



District of Taylor

Interim Housing Needs Assessment

November 2024



urban
matters

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EXECUTIVE SUMMARY

About this Report

This report is an interim Housing Needs Assessment, developed in accordance with Provincial legislation. The District of Taylor completed a Housing Needs Assessment in 2021 using 2016 census data. The 2024 Interim Housing Needs Assessment provides an update of key housing and demographic indicators using 2021 census data, and an assessment of overall housing need over the next 5- and 20-years within the District of Taylor.

In 2023, the Provincial Government, via Bill 44 – Housing Statutes, updated the legislative requirements of municipal housing needs assessments to include the following additional considerations:

- An updated method for projecting dwelling units;
- A long-range OCP capacity assessment, using dwelling unit projections to 20 years and a calculation of current underlying need;
- A description of actions taken to reduce housing need since the last Housing Needs Report;
- A statement regarding housing need near specific transportation infrastructure that supports transit, walking, and bicycling.

These changes are intended to support municipalities in preparing to accommodate the provincial priority of increasing housing supply and diversity. The goal is to create an affordable housing environment that works for everyone.

Background

The District of Taylor, located in Northeastern British Columbia's Peace River Regional District (PRRD), is a community of approximately 1,300 residents that offers small-town living with convenient access to larger centers like Fort St. John and Dawson Creek. The community remains relatively affordable compared to other communities in British Columbia.

Key Demographics and Housing Profile:

- Taylor maintains a notably young population with a median age of 35.6 years, well below the provincial average of 42.8
- 88% of residents are under age 65, with the largest demographic (32%) aged 25-44
- Homeownership remains predominant at 78%, though rental rates increased from 18% to 22% between 2016-2021
- Average household income is \$107,600, slightly below the PRRD average
- Housing stock consists primarily of movable dwellings (45%) and single detached homes (42%)
- 75% of housing stock was built before 2001

- Property values peaked in 2016 across all housing types, with varied growth between 2011-2021: single detached homes increased 32%, properties with 2+ acres and single detached/duplex homes rose 18%, while manufactured homes saw more modest increases of 6-11%
- Rental vacancy rates have declined significantly from 30% in 2018 to 3% in 2023
- Monthly median rent has increased from \$688 in 2020 to \$782 in 2023
- An analysis of housing affordability shows that lone-parent families and non-family households are spending between 34-47% of their income on shelter costs for single detached homes on average, while couples with or without children typically spend less than 30% of their income on housing. Housing is considered affordable when it costs 30% or less of a household's income.

Key Housing Needs:

Based on the provincial Housing Needs Assessment methodology, Taylor requires 71 new housing units over the next five years and 273 units over 20 years. This need breaks down into six key components:

1. **Extreme Core Housing Need:** One unit needed within five years, expanding to six units over 20 years, with all units requiring rental tenure
2. **Homelessness Reduction:** Four units required in the next five years, increasing to seven units over 20 years
3. **Suppressed Household Formation:** 20 units needed within five years to address households unable to form due to housing constraints, growing to 80 units over 20 years
4. **Anticipated Household Growth:** 17 units required in the next five years to keep pace with population growth, expanding to 65 units over 20 years
5. **Rental Vacancy Rate Adjustment:** One additional rental unit needed within five years, increasing to two units over 20 years to maintain a healthy 3% vacancy rate
6. **Additional Local Demand:** 28 units required in the next five years to address specific housing preferences and needs, growing to 113 units over 20 years

The District of Taylor is actively working to address these needs through zoning amendments and development initiatives, particularly in areas like the Jarvis subdivision. This assessment will guide future planning and development decisions to ensure Taylor remains an affordable and attractive community for current and future residents.

1. INTRODUCTION

About the District of Taylor

The District of Taylor, located in Northeastern British Columbia’s Peace River Regional District (PRRD) is home to approximately 1,300 people (as of the 2021 Census). Residents often choose Taylor for its small community feel while maintaining easy access to larger centers like Fort St. John (15 minutes away) and Dawson Creek. Many Taylor residents maintain strong connections to Fort St. John through work and recreational activities.

While the community experienced a decrease in population between 2016 and 2021, the impact of the COVID-19 pandemic on this trend and any subsequent recovery remains unclear. Unlike larger communities, Taylor housing costs have remained relatively stable throughout the last decade. However, since 2016, rental costs have increased as vacancy rates have declined. The District is committed to increasing available housing units and expanding options for current and prospective residents.

Why a Housing Needs Assessment?

Housing Needs Assessments describe the current and anticipated housing needs of a community and are used by municipalities to better understand and quantify their local housing needs. The District of Taylor completed their last Housing Needs Assessment in 2021 using the 2016 Census data. This current Housing Needs Assessment is an update to the last assessment using the 2021 Census data. This new assessment includes much of the same information as the previous, but with data and information about the housing needs within Taylor adjusted to be more accurate to the present time. No engagement was undertaken during the development of this document due to provincial timelines and the relatively recent nature of the previous Housing Needs Assessment. This update will be used to understand the housing needs currently and over the next 5-20 years.

This Housing Needs Assessment is being developed in response to the provincial legislative introduction of Bill 44. In 2023, the province introduced Bill 44 “Housing Statutes (Residential Development)” Amendment Act. This Act requires municipalities to update their Zoning Bylaws and Housing Needs Assessments to be able to address the housing needs within their communities. Interim Housing Needs Assessments are required to be completed by January 1st, 2025.

Actions to Date

The following actions have been taken since the most recent Housing Needs Report:

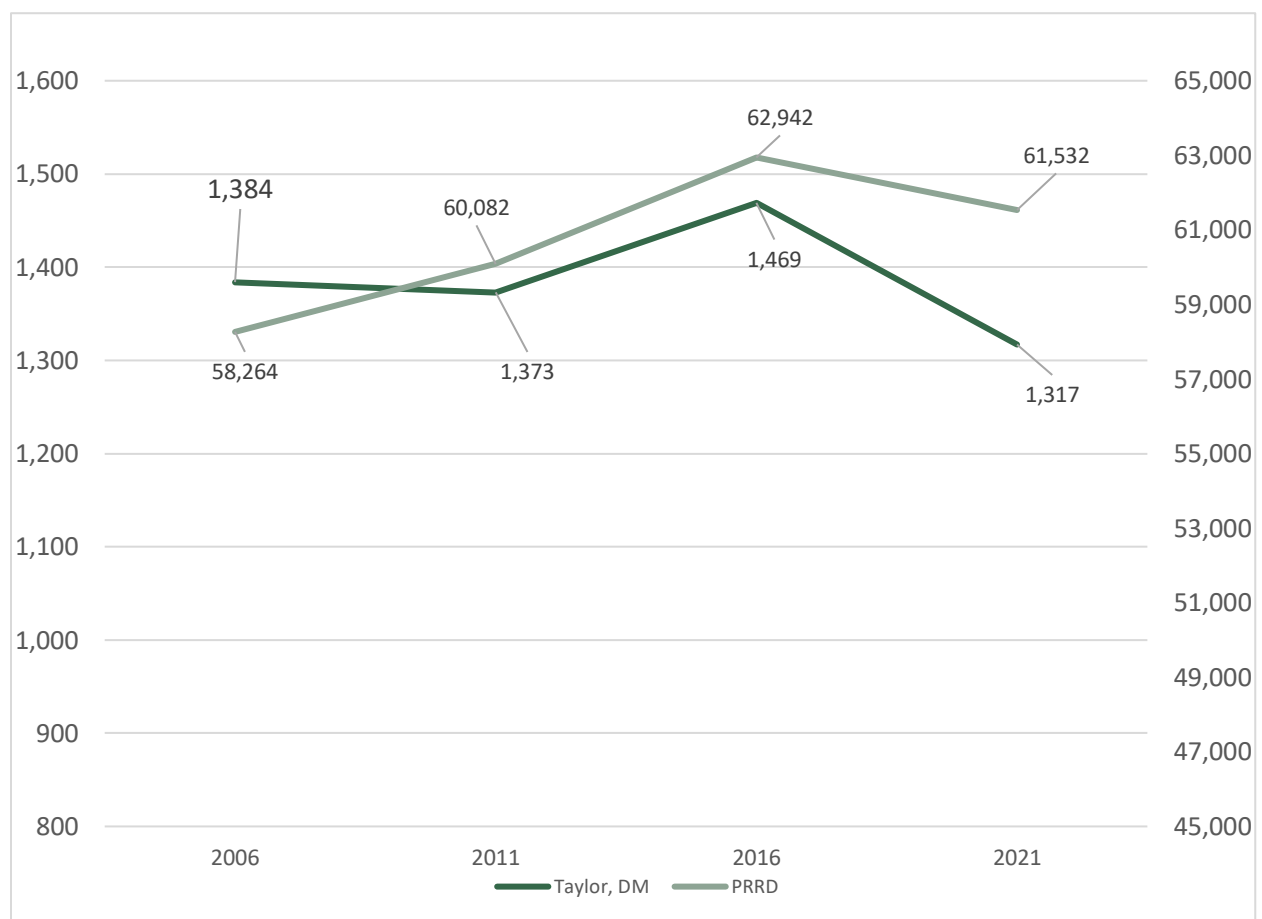
- The District has undertaken amendments to the zoning bylaw to ensure alignment with Bill 44, allowing secondary suites
- The District has undertaken an OCP update to be completed in early 2025
- Council have directed staff to explore opportunities to catalyze development in the Jarvis subdivision

