



AGENDA

Regular Meeting of Council

Village of Clinton Council Chambers, 1423 Cariboo Highway
 Wednesday, January 08, 2025 at 6:30 pm

Mission Statement: *“To Increase Economic Opportunity and Improve the Quality of Life for all Citizens.”*

Vision Statement: *“Clinton is a lively resilient community, proud of its rich heritage while building a sustainable future with local Secwepemc and neighboring communities”*

Call to Order

“Mayor and Council acknowledge that we are meeting on the traditional ancestral and unceded territory of the Whispering Pines/Clinton Indian Band and High Bar First Nation”

Adoption of Agenda

Adoption of the Minutes

	Minutes of the Regular Meeting dated December 11, 2024.	Page 4
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Delegations

	Lions Gate Consulting – Economic Development Strategy	
	Urbanics Consultants Ltd. – Housing Needs Report	

Question Period

***Only questions related to items on the agenda are permitted.**

Correspondence and Reading File

Action	Whispering Pines Clinton Indian Band – Letter of Support Request	Page 8
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Information	Lorne Doerkson Letter to Legislative Assembly re: Transit Contract Regionalization	Page 11
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Reading File	December 6, 2024 to January 2, 2025	Page 13
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Administrative Reports

CAO	Economic Development Plan	Page 14
	Clinton Housing Needs Report	
CFO	None	
CDC	None	
Public Works	None	
Fire Department	None	
FireSmart Coordinator	None	
Bylaw Officer	None	
Committees	None	

Bylaws/Policies

	None	
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Council Reports

Mayor Stanke	Council Report - Verbal	
Councillor Burrage	Council Report – Verbal	
Councillor Kosovic	Council Report - LOA	
Councillor Park	Council Report – Verbal	
Councillor Schapansky	Council Report – Verbal	

New Business

None

List of Outstanding Council Previous Action Items

	Current List of Motions	Page 46
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Calendar of Events

Jan 18 – CMSA Nerf/Movie Night @ Memorial Hall

Mar 12 – Daffodil Tea @ Memorial Hall

Notice to Proceed to In-Camera

None

Re-call Regular Meeting

N/A

Adjournment



MINUTES

Regular Meeting of Council

Clinton Council Chambers, 1423 Cariboo Highway
Wednesday, December 11, 2024 at 6:30 pm

In Attendance: Mayor Stanke, Councilors: Burrage, Park, Schapansky
Absent: Councillor Kosovic, Mayor Stanke
Staff: CAO Doddridge, CFO McKague, FireSmart Coordinator Folstrom
Media: 0 Public: 0

Mission Statement: *"To Increase Economic Opportunity and Improve the Quality of Life for all Citizens."*

Vision Statement: *"Clinton is a lively resilient community, proud of its rich heritage while building a sustainable future with local Secwepemc and neighboring communities"*

Call to Order

The Deputy Mayor called the meeting to order at 6:30 pm

"Mayor and Council acknowledge that we are meeting on the traditional ancestral and unceded territory of the Whispering Pines/Clinton Indian Band and High Bar First Nation."

Adoption of the Agenda

Moved and Seconded

R136-24 That Council approves the Agenda dated December 11, 2024. CARRIED

Adoption of the Minutes

Moved and Seconded

R137-24 That the Minutes of the Regular Meeting of Council dated November 27, 2024, be adopted. CARRIED

Delegation

None

Question Period *Only questions pertaining to this agenda will be accepted and answered.

None

Action Items

Whispering Pines Clinton Indian Band – Request for letter of support

Direction to Staff: Refer the letter to Community Forest Manager for comment and bring back to next Council meeting.

Information

FortisBC – Advanced Metering Infrastructure
Receive for information.

SILGA – Call for Nominations

Receive for Information

SILGA – Call for Resolutions

Receive for Information

Reading File

Received for Information.

Administrative Reports

CAO

Grant in Aid Applications – For approval

Moved and Seconded

R138-24 THAT, Council approves the 2025 Grants in Aid as presented except only giving three days to the Clinton Annual Ball @ \$50/day. CARRIED

Council also requested that letters to applicants indicate that Council will require a more thorough application next year and may be making further reductions to the total Grant in Aid amount.

Chief Financial Officer

None

Community Development Coordinator

None

Public Works

None

Fire Department

November Report

Received for information.

FiresSmart Coordinator

FireSmart Resiliency Committee Terms of Reference – For Approval

R139-24 THAT, Council approves the FireSmart Resiliency Committee Terms of Reference and appoint Councillor Schapansky to the committee. CARRIED

Bylaw Officer

None

Committees

None

Bylaws/Policies

CFO – Banking Services Policy

- R140-24 **THAT, Council repeals the Village of Clinton Online Banking Access Restrictions Policy FA02-12 and approve Banking Services Policy number F-10-2024. CARRIED**

Council Reports

Mayor Stanke – Absent

Received for information as presented.

Councillor Burrage – Verbal

Attended the Shop Local Event.

Will be attending the Friends of Hat Creek Society meeting.

Received for information as presented.

Councillor Kosovic – LOA

No report.

Councillor Park – Written

Attended the Clinton For Kids meeting.

Received for information as presented.

Councillor Schapansky – Verbal

Attended the Shop Local event.

Received for information as presented.

New Business

None

List of Outstanding Council Previous Action Items

Received for information.

Calendar of Events

Dec 14 – High Bar First Nation Christmas Market @ Memorial Hall 10 am to 2 pm

Dec 15 – Legion Kids Xmas Party @ Memorial Hall

Dec 25 – Jan 1 – Village office will be closed.

Dec 31 – Cutoff Valley New Year’s Eve Rendezvous @ Memorial Hall

Notice to Proceed to Closed Meeting

Moved and Seconded

- R141-24 **Motion to proceed to Closed Meeting as per Section 90.1 (k) of the Community Charter at 8:00pm. CARRIED**

***Released from In Camera Meeting**

Council has decided to enter into a Fire Services contract with the TNRD.

Adjournment

Moved and Seconded

R142-24

That the Regular Meeting of Council be adjourned at 8:35 pm.

CARRIED

MAYOR

CORPORATE OFFICER

Brian Doddridge

From: Sunny LeBourdais <sunny_lebourdais@wpcib.com>
Sent: December 3, 2024 10:41 AM
To: Brian Doddridge
Cc: Cheyenne Robertson; Darcy LeBourdais; gwhitworth@innovatrecarbongroup.com
Subject: WPCIB Wildfire & Carbon project letter of support,

Weytk Brian,

WPCIB is moving forward on our Wildfire Resiliency and Carbon Sequestration project pursuing funding from Environment and Climate Change Canada and working together with WWF-Canada.

I wanted to send you this letter of request in the hopes that the Village of Clinton will consider issuing a letter of support for the project. We have included a draft but please don't feel compelled to use it.

Please let me know if you have any questions or concerns.

Yeri7 stsukws,



Kukwtsétsemc

Sunny LeBourdais

B.Sc., B.Ed., M.Sc. AMP

Councillor

Whispering Pines / Clinton Band

C. 250-320-0712

E. Sunny_LeBourdais@wpcib.com



WPCIB Wildfire Risk Reduction and Carbon Sequestration Project

Whispering Pines/Clinton Indian Band (WPCIB) is working with WWF-Canada and Innovatree Carbon Group to secure Long-term funding from Environment and Climate Change Canada (ECCC). The primary goal of this project is to convert WPCIB's existing Replaceable License for timber harvesting with a First Nation Woodland License (FNWL) in the 100-Mile Timber Supply Area in close proximity to the village of Clinton. The ECCC funding will be used to restore the FNWL area to a resilient, thriving forest ecosystem by reducing WPCIB harvesting, sequestering carbon, reforesting riparian areas and protecting the Clinton area with wildfire risk reduction thinning and harvesting. The work will be supported by forest intelligence software from Innovatree and will use high-end LiDAR and satellite imagery to improve forest management and make the area more resilient to a changing climate. Additionally, this area will not impact the existing community forest or private land and will be removed from the Timber Harvesting Land Base (THLB) that has been negatively impacted by forest health outbreaks and recent wildfires.

With this funding WPCIB is looking to create 3-5 full time employment opportunities within the Clinton area to complete carbon monitoring, wildfire risk reduction thinning, silviculture and riparian reforestation. We see this as an excellent opportunity to work with the local community to restore a damaged forest ecosystem while also reducing the risk of future high-intensity wildfires within our traditional territory. To that end, we will look to work with the Provincial, Regional and Local governments to identify additional wildfire risk areas that are near Clinton including parks and protected areas where mutually agreeable.

We would appreciate your support in this project and are looking for a letter of support to help our ECCC application process. If you have any questions please don't hesitate to contact us.

Kukwstsetsemc

Sunny LeBourdais, Council Member

sunny@wpcib.com

Example Letter of Support

Dear Environment and Climate Change Canada

I am writing in support of Whispering Pines Clinton Indian Band (WPCIB) and their proposed **WPCIB Forest Carbon Sequestration and Wildfire Risk Reduction Project**. (Parks Canada/The Village of Clinton/The Thompson-Nicola Regional District) is in full support of this project and know that it will have a positive impact on the local economy and surrounding forest ecosystem.

The region has been devastated by forest health outbreaks and recent wildfires, negatively impacting the local forest industry and forest ecosystems. Additionally, the threat of future wildfires to the Village of Clinton and surrounding community is a pressing issue that demands immediate action.

The project proposed by WPCIB to reforest riparian areas, protecting the local watershed while also initiating wildfire risk reduction activities to lower the intensity of future wildfires will make a real impact to our communities and parks.

(Parks Canada/The Village of Clinton/The Thompson-Nicola Regional District) strongly supports the **WPCIB Forest Carbon Sequestration and Wildfire Risk Reduction Project**, it aligns with a number of our top priorities and will significantly benefit the local economy and strengthen the forest ecosystem.

Sincerely,



December 11, 2024

Mike Farnworth, Minister of Transportation and Transit
Tim Croyle, VP Operations and COO, BC Transit

Re: Transit Contract Regionalization

Dear Sirs,

I write you today with grave concern regarding the ongoing process of regionalizing transit services. As MLA for the Cariboo Chilcotin, I have heard from the municipalities in my riding with their deep reservations regarding this change.

The need for transit services in rural BC has never been stronger. The growth in our rural areas has been exploding, and so services should be more available to people.

Our current providers are caring individuals, who understand the needs of the residents. They often go above and beyond to ensure services are complete and respectful.

As we move forward , it is my hope that rural BC will be heard and respected. Programs delivered in this area should reflect a knowledge of the needs of the population.

I stand with my municipalities , asking that this process be immediately reversed.

MLA Lorne Doerkson, Cariboo-Chilcotin

Conservative Caucus of BC

102-383 Oliver Street
Williams Lake, BC V2G 1M4

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#7-530 Horse Lake Rd
100 Mile House, BC V0K 2E0



LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA

I am available to talk with you about this further at any time.

Sincerely,


Lorne Doerkson MLA Cariboo Chilcotin

CC Elise Wren, Government Relations Manager, BC Transit
Margo Wagner, Chair CRD Chair
BC Transit Board of Directors

Mayor and Council, Village of Ashcroft
Mayor and Council, Village of Cache Creek
Mayor and Council, District of 100 Mile House
Mayor and Council, Village of Clinton

MLA Lorne Doerkson, Cariboo-Chilcotin
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#7-530 Horse Lake Rd
100 Mile House, BC V0K 2E0



Staff Report to Council Open Meeting

Date: January 8, 2024

From: CAO

Subject: Economic Development Strategy

Attachments:

Draft Clinton Economic Development Strategy

Recommendations:

THAT Council adopt the Clinton Economic Development Strategy

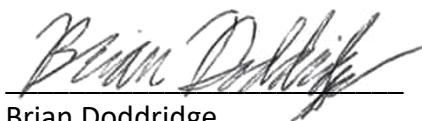
Background:

Clinton's last economic development strategy was completed in 2019. Implementation of the plan was moderately successful, with 55% of action items either completed or in progress. A refresh of the plan was needed to address the current Council's priorities and re-assess the strategic direction of the Village's Economic Development activities. The attached draft Clinton Economic Development Strategy was completed by Lions Gate Consulting in collaboration with Staff, and with feedback from Council and a select public/business focus group.

Financial Impacts:

The creation of this plan was funded by NDIT's Economic Development Capacity Fund.

CFO Initial 



Brian Doddridge
CAO

Clinton Economic Development Strategy



Prepared for:
Village of Clinton
Clinton, BC

Prepared by:
Lions Gate Consulting Inc.
Vancouver BC

Prepared on:
December 13, 2024



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Acronyms

AI	Artificial Intelligence
BCH	BC Housing
BCNPHA	BC Non-Profit Housing Association
CCCTA	Cariboo Chilcotin Coast Tourism Association
CABS	Clinton Annual Ball Society
CAO	Chief Administrative Officer
CACS	Clinton Arts and Cultural Society
CCF	Clinton and District Community Forest
CDA	Clinton and District Agriculture Association
CDALS	Clinton and District Assisted Living Society
CDC	Community Development Corporation
CEDTC	Clinton Economic Development and Tourism Advisory Committee
CFSC	Community Futures Sun Country
CiB	Clinton Beautification Society
CMHC	Canadian Mortgage and Housing Corporation
CSA	Clinton Seniors Association
EDSAP	Economic Development Strategy and Action Plan
FN	First Nations
IH	Interior Health
ITBC	Indigenous Tourism BC
JEDI	Ministry of Jobs, Economic, Development and Innovation
LLA	Legion Ladies Auxiliary
MEMLI	Ministry of Energy, Mines and Low Carbon Innovation
MIRR	Ministry of Indigenous Relations and Reconciliation
MOTI	Ministry of Transportation and Infrastructure
NDIT	Northern Development Initiatives Trust
OCP	Official Community Plan
ORV	Outdoor Recreation Vehicle
PNP	Provincial Nominee Program
RGS	Regional Growth Strategy
SSFPABC	Small Scale Food Processors Association of BC
TNRD	Thompson Nicola Regional District

An Economic Roadmap for Clinton

The Economic Development Strategy and Action Plan (EDSAP, Strategy) is a future-oriented document that strives to achieve the economic development objectives in the 2016 Official Community Plan (OCP) by updating and renewing initiatives outlined in the 2019 Economic Development Strategy and Action Plan.

Principle 6 of the OCP states that Local Economic Resilience is attained by making land available for employment, supporting diversification of employment and educational opportunities for residents, supporting existing businesses and fostering a supportive business climate. The OCP also supports the Regional Growth Strategy's (RGS) goal of broadening the economic base through diversification and expansion while promoting new economic development opportunities.

The Strategy is structured around three Goals that originate from the OCP but also reflect the challenges and opportunities businesses and investors face in a rapidly changing economy. Supporting the goals are six Initiatives that were identified during the engagement process and refined based on research and analysis undertaken over the course of Strategy development. The planning horizon for the EDSAP is five years, while an Action Plan focusing on priority initiatives is provided as a roadmap for the 2025-2027 period.



Community Overview and Demographics

Clinton is located on Highway 97, forty kilometres north of the junction of the Trans-Canada Highway 1 at Cache Creek. Clinton has the advantage of being located “next door” to a full-service community, offering amenities and services of a regional centre, such as an airport, hospital, educational institutions, recreational facilities and personal and business services in the City of Kamloops less than one and a half hours away (Table 1).

Destination	Kilometres	Travel Time
Kamloops, BC	123	1 hours, 23 minutes
Vancouver, BC	382	4 hours, 11 minutes
Prince George, BC	404	4 hours, 20 minutes
Seattle, Washington	515	6 hours
Calgary, Alberta	740	8 hours

Table 1 shows that the population of the local area declined by 17 percent during the 25-year period between 1996 and 2021. However, the population has been relatively stable over the past ten-year between 2011 and 2021.

Table 1: Village of Clinton and Thompson-Nicola Electoral Area E, 1996 to 2021

	1996	2001	2006	2011	2016	2021
Village of Clinton	730	620	600	635	640	570
Thompson Nicola RD EA E	1,350	1,310	1,385	1,075	1,095	1,160
Total Local Area	2,080	1,930	1,985	1,710	1,735	1,730

Source: Statistics Canada (2002) (2012a) (2017) (2023)

The Village of Clinton and Thompson Nicola Electoral Area E has a demographic profile with a much larger share of its population in the over 65-year age category when compared to the province (Clinton and Area E at 39.9 percent versus BC at 20.3 percent). In addition, Clinton and Area E, with 33.0 percent of its population in the 45 to 64 age category has a slightly larger share in this category than the province with 27.0 percent. Conversely, only 15.2 percent of the Clinton population is in the 20 to 44 age group compared to the province’s 33.3 percent in the same age category.

