few" wheelchair-oriented units in the affordable house buildings in town I was told by the manager that I do not qualify. My income on short term disability was a smidge over the income threshold. Now that I am on long term disability and my income is 75% of what it used to be, now I qualify. I hope she isn't managing the new construction in town where some wheelchair units are being built. I hope to move into one without prejudice from my former income.”

***Electoral Area B***

“Need more affordable rural housing.”

“My family owns a ranch in Jaffrey and my parents have worked very hard to give us all we could ever need..... and as a result of that we all want to be close to the ranch and be able to help out as they age! However, the ALR seems to be the determining factor in the decision to live closely and they seem to decide if my parents are able to give their children a small piece of land to build a home on. The ability to mortgage to build or place a modular is dependent on the land being subdivided and placed into the name of the child receiving and the ALR seems to find that an unnecessary subdivision and so they decline them.”

“The lack of affordable properties to keep our children in the community they were raised in.”

“Lack of residential property for people to build homes on.”

***Electoral Area C***

“Affordable housing” in this town is a complete joke. Mortgages are out of the question for most people because they are too busy keeping their head above water to save up a deposit... that is if they could even find a home at a reasonable price that isn't bought before it is put on the market.”

“Open up the option to subdivide properties that are in the ALR.”

“I know a number of people who've moved to the Cranbrook area for work, and are literally living in campgrounds, or sleeping on someone's couch because they can't find housing. It's becoming a crisis. This isn't me, fortunately, but I know many people on disability that can't even find an affordable room in someone's house.”

“Though we are affording our home, that became a huge struggle during covid when my spouse was off work on E.I. Had I have not been an essential worker and had to be on EI we wouldn't have been able to afford to stay here. Now that regular life is happening again; we once again exist in a spot where we can afford to live where we do but cannot save to advance to owning out own home.”

“Would like to move but rents are so high I cannot afford to. Will never save enough for a down payment to own and can only pay minimum

amount on credit card debt each month because current "cheaper" rent is still half of my income."

"At this point I am in my own home but will need to downsize in the next few years & will be looking at rental. I am concerned about availability & cost."

"The cost of rent is skyrocketing in this town. Somehow renting an apartment is way more expensive than a mortgage on a full house here. But you can't get a mortgage because you pay too much in rent to be able to save. It's a bad cycle, and it's just getting worse for young people, trying to start a life and a family. We're seeing an increase in the houseless population, and I think the 2 are directly connected."

### ***Electoral Area E***

"Our daughter, her husband and 3 children are living with us. They are having a difficult time finding affordable rent or a purchase in the Kimberly area."

"We may own our home, but local wages make it very difficult to make ends meet at times."

"It would be beneficial to discuss available services in rural areas, as they have a direct impact on housing. A couple of examples: currently many areas have abysmal internet service. With the coming surge in electric vehicle usage electrical services will see greater demand."

"Highly increased cost of building or doing substantial additions and renovations in this area - mostly because of onerous building regulations."

"The fact there is no affordable housing for my kids and/or grandkids leaves me very very stressed. It is not fair that the next generation will not be able to enjoy a stable life in terms of home ownership is very distressing indeed."

"I know of 2 families who had to move away to stay with family in another city because they could not find affordable housing. Both had to leave long-term jobs."

"Some long-term responsible renters and community members want to purchase homes but can't afford to when properties are listed for sale ' seasonally' at exaggerated prices then taken off the market. Others get kicked out of their rentals for summer to accommodate short term

seasonal renters who pay more, not actual 'owner' use of their property.”

### ***Electoral Area F***

“It's extremely difficult to find renting housing in this area, affordable especially as it seems there are too many short-term rentals and empty second homes. Very frustrating!”

“I am fearful about what will happen when our lease is up in April 2022. There is nothing for rent. There are many families waiting in line to rent. Air BNBs need to be rid of. Locals who work in this town are forced to move. It is a crisis.”

“Staff accommodation and it's control is a concern. I am very worried about the use of illegal secondary suites, usually without fire separation and other safety requirements.”

“I've been working hard and saving for years to buy a home in the area. Right now, \$400k can buy me a 500 square foot trailer 45 minutes out of town. I feel very lucky to have a great relationship with my landlord, otherwise I'd be concerned about having no place to live this year, given the housing market.”

“Previous experiences with rental housing and renters have been extremely negative. Irresponsible, destructive renters have made house rental a very negative experience. Second family homes sit vacant more than half the year and yet there is a rental shortage. Houses available to rent are out of the price range for most new to the valley.”

“I am very concerned about the lack of affordable and suitable housing for permanent residents on the RDEK. Having people turned out because the landlord can earn the monthly rent in one week by turning it into an STR will destroy the community.”

“I live in a one-bedroom condo that I purchased this year with my partner because there are barely any rentals, and even when there are they are very expensive and don't allow things like pets. People are extremely restricted in lifestyle due to this, not to mention I've lived here ten years and the people who work here full time do not make much money, even when we “move forward” and progress here. I am fortunate I have learned to live in my means; however, we are hoping to expand our family which means this one-bedroom condo we bought to secure a spot,

won't be big enough soon enough aka we will again need to go through the process of finding a place that doesn't exist in the Columbia Valley."

"I feel very fortunate that I got into the housing market when I did. Even though my salary has increased over the years, with current housing prices, it would be extremely difficult to purchase a home. And long-term rentals are getting harder to come by. There were times, as recent as three years ago, where the cost of utilities and mortgage took up so much of my net pay, that other bills went unpaid, and we had to shop for food that was on sale. I have no idea how average working families afford to live."

### ***Electoral Area G***

"The cost to own a nice house in Invermere keeps going up and wages do not go up enough to compensate. I am afraid I won't be able to live where I work. This a goal for myself and my partner."

"The Columbia Valley needs to work with all three levels of government to build wheelchair accessible affordable homes. Seniors can stay in their home when they age with some home health help instead of being cooped up in a nursing home exposed to virus and being maltreated by underpaid care aides! Come on it Hurry up and start the project. Community gardens in the complex's would give the seniors something to live for. Let's set an example of healthy aging seniors living life to the fullest! Do a separate survey on the need for accessible affordable housing and a Housing Society to take applicants information and help them find a place to live."

"With so few rental options available and with my landlord wanting to sell the condo I live in; I will need to leave the Columbia Valley if the condo sells as so few rental units available."

"I may not have any concerns about my personal housing situation, but I'm Extremely concerned about my community's access to affordable housing. The lack of housing opportunities (whether it's affordable or not) is a drain on the viability and restricts young workers coming and living here. Businesses are desperate for workers. Workers don't come here because they can't find any housing."

"We live on a farm and cannot get a second home for our family to live on the farm to help us out (farming, chores, health related help and our personal care) without paying a lot of money for permits & unnecessary regulation conditions (that other districts do not have, right next door).

We do not want to live in a senior home!!! We just want fair rights to have help and be able to live in our own home.”

“There is nowhere affordable for family's or single people to rent. This causes people to move away. Service jobs are not being filled causing worker shortage. Those who do work are over worked and under paid. I run a business in town and staffing is my biggest problem. I am unable to serve the community fully in their needs. This is bad for businesses all around me. This has been going on for years. It's the most frustrating part of my job to keep good workers due to jobs available everywhere. There are no people to fill them because there is nowhere for them to rent and live affordably. Landlord gouge renters with high prices due to demand or go to air BNB for more money less hassle.”



TOURISM AND HOSPITALITY HOUSING NEEDS SURVEY

Date	Location	# of Responses
July 2021 – September 2021	Online via RDEK Engagement Website	176

The tourism and hospitality housing needs survey received **176 responses** from individuals throughout the RDEK. The survey was administered online through the *Engage East Kootenay* platform, and data from residents was collected anonymously was stored and stored on Canadian servers, in complete compliance with Provincial and Federal privacy legislation. Available online beginning in August, most responses were collected between late-August and early September, when the survey was promoted heavily through the RDEK’s website and an associated press releases.

It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.



**Invermere Buy & Swap**

A group of core year round Panorama staff are all looking for accommodation on the hill, since staff housing isn’t an option neither is town we are hoping someone here knows someone who may be willing to lease a share house for staff.

We have all been at panorama for over a year and are all very respectful, would love to have housing this winter instead of camping in the car park.  
Thanks

*An example of hospitality and tourism housing need from residents of Panorama in Electoral Area F.*

*Posted to Facebook on September 24, 2021.*



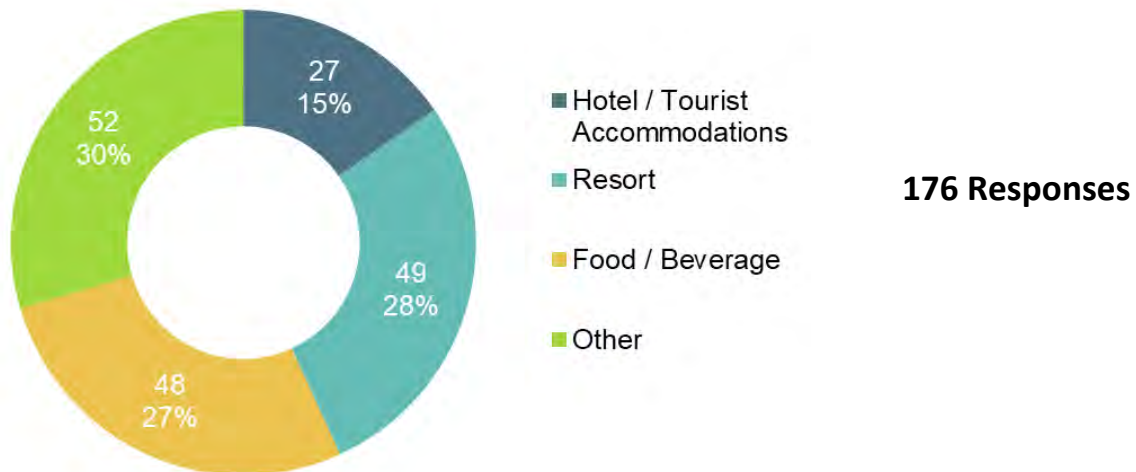
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## INDUSTRY OF EMPLOYMENT

### How would you best describe your work in the tourism and hospitality sector?

The tourism and hospitality sector contains many employers and industries and a variety of working conditions and environments. Respondents were asked to describe their work and were given a series of broad categories. Most respondents indicated their work was at a resort (28%), in food and beverage service (27%) or in hotel and tourist accommodations (15%). Of the 30% that responded “other”, most indicated that they worked in a smaller sub-industry of tourism and hospitality (e.g. guiding, photography, tourism marketing, short-term rental management, etc.) or that their work was best described by a combination of given categories (e.g. “I work in food and beverage services at a resort.”) Many respondents indicated that they are only part-time or seasonally employed in tourism and hospitality and work in other sectors throughout the year.

**Figure 27: Respondent Industry of Employment**



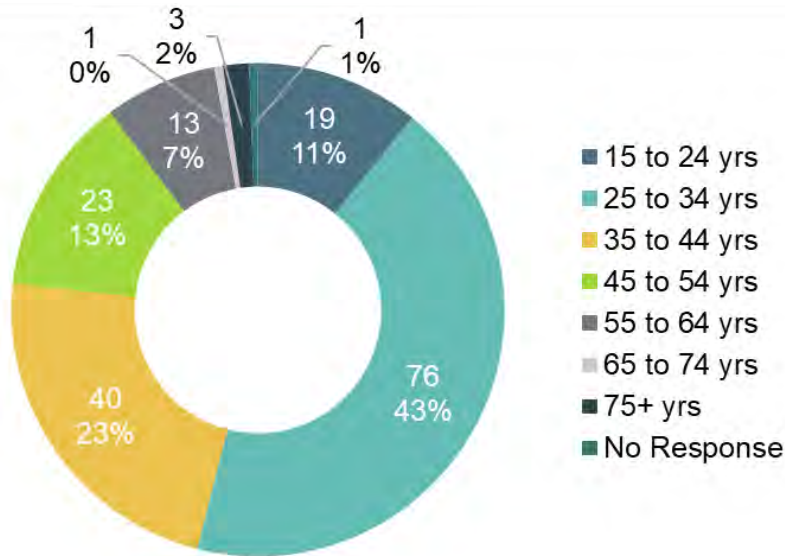
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## RESPONDENT DEMOGRAPHY

### To what age group do you belong?

Respondents from the tourism and hospitality sector skewed significantly younger than respondents to the general survey. Of the 176 responses, 54% of respondents were between 15 and 34 years of age. An additional 36% were between 35 and 54. Only 10% were older than 55. The largest respondent cohort with 76 responses was from individuals aged 25 to 34.

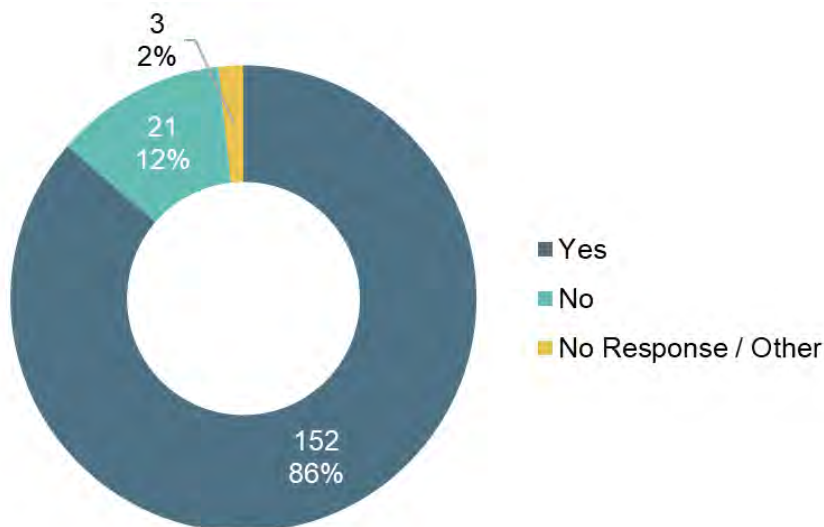
Figure 28: Tourism and Hospitality Respondent Ages



**Do you live in the RDEK year-round?**

This question was asked to get an idea of the different needs of mobile, seasonal workers and permanent employees in the RDEK’s tourism and hospitality sector. The vast majority (86%) of respondents indicated they live in the RDEK year-round and do not move to other communities to work in the off-season.

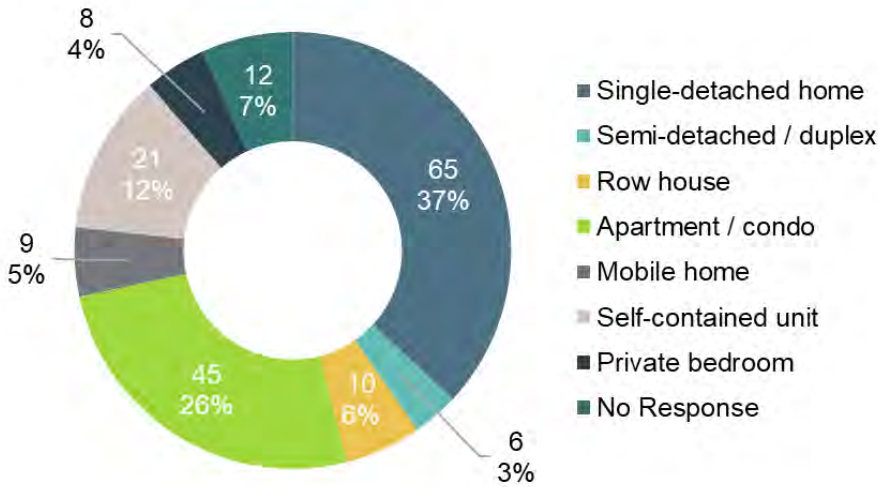
Figure 29: Rate of Permanent Residency in the RDEK



**What type of housing do you live in?**

Survey respondents were much more likely to live in an apartment (26%) or self-contained unit (12%) than the general population of the RDEK, though the largest number of responses were still from residents in single-detached homes (37%).

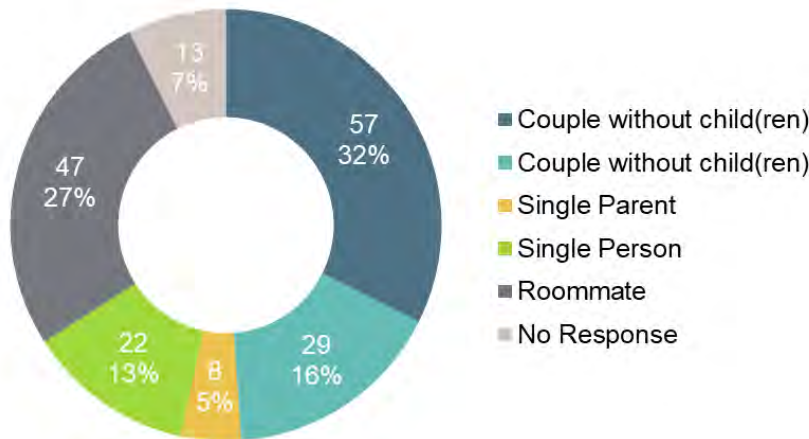
**Figure 30: Type of Housing**



**How would you describe your household?**

Tourism and hospitality sector workers also had a large variance in household composition. The largest number of responses came from couples without children (32%), but 27% of respondents live with roommates, a much higher number than the regular survey. This is likely indicative of the younger respondent pool.

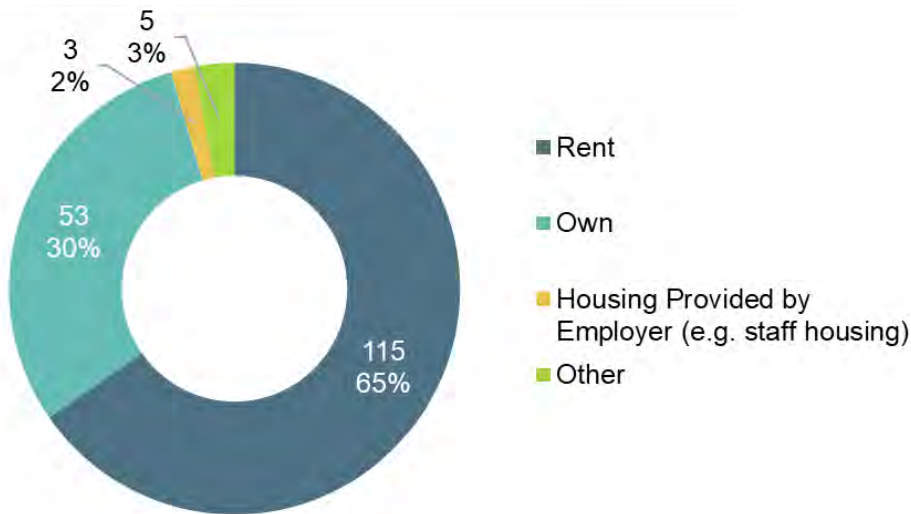
**Figure 31: Household Composition**



### Do you rent or own your housing?

Respondents from the tourism and hospitality sector were much more likely to rent than the general population. This is likely indicative of the younger population and cost of ownership compared to relatively lower wages in some hospitality positions. It may also be indicative of some seasonal workers who are not interested in owning and prefer to rent as a lifestyle decision. Sixty-five percent (65%) of survey respondents were renters and only 30% were owners. Only 3 respondents indicated they lived in work-supplied housing. Most respondents who indicated “other” were living with family.

Figure 32: Rent or Own Housing



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## HOUSING NEEDS

### Does your current housing meet your needs?

Most respondents (59%) indicated that their current housing meets their needs, however, renters were far more likely than owners to report that their housing is not adequate. Half of renter respondents (50%) said their housing did not meet their needs compared to only 15% of owners. This is likely indicative of the competitive and difficult to navigate rental market, as well as the challenges renters face saving to purchase a home.