2. POPULATION PROFILE

Population and Household Growth (Historical)

Between 2006 and 2021, the District of Taylor's population fluctuated but showed an overall downward trend. Between 2006 and 2021, the District of Taylor's population decreased by 67 residents. From an initial count of 1,384 residents in 2006, the population decreased slightly to 1,373 in 2011, before rising to 1,469 in 2016. The most recent census shows a significant decline to 1,317 residents in 2021. This pattern aligns with broader regional trends, as the Peace River Regional District's population grew from 58,264 in 2006 to 62,942 in 2016, before declining to 61,532 in 2021.

Figure 1: Population, District of Taylor and the Peace River Regional District, 2006 – 2021

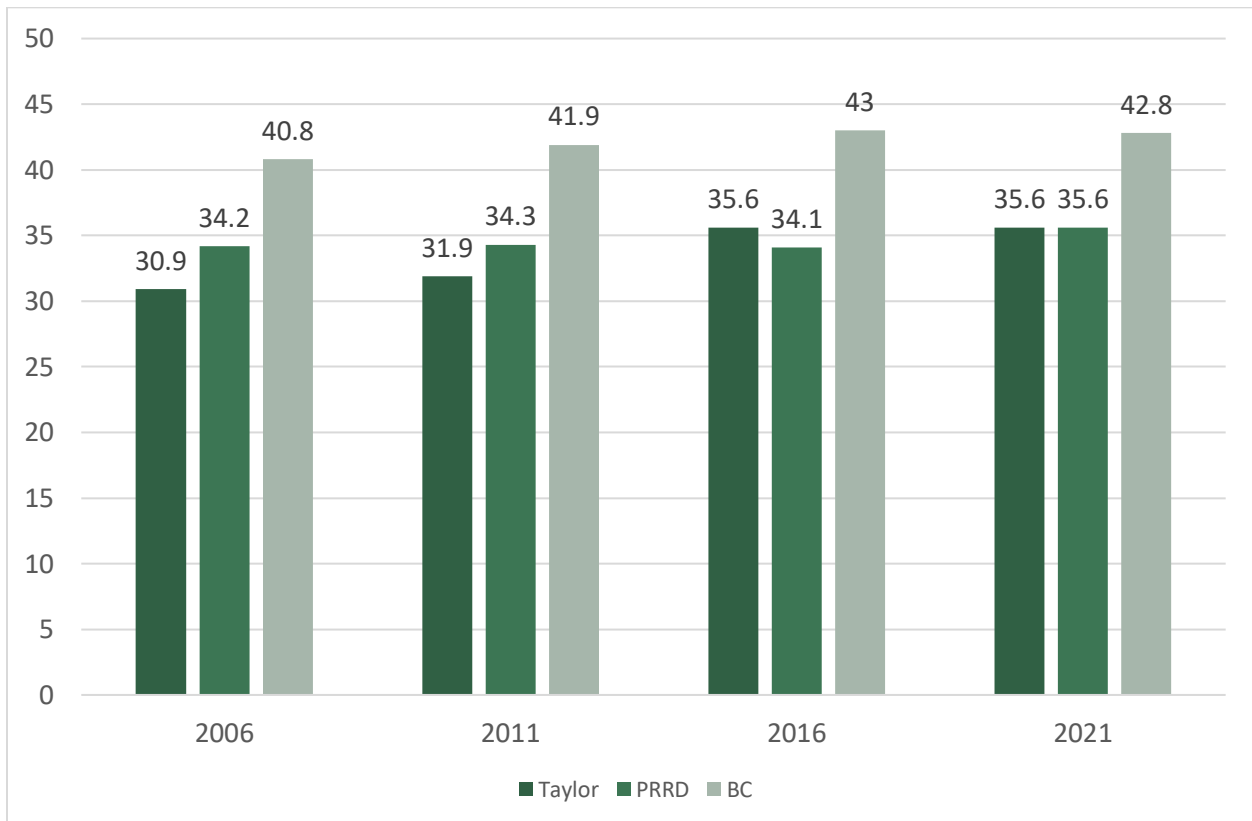


Source: Statistics Canada, 2021 Census

Population Age Data

The District of Taylor's median age was 35.6 in 2021, matching that of the Peace River Regional District. Both communities remain notably younger than the provincial median of 42.8 years, continuing their historical trend of maintaining younger populations than the British Columbia average.

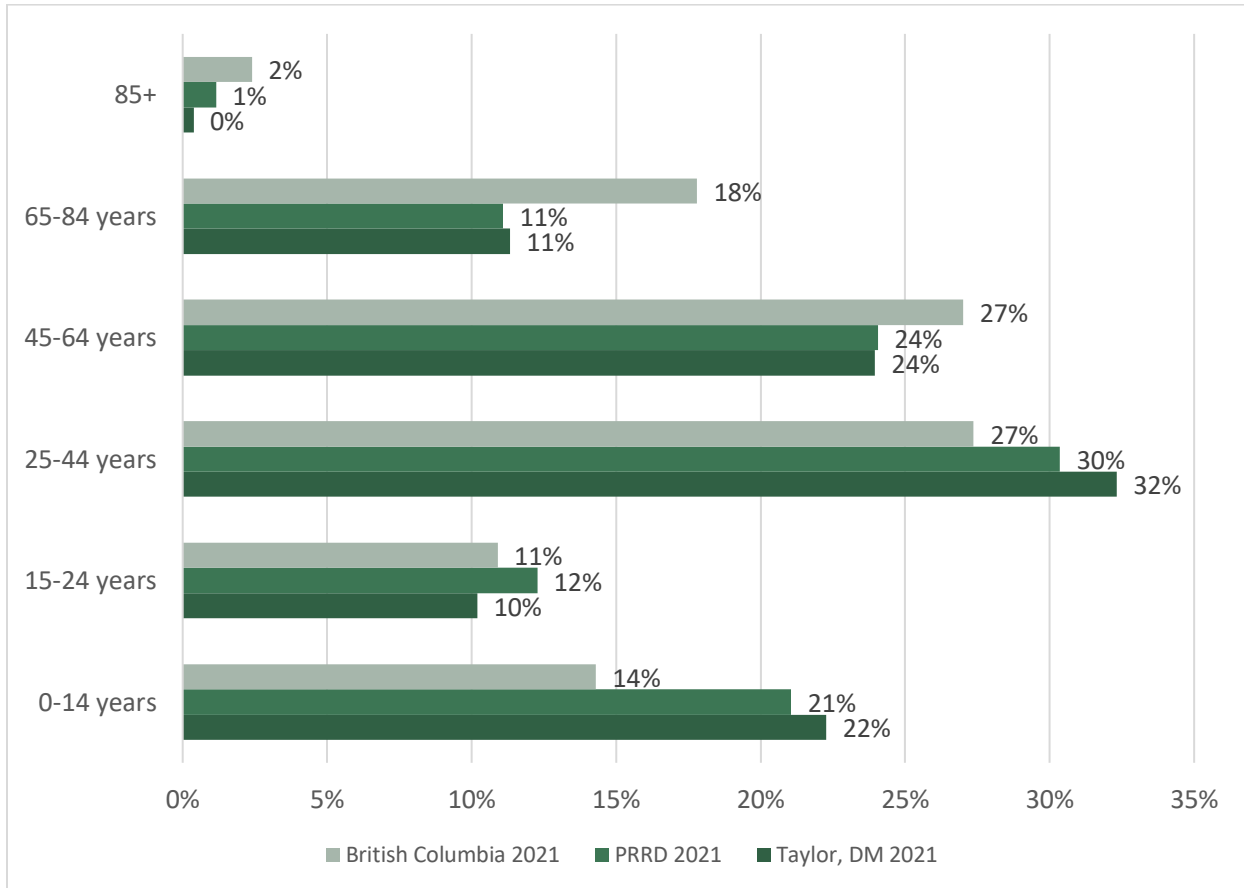
Figure 2: Median Age, District of Taylor, the Peace River Regional District, and British Columbia, 2006-2021