Table 2 shows the median age in Clinton and TNRD Electoral Area E in 2011 and 2021, both of which are measurably higher than the provincial median and have aged considerably over the 10-year period. In 2021, median age in Clinton was 16-years older than the provincial median age, while TNRD Electoral Area E was almost 20 years older.

Table 2: Median Age for Clinton, Thompson Nicola Electoral Area E, and British Columbia, 2011 and 2021

	2011			2021		
	Male	Female	Total	Male	Female	Total
Village of Clinton	52.6	53.6	53.1	60.4	56.0	58.8
TNRD Electoral Area E	59.7	57.5	58.5	63.2	62.0	62.4
British Columbia	41.1	42.7	41.9	41.6	44.0	42.8

Source: Statistics Canada (2012) (2023)

Table 3 presents the total student population at David Stoddart School in Clinton. The school serves Clinton and surrounding area with K- 12 curriculum. School population can serve as a leading indicator of population change. Unlike many rural schools in British Columbia, the student population at David Stoddart has been rising. In 2023/24 school year the student population was 49 percent higher than it was in 2017/18. However, this change has taken place very recently with noticeable jump in students in 2022/23.

Table 3: Student Population at David Stoddart, 2017 to 2024

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
All Students	81	91	93	84	89	119	121

Source: Government of British Columbia (2024a)

Table 4 outlines the median household income for Clinton and Thompson Nicola Electoral Area E and compares this with British Columbia for 2010, 2015 and 2020. The median Clinton household of \$48,000 was approximately or only about 56 percent of provincial median. As outlined, household median income actually declined in 2015 from 2010 before recovering somewhat in 2020.

Table 4: Median Household Income for Clinton, TNRD Electoral Area E, and BC, 2010 - 2020

	<i>Village of Clinton</i>	<i>Electoral Area E</i>	<i>British Columbia</i>
2010	\$46,090	\$45,285	\$60,335
2015	\$40,830	\$52,350	\$69,995
2020	\$48,000	\$59,200	\$85,000

Source: Statistics Canada (2012b) (2017) (2023)

Clinton's Economic Base

Labour Force

Labour force by industry for the region is shown in Table 5. Primary industries like agriculture and forestry, construction and retail remain prominent, but manufacturing declined sharply with the closure of West Fraser operations. Overall, the local labour force is about 22 percent smaller in 2021 than it was in 2011, with much of the job loss coming from manufacturing.

Table 5: Experienced Labour Force for Clinton and Thompson Nicola Electoral Area E, 2011 and 2021

	2011			2021		
	Clinton VL	TNRD EA E	Total	Clinton VL	TNRD EA E	Total
11 Agriculture, forestry, fishing and hunting	15	130	145	30	110	140
21 Mining, quarrying, and oil and gas extraction	0	0	0	0	0	0
22 Utilities	0	0	0	0	0	0
23 Construction	0	25	25	25	60	85
31-33 Manufacturing	95	25	120	0	25	25
41 Wholesale trade	0	0	0	0	10	10
44-45 Retail trade	60	25	85	30	35	65
48-49 Transportation and warehousing	25	70	95	15	50	65
51 Information and cultural industries	0	0	0	0	0	0
52 Finance and insurance	0	15	15	0	10	10
53 Real estate and rental and leasing	5	5	10	0	0	0
54 Professional, scientific and technical services	0	0	0	10	20	30
55 Management of companies and enterprises	0	0	0	0	0	0
56 Admin & support, waste manag. & remed. Ser.	0	50	50	20	25	45
61 Educational services	15	45	60	15	30	45
62 Health care and social assistance	25	30	55	20	15	35
71 Arts, entertainment and recreation	0	0	0	0	0	0
72 Accommodation and food services	15	60	75	20	35	55
81 Other services (except public administration)	0	55	55	0	0	0
91 Public administration	25	25	50	20	25	45
All industries	280	560	840	205	450	655

Source: Statistics Canada (2013) (2023)

Business Licences

Table 6 outlines the business license count by major industry for businesses with an address in the Village of Clinton between 2020 and 2024. The total number of licenses establishments increased 33% during this five-year period, while there have been movements up and down from an industry perspective. Manufacturing and miscellaneous service establishments have declined, but there has been a major increase in construction contractors, finance and insurance companies and retailers. Accommodation and food services, information and culture, real estate and home-based businesses have held steady.

Table 6: Business License Count for Village of Clinton, 2020-2024

	2020	2021	2022	2023	2024
Accommodation and food services	11	12	11	10	12
Public administration	1	1	1	1	1
Construction	10	18	20	23	24
Finance and insurance	3	3	2	2	6
Home-based business	6	11	12	11	12
Information and cultural industries	3	3	3	3	3
Manufacturing	6	4	5	3	3
Other services	9	4	3	3	3
Professional, technical and scientific services	3	3	2	2	2
Real estate and rental and leasing	4	5	7	10	5
Wholesale and retail trade	18	22	25	26	29
Total	74	86	91	94	100

Source: Village of Clinton (2024)

Forestry

At one time, forestry was a major industry in Clinton and important contributor to community wealth. With the closure of the West Fraser Mills operation at Chasm in 2019 there is no significant primary production occurring in the region. There is some small value-added wood processing along with logging, road building and trucking involved in harvesting the regional timber supply.

The Clinton and District Community Forest (CCF) has a 25-year, area-based long term Community Forest agreement with the Province of BC with a current licence area of 62,374 hectares and an annual allowable cut of 20,000 m³. It is owned wholly by the Village of Clinton. Surplus funds, totalling \$700,000, have been given back to the community and surrounding area to date.

Agriculture

Agriculture remains a key sector in the local economy, with ranching as the leading sub-sector due to the region's extensive rangelands. According to the 2021 Agriculture Census, there were 68 farms in the Thompson Nicola Electoral Area E, down from 78 farms in 2011. Cattle ranching was the main activity with 26 farms but again this has declined significantly since 2011. Hay farming and other livestock production are also occurring. Total farm area is 36,000 ha and total farm capital is \$237 million.

Average revenues are in the range of \$300,00 but there is wide distribution ranging from less than \$10,000 for about one third of the farms, to more than \$2 million for one operation. About one quarter of farms report direct farm sales to consumers, including on-site farm stores, stands, kiosks, U-pick or farm gate sales, as well as delivery services. Only four farms report paid labour, with the number of workers totalling 30 (in 2021). (Statistics Canada 2023b)

Tourism

The Clinton area is located on the southern border of the Cariboo-Chilcotin Coast Tourism region. In 2022, Clinton hosted 117,100 visitors relatively evenly distributed throughout the year. Surprisingly, more travellers are stopping in Clinton in spring and fall than the summer which is the traditional peak season. In terms of geographic origin, the majority are from BC, namely the Thompson-Nicola (44%), Cariboo (17%), Lower Mainland (17%) and Fraser Fort George 7%. (Legacy Tourism Group 2024)

The visitor experience in Clinton is based on heritage and history, including being part of the Gold Rush Trail, festivals and events, agri-tourism, outdoor recreation featuring an abundance of trails for horseback riding, hiking, biking and ORV use, winter recreation mainly snowmobiling, and water-based activities including camping. Guest ranches draw in international audiences while the area is home to six provincial parks (Big Bar Lake, Chasm, Downing, Green Lake, Edge Hills, and Marble Range) and 12 forestry campsite locations.

Tourism activity in Clinton and the CCC region over the last decade has been buffeted by a series of natural disasters, including major wildfires (2017, 2018), flooding (2018) and the Covid-19 pandemic beginning in 2020. There has been a recovery in visitor volumes and spending from the pandemic but as a small community with limited infrastructure and capacity maintaining a viable and growing visitor economy will be a challenge. Opportunities for new experiences include festivals and events, Indigenous tourism, agri-tourism and outdoor recreation, including winter activities.

Mining

Mining has played an important role in Clinton’s economy over the years. In the past the community has benefited from quarrying activity at regional limestone deposits and at one time clay deposits were used in the manufacturing of local bricks. There are no active local mining operations, but some Clinton residents work at Highland Valley Copper.

Clinton is part of the province’s South-Central Region, which is the most active mining district in British Columbia and the most productive copper mining district in Canada. Currently five major metal mines are in operation, including Highland Valley Copper, Gibraltar, Copper Mountain, Mount Polley, New Afton, and one smaller operation (Elk). Five projects are proposed or are in the permitting process. There are several operating industrial mineral mines or quarries, hundreds of active placer gold operations, dozens of aggregate quarries, and one coal project currently being evaluated. More than 100 exploration projects are active in the region, but not all companies publish or record exploration work. (MEMLI 2024)

Exploration projects nearest to Clinton include Rayfield, a copper-gold prospect by Golden Sky Minerals, and CHG, also a copper-gold property owned by Cariboo Rose Resources. Rayfield is located northeast of Clinton and is in early-stage surveying and drilling. The CHG property is west of Clinton. A reverse circulation drilling program started in 2023.



Clinton’s Business Climate

Planning Context

As a small community, Clinton has few bylaws and regulatory policies guiding land and building development in the community. The Official Community Plan (OCP), last updated in 2016, is the cornerstone of the Village’s planning activities (Village of Clinton 2016). Critical OCP content related to economic development is noted in Table 7.

Table 7 Clinton OCP Content Guiding Economic Development

Section	Description (abridged)
3.1 Sustainable Growth	<p>Priorities:</p> <ul style="list-style-type: none"> • Reach a population of 1500 • Diversify the local economy <p>Principles:</p> <ul style="list-style-type: none"> • Foster economic resilience
3.5 Commercial Policies	<ul style="list-style-type: none"> • Home Based businesses are supported in residential and mixed-use developments. • Consider legislative opportunities to provide incentives for commercial development. • Support the Secwepemc (Shuswap) Nation economic development initiatives.
3.6 Industrial Policies	<ul style="list-style-type: none"> • Consider legislative opportunities to provide incentives for new industrial development in Industrial areas.
3.7 Rural and Agricultural Policies	<ul style="list-style-type: none"> • Support community agriculture and local food production. • Recognize the potential diversification of agricultural activity. • Support the current Farmers Market business model.
6.0 Economic Development Policies	<ul style="list-style-type: none"> • Ensure an appropriate supply of designated/zoned lands • Engage local business stakeholders in local land use decisions. • Embrace partnerships that promote heritage, arts and culture, education, tourism and agriculture. • Ensure zoning and business licensing match the current realities of the local business climate. • Support expansion of the educational opportunities. • Recognize the interests of First Nations and follow provincial protocol with regards to First Nation land use issues. • Support the development of sustainable agriculture (e.g., community gardens, farmers’ market, farm gate sales) • Recognize Clinton as an age-friendly community. • Develop as a compact community with high walkability.

7.2 Energy Conservation

- Consider utilizing incentives to encourage the development of green, energy efficient buildings.
- The Village supports efforts to retrofit buildings to be more energy efficient.
- Explore opportunities for Clinton to have an electric car charging station and adding Clinton to the BC network of Electric Vehicle Charging Stations.

Source: Village of Clinton (2016)

Housing

Housing trends influence the business climate because affordability and availability influence living and business costs and have a major impact on labour market mobility. As a small community, local businesses have a limited labour supply to draw from, and attracting new investment will be critical to enticing new working families to the community. As seen in Table 8, Clinton’s assessed value for an average single-family home is lower than neighbouring municipalities and a full one-third less than Kamloops.

Table 8 Average Assessed Value of a Single-Family Home in Select Communities, 2023-24

Community	Assessed Value		% Change
	2023	2024	
Clinton	\$238,000	\$224,000	-6%
Ashcroft	\$422,000	\$389,000	-8%
Cache Creek	\$324,000	\$321,000	-1%
100 Mile House	\$405,000	\$382,000	-6%
Kamloops	\$689,000	\$678,000	-2%
Merritt	\$475,000	\$438,000	-8%

Source: BC Assessment Authority (2024)

Clinton has historically had lower house prices than nearby communities, but that gap is widening as the growth in values has lagged the regional average (Table 9).

Table 9 Average Value of Owned Dwellings, 2006 – 2016

	2006	2011	2021	% Change 06-21
Clinton	97,403	174,496	246,000	52%
Cache Creek	137,335	176,645	276,000	101%
100 Mile House	170,117	213,560	315,000	85%
Ashcroft	145,787	247,743	304,000	108%

Source: Statistics Canada (2023)

Municipal Taxation

Table 10 outlines the tax rates, municipal taxes and class proportions of taxes and assessments for the Village of Clinton in 2024. The property tax in the Village contributes \$866,241 in 2024, up from \$580,459 in revenues in 2016. As shown in the table below, approximately 68 percent of property tax is derived from residential property class, this is up from approximately 45 percent in 2016. The next largest property tax contribution comes from business/other at 25 percent in 2024, up from 18 percent in 2016. In 2016, major industry contributed 18 percent and 0 in 2024.

Table 10: Clinton Assessments, Tax Rates, Tax Classes, and Total Municipal Taxes, 2024

Property Class	Authenticated Roll General Taxable Values	Municipal Purposes Tax Rates	Tax Class Multiples	Total Municipal Variable Rate Taxes	Flat, Split Rate & Utility Taxes, Tax Sharing, Ports, Boundary & Other Adjustments ¹	Total Municipal Taxes
	(\$)	(number)	(number)	(\$)	(\$)	(\$)
Residential	82,963,100	7.36780	1.00	611,256		611,256
Utilities	407,075	40.0000	5.43	16,283	29,113	45,396
Supportive Housing	0	0.00000	0.00	0		0
Major Industry	0	0.00000	0.00	0		0
Light Industry	878,000	18.4196	2.50	16,172		16,172
Business/Other	13,995,550	15.8409	2.15	221,702		221,702
Managed Forest	0	0.00000	0.00	0		0
Recreation	72,400	7.36780	1.00	533		533
Farm	40,010	7.36780	1.00	295		295
Totals	98,356,135			866,241	29,113	895,354

Source: Government of BC (2024b)

Table 11 presents the total municipal property tax rate by property category for the Village of Clinton and its neighbours. The total tax rate includes all tax categories associated with local property and includes municipal, regional district, hospital, school, and other taxes on property. The rates in the table below are applied per \$1,000 assessed value to derive the local property taxation level.

Rates for Major Industry and Light Industry are among the lowest in the region, while residential property tax is higher than the other communities, the assessed values for residential properties is lower making the overall property tax competitive.

Table 11: Total Municipal Tax Rate for Clinton and Surrounding Communities, 2024

Municipalities	Residential	Utilities	Supportive Housing	Major Industry	Light Industry	Business
Kamloops	6.246	54.434	6.239	48.769	20.250	16.077
Ashcroft	6.582	49.104	0.200	2.752	27.255	19.712
Cache Creek	7.083	56.875	0.200	2.792	78.019	15.644
100 Mile House	6.721	62.386	4.571	73.910	18.753	16.501
Williams Lake	9.504	59.679	0.100	119.836	61.815	22.063
Clinton	10.749	57.046	0.200	2.801	26.277	22.477
*Note 1						

Source: Government of British Columbia (2024c)

Note 1: Letters of Patent March 8, 2001 places restriction on “Municipal purpose” current Major Industrial Rate (Chasm mill property). However, with the Mill closure there are no properties in the Major Industry property class. In addition, the Light Industry property class is also subject to Revitalization tax exemption (bylaw no. 493, 2012) until 2018.

Table 12 outlines the taxes and charges on a representative house in Clinton and neighbouring communities. Clinton has the lowest per housing charge. As outlined above, while Clinton has higher tax rates than other communities, the lower assessed value of residential property results in a lower overall tax burden. Specifically, the advantage is \$314 lower than 100 Mile House and \$2,298 lower than Kamloops.