Figure 33: Housing Needs Met - All Respondents

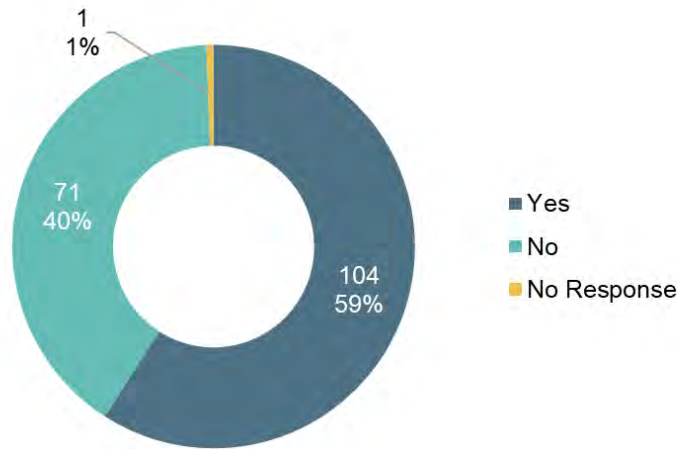


Figure 34: Housing Needs Met - Renters

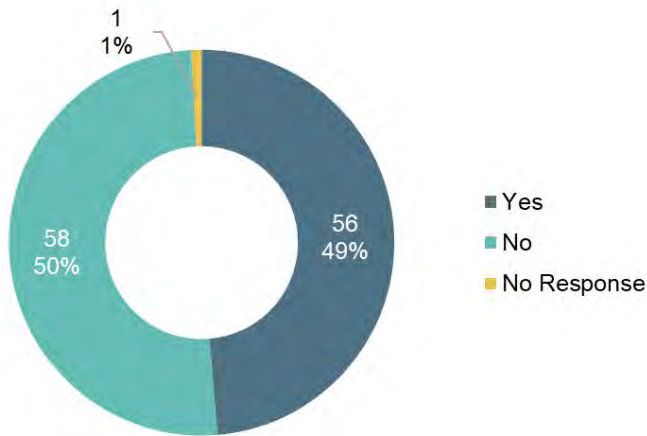
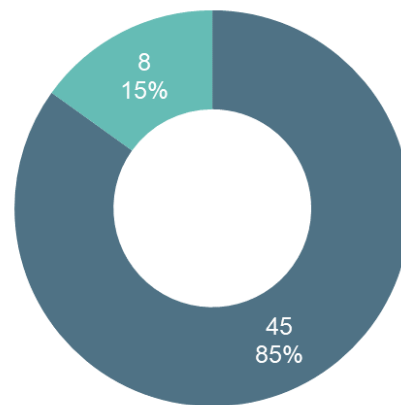


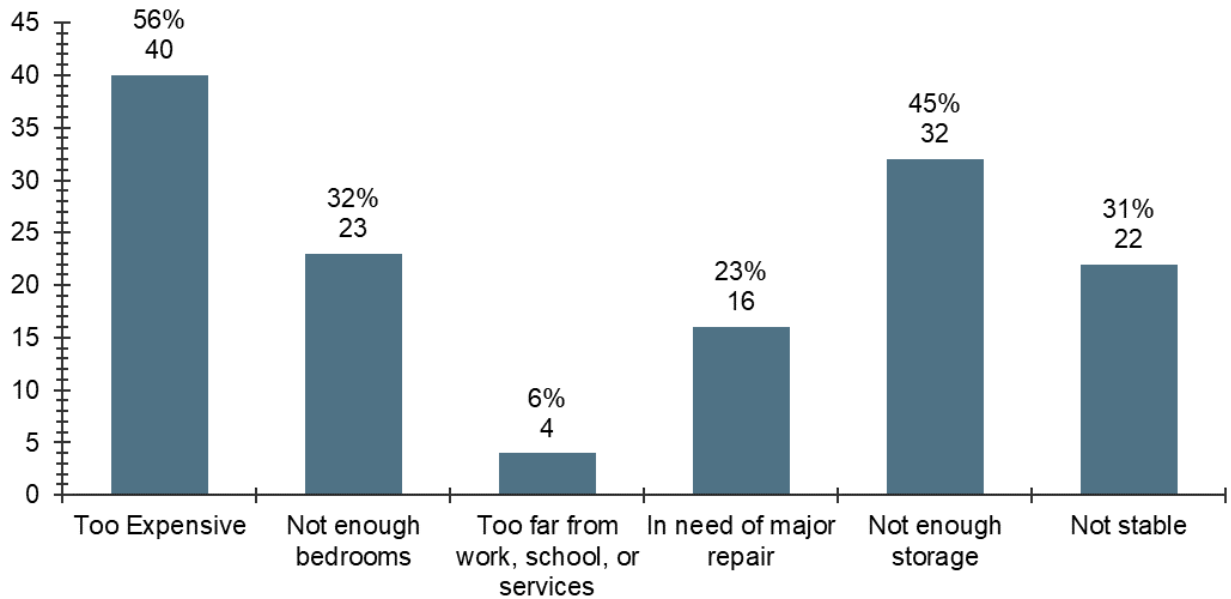
Figure 35: Housing Needs Met Owners



**Why does your current housing not meet your needs?**

For those that responded their housing was not currently adequate an additional question was added to the survey. More than half (56%) reported that cost was the largest issue and 45% indicated that storage space was a challenge. Most employed in the tourism and hospitality sector are active participants in the sector and have the added housing challenge of finding a unit with appropriate storage space for associated gear. Condition and location were not major concerns. Reasons did not differ appreciably between owner and renter respondents.

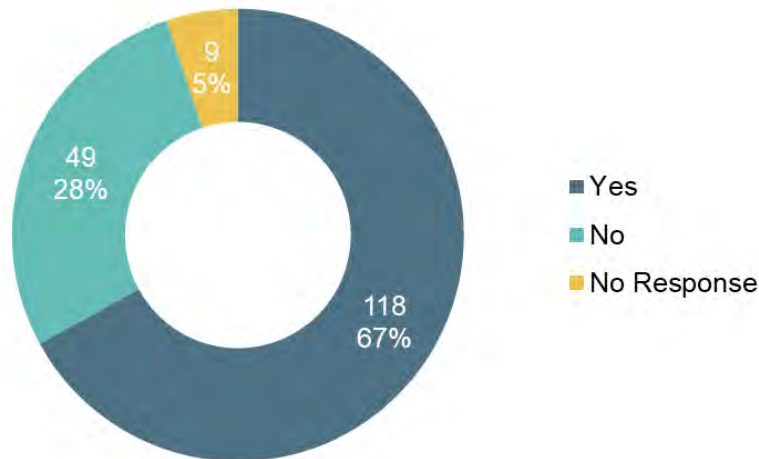
**Figure 36: Reasons Housing Does Not Meet Needs**



**Have you had difficulty finding or maintaining housing in the RDEK?**

Owners and renters reported having difficulty finding and maintaining housing at similar rates. Sixty-seven percent (67%) of all respondents indicated that they have had or are currently having challenges finding or maintaining housing indicating that even those who are currently appropriately housed likely faced challenges finding that unit. This speaks to the challenging overall housing market across the RDEK.

**Figure 37: Difficulty Finding or Maintaining Housing**



**Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)**

Key themes are summarized with bullet points and included quotes represent a selection of responses, not every response collected. Included quotes appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent. To review all responses to the survey, see the appendix of this report.

- **Competition with Short Term Rentals**

“We have had to move every year for the past 10 years due to our landlords choosing to sell their home or use it as a short term rental.”

“The amount of affordable living options is essentially zero due to short term rentals. There are 'bad renters' and challenging rules for landlords and in turn, they are not renting out. Home ownership is nearly impossible due to second home owners, and renting is extremely competitive. If I didn't have family here, I could not live here (like many of my peers).”

“All the small contained units for 1 person are Airbnb's and people don't want to rent long term because they can make more money via Airbnb or they are way too expensive for me to afford on my own as a single seasonal worker. The place I am currently in, I need to move out of because they want to Airbnb to make more money.”

“I have lived in the Columbia valley since may 2017, and during that period of time I have had to move 8 times. The first was because of leaving staff accommodation, but every other place either they only wanted short term rentals (they will rent their place in winter only so they can have it as an air bnb during summer periods), or my place has sold to new owners wanting to put the place on air bnb. The housing crisis is real.”

- **Limited Rental Supply**

“A nightmare trying to find somewhere to live! Then when settled owner would sell the house and we would have to look again, or when renting a condo the family wanted it back for the 5 months of summer.”

“My son and I have lived in the Columbia Valley for 20 years, always in a rental unit. We have lived in a basement suite, a small single-family home in Wilmer, and have finally settled in a townhouse in Invermere. Each move has involved hours of phone calls and in-person meetings with potential landlords, and an infinite number of conversations with friends, family, and acquaintances in the search for secure accommodation. Each time that I've had to search for a new home, I've been fortunate to have been able to negotiate the monthly rent to something that is affordable for me. My general experience has been that people are EXTREMELY hesitant to rent to a single parent, for any number of perfectly valid reasons. Each move was ridiculously stressful.”



“At the start of the 20/21 winter we started looking for housing rentals in Invermere to move into the following summer, we looked at countless homes that had usually 20 to 30 different people looking at renting and we were never successful. A lot of housing was also just too expensive to even consider renting. In the end we managed to rent a cabin halfway through summer from a friends family which was a good location and affordable, but if we had of been new to the valley, we would have never found this option.”

- **Cost of Housing**

“I manage the busiest restaurant in town, but more than half of my monthly income is going towards my rent. I lived in a share house for years here, the last two I lived in were sold in the housing boom. People who can afford to buy a 600,000 dollar plus property are not the ones working in this town. All my friends my age are buying trailers in Hosmer or Elko. “

“The pricing is high and there is no good availability. You are paying high rent for sub quality. I will leave the valley as my income can’t support my living expenses working in the food and beverage industry.”

“Housing here is ridiculous. Long time local families need better places to live that don’t cost 3000.00 a month or more 😞”

- **General Stress and Difficulty Navigating Housing Market**

“It’s all about luck in this valley.”

“It is very stressful finding housing long term. There are dozens of applicants for every rental option.”

“The process of finding housing is very stressful. Almost all of it is done on Facebook where prospective tenants are made to battle it out in the comments section of the renters post. 99% of the rent costs are extortionate and most of the tenants are of minimum wage.”

“Process to find housing is extremely stressful. 1000s others fight for the same overpriced box. Have to refresh Facebook rental pages throughout the day to try to be the first to comment... Affordability is a joke.”

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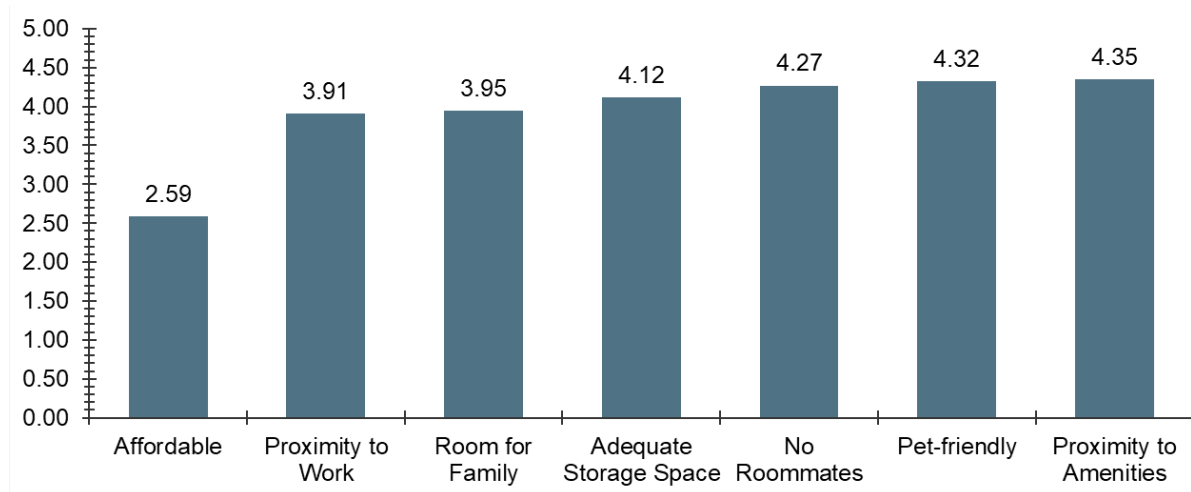
## PREFERRED HOUSING FEATURES

**When looking for housing, how would you rank the following in order of importance with 1 being MOST important and 7 being LEAST important?**

Affordability was the most important housing feature for most respondents, followed by location, room for family and storage. For renter respondents, the order was nearly identical, but affordability was rated

even higher at 2.35. It is clear that, though the tourism and hospitality sector have unique needs and challenges, none of the other aspects of housing matter if the unit is not affordable.

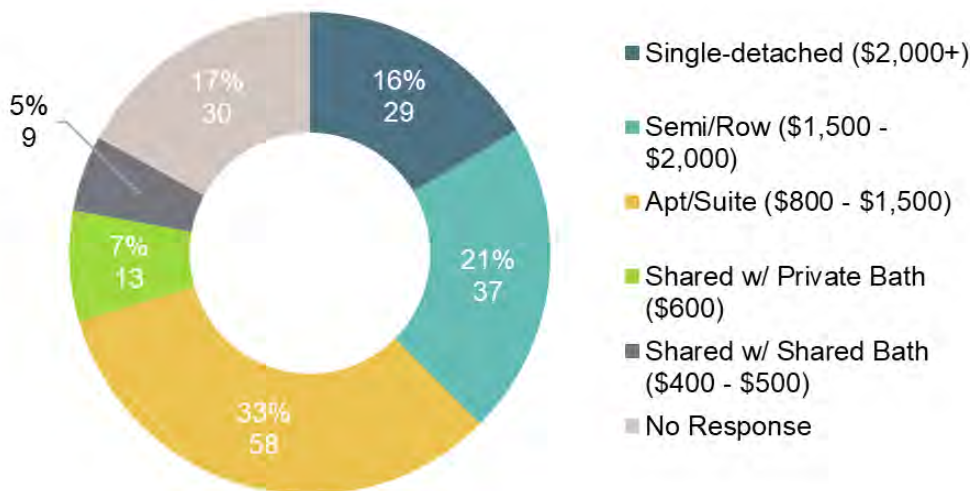
**Figure 38: Important Housing Features**



**If it was available, which of the following would be an acceptable housing situation for you? Please select only the most appropriate option.**

This question was asked to get an idea of which housing typologies the RDEK and its partners should be encouraging. One-third (33%) of respondents indicated that their needs could be met by a relatively affordable apartment or suite. An additional 21% indicated they would be best served by a slightly more expensive attached dwelling. Though 16% indicated they would prefer a single-detached home, that number was lower than expected given the number of respondents currently living in detached housing.

**Figure 39: Preferred Housing if Available**



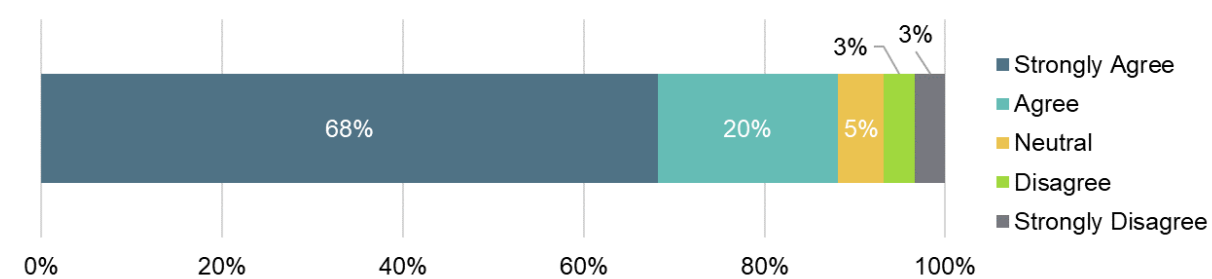
SUMMARY QUESTIONS

Please respond to the following statements:

**Housing affordability is a barrier to living in the RDEK permanently.**

Eighty-eight percent (88%) of respondents either agreed or strongly agreed that affordability was a barrier to living in the RDEK permanently. Only 6% disagreed or strongly disagreed.

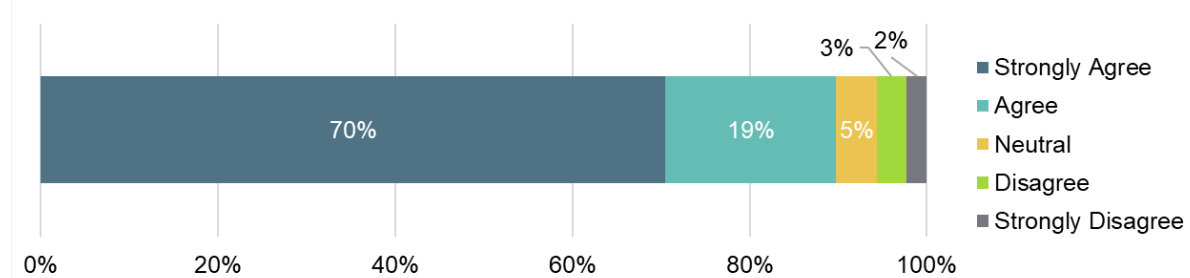
**Figure 40: Is Affordability a Barrier?**



**It is difficult to find appropriate housing in the RDEK.**

Eighty-nine percent (89%) of respondents either agreed or strongly agreed that it is difficult to find appropriate housing in the RDEK. Only 5% disagreed or strongly disagreed.

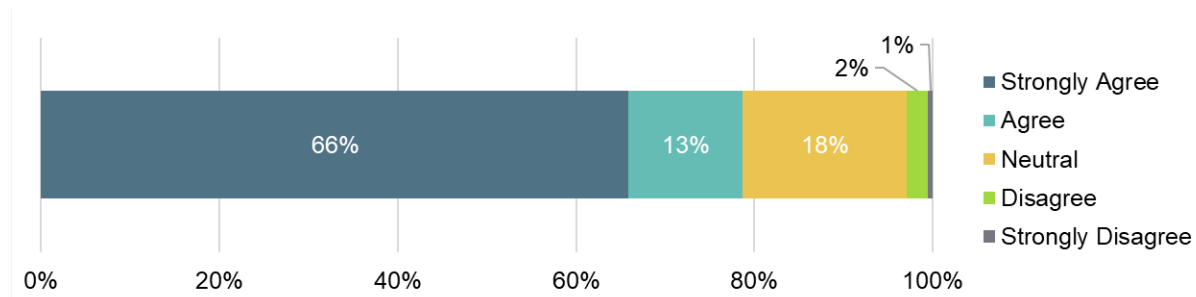
**Figure 41: Difficult to find housing?**



**If housing costs and availability were not an issue, I would consider living permanently in the RDEK.**

Most respondents (79%) indicated they would consider living permanently in the RDEK if housing was not an issue. Only 3% disagreed or strongly disagreed.

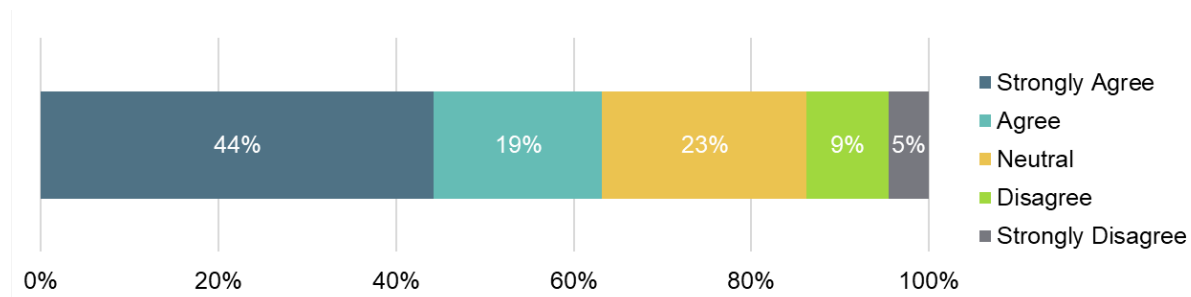
**Figure 42: Permanently live in RDEK?**



**Housing has affected my decision to stay or work in the region.**

Most respondents (64%) indicated that housing has directly impacted their personal decision to stay or work in the RDEK. This indicated the degree to which the housing and labour markets in the region are deeply interrelated. Only 14% disagreed or strongly disagreed.

**Figure 43: Housing affected decision to stay in RDEK?**



**Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

The survey received 88 responses to this question. The following themes and responses have been highlighted as indicative of the trends seen across all responses.

- **Housing, especially rental housing, is unavailable or unattainable for many community members.**

“At what point do you draw the line where is it still worth it to live here? I pay so much on rent and living costs, I save no money here. But yes, it’s a beautiful place to live, with all the hobbies and friends I love. The balance is way out these days.”

“If we don’t find housing by the end of October we are forced to leave the area we have been full time residents for 15 years. Our kids grew up in Fernie. The situation is beyond sad.”

“We absolutely need more low income housing for your regular person - working full time with pets and potential family. The current housing situation is forcing

people who want to live here permanently to move elsewhere and so continues the staffing issue we have seen for many years and even more in the few years.”

“We need long term rentals, they need to be affordable so people who are from this valley can stay in the valley.”

“You guys need to fix this quick. Losing many good people.”

“Just the amount of people applying for every time of accommodation becoming available on the Facebook renting group is very telling. I do believe that it is affecting people moving here and in turn affecting staffing in the hospitality sector. We need more readily available, affordable housing.”

- **The housing market and labour shortages are directly linked.**

“Not coming back due to a lack of any housing... You can find new chef bye bye”

“Many of our stakeholders have mentioned that a major factor operating their business (after COVID) is the lack of affordable housing rentals to attract and retain staff.”

“As an employer, staff housing is extremely difficult. I personally do not struggle but we are constantly struggling finding employees to work as the commute is so far from housing options.”

“Affordable staff accommodation is absolutely necessary for the success of tourism and the community.”

“The business I run is always short staffed due to housing needs. People who work these types of jobs can not afford to live here. This put tremendous amount of stress on workers that do live here. They are over worked until they burn out.”

“The lack of affordable housing, both in the rental and sale markets is now causing a severe staffing shortage.”

“Housing is probably the single most important item for sustaining a tourism industry in the RDEK.”

- **Housing costs are outpacing wages in the tourism and hospitality sector.**

“People that are working in an industry that is known for low pay and high demand have a hard time maintaining a positive attitude. We are forced to work holidays, long hours, (in a resort, a wedding can be a 14+ hour day with back breaking work, hauling 8 foot tables at the snap of a finger, working at top speed), however are paid the absolute minimum. It's ridiculous. When we are looking at living in ugly,

cramped conditions because it's all we can afford, it's too much... We live in a lovely area, controlled by the rich.”

“This housing issue is only going to get worse with the recent increase of housing prices, and relatively stagnant tourism wages.”

- **Short-term rentals are exacerbating existing issues.**

“It’s time to balance things out. For example in Fairmont there are over 90 short term rentals in a tiny community. We need more sustainable housing that people can afford to buy or rent. Staff shortage in this valley is atrocious and housing is a massive factor. I know personally of people losing their homes because the owner wants to turn it into an STR.”

“Limits need to be set in air bnbs and better places for locals to live long term need to be put in place.”

“When my son and I first moved into the neighborhood, there was an equal mix of long-term rentals and full-time owners/residents. It was a lovely, secure, and friendly neighborhood. Over the past five years, I would estimate that 85% of those long-term rentals in our area have shrunk to 10% or less. Some spaces have been purchased by full-time homeowners, but the majority have been converted to AirBNBs/VRBOs. These HAVE NOT been positive changes to my neighborhood!”