Source: Statistics Canada, 2006, 2011, 2016, and 2021 Census

At the time of the 2021 census, the 25-44 years age group made up 32% of the overall population of Taylor (Figure 3), followed by those aged 45-62 (24%). Children aged 0-14 represent 22% of the population, significantly higher than BC's 14%. While seniors comprise a smaller portion (11% aged 65-84, <1% aged 85+). Overall, the population of Taylor is notably young, with 88% under age 65 compared to the provincial average of 79%.

Figure 3: Population by Age Group, District of Taylor, the Peace River Regional District, and British Columbia, 2021



Source: Statistics Canada, 2021 Census

Taylor has accommodated for the younger population by developing playgrounds and ensuring that there has been space made available for recreational purposes. In 2015, the North Peace Sub-Regional Recreation Facility Inventory and Assessment noted that the region as a whole, and Taylor specifically, has a “wealth of parks and outdoor amenities.” The report also notes that Taylor and Fort St. John have numerous playgrounds upgraded to current safety standards, and that Taylor has an accessible indoor play structure. The District has focused on grants and resources that support the development of parks and recreation facilities and should continue to do so in order to strengthen the community’s current

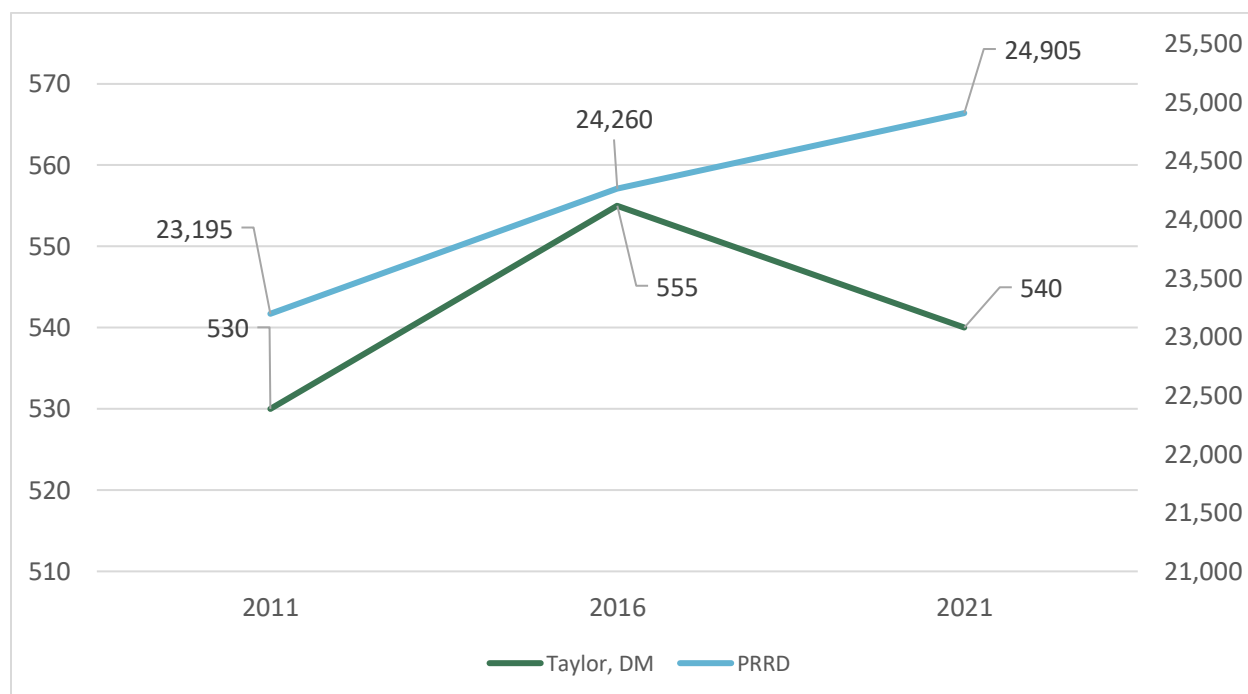
family-friendly appeal.¹ In 2023, the District of Taylor developed another playground, now having one playground per every 41 children.

While Taylor does not have a large population of seniors, consideration should be given to services and amenities that support seniors, allowing residents to age in place. This includes accessibility features, and a review of adaptable and accessible housing standards.

Household Composition

Between 2011 and 2021, Taylor's household count fluctuated minimally: starting at 530 households in 2011, peaking at 555 in 2016, then declining to 540 in 2021. This pattern contrasts with the Peace River region's steady growth from 23,195 to 24,905 households during the same period. Overall, during this period, the District saw an increase of 10 new households in 2021 compared to 2011 (Figure 4).

Figure 4: Private Households, District of Taylor and the Peace River Regional District, 2011-2021