Table 12: Taxes and Charges on a Representative House for Clinton and Surrounding Area, 2024

Municipalities	House Value	School	General Municipal	Regional District	Hospital	BCA, MFA and Other	Total Res Variable Rate Taxes	Total Res Parcel Taxes	Total Res User Fees	Total Residential Property Taxes and Charges
	(\$)	(\$ '000s)	(\$ '000s)	(\$ '000s)	(\$ '000s)	(\$ '000s)	(\$ '000s)	(\$ '000s)	(\$ '000s)	(\$ '000s)
Clinton	218,020	449	1,606	149	66	72	2,342	0	823	3,165
100 Mile House	365,808	731	943	387	269	129	2,459	266	784	3,509
Ashcroft	368,292	759	1,200	236	112	116	2,423	156	1,204	3,783
Cache Creek	291,523	601	1,093	186	89	96	2,065	818	968	3,851
Williams Lake	377,644	754	2,004	468	278	85	3,589	209	472	4,270
Kamloops	694,167	1,043	2,895	163	211	24	4,336	0	1,127	5,463

Source: Government of BC (2024d)

Outlined below is the Village of Clinton consolidated revenue for 2022. As illustrated taxation and grants in lieu make up approximately \$950,000 or 37 percent of total Village revenues. The next largest category comes from Provincial Government Transfers with approximately \$639,000 or 25 percent. Further in 2022, Sale of Services makes up roughly \$500,000 or 19 percent while Income from Government Business Enterprise contributes 398,000 for 15 percent.

Table 13: Village of Clinton Consolidated Revenue Statement for 2022.

Municipalities	Total Own Purpose Taxation and Grants in Lieu	Sale of Services	Federal Government Transfers	Provincial Government Transfers	Regional and Other Governments Transfers	Investment Income	Income from Government Business Enterprise	Total Revenue
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
Clinton	946,227	500,841	0	639,045	40,000	45,612	398,221	2,569,946

Source: Government of BC (2024e)

Compared to provincial average percentages by revenue source, total own property tax in Clinton of 37 percent collectively contributes slightly below the provincial average for municipalities at 44 percent. Sale of Services in Clinton at 19 percent is lower than the provincial average of 30 percent. Clinton does have much higher revenue shares from Provincial Transfers at 25 percent compared to 5 percent at the provincial level and Income from Government Business Enterprise at 15 percent compared to minimal value seen at the provincial level. Clinton did not have any revenue in 2022 from Developers and Other Contributions while this category averaged 12 percent for all municipalities in BC.



The Trends Impacting the Regional Economy

Political

- Political polarization (more extreme views by major parties)
- Rise of populism
- Amplification of Indigenous rights and reconciliation
- Climate change and environmental politics, including carbon taxes
- Immigration and diversity
- Urban-rural divide
- East-west divide

Economic

- Decline in manufacturing and goods production
- Resource dependence
- Energy transition
- Inflation, rising prices
- Labour shortages
- Supply chain challenges
- Sustainability and green economy

Social

- Homelessness
- Safety, crime and anti-social behaviour
- Housing costs, shortages
- Opioid crisis, mental health and wellbeing
- Healthcare access and wait times
- Economic inequality and wealth gap
- Gender equality and violence against women

Technological

- Artificial intelligence and machine learning
- Cleantech and sustainability
- 5G and telecommunications infrastructure
- Digital health and telemedicine
- Quantum computing
- Automation and robotics
- Fintech and digital payments

Environmental

- Climate change
- Decarbonization and renewable energy
- Biodiversity conservation and habitat protection
- Sustainable agriculture and food security
- Water resource management
- Sustainable forest management
- Plastic pollution

Legal

- Indigenous rights and land claims
- Constitutional and Charter of Rights issues
- Legalization of cannabis
- Cybersecurity, privacy and data protection
- Environment and climate change law
- Criminal justice reform
- Management/control of AI tools

Strengths, Challenges and Opportunities

Clinton’s strengths are its natural resources and access to the outdoors. However, whereas in the past these provided wealth and good household incomes through the economic base, the economy today is unfortunately more service-oriented and less connected to resource activities. The quality of life, reasonable housing costs (when compared to Kamloops or Vancouver) and established downtown also provide a foundation for drawing in more investment and business activity. The small population and labour pool, high average age and lack of new investment are challenges that need to be addressed.

Strengths	Challenges	Opportunities
<ul style="list-style-type: none">• Natural resources• Land availability• Housing costs• Quality of life• Location• Downtown cluster• Access to recreation	<ul style="list-style-type: none">• Small population• Small labour pool• Lack of growth• High population age• Access to health care• Rural inequality• Lack of investment	<ul style="list-style-type: none">• Tourism• Transportation and warehousing• Agriculture• Renewable energy• Retirement community



Local Views on Economic Development

A community visit was made on November 12 and 13, 2024 for the purpose of hosting two workshops and conducting interviews to gain an understanding of Council and stakeholder priorities for a future economic development program in Clinton.



In-person Workshop
Five participants



Council Workshop
Six participants



Personal Interviews
Seven participants

The following notes provide a summary of the feedback received during these sessions and interviews.

- **There is still work to be done implementing initiatives in the 2019 Strategy.**
Priorities from the 2019 strategy that are still relevant today include tourism/events, wayfinding/signage, foodhub, healthcare, housing and working with Sun Country Community Futures.
- **Some initiatives have not generated expected outcomes and need to be reconsidered.**
There was discussion specifically on the Provincial Nominee Program and whether it benefited the community. An evaluation and reset are required.
- **Is there a greater role for the Community Forest?**
The community forest has been a success in terms of its core mandate, but its involvement in economic development initiatives could be expanded.
- **Emerging priorities should be considered in the new strategy.**
Feedback suggested innovative transportation solutions to help residents move about, attracting more young people to the community, having newcomers feel welcomed, incentives to attract investment, and partnerships with First Nations could all be addressed.
- **There are new opportunities worth exploring.**
Suggestions included a business forum, grant writer (to leverage more external funding), accessibility plan, tourism plan, age-friendly program, sports program, volunteer program, and reviving the Spirit of Clinton program.

Building a Pathway for Local Action

Clinton last produced an Economic Development Strategy in 2019 and since that time a number of initiatives have been implemented, building capacity and a better foundation for a future community and economic development pathway.

Table 14 shows all 29 initiatives from the 2019 Strategy, categorized as Quick Wins, Priority Items and Other Items. Sixteen, or 55% of the initiatives have been completed or are in progress. Achievements include development of an investment profile, review of available land, hosting of business walks, completion of the business directory, business improvement program, inventory of tourism assets and healthcare worker recruitment program. Wayfinding and signage have also been upgraded while the town is now served by highspeed internet through Telus optical fibre. An age-friendly plan has been put in place as well.

A successful application was made for Rural Dividend Funding and while regular communications is still a priority, there is still more that could be done to build local support for economic development.

A decision has not been made by the Village to renew involvement in the Provincial Nominee Program (PNP) given the challenges delivering on expected outcomes. A program evaluation would help determine whether continued involvement is worthwhile for Clinton or whether resources should be put in other focus areas.

The telecom situation has improved considerably since 2019 with the inception of Telus fibre-optic services to the community.

It is also worth noting that at a 55% implementation rate, an updated plan should be scaled to the resource capacity of the Village, which is limited given the community's size. This means focusing on priority items that can be implemented without additional resources that are available now or have a reasonably foreseeable opportunity to secure outside funding.



Table 14 Priority Initiatives in the 2019 Clinton Economic Development Strategy

		Status
Quick Wins	▪ Apply for Rural Dividend Program Funding	I
	▪ Develop a Business Directory	C
	▪ Regular Communications with Local Government and Community to Build Support	I
	▪ Continuation of Façade Improvement Program	C
	▪ Establish an Economic Development Partnership with Sun Country Community Futures	N
	▪ Support Seniors' Housing Needs	I
Priority Items	▪ Create an Economic Development and Tourism Advisory Committee (CEDTC)	N
	▪ Economic Development 101 workshop for Council and CEDTC	N
	▪ Develop a Village of Clinton Community Investment Profile	C
	▪ Undertake an Annual Business Walk	C
	▪ Adoption and Promotion of Revitalization Tax Exemption Program	N
	▪ Develop a Response Protocol for the PNP Pilot Program	C
	▪ Building Relationships with Indigenous Communities	I
	▪ Develop a Promotional One-sheet of Vintage and Antique Related Businesses in the Village	N
	▪ Expand and Encourage Tourism Visitations by Being Part of the Regional Tourism Initiatives	I
	▪ Improve Telecommunications Infrastructure	C
	▪ Review and Amend Bylaws to Make Clinton a Preferred Place to do Business	N
Other Items	▪ Undertake a Review of Available Land and Buildings for Industrial/Commercial Development	I
	▪ Undertake an “Open for Business” Marketing and Promotional Campaign	N
	▪ Expand the Economic Impact of the Community Forest	N
	▪ Vintage and Antique Annual Fair	N
	▪ Inventory the Broad Range of Tourism Assets	I
	▪ Bring Together Tourism Sector to Bundle and Promote Services	I
	▪ Healthcare Worker Recruitment Program	I
	▪ Facilitate Resident Attraction and New Residential Development	N
	▪ Develop a How-to Manual for New Entrepreneurs and Small Business	N
	▪ Old Country Market Villages	N
	▪ Wayfinding and Community Signage	I
▪ Review and Amend Bylaws to Make Clinton a Preferred Place to do Business	N	

Notes: C completed, I in progress, N not started

Strategy Direction

Goals and Initiatives



Build capacity within the Village and the community for identifying, prioritizing and implementing economic development services

- Work with key partners to leverage capacity
- Strengthen community partnerships to enhance local involvement



Enhance village assets that will build on Clinton's sense of place and attract residents and visitors to support local businesses

- Invest in housing
- Create new civic value by investing in Village spaces



Foster investment in economic activities with a competitive regulatory climate and an active network of businesses and entrepreneurs

- Strengthen the business climate
- Provide business, retention, expansion and attraction services
- Support sector diversity

Action Plan

Goal 1: Build Capacity	Initiative 1.1: Work with partner agencies to leverage capacity.	
<p>Action 1.1.1: Hire a grant writer to secure funding for key initiatives.</p> <ul style="list-style-type: none"> • Prepare and submit application to Northern Development Initiatives Trust (NDIT). • Budget for Village contribution of 24% of maximum allowed wages of \$10,500 to leverage NDIT grant of \$8,000 (76%). • Secure an experienced grant writer, either a local or non-local under contract. 	<p>Partners: NDIT</p>	<p>Resources: Moderate time \$2,500</p>
		<p>Timing: 2025</p>
		<p>Priority: High</p>
<p>Action 1.1.2: Increase outreach to access funding and programming opportunities.</p> <ul style="list-style-type: none"> • Maintain a list of key partners and their resources. • Regularly monitor digital channels for programs news. • Regularly communicate with partners, request site visits where they can be arranged and request assistance identifying and applying for programs and resources. • Log communications. 	<p>Partners: JEDI, CFSC, CCCTA, TNRD</p>	<p>Resources: Moderate time</p>
		<p>Timing: 2025-ongoing</p>
		<p>Priority: High</p>

Goal 1: Build Capacity	Initiative 1.2: Strengthen community partnerships as a platform for local involvement.	
<p>Action 1.2.1: Prepare proof points for use by staff and Council.</p> <ul style="list-style-type: none"> • Develop a set of one or two-paragraph proof points on current topics or initiatives that the Village and its partners can use to inform and engage the community. • Develop templates and talking points to guide print and electronic communications and to clarify public and private sectors roles. • Use proof points to positively reinforce economic development and stay on message. 	<p>Partners: n/a</p>	<p>Resources: Minor time</p>
		<p>Timing: 2025</p>
		<p>Priority: Medium</p>

Goal 1: Build Capacity	Initiative 1.2: Strengthen community partnerships as a platform for local involvement.	
<p>Action 1.2.2: Create a community volunteer program.</p> <ul style="list-style-type: none"> • Work with and support the Spirit of Clinton Committee to understand gaps, constraints and needs, specifically how to recruit and incentivize new volunteers in the community. • Research volunteer management platforms like volunteermatch and social media platforms for promotion and recruitment. 	<p>Partners:</p> <p>Resources:</p> <p>Timing:</p> <p>Priority:</p>	<p>Spirit of Clinton Committee</p> <p>Major time</p> <p>2026</p> <p>Flex</p>
<p>Action 1.2.3: Strengthen Indigenous relations.</p> <ul style="list-style-type: none"> • Support an overarching framework of reconciliation with local First Nations by the Village and TNRD so there is high-level guidance for communications and cooperation. • Work on First Nations’ initiatives that align with the Strategic Plan and contribute to achievement of mutually beneficial outcomes. For example, High Bar First Nation has approached the Village about establishing a day care in the community. This service would have beneficial outcomes as it would enhance the ability to attract young families. The Village should continue to engage with First Nations on this and similar initiatives and identify suitable partnership roles and resource commitments. 	<p>Partners:</p> <p>Resources:</p> <p>Timing:</p> <p>Priority:</p>	<p>First Nations, ITBC, MIRR</p> <p>Moderate time</p> <p>2027</p> <p>Flex</p>

Goal 2: Enhance Village Assets	Initiative 2.1: Invest in housing solutions.	
<p>Action 2.1.1: Support senior housing needs.</p> <ul style="list-style-type: none"> • Work with Interior Health (IH) to increase the reliability of local home care support by establishing resident home care aids in Clinton. • Support the Health Care Alliance advocacy with IH to locate a resident nurse practitioner in Clinton Health and Wellness Centre. • Explore coordinating shared rides to support seniors needing to travel in the region. • Support local efforts that help Clinton seniors to stay in their own homes locally (i.e., snow removal, firewood delivery, etc.). 	<p>Partners:</p> <p>Resources:</p> <p>Timing:</p> <p>Priority:</p>	<p>IH/CSA/CDALS Health Care Alliance</p> <p>Moderate time</p> <p>2025-ongoing</p> <p>High</p>

Goal 2: Enhance Village Assets

Initiative 2.1: Invest in housing solutions.

<p>Action 2.1.2: Research the feasibility for more market and non-market rental housing construction.</p> <ul style="list-style-type: none"> Engage the community to assess rental housing needs to identify specific demand. Leverage funding from programs like BC Housing, the National Housing Strategy, or CMHC’s Rapid Housing Initiative for non-market opportunities. Continue to identify and prioritize underused municipal or Crown lands for housing projects. The Village is currently looking at options in coordination with BC Housing. Pursue supporting infrastructure requirements. Incentivize private development through financial incentives. 	<p>Partners: BCH, CMHC, BCNPHA</p> <p>Resources: Major time</p> <p>Timing: 2026</p> <p>Priority: High</p>
<p>Action 2.1.3: Develop a Village Housing Authority/Corporation that will actively pursue housing solutions in Clinton.</p> <ul style="list-style-type: none"> Finalize recent community work in establishing a Clinton Housing Corporation and confirm board structure and governance model. Investigate the potential programs and approaches that will best allow public sector investment in local housing solutions. Confirm the housing stock most in demand in the community and identify one or two projects with a high probability of success. Investigate programing and engage a consultant to support funding applications. Leverage funding from programs like BC Housing and NDIT and programing administered by CMHC where possible. Connect projects to Village owned lands that would support leveraging outside resources. 	<p>Partners: BCH, CMHC, NDIT</p> <p>Resources: Major time \$35,000</p> <p>Timing: 2026</p> <p>Priority: High</p>
<p>Action 2.1.4: Investigate small housing options and opportunities.</p> <ul style="list-style-type: none"> Undertake research on compact homes (i.e., under 400 sq. ft.) that would help resolve housing availability and affordability. Investigate different forms such as co-ops (See Sangudo coop approach), shipping containers, micro-apartments, assisted-living pods and laneway, secondary suites. Quesnel’s carriage home bylaw is an example of a smart practice in the region. Incentivize small house development through streamlined permitting and grants or low-interest loans. Communicate with small housing organizations and apply for grants to fund small housing developments. 	<p>Partners: BCH, CMHC</p> <p>Resources: Moderate time</p> <p>Timing: 2027</p> <p>Priority: Flex</p>

Goal 2: Enhance Village Assets

Initiative 2.2: Create new civic value by investing in Village spaces.

Action 2.2.1: Develop an amenities capital plan targeting beautification projects.

- Continue to participate in the Communities in Bloom program which includes numerous community presentation protocols.
- Add new features in the town core such as the new park chainsaw bench.
- Continue to explore funding support such as programming from [NDIT](#).