“Change the short term housing rules right away to free up housing options. Limit the number of short term housing like a taxi license. Have a lottery of existing short term units and that’s it! The rest will be forced to long term tenancy which will immediately address the housing issue in the valley. Please take action right away!”

- **Bylaws changes could improve unit availability.**

“Local bylaws should be relaxed to allow tourism employee seasonal living on larger rural parcels. For example, land may be zoned rural residential with only one residence on a huge parcel, but have as accessory use "(c) Secondary dwelling unit for farm hand.” This should be changed to "(c) Secondary dwelling unit for farm hand and or seasonal tourism employees.””

“Loosening of OCP rules such as allowing a tiny home would make affordability as a secondary suite much more attainable. Garage with a secondary suite is the only very expensive option.”

## FOCUS GROUPS

Two focus groups were conducted from July to October 2021, with representatives from non-profit and seniors' housing, unions, and social services sectors. Participants were asked to identify housing successes, challenges and issues within their communities while also identifying how a housing needs study would be used by their organizations or sectors. Key insights were shared into housing needs, opportunities, and challenges across the region. Many representatives who participated in focus groups brought a regional perspective to the discussion and their representative organizations provided services to all communities within the study area.

Group Theme	Invitees/Participants
Union Representatives	Local Union Representatives (mining)
Social Service Providers and Healthy Communities Advocates	Food Banks Social Services Providers Interior Health
Non-Market Housing	Non-Profit Housing Organizations

Date	Location	# of Engagements
July-October 2021	Videoconference	3

Focus group participants were selected to help address areas in which the housing needs assessment had not yet been able to gather enough information on through interviews or the community survey. Focus groups provided an opportunity for participants to share meaningful ideas for moving forward and the struggles they have—especially those who volunteered or worked in a decision-making or change-driven capacity. The following entities were invited to engage in a focus group.

1) Non-Market Housing Providers

Non-market housing developers and providers can give us an idea of what they need for funding proposals to upper orders of government and how local governments can support their work. They are also some of the best resources for understanding community need.

2) Union Representatives (Mining Industry)

The mining industry in the RDEK is one of the most significant economies in the area, with towns like Sparwood, being made up mainly of mine workers and their families. As such, mine workers can provide insights into the nuanced issues mining communities face.

3) Social Service Providers and Healthy Community Advocates

This encompasses organizations whose mandates go beyond housing and focus on broader issues of poverty-reduction, health, and community building. Though not necessarily involved directly in housing provision they can provide better idea of who is struggling to find and remain in housing across the region, and what added pressures and barriers they face in doing so.

## KEY THEMES

Many of the key themes discussed in focus groups were repeated in key informant interviews. For clarity, this section highlights new information solicited through the focus group process.

### **1. Partnerships and Regular Meetings with Municipalities and Local Groups**

Focus group participants identified a need to focus on building partnerships and communicating effectively with the RDEK and Municipalities to gain greater support in terms of funding, land, and human resources. This is seen as key to moving forward and addressing housing issues. Focus group participants agreed that a key component of effective communication and partnership-building would be for organizations, elected officials, and community partners to meet regularly. For instance, a regular housing working group meeting between with both Regional District and Municipal staff would promote a sharing of ideas around what is and is not working, and help people delegate concrete action items. Communities need reliable, regular opportunities to have their voices heard.

### **2. Cost of Housing Increasing as People Move up from Higher Value Markets and Alberta**

There is a perception that new community members are moving to the RDEK as more people recognize the RDEK as offering a desirable lifestyles and “affordable” cost of living. This trend has been increased by COVID-19 as working from home becomes more common. This is driving local ownership prices up, partly because of the increased demand, and partly because these migrants have a greater equity to spend having sold a property in Edmonton or Calgary. From a local’s perspective, this is making it even more challenging to find housing in a market that was already challenging before the influx of residents. While this movement has always been a trend, it has increased substantially since COVID-19.

As the costs of rentals outpace incomes and people from wealthier markets move to communities in the RDEK, residents will increasingly need stable, secure, non-market housing, with and without supports. In most municipalities and Electoral Areas a relatively small number of units should make a big difference to those who need housing the most. Focus groups indicated that municipalities, non-profits, and senior funders need to start the partnership process now to enable quicker funding and building when money becomes available.

### **3. Policy Interventions**

Participants emphasized the need for not only federal and provincial policy change, but also local/regional policy changes—a level of government which participants feel it is possible to pressure in productive ways such as meeting regularly (see #1 key theme: 1. Partnerships and Regular Meetings with Municipalities and Local Groups”). Some positive local policy interventions may include:

- Regulating vacation rentals and short-term rentals in priority areas
- Imposing a tax to allocate toward municipal housing projects,
- Accommodating higher densities, including in agricultural areas: it was noted that the ALR is moving in this direction, and
- Reducing restrictions around mobile homes and secondary dwelling units.

### **4. Solutions Tailored to the Community**



Focus group participants made it clear that housing issues in the East Kootenays will require local solutions tailored to the context of each community. The location, size, demographics, and capacity of the RDEK is unique and there is a need for provincial and federal governments to recognize this and provide more adequate support. For instance, participants expressed that supported housing is difficult to develop, mainly because of limited funding and available land. Potential solutions include local government prioritization of non-profit, affordable, and supported housing through zoning, fast tracking, and 100% development cost waivers when possible. Currently, there is a lack of support felt among community members in the electoral areas.

Potential solutions were identified during the focus groups:

- Shared housing— participants noted that such arrangements are becoming increasingly common in the RDEK—sometimes with younger people to help with chores and maintenance,
- Funding qualifications that are better tailored to smaller communities, and
- An infrastructure/services map identifying areas that permits higher density.

## APPENDIX A: KEY INFORMANT INTERVIEW SCRIPT AND QUESTIONS

Thank you for agreeing to participate in the Regional District of East Kootenay Housing Needs report process. Below is a list of potential questions that may come up during the stakeholder interview process. Stakeholder interviews are semi-structured, so please feel free to elaborate and go into detail with your responses.

Interviews should last between 30 and 45 minutes.

### Interview Questions:

- 1) **Can you please tell us:**
  - a. About your organization
  - b. How you hear about housing need through your position?
  - c. If you offer any housing or housing related services?
  - d. Do you serve any specific population groups? If yes, please explain.
  
- 2) **Why do you feel housing is an important issue in the Regional District of East Kootenay?**
  
- 3) **Are there specific groups you see facing more housing challenges?**
  - e. Seniors
  - f. Families
  - g. Renters
  - h. Individuals with disabilities
  - i. Women and children
  - j. People with an Indigenous identity or who are part of a visible minority
  
- 4) **Have there been any changes in housing needs or demand over recent years (e.g. 5 years)?**
  
- 5) **If yes, are there any specific housing services, housing resources, or housing types that you feel are needed in your community?**
  
- 6) **Could you describe a little more what you or your organization is doing/what is being done to address housing in your community?**
  
- 7) **What are some barriers that make working to address housing in the region a challenge?**
  
- 8) **If you had a magic wand, what is one thing you would change in your community that would improve housing and/or make the work of your organization easier?**
  
- 9) **How can we make this report more useful to you or your organization?**

Thank you for your time and sharing your valuable knowledge and experience with us today. We will share all final documents with you once they are prepared.

## APPENDIX B: COMMUNITY SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

**1) In which community do you live?**

- Electoral Area A - Rural Fernie, Hosmer, Upper Elk Valley
- Electoral Area B - Elko, Grasmere, Jaffray, Baynes Lake, Newgate
- Electoral Area C - Mayook, Fort Steele, Rural Cranbrook, Moyie, Wycliffe
- Electoral Area E - Meadowbrook, Wasa, TaTa Creek, Skookumchuck
- Electoral Area F - Columbia Lake, Fairmont, Windermere, Rushmere
- Electoral Area G - Dry Gulch, Wilmer, Edgewater, Brisco, Spillimacheen
- Other, please describe: \_\_\_\_\_

**2) What is your gender identity?**

- Male
- Female
- Transgender / Non-Binary
- Prefer not to say
- Prefer to self-describe: \_\_\_\_\_

**3) Do you identify as First Nations, Inuit or Métis?**

- Yes
- No

**4) Please tell us what Nation or family you identify as a member of:**

\_\_\_\_\_

**5) What is your age?**

- 0-14
- 15-19
- 20-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-49
- 50-54
- 55-59
- 60-64
- 65-69

- 70-74
- 75-79
- 80-84
- 85+

**6) What is your approximate annual household income (before tax)?**

- Under \$10,000
- \$10,000 - \$19,999
- \$20,000 - \$29,999
- \$30,000 - \$39,999
- \$40,000 - \$49,999
- \$50,000 - \$59,999
- \$60,000 - \$69,999
- \$70,000 - \$79,999
- \$80,000 - \$89,999
- \$90,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 +

**7) How would you describe your household?**

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with roommates
- Other, please describe: \_\_\_\_\_

**8) What type of housing do you live in?**

- Single-detached house (stand-alone house)
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home or duplex
- Row house or townhouse
- Apartment building or condo
- Mobile home
- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, living with relatives), please describe: \_\_\_\_\_

**9) Do you rent or own your housing?**

- Rent
- Own
- Other – Write In: \_\_\_\_\_

**10) Approximately how much do you spend each month on housing costs? Including rent, mortgage payments, condominium fees, and utilities (heat, water, electricity).**

- Less than \$250
- \$250 - \$499
- \$500 - \$749
- \$750 - \$999
- \$1,000 - \$1,249
- \$1,250 - \$1,499
- \$1,500 - \$1,749
- \$1,750 - \$1,999
- \$2,000 - \$2,499
- \$2,500 - \$2,999
- \$3,000 or more
- Prefer not to say

**11) Do you believe your housing costs are affordable for you?**

- Yes
- No
- Not sure

**12) Does your current housing situation meet your needs? If not, please select all that apply:**

- Too expensive
- Not enough bedrooms
- Too far from work, school, or services
- In need of major repair
- Not accessible
- I don't feel safe
- Other - Write In: \_\_\_\_\_

**13) In the next five years do you think any of these will be a problem for you? Check all that apply.**

- Stability of housing (concerns about renovations, loss of housing to vacation rentals, etc.)
- Activities of daily living (cooking, cleaning, caring for myself, etc.)
- Distance to services and amenities (groceries, bank, medical, school, etc.)
- Cost of utilities (electricity, water, internet, heat, etc.)
- Cost of mortgage or rent
- Cost to repair and maintain my home
- Rental unit not being repaired or maintained by landlord
- Physical ability to maintain my home
- Accessibility (e.g. stairs and counter height)
- Size of living space
- Other - Write In: \_\_\_\_\_

**14) Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc.**

- \$0 - \$49
- \$50 - \$99
- \$100 - \$149
- \$150 - \$199
- \$200 - \$249
- \$250+

**15) Approximately how much does your household spend on heat and utilities each month on average?**

- \$0 - \$99
- \$100 - \$199
- \$200 - \$299
- \$300 - \$399
- \$400+
- Utilities included in rent

**16) What is your household's primary method of heating?**

- Natural Gas
- Electric/Hydro
- Wood Burning/Pellet Stove
- Oil
- Solar
- Diesel
- Other - Write In: \_\_\_\_\_

**17) In general, are your homes energy bills (including transportation, heating, and electricity costs) affordable?**

- Yes
- No

**18) If you or your family had difficulty paying your energy bills in the past, did any of the following happen? Check all that apply.**

- Kept the home at a temperature too cold to be comfortable
- Not enough money for food
- Unable to go to work or appointments because there was no money for gas
- Home developed mold or condensation because heat or ventilation was unaffordable
- Did not use certain appliances (eg. washing machine, dryer, oven)
- Held off on important expenses (eg. medications)
- Not enough money to spend on leisure activities
- Less time with friends or family because it is not affordable

- ( ) Held off paying other bills (eg. credit cards, mortgage, rent, phone)
- ( ) Other - Write In: \_\_\_\_\_

**19) What are the first things that your household goes without when money is tight?**

- ( ) Food
- ( ) Other Bills
- ( ) Transportation
- ( ) Medicine or medical equipment
- ( ) Entertainment and leisure
- ( ) Children's activities
- ( ) Internet or phone
- ( ) Other – Write In: \_\_\_\_\_

**20) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**21) Are you aware of any housing issues that do not directly impact you, but may affect members of your family or community?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**22) Do you have any comments or suggestions to improve housing in your community?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Thank You!**

## APPENDIX C: TOURISM AND HOSPITALITY SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

### 1) What is your age?

- 0-14
- 15-19
- 20-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-49
- 50-54
- 55-59
- 60-64
- 65-69
- 70-74
- 75-79
- 80-84
- 85+

### 2) How would you best describe your work in the hospitality industry?

- I work at a resort
- I work in food and beverage service
- I work at a hotel or with other tourist accommodations
- Other, please describe: \_\_\_\_\_

### 3) Do you live in the RDEK year-round?

- Yes
- No, I live in the RDEK seasonally.
- Other, please describe: \_\_\_\_\_

### 4) What type of housing do you live in?

- Single-detached house (stand-alone house)
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home or duplex
- Row house or townhouse
- Apartment building or condo
- Mobile home



- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, living with relatives), please describe: \_\_\_\_\_

**5) How would you describe your household?**

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with roommates (living in same dwelling, sharing common areas such as living room, kitchen, bathroom, etc.)
- Living with other tenants (living in a same dwelling, but little or no shared common space)
- Other, please describe: \_\_\_\_\_

**6) Do you rent or own your housing?**

- Rent
- Own
- Housing Provided by Employer (i.e. Staff Housing)
- Other, please describe: \_\_\_\_\_

**7) Does your current housing situation meet your needs?**

- Yes
- No
- Other, please describe: \_\_\_\_\_

**8) If not, please select all that apply:**

- Too expensive
- Not enough bedrooms / not big enough for my family
- Too far from work and services
- In need of major repair
- Not enough storage
- Not stable
- Other - Write In: \_\_\_\_\_

**9) When looking for housing, how would you rank the following in order of importance? (1 - most important, 7 - least important)**

- { } Location - close to work
- { } Location – close to services/shops/restaurants
- { } Adequate storage space
- { } Enough room for my family
- { } Affordable

- No roommates
- Pet-friendly

**10) If it was available, which of the following would be an acceptable housing situation for you?  
Please select only the most appropriate option.**

- Single-detached home, \$2,000+/month
- Townhome or semi-detached home, \$1,500 to \$2,000/month
- Apartment or suite, \$800 to \$1,500/month
- Shared accommodation with private bathroom, \$600/month
- Shared accommodation with shared bathroom, \$400 to \$500/month
- Other, please describe: \_\_\_\_\_

**11) Have you had difficulty finding or maintaining housing in the RDEK?**

- Yes
- No
- Other, please describe: \_\_\_\_\_

**12) Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)**

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**13) Please respond to the following statements:**

**Housing affordability is a barrier to living in the RDEK permanently.**

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

**It is difficult to find appropriate housing in the RDEK.**

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

**If housing costs and availability were not an issue, I would consider living permanently in the RDEK.**

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

**Housing has affected my decision to stay or work in the region.**

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

**14) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

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## APPENDIX D: FOCUS GROUP QUESTIONS

Each focus group consisted of a 20-30-minute presentation of preliminary data and engagement findings followed by a facilitated discussion around key questions:

### 1) What are the critical housing needs you see in your region?

Prompts:

- Rental Housing
- Ownership Housing
- Housing for Specific Populations
- Housing with Supportive Elements
- Specific Housing Services or Supports

### 2) What is working in your region?

Prompts:

- Strong Market Demand
- Supportive Policies
- Responsive Local Governments
- New Infrastructure
- Culture of Collaboration
- Non-Profit Housing Sector

### 3) What is not working? What challenges or obstacles are you facing?

Prompts:

- Funding
- Land
- Partnership
- Supportive Policy
- Community Perspectives/Stigma

### 4) Are there specific resources or strategies that would help you address need in your communities?

Prompts:

- Policies
- Partnership Models
- Additional Studies
- Examples from Other Communities

### 5) How can we make this report more useful for you?

Prompts:

- Reporting Structures
- Highlighted Geographies
- Public Events

**APPENDIX E: “OPEN ANSWER” RESPONSES – COMMUNITY HOUSING SURVEY**

Provided without analysis, the complete list of all “open answer” responses given for questions 21 through 23 of the Regional Survey. Responses are presented without analysis or edits and have been organized by Electoral Area.

**ELECTORAL AREA A**

**20) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

Elkford is in constant need of housing period and affordable housing. We do not have developers interested in coming out to this area to build multi family dwellings and units.

I am a widow and live on my own but have planned for retirement so am good

It was impossible to find rentals, so we had to buy. I have several new employees moving to the valley who are struggling to find suitable housing.  
The developer in Whiskey Jack and the Sparwood town council needs to concentrate on making housing available in the area. There are too many issues with politics and bad blood between the groups, and residents are paying a price. Get moving on building and improving our community, and stop the petty fighting!!

Natural gas carbon tax should be taxed on the amount of gas burnt.  
In stead it is taxed on everything in the bill so thus we are paying a big percentage for carbon tax than the actual price paid for the gas used. Example price paid last month for gas was \$67.12 Carbon Tax \$40.88. There is no carbon released in the pipe line storage or pipeline delivery. This calculation is 61% on the gas used. I am prepared to pay some tax on gas used but this is a very frustrated type of business.  
Step one. If you want to get clean air cut the purchasing off from countries that are really pollutting the world.

There is a critical need for affordable housing in the Elk Valley, especially for young people. I believe it is important for municipal governments to plan and take appropriate action to fix the shortage. Perhaps allow secondary residence on larger properties for younger family members, allowing them affordable housing and a means to age in place.

No

The planners need to understand there is a difference between affordable housing and low income housing.. Affordable housing is way above the reach of those on fixed incomes.

Concerned about affordable housing in fernie

We bought because we didn't want to worry about living in a rental property that could be sold.

Cost of repairs, shingles, paint, water heater, appliances.  
Impossible for young people to get into housing market unless you work for Teck.

I had to move away from the town I was living in because landlords kept selling their homes and the short term rentals drove the price of rent up. Living half an hour away from work is much cheaper for rent but the cost of gas and transportation make the cost slightly less than before I moved. I've been kicked out of my home for the owner to sell at least 5-8 different times in the last 4 years at least.

Forced to purchase as no rentals were available - affordable or not.

Vacation rentals would absolutely impact long term rentals. I have no pets, non smoker and can not find an affordable home for two months ongoing now.

We have put up friends and family at no cost, in our spare room for over a year because they couldn't find or afford a place.

Our adult children will have financial trouble relating to home ownership. Under employed and housing costs very high

My daughter and her partner (both born and raised in Fernie) would like to move back to Fernie in 3-5 years, but likely won't be able to afford to buy a home and it's very difficult and expensive to rent. They both work. They would likely have to live in Hosmer, Sparwood, Elko or Jaffray.

We need way more low-income housing in Fernie area. There's way too many people and too much time on the waiting lists. There was supposed to be a new low-income place going up by Montane but the condo owners near-by said no and I haven't heard anything of that since.

House prices have gone up significantly lately... hard to get into the market

no

Property taxes are ridiculously high

AFFORDABLE Seniors housing needed!

I am a newly disabled person in a wheelchair. When inquiring about some of the "very few" wheelchair oriented units in the affordable house buildings in town I was told by the manager that I do not qualify. My income on Short term disability was a smidge over the income threshold. Now that I am on Long term disability and my income is 75% of what it used to be, now I qualify. I hope she isn't managing the new construction in town where some wheelchair units are being built. I hope to move into one without prejudice from my former income.

**21) Are you aware of any housing issues that do not directly impact you, but may affect members of your family or community?**

Lack of housing available for families interested in renting or purchasing in Elkford

Yes lack of affordable housing as well as uncontrolled Short Term Rentals

Increasing costs of living.

Rent prices are too expensive

Seniors and low income people need more options that . Some of the available options are getting very run down

Our daughter's family is considering a move to Fernie. Affordable housing is being purchased and renovated by more wealthy people, so housing isn't as affordable now in Fernie.

Not enough rental properties or facilities for senior and assisted living.

Lack of affordable housing for low income people

housing too expensive

Community. Shortage of housing



Yes. The lack of affordable housing.

Lack of affordable housing to sustain various industries in our region.

More vacation short term rentals = not enough long term rentals. Fernie will have a hard time keeping workers for lower wage jobs.

Many issues the housing situation for those on minimum wage and part time work and fixed incomes makes it very very hard for them to put a roof over there head let alone food too. We need more LOW INCOME housing not Affordable.

Hard to get contractors here

People can't find a place to live. There is no inventory.

Affordable housing. Fernie Real Estate is out of hand.

Metis families living in RV park in Fernie as wait lists for affordable housing is 2 - 3 years long. Fernie Mobile Home Park no longer allows rentals. Units must be owner occupied.

Low inventory of rental homes

The senior care bike should expand .

Absolutely!

Yes

As above. We won't rent our spare room but we also won't see people close to us sleeping in their vehicles.

See above

See comment in question 20.

Lack of affordable homes to rent or to purchase for young people and families and older people looking to downsize.

Cost and availability of rentals

Read #20. I have about 5 younger friends that're in dire straights with kids as well

There are not enough rental properties in Fernie for the amount of people wanting to live here. Affordable housing is a major issue for the vulnerable population of Fernie. Affordable independent living for seniors who do not own their own home is very sparse and there are simply not enough units for the demand.

The cost to own, maintain, build etc. a home in Fernie is not sustainable to have an affordable rental property.