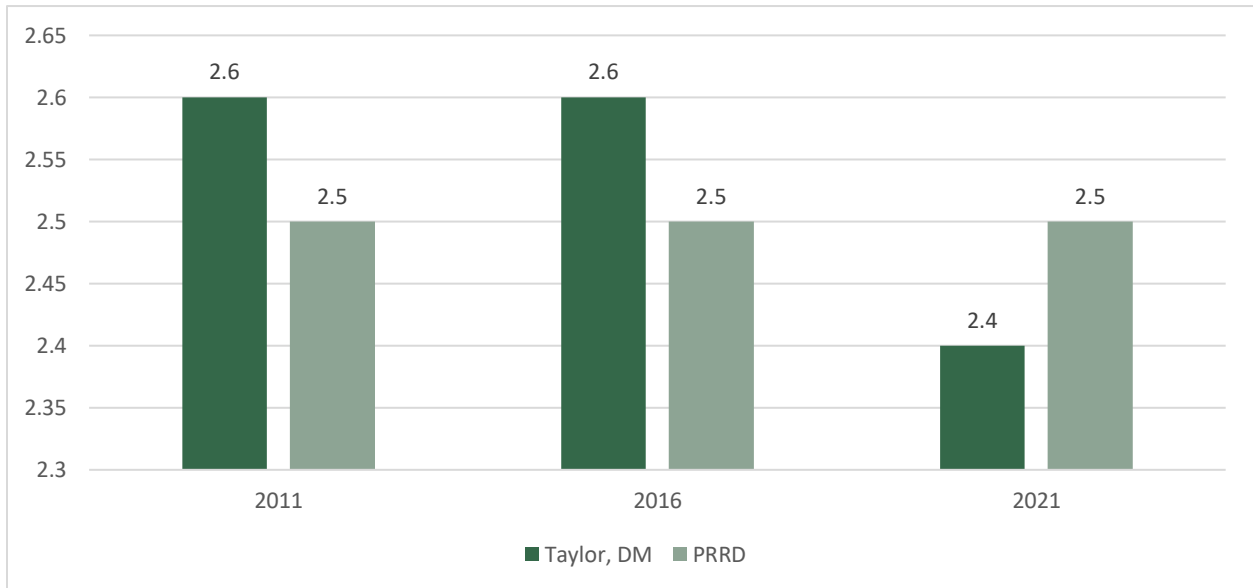


Source: Statistics Canada, 2011, 2016, and 2021 Census

¹ Available at: <https://prrd.bc.ca/wp-content/uploads/2014/12/NP-Rec-Study-Part-3-Recommendations.pdf>

In 2021, the District of Taylor had an average household size of 2.4 people (Figure 5), down slightly from 2.6 people in 2016. The Peace River Regional District maintained a consistent average of 2.5 people per household throughout this period.

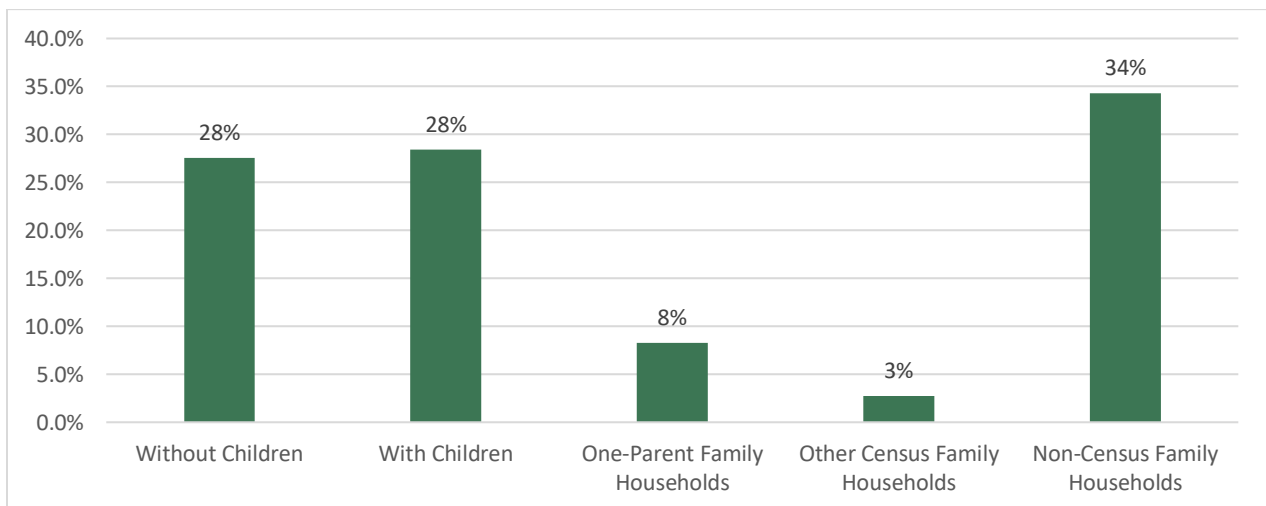
Figure 5: Average Private Household Size, District of Taylor, the Peace River Regional District, 2021



Source: Statistics Canada, 2011, 2016, and 2021 Census

Census families make up 65% of Taylor's households, including couples (with or without children) and single-parent families. These break down into households with children (28%), without children (28%), single-parent households (8%), and other census families (3%) (Figure 6). The remaining 34% are non-census family households, which include people living alone or unrelated individuals sharing accommodations (roommates).

Figure 6: Households by Type, District of Taylor, 2021

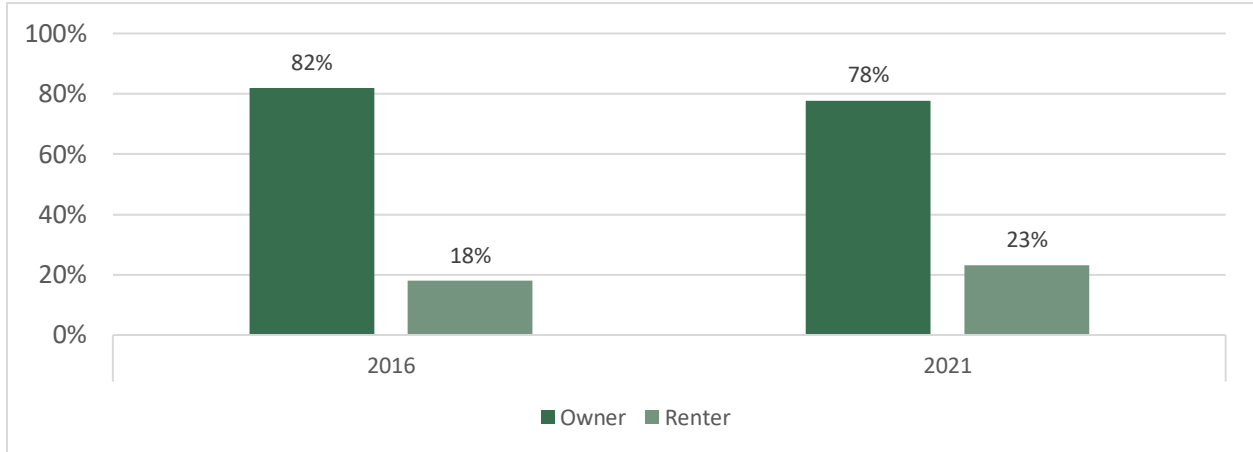


Source: Statistics Canada, 2021 Census

Tenure

Homeownership remains predominant in Taylor, with 78% owning their homes and 22% renting in 2021. This represents a shift from 2016, when 82% were homeowners and 18% were renters.

Figure 7: Proportions of Private Households by Private Tenure, District of Taylor, 2016-2021

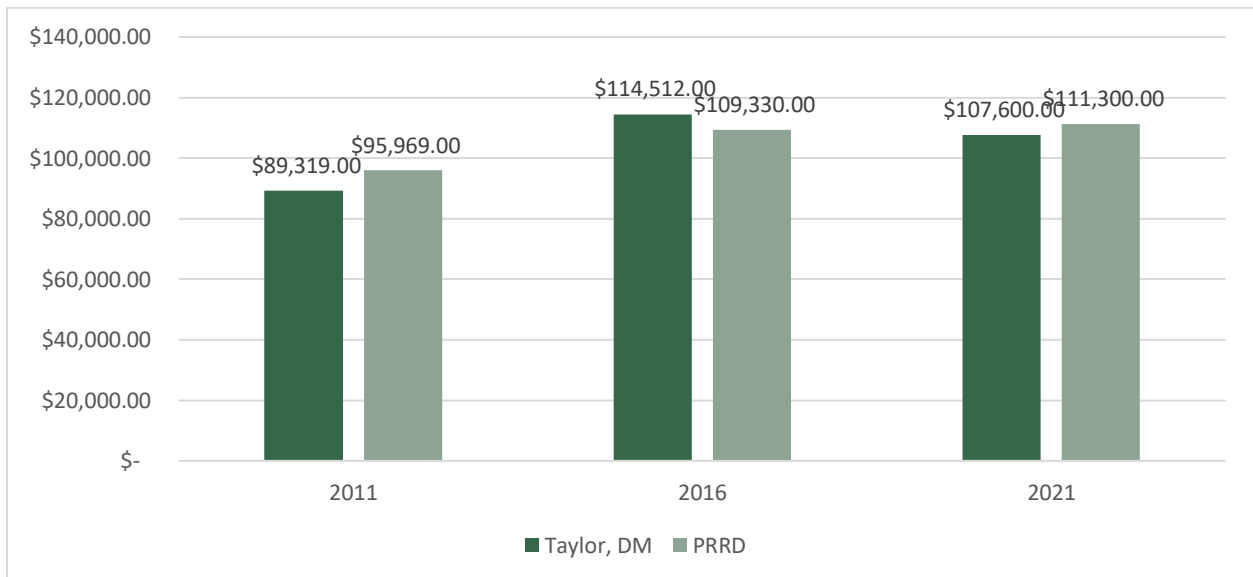


Source: Statistics Canada, 2016 and 2021 Census

Income

Taylor's average household income was \$107,600 in 2021, slightly below the Peace River Regional District's \$111,300. While this represents a 20% increase from 2011's \$89,319, it shows a 6% decline from the 2016 peak of \$114,512.