Partners:	Local business/NDIT/CiB committee
Resources:	Minor time
Timing:	2026
Priority:	Flex

Action 2.2.2: Enhance community wayfinding and signage.

- Identify what the goals of a signage initiative would be (e.g., stop visitors, stay longer, get off the highway) and scope (municipal, provincial, private, digital versus paper versus signs).
- The Village should evaluate its sign bylaw to see if improvements can be made to better coordinate private business signage with highway and municipal signage.
- Conduct a signage audit of legibility, placement, clarity, condition, accessibility and relevance. A variety of online audit templates are available. Include critique of online wayfinding through Google maps and other platforms.
- Work with First Nations to identify opportunities for Indigenous content and place names into wayfinding.
- Monitor DBC/CCCTA iconic strategy (expected delivery in 2025) for cobranding opportunities on all wayfinding.
- Develop a signage program around the audit results.

Partners:	MOTI, CCCTA, First Nations,
Resources:	Major time \$10-15,000 strategy
Timing:	2027
Priority:	Medium

Goal 2: Enhance Village Assets

Initiative 2.2: Create new civic value by investing in Village spaces.

Action 2.2.3: Research a renewable energy or sustainability showcase.

- Investigate local opportunities that will either generate new revenue (see District of Lake Country [Micro Hydro Project](#)) or reduce expenses in supplying local energy for the Village. Options include biomass energy using non-merchantable fibre from the Community Forest, and hydro potential of water reservoirs.
- Explore BC Climate Action Plan for projects that support renewable energy or sustainability development.

Partners:	Federal and BC Governments, NDIT, Private sector
Resources:	Major time
Timing:	2026
Priority:	Flex

Goal 3: Foster Business Investment

Initiative 3.1: Strengthen the business climate.

<p>Action 3.1.1: Research a Revitalization Tax Exemption Program.</p> <ul style="list-style-type: none"> Investigate the implications of providing a universal revitalization tax exemption program for the community to support housing and commercial development. Explore a targeted revitalization tax exemption that supports development of secondary suites and carriage homes in the community and is connected to the new upcoming Clinton OCP. Determine the perimeters of length and ratio of the reduction (the maximum under the Community Charter is 10 years at 100%). Actively promote any new revitalization tax exemption bylaw through various Village communication channels. 	Partners:	n/a
	Resources:	Moderate time
	Timing:	2026
	Priority:	Medium
<p>Action 3.1.2: Refine the Façade Improvement Program to increase interest and uptake.</p> <ul style="list-style-type: none"> Support businesses in applying to the Façade Improvement Program. Work with the business community in connecting with BC Assessment to understand the implications of Façade improvements. Consider linking the Façade Improvement Program to the establishment of Revitalization Tax Exemption By-law to buffer r Façade Improvements to increased property taxes. 	Partners:	NDIT
	Resources:	Major time
	Timing:	2026
	Priority:	High
<p>Action 3.1.3: Modernize bylaws to ensure flexible property use.</p> <ul style="list-style-type: none"> Evaluate compliance of existing bylaws with the Community Charter and other provincial initiatives (CleanBC, Affordable Housing Strategy, framework on factory-built homes) to identify barriers to property development. Gather input from staff, developers, and public on pain points. Ensure the Village’s OCP and zoning bylaw updates incorporate simplified language and flexibility for allowing adaptive measures for innovative projects, such as form-based codes or performance-based standards. 	Partners:	n/a
	Resources:	Major time
	Timing:	2026
	Priority:	Medium

Goal 3: Foster Business Investment

Initiative 3.2: Provide business, retention, expansion and attraction services.

<p>Action 3.2.1: Consolidate smartinvestclintonbc.ca back into the Village website.</p> <ul style="list-style-type: none"> • Audit the navigation structure of the smartinvestclintonbc.ca website and what it is meant to achieve. • Rework the land page with a simple narrative for Clinton’s pitch or selling proposition as a place to live and do business. • Include a call to action on the landing page to invite enquiries. • Expand the remote worker page to include people attraction targeting young families. • Consider migrating it back to the Village website or at least simplify logical organization and menu options while prioritizing a few key pages. 	<p>Partners: n/a</p>
	<p>Resources: Moderate time \$5-8,000 for website updating</p>
	<p>Timing: 2026</p>
	<p>Priority: High</p>
<p>Action 3.2.2: Continue a Business Walks program.</p> <ul style="list-style-type: none"> • Continue to conduct a Business Walk once annually. • Customize the question set to focus on specific topics such as crime/safety, labour issues, housing, or sectors such as tourism. • Keeping a running record of the results and report out to stakeholders and the community on the economic development website. 	<p>Partners: n/a</p>
	<p>Resources: Minor time</p>
	<p>Timing: 2025-ongoing</p>
	<p>Priority: Flex</p>



Goal 3: Foster Business Investment

Initiative 3.2: Provide business, retention, expansion and attraction services.

Action 3.2.3: Survey businesses annually.

- Develop a two to three-page engagement plan for an annual survey of Clinton businesses that identifies scope, sectors, questions, timing and recording methods. A cycle of sector-specific surveys could be undertaken rather than a single generic survey.
- Plan for 20 survey responses annually and track results using free, online databases.
- Coordinate timing with the Business Walks so they occur during different parts of the year.
- Use results to report on development activity and plan future initiatives.

Partners:	n/a
Resources:	Moderate time
Timing:	2026-ongoing
Priority:	Medium

Action 3.2.4: Support health care recruitment.

- Partner with CDALS, CHCA, and CSCHS to support recruitment.
- Continue to work with IH on recruiting and retaining local health care workers in Clinton.
- Work with community to identify a dedicated rental unit to house health care workers in Clinton.
- Establish a welcome to Clinton program to support health care workers arriving in the community (see Quesnel and 100 Mile House worker recruitment programs).
- Coordinate implementation with the Clinton Assessment and Age-Friendly plan.

Partners:	CDALS, CHCA, CSCHS, IH
Resources:	Moderate time
Timing:	2025 on-going
Priority:	High

Goal 3: Foster Business Investment

Initiative 3.3: Support sector diversification.

Action 3.3.1: Investigate Community Forest opportunities.

- Support the CCF in efforts to pursue their priorities of growing and diversifying their business activities and enhancing their revenue streams.
- Encourage the CCF to explore opportunities for using Community Forest assets, including waste and byproducts, that could leverage Clinton’s economic development potential.

Partners:	CCF, BC Government
Resources:	Minor time
Timing:	2025
Priority:	High

Goal 3: Foster Business Investment

Initiative 3.3: Support sector diversification.

Action 3.3.2: Support attraction of new residents to Clinton.

- Develop a list of key employment opportunities and in demand skills needed in the Clinton area. Target specific sectors such as health care and construction workers.
- Develop promotional materials on living and working in Clinton, targeting remote workers who would bring their own job with them.
- Work with local employers to access the Provincial Nominee Program (BC PNP), specially on skills immigrants and express entry.
- Develop promotional flat sheet and use the Village website to identify the work opportunities required in the community.
- Connect with local workers and residents to identify potential residents.
- Display promotional flat sheet “move to Clinton” at the museum and in local businesses.
- Connect potential new workers and their families to accommodation in the community (Action 2.1.2).
- Support new families connecting to services in the community (i.e., school, church, etc.).

Partners: IH, businesses

Resources: Moderate time
\$10,000 marketing

Timing: 2026

Priority: Medium

Action 3.3.3: Establish the Clinton Food Processing Incubator Hub.

- Continue to secure partner funding to support project development.
- Establish a local steering committee to oversee food hub development.
- Retain food specialist consultant to undertake assessment of requirements for the food hub.
- Develop terms and policies for food hub operation.
- Undertake market plan and establish a role within the Village to oversee operations.

Partners: IH, CSA, CABS, SSFPABC, FNs

Resources: Major time
\$15,000 food consultant

Timing: 2026

Priority: High

<p>Action 3.3.4: Deliver small-scale tourism destination improvements.</p> <ul style="list-style-type: none"> Establish a long-term vision for a tourism precinct in the Village’s C1 zone on the Cariboo Highway between Cariboo and Le Bourdais avenues that would encourage visitors to stop, walk and shop in Clinton. This would link antique shops, the museum, food and beverage services and other shopping into a three-block precinct. Explore ways to better enforce the Development Permit Area downtown to manage parcel and building activity. Create a public/private investment program of “small bets” that will occur over an extended period of time so costs can be managed and leveraging optimized. This could include bike racks, bike paths, planters, benches and other amenities that can be placed gradually over time without major capital outlays. Coordinated interpretive signage could then be placed to encourage self-guided tours. Readapt and reuse empty and unused spaces to provide a continuous street experience. Investigate public performance space for special events and festivals or expand precinct to include an appropriate space or venue. 	<p>Partners: MOTI</p> <p>Resources: Major time Costs dependent on scope and timing</p> <p>Timing: 2025-ongoing</p> <p>Priority: High</p>
<p>Action 3.3.5: Assist the Antique sector to remain competitive.</p> <ul style="list-style-type: none"> As part of business walk initiative, focus on antique businesses sector issues, explore business cluster opportunities and explore approaches that could extend the season for the sector. Investigate programming at the museum, such as the resident blacksmith, that would support the antique cluster. Explore supporting activities that could be attracted that would support offerings connected to the antique sector such as a local jeweler, leather working, and local Indigenous artisans. Use local historical events to highlight antique businesses in community to the visitor market. Update Village website with accurate pictures of antique businesses. 	<p>Partners: Businesses, FN, CACS, CDAA</p> <p>Resources: Minor time</p> <p>Timing: 2026</p> <p>Priority: Flex</p>

Implementation

The majority of initiatives in this Strategy are expected to be led and implemented by the Village's Community Development Coordinator (CDC). The CDC is responsible for more than economic development and the position is not technically an Economic Development Officer, so capacity for implementation is limited, from a time as well as a financial perspective.

Many initiatives will require support from key partners and funding agencies, primarily NDIIT and the Government of BC, including the Ministry of Jobs, Economic Development and Innovation.

If partners are unable to participate in an initiative, then either other alliances will be required or action deferred until such time as resources become available. The Strategy is meant to be organic and subject to change and adaptation according to on-the-ground conditions.

Likewise, grant funding is a driver of some initiatives and sources may change over time as programs come and go. Up to date information on funding is available from the following sources.

- **Government of BC:** <https://www2.gov.bc.ca/gov/content/employment-business/economic-development/funding-and-grants>
- **Northern Development:** <https://www.northerndevelopment.bc.ca/apply-for-funding/>
- **Government of Canada:** <https://www.sac-isc.gc.ca/eng/1591289631120/1591289804651#led>

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Staff Report to Council Open Meeting

Date: January 8, 2024

From: CAO

Subject: Housing Needs Assessment

Attachments:

Draft Clinton Housing Needs Assessment

Recommendations:

THAT Council adopt the Clinton Housing Needs Assessment

Background:

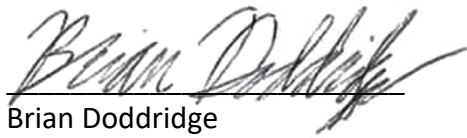
A Housing Needs Assessment (HNA) is a document which the province requires all local governments in BC to develop. It outlines the housing requirements for the community over a 5 year and 20 year horizon and is intended to provide some context for local and provincial housing efforts. Clinton's last HNA was completed in 2021 and though the requirement is that the assessment is refreshed every five years, new legislation requires all municipalities to develop a new "interim" HNA that follows an updated template. We will be required to update the document again in 2028 and then every 5 years after.

The Village joined the TNRD and other municipalities on this project to reduce costs and ensure the project was large enough to attract the interest of a consultant.

Financial Impacts:

The creation of this plan was funded by the Housing Capacity Fund from the Province.

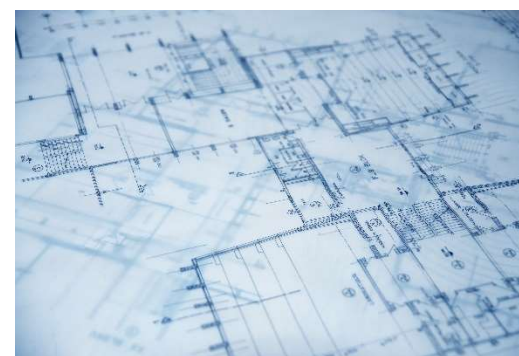
CFO Initial 



Brian Doddridge
CAO



November 2024



VILLAGE OF CLINTON

Thompson-Nicola Regional District Housing Needs Assessment

Thompson-Nicola Regional District Housing Needs Assessment Village of Clinton

Prepared for:

Thompson-Nicola Regional District
Suite 300 – 465 Victoria Street
Kamloops, B.C. V2C 2A9

Village of Clinton
Box 309, 1423 Cariboo Highway
Clinton, B.C. V0K 1K0

Date:

November 2024

Prepared by:

Urbanics Consultants Ltd.
2368-666 Burrard Street
Vancouver, B.C. Canada V6C 2X8

Executive Summary

The Thompson-Nicola Regional District Housing Needs Assessment was prepared by Urbanics Consultants Ltd. for the Thompson-Nicola Regional District. Housing needs have been assessed for each of the 10 Electoral Areas and for 9 participating member municipalities, including the Village of Clinton. This report aims to provide a comprehensive analysis of housing needs in the Village of Clinton.

The study is undertaken to meet the requirements of the British Columbia Interim Housing Needs Assessment regulations, using the methodology provided by the Province.

Key Findings

Clinton VL (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	2.11	8.43
B. Persons Experiencing Homelessness	2.56	5.12
C. Suppressed Household Formation	20.77	83.09
D. Anticipated Growth	47.46	112.62
E. Rental Vacancy Rate Adjustment	0.35	1.42
F. Additional Local Demand	32.91	131.63
Total New Units	106	342

Source: Housing Assessment Resource Tools

The key findings are the assessed housing needs of each area under study, including housing needed to address deficits in homelessness, households experiencing extreme unaffordability (extreme core housing need), projected population changes, achieving a healthy rental vacancy rate, as well as a buffering 'demand factor' provided by the province for municipalities. These

projections provide a province-wide comparison of housing needs for all regions and municipalities.

The report additionally includes information assembled by the Village of Clinton on efforts to implement the findings of the previous housing needs assessment in 2021, as well as information on the benefits of having housing near transportation infrastructure that supports walking, bicycling, public transit, and other alternative modes of transportation.

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1. Introduction

Urbanics Consultants Ltd. has been retained by the Thompson-Nicola Regional District (TNRD) to undertake a Housing Needs Report update for all 10 Electoral Areas and 9 participating member municipalities. Member Municipalities include the Village of Ashcroft, District of Barriere, Village of Cache Creek, Village of Chase, District of Clearwater, Village of Clinton, District of Logan Lake, City of Merritt, and Sun Peaks Mountain Resort Municipality.

This report specifically examines the Village of Clinton, and provides the Provincially-approved housing needs projection, as well as commentary on transportation, housing, and updates since the last Housing Needs Assessment.

The Consultant developed this report from study and analysis of data provided by BC Stats, Statistics Canada, CMHC, Thompson-Nicola Regional District, and others.

The Village of Clinton shares in some of British Columbia's wider housing difficulties, and by the provincial methodology has need of the following number of homes in the coming 5 and 20 years:

Table 1: Housing Needs Summary

Clinton VL (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	2.11	8.43
B. Persons Experiencing Homelessness	2.56	5.12
C. Suppressed Household Formation	20.77	83.09
D. Anticipated Growth	47.46	112.62
E. Rental Vacancy Rate Adjustment	0.35	1.42
F. Additional Local Demand	32.91	131.63
Total New Units	106	342

Source: Housing Assessment Resource Tools

Study Limitations

As with all studies, there are limitations. It is unfortunate that for smaller jurisdictions the full set of data that might be available for major metropolitan areas is unavailable. The survey size of some communities and some populations may suggest greater hesitance in interpreting results.

Data and statistics for the report was sourced from a variety of government sources (federal, provincial, regional, municipal). One of the key limitations of this study is that census data is reflecting 2021 conditions. These are now 3 years out of date and will be replaced by new data in 2026-2027 when a new census is conducted. Census statistics for Housing Needs Reports are generally drawn from the 'population in private households' which is a subset of the total population figure readers may be more familiar with. Additionally, Census data is subject to random rounding up or down, so any figures from the Census should be read as plus or minus 10.