Lack of housing

Many people looking to rent affordable housing

Lack of long term housing for people in my area. There is either the problem of short term rentals in Fernie taking housing away from families or flop houses (rooms for rent for shift workers) taking away from families in Sparwood.

Affordable low income housing

Should have more affordable housing. I know of people who would like to move to Fernie but cannot find affordable housing. Prices out of reach for the average person.

Absolutely. The majority of houses and apartments that used to be for rent to seasonal workers and people moving into the community are now short-term rentals under the Airbnb organization. Many businesses in town cannot find staff because the people who would become staff cannot find housing in this town. Moreover, the pandemic has made many more people work from home. Therefore nearby city slickers have bought up real estate and driven real estate prices through the roof so that they can work from home in this beautiful community. This has left young folks fresh out of school and seasonal workers unable to find housing to to unavailability or being "priced out" and unable to afford it.

**22) Do you have any comments or suggestions to improve housing in your community?**

Affordable housing needs to be looked into greatly by our Province. Availability of contractors and builders are needed in our area.

As a strata we have passed a STR bylaw restricting rentals under 30 days. This has contributed to a more stable resident community within our 24 unit complex

Build more townhomes, duplexes, or condos with dedicated storage and amenities (ex bike storage, communal workspace, garden, etc). Zoning for carriage houses to increase rental pool. Build affordable options to enter the market and secure a home that fits lifestyle needs and hopefully be a forever home.

Need affordable housing

lack of affordable housing

Better bush fire protection. All small communities should have a clear timbered ring route to prevent housing loss. No good having all of the above right without safety as number one.

1. Mixed zoning for housing options such as tiny home parks.
2. Allow for expanded housing on existing properties for family members making it more affordable for young people and increasing the ability to age longer in place.
3. Discourage short term rentals that take long term rental properties off the market
3. We saw a great multigenerational, sustainable housing solution on Lopez Island in WA in the USA. This is an amazing model for innovative zoning.
4. The city of Moab UT in the USA is using varied techniques to ensure affordable, accessible housing. There are working models that can be planned for and incorporated here

Bring more builders in. Fill out housing in Whiskeyjack in Sparwood.

More affordable housing!!

More LOW INCOME Housing. I have heard the anticipated rent and purchases of the new building project in Fernie . There are very few Low INcome spaces. The rest are affordable housing which is too high for the many who need more support and help.

Build more

Encourage development of purpose built rental multifamily housing. The communities can't seem to get it sorted so maybe the RDEK can figure out a way to make it work/happen.

More independent and affordable senior housing

Housing co-ops with starter homes. 2 bedroom Senior housing.

Developers need more incentives From communities and government to build long term rental homes. Long wait times for permits And no incentives cause developers to build anything but long term rentals because ANYTHING else is more profitable and easier to get approved.

I love on lower Timberline and the traffic issue are not horrible PLUS there is only one exit onto the highway should there be an evacuation. This aaaaaalllll needs to be improved and fast

Yes, the ow ears that are classified as ALR should be allowed to sell and subdivide their land and not have to go thru a very lengthy process to sell some portion of their ALR land for housing or for new home owners .

More affordable housing, rent cap's and more accessible and affordable purchase options.

Cap rent's, no vacation housing allowed, advocate for long term rentals for home owners.

Elkford could use tiny homes to rent. There is commercial land in front of the ball diamonds across from the Teck parking lot. Walking distance to groceries. \$\$\$ for the community if the town could afford to do it. Maybe look for "1 local private investor per unit". Makes it affordable for investors and makes them responsible to keep it clean and maybe find a renter. win/win/win for the investor, community and renter. Also employ's people in the community with weekly cleaning services. Which keeps the place clean and an eye on the inside for how it's being cared for, or not.

Need for more affordable housing

Low cost housing, less air bnb's

More subsidized housing!!

More new single family homes that are reasonably priced

We need accommodation for the older members of Elkford that do not have family close by to assist them.

more rentals to families with one income

We need more affordable housing. Public/private initiatives are mandatory.

There needs to be more housing options available to families or a limit/bylaw regulations on short term rentals and flop houses to ensure that locals can actually find a place to live.

We own our land, why can't we subdivide and give a piece to our children?

Affordable low income housing

Too much speculation. People are buying/building high expensive houses and then renting them out on Air B&B.

enforce more limitations on AirBnB type operations and offer perks for landlords to offer long term rental options for housing that they do not NEED to occupy

## ELECTORAL AREA B

### **20) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

The increasingly expensive cost to purchase a home in the Elk Valley/East Kootenay regions

I wish we could afford a new furnace. Ours is very small and not efficient. We burn wood that we have to log ourselves to use. We don't like to use the propane because it's expensive.

I do need help with housekeeping and yard help

Need more affordable rural housing.

No comment

Elko water prices are far too high!

Property taxes for lake resident people are not fair, why should we pay the lions share of the costs when non lake residents get most of the benefits. They should not be on a mil rate but parcel tax notably for policing, fire protection and RDEK costs

My family owns a ranch in jaffray and my parents have worked very hard to give us all we could ever need..... and as a result of that we all want to be close to the ranch and be able to help out as they age!!! However the ALR seems to be the determining factor in the decision to live closely and they seem to decide if my parents are able to give their children a small piece of land to build a home on. The ability to mortgage to build or place a modular is dependant on the land being subdivided and placed into the name of the child receiving and the ALR seems to find that an unnecessary subdivision and so they decline them..... so essentially the land my parents have solely for the use of their children is useless ..... they worked so hard for us and now we are unable to be close to them to help out and are unable to mortgage a home to build on the land meant for us.....  
It's a bit exhausting to see the frustration on my parents face knowing that what they thought was a place for their children to grow and live and build homes for their families sits empty due to a decision made by the ALR which makes no sense

**21) Are you aware of any housing issues that do not directly impact you, but may affect members of your family or community?**

Rental properties are very hard to find.

Lack of residential property for people to build homes on.

No comment

My Kids are all in their 30s and not one of them can afford or find a place of their own. They all rent and at the best of times an affordable adequate rental is difficult to find.

Low income persons finding affordable housing

Prices are out of reach for low income families

The lack of affordable properties to keep our children in the community they were raised in.

Yes. We have a family ranch and we have property we would like to give our children ( we have eight) so that they can transition into the ranch ownership. But the ALR refuses to allow subdivisions so that they can get title and collateral to get mortgages to build or purchase homes. It is very frustrating!!! We worked hard all our lives to get property to be able to help our children have the same privilege and it seems that actually owning property is only an illusion. The government has all the say in regards to what you “ can and can’t do “ with property we bought and paid for and have worked all our lives ???

The inability to subdivide our own property to give a future to our children. The ALC seems to be of the opinion that agricultural continuity really doesn’t matter. But in reality if our children can’t live here there will be NO continuity. We are intelligent people running viable businesses. We aren’t trying to subdivide off our hayfields and pastures. We’ve saved corners, and rocky ridges and hillsides for our homes. We’ve worked hard all our lives to try and give our children a future in this agricultural industry. Only to be defeated by the ALC who  
Is supposed to be working In our best interest. It’s very frustrating when our local APC and the RDEK both approve the applications because they know the area and the people. They believe in agriculture! But the hand that rules who is SUPPOSED TO believe in agriculture slams down the hammer without any real justification or rational reasoning. Without viewing the property or meeting the families or viewing the operation. Just at a whim with a sharp pencil -DECLINED!!

## 22) Do you have any comments or suggestions to improve housing in your community?

If you are lucky enough to find a place to rent the rent is way to high.

We require another senior complex with nurse on site and meals available

It's a farming community. We need to be allowed to build affordable housing on our farms. Through grants etc.

Open up more land for residential development by allowing better use of poor agricultural land.

No comment

Make the process easier and affordable for younger people to start out. Having to hire lawyers and go through a lot of red tape is not something that a younger person can or will do.

Freedom (zoning) to have other buildings on my property to rent out. Sharing the cost of land and the work load would help tremendously!!!

Open more reasonably priced properties

Maybe time to open up some crown land lots so young people and not just out of province vacationers can buy property and keep our communities thriving as we know becoming a bedroom community of Calgary is not good for community building. Soon our South Country communities will only have residents from Friday to Sunday and will not have Community Halls or Fire Departments. Not sure how you can sell the lots just to people wanting to permanently live there tho? Maybe will have to reinstate settler laws, eg. Can buy property at this price but have to be permanent resident for at least 5 years?

Yes!!! Let us use our property !!!

Yes. Make the ALC more accountable to the people. I realize this is a RDEK survey but the ALC is the RULER in our area .

## ELECTORAL AREA C

### 20) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?

“Affordable housing” in this town is a complete joke. Mortgages are out of the question for most people because they are too busy keeping their head above water to save up a deposit... that is if they could even find a home at a reasonable price that isn’t bought before it is put on the market.

Open up the option to subdivide properties that are in the ALR

I'm not sure the point of this survey. Objective and questions don't align or because I was forced to say I'm indigenous does this survey assume I'm useless to society?



No sidewalks in front of my house from Kootenay Orchards Elementary School connecting to 11th in Cranbrook. Unsafe for kids and elderly to walk down street

Nothing affordable to rent or buy  
There's going to be an increase in homeless individuals & families

The cost of hydro electricity will be going up substantially in BC. I am actively seeking out affordable solar. No real incentives in BC for alternate power sources.

My RV is both affordable and comfortable in all seasons. The small space suits my lifestyle and is easy to clean and maintain. More full-time living locations for RVs are needed and less restrictions or regulations are necessary.

As my husband and I get older, we will be experiencing increased difficulty maintaining our own home. It would be great if there was a list of approved contractors available for seniors to call on. What criteria the RDEK would use to determine the reliability of those contractors, I don't know, but it's a thought...

Though we are affording our home, that became a huge struggle during COVID when my spouse was off work on E.I. Had I have not been an essential worker and had to be on EI we wouldn't have been able to afford to stay here. Now that regular life is happening again; we once again exist in a spot where we can afford to live where we do but cannot save to advance to owning our own home.

The cost of insuring a house is now far too high for low-income seniors.

Need more affordable housing and pet-friendly rentals.

Pet-friendly

Would like to move but rents are so high I cannot afford to. Will never save enough for a down payment to own and can only pay minimum amount on credit card debt each month because current "cheaper" rent is still half of my income.

Pet-friendliness is almost non-existent, or unaffordable.

None

There is such a lack of affordable housing and rental units. While I was going to college I was also working a full-time and a part-time job, and was still unable to move out due to availability and costs of housing.

I thought of student housing at the college, but my program is only one year and I have a partner I would like to move in with. His schooling is more intensive and expensive, so he is unable to save money to move out. I find it difficult to move up and out of a housing situation, especially in Cranbrook

No where decent to rent I and places are not pet friendly

At this point I am in my own home but will need to downsize in the next few years & will ne looking at rental. I am concerned about availability & cost

I got lucky finding the place I did. The apartment I had for two years prior was full of mould. It's been two months and I'm already breathing better. I have asthma.

Finding a rental is not easy in this area. We were lucky enough to rent from family. Otherwise, we would have had a near impossible time.

In many communities, there is only one road in and out as is true for my community. More and more homes are being built which increases traffic. If a fire were to block the one road many people would perish. Build communities with two access and egress options.

Property taxes continue to increase, homeowners are punished through property taxes for renovating/updating the exterior part of their house. Although we are in an advantageous housing situation, our University educated kids are unable to move out because of the high and continually rising housing costs (rental and ownership) in the area.

The cost of rent is skyrocketing in this town. Somehow renting an apartment is way more expensive than a mortgage on a full house here. But you can't get a mortgage because you pay too much in rent to be able to save. It's a bad cycle, and it's just getting worse for young people, trying to start a life and a family.  
We're seeing an increase in the houseless population, and I think the 2 are directly connected.

The inability to subdivide to create more affordable lot sizes for folks wishing to live on the out skirts of the city seeking a balance of city and nature life

Some rural areas do not have natural gas and therefore are limited in heating methods. Propane and electricity are very costly.

The area need more affordable apartment/condo units and LESS trailer parks.

There is not enough housing for this area. Single folks take up large rental housing because there is nothing else fitting their needs. People with land should be able to have one relative/family unit besides themselves on their acreage in an ancillary dwelling without restriction or extensive red tape. This would increase the units available in the RDEK area. It would free up the rentals and sales in town for more people. Restrictions and damages to landlords is extremely likely. I would not ever buy a place to rent out. I've seen too many completely demolished without recourse and with no support to the landlords. Further, if you could afford to build, you could not find enough available contractors. The methods of building yourself and having good inspections of the work and requirements was cut off. It appears that it was too troublesome and unappealing to develop more informed and plentiful RDEK building inspectors over ensuring landowners have to hire a contractor. Infrastructure like roads in the bedroom communities of Cranbrook is not adequate. Water sources, roads, wildlife management, road clearing in winter, competitive uses of the land, etc. are not clearly defined. FIRE MANAGEMENT is a non-entity. RDEK does not ensure a notification method that is inclusive of all. It does not ensure or know when and where fire road exits need to be pushed through even if it is a basic trail. Cranbrook is at risk for large fires with the winds that blow. Education on the speed and risk for fires is something for RDEK staff and citizens of the area to be made more aware of. Community transportation is barely adequate for the outskirt areas and so on.

I am concerned that many developments that were permitted with the understanding that there were to be of a seasonal nature are becoming occupied on a year round basis.

We had to live in a single room in my parents basement for 2 years with 2 kids due to the lack of affordable housing. We were lucky to get what we have. Competition for rentals is fierce

there is not enough rentals that will allow pets, sometimes that's all the company the elderly get, i know they are a comfort to me

Where will we go and what type of housing will be available when we're too old or infirm to care for our home and ourselves?

No

We recently purchased this home. The hardest part was getting it. We were in competition with seven other offers and went far over asking price. This should be illegal. The listing agent stacked offers all on one day, basically driving the price far higher than the value of the home and land. We still need to do

many, many repairs and upgrades. Each house that we saw over the span of 9 months went into a competitive offer.

No

Need more flexibility in secondary housing on ALR land.

I am very fortunate to have purchased a small, affordable house 35 years ago. I was able to pay for it in five years. I have renovated, and paid for that work as it was done.

Having a landlord with a mental disorder that lives to terrorize her tenants and even though we have been begging for 3 years to get rid of her after her losing many many arbitrations lying in a "legal" setting after swearing to tell the truth and yet she still gets no reprimand for her actions in essence getting support from agencies to continue her rein of terror. Pretty sad. So much for protecting the innocent!

Property taxes are too high

Landlord trying to sell our rental of 3 years to take advantage of the high market prices. Which I understand completely, but puts us in a bad spot as there is nothing affordable to rent in town right now. If it sells we are looking at moving to Alberta.

We looked at buying but won't be able to sell our home for a sufficient downpayment to buy again and rentals to fit our family are ridiculously priced.

We are hoping to rent a suite to my disabled sister once we complete building our new home and shop

We are grateful to have a home, but it would be nice to have our own place that we could afford.

**21) Are you aware of any housing issues that do not directly impact you, but may affect members of your family or community?**

who's going to live in the new expensive apartments being built in Cranbrook - how is the vacancy rate going to be effected & the rental market

Better options for ACTUAL affordable living for residents, better accessibility to full time residents for mortgages, come up with a program that gets full time residents into a mortgage like Alberta has.

Finding small acreages is difficult for those who wish to live rural.

Friends want to own a home so that their equity grows but prices are rising faster than they can save for a down payment. The entry priced homes are being purchased by investors from out of the area who can afford to purchase the home unseen and above asking which compounds the problem of families being unable to get into the market and forces to rent rather than own. We worry soon only the rich (and corporate) will own all the homes thus locking the middle class out of home ownership.

I think it will be difficult for our children to be able to afford a house with the housing market so high

Increased fire danger and more impact if a fire occurs. Increased road traffic. More conflict between ranchers and home owners.

Lack of rental housing. High and rising prices for what is available

No sidewalks in front of my house from Kootenay Orchards elementary school connecting to 11th in Cranbrook. Unsafe for kids and elderly to walk down street

Amount of affordable housings in convenient areas of the city

It is very difficult to find affordable rental housing for persons on disability or low incomes.

Many low-income earners cannot afford nor find a place to live PERIOD.

My son is living in a old motel at 735\$ a month it's all he can afford

The places that are for rent in this area are a joke. I can barely afford living where I'm at and I make decent money. Can't imagine trying to live off minimum wage

Affordable housing and pet friendly places are very very difficult to find in our area

Housing is a huge struggle across BC and effecting our community as well as more rural areas in a significant way. We need to do better.

High rent. Lack of rentals no pet friendly rentals. Housing cost way too high due to out of town buyers

Shortage of affordable housing for seniors

Seniors with pets need affordable housing.

Safety in apartment buildings

None

Lack of affordable rental units in general. More specifically, units geared to seniors

Lack of housing options. New apartment options completely unaffordable. Landlords that don't do basic upkeep let alone fix major problems.

Rentals and affordable homes for families, people with pets.

Rental units must be kept to a safe standard by the owner.  
Secondary suites must be allowed in certain areas and must be built to specified standards for safety and ensure adequate parking.

Low rental vacancy rate, already high and inflating home prices, high building costs, high rental costs, subsidized housing shortages, lack of safe shelter for people experiencing homelessness, independent and assisted living for seniors, apartment buildings are outdated and rundown.

lack of insurance

I know a number of people who've moved to the Cranbrook area for work, and are literally living in campgrounds, or sleeping on someone's couch because they can't find housing. It's becoming a crisis. This isn't me, fortunately, but I know many people on disability that can't even find an affordable room in someone's house.

Lack of affordable rental locations/assistance for homeownership, coupled with increasingly (and absurdly) high ICBC car insurance rates make rural living financially taxing. Rising gas rates also affect transportation ability of low-income rural families (at time of writing, gas is \$1.49) as often the coupled expense of monthly insurance and gas costs leave no room for vehicle repair or maintenance. Lack of reliable transportation, should the vehicle break down and require services that are not affordable at the time, is a severe obstacle that jeopardizes both income (potential for job loss if shifts cannot be attended) and livelihood for disabled or elderly individuals who require medications, regular treatments, and/or access to amenities in neighbouring towns. This is a complex and multifaceted issue and these are just a few of the issues that I can name.

Lack of affordable, low income housing, lack of availability for young people under 30 to rent due to stigma from ageism, lack of rentals accepting pets

No affordable rentals.

Limited housing in rural farming areas for young people can purchase or rent in order to try to work locally on local agriculture operations.

Certainly small housing or support to elderly folks living alone. Policing with the thefts and vandalism for those older and smaller areas of town is not happening. Too much homelessness affecting older areas of housing. Lights? Police? Citizen patrols? Start somewhere and make it cleaner and up-to-date and welcoming.

Lack of affordable rental units for young families. It is also extremely difficult for young people, just starting out, to make a down payment on a home due to the excessive cost of real estate. Wages have not kept up with the increase in housing costs.

Complete lack of rentals. What is available isn't affordable for the majority of people

Income inequity may affect many in the community.

Granddaughter has struggled to find low rent and she has minimum wage jobno

lack of affordable housing, single family dwellings

There are little to no rental vacancies in Kimberley and Cranbrook. We rented a family's house for the last three years, and a friend's house before that, so we were lucky. Add to that the competitive

market, and the high cost of rent, it makes it very difficult for marginalized people, single people, elderly people, and young families to find a place to live.

Housing prices for starter homes

In need of 3 plus bedroom homes for families. Rent based on income not welfare cases but those with jobs

Children being first time home buyers the market is tough

Prices too high. Not allowing pets emotional or physical support animals cost of living going up but not wages. My gas went up by \$20 for my car that I have to drive for work but do not have a gas allowance. Food is ridiculous. Can't pay income tax on cerb because my job does not pay me enough. If I make less than I did on cerb which is why I got cerb now I have to pay taxes that already came from all the years of me paying tax?

So I get to pay taxes x2 on the same money to boot. How is that fair? Financially everything is going up except our wages! Unless you work in govt because all the funding cuts for jobs goes to the pockets of the govt. Icbc is a joke biggest govt run profit gainer in history and we have NO CHOICE no competition like EVERY OTHER PROVINCE. KINDA dictatorial don't you think? BC stands for bring cash period. I have kids that came to visit from quebec and one from alberta. They are shocked at our prices for food and gas and utilities

Nice to live in a dictatorial prov where we are not allowed to choose our own insurance and what we pay!

No, but I would like to be more aware.

Lack of affordable rentals

My sister's landlord sold their house so they are in the same boat as my partner and I, only with 2 small children.

Co-workers have had to quit their jobs due to a lack of affordable housing

Yes, my disabled sister who will be moving here next year.

In-laws having difficulty trying to put a house on a property they already own because of restrictions.



**22) Do you have any comments or suggestions to improve housing in your community?**

does the City of Cranbrook have a "plan" for all the new apartments being built

Yes, come up with an appropriate program that gives actual residents who want to be in this horrible town a chance to live in this horrible town.

Do some actual community planning with community input instead of rubber stamping nearly every rural subdivision in out area.

The provincial government means well but they discourage lots of small landlords from providing housing through over regulation. Units are left vacant or put into the short term rental pool instead.

No sidewalks in front of my house from kootenay orchards elementary school connecting to 11th in cranbrook. Unsafe for kids and elderly to walk down street

Force the rental until prices down & the cost of listings for houses down

More opportunities are needed for alternate housing options. Allowing rv's and tiny homes to be placed on private property would be a giant leap in this regard.

I have been really pleased to see more rental accommodations being built within the City of Cranbrook. I hope these will be a step toward relieving the housing crunch in our area. I value the fact that most of the new accommodations are being built with easy access to amenities.

More seniors one level homes in gated communities

Continue to build affordable housing units and have them managed effectively to maintain their quality and pricing. Many First-time home owners and renters need guidelines on expectations of maintaining the property they are utilizing!