Figure 8: Average Household Income, District of Taylor and the Peace River Regional District, Before Tax, 2011 - 2021



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

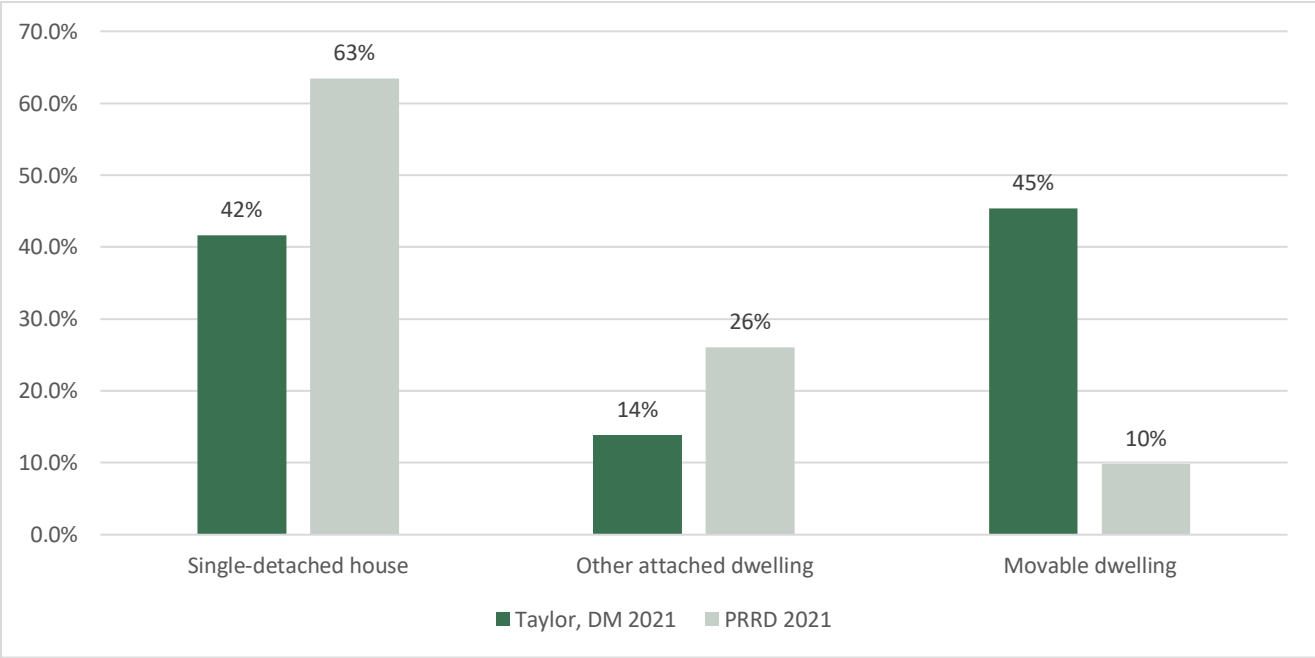
3. HOUSING PROFILE

Housing Stock

In the District of Taylor, movable dwellings represented the most common form of housing in 2021 (Figure 9). Movable dwellings often consist of trailers or manufactured dwellings with or without wheels. Forty-five percent (45%) of dwellings in Taylor were movable dwellings, a much higher proportion than the Peace River Regional District’s with 10% of its housing stock represented by moveable dwellings.

Single detached dwellings were the second most common form of housing, making up 42% of Taylor’s housing stock in 2021. About two in every five units in Taylor are single detached homes compared to two out of every three in the Peace River Regional District.

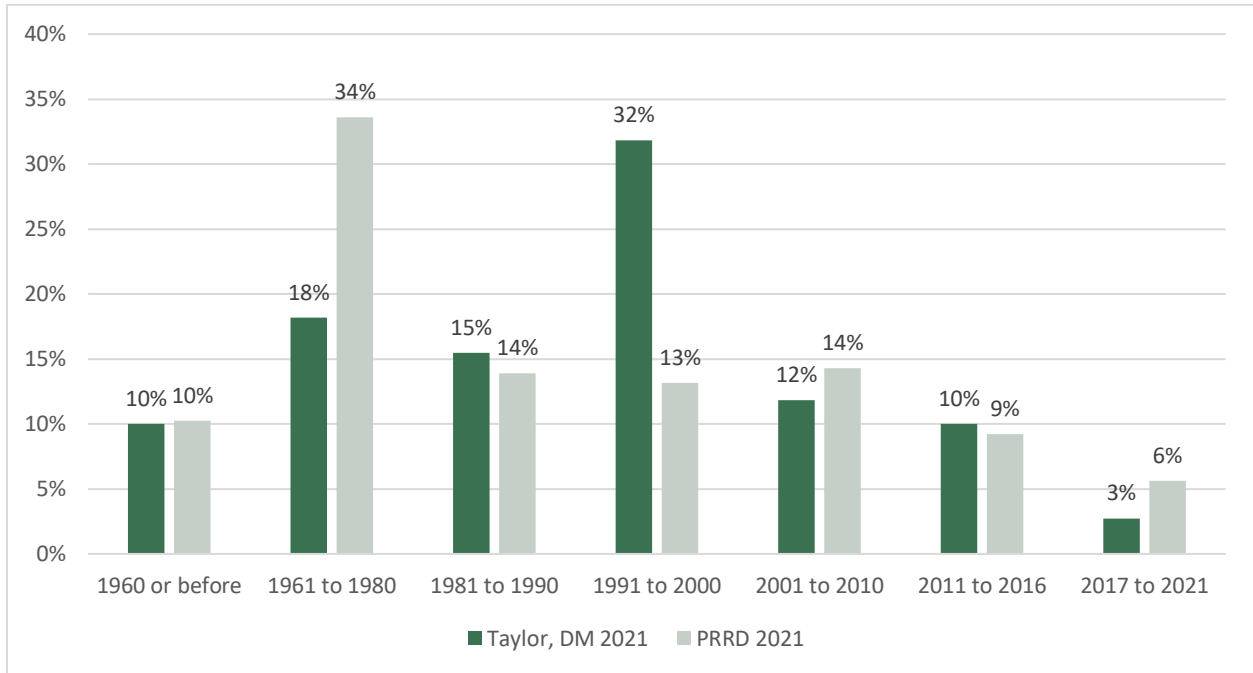
Figure 9: Dwelling by Structure Type in Taylor and the Peace River Regional District, 2021



Source: Statistics Canada, 2021 Census

The housing stock in Taylor is primarily made up of dwellings which were constructed between 1991 and 2000. Seventy-five percent (75%) of the housing stock was constructed before 2001, while only 3% of dwellings were built between 2017-2021. This differs from the PRRD trend where 34% of housing was built between 1961-1980 and 6% between 2017-2021.