2021 was perhaps the most peculiar year in living memory for demographics. The Covid-19 Pandemic had massively changed economic activity 2020-2022. Pandemic response had injected large amounts of public money into the economy, including Canada Emergency Response Benefit (CERB) funds paid to out-of-work residents. The Canada Emergency Wage Subsidy (CEWS) kept businesses afloat with money they may have not earned without the pandemic. Shrunken employment for 2020 tended to disproportionately effect lower income households, biasing income statistics up from normal-year levels and reducing the effects of poverty compared to years before or since.

Additionally, the inflation seen the last several years mostly happened after May 2021 when the Census was conducted. According to the Bank of Canada, a dollar in 2021 is worth the equivalent of \$1.13 in today's money (13% inflation), and this change has not fallen evenly across the economy.

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

homelessness, suppressed household formation, rental vacancy rates, and projected growth.

As with all market studies of this sort, a number of forecasts and assumptions regarding the state of the economy, the state of future competitive influences, and population projections have had to be made. These forecasts are made with great care and are based on the most recent and reliable information available.

Report Structure

The following outlines the structure of the report:

1. Introduction

The Introduction provides the headline findings, overall objectives for the study, the methodology, and key limitations.

2. Community Context

This section examines some basic geographic and demographic facts about the community being examined.

3. Housing Needs Projections

This section provides the calculations of housing need as required by the Province.

4. Community & Stakeholder Engagement

Provides a brief summary of engagement exercises and key takeaways from the community survey.

5. Key Areas of Local Need

Identifies key housing concerns within the community from findings from the analyses, stakeholder consultations, and surveys.

6. Actions to Address Housing Needs

This section will provide information on how the previous housing needs study has been implemented and how issues have been addressed by the Village of Clinton.

7. Housing and Transportation

This section details the importance of active transportation including walking, cycling, and transit and how it can improve housing outcomes.

Appendix 1: Additional Demographics & Housing Statistics

This provides additional tables and charts portraying the overall demographics of the community and housing statistics.

Appendix 2: Housing Needs Calculations

This section will provide more detailed information on housing needs calculations.

Appendix 3: Glossary of Terms

2. Community Context

Location

The Village of Clinton is located on Highway 97, midway between Vancouver and Prince George. The community is over 150 years old and was founded as a direct result of the “boom” of the Cariboo Gold Rush.

The Village of Clinton is located in the traditional territory of the Secwépemc Nation.

Figure 1: Village of Clinton Map



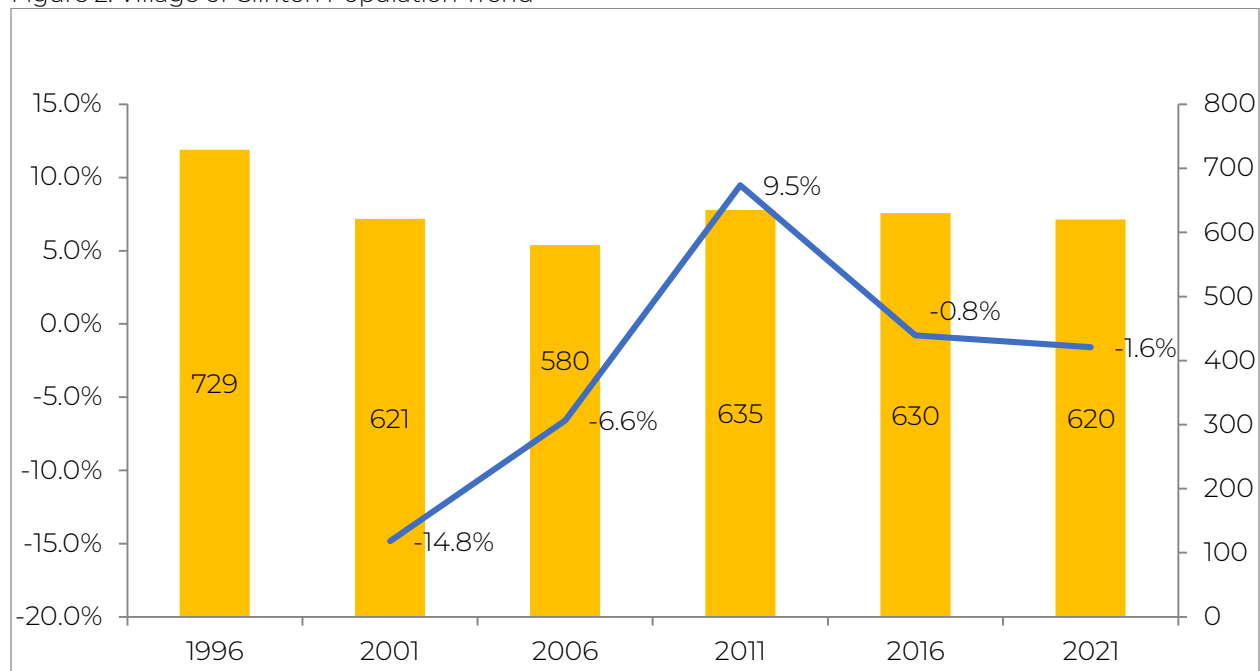
Clinton has a unique western atmosphere, stunning scenery, and abundant recreational activities, offering a wide range of year-round activities.

Demographics

According to Statistics Canada Custom Census Reports, between 1996 and 2021, the Village of Clinton has seen population declines at a rate of 0.7% per annum, or a total population decline of 15%. The latest census period saw the population decline by 1.6% (annual average of -0.3% per annum).

It is important to note that 2021 census figures are from a Pandemic year and will have various quirks associated with severely disrupted living and working patterns seen in May of 2021.

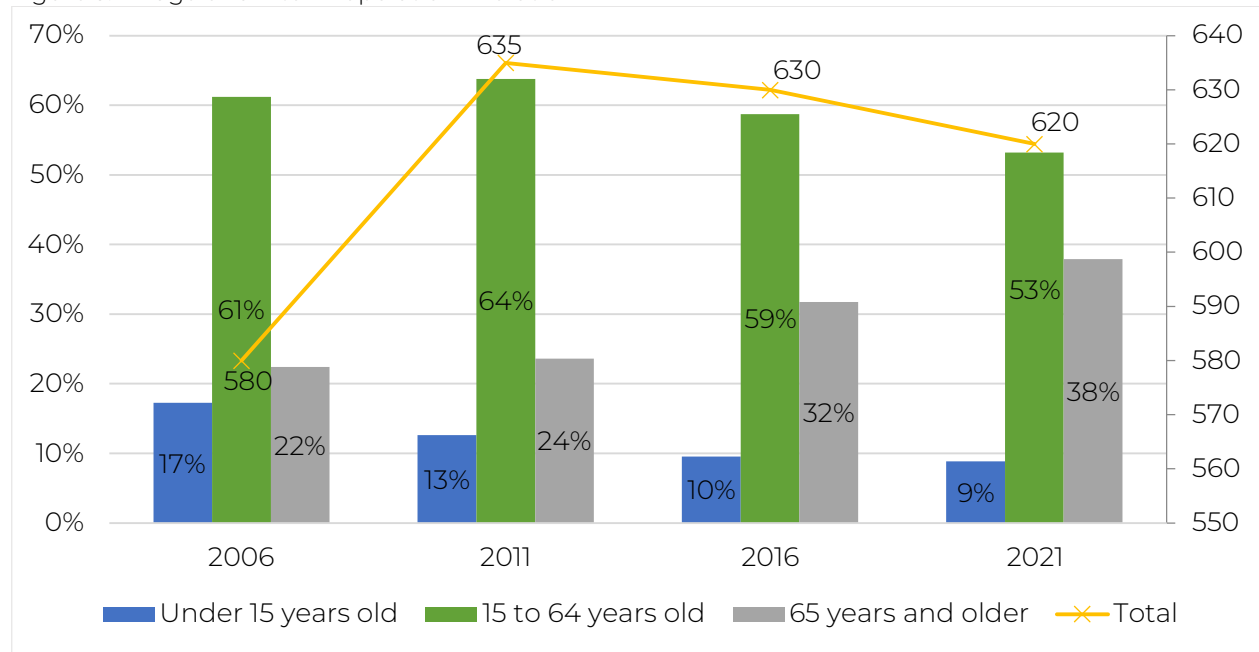
Figure 2: Village of Clinton Population Trend



Source: Statistics Canada Census 2006-2021 (Custom data for BC Ministry of Housing)

The Village of Clinton has seen an increasing proportion of residents over the age of 65, a proportion that has increased from 22% in 2006 to 38% in 2021. The under 15, and 15 to 64 age cohorts have each experienced declines over this period.

Figure 3: Village of Clinton Population Evolution



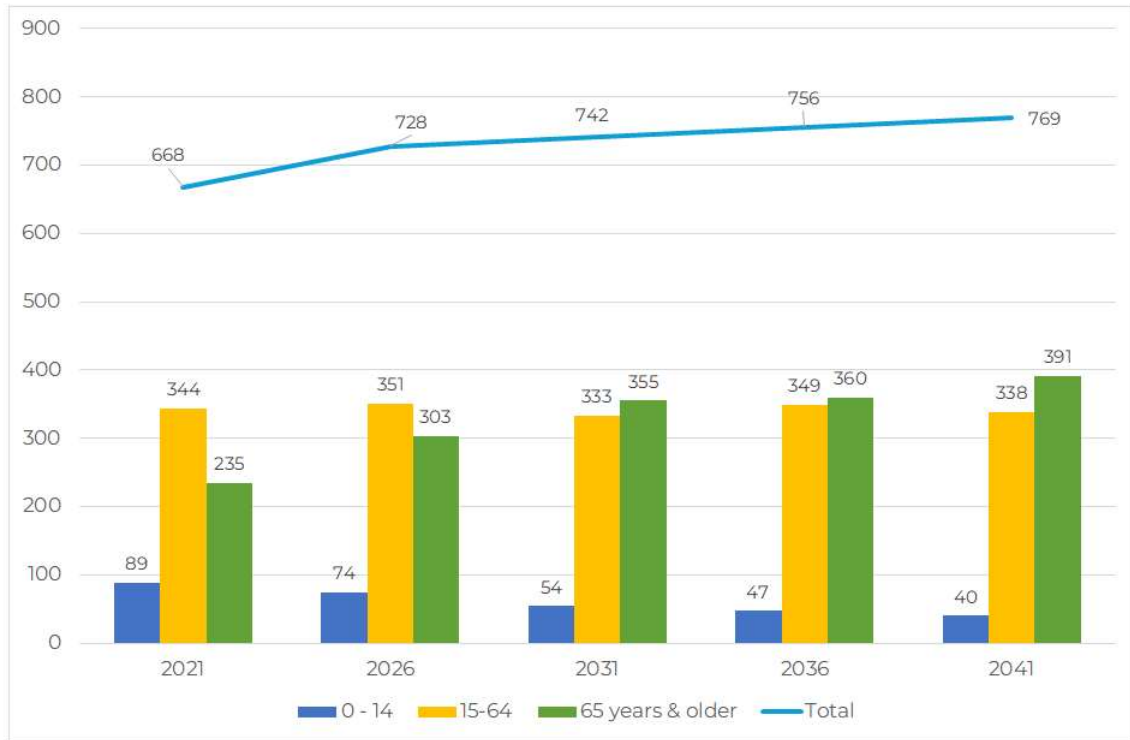
Source: Statistics Canada Census 2006-2021 (Custom data for BC Ministry of Housing)

BC Stats Population Projections are an important component of housing needs projections. The Village of Clinton is anticipated to see mild population growth, expanding the population base by a total of 15% between 2021 and 2041 (0.7% per annum). This is compared to the TNRD which is projected to see population growth at a rate of 30% between 2021 and 2041 (1.3% per annum average), and in BC at a rate of 38% (1.6% per annum average).

The over 65 population is projected to grow by 66% between 2021 and 2041, while the under 15 age group will see population declines of 55%. The 15-64 age cohorts are anticipated to gradually decline from 51% to 44% of the total population in 2041.

Table 2: Village of Clinton Population Projections

	Year	0 - 14	%	15-64	%	65 years & older	%	Total
	2021	89	13%	344	51%	235	35%	668
	2026	74	10%	351	48%	303	42%	728
	2031	54	7%	333	45%	355	48%	742
	2036	47	6%	349	46%	360	48%	756
	2041	40	5%	338	44%	391	51%	769
Change in Population 2021-2041 (%)		-55%		-2%		66%		15%
Avg. Annual Population Change (%)		-3.92%		-0.09%		2.58%		0.71%



BC Stats, P.E.O.P.L.E. Population Estimates and Projections (July 12, 2024)

Source: BC Stats, P.E.O.P.L.E. Population Estimates and Projections (July 12, 2024)

Additional Demographic & Housing Statistics

Please refer to Appendix 1 for additional demographic and housing statistics from the 2021 Census, BC Assessment, BC Housing, among other data sources.

Some of the pertinent findings include:

- One and two person households comprise 84% of Clinton's total households as of the 2021 census. Larger households with 4 or more people have declined from 14% of households in 2006 to 5% of households in 2021. Average household size is 2.0 persons per household in 2021, which has generally held steady between 2006 and 2021.
- In terms of education levels, Clinton has a higher proportion of individuals with no certificate, diploma or degree (27%), as compared to TNRD (15%), and BC (13%). 8% of individuals have university education at a bachelor's level or above in Clinton as compared to 17% in TNRD, and 29% in BC.
- Renter households generally earn less than owner households. This is observed in each of the Village of Clinton, Regional District, and BC. In Clinton, renter households have median household incomes \$14,000 below owner households, as per the 2021 census (\$54,400 for owner households and \$40,400 for renter households).
- Clinton has a median total household income of \$53,600 as of 2020, which is 63% of BC's median total household income of \$85,000. The least well-off households were 1-person households (\$27,000 in Clinton vs. \$43,200 in the Province). Lone-parent families also have incomes well below the median total household income of economic families in Clinton (\$47,600 vs. \$68,000).
- 87% of private dwellings in Clinton are single-detached homes as per the 2021 census. In terms of the breakdown of housing units by number of bedrooms, the majority of housing units (92% as of 2021 census) are housing that may be suitable for families (2 bedroom, 3 bedroom, and 4+ bedroom units). 1 bedroom units make up just 7% of occupied dwellings in Clinton, with no studio units recorded in the 2021 census. The lack of studio and 1 bedroom units can potentially result in challenges for households who may only be able to afford or maintain smaller units, such as seniors.

Smaller units can also provide much-needed affordable housing for low-income individuals.

- 36% of homes in Clinton were built between 1961 and 1980. 18% of the housing stock was built between 2001 and 2021.
- The Village of Clinton had a homeownership rate of 74% in 2021, higher than the Provincial rate of 67%. This amounts to 225 homeownership households and 85 renter households as of the 2021 Census.
- The Village of Clinton contains 7% of the non-market housing units in the Study Area (the study area excludes the City of Kamloops, which contains the majority of the non-market units in the TNRD). The Village of Clinton contains 45 non-market units, which includes 7 units of transitional supportive and assisted living, 32 units of independent social housing for seniors, and 6 units that have rental assistance in the private market. As such, the majority of the non-market housing units in Clinton consist of independent seniors' social housing.
- In Clinton, private households were not found to be below the suitability standard. As a comparison, 5% of homes at the provincial level were found to be below the suitability standard.
- 7% of private dwellings (20 housing units) were said to be below adequacy standards in Clinton, implying that they require major repairs. This is compared to 5% of dwellings in the TNRD, and 4% of dwellings in the Province.
- 8% of households in Clinton were found to be below the affordability standard (whether a household spends 30% or more of their before-tax income on housing). This is compared to 15% in the TNRD and 20% in the Province.
- Per the 2021 census data, 8.3% of Clinton households were identified as being in Core Housing Need, which is down considerably from 16.4% in 2016. This is compared to a rate of 10% in the TNRD and 13% in the Province as of the 2021 census.
- Those households in unaffordable, inadequate and unsuitable housing have been declining between 2006 and 2021 in Clinton. For example, those

households below the affordability standard have seen declines from some 29% of households below the affordability standard in 2006 to approximately 8% of households in 2021. Furthermore, those living in inadequate housing saw declines from 26% in 2006 to 7% in 2021. As a result, those Clinton households living in core housing need have declined from 16% in 2006 to 8% in 2021. A 2021 rate that is more favourable than in the TNRD (core housing need of 10%) and in the Province (core housing need of 13%).