Tiny home park

A committee to control rent. Example what a one bedroom basement should really cost verse what the owners want to charge for it

Putting a rental cap on housing and let people bring their pets

This is a problem we can build our way out of; increase the supply to meet or exceed the demand and the market should equalize. Focus on a housing continuum including supportive housing, low income housing, lower than market rental units, regular units and affordable home ownership options.

Stop letting foreign investors buy land to restrict the market, then sell once the prices squeeze upwards - moving that money from a resident of BC to outside the province/country.

The cost of insuring a house is prohibitive for seniors on fixed income - this year it will cost 90% of a month's income - how am I supposed to keep my house?

My community is Gold Creek, my only concern, which I know nothing about currently, would be that it's easy to get approved to secondary permanent structure on a 5 acre parcel to house aging parents.

Make developers have to allot a certain percentage of housing as low income. There's too much price gouging in RDEK, not everyone works in the oil and gas field.

Pet friendly rentals, active security in apartment buildings,

None

Affordable rentals are required. I feel rental units would be more appealing in smaller apartment complexes on various places in Cranbrook rather than a complex the size of the Broadstreet complex being built in Cranbrook. A complex that large increases the population density in one area rather than spreading it out throughout Cranbrook

Cranbrook needs more apartments that aren't full of mould and are actually affordable for single people.

Home inspectors need to have higher qualifications and need to do a more thorough job. Many of the home inspectors miss a lot of obvious problems, but inexperienced home buyers rely on them when making a decision to purchase a home.

Increase in affordable ownership stock (entry level houses, townhouses, apartments) for first time buyers and low income families looking to enter the market. Rentals often cost more than mortgages and there is no long term investment/return, perpetuating systemic poverty.

Rent caps, more subsidized housing, more affordable apartments. We need to stop letting buildings go up that are charging \$1300+/month for a small 1 bedroom with no utilities or parking. The average person can't afford that. Cranbrook is moving towards the same housing crisis Canmore and Banff have had for years. Look towards other mountain communities that have had the same problem.

Property tax, home insurance, and car insurance rates NEED TO BE LOWERED. If the economic status of our currency is not going to change, and the simple cost of living continues to rise, there needs to be a proportionate reduction in housing and associated costs to support low income individuals, from whom the country receives the bulk of their labour.

Subdivision and services should be more broadly looked at with existing land owners to identify future growth planning of development. Indigenous inclusion must be at the forefront as well as maintaining the balance of our beautiful natural place we all call home.

Allow more subdivision of larger rural properties to allow for affordable land/housing for young farmers to enter the farming industry.

Get rid of the red tape involved to allow an owner of their own land to build their own house

Yes, a road out, dog trail, go cart tract. This is a mesa area with winds that blow like a tornado (which is why locals call it Tornado Alley), which could, in a space of about 5 minutes bring fire from New Lake to the end of the last two roads east of New Lake. There is NO WAY OUT. These are five acre chunks and could very easily house another person or two even if you allowed single wides. Change zoning.

More long term rentals would free up the short term rentals, ie people living in motels due to lack of long term rentals. Cranbrook needs more low income housing. Would love to see co op housing come to Cranbrook

We need some community fire protection of some sort to mitigate rising insurance costs. (volunteer fire department with appropriate equipment).

I'd like to see all levels of government support low cost housing for those who need it.

Ability to secure another residence on property to assist with finances and if family care for others

No

I think survey's like this are a great start!

Cranbrook has a dire need for housing for the many homeless, quite a few of which go unnoticed and uncounted. The last count I heard last year was simply much too low.

Provide houses not apartment buildings for families based on income from jobs not welfare funds/  
duplexes even with 3-4 bedrooms, trailers even

More affordable housing

Lower prices allow pets especially with the isolation caused by covid!!!! Lower utility costs lower food costs. How are we expected to live a comfortable life if we have 4 paychecks between us but we are still broke. Cant afford food. Our choice is keep the power on or eat. Buy gas so we can go to work or keep the power on.

A noise bylaw would be wonderful. I have a neighbour who has been "building" and running tractor every day for over 5 years now. It is a residential lot, he is building a fence which falls over most every year. He runs this tractor every day, with the back up beeper, the noise of which impacts our ability to sit and enjoy quiet at any moment of the day. The dust from this construction negatively impacts my daughter's health who has a chronic and life-threatening illnesses.

Higher taxes on secondary homes

More homes need to be built that people can afford.

More family sized rental units with 3+ bedrooms town houses etc are needed. At an affordable price

Needing more subsidized housing for the disabled , seniors and low income families

ELECTORAL AREA E

**20) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

Cost of renovations in aging homes is significant. Available rebates for increased efficiencies are lacking and complicated.

Electricity is too high

Our daughter husband and 3 children are living with us. They are having a difficult time finding affordable rent or a purchase in the Kimberly area.

We may own our home, but local wages make it very difficult to make ends meet at times.

The property taxes in Wasa are high relative to the services we receive.

Community sewer system necessary. Fire department so that insurance costs would go down

We plan on doing renovations to add bathroom or additions when lumber prices come down. Fear bylaws/building permits will be a problem.  
we moved out of city so we could have animals and grow food.

I live beside Mark Creek, in Kimberley, my main concern is the number of dead and dying tree across the creek, which if they fall could strike/destroy the house. We had one near miss last fall, which crossed the creek and Ross Street, just missing our garage and deck.

It would be beneficial to discuss available services in rural areas, as they have a direct impact on housing. A couple of examples: currently many areas have abysmal internet service. With the coming surge in electric vehicle usage electrical services will see greater demand.

Being in the ALR and seniors is a huge bonus when it comes to taxes, however would gladly pay more for fire protection

The cost of increased house insurance from the insurance companies due to the fact we have no fire department.

Highly increased cost of building or doing substantial additions and renovations in this area - mostly because of onerous building regulations

Kimberley needs more low maintenance bungalow villa residences suitable for seniors. We would like to downsize but are not finding suitable options.

The fact there is no affordable housing for my kids and/or grandkids leaves me very very stressed. It is not fair that the next generation will not be able to enjoy a stable life in terms of Home ownership is very distressing indeed.

too many people moving in this area already

**21) Are you aware of any housing issues that do not directly impact you, but may affect members of your family or community?**

Lack of affordable housing. Inability to enter housing market due to limited supply and high demand.

Heating with wood

Some long term responsible renters and community members want to purchase homes but can't afford to when properties are listed for sale ' seasonally' at exaggerated prices then taken off the market. Others get kicked out of their rentals for summer to accommodate short term seasonal renters who pay more, not actual ' owner' use of their property.

I watch rental costs constantly going up and it is no wonder we have homeless.

Lack of affordable housing  
Renters always have the fear of their rental being put up for sale and being left with no place to rent.  
Price of houses - even those which are barely habitable

Lack of seniors housing in the community. Likelihood of resistance to innovative projects like cohousing.

Lack of long-term rentals, rent affordability

I think there is a need for more long term care in all communities. I know some residents have to wait or move to another place to get a placement.

Low Availability of rental properties and low income property in the area

The lack of long term rentals which is becoming more of a problem with the increase in short term rentals.

Young people don't believe they have a chance to own a home anytime soon.

Real estate investors choose short term rental revenue because long term tenants are too often difficult and / or bad credit risks. Tenants have all the power in the relationship. I also keep hearing horror stories about short term rentals interfering with neighbours' peace and enjoyment in their own homes.

Shortage of homes to buy or rent in the area

Again, affordable homeownership

Yes

I know of 2 families who had to move away to stay with family in another city because they could not find affordable housing. Both had to leave long-term jobs.

## 22) Do you have any comments or suggestions to improve housing in your community?

More affordable housing developments. Smaller housing units. Tiny house development. Limit higher end developments (large estate type houses like Forest Crowne). Incentives for tiny houses. Assistance for major repairs and increasing efficiencies in older homes.

Lower electric bills

Build affordable. Subsidized housing in the Wasa area. Take down the old school and build townhouse on it.

Cost effective transportation to Cranbrook or Kimberley for those not able to drive. A form of bus/taxi service?

Tax recreational properties at a higher rate and lower taxes for full-time residents and long-term rental properties to make it more affordable to live here.

Cap rentals! It's ridiculous that individuals have to spend 80% of their income on rent.

Put more regulations on owners such as a longer minimum notice of sale of rental property or required leases

Relax zoning for multi family and cohousing

More needs to be available to rent to people who are on disability.

my neighbor just sold me a firefighting set-up. I think there should be rebates for home owners that invest in firefighting equipment to offset cost and insurance. Without a fire department, and no volunteers, I think promoting self defense is the next best solution. I also intend to put it on a trailer so I can help neighbors if there was ever a fire.

Parcel taxes appear to be a somewhat punitive approach (punitive to residents who pay them) to supporting shared infrastructure. Something like a local improvement charge is a short term "tax" levied on property owners in a specific area when an infrastructure improvement is needed (say, paving an unpaved road). It is a short term payment and ends when the improvement moved from a capital project to an ongoing maintenance item. My experience with the parcel tax model used by the RDEK is that property owners pay in perpetuity for infrastructure that is shared by many, many users (not just property owners in the area) which, it seems, is punitive to the property owners. This is an additional housing cost that only affects certain properties.

\*\*\*\* Keep development within existing sites as much as possible and keep new developments within or as an extension to "town". Residents treasure our public access to the natural undeveloped out of doors which is gone forever when developed

Yes - the big issue is the supply of housing - and the big impediment is the onerous regulations that the RDEK has with respect to construction. Owner builder onerous regulations - continually escalating building code requirements, etc. I know several, very competent people that have wanted to build but are quickly disenfranchised from these regulations.



Our community needs more low income housing suitable for minimum wage earners. Unfortunately, such housing is in short supply because rental income doesn't usually cover the cost of buying an investment property. The other issue curtailing rental housing is the inequitable balance of power between landlords and tenants. Given these issues, it is highly unlikely that I would ever invest in an income property.

Rent subsidized by the government to coincide with a specific percentage of your income

Government subsidized work for rent programs or rent for ownership work for ownership programs. The homes for habitat or habitat for humanity organization is a fantastic step up for a lot of the working poor

Build affordable houses in town, NO to subdivisions in the country

Think of people who have less and struggle. Its not making money all the time to get ahead

## ELECTORAL AREA F

### **20) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

It's extremely difficult to find renting housing in this area, affordable especially as it seems there are too many short term rentals and empty second homes. Very frustrating!!!!

Soon we will be too old and too ill to live in a house that needs maintenance. Have been threatened by community members and fires near home.

The operation of hostile/part time rental units without proper license permits at the former location of Smoking Waters Coffee Shop in Fairmont

I am fearful about what will happen when our lease is up in April 2022. There is nothing for rent. There are many families waiting in line to rent. Air BNBs need to be rid off. Locals who work in this town are forced to move. It is a crisis.

We were very fortunate to have an employer who provided an affordable housing option while living here. We are no longer employed by the same employer and have purchased a home elsewhere.

Staff accommodation and it's control is a concern.

I am very worried about the use of illegal secondary suites, usually without fire separation and other safety requirements

With the increase of STR's in our community we find increase in traffic and less concern of speed limits, parking on walking paths, noisy parties and just disregard for local full time residents.

I am VERY fortunate to be in the situation I am in - own my own house, solar panels and geothermal to reduce the cost of utilities, electric car to reduce travel expenses. I worry for those who don't have the resources I am aware of the disparity.

I've been working hard and saving for years to buy a home in the area. Right now, \$400k can buy me a 500 square foot trailer 45 minutes out of town. I feel very lucky to have a great relationship with my landlord, otherwise I'd be concerned about having no place to live this year, given the housing market.

When we look at downsizing and moving closer to the town of Invermere the lack of real estate inventory and cost of a smaller home keeps us in a house perhaps too large now that our children have grown up and moved out.

Yes our developer (fairmont hot springs resor) made us follow architectual guidlines outline in clear manor and for some reason has let them go by the way side and allow short term rentals and not exactly following guidlines that us early builders had to....

My concerns are for staffing, with no long term rentals available where do the lower income families live, without them we lose businesses

no

Loss of community feeling as single family homes become short term rentals.

Previous experiences with rental housing and renters has been extremely negative. Irresponsible, destructive renters have made house rental a very negative experience. Second family homes sit vacant more than half the year and yet there is a rental shortage. Houses available to rent are out of the price range for most new to the valley.

Many people where we live are on a fixed income so short rentals are a nice option to have available.

No

It is very difficult to find trades people to do repairs and if you manage to find one, the cost is very expensive.

It has been quite difficult finding a long-term rental. We found a suite because we knew someone moving out and talked to their landlord before he had posted any advertisements. Our rent is affordable but generally rentals in the Columbia Valley are expensive and difficult to acquire.

Need fibre optic in the valley

Where we are now with our finances is very different from when we were young. I would have filled out many answers differently. Young people have much more difficulty affording housing. It has become worse o we time

Cost of affordable housing is out of reach for young people. The entitled from Alberta have destroyed their chance of owning even a modest home

Affordable homes are being leveled and monster homes being built driving up taxes and which are often rented out

Hydro in the winter months is pretty expensive so we do augment with a wood burning stove.

no

Difficulty sleeping when short term renters next door and across the street make noise partying.

Need for more affordable rental soace

We have a secondary suite in our house that helps pay the bills and keep everything affordable. We wouldn't be able to have the standard of living We have without the rental income

Extreme lack of housing options

I am very concerned about the lack of affordable and suitable housing for permanent residents on the RDEK. Having people turned out because the landlord can earn the monthly rent in one week by turning it into an STR will destroy the community.

I live in a one bedroom condo that I purchased this year with my partner because there are barely any rentals, and even when there are they are very expensive and don't allow things like pets. People are extremely restricted in lifestyle due to this, not to mention I've lived here ten years and the people who work here full time do not make much money, even when we "move forward" and progress here. I am fortunate I have learned to live in my means, however we are hoping to expand our family which means this one bedroom condo we bought to secure a spot, won't be big enough soon enough aka we will again need to go through the process of finding a place that doesn't exist in the Columbia Valley.

There is not enough house rentals and the ones there is are way too high for any local to afford.

The hydro and propane are monopolies here-costs are too high. Government spending and controls are only growing-they should shrink! This survey asks too many personal question on age money-appears you already have a plan to take and give. There are people who are capable yet look for a hand out, do not work hard and save. We are short staffed here now and people are still on government payouts. We will all pay for this mostly the one who do work and save. Most people want single family homes and work for it as a goal. Do not destroy those neighbourhoods.

Rapid development of new home/properties appears to be outstripping infrastructure capabilities - water specifically. My neighbourhood has never had water shortages until the tie in of all East side communities in Windermere last summer.

not enough affordable housing for young families in the valley

not having natural gas to heat home and water, electricity is very expensive

Our landlord is selling the condo we rent and there are next to no LTRs available. Have lived and worked here year round over 8 years and am feeling pushed out

Providing affordable housing is the governments job. There's enough space in the valley to create affordable housing. The regional district of East Kootenay needs to stop using short term rentals as a scapegoat when it comes to issues like short term housing. Someone in your office hopefully has an economics degree and understands what drives a successful economy. You need to leverage the industries in your area, and that is tourism. Anyone in your office that is trying to cut out short term rentals clearly does not care about the well-being Of the community. Take the additional taxes that are

being paid Buy Albertans and put in affordable housing communities for people in the area that do need it but slowing down your biggest industry would be the biggest mistake you ever made

The usual - nothing affordable for seniors living on fixed income

how little there is to rent in the area

difficult to find affordable rentals

When we first moved to the valley 7yrs ago, we could not find a place to rent so bought a condo instead.

The conversion of living space to short term rentals is putting excessive pressure on housing. People are unable to live and work in our area due to the shortage of affordable housing. The AirBnB / vacation rentals are squeezing the housing market. Thus businesses struggle to get and keep worked. Things are out of balance!

I am concerned about short term rentals which in my opinion are destroying our neighbour hood

Can't afford to buy a home.

We would ideally like to move to a slightly larger home with a yard, however, the cost of suitable houses have been driven so high that we are unable to afford to move. New builds are mostly high-end duplexes and townhomes (attractive to second home owners).

I feel very fortunate that I got into the housing market when I did. Even though my salary has increased over the years, with current housing prices, it would be extremely difficult to purchase a home. And long term rentals are getting harder to come by. There were times, as recent as three years ago, where the cost of utilities and mortgage took up so much of my net pay, that other bills went unpaid, and we had to shop for food that was on sale. I have no idea how average working families afford to live.

STR's create many problems most of all taking rentals off the market.

Would like to see an affordable senior housing ground level community development.

While fortunate enough to have bought before the 'boom' of 2003, (Our assessment DOUBLED from time purchase to the next Assessment) we doubt we would have ever been able to purchase our home. Despite our good jobs and rating, we feel at best we would have been able to purchase a half duplex or

townhome and MAYBE have been able to jump to a detached home by now but at a mortgage cost that would make local residency questionable.

Water bills are exorbitant and when you buy a new water system that cannot meet demands, the purchase group should be replaced.

The value of my property for property tax was increases 25%. Seems to have been valued on properties sold after the July cutoff. My property taxes were increased by 40%. it doesn't make sense.

The impact of short term rentals on the housing supply. The landlord tennant act is in favor of tennants so it deters potential landlords. The capital gains tax deters people from investing in a rental (either short or long term) that could become part of the housing stock.

Looking to renovate to make the house more accommodating for our family and hoping our permit is approved

Long term rentals are not available due to short term rentals. It has kept businesses from Being able to open due to staff not finding accommodations.

No

Columere park is a vacation home area.

That there is not enough housing for parents with more than 2 children.  
I have been forced to stay in a place that I don't want to be because I can't afford to live anywhere else.  
It's not fair that the housing market keeps going up but those who are low income are struggling to survive even more.

It is prohibitively expensive for young adults to be home purchasers in this area

Affordable housing is an issue in our area as the majority of home owners are second home owners who are able to purchase a home to rent out short term while they're not using. This drives up the cost to buy a home as well as takes away from long term rental opportunities.

Tenancy laws need to be changed to create a more favourable environment to attract investment in affordable rental accommodations

Our neighbor who is a resident of Alberta bought our rental when it wasn't for sale. He is turning this house into an Airbnb also. There were not any affordable homes for sale so we had to get one that the mortgage is high but we will make it work.

Reasonably priced housing availability is critical to attract professional & service level specialists in support of such services as medical, dental, & all manner of human support services! Proper & appropriate levels of employment are critically affected without these aspects of key attraction & support in place &/or being developed!

There are other questions this survey could have included to assess housing needs in the RDEK. No question asked to identify if respondents were permanent residents or second homeowners. There were also no questions about housing availability....if people have had difficulty finding places to rent/buy. What were the barriers? What are some possible solutions? In Area F affordability is a huge issue for a variety of factors. Over 70% of the households are second homeowners. This has inflated prices making it very difficult for locals to purchase homes. Compounding this are the increasing number short term rentals. STRs affect both the affordability and availability of housing. BC legislation regarding tenant rights is a consideration with availability of rental housing. Some landlords find it not only more lucrative to have STRs but a solution to dealing with the provincial legislation that makes it difficult to evict bad tenants. STRs is a complex issue which is important in identifying housing needs. While I understand there is a separate STR survey being done at this time, it may have been beneficial if a coordinated approach to developing questions in each survey had been taken.

Windermere/Invermere area I believe needs to build more up vs wide for housing, better quality of condos/apartments as the current ones in the valley are poorly built therefore hard to resell based on the strata assessments fees to pay for all the poor workmanship. more townhomes as well and better landscaping that they developer needs to investment ie trees, shrubs less grass but do dry scapping and this would be a part of permit approvals. The invermere area needs to invest in sewer and water with the developers so the area can be developed for the future just at the time of the building. another note is RDEK recycling - there should be super areas not just invermere but edgewater, radium hot springs as not everyone wants to drive to invermere with there vehicles full of plastic and cardboard especially business owners as we dont have big enough suvs to place all the recycling that happens

We are not in favour of Air BandB's, or Vrbo's when the home owner is not living on site. We moved here to get away from an area where these types of rentals got out of control and created chaos in many communities. They also get hard to control. Noise, and parking are also issues that hard to enforce in rural settings.

Not in favor of air b and b rentals. They cause major concerns to existing SFD. Noise, parking and visual problems occur and are very difficult to enforce.

**21) Are you aware of any housing issues that do not directly impact you, but may affect members of your family or community?**

People are leaving the community around here due to lack of (affordable) long term housing.
Poorly maintained homes, high cost of heating(mostly electric and oil) and affordable for disabled, seniors,
If the RDEK is looking to build or attract any type of affordable housing or condo/townhouse type housing then transportation, water/sewer, and garbage/recycling pick up has to be on the table for all areas as these are very important issues to those renters or buyers.
Low availability of rental housing for workers
Yes
Businesses are unable to attract adequate staff due to the shortage of available, affordable housing. Families have had to move out of the area after their rental property was sold and they were unable to find another place in the area to rent.
Need for affordable housing and if one had to downsize and sell no profit as houses in town are very expensive therefore straight across no profit and smaller house
I know so many "locals" that work 2-3 jobs in order to afford housing and utilities. How much of this lack of affordable housing is due to our society's mindset - we deserve a second home on the lake, we have the right to make as much money as possible with our properties (short term rentals). Becoming a mountain resort community, a community of second home owners, pushes out "locals", makes it impossible to attract employees (can't find affordable housing) and changes the whole flavour of communities.
Lack of affordable rental accommodation for seasonal workers or long term rentals. STR's now dominate most available rental accommodation.
Yes, affordable housing for staff and business owners in the tourist and recreation fields.
It's hard for me, as a local, to watch people who have been born and raised in this town have to leave because they either can't find a place to live or can't afford it. So many houses sit empty in this town.