Figure 10: Dwellings by Period of Construction, District of Taylor and the Peace River Regional District, 2021



Source: Statistics Canada, 2021 Census

Core Housing Need

As defined by Statistics Canada, “core housing need” refers to whether a private households housing falls below the threshold of housing adequacy, affordability, or suitability. These are defined as follows:

- Adequate housing requires a home to not require any major repairs. Some of these repairs may consist of but are not limited to plumbing, electrical wiring, or repairs needed towards ceiling, floor, or wall structure.
- The threshold for suitable dwellings requires a home to have enough bedrooms for the size and composition of the household (refer to the National Occupancy Standard²).
- Affordability includes those who live within a dwelling who are spending 30% or more of their total before-tax income to pay shelter costs.

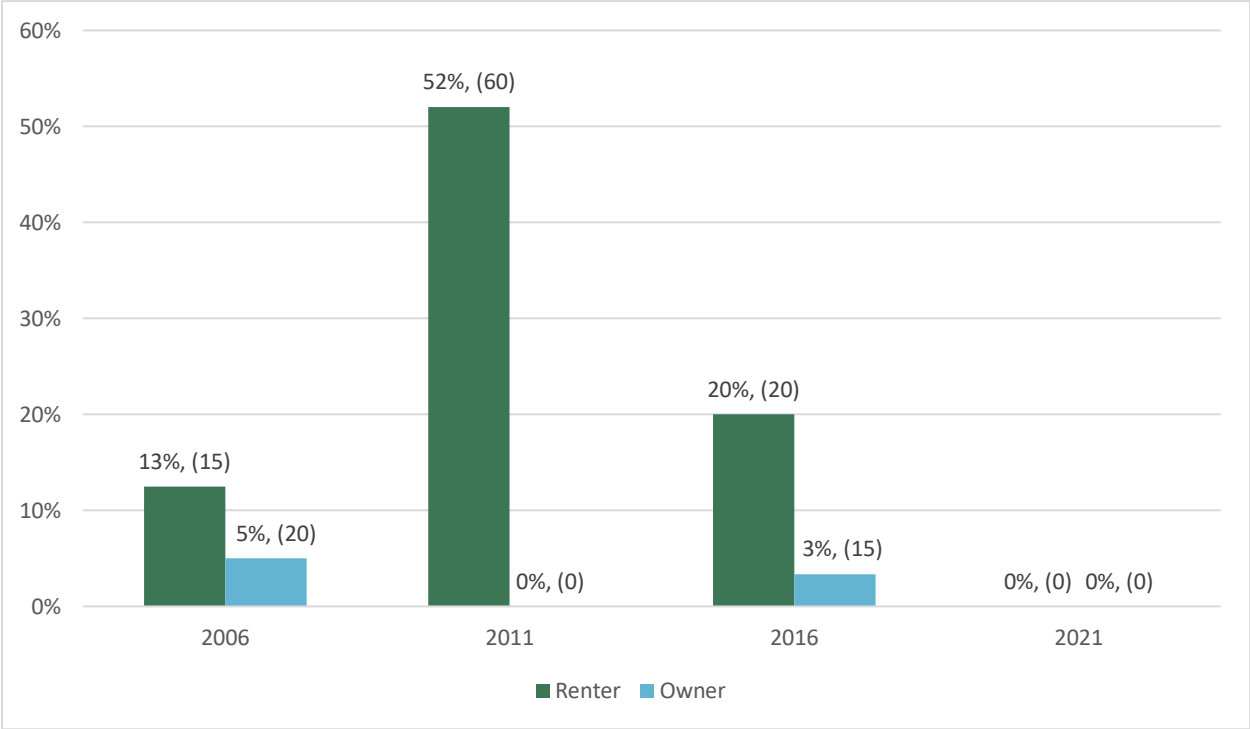
Any household that is found to be experiencing one or more of these issues and does not have sufficient income to afford a housing alternative in their local market is determined to be in core housing need. Extreme core housing need, as defined by Statistics Canada, refers to households which are spending over 50% of their before-tax household income on shelter. The thresholds for adequacy and suitability are considered when determining extreme core housing need.

² [National Occupancy Standard](#)

In 2021 there were no households found to be in core housing need in Taylor; however, this may be due to data suppression due to the small size of the community. No households were found to be in extreme core housing need either. In previous Census years, the rate of households in core housing need was significantly higher among renters than they were for homeowners. In 2011, there was a peak in core housing need among renters, at a high of 52%. In contrast, 0% of homeowners were in core housing need in 2011. Since 2011, the rate of renters in core housing need has declined considerably. In 2016, the number of renters in core housing need decreased from 52% to 20%, and then from 20% to 0% in 2021. However, the 0% presented in 2021 is due to an absence of data and is not an accurate representation of the situation in the District of Taylor.

The decline in core housing need amongst renters from 2016 to 2021 may be attributable to several factors. First, the overall population decline between 2016 and 2021, which is in part at least attributable to the economic and social impacts of COVID-19, may have driven some shorter-term residents (who are more likely to rent) away from Taylor. Additionally, the federal government implemented the Canada Emergency Relief Benefit in 2020 as a response to the pandemic. This benefit supported a number of very-low and low-income Canadians, particularly those most likely to be in core housing need.³

Figure 11: Core Housing Needs by Percentage and Count, District of Taylor, 2011 - 2021



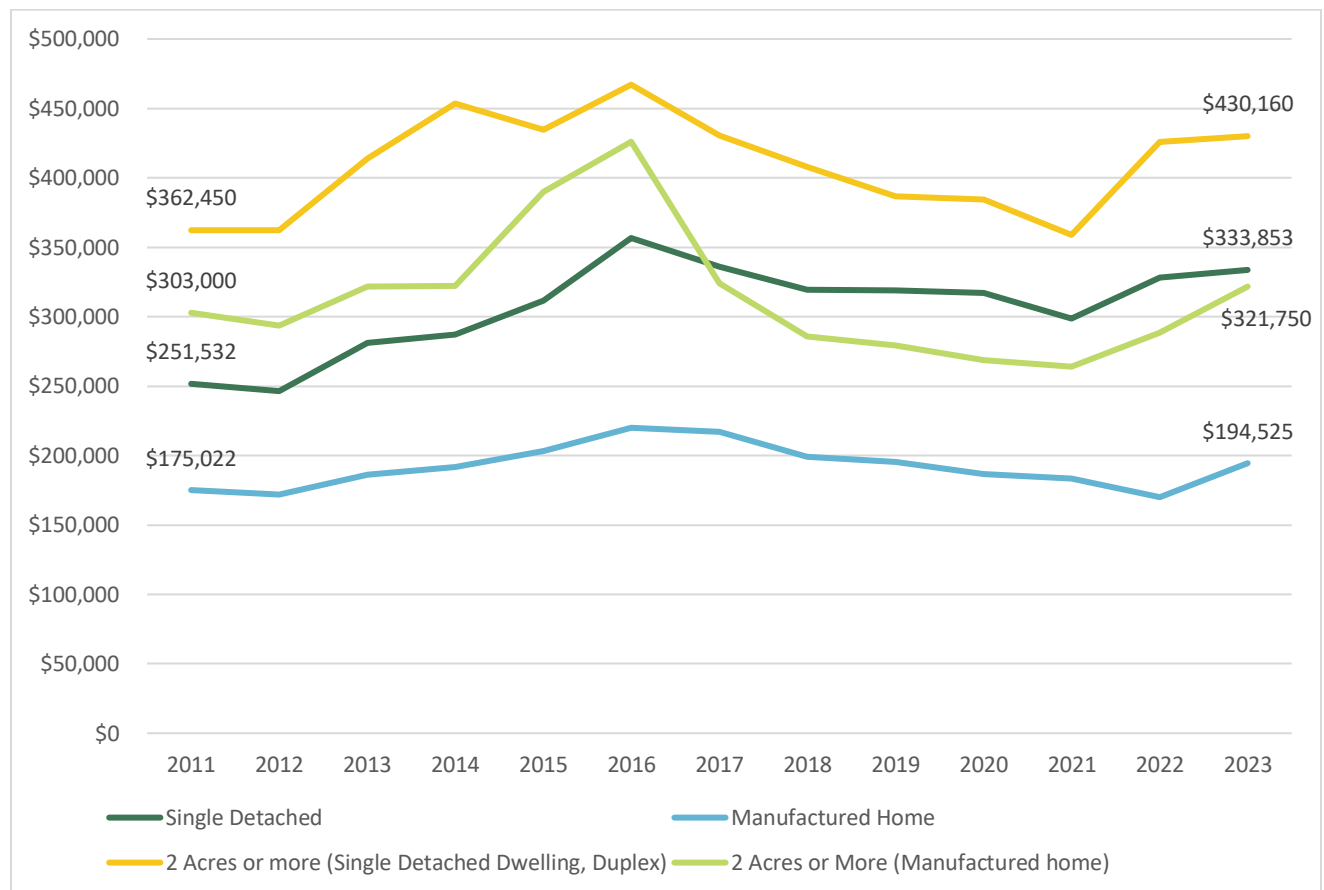
Source: Statistics Canada, 2021 Census, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