- It is important to note that the 2021 census data was largely collected in May 2021. Thus, the impacts of the COVID-19 pandemic have likely affected particular areas such as employment and incomes.
- In terms of housing values provided by BC Assessment, the Village of Clinton had an average house value (average across all housing types) of approximately \$289,600 in 2023, an increase of 11.42% over 2022 when average house values were calculated at \$259,900. As a comparison Cache Creek saw average house values increase by 12%, Ashcroft by 9%, Logan Lake by 25%, and the City of Merritt by 20.5% between 2022 and 2023. Clinton also has the lowest average housing value out of these select communities in the Regional District.
- Per the 2021 Census, the average renter shelter cost (rent and utilities) in Clinton was \$750, or about 50% of BC-wide levels. The numbers from the Census suggest that average monthly rents in Clinton have risen by 32% percent between 2006 and 2021, from \$569 to \$750. This is below rental increases seen at the Regional District level (44%). While substantial, rents have increased at an even higher rate in the province at 52%. This compares to an approximately 30% level of general inflation according to the Bank of Canada's Consumer Price Index between 2006 and 2021.

Appendix 1 contains further data tables and charts reflecting demographic and housing characteristics of the Village of Clinton.

3. Housing Needs Projections

The following Tables calculate the 20-year and 5-year housing need by the methods specified by the Province in the summer of 2024.

They were created using the UBC HART calculator, created by scholars at the University of British Columbia Housing Assessment Resource Tools (HART) and Licker Geospatial to implement the province's required method.

It is built from six components.

- Supply of units to reduce extreme core housing need
- Supply of units to reduce homelessness
- Supply of units to address suppressed household formation
- Supply of units needed to meet household growth over the next 5 to 20 years.
- Supply of units needed to meet at least a 3% vacancy rate.
- Supply of units needed to meet local demand (municipalities only)

Like all models, this method is a compromise between several goals and constraints (such as accuracy, detail, data availability, and suitability for widespread use) that leave it necessarily imperfect. But it is designed to take account of both social variables (such as homelessness and population growth estimates) as well as variables that reflect market demand such as rental vacancy rates.

The model does not directly deal in economic viability, which is a weakness. As such, the cost of construction or level of prices and rents are not incorporated. Under this scenario, it is possible for the model to generate numbers for required new housing that might not be buildable under present costs for current market rents and prices. The province has, however, provided a 'demand adjustment factor' for each municipality intended to provide some market input. The model is not trying to create a market-based estimate of

how much housing ought to be built, however it does incorporate the ‘local demand’ figure, which is a number provided by the Province with limited background information or documentation.

Due to limits on data availability, some categories are based upon taking the region-wide estimate and portioning it out to each town, city, village, or electoral area by population. In some cases, this may result in unintuitive or unreasonable estimates, especially where Regional Districts are internally diverse or where small population sizes create potential for outliers. Results should be interpreted considering these limitations.

First calculated is the 20-year estimate, and then the 5-year estimate based upon the province’s weighting of each sub-category’s importance for immediate address. For example, the total number of housing units to address homelessness is distributed over 10 years, recognizing the urgent needs of this population. While for other components, the housing units are distributed over 20 years with one-quarter of units to be delivered every 5 years.

The estimates are for the period 2021 to 2041, which is to align with the Census. They are at this point three years out of date, however they still provide an insight into housing needs in the area. For some purposes, 2021 is a ‘odd’ year, with incomes, prices, and economic activity strongly effected by the Covid-19 pandemic and associated responses. Some figures, such as core housing need, were strongly affected by income support policies, and may not be comparable. Census population figures are based on population in private households rather than the total population including collective households.

Part A: Supply of Units to Reduce Extreme Core Housing Need

This statistic refers to the Census estimate of households (both renters and homeowners) that are regarded by Statistics Canada as having housing that has an unsuitable number of bedrooms for the household size or is an inadequate state of repair, and the household spends 50% or more of pre tax income on housing costs without being able to find affordable, adequate, suitable housing in the community. These figures are based upon an average across the 2006, 2011, 2016 and 2021 Censuses.

The following table shows total owner and renter households in the four previous census years (Step 1).

Table 3: Households by Tenure

Clinton VL (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	200	270	260	225
Renters	90	40	70	85

The below table shows the total number and proportion of owners with a mortgage¹ and renter households in Extreme Core Housing Need in the four previous Censuses (Step 2).

Table 4: Extreme Core Housing Need

Clinton VL (CSD, BC)									
	2006		2011		2016		2021		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	#	% of total	Average ECHN Rate
Owners with a mortgage	n/a		n/a		n/a		0	0.00%	0.00%
Renters	10	11.11%	0	0.00%	20	28.57%	0	0.00%	9.92%

These are combined in the next table to represent the number of units necessary to provide replacement housing for households in extreme core housing need. This is based on the average rate over the previous four censuses.

¹ Data on owners with a mortgage is not available for Censuses before 2021

Table 5: Extreme Core Housing Needs Rates

Clinton VL (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	225	n/a	n/a
Owners with a mortgage	225	0.00%	0.00
Renters	85	9.92%	8.43
Total New Units to Meet ECHN - 20 years			8.43

As shown in the above table, there are just over 8 units worth of assessed housing needs to address Extreme Core Housing Need over 20 years, driven by rental housing costs.

Part B: Supply of Units to Reduce Homelessness

The following table apportions the homeless population of the Thompson-Nicola Regional District by the population of the Village of Clinton. Data is drawn from the Province's Integrated Data Project for the year 2021 and accounts for individuals who have received income assistance, and had no fixed address for three consecutive months or have stayed in a BC Housing affiliated shelter for at least one night, or both. This figure is based on regional need rather than homelessness rates specific to Clinton.

According to the 2021 Estimate of the Homeless Population in British Columbia, there are 1,151 people experiencing homelessness in the Thompson-Nicola Regional District.² The following table apportions the homeless population of the Regional District by the population of the Village of Clinton. As such, the proportional local number of people experiencing homelessness for Clinton is calculated at 5.12.

² Ministry of Housing, BC Housing, 2021 Estimate of the Homeless Population in British Columbia

The Provincial methodology implements this figure to refer to the total new units needed to address homelessness over 20 years in the Village of Clinton. This calculation assumes that one permanent housing unit is required per person experiencing homelessness.

Table 6: Village of Clinton Homelessness

Clinton VL (CSD, BC)				
	Local Population			
Regional Population	#	% of region	Regional PEH	Proportional Local PEH
139,265	6,740	4.84%	1,151	5.12
Total New Units to Homelessness Needs - 20 years				5.12

PEH refers to People Experiencing Homelessness.

Part C: Supply of Units to Address Suppressed Household Formation

Often household size is taken as a given in demographic estimates, however the number of people per household is sensitive to the cost and availability of households. In a community undergoing housing stress there will be unusually large numbers of adult children living with their parents, unusually large numbers of roommates, unusually large numbers of couples cohabitating more early in their relationships than they might otherwise or couples staying in dysfunctional relationships due to housing costs and availability.

This figure is calculated based upon 2006 census data, assumed to be a time when housing pressures were less intense to calculate a baseline level of household headship rates by renter/owner status and age cohort. This is then compared to present population household headship rates to estimate how many households would have formed if the housing had been available. Detailed calculations are provided in Appendix 1.

Table 7: Suppressed Households

Clinton VL (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	12.69	0	0	0.00	12.69	12.69
25 to 34 years	8.00	8.00	0	0	8.00	8.00	16.00
35 to 44 years	16.36	16.36	0	25	16.36	-8.64	7.73
45 to 54 years	17.14	10.71	25	0	-7.86	10.71	2.86
55 to 64 years	102.14	0.00	65	0	37.14	0.00	37.14
65 to 74 years	50.00	16.67	50	10	0.00	6.67	6.67
75 years and over	77.78	0.00	65	20	12.78	-20.00	0.00
Total New Units to Meet Suppressed Housing Need - 20 years							83.09

As above, household maintainer rates have largely been suppressed for 55-64 year olds, and to a lesser degree for 25-34 year olds and 15-24 year olds.

By this estimate, there are a shortfall of about 83 units to address suppressed household formation over 20 years.

Part D: Supply of Units to Meet Projected Growth

This segment is based upon BC Stats PEOPLE model of population growth, used by the Province for planning purposes. This statistic is drawn from BC Stats Household projections. BC Stats projections were harmonized with Statistics Canada in 2022 and are based upon a model using age and sex cohort data to estimate future population change from expected births, deaths, and migration. This is supplemented with data on employment, residential building permits, community plans and other indicators of housing availability.

As such it is important to note that this is *not an independent variable*. The amount of housing permitted in the past will shape population growth and shape this model's projection of future household growth. Because this data is so dependent on past policy outcomes, it should not be used on its own to inform housing needs.

The figure used by the province is a combination of two scenarios, one based upon municipal growth projections, and one based upon regional projections. As local cities and towns necessarily exist in regional housing markets, this approach reduces the impact of local specifics.

The first table will show the 20-year household projections for Thompson-Nicola Regional District. The Regional Growth rate is calculated at 36.8%.

Table 8: Regional Growth Rate

Clinton VL (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	59,885	81,923	36.80%

The regional population growth projection (as apportioned) is averaged with the municipal projection to arrive at a 20-year estimate of housing need through projected population growth.

Table 9: Projected Growth

Clinton VL (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	305	418.00	113.00
Regionally Based Household Growth	36.80%	305	417.24	112.24
Scenario Average				112.62
Total New Units to Meet Household Growth Needs - 20 years				112.62

Here the province estimates that the Village of Clinton will require approximately 113 units to accommodate projected population growth, subject to the methodological limitations described above.

Part E: Supply of Units Needed to Reach At Least a 3% Vacancy Rate

Rental vacancy rates are a reliable indicator of limited housing supply, and it is often held that that a 3% vacancy rate is a ‘balanced’ level. When vacancy rates are below 3%, they suggest that there are more potential households seeking tenancies than there are available tenancies, and that rent will tend to rise. When vacancy rates are above 3%, rents will tend to moderate as landlords have a harder time attracting tenants.

Rental vacancy rate data is drawn from the CMHC’s Primary Rental Market 2021 Vacancy Rate data, which is based on a survey of purpose-built rental landlords. As this data is collected only for population centres above 2,500, where this data is not available rental vacancy is assumed to be the provincial average (1.4%). Though this figure is drawn from purpose-built rentals only, it is assumed that the whole market, including rented condominium units, rented houses, and other small-scale residential land-lording operations follow similar trends. As such the vacancy rate is compared to the total number of rental households. Where Vacancy rates already exceed 3%, this is treated as a need for 0 new units.

Table 10: Village of Clinton Vacancy

Clinton VL (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	85	87.63
Local Vacancy Rate	1.40%	98.60%	85	86.21
Total New Units to Achieve 3% Vacancy Rate - 20 years				1.42

For these purposes, the local rental vacancy rate in Clinton is assumed to be the provincial average as CMHC does not collect rental market data for smaller population centres. Under this estimate, 1.4 units are needed over the coming 20 years to achieve a 3% vacancy rate.

Part F: Supply of Units Needed to Meet Local Demand

This component calculates additional demand for housing beyond the minimum units required to adequately house current and anticipated residents. The 'Demand Buffer' is intended to provide sufficient additional units to enable overall residential market 'health'.

A demand factor has been calculated for each municipality and is based on a ratio of housing price to housing density. This figure is a number provided by the province with little documentation. Its purpose is to include a market demand element in the housing needs forecast. The demand factor for Clinton has been calculated at 1.34.

Table 11: Demand Buffer

Clinton VL (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	8.43
B. Persons Experiencing Homelessness	5.12
C. Suppressed Household Formation	83.09
E. Rental Vacancy Rate Adjustment	1.42
Total	98.06
Demand Factor	1.34
Total New Units to Address Demand Buffer - 20 years	131.63

The Clinton demand factor is then multiplied by the sum of the number of units recommended by Extreme Core Housing Need, Homelessness, Suppressed Household Formation, and the rental vacancy rate. This reveals the additional local housing demand of approximately 132 units as per the 20-year total.

Total Assessed Housing Need

Under the Province's formula, the assessed housing need is as follows, summing all previously discussed factors:

Table 12: Village of Clinton Housing Need Total

Clinton VL (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	2.11	8.43
B. Persons Experiencing Homelessness	2.56	5.12
C. Suppressed Household Formation	20.77	83.09
D. Anticipated Growth	47.46	112.62
E. Rental Vacancy Rate Adjustment	0.35	1.42
F. Additional Local Demand	32.91	131.63
Total New Units	106	342

The 5-year need calculation is for most purposes $\frac{1}{4}$ of the 20-year calculation, however, to address homelessness it is expected that those units will be 50% delivered in 5 years, while the 5-year projected growth adjustment is based upon BC Stats 5-year growth projection.

The assessment calls for a 20-year (2021 to 2041) need for 342 units in the Village of Clinton. The 5-year need (2021 to 2026) is calculated at 106 units, representing 31% of the total demand.

This suggests a substantial increase in the housing stock of 32% over the next five years and 102% over the next twenty years over the current census dwelling count.

As can be seen above, the largest part of the housing needs assessment is in the 'Additional Local demand' figure, projecting 132 units over 20 years, as well as the 'Anticipated Growth' figure, projecting 113 units over 20 years. Combined

these make up 71% of the housing needs over the next 20 years in the community.

It is important to note that the Anticipated Growth factor is based on the average of regional based household growth and local household growth from BC Stats' Household Projections for the year 2021 to 2041.

4. Community & Stakeholder Engagement

Gathering feedback and insights from the community and stakeholders played a significant role in informing the Thompson-Nicola Regional District Housing Needs Report. Engagement activities included a survey and key informant interviews.

The purpose of the Community Survey was to gather input in terms of the current and emerging housing needs of TNRD residents, and understand the challenges residents may face as they seek housing across the continuum. The survey was conducted over a 6 week period in June and July 2024. It was made available online through the TNRD and participating local government websites. Hard copies of the survey were also available at Municipal Halls. The survey was completed with 523 complete responses and 983 incomplete responses. 9 of the complete responses were noted by respondents as living in the Village of Clinton.

Interviews and discussions were held with identified stakeholders including affordable housing operators, business owners, non-profits, and First Nations over the months of July and August 2024. Interviewees were asked about specific issues, challenges and concerns related to housing in the community.

Common themes surrounding housing supply and affordability were identified throughout the engagement process. These themes will be further explored in the context of the local areas throughout the report, including Section 5, Key Areas of Local Need.

The following provides a selection of survey responses from the Village of Clinton residents:

- Availability/supply of affordable housing (ownership or rental); Availability/supply of rental housing; suitability of housing; and supply/availability of seniors' housing have been identified as the most pressing housing issues in Clinton.
- The most common responses as to what housing forms are needed in Clinton included: apartment buildings with fewer than 5 storeys; townhomes/row homes, detached suites (laneway homes, garden suites,

coach house, etc.), triplex/fourplex; and emergency housing/homeless shelters.

A selection of comments (unedited) from Clinton survey respondents in terms of housing forms that are needed, includes:

- “Small 2-3 bedroom homes”
- “Need all forms of housing”
- “need housing for lower income”
- “all areas have different needs”
- “Convenience”
- “need housing for families”
- “There is a shortage of affordable and available rentals, this would help with that.”
- “This would help the housing situation with more affordable rent options.”
- “need more shelters, transition housing”
- “as mentioned there is zero rentals or homes to buy in the area as during covid all the people from the city sold their houses for huge sums of money and locals cannot compete.”
- “Communities of tiny houses would also be an affordable rental option or even to buy for people who would like to buy a home but can’t afford the higher house prices.”

A selection of responses from Clinton residents (unedited) as to how housing could be improved in the community/region, include:

- “Definite need for more rentals as well as homes for sale, prices have skyrocketed in the last few years as city dwellers have flooded the area and paid huge sums for houses, some of which sit vacant while locals are on the verge of being homeless”

- “build more affordable housing options as well as lowering the income requirements for low income housing to match the cost of inflation.”
- “As a crisis worker I see there is a high demand for affordable housing for families. At this point there are many families living in housing mixed with people that have high relations with police.”
- “Advocate for the abandonment of the step code. Promote locally produced building materials and simplified building methods over increased energy regulation.”
- “CUT THE “RED” TAPE!!”