And it frustrates me when the local district approves the building of a 4 story housing unit downtown that will offer more "commercial business space" when no business can afford the rent for the storefront and the housing space will inevitably be sold to second home owners.

At work, we're going to start losing employees because their rental units are being sold and they have nowhere to live.

The lack of affordable rental housing and the rampant increase of airbnb rentals is a big concern in our area.

Yes no long term rentals

Lack of rental accommodation in community

Yes the property might be undervalued because of short term rentals and the un controlled manor in which they are being rented.

Pets and children being factors when looking for rentals.

no

Our daughter, son in law and grandson had the opportunity to move to Invermere after being offered a good job. They turned down the offer because of two reasons: lack of rental housing (until they could sell their home and repurchase) and lack of daycare.

No

No

Short term rentals are becoming more and more of a problem for the neighbours.

Availability of rentals and pricing is expensive due to rental suites being used for short term vacation rentals.

Lack of affordable long term rental, impacting business.

Our children have employment but it is precarious. Even when working they have difficulty paying all the bills. We help.

As above

No places for young families to move into and we have a school which is very central to the area.

Putting in suites must be to code

Short term rentals are becoming a real issue

I continually hear that housing is not affordable, with a secondary negative impact of inability to retain staffing for businesses in the valley as a result.

Shortage of long term rentals

I have read on social media how little affordable housing there is in this area.

Loss of affordable housing due to vacation rentals

Cost of materials for repairs, lack of services/contractors/workers to do the work.  
And they charge way too much when you find one.

Shortage of long term rental

Extreme lack of housing due to short term rentals. Also low wages in Valley so people can't afford to live.

Availability and affordability for younger individuals and families who work in the Valley but struggle to find a place to live is a real concern. WE need them here to fill the jobs available but they can't afford to stay!!

See previous.

Very few options available for low-income earners, first time home-buyers, affordable rental suites for seasonal workers.

Lack of quality safe rental properties that are affordable. This is relevant across all economic brackets. Doctors with families, professionals, single parents with low incomes, etc... rental supply is toooooo limited and This is partly due short term rentals.

VRBOs

Second home owners - not the same kind of emotional investment in the community

Yes absolutely. I work in the Mental Health “world” here, and see day to day how much people are struggling to secure housing and to have stability. It’s awful and we truly need more full time places for people to have a peace of mind. We need housing for year round employees as the valley can never hire enough people to meet the tourism needs, in turn burning out the poor staff.

Lack of affordable long term rental properties

Affordable long term rental properties for employees of all our valley service providers. Many people are forced out of the area as the incomes paid don't come close to the cost of rental accommodations, which are scarce to find most of the time. Many of our children have no future here as most cannot earn enough to make a go of it here with the current rental rates due to rental shortages and other housing issues. We all want to enjoy the services the valley provides but it is becoming harder and harder to provide these services when we cannot attract and keep workers, often due to housing issues.

Planning high density low end properties next to tourist based lake properties will change the communities. Building costs going up by the continuous fees and regulations added by government under building codes, taxes, regulations and salaries of government employees that are building non elected bureaucratic departments.

- 1.Lack of long term rental property to allow people originally from the community to stay or return to their home community
2. Short term rentals are largely unsupervised, resulting in potentially dangerous and illegal situations ( fires, parties trespassing on private property, property damage and crime.

too many 2nd homes going into short term rentals...AirB&B, vrbo ,etc. Where are workers supposed to live?

The lack of long term rentals on the market makes it hard for people I know to find a place to live.

Lack of affordable long term housing

Yes, everyone complaining about affordable housing. Again it is the governments responsibility, you charge PST, You get additional property taxes from Albertans and there's tons of revenue coming in from visitors. There should be enough there to develop affordable housing communities. It is done in other parts of the country not sure why it's so hard for you to implement here

yes

I believe that affordable accommodation for workers is an issue in the Invermere area. This has probably been exacerbated by overly tenant-friendly Landlord and Tenant laws (Provincial) which discourage investors from investing in residential rental housing.

I am aware that housing is difficult to find - both rentals and to buy. especially difficult for people who must move out of rental so that owners can switch to short term rental... or sell at high price because of the current real estate situation

Really need a cap on short term rentals in the community.

community needs affordable long term rentals

removal of short term rentals in our community. This cause serval home owners having to sell.

The excessive lack of long term rentals has severely affected friends from staying in the valley or friends with businesses finding staff

Affordability / shortage of supply or all types of housing

No affordable rental property is available

Many holiday rentals available but fewer and fewer season long or long term rentals. I feel this has a huge impact on a town that largely relies on tourism and needs seasonal workers who have very few options on places to live.

Long-term housing, affordable housing, lack of public transit to outlying communities where there may be more longterm rentals (ie. Radium, Canal Flats).

STR's

No affordable housing for low income workers which our community depend upon.

Not enough affordable housing for long term rental.

We have 2 son's living with us who have both finished high school, one has finished a trade and the other is starting an apprenticeship. While they are working full time, and one did live on his own locally for a bit, the cost and availability of rentals is nearly impossible for young workers/families to get established locally and be available to fill the community needs of workforce/families/volunteers etc. For instance, a friend of mine, a community volunteer and a single mom with a successful home business had her rental sold out from under her. Luckily, she was the chosen 1 of over 90 applications for a suitable replacement for her and her children, with a location that would still support her business and allow her to volunteer as a Firefighter with her department.

Huge shortage of housing! Not to mention the high price for rent. Currently my daughter who's 28 and her boyfriend are essentially homeless. They are living in a motor home in the bush. There is no place they can afford so that's what they are doing for the summer.  
What society is calling affordable housing these days is certainly NOT affordable in the least!

Lack of attainable housing for many including families and seasonal staff

Hi cost and limited rentals

We need to be able to house (rent or own)the younger generation. Watch Bob Sandford's presentation to the Golden Community Coop. We are in crisis.

There are many individuals that have trouble finding places to rent.

yes

High rents and prices which prevent others buying into the market

Rental housing stock, short term rentals

They directly affect us as we are 2 families living together

Yes, short term rentals are a scourge on our communities and prevent long term rental availability causing staff shortages in businesses.

Yes

As a business owner the lack of availability of housing for workers is in a crisis. My business is in jeopardy not for lack of business but lack of staff. I can't even look at getting foreign workers because they need housing also. Vacation rentals have wiped out long term rentals that used to house many workers in the community.

Shortage for workers

I know families within the community who are homeless because of the housing crisis that the town has created.

My son is planning to move to the area, he will live with us at first but eventually get his own place. I am concerned about availability and rental costs for him and other young people in the area.

Availability of affordable housing

Shortage of rental accommodation due to growth of short term rentals.

entry level housing

We recently had an application for rezoning in our community that would allow the home owner to rent out both floors as separate suites for long term. Unfortunately, it was turned down due to a large number of community members who didn't want a long term rental in their community. This is a problem as most communities have an unrealistic, or unsupported fear of long term renters.

There is no affordable rental inventory in the east Kootenay region

Lots of people cannot find rentals. It's hard to find people to work for our business because there is no housing.

Currently there are many seniors (55+) who are living in their own homes but will need to downsize and live closer to amenities sometime in the future. There is a need for smaller low maintenance housing that is not institutional. Age or loss of spouse are factors in the timing. It is critical to the economic viability of the Windermere Valley that residents can find suitable housing. Currently it is a challenge for employers to hire staff when there is no housing available that employees can afford. It is even a challenge to those who can afford it.

Lack of rental housing for particular low paid service workers. This is mostly caused by long term rentals being converted to short term rentals. This needs to stop.

Air B&B down the road that just opened has already caused parking issues. People buy units in zones that they want to live in, by changing that zone to allow for daily rentals effects their privacy

Our community needs to have a more stable plan for house affordability. It's great we have so many secondary home owners but they are making it next to impossible for people to buy homes. Right now so many businesses are short staffed, but people can not move here to take jobs because there is no where to live. Making it very difficult for business owners to take time off because they don't have enough staff to cover for them to take time off.

## 22) Do you have any comments or suggestions to improve housing in your community?

Restrict short term housing. It feels like those with lots of money are being catered to when it comes to housing but many people are feeling the squeeze of unaffordable/non existent housing. It feels like being a long term renter is frowned upon in the Columbia Valley. There's very little support

Stop with allowing big development building such high cost homes that fall apart. A small gated area for seniors and disabled. Mini homes for young people starting out and government assisted persons.

Having garbage/recycling curbside pick up would be much appreciated

Eliminate Air BNBs

Affordable housing for young families or seniors who are also struggling with a place to rent.

The biggest issue for the community is rentals. People blame short term rentals as the cause for loss of long term rentals but it's the ridiculous Provincial rental rules that are the problem. The rules are so pro renter that anyone in their right mind would not rent their property. We just sold our long term rental property for this very reason. I have to give my renter 2 months notice on a month to month lease plus a months severance but they can give 30days? How is that fair? No eviction rights for non paying tenants? That is basically an invitation to renters not to pay. The rental rules need to change in BC to create more long term rentals.

Approve and regulate secondary suites ensuring that they comply with safety regulations

Have realtors be more realistic with prices..

I feel bad for locally employed younger generation working for low wages who have no chance of ever owning a home or even finding affordable full time rental with the increase of STR's . I think we should do a much better job of controlling STR's. Do we not want our younger generation to remain in the area, they are our future tax payers.

We need more affordable housing options, less mansions on the lake that sit empty for most of the year. Reduce or restrict short term rentals. Allow people to make extra income or accommodate family members by allowing short term rentals or secondary accommodations in basement suites, extra rooms etc. As long as the main property owner is on site, hopefully many of the short term rental problems will be mitigated.

Consider alternative housing schemes in area such as pocket neighbourhoods. Smaller houses (6/acre) on a shared green space.

restrict / control STR's

It's not a perfect system, but maybe we can look to towns like Whistler, who have built and dedicated housing units to locals only. Our biggest threat is people with loads of money buying up the town and leaving the locals with nothing.

The people who live here and support this town year round should be the priority. We need to get over the idea that we wouldn't survive on our own. Perhaps if locals didn't have to spend 3/4 of their paycheque on rent each month, they'd have more to give back to the community. Also, I know a lot of people who can't find a place to live because they have a pet. Is there some kind of grant/insurance a landlord could get to cover this other than a pet deposit from the tenant? We're seeing a new generation of people who are not having children, but are instead finding companionship in pets. We



shouldn't discriminate against them for this by refusing them a place to live. Kids are just as messy and loud, and we don't charge a deposit for them.

Need to expand to different industries within the region. As companies look away from big office towers and have remote workers now is the time to look at offering satellite office accommodations across the region. More people move to live in the area because they can work close to where they want to be.

Somehow tax airbnb rentals to support local long term rentals. Landlords tell me the landlord tenant act favours renters and needs adjustment before they would consider renting their property.

Pay the employees a fair wage so their wages keep pace with housing cost . Example, The kids working in and for parents live in poverty.  
They hold full time jobs for \$12-15 per hour and rent is up to 1200 for a one bedroom .  
Person is working 100-140 hours just exist and pay rent . Doesn't sound like fun time .

Prevent houses and apartments being used as full time short term rental!!! It destroys communities.

Put in good regulations around short term rentals to protect nearby residents.  
Change rental laws in B.C. I previously owned 3 units (one duplex and one house) that I rented out. I sold them and will never own rental property in B.C. again. The 50% limit (of rent) for damage deposit, the inability to raise rents (either 0 or the inflation rate being the maximum) and the inability to evict bad tenants resulted in myself losing many thousands of dollars. A 50% damage deposit on rent of \$1,300 per month is only \$650. Damage was sometimes 2 or 3 times that amount. Being restricted to - e.g. a 2% increase on monthly rental of \$1,300 per month (potential increase of \$26 per month) was ridiculous when every cost was rising rapidly - including replacement of carpets, doors, etc. When I sold I couldn't sell to another investor because they couldn't raise the rent. And no tenant would leave because the rent was so low. So I HAD to sell to someone willing to move in themselves. I therefore lost in capital appreciation as well. I could own rental properties - and provide good accommodation. But as I said - I will never own in B.C. again.

Yes, do NOT allow short term rentals in Fairmont under any circumstances.....

MultiFamily Zoning should be encouraged.

Less strs may help and low income housing without the no pets no children rules

no

Perhaps government subsidized low cost housing.

Purchase of housing for short term rentals can be a problem.

No

A count of long term and short term rental units in our area to determine if there are enough rentals for the population.

Ban STR, people should be using hotels already established

This is an expensive area to live. Year round employment with good wages is tricky with a tourist economy.

Do not impose restrictions on rental accommodation and secondary suites and STRs. Restrictions deter landlords from developing suitable rental accommodation or push them "underground" thereby imposing either a bureaucratic cost or inability to enforce- all counterproductive. Prefer a free market approach

Affordable housing for all. Tax the hell out of second home owners

Cut out all the holiday rental homes. If the owner cannot afford to live here, sell it and let a permanent resident take your place. That is much healthier for the economy in the long term vs. a few weeks in the summer.

Build affordable housing and give utility subsidies if not already available based on low income (perhaps using before tax LICO)

Get rid of short term rentals

Tax vacation rentals similar to the hotels and Icapthe number allowed in an area to retain affordable rentals for local residents

everybody owing or renting should have access to public water-----we have a well and RDEK does not appear concerned enough to help our area get contacted to a public system with water lines all around our district in Windermere.....

Prevent short term rentals.

Allow short term rental to defer costs and improve property quality. one needs to fix up there place and make it look good before it can be rentable.

Keep taxes and community expenses affordable.

I believe that the BC Residential Tenancy Act is a deterrent to homeowners renting their homes on a long-term basis. I owned a condo at Panorama for a few years, prior to short-term rentals, and I rented it out to staff on a long-term basis. It was a nightmare. Despite my best efforts to find good, responsible renters there was damage done that required professional assistance to repair. And, the act is so heavily favoured to the tenant, it was difficult to evict a tenant that did not pay their rent for three months. Even if we regulate short-term rentals in our community, I do not think many homeowners would choose to rent their homes on a long-term basis because they have so few rights under the Tenancy Act. We need rental options in our community, but I think it will be very difficult to achieve with current regulations.

Limit short term rentals. Increase tax on second home owners. Make more land available for building affordable housing

More focussed low-cost housing or rentals.

Tax STRs and use the revenue to build affordable housing.

In dire need of senior assisted living.

Allow secondary suites in homes where the homeowner resides full-time in the dwelling, expand the "secondary suite zoning bylaw" to more areas in the valley. Perhaps "cooperative housing" could be an option; perhaps a municipality could do a land donation to facilitate an affordable housing development (modular buildings/c-can construction)

Finding affordable rent accommodations issues: owners of rental properties have little protection from bad tenants. Their properties are been trash and it's costing them money instead of making. These owners are looking at doing short term rent

More affordable, long term rentals so that essential, community works can stay and work in their own neighborhood.

Please push for a housing unit that is available to all full time, residents here. I understand we do have a bit of low income housing, however I feel that this should be available to anyone who contributes to our community throughout the year.

The district of invermere needs to allow more local home owners to build suites and maybe garage suites for people.. this district is run by a bunch of fold mmm old timer that don't like change or development.. allow locals make their home work for them!

Tourism is important to bring in dollars to the valley but allowing more options for tourist accommodations ultimately reduces the options for young people to flourish and maintain a sustainable living, needed to provide the services to those tourists.

Let free market work, stop the socialist government controls. You are bringing the quality of living down to the lowest. Proper planning, understanding this area is subsidized by people who pay more but want more-they can go elsewhere if you treat them bad.

In the case of new community development, balance build permits issued per developer / general contractor across the spectrum of housing affordability. If all new construction is luxury housing ( where developers make most of their money), it prices the average non-professional wage earner out of home ownership.

Consider a BC licensing fee for Short-term rentals owned by non BC residents.

one thing, keeping the short term rentals low, not allowing foreign investors to buy homes and then put them up for rent or Air BnB which doesn't allow locals to buy affordable housing, putting an investment tax on recreational properties, including large homes used only 3-4 months out of the year, putting a large tax on Air BnB units, stop individuals who live in our area 11 months out of the year and not pay road taxes because their cars are licensed in other provinces but they live here in the East Kootenays full time.

Put a limit on the amount of air b&bs, erect affordable housing units, or do something to protect those who work here and can't afford to buy. There are empty hotels, a billion air bnbs, resorts, and nowhere for the workers of the town to live

maintain short term rental availability as an option to those who may require additional income from time to time without committing to long term leases.

See above

Get government funding for more affordable housing

Sorry - wish i did.

build less vacation rentals and more affordable rentals for the community

Allow short term rentals

Look at adopting a similar housing solution like used in Whistler

Some bylaws limiting short term rentals - or much higher taxes levied on these properties / or special tax as often these properties host large numbers of people for the rental and not a typical family group. So instead of 4/5/6 in the home there are groups of 10/12 /14 /16. This over usage puts a huge strain on all the municipal services - thus a cost that is levied on everyone and should be levied on the owners of these properties!

Outlaw short term rentals

Mindful planning on new builds (i.e. does the building fit in with the surrounding area or is it an eyesore in the centre of town). Can the infrastructure of the town support all the new buildings (can Invermere hospital, doctors, schools etc. service the number of people in the area). New builds that are affordable and attractive to young families (garage, yard area etc).

Eliminate STR's

Higher taxes for part time home owners, tax people who rent their their homes , ( including air b&b, vacation rental companies, etc. Use that money to build affordable housing for those in need of such.

Build affordable units, do not allow them to be sold or used for short term. When first renter leaves, unit is painted out etc and re rented.

The trouble with building and selling affordable housing is that it is only affordable to the first person in the door. After that, demand sets the price out of range again and someone with money buys it for short term rental or occupancy.

Increase the resident homeowner grant or Apply surcharges to all 2nd homeowner and non resident property, including licensing and zoning costs and fees applied to ALL properties used as short term rentals, whether year round or seasonally.

Lower the rent by at least half. Stop allowing rentals such as VRBO and AIR BNB !

Allow/ fund tiny homes neighbourhood geared to attainable housing.

More long term care and assisted-living facilities for Seniors in area F

Perpetually affordable housing like Canmore has.

give incentives to builders to develop affordable housing. Lower costs of building materials (lobby the federal government and those responsible for the inflation aka federal government)

Employer's should pay sufficient wages to support employee housing options, this should not be supplemented with public funds. Where possible activities should be directed to affordable communities. Promotion of the Valley should be limited and not overwhelm facilities as it does now.

Higher wages. More staff housing.

Do not allow Short term rentals in the residential area. If they already exist have them regulated and charge fees.

Municipalities need to look to Canmore to see how they solved housing shortages for local residents. Build a strata building that only local residents can own or rent.

Some regulations for short term rentals. Lobby the Prov Gov't to amend the residential tenancy act. Lobby the Prov gov't to reduce the mandates of the building code to make development more affordable and less hoops to meet.

Help more rentals be acceptable and help people like me grow our home in a safe way.

Yes, get rid of the illegal short term rentals that cause problems and prevent long term rental capacity for those who need it.

Low income housing/apartments needed

Eliminate or restrict vacation rentals. Give incentives for ppl to convert back to long term rentals. Build apartments? Covert some housing into dorm style "small biz accommodation" run as a co-op perhaps to allow small biz to offer affordable housing for seasonal workers? Something!

We are not a rental home area nor does the columere park community want to be one. It's not convenient for non drivers, amenities are not close.

We need an bc housing program within Invermere and it needs to be an apartment building along with towns houses. Along with a community garden park pool and gym. Plus a program for low income families can apply for sports, programs, gym, swimming etc..... depending on income level will receive these thing free. I feel our community only care about those who bring in money to the community from outside sources and not about the people who work live and support our community.

Build some affordable housing. Apartment rentals in particular. We have a huge issue with businesses not being able to find employees, especially in the service sector because low income earners cannot afford housing. Then services are understaffed. That impacts quality of life for everyone.

work to establish affordable housing for first time home buyers

Ban short term rentals in R1 Zoned areas.

more entry level housing...betterr access to infrastructure...water,sewer

Better Roads

Allow for secondary suites for affordable rent and can be regulated for short term rental.

Designate affordable housing zoning for properties close to transportation routes

Make unusable ALR designated lands available for development along transportation routes

As the landlord and tenants act is unlikely to change

Government backed rent payment security programs to landlords may spike interest in rental housing investment amongst investors

There has to be an upside to attract investment in rental housing

Infill in central areas to boost affordable housing

Allow for housing to meet the needs of seniors, singles, newcomers to Canada, seasonal workers, families on low incomes. Address traffic, parking and infrastructure planning, allow for green spaces ,

I think we should find a private investor to invest in building apartments or even places for temporary workers to live. Housing prices throughout Canada are crazy high.

Investment attraction factors that are advantageous tax wise must be addressed on a regional basis where need for infrastructure is deemed necessary & supportive.

The RDEK should recognize the unique housing challenges in Area F when developing and and implementing polices to enhance the housing accessibility.

Continuing to encourage multi-family will be helpful

See above

Ensure there is staff housing for people that work in the tourism industry.

Restrict daily rentals in areas that have the proper zoning and have the amenities required to support them

Long term rentals are okay in all areas when housing is a required need.

Ensure that Staff housing is available for the tourist industry.

Restrict daily rentals to areas that are zoned for such.

Allow secondary suites all zones except SFD and ensure that there are regulations in place to enforce they are not turned into nightly rentals.

Some how we need to figure out a way to build housing for people that are affordable but not sell to people for them to turn them into Air B & B.

We need more low-cost housing and 55 and over communities for seniors



ELECTORAL AREA G

**20) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

Young adults living in campers in driveways of parents' homes because they cannot afford independent arrangements.