³ [Understanding Core Housing Need Data, 2021](#)

Home Ownership

Property values in Taylor peaked in 2016 across all housing types, with properties containing two or more acres and single detached or duplex homes consistently maintaining the highest values. Between 2011 and 2021, single detached homes saw the largest increase at 32%, while single detached and duplex homes on two or more acres increased by 18%. Manufactured homes showed more modest growth, with those on two or more acres increasing by 6% and standard manufactured homes rising by 11%. Manufactured homes on two or more acres of land were valued higher, on average, than single detached homes until 2016, when single detached home values surpassed these manufactured home properties. Manufactured homes that are on smaller parcels of land have been valued less than other homes throughout 2011-2021 and have averaged between \$150k and \$250k. These likely represent a more affordable option for home ownership for residents of Taylor, due to reduced assessment and sales cost.

Figure 12: Average Assessed Value by Housing Structure, 2011-2023



Source: BC Assessment

Affordability Analysis

Based on the median household income of residents living in the District and their monthly shelter costs, housing within Taylor is typically affordable. Lone-parent homes and non-family households, which are typically individuals living alone or with roommates are the households which are widely spending over 30% of their income on shelter. Lone parents and non-family households who live in single detached homes with large properties are typically spending 34-47% of their income on shelter costs. Non-family households living in single detached homes and manufactured homes with large properties, on average, spend 39-41% of their income on shelter costs.

Table 1: Affordability Gap Analysis for Owners

	Median Household Income (2021)*	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs			
			Single Detached (Large Property)	Single Detached	Manufactured Home (Large Property)	Manufactured Home
Couples without children	\$117,194	\$2,930	23%	20%	19%	12%
Couples with children	\$137,057	\$3,426	20%	17%	17%	10%
Lone parent families	\$80,447	\$2,011	34%	30%	28%	18%
Non-family households	\$58,398	\$1,460	47%	41%	39%	24%

	Spending less than 30% of household income on shelter costs
	Spending approximately 30-49% of household income on shelter costs
	Spending 50% or more of household income on shelter costs

This Table is Analysis undertaken by Urban Matters, and uses BC Assessment data and Census Data

Rental Housing

Taylor's average monthly rent was \$782 in 2023, representing a \$40 increase from 2022. While rents briefly decreased from \$727 to \$688 in 2020, they have shown a steady increase between 2020 and 2023.

Figure 13: Historical Average Rent, District of Taylor, 2019-2023

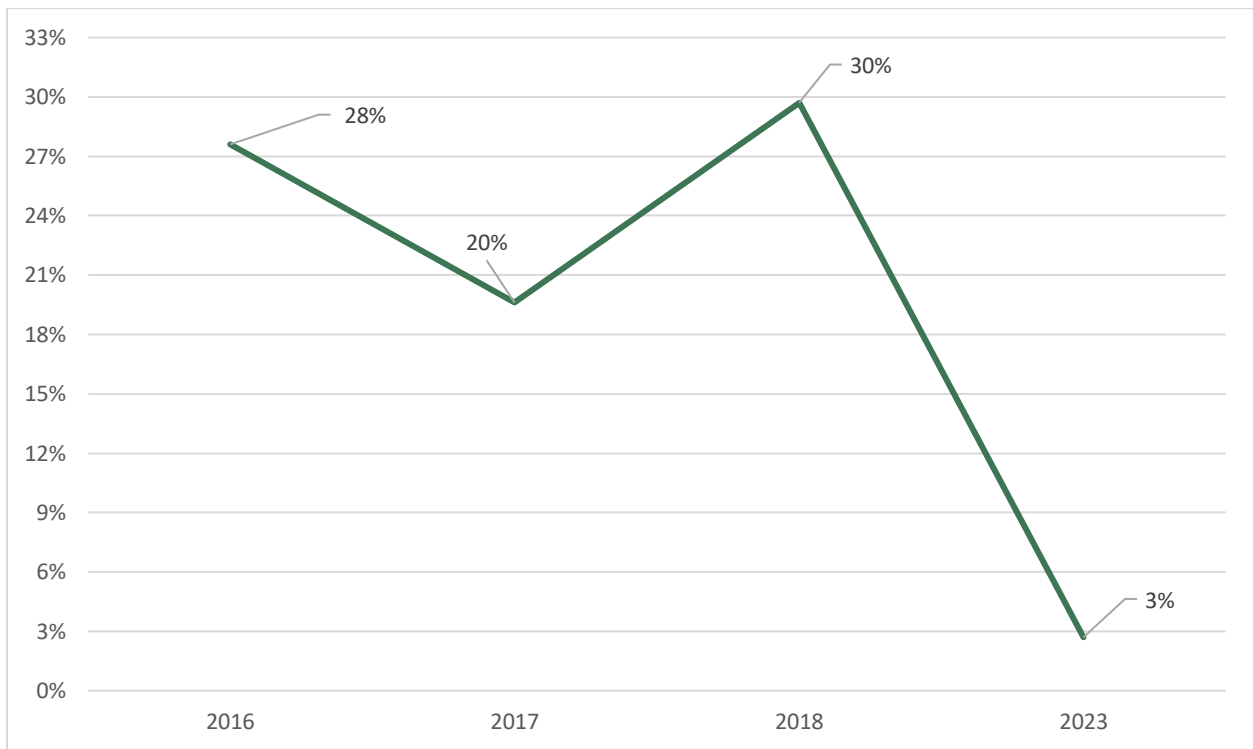


Source: Canada Mortgage and Housing Corporation, Housing Market Information Portal, 2024

Rental vacancy data is available only for select years (2016-2018 and 2023), with some years' data being suppressed. In smaller communities like Taylor, statistical data may be suppressed to protect individual privacy when sample sizes are too small. Where 2021 data is unavailable, the calculation of needs (see Section 0) for the rental vacancy rate adjustment uses the provincial vacancy rate for 2021.

Taylor's vacancy rates remained consistently high (20-30%) between 2016-2018, reaching 30% in 2018. However, by 2023, the rate dropped dramatically to 3%. This significant decrease could indicate several things, including an influx of new renters to Taylor, a loss of rental housing stock, or a shift from homeownership to renting among existing residents.