A selection of additional comments (unedited) from Clinton survey respondents includes:

- “public transport would be nice to see, beyond the single bus that runs intermittently one day a week.”
- “There is a strong need for more affordable housing for seniors and low income families or single individuals.”
- “There is no housing for lower middle class to have nice homes away from questionable people.”
- “Renovations available to the home you own that the owner can t afford”
- “We are on disability and are paying 78 % of our income to rent only. Then we have to live.”
- “Make the process easier for small communities to move forward with potential plans”

5. Key Areas of Local Need

The Village of Clinton faces housing challenges stemming from increasing unaffordability/increasing costs of housing, a lack of affordable and suitable rental housing supply, and an aging population. The findings from the analyses, stakeholder consultations, and surveys suggest the following key concerns:

Expand Non-Market & Supportive Housing Options

Study findings reveal a need for those who are at-risk of homelessness or with very low-income including housing for low-income individuals, low-income families, low-income seniors, and those with disabilities in Clinton.

According to 2021 census data there are a recorded 25 households in Core Housing Need. Furthermore, 25 Clinton households are living below the affordability standard. 44% of Clinton survey respondents believe that their housing is not affordable for them, and one-third indicated they spend 30% or more of their before-tax income on housing. Stakeholder discussions and community survey respondents noted the need for low-income housing for families, singles, and seniors.

Options, working with the Province and with social services providers are on a spectrum including:

- Short term safety net housing
 - Emergency Shelters
 - Shelters for people fleeing domestic violence
- Supportive housing
 - Assisted living for seniors
 - Housing for the disabled
- Subsidized Housing
 - Independent living with below market rents

- o Mixed use market/non-market housing

Often these uses can be mixed, to provide a range of options on site, meeting multiple needs as well as market revenue to reduce the need for wider subsidy.

By nature, non-profit development doesn't have a lot of wiggle room. There are no profits to cushion unexpected expenses, as profits are pre-committed to providing affordable housing, and there are often higher costs to build and operate. With that narrow window of success, it's important that non-profit housing be as unburdened by costs and permitting process as practical. The more that things can be done quickly, predictably, and affordably, the more surplus there can be to sustain below-market rents and social services.

Potential ways in which non-market housing can be made more viable are through: Reduced property taxes and construction charges, making municipal land available to non-profits through creative land grants/leases etc., assisted with direct aid, or assistance in working with senior government.

Expand Rental Housing Supply

A noted housing challenge facing the Village of Clinton is a lack of available and affordable rental units. Rents continue to increase, and some households are facing difficulty in securing appropriate housing. Indeed, when appropriately sized units are available, many exceed a price that is considered affordable or are reported to be substandard condition.

Between 2006 and 2021, average rents in Clinton increased by 32%. A lack of available rental stock will tend to push upward pressure on rents. This will in turn push residents out of the bottom of the housing market, as the most vulnerable or least well-resourced members of the community find themselves unable to pay new market rents if they are required to move, which contributes both to departure from the area and homelessness.

There is a need for both market rental units and non-market rental units in the community. Market rental units are offered by private landlords and rented at rates set by the market. This includes purpose-built rental housing, as well as housing within the secondary rental market, including basements suites and other investor-owned houses or units. Non-market rental units are units owned or subsidized by government, a non-profit society or a housing cooperative and charge below market rents.

There are also programs offering rent assistance in the private market. This involves providing housing subsidies to eligible low-income families and low-income seniors with cash assistance to help with their monthly rent payments in the private market. This includes BC Housing's Rental Assistance Program (RAP), and the Shelter Aid for Elderly Renters (SAFER) program.

Plan For the Aging Population

Based on BC Stats' population projections, Clinton is expected to grow by 15% between 2021 and 2041. This growth is dominated by the over 65 population which is projected to grow by a substantial 66% between 2021 and 2041, adding a net increase of roughly 156 seniors between 2021 and 2041. By 2041 more than half of Clinton's population will be over the age of 65.

Senior's housing needs evolve with age. Key challenges will include the maintainability of the housing stock as residents grow older. As residents age and wish to remain in the community, many of them will look for options to downsize and which are less maintenance intensive, such as apartments, condominiums, or secondary suites. Furthermore, an aging population presents accessibility issues, as stair-access housing becomes more of an obstacle. Such housing needs can be met by the provision of market and non-market elevator access apartment housing, as well as low-rise forms designed for accessibility. A key challenge will also be the need for housing that is livable for non-motorists. Providing suitable housing options within a walkable and central locale close to shops and services is recommended.

Inter-generational living and extended households in various housing forms can be seen as favourable options for many families. Secondary suites and carriage homes can provide families with the space to accommodate multi generations. Indeed, encouraging secondary suites, carriage houses, garden suites, and a broader variety of other dwelling types in existing neighbourhoods may allow residents to stay within their community throughout the life cycle (e.g., from single, to young family, to middle-age, to empty nesters, to senior).

Potential actions to promote greater accessibility in housing for seniors include:

- Encourage universal design standards in newer residential products. The goal of the universal design movement is to make the indoor and outdoor home environment more accessible to people of all ages and abilities. There are numerous design features that universal design guidelines recommend; initially focus on the four main features that make homes accessible to those with impaired mobility and fine motor skill:
- Step-free entries and single floor living, which eliminate the need to navigate stairs.
- Switches and outlets reachable at any height
- Wide hallways and doors to accommodate those in wheelchairs.
- Lever-style door and faucet handles.
- Encourage secondary suites, carriage houses, and a broader variety of other dwelling types in existing neighbourhoods to allow residents to stay within their community throughout the life cycle (e.g., from single, to young family, to middle-age, to empty nesters, to senior).
- Promote medium-density, ground-oriented housing and set standards for accessible, barrier-free housing.

Addressing these housing challenges will require partnerships, incentives, collaboration and resources from other sectors beyond a municipal level in order to make an impact on housing affordability.

6. Actions to Address Housing Needs

The Previous Village of Clinton – Thompson-Nicola Regional District Housing Needs Report was completed in 2021.

Since that time, the Village of Clinton reports that it has taken steps toward establishing a Housing Corporation for the development of market- and below-market housing. The Village has been actively pursuing the acquisition of vacant property for housing development through land grants and nominal rent tenures.

Research and funding for Lot 9, a proposed Village-led subdivision plan has seen significant forward momentum but remains within the planning stages as funding to service the land remains a barrier. The Village is undergoing a development process review to assess ways to increase Clinton’s attraction for property developers.

7. Housing & Transportation

This section explores the benefits of having housing near transportation infrastructure that supports walking, bicycling, public transit, and other alternative modes of transportation.

The following data is from the last two census reports regarding commuting by foot, by bicycle and by transit in the Village of Clinton. 2016 figures have included to show pre-pandemic figures as well. Transit, for Census purposes, includes bus, train, passenger ferry and other modes, however data is self reported.

Table 13: Main Mode of Commuting for the Employed Labour Force age 15 Years and Over with a Usual Place of Work or No Fixed Workplace

	FOOT (2021)	BIKE (2021)	TRANSIT (2021)	TOTAL COMMUTERS	TOTAL MODE SHARE (2021)	TOTAL MODE SHARE (2016)
CLINTON	40	0	0	190	21.1%	17.7%
TNRD	3,270	470	1,915	56,280	10.0%	10.5%
BRITISH COLUMBIA	121,550	36,790	174,045	1,873,690	17.7%	22.4%

Source: Census 2016, 2021, Urbanics Consultants Ltd.

These do not reflect total use of feet, cycling, and transit to get around the community, however they do reflect a widely available statistic that is useful for comparisons, and tends to reflect the overall attractiveness of non-car transportation in each area. Commuting by foot saw an increase between 2016 and 2021 (2021 total mode share of 21.1%). This is quite a significant mode share for a small community and suggests that the community is easily walkable. Commuting by bicycle saw a decrease from 2016 and 2021 (2016 total bicycle mode share of 4.0%, and none reported in 2021).

It is important to note that the 2021 Census data was collected during the COVID-19 pandemic in April 2021 which likely negatively impacted transit ridership and other commuting data. In Clinton, foot transportation is the most common non-car means of getting around according to census data.

In terms of transit service in the community, Yellowhead Community Services operates and provides transportation between Ashcroft, Cache Creek, and

Clinton, as well as scheduled trips to Kamloops and 100 Mile House. The funding for this transit system is shared by the Villages and BC Transit. Additionally, a Health Link bus operates weekly, transporting passengers from Lillooet to Kamloops with several stops along the route.

Housing in proximity to alternative transportation can take several forms. These include:

- Locating housing near bus stops (where available)
- Locating housing near sidewalks, multi-use pathways, biking infrastructure and community trails
- Locating housing near to employment, near to commercial amenities, and near to public services.

Where this requires infrastructure or services, it is important that infrastructure or services be of sufficient quality to be useable and safe to the public. This requires that residents not feel uncomfortable crossing the street, or riding a bike, that the bus comes often enough to be useful for daily transportation.

The importance of locating housing close to alternative transportation lies in several benefits:

- The reduction of infrastructure burden
- Reduced traffic
- Improved safety
- Accessibility
- Public Health and wellbeing

Figure 4: Benefits of housing near alternative transportation



Source: Housing, Infrastructure and Communities Canada, *Active Transportation Fund*

Housing placed with alternative transportation in mind benefits the public by reducing the cost of infrastructure. A resident living within walking or cycling distance is one that may potentially not drive to work, reducing traffic congestion and wear and tear on the roads, reducing demand for parking at public and private amenities as well as job sites. A multi-use pathway is much smaller and lower maintenance than a two-lane roadway, so that even if usage might be much less, the overall burden on the public can be reduced.

Additionally, the burden of water runoff is reduced. Multi-use pathways require much less hard-surface pavement per user and divert less rainfall and snowmelt out of the soil, reducing the burden per user of stormwater management requirements such as sewers, culverts, ditches, and drains.

With respect to safety, a walker or cyclist or transit rider is another vehicle not on the road. According to Transport Canada there are 257.1 injuries per billion vehicle kilometres on British Columbia roads. Generally, safety statistics for bus riders are much better due to large vehicles that are professionally driven. Pedestrians and cyclist safety is a concern; however, this can be improved with better infrastructure and tend to improve with greater usage.

Accessibility can be improved through making walking, cycling, and transportation more attractive to residents of new homes. For starters, many disabilities preclude driving. Users of wheelchairs benefit from better sidewalks and multi-use pathways. Residents who need to drive benefit from reduced overall traffic congestion.

Lastly, locating housing to encourage pedestrianism and cycling encourage more physical activity, which can reduce the burden on the healthcare system as well as improve mood and fitness. Pedestrians and cyclists are found to be good potential customers by many businesses, as they can better interact with the street front.

The best way to help pedestrians, cyclists, and transit riders is make it easier to build infill housing in existing communities which already have shops, public services, schools, and places of work.

Appendix 1: Additional Demographic & Housing Statistics

Local Economy

Table 14: Major Economic Sectors (2006-2021)

Major Economic Sectors	Village of Clinton				TNRD				BC			
	2006	2011	2016	2021	2006	2011	2016	2021	2006	2011	2016	2021
Tourism	30 (11%)	0 (0%)	20 (8%)	20 (10%)	8,820 (14%)	8,250 (13%)	8,855 (13%)	7,645 (11%)	287,875 (13%)	298,780 (13%)	332,215 (14%)	359,555 (13%)
Business finance and management	0 (0%)	0 (0%)	20 (8%)	0 (0%)	2,695 (4%)	2,740 (4%)	2,650 (4%)	2,570 (4%)	137,740 (6%)	149,075 (6%)	153,115 (6%)	172,620 (6%)
Public services	45 (16%)	25 (13%)	85 (33%)	75 (37%)	17,780 (27%)	20,295 (31%)	20,055 (30%)	22,690 (32%)	582,185 (27%)	672,880 (29%)	691,225 (28%)	849,645 (30%)
Manufacturing and innovation	110 (39%)	95 (50%)	55 (22%)	65 (32%)	18,680 (29%)	17,595 (27%)	18,580 (28%)	19,375 (28%)	612,080 (28%)	596,340 (26%)	645,350 (27%)	773,980 (27%)
Trade services	80 (29%)	70 (37%)	75 (29%)	45 (22%)	14,010 (22%)	14,245 (22%)	13,315 (20%)	14,675 (21%)	454,725 (21%)	475,490 (21%)	493,640 (20%)	573,660 (20%)
Other services	15 (5%)	0 (0%)	0 (0%)	0 (0%)	3,040 (5%)	2,670 (4%)	3,090 (5%)	2,985 (4%)	109,485 (5%)	112,745 (5%)	112,330 (5%)	126,430 (4%)
Total	280	190	255	205	65,025	65,795	66,545	69,940	2,184,090	2,305,310	2,427,875	2,855,890

Table 15: Education Level (2021)

Education Level, 2021	Village of Clinton	TNRD	BC
No certificate, diploma or degree	155 (27%)	17,945 (15%)	565,665 (13%)
Secondary (high) school diploma or equivalency certificate	205 (36%)	39,830 (34%)	1,238,000 (29%)
Postsecondary certificate, diploma or degree	205 (36%)	60,510 (51%)	2,396,755 (57%)
Apprenticeship or trades certificate or diploma	25 (4%)	13,360 (11%)	323,635 (8%)
College, CEGEP or other non-university certificate or diploma	120 (21%)	21,070 (18%)	711,810 (17%)
University certificate or diploma below bachelor level	15 (3%)	5,465 (5%)	161,600 (4%)
University certificate, diploma or degree at bachelor level or above	45 (8%)	20,615 (17%)	1,199,710 (29%)
Total		565	118,285
			4,200,420

Table 16: Commuting Status (2021)

Commuting Status	Village of Clinton	TNRD	BC
Commute within census subdivision (CSD) of residence	105 (81%)	33,735 (74%)	1,324,470 (65%)
Commute to a different census subdivision (CSD) within census division (CD) of residence	25 (19%)	9,895 (22%)	638,830 (31%)
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	0 (0%)	1,380 (3%)	77,850 (4%)
Commute to a different province or territory	0 (0%)	400 (1%)	8,915 (0%)
	130	45,410	2,050,065

Household Trends

Table 17: Household Size (2006-2021)

Household Size, Village of Clinton	2006	2011	2016	2021
1 person	130 (45%)	95 (30%)	135 (42%)	120 (39%)
2 persons	105 (36%)	155 (49%)	110 (34%)	135 (44%)
3 persons	15 (5%)	30 (10%)	55 (17%)	35 (11%)
4 persons	20 (7%)	40 (13%)	10 (3%)	0 (0%)
5 or more persons	20 (7%)	0 (0%)	10 (3%)	15 (5%)
Total - Private households by household size	290	315	325	305
Number of persons in private households	580	635	630	615
Average household size	2.0	2.0	1.9	2.0

Table 18: Private Households By Household Type (2021)

Private Households by Household Type	Village of Clinton	TNRD	BC
One-census-family households	175 (57%)	38,250 (64%)	1,270,210 (62%)
Without children in a census family	115 (38%)	19,035 (32%)	571,815 (28%)
With children in a census family	65 (21%)	19,215 (32%)	698,400 (34%)
Multiple-census-family households	0 (0%)	1,245 (2%)	61,885 (3%)
Non-census-family households	125 (41%)	20,395 (34%)	709,745 (35%)
One-person households	120 (39%)	17,130 (29%)	600,425 (29%)
Two-or-more person non-census-family households	0 (0%)	3,265 (5%)	109,315 (5%)
Total - Private households by household type	305	59,885	2,041,830

Household Income

Figure 5: Median Before-Tax Owner & Renter Private Household Income Data (2015 & 2020)