The cost to own a nice house in invermere keeps going up and wages do not go up enough to compensate. I am afraid I won't be able to live where I work. This is a goal for myself and my partner.

We are just starting to get on our feet. Once my EI due to the pandemic is over, we will be struggling again, in the autumn, when there are even less jobs in the valley.

The Columbia Valley needs to work with all three levels of government to build wheelchair accessible affordable homes. Seniors can stay in their home when they age with some home health help instead of being cooped up in a nursing home exposed to virus and being maltreated by underpaid care aides! Come on it Hurry up and start the project. Community gardens in the complexes would give the seniors something to live for. Let's set an example of healthy aging seniors living life to the fullest! Do a separate survey on the need for accessible affordable housing and a Housing Society to take applicants information and help them find a place to live.

With so few rental options available and with my landlord wanting to sell the condo I live in, I will need to leave the Columbia Valley if the condo sells as so few rental units available.

I may not have any concerns about my personal housing situation but I'm Extremely concerned about my community's access to affordable housing. The lack of housing opportunities (whether it's affordable or not) is a drain on the viability and restricts young workers coming and living here. Businesses are desperate for workers. Workers don't come here because they can't find any housing.

We are fortunate to have a good roof over our heads and would encourage the RDEK to embrace flexibility and innovation in their zoning and regulatory processes in order to facilitate attainable housing in the region

The cost of electricity in BC is outrageous. Compared to other provinces KWH

We live on a farm and cannot get a second home for our family to live on the farm to help us out (farming, chores, health related help and our personal care) without paying a lot of money for permits

& unnecessary regulation conditions( that other districts do not have , right next door). We do not want to live in a seniors home!!! We just want fair rights to have help and be able to live in our own home .

no

Too many short term rentals creates a transient environment. Transient environment means more crime, just look at the difference on the police report numbers in slow times vs summer. Not hard to figure out.

The costs of amenities that are going up due to increased construction and the lack of services.

I live in Wilmer and love the small town atmosphere where neighbours look out for each other. I would hate for the allowance of short-term rentals that would change the character of our little hamlet.

**21) Are you aware of any housing issues that do not directly impact you, but may affect members of your family or community?**

No rentals

Permanent RV encampments out on logging roads

There is no where affordable for family's or single people to rent. This causes people to move away. Service jobs are not being filled causing worker shortage. Those who do work are over worked and under paid. I run a business in town and staffing is my biggest problem. I am unable to serve the community fully in there needs. This is bad for businesses all around me. This has been going on for years. It's the most frustrating part of my job to keep good workers due to jobs avlable everywhere. There are no people to fill them because there is no where for them to rent and live affordably. Landlord gouge renters with high prices due to demand , or go to air BNB for more money less hassle.

Lack of rentals of all types

I currently have an unreliable water system. We have asked RDEK for help and gone to the government offices. We've only been told that we have to deal with our water ourselves and will be responsible if there are any damages to the water lines as we try to take care of it.

Affordable Addiction Treatment Homes for recovering addicts

There are a lot of people who cant afford to buy a house and its really tough to find a place to rent in the valley.

I know of people who have left the valley because they can't find a place a live.

Lack of affordable housing, lack of rental units. At the same time though, should vacation rentals be eliminated, tourism in our area will suffer greatly

House prices and rent are very high and that is if you can find anything.

Shortgae of homes that are accessible for seniors so that they may continue to live on theri own

The ability to find contractors that are professionals and do not over charge for their services is nearly impossible to find.

Not enough long term rentals

no

My son cannot find anywhere affordable to rent. His landlord at this time talks of selling, there's not much available due to high rents and or short term rentals. A lot of people end up having to leave the area they grew up in just to please tourism. Not fair.

Yes, there are no rentals in Edgewater. I know families who had to move out of their rental ( in their preferred town of Edgewater ) because the house sold. One family was offered to stay, but at ridiculous rental rate.

Approval process for new housing in some Regional districts has a reputation for being unreasonably slow.

The Tenancy Act needs major reform in favor of Landlords. I am the owner / managing broker of a local Real Estate office and continually get asked about available properties for rent. The rental shortage situation is in a crisis situation for many years now and no one can seem to come up with a logical situation. I was a landlord for my entire adult life until last year as I have had my fill of bad tenants. I could write a book on nightmare stories of being a landlord having being burned for \$10's of thousands of dollars.

Here is a novel idea. Why have a limit on damage deposits? Let good tenants sell themselves - Mr.

Landlord - I will give you a 3 month damage deposit, and promise your property will come back to you in the same condition your are handing over to me. Guess what would happen, more people might be willing to switch back to long term rentals vs going the airbnb route. It would self regulate itself as more properties would become available. Mr. Landlord I like your suite better then Mr. Smiths down the road but he is willing to let me pay only one months rent as damage deposit.

A big part of the problem with the crisis shortage of available rental properties is that the tenancy act has likely done a 10 to 1 ratio of changes in favor of tenants vs landlords over the past 20 years. There are far to many bad tenants in this world who use and abuse the system, that have created this rental shortage. If there was no limited on damage deposits, we would notice a flood of available properties become available, as guy like myself might be willing to get back into being a landlord. It would force bad tenants to pull up their socks, if I want to be able to get a place I better, put a few thousand dollars together in order to move out of mom and dads basement.

Internet service is really bad in Edgewater. There is a development of 40 some properties about to be built....I'm really concerned of how our services are going to be impacted. We have an issue with water consumption...again, its a concern.

## 22) Do you have any comments or suggestions to improve housing in your community?

yes build affordable rental accommodation

Encourage co-op housing concepts.

More options for seniors who are looking to downsize

Better perks for homeowners to rent long term vs. air BNB. Building more low income housing for renters. Housing demands need to be met in order for housing costs to drop for more affordable priced housing for buyers. Community needs take care of locals more and not focus so much on second home owners. By contracting out or promoting land to buyers with intent to build for lower income locals, not for second home owners to make a big profit from.

Monthly governmentt subsidies given to workers towards housing so they can afford housing to live here.

Need to incentivise non-profit or co-operative multi-unit housing developments. Might be doable by getting large developers to be forced to allocate a percentage of development to co-op run housing.

There are currently people living in their vehicles nearby as short term housing is not available to them. These people are struggling, bringing other people with them. There is a VERY bad addiction problem in

the Valley and places are being robbed in order to fund drug use. These people are living in sheds and putting their lives at risk, PLUS it is uncomfortable to see this happening in our community.

Non profit housing registry  
Seasonal workers registry

Make it easier or offer incentives for property owners to create spaces for people to rent, building cabins or small dwellings. I am new to the valley and almost everyone who has spoken to me about the RDEK says they are absolutely brutal to deal with and to avoid them as much as possible. Maybe you should look at adjusting a few of your policies to try and get back on the good side of the people you are paid to serve.

I feel that the situation is Critical. Immediate action is necessary. Just like climate change, authorities have ignored the situation until things are dire... Regulate and zone the use of Air BnB's in residential communities. Let's create vibrant communities where people live full time. In the summer, i feel like a disgruntled, ostracized citizen who tries at all costs to avoid the madding crowd that comes from afar. It's not TIME TO UNWIND... it's time to put a priority on making sure that we are an equitable community.

Reduce the amount of air B&B's. Make the cost of running them more in line with cost of a hotel by increasing the taxes required to be paid or by only allowing a limited number. Increase the taxes on empty homes. This valley has so many second homes that not only sit empty most of the time, but also contribute to our carbon footprint with heating and electricity for unused spaces. Encourage time share options over individual ownership for secondary residences. Give tax breaks for landlords who rent properties long term.

Find more contractors or home builders that are reputable and have proven backgrounds and strong company history.

implement a sort term rental tax with 100% of the money going to long term rentals

no

Limit short term rentals. Create more affordable long term rentals or there will be no one left here to serve all these tourists. Lots of businesses are hiring but people can't afford to live here on those wages.

'-Build some affordable housing: duplexes 4 plexus, condos.  
-Don't allow Airbnb unless it is homeowners prime residence.

-No Airbnb for 2nd homeowners.  
-make some policy regarding rental rates. ( no gouging)

Lower application and approval fees. Speed up the process. Eliminate home purchase transfer taxes for the first \$200,000

Don't rely on info from internet based surveys because you are not getting a true statistical representation of the population. I'm sure every developer has provided his input, but doubt you are getting opinions from many low income households.

The Tenancy Act needs major reform in favor of Landlords. I am the owner / managing broker of a local Real Estate office and continually get asked about available properties for rent. The rental shortage situation is in a crisis situation for many years now and no one can seem to come up with a logical situation. I was a landlord for my entire adult life until last year as I have had my fill of bad tenants. I could write a book on nightmare stories of being a landlord having being burned for \$10's of thousands of dollars.

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A big part of the problem with the crisis shortage of available rental properties is that the tenancy act has likely done a 10 to 1 ratio of changes in favor of tenants vs landlords over the past 20 years. There are far to many bad tenants in this world who use and abuse the system, that have created this rental shortage. If there was no limited on damage deposits, we would notice a flood of available properties become available, as guy like myself might be willing to get back into being a landlord. It would force bad tenants to pull up their socks, if I want to be able to get a place I better, put a few thousand dollars together in order to move out of mom and dads basement.

Housing is one thing....the services and amenities need to be assured first... Low income housing or staff accommodation is NOT an answer for Edgewater. Simply because we do not live near any central hub and don't have the appropriate transportation to accommodate.

**APPENDIX F: "OPEN ANSWER" RESPONSES – TOURISM AND HOSPITALITY SURVEY**

Provided without analysis, the complete list of all "open answer" responses given for questions 12 and 14 of the Tourism and Hospitality Housing Needs Survey.

**12) Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)**

Responses
We have had to move every year for the past 10 years due to our landlords choosing to sell their home or use it as a short term rental
Pricing
It's all about luck in this valley
All housing is immediately snatched up by shift workers or landlords are only renting to working to make quadruple the ren. Houses hold 8+ workers and apartments holding 3 or 4 workers is leaving absolutely nothing for locals once they graduate or young families starting out after college. Families are living at the campsite until they are kicked out by fall and are forced to move in with friends or grandparents until the summer months return again. Our mobile parks are all owned by the biggest crook and tyrant of them all "Rick pater" and he can't even supply clean drinking water to his renters in the last 15 years without penalty! Land needs to be made available for OTHER investors to purchase and develop into affordable housing all across the valley. We are all dying off and suffering severely from the stress that comes with not being able to afford to live or purchase the basic necessities of life.
Nothing available
affordability, hard to find places.
A nightmare trying to find somewhere to live! Then when settled owner would sell the house and we would have to look again, or when renting a condo the family wanted it back for the 5 months of summer.
Affordability/pricing of home as a first time home buyer, competitive market

Buying a house that was affordable was very hard to find. Houses we looked at in our price range were purchased for recreational use or by retired people moving from out of area

We are an employer of seasonal staff. Finding places for them to live short term (4-6 months) is difficult. Restrictive zoning on larger parcels that could easily support more people is a serious and unnecessary barrier in the rural economy. I have been told this is because rural residents want to keep the rural feel and not have densification of the rural environment. While this is fair, there needs to be a balance between the needs of those privileged to afford large parcels of property and those that are trying to working in the rural and tourism economy.

I have been on the BC low income housing for 6 months so far

We sold our house and are currently looking for rental place in fernie or place to buy to call our own. The cheapest we can find is \$2500 plus utilities for a detached home that suits our needs - which is \$500 over our budget.

Nothing available

I've lived here seasonally for 6 years, and every year is a big struggle trying to find a 6 month rental.

I own a tourism business and we turn away a lot of strong applicants because there is no where for them to live. This means that each year we are short staffed and can't generate a large amount of potential income

The amount of affordable living options is essentially zero due to short term rentals. There are 'bad renters' and challenging rules for landlords and in turn, they are not renting out. Home ownership is nearly impossible due to second home owners, and renting is extremely competitive. If I didn't have family here, I could not live here (like many of my peers).

no security as the one we are renting might sold right away

Not enough lower income options available, which working in the tourism and hospitality industry is essential with lower average wages.

Houseing here is redickulous, long time local family need better places to live that dont cost 3000.00 a month or more 😡 as people are attempting to charge horrendous amounts for rentals thanks to companies competing with air bnb's in the valley ... locals who make only minimum wage cant even



afford there prices and with so many family looking as places are going up for sale , many are having to move away from the valley they love just to be able to live 😞 its very sad to see

You never know if your landlord will renew a lease year after year, finding pet friendly rentals is really hard the houses needs updates but landlords know people are desperate so do the bare minimum

Everyone I know has a hard time finding a place to comfortably live and not be spending the entire paycheque on rent.

Keep getting renovicted for Air B&B as that is what the Alberta's do ft

Not enough selection. Housing prices to high.

Next to impossible to find housing in general but also impossible for it to be pet friendly, how are we going to keep business running if we can not house local staff.

All the small contained units for 1 person are Airbnb's and people don't want to rent long term because they can make more money via Airbnb or they are way too expensive for me to afford on my own as a single seasonal worker. The place I am currently in, I need to move out of because they want to Airbnb to make more money. I struggle to live with others and need my own place for my mental and emotional health. Difficult trying to find pet friendly places but my dog is an angel and has the reference to prove it which helps. The places I do end up finding (over the last 3 years in the area on/off seasonally) have been good quality , good fit but it's very difficult to find these places, takes a lot of effort and time to find them. (Combing Facebook market place ads, kijiji, posting my own ads, people are relic tant to give info and trying to find a place while not in the area is even more difficult) I would love to buy a place but the places I can afford aren't suitable for myself and a dog or the other places are way over priced.

Purchasing houses is way too expensive in this area, and I could not find any places to rent. Had to settle on living in a living room in a place with no kitchen.

My son and I have lived in the Columbia Valley for 20 years, always in a rental unit. We have lived in a basement suite, a small single-family home in Wilmer, and have finally settled in a townhouse in Invermere. Each move has involved hours of phone calls and in-person meetings with potential landlords, and an infinite number of conversations with friends, family, and acquaintances in the search for secure accommodation. Each time that I've had to search for a new home, I've been fortunate to have been able to negotiate the monthly rent to something that is affordable for me. My general experience has been that people are EXTREMELY hesitant to rent to a single parent, for any number of perfectly valid reasons. Each move was ridiculously stressful.

Each space that I rented entailed extra costs-- both financial and emotional. When I rented the basement suite, every visitor was noted by my landlord, and commented upon. When I was renting the

house, the heating costs were astronomical, as the landlord had not done any maintenance on the furnace in years. My son and I were fortunate to find the townhouse. Once again, I was able to negotiate the monthly rate with my landlords--my neighbours are paying significantly more than I am. I have been fortunate that I have been able to find a stable housing situation. I know dozens of people who have had to "couch-surf" for months, while they find affordable accommodation.

Had to buy property that did not fully meet my needs to afford housing

Couldn't find rental so I had to buy

There is such limited availability within our budget and so many people looking , that it is near impossible to find anything

When I moved into the house I am in now it took over a year and a half to find it

It's impossible to find rentals

Found a house on Facebook just before covid hit with another couple.  
We want to go our separate ways but none of us can due to no rental's let alone pet friendly ones.  
We are worried now that we won't be able to stay in the valley after our lease is up.

Theres nowhere to live unless you have tons of money. Even if you do though, good luck! Short term rentals make more money.

1 place was horrible but we needed a place. It took a year to find a suitable place to rent in town. Winters were so bad due to poor insulation. We saved money to buy our own home took us 3 years to find something suitable in our price range 30 km away from town.

I have lived in the colombia valley since may 2017, and during that period of time I have had to move 8 times. The first was because of leaving staff accommodation, but every other place either they only wanted short term rentals (they will rent their place in winter only so they can have it as an air bnb during summer periods), or my place has sold to new owners wanting to put the place on air bnb. The housing crisis is real. Since day one of The pandemic I first hand have seen nearly 10 units in panorama that were always for staff being sold to owners now putting it on air bnb. Those units held 2-5 staff in each, so that's 30-40 extra staff that need somewhere to live on the mountain, and that's only counting ONE building here in panorama. That's not including the rest of panorama, or houses in invermere for staff. I cross my fingers everyday I don't lose another house to it being sold to Albertans and have to struggle to find a new affordable place to live.

It has been INCREDIBLY hard to find appropriate accommodation or any accommodation for that matter.

Housing has become an increasing problem in the region. Less houses are available for younger people, especially around resorts. Many people I know including myself have had their long term rentals sold to be second home vacations or to be air bnbs. It affects the stability of living in the region as you dont know when you need to look for a new place. Currently there is 5 of us living in a 2 bedroom apartment as there is no other places around to rent. Everywhere is short staffed but there is not anywhere for new staff to live. Even larger resorts have limited staff housing and smaller businesses rarely have any. If the valley continues to focus on tourism as a primary industry it will need to find a way to secure housing for lower income workers or all that will be left is second home owners with no one to serve in resurants, run chairs lift, mow golf courses or any of the other things that draw tourism to the valley in the first place.

It is very stressful finding housing long term. There are dozens of applicants for every rental optio

It took me a year of living here to find stable, affordable accommodation

Have lived in various types of housing since 2013. Always struggle with availability and affordability so I rent from my mom

nothing is available, hard to find year round place to stay

So hard

I'm looking to buy, but price too expensive. One condo in Radium was 135000 2 years ago, now it is 250000, my wages did not go up.

Not a lot of options and hardly any are pet friendly

I am very lucky to live where I do now but before having my second child attempted to find something with more room and had absolutely no luck. We ended up paying to add an addition to the place we rent.

There is literally nowhere to rent in town

My partner and I first started living in staff accom at pano, winter 19/20. Covid started and we easily moved into a place in pano because everyone moved back home to new Zealand, Australia and so on. At the start of the 20/21 winter we started looking for housing rentals in invermere to move into the following summer, we looked at countless homes that had usually 20 to 30 different people looking at renting and we were never successful. A lot of housing was also just too expensive to even consider renting. In the end we managed to rent a cabin halfway through summer from a friends family which was a good location and affordable, but if we had of been new to the valley, we would have never found this option.

To many bnb around

The pricing is high and there is no good availability. You are paying high rent for sub quality. I will leave the valley as my income cant support my living expenses working in the food and beverage industry

We were lucky because I took over renting this house when my friend moved away. Otherwise we would never have found something. As is, the house is in poor repair, poorly sealed and insulated and very expensive to heat in the winter.

There is no rental supply anywhere in the Elk Valley. The city of Fernie chased away 190 units thanks to their gross incompetence and idiot mayor. I'd like to see the rdek solve this issue. Fernie can't.

There just is very few rental spaces available for working citizens. The majority of the housing is used for air bnb or is occupied by people who have trust funds, or are "young professionals" that don't seem to work. We need housing specific to people who "work" in the elk valley. There is housing for everyone like single mothers, people with disabilities etc, but there is no exceptions for those who work in low income jobs that run our towns.

Availability and affordability have both been lacking in Invermere

Nightmare to find housing. Everybody's renting on air bnb to make money.

Impossible.... And I'm the perfect tenant. Working professional in late 20's with great credit no pet no kids none smoking and still nothing that under 1000 each

There literally is nothing available or available for winter only because people rent air BnB an such

It is near impossible to find a stable place to live. I am a working professional with a stable income and it is still difficult. It is often too expensive and I have a pet.

Fernie has no housing available for rent within a service workers budget. People are forcing as many people into housing to be able to afford to cost to live here and have a place to keep warm in winter. The amount of people moving to van living because of affordability is unbelievable.

Housing is too expensive, unable to save any money. Housing is unstable, friends and coworkers constantly looking for affordable places to live. Not enough long-term options available. Quality of housing is very poor, in bad shape.

the place me and Husband rented for 12 years was put on the market like everythingn in this time during covid! took us 9 months to find one room basement suite with shared laundry and no parking and no storage and constant noise from upstairs, also over priced for what it is. but it was either take the place or be home less and would have also had to quite my job. no un top of rent we have to storage fees, which is another story finding just that.

Approximately 12 years ago, I needed to move out of my rented room in a shared house as the live-in homeowner wanted to move her boyfriend and his family into the house. I wanted to find a rental without room-mates, but couldn't find anything I could afford, so I decided to purchase a trailer and place it in a small RV park attached to the Motel where I worked. I lived there for 5 years, without running water during the winter as the trailer was not winterized (there were shower facilities in the park).

When I moved from working at the Motel to a slightly better paying job, the lot rental doubled and I could no longer afford to live there, so I sold the trailer and moved into a shared basement suite with two friends. It was a large illegal suite with only one entrance and no fire escapes - it would not have been possible to get out of the windows in the event of a fire. around 8 months after moving in, in the middle of winter, the suite flooded. It turned out the entire wall on one side of the building was infested with bugs, which had caused cracks in the foundations, letting the water in.

From here, I moved into an unfurnished rental apartment that is mercifully still available in Fernie. The building owners provide 24 apartments at well below market rent (I pay \$580/month, including heating) to anyone who lives and works in town; in a way it is private subsidized housing. The apartments are older, but well maintained. Two of my friends have moved in since me. The buildings are a mix of hospitality/admin workers, young families and retirees. I have watched the cost of rent go up and up over the years and I don't think I could continue to live here if I had to move out of this apartment. I have enough saved for a deposit to buy my own place, but there's nothing remotely affordable for a single person on a lower income.

Finding rent is mainly done on FB, you see a room for rent and within 5 minutes there are 20 people fighting over it. If you work in hospitality or tourism you earn very little so often you take whatever you can get.