Figure 14: Vacancy Rates for the District of Taylor 2016-2023



Source: Canada Mortgage and Housing Corporation, Housing Market Information Portal, 2024

4. KEY NEEDS

5 and 20-Year OCP Capacity Assessment

The Housing Needs Assessment methodology developed by the province estimates the total number of housing units required to address a community's current and anticipated housing needs over 5- and 20-year time frames based on publicly available data sources that can be applied to communities of various scales. **This data does not represent housing that the District must build or targets that the District must meet but is an estimate of overall need and demand based on available statistics.** It is composed of the following six components (Components 1-6) of housing need, which are summed and rounded to the nearest whole number to determine the total 20-year housing need:

- **Component A:** Supply of units to reduce extreme core housing need (those paying more than 50% of their income for housing)
- **Component B:** Supply of units to reduce homelessness
- **Component C:** Supply of units to address suppressed household formation
- **Component D:** Supply of units needed to meet household growth over the next 5-20 years
- **Component E:** Supply of units needed to make at least 3% vacancy rates
- **Component F:** Supply of units needed to meet local demand (this component is only included for municipalities)

Component A: Units to Reduce Extreme Core Housing Need

For the District to address the households in extreme core housing needs, over the next five years there will need to be at least one unit developed and six units developed over 20 years. All units over the next 20 years will need to be rentals if they were to keep up with the housing market and extreme core housing needs of the community.

Component B: Unit to Reduce Homelessness

The District of Taylor is committed to making efforts towards reducing homelessness over the next 20 years. Using the HART BC HNR calculator, Taylor will need to develop four units over the next five years and seven units over the next 20 years which could help address the homelessness within the community.

Component C: Units to Address Suppressed Household Formation

Units to address suppressed household formation are defined as the number of units required to be developed to meet the demand from households unable to form due to a constrained housing environment. For example, this may include older children who are unable to move out of their parent's home as they cannot find affordable or suitable housing options in the community. In the District of Taylor,

20 units over the next five years and 80 units over 20 years are required to address suppressed household formation.

Component D: Units to Meet Household Growth

Units to meet household growth are the units required to keep up with the population growth and housing market within the District. 17 units are required over the next five years and 65 units over the next 20 years to keep up with household growth. This calculation assumes that there is a higher growth period within Taylor during the first five years of the 20-year period.

Component E: Rental Vacancy Rate Adjustment

To ensure a rental vacancy rate of 3%, one additional rental unit would be required over the next five years and two rental units over 20 years. The low number of units required in this component are due to a relatively healthy vacancy rate in the community as well as an assumption that Component D: Units to Meet Household Growth, will produce sufficient rental housing to meet ongoing needs.

Component F: Additional Local Demand

The final component included in the Housing Needs Assessment Method is a calculated number of housing units reflecting additional demand for housing within the District of Taylor, beyond the minimum units required to adequately house current and anticipated residents. Accounting for this additional local demand helps address the needs of households who require or prefer housing with certain characteristics (housing location, unit size, transportation options, amenities, etc.). The 5-year projections state that Taylor would need to produce 28 units to meet this need and 113 units within 20 years to meet additional local demand.

Summary of Need

In Taylor, to meet anticipated demand, a total of 273 units will be required to become available by 2044. In the next five years, approximately 71 dwelling units will be needed by 2029.

To meet 5-year need:

- One unit is expected to be rental
- Four units will be needed to address homelessness
- Two units should be considered to address the extreme core housing need
- 18 units need to be added to Taylor to meet the anticipated growth rate
 - Units which are added to address the anticipated growth should include a component of affordability to ensure a continued mixed-income community

The following table, developed by using the Housing Assessment Resource Tools (HART) BC HNR calculator, sums up Components A-F in the following sections and rounds to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays the estimated 5-year housing needs using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021-2026.

Table 2: District of Taylor 5- and 20-Year Housing Needs

Component	5-Year Need	20-Year Need
A. Extreme Core Housing Need	1	6
B. Persons Experiencing Homelessness	4	7
C. Suppressed Household Formation	20	80
D. Anticipated Growth	17	65
E. Rental Vacancy Rate Adjustment	1	2
F. Additional Local Demand	28	113
Total New Units – 5 Years	71	
Total New Units – 20 Years		273

Source: Housing Assessment Resource Tools, BC HNR Calculator 2024

Key Statements of Need

This section has been completed to reflect the needs of the previous Housing Needs Assessment, which was completed in 2021 by the District. This assessment has revisited these needs and provided any updates which have occurred since the last assessment was completed. This assessment also includes an additional component of need, which has been required by the Province, which is housing in proximity to transportation. The District recognizes these key statements of need and is committed to working to maintain Taylor as an affordable community.

Housing for Seniors

Through previous engagement, stakeholders indicated that there are long waitlists for seniors housing with wait times of 2-3 years in the region. There are some cases where individuals are prematurely placed in long term care facilities when appropriate supportive housing units are not available. Throughout the rural areas, many seniors are choosing to move to communities with more services or to be closer to family.

Rental Housing

Between 2016 and 2021, the number and proportion of renter households has increased from 18% to 22% in Taylor. As of 2021, the vacancy rate for Taylor was 3%, and a healthy vacancy rate is considered to be anywhere between 3% and 5%. Though the community is currently maintaining a healthy vacancy rate, it should be noted that there has been a sharp decline in vacancy since 2018 (30% vacancy at that time). This sharp decline could be due to an influx of renter households as well as a loss of older rental stock. Rates should be monitored closely over time to ensure that Taylor's rental stock continues to meet growing demand, and one rental housing unit is currently required to meet 5-year demand.

Housing for Families

As of 2021, moveable dwellings make up most Taylor's dwellings at 45.4%, while single detached dwellings make up 41.7% of the dwellings in Taylor. Stakeholders identified that it is common for families to move to neighbouring communities that offer more services, amenities, and opportunities for children. Many families find that the housing sizes do not meet their future needs, such as the home being too small. There are also limited housing type options for families to choose from. The District of Taylor is actively working to address these needs including updating zoning bylaws to better support a variety of housing types.

Supportive Housing and Homelessness

Stakeholders indicated that there is more of a need for housing for individuals with disabilities and/or mental health issues in Taylor, as many rely on long-term care homes or hospital stays that do not provide the services they need. Additionally, stakeholders have indicated that those who are experiencing mental health issues often face barriers when looking for housing due to their condition and limited access to support. The District is also committed to meeting core housing needs for those who are homeless or at risk of homelessness. The core housing needs calculations for the 5- and 20-year period have recognized that four units will be needed over a 5-year period and seven units over a 20-year period to meet these needs.

Lack of Nearby Services, Amenities, and Transportation

When asked about current housing challenges in both interviews and the public survey, stakeholders indicated that Taylor overall lacks a diverse range of services and amenities and transportation. As a result of this, residents rely heavily on neighbouring communities (such as Fort St. John and Dawson Creek) to access services such as grocery stores, banking, pharmacies, health care, schools etc. Not having access to public transportation or services limits resident's access to social agencies that are located in Fort St. John, and their ability to provide services to Taylor's residents, and services in general. Taylor is seen as an affordable community to live in, but the lack of services and transportation creates access barriers, which influence's many residents' decision to move to another community.

Housing in Proximity to Transportation

The District expressed a lack of housing in proximity to transportation and expressed the struggles of getting to places located outside of Taylor. The District of Taylor currently does not have any Public Transit within the municipality. In the future when public transit could be in the community, bus stops should be considered in areas with higher density housing, or near supportive housing.

Official Community Plan Update and Next Steps

The Current and Assessed Housing Need calculation shows that a total of 273 units are required over the next 20 years to support current and future housing need and local market demand in the District of Taylor. The primary tool through which municipalities undertake these efforts is their Official Community Plan. Previously, local governments were required to accommodate five years of growth through their OCPs. However, Bill 44, introduced by the provincial government in 2023, requires OCPs to now accommodate 20 years of growth, and for this growth to be calculated as in Table 2.

The District has undertaken an OCP update, which is intended to be completed in early 2025. This update currently accommodates this potential for growth through new subdivisions and opportunities for infill housing. Under current legislation, this OCP update must be completed by December 31st, 2025. Provincial legislation also requires that the District must complete a regular update to their housing needs report by December 31st, 2028.