We rented for 7 years and then built our own home as we couldn't find something that was on the market that worked for us

I lived in a basement for THREE YEARS I started looking for a house for rent the first day I moved into that basement and it took 3 years to find: Single detached home, pet friendly, affordable enough to have NO roommates. Our lease is almost up and landlords want to sell to albertans and now we might have to move out of province because there isn't any rentals out there that are affordable (1800 or less), pet friendly and no need for roommates (affordable again). Rent shouldn't be the same price as a mortgage . Also, I don't even want to talk about the tourist town wage gap. The same job i work now in the RDEK pays \$9 MORE/ hour than here. The wages here are sad.

Difficult to find anything in town that allows dogs. Also needing to be within 20min of government buildings to be standby for forest fire narrows the search radius

The process of finding housing is very stressful. Almost all of it is done on Facebook where prospective tenants are made to battle it out in the comments section of the renters post. 99% of the rent costs are extortionate and most of the tenants are of minimum wage.

Process to find housing is extremely stressful. 1000s others fight for the same overpriced box. Have to refresh Facebook rental pages throughout the day to try to be the first to comment.

I've been lucky to have lived in good quality houses over the years

Location doesn't matter to me. Having a place to live matters more.

Affordability is a joke.

Landlords of housing that we've lived in for a long time have decided to sell the home (obviously to make great money off all the out of town investors) leaving us with little to no time to find a place with everyone else. Having to sacrifice giving up our long term family pets (family members!) just so we can have a roof over our heads, paying lots of money to live in a not well maintained smaller home. Getting out of the rental market is impossible with the cost of housing and rent.

We have live in rdek for two years. We are looking to buy anything meeting our need and have been looking for 6 months. Luckily our rental is stable. We have found difficulties find something that meets our needs and is affordable.

Impossible to find housing to rent. Especially pet friendly. Rents are increasing exponentially and wages are not.

It is a constant struggle to try and find housing, it's such a competitive market. I have to fit certain criteria for any land lord to even look at me. Ie. no pets, etc

As a single person in their mid 30's, affordable housing is extremely tough to find. I don't want to live with multiple housemates, and compromise my own livelihood to be able to maintain living in Fernie. I manage the busiest restaurant in town, but more than half of my monthly income is going towards my rent. I lived in a share house for years here, the last two I lived in were sold in the housing boom. People who can afford to buy a 600,000 dollar plus property are not the ones working in this town. All my friends my age are buying trailers in Hosmer or Elko. I will never be able to afford to buy a property here on my own, hence people leaving, and hence the staffing shortages.

Lot of posting and searching on social media

I have applied to many people or businesses (green door property) and tried to rent something and I either don't hear anything back or the property is rented already

I had secure housing until the property prices skyrocketed after Covid. My rented house went up for sale and I had just adopted a dog. Most of the people I work with lost their houses in this time too.

Incredibly difficult to find housing.

Hard to find an affordable room to live in.

There is not enough housing for 'ski bums' that is affordable for our minimum wage jobs. How will a tourist town manage without the people who work thsoe jobs. Rental housing owners are selling and then people are being kicked out of their homes.

Not much for rent and almost nothing that allows pets. In addition the number of applicants per dwelling is very high which makes it hard for parents of young children with pets to compete with other applicants as there is a higher chance of wear and tear on properties.

I am living in my parents home again because there is no affordable housing for younger adults with lower income jobs

Finding housing for the winter season was difficult but for the summer it was almost impossible! Everything was Airbnb, overpriced, wanted a year contract or all three! I couldn't stay in my winter

accom because it was sold part way through our tenancy and they wanted to use it. This is a common story for almost everyone I know in the area!

With pets it's nearly impossible.

I have been lucky finding decent housing with friends as roommates through word of mouth in the last few years, but never a stable situation, i.e. houses getting sold, rent going up etc.

It's nearly impossible to find housing in Fernie and many other places. People are leaving town, business can't get employees because no one can find an affordable home. When you do manage to get a long term unit, you get bullied by your landlords when they realize they could make more money by kicking you out and upping the rent.

Finding housing is difficult as there is competition for any available rental

I was able to buy but I also rent houses for staff accomm and for seasonal clients. This is nearly impossible.

It is extremely hard finding accommodation especially for young tenants that can barley live after paying rent

I did secure a place when I was looking to move here this summer of 2021, however the process was very tough. And I had not found the place I did, I would have had to given up a job opportunity. Now I am currently struggling to find a new place as the place I have been in is starting to exceed my financial budget.

Scammed into renting our first place. There are no pet friendly options that are reasonably priced.

I found a room rental on a Facebook rental group. It was April 2020, so there were much more openings than usual, but many more scams. The apartment I live in has quirks but is clean. It is relatively close to town.

Extremely difficult to find affordable housing that is stable (constant threat of reno-victions and illegal rent increases)

We've lived in 9 different locations in Fernie in the past 4 years. We've seen average rents increase massively over that time. Affordability is the priority.



Rental rates have risen considerably

I have had to move a few times in the last 5 years and have really struggled a couple of times to find something suitable.

Incredibly hard to find anything. 30+ responses to every advertisement.  
Unaffordable to live alone \$1500+ per month for a basic 1 bedroom condo  
\$2000+ per month for a basic miners cottage if your lucky to get one.

It's hard to find a place, it's expensive, people often sell - I had to move 4 times last 2 years

In the last 6 months the rental rates increased \$400-500 a month for a bachelor or 1 bedroom. It's a big increase for people choosing single occupancy. .

There is nothing to move to

There is simply not enough available, especially when seasonal staff show up and are looking for places.

**14) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

Not coming back due lack any housing... You can find new chef bye bye

No housing for people that want to live and work in this community makes it really hard for businesses to survive. Staff shortages is a huge issue in this valley.

There has been a MAJOR staff shortage this year, 2021, in Invermere. I am not sure if people are still living on EI and the requirement to stay on EI need to be adjusted. Or if people can't find places to live here? Or if transient workers from the UK, Europe and Australia that are forced to be at home due to COVID restrictions has limited the number of available employees. But, as a seasonal business this has really hurt us this year.

We need help. We are all crying for help. Someone please listen.

Personally we are ok with our housing. It's my staff and those who I am trying to bring out here who cannot find adequate housing that fits their budget and needs. Low supply... High costs. Does not work for tourism driven industries. Look at what Canmore has done. Even Banff built staff housing in under 3 months with prefab builds. I hope something turns around quickly as this valley needs employees in order to keep up with demand.

The survey did not let me rate the criteria in #9. Why is that? Are you slanting the survey results? Pet question I could only select 7 (1 would be my choice), Room mates I could only select 5 (3 would be my choice) Affordable would only select 1.

Many of our stakeholders have mentioned that a major factor operating their business (after COVID) is the lack of affordable housing rentals to attract and retain staff.

As an employer, staff housing is extremely difficult. I personally do not struggle but we are constantly struggling finding employees to work as the commute is so far from housing options.

People that are working in an industry that is known for low pay and high demand have a hard time maintaining a positive attitude. We are forced to work holidays, long hours, (in a resort, a wedding can be a 14+ hour day with back breaking work, hauling 8 foot tables at the snap of a finger, working at top speed), however are paid the absolute minimum. It's ridiculous. When we are looking at living in ugly, cramped conditions because it's all we can afford, it's too much. People that are working shouldn't have to live with multiple roommates if they choose not to. It's an added pressure that this industry bears, simply because the workers don't have a choice. We live in a lovely area, controlled by the rich. Those who are able to visit here are demanding and spoiled. We give all of our energy, dealing with pressures from management, snide comments from guests that we are in "entry level" jobs and will probably stay there; a level of despair is prevalent. We are told to save money for the "slow" season, but don't have enough money to do so, therefore Visa or Mastercard pays our rent until "busy" time again, where we take all of our "extra" money to pay back our housing from winter. A circle of hopelessness. The foreign workers that are brought in are paid the same low wages but live cheek by jowl in cramped places, feeling lucky just to have jobs. They are worked harder than any other employees, told their options are few, so they'd better take the "extra" shifts. This is an unacceptable way to treat people. If tourism needs smiling, engaged employees, it's time to look at the big picture. One waitress who worked with me worked with BROKEN TOES because she was scared to lose her job. (At the time, management at that resort was particularly brutal). She still walks with sore feet, with crooked toes--AND SHE IS STILL A WAITRESS AFTER 20 YEARS BECAUSE IN HER MIND SHE HAS NO OTHER OPTIONS. This has to change.

It's time to balance things out, for example in Fairmont there are over 90 short term rentals in a tiny community. We need more sustainable housing that people can afford to buy or rent. Staff shortage in this valley is atrocious and housing is a massive factor. I know personally of people losing their homes because the owner wants to turn it into an STR. Why can't RDeK and businesses get together with grants etc cause let's face it the government is always throwing money everywhere, and pit this money to affordable housing.

Local bylaws should be relaxed to allow tourism employee seasonal living on larger rural parcels. For example, land may be zoned rural residential with only one residence on a huge parcel, but have as accessory use " (c) Secondary dwelling unit for farm hand;: This should be changed to "(c) Secondary dwelling unit for farm hand and or seasonal tourism employees"

This housing issue is only going to get worse with the recent increase of housing prices, and relatively stagnant tourism wages.

If we don't find housing by the end of October we are forced to leave the area we have been full time residents for 15 years  
Our kids grew up in fernie  
The situation is beyond sad

Affordable staff accommodation is absolutely necessary for the success of tourism and the community.

There are houses in every price range for people who want to own a home. Overall the Valley is very affordable compared to other places.

Many working professionals are not able to move to the area because they cannot find a place to live. This, in turn, spills in to the labour shortage of restaurants and the service industry. Short term rentals in their current state should be illegal. My neighbour has built yurts and is renting them on VRBO; this is extremely frustrating as he is not properly zoned for this and has resulted in many upsetting occurrences such as fires during the ban, impaired driving on the road, and excessive noise.

Government needs to invest on housing and initiate measures on limiting ownership of rich people on properties. Build more affordable housing for locals.

Loosening of OCP rules such as allowing a tiny home would make affordability as a secondary suite much more attainable. Garage with a secondary suite is the only very expensive option.

There just needs to be more affordable options.

Limits need to be set in air bnbs and better places for locals to live long term need to be put in place

Housing is more expensive than the wages at the industries in the area including the mines.

We need more affordable housing!

Been herable the home and beeree years and will most likely leave for more stable home and better rent not from an Albertan

Housing should be more cheap,so that we can buy and settle here

No

We absolutely need more low income housing for your regular person - working full time with pets and potential family. The current housing situation is forcing people who want to live here

permanently to move elsewhere and so continues the staffing issue we have seen for many years and even more in the few years.

As a government employee who is extremely respectful of rentals I understand the hesitation owners have renting to "resort staff" as they often come from out of town and party/wreck places which makes it extremely difficult for those of us who are respectful good tenants to find a place.

Even staff accommodations are quite expensive, and are less than ideal living situations.

I have lived in the same (rented) townhouse, in Invermere, for the past ten years. When my son and I first moved into the neighborhood, there was an equal mix of long-term rentals and full-time owners/residents. It was a lovely, secure, and friendly neighborhood. Over the past five years, I would estimate that 85% of those long-term rentals in our area have shrunk to 10% or less. Some spaces have been purchased by full-time homeowners, but the majority have been converted to AirBNBs/VRBOs. These HAVE NOT been positive changes to my neighborhood! Over the years, we have been subjected to "patio karaoke", live bands, axe-throwing competitions at 3 am, and backyard bonfires/fireworks during a fire ban by these short-term renters. 100% of my interactions with these visitors has been EXTREMELY negative. Generally, they have been aggressively belligerent because I'm "messing up" their vacation. Multiple times, I have found that all of my tires have been completely deflated after asking a "visitor" to curb their revelries. I would love to see the RDEK and the surrounding districts impose some restraints on these short-term rentals. Can they be isolated to particular locations? Can it be mandated that in order to operate an AirBNB/VRBO you must live on the property full-time (ie: a "granny suite" over the garage, a basement suite/main floor rental in a house)? I am aware that there are HORRIBLE long-term renters out there. The Landlord/Tenancy Act needs an overhaul. I have friends that have been financially devastated by damage done to their rental suites by long-term renters. What we need is to develop a more equitable/legal relationship between landlords and tenants, and to have more stringent regulations on short-term rentals. AND WE NEED MORE AFFORDABLE HOUSING FOR LOW-INCOME FAMILIES!! I negotiated with every organization that my son was involved in--volunteer hours in exchange for registration fees--so that I didn't have to work a second job so he could be a Cub Scout, or try out Judo, when he was young. I was able to maintain my full-time employment, and enroll him in EVERY activity that he was interested in. Not everyone is comfortable with this approach. There are sooo many people struggling with the cost of simply providing safe, secure, adequate housing for their families. Short-term rentals need to be more regulated!!

There are too many condos and not enough single detached houses with reliable sewage and good drinking water.

Ban or limit short term rentals would result in more long term rentals hitting the market. Also the laws. I wouldn't want to be a long term landlord either. Short term rentals have hospitality laws

and don't have to follow any covid protocols, taxes like AHRT. If short term (air b n b) are not controlled, taxed or limited there will soon be 0 long term rentals.

I am always scared that if our rental apartment gets put on the market that I'll have to leave my home due to no other options. I am also worried about not finding staff this winter as they won't have anywhere to live either

Allowing foreign investors to purchase real estate here as a business and allowing people in these rural areas to rent everything as air bnb is going to destroy these small communities. There has to be somewhere for families to start and seniors to end. That's how we build community. We can't just billet workers during the busy seasons and tax the holiday property owners into oblivion.

We need long term rentals, they need to be affordable so people who are from this valley can stay in the valley,

I am moving due to the lack of available housing.

Not having pet friendly housing

You guys need to fix this quick. Losing many good people.

The business I run is always short staffed due to housing needs. People who work these types of jobs can not afford to live here. This put tremendous amount of stress on workers that do live here. They are over worked until they quit due to burn out.

I think I over explained myself above so feel free to read it again.

More and more short term rentals are coming on the market replacing long term housing options. Many businesses are severely short staffed as there are no places for people to live so they have no choice but to move away.

Short term rentals are great for the local economy but should be regulated/limited

I'd like to zone a portion of Cordillera for Alternative Co-Housing and Crescentwood for and ARC-style residential workspace

I think the amount of vacation rentals is the largest reason there is a housing issue in the valley.

Rent controlled basic housing would be a huge asset to our area. The STRS we manage are high end and not what most workers are looking for/what they could afford were they added to the long term rental pool.

LESS RBNB, this is killing our valley

I got lucky finding a place I feel like I won the lottery with my house. No other options like it have come available since I found our place

I am a owner of a restaurant. This survey is hopefully directed to other group. My problem is to find accommodations for my staff no for myself.

Change the short term housing rules right away to free up housing options. Limit the number of short term housing like a taxi license. Have a lottery of existing short term units and that's it! The rest will be forced to long term tenancy which will immediately address the housing issue in the valley. Please take action right away! The City of Fernie Elected officials should be embarrassed with what a terrible job they have done in address housing concerns. Deferring or declining decisions hurts the business community. New real leadership is needed!! Can you Actually help make a difference? Please take action.

It's virtually impossible to find affordable, pet friendly long term rentals.

More density and supply is needed in appropriate areas for the variety of housing needs and sizes.

It's nothing but a nightmare.

I live in Fernie. There are major differences between communities in the RDEK. Working class people in Fernie are literally living in sheds. Please find some solutions to create housing availability in Fernie.

We live in the most beautiful part of the country, please help us get more housing options that are affordable so that more of us can call this place home!

I hate that landlords have a massive 4 bedroom family home but will only allow two couples to live ther

People discriminate young families with children and people with pets.

I have lived here for just about 2 years. I have seen large groups of people leaving the area because of affordability and lack of housing. My partner has a business in the area which only complicates the situation for us however because of the lack of housing security in the area we have set out a plan to move our business and personal belongings to another province to ensure that we are not swallowed alive by the volatile market the local governments have allowed to take over. Outside of the general fluctuations of the housing market year to year the local governments make it exponentially harder on the populations by encouraging wealthy people to move to the area without having a solution for the current people in the area and throughout the year writing more and more bylaws that suppress locals even more.

For the past 3 years I have not been able to save any money to invest in my future or pay off my debts/student loans.

rent gauging is real, they know people are desperate to find housing, so the rent prices have gone up significantly. invermere rent prices are now comparable to banff and canmore. rent has gone up yet wages stay the same.....

The lack of affordable housing, both in the rental and sale markets is now causing a severe staffing shortage.

Housing is probably the single most important item for sustaining a tourism industry in the RDEK.

Make secondary suites easier to have

If my whole street had 20 houses, more than half of them are empty for most of the year. That is insane. 14 houses out of 20 are vacation houses meanwhile my friends are grown adults sharing accommodation with 6 people because "there are no houses". How can more than half the houses in a town be sitting empty. How are you going to find any staff in 5 years time? No one. And I mean no one wants to live in sparwood or hosmer, etc they just HAVE TO because they can't afford anything else. How can a normal person buy a house listed as \$675,000 but it is falling apart and not livable without renovations. How can anyone getting paid WAY BELOW industry standard afford this? Why is the whole town paying way below industry standard? This is insane!



Summer homes sitting empty or sold as airbnb have made the ability to find a rental unit much harder to find since I first arrived over 7 years ago. Would like to buy in the next few years, but the outrageous prices we seem to need to pay steer us away.

I worry as housing prices continue to rise and also grocery and gas prices soar that people in these industry's will stop coming to Fernie. We simply cannot afford to live here in the coming years if wages stay the same and everything else goes up. Something needs to change.

If it were easier and more affordable for my partner and I to stay living in the area with our child and to buy a house and to stop renting we would be better off. But with the housing costs and rental costs as they are and cost of living going through the roof we are afraid we will have to relocate, which will then in turn increase the already horrible staffing shortage. As I've seen so many people leave for the cost of housing and unavailable affordable options for them and their families.

I think there is a large gap in the 300,000 plus housing market we are looking for an option at a higher price point near 400,000 are and find almost nothing. Our options are taking on small condos or mobile homes with high fees or pad rentals or nothing

RCR needs to build staff accommodations ASAP. This is getting ridiculous

I've lived in Kimberley for 13 years and bought when I moved. We also own vacation rental properties on the ski hill for tourists to stay in. We personally have no issues with housing or affordability.

We need more

At what point do you draw the line where is it still worth it to live here? I pay so much on rent and living costs, I save no money here. But yes, it's a beautiful place to live, with all the hobbies and friends I love. The balance is way out these days.

There's way too many people doing seasonal rentals and to purchase a home right now is ridiculous because everything is overpriced and there is no affordable long term rental

Just the amount of people applying for every time of accommodation becoming available on the Facebook renting group is very telling. I do believe that it is affecting people moving here

and in turn affecting staffing in the hospitality sector. We need more readily available, affordable housing.

I think RDEK should open some zoning for a tiny home development and encourage an investor. Also allow residents to build a second home on property 5 acre for rental.

As I currently have a place I am not thinking about leaving my hometown. However if this changes housing will be a top factor in my decision to remain here.

We are seniors and own our own home. However we know lack of housing is affecting our life, as businesses are having trouble finding staff and are going to takeout only in restaurants. Also short term rentals are uncontrolled, noise until late into night (2 or 3 am) These owners should be paying tax on their income from short term rental. Plus more for water.

Affordability is a huge issue.  
Air BNB is killing the housing market.

Workers and families need some kind of priority in the area as businesses are struggling due to lack of staff as they can't find housing! Calgarians who own property need to be made aware so they can understand rather than complaining that nothing is open or service is slow!

we need choices- for different scenarios ie 1 or 2 bedroom townhomes, no high rises condos but 3 to 4 floors would be acceptable, condos or apartments do not really need pools or hot tubs then strata fees increase. there has been no new condo developments since 2008 when the market crashed.. interesting to see how people who own condos are doing short term rentals and motels are doing long term rentals

I hope that this helps find a solution to the housing crisis. It's very very disheartening that a local born and raised in the east Kootenays can't afford to stay here, where my whole life is. Living bill to bill because minimum wage barely covers the outrageously high living expenses, what do I live here for? When my rent is comparable to major cities. We need tourism but you also need locals. Thank you.

I had to buy in Sparwood and commute to Fernie in order to solve my housing crisis. I would prefer to live in town and not have to drive an hour a day to and from work but it's all that we could afford.

Hospitality taxes should be put towards building staff housing in lieu of promoting more tourism until there is enough seasonal accommodations for low income workers.

Limited housing is making my job more difficult. Most applicants for cooks for the restaurant I work at are from out of town. About 50% decide against taking a job because of lack of housing. Limited workers, means I work 60 hour work weeks in the summer instead of 40.

Short term rentals and empty homes reducing long term rental supply

Availability of housing at reasonable rents is almost non existent

Rent is out pacing mortgage repayments, to save and buy even with a decent wage is nearly impossible.

It's a vicious cycle that has become worse since the popularity of air bnb has grown..

More affordable land needs to become available so we can buy and build.

Paying 50% or more of your wage to rent isn't sustainable.

People are leaving or not coming here because of this. I really feel for the minimum wage earners..

Two people and pets can live for the posted rental rate in a bachelor/ 1 bedroom, whereas people choosing single occupancy with no pets are forced to pay the same posted rental rate for the same sized unit.

There are not enough minimum wage/low income houses, especially for single occupants.

I'm lucky so have had great houses at fair prices. when that changes my opinion will also likely change. Or I will relocate to somewhere more affordable.

No

Government fees and regulations restrict and are factors in housing costs here. Lot subdivision process for smaller lots are too full of "process "and costs are too restrictive. Zoning, permits and planning processes need to be easier. People are told they need to hire consultants because the government system is so complicated. Very costly. You should talk to builders about what fees and regulations can be reduced. More will be built and sold if pricing and policy is reasonable.