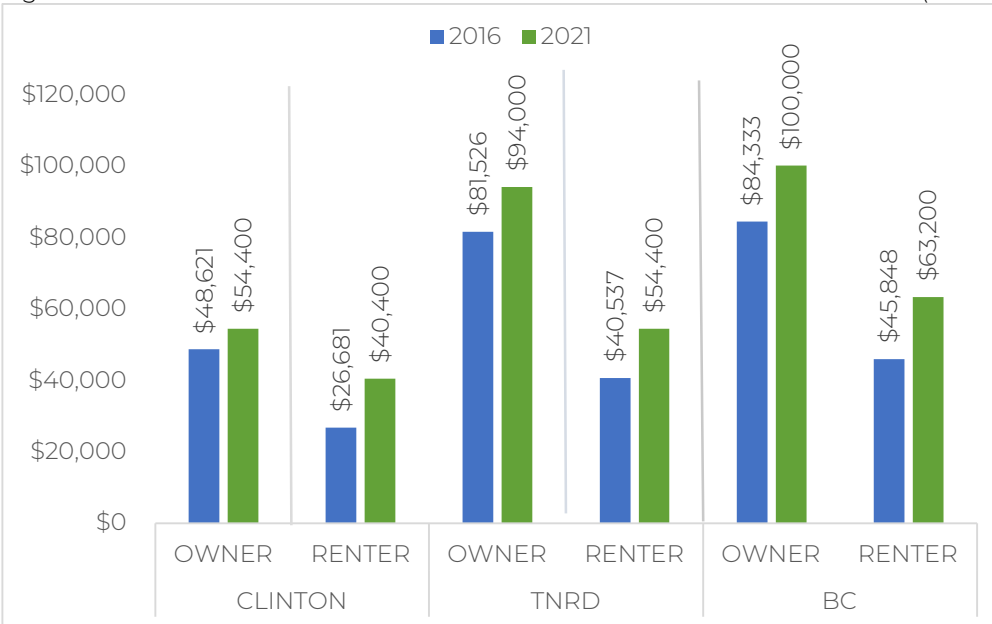


Table 19: Median Total Income By Type (2020)

Median Total Household Income (2020)	Median Total Household Income (2020)			% of BC Med Income	
	Clinton	TNRD	BC	Clinton	TNRD
Median Total Income of Economic families	\$68,000	\$103,000	\$107,000	64%	96%
Couple-only family	\$68,500	\$89,000	\$93,000	74%	96%
Couple-with-children family	\$102,000	\$140,000	\$138,000	74%	101%
Lone-parent family	\$47,600	\$67,000	\$70,500	68%	95%
Median Total Household Income	\$48,000	\$82,000	\$85,000	56%	96%
1-person households	\$27,000	\$40,000	\$43,200	63%	93%
2-or-more person households	\$67,500	\$103,000	\$108,000	63%	95%

Housing Unit Types

Table 20: Total Private Dwellings By Occupancy & Usual Residency (2016-2021)

Occupied Private Dwelling Units by Type	2006	2011	2016	2021	Change 2006-2021	% Change	2021 % composition
Total occupied private dwellings	290	310	325	305	15	5	
Single-detached house	170	260	260	265	95	56	87
Semi-detached, row house and duplex	50	0	30	15	-35	-70	5
Semi-detached or double house	25	0	20	0	-25	-100	0
Row house	25	0	10	0	-25	-100	0
Apartment/flat in a duplex	0	0	0	0	0	/	0
Apartment in a building that has five or more storeys	0	0	0	0	0	/	0
Apartment in a building that has fewer than five storeys	25	0	10	30	5	20	10
Movable dwelling	50	15	25	0	-50	-100	0

Table 21: Dwelling Units By Typology

Private Dwelling Types	Village of Clinton		Ave. Annual Rate of Growth	TNRD		Ave. Annual Rate of Growth
	2016	2021		2016	2021	
Total private dwellings	381	336	-2.48%	62,157	65,065	0.92%
Occupied by usual residents	327	291	-2.31%	55,504	59,885	1.53%
Vacant dwellings or dwellings occupied by temporary residents	54	45	-3.58%	6,653	5,180	-4.88%

Table 22: Occupied Private Dwellings By Number of Bedrooms

Occupied Private Dwellings by No. of Bedroom	2011	2011 (% of total)	2016	2016 (% of total)	2021	2021(% of total)
Total occupied private dwellings	315		325		305	
Studio	0	0	0	0	0	0
1 bedroom	15	5	25	8	20	7
2 bedrooms	35	11	125	38	150	49
3 bedrooms	185	59	110	34	60	20
4 or more bedrooms	85	27	60	18	70	23

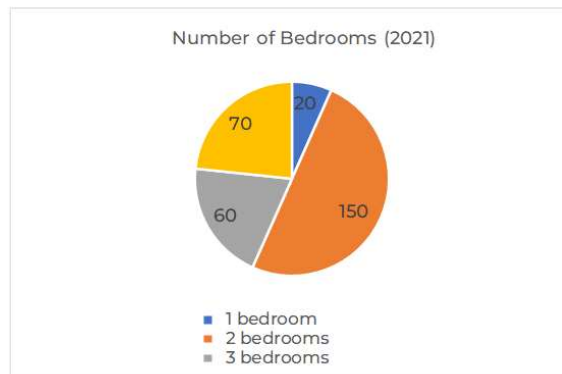
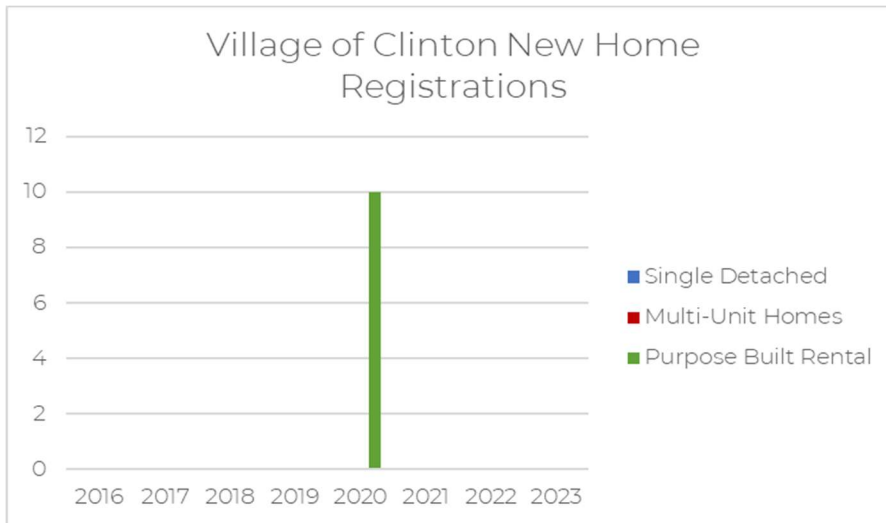


Table 23: New Home Registrations

	2016	2017	2018	2019	2020	2021	2022	2023	Total
SINGLE DETACHED									
Thompson-Nicola	319	398	334	298	273	419	239	189	2469
Ashcroft	*	*	*	*	*	*	*	*	
Barriere	*	*	12	15	6	12	7	*	52
Cache Creek	*	*	*	*	*	*	*	*	
Chase	10	6	7	*	5	5	*	*	33
Clearwater	5	*	*	*	*	13	9	5	32
Clinton	*	*	*	*	*	*	*	*	
Kamloops	222	289	215	191	173	237	102	83	1512
Logan Lake	8	13	9	12	15	5	8	9	79
Lytton	*	*	*	*	*	*	*	*	
Merritt	26	37	33	24	15	53	45	42	275
Sun Peaks	5	9	10	12	5	10	7	6	64
Other communities and unincorporated areas	34	30	37	33	48	83	52	32	349
Thompson-Nicola Excluding Kamloops	97	109	119	107	100	182	137	106	957
MULTI-UNIT HOMES									
Thompson-Nicola	259	281	449	356	252	364	322	305	2588
Ashcroft	*	*	*	*	*	*	*	*	
Barriere	*	*	*	*	*	*	*	*	
Cache Creek	*	*	*	*	*	*	*	*	
Chase	*	*	*	*	*	7	*	*	7
Clearwater	*	*	*	*	*	*	*	*	
Clinton	*	*	*	*	*	*	*	*	
Kamloops	255	232	374	340	214	305	209	273	2202
Logan Lake	*	*	*	*	*	*	*	*	
Lytton	*	*	*	*	*	*	*	*	
Merritt	*	*	*	7	9	*	17	14	47
Sun Peaks	*	35	72	*	29	44	76	12	268
Other communities and unincorporated areas	*	8	*	6	*	*	16	*	30
Thompson-Nicola Excluding Kamloops	4	49	75	16	38	59	113	32	386
PURPOSE BUILT RENTAL									
Thompson-Nicola	112	238	409	200	557	100	330	456	2402
Ashcroft	*	*	*	*	*	*	*	*	
Barriere	*	*	*	*	*	*	*	*	
Cache Creek	*	*	*	*	*	*	*	*	
Chase	*	*	*	*	*	*	*	*	
Clearwater	*	26	*	20	*	20	*	*	66
Clinton	*	*	*	*	10	*	*	*	10
Kamloops	110	212	409	180	472	*	322	298	2003
Logan Lake	*	*	*	*	*	*	*	*	
Lytton	*	*	*	*	*	*	*	*	
Merritt	*	*	*	*	75	80	*	158	313
Sun Peaks	*	*	*	*	*	*	*	*	
Other communities and unincorporated areas	*	*	*	*	*	*	*	*	
Thompson-Nicola Excluding Kamloops	2	26	0	20	85	100	8	158	399
TOTAL									
Total Thompson-Nicola	690	917	1192	854	1082	883	891	950	7459
Total Thompson-Nicola (Excluding Kamloops)	103	184	194	143	223	341	258	296	1742

*For privacy reasons data has been suppressed for communities where less than 5 homes registered in a year.



*For privacy reasons data has been suppressed for communities where less than 5 homes registered in a year.

Table 24: Housing Tenure (2006-2021)

Dwellings	2006	2011	2016	2021
Village of Clinton				
Owners	200	270	260	225
Renters	90	45	65	85
Others (Band Housing)	0	0	0	0
Total occupied dwellings	290	315	325	305
Ownership Rate	69%	86%	80%	74%
TNRD				
Owners	38,200	40,695	41,515	44,030
Renters	11,770	12,355	13,810	615
Others (Band Housing)	405	325	180	15245
Total occupied dwellings	50,375	53,375	55,505	59,885
Ownership Rate	76%	76%	75%	74%
British Columbia				
Owners	1,145,050	1,234,710	1,279,025	1,363,185
Renters	494,000	525,000	599,360	669,455
Others (Band Housing)	4,105	4,925	3,590	9,190
Total occupied dwellings	1,643,145	1,764,630	1,881,965	2,041,830
Ownership Rate	70%	70%	68%	67%

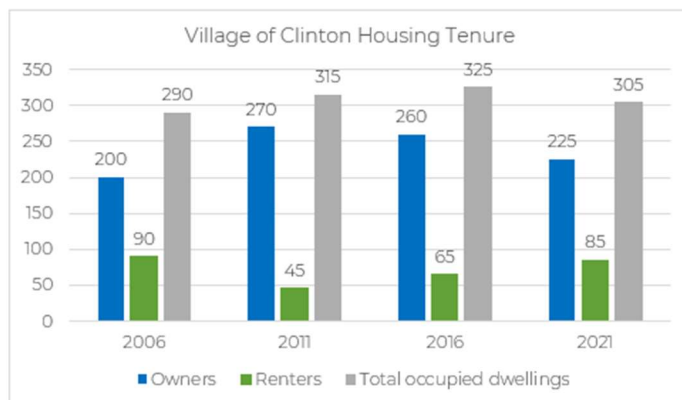


Table 25: Dwellings By Tenure & Period of Construction

Dwellings by Period of Construction	Total	% of total	Owner	% of total	Renter	% of total
Occupied private dwellings	305		225		85	
1960 or before	105	34	80	76	25	24
1961 to 1980	110	36	80	73	35	32
1981 to 1990	15	5	0	0	15	100
1991 to 2000	20	7	20	100	0	0
2001 to 2005	20	7	15	75	0	0
2006 to 2010	25	8	15	60	0	0
2011 to 2016	10	3	10	100	0	0
2016 to 2021	0	0	0	/	0	/

Non-Market Housing

Table 26: Non-Market Housing Units

Local Government	Service Allocation Group and Service Allocation Subgroup										Local Government Total
	Emergency Shelter and Housing for the Homeless				Transitional Supported and Assisted Living	Independent Social Housing			Rent Assistance in Private Market		
	Homeless Housed	Homeless Rent Supplements	Homeless Shelters	Service Allocation Group Subtotal	Service Allocation Group Subtotal	Low Income Families	Independent Seniors	Service Allocation Group Subtotal	Service Allocation Group Subtotal		
Total Study Area	79	20	0	99	88	124	159	283	137	607	
Ashcroft	0	0	0	0	10	0	0	0	12	22	
Barriere	0	0	0	0	0	0	0	0	1	1	
Cache Creek	0	0	0	0	0	0	0	0	6	6	
Chase	0	0	0	0	0	0	0	0	0	0	
Clearwater	0	0	0	0	2	26	66	92	24	118	
Clinton	0	0	0	0	7	0	32	32	6	45	
Logan Lake	50	0	0	50	0	0	12	12	8	70	
Merritt	0	20	0	20	58	72	49	121	49	248	
Sun Peaks Mountain	0	0	0	0	0	0	0	0	1	1	
Thompson-Nicola A (Wells Gray)	0	0	0	0	0	0	0	0	1	1	
Thompson-Nicola J (Copper Desert Country)	0	0	0	0	0	0	0	0	2	2	
Thompson-Nicola L (Grasslands)	0	0	0	0	1	26	0	26	4	31	
Thompson-Nicola M (Beautiful Nicola Valley - North)	29	0	0	29	0	0	0	0	3	32	
Thompson-Nicola N (Beautiful Nicola Valley - South)	0	0	0	0	0	0	0	0	1	1	
Thompson-Nicola O (Lower North Thompson)	0	0	0	0	0	0	0	0	2	2	
Thompson-Nicola P (Rivers and the Parks)	0	0	0	0	10	0	0	0	17	27	

Prepared by BC Housing's Research and Corporate Planning Dept., May 2024
 Source: Unit Count Reporting Model, March 31, 2024

- The Village of Clinton contains 7% of the non-market housing units in the Study Area. The Study Area excludes the City of Kamloops.

Housing Suitability & Adequacy

Table 27: Suitability Standards (2021)

Suitability Standards	Clinton	TNRD	BC
Total - Private households by housing below standards	300	55,040	1,915,755
Below the suitability standard (not suitable)	0	1365	86,655
% below the suitability standard (not suitable)	0	2	5

Table 28: Adequacy Standards (2021)

Adequacy Standards (2021)	Clinton	Owner	Renter	TNRD Total	BC Total
Total	300	215	80	55,040	1,915,755
Below the adequacy standard (major repairs needed)	20	0	0	2,525	74,035
% below the adequacy standard (major repairs needed)	7	0	0	5	4

Shelter-Cost-To-Income Ratios

Table 29: Shelter-Cost-To-Income Ratios (2021)

Shelter-cost-to-income ratios	Clinton	TNRD	BC
Owner and Tenant Households with Incomes > \$0 , in non-farm, non-reserve private dwellings by shelter-cost-to-income ratio	300	55,040	1,915,755
Spending <30% of Income on Shelter Costs	275	46,795	1,530,185
Spending 30% or more of Income on Shelter Costs	25	8,245	385,570
Owner Households in Non-Farm Non-Reserve Private Dwellings	225	43,535	1,353,695
Owner Households with a Mortgage	55	24,565	773,665
Owner Households Spending 30% or more of Income on Shelter Costs	0%	10%	15%
Average Monthly Shelter Costs for Owned Dwellings (\$)	\$592	\$1,279	\$1,654
Median Value of Dwellings (\$)	\$250,000	\$500,000	\$785,000
Tenant Households in Non-Farm Non-Reserve Private Dwellings	80	14,250	624,625
Tenant Households in Subsidized Housing	0.0%	13.0%	11.8%
Tenant Households Spending 30% or more of Income on Shelter Costs	0%	30%	30%
Average Monthly Shelter Costs for Rented Dwellings (\$)	\$750	\$1,196	\$1,492

Core & Extreme Core Housing Need

Table 30: Core Housing Need (2021)

Households	Village of Clinton			TNRD			British Columbia		
	Total	Owners	Tenants	Total	Owners	Tenants	Total	Owners	Tenants
Total Households	300	215	80	55,040	40,790	14,250	1,915,755	1,291,130	624,625
Share	100%	72%	27%	100%	74%	26%	100%	67%	33%
Below Suitability Standard	-	-	-	1,365	530	840	86,655	36,330	50,325
Rate	0%	0%	0%	2%	1%	6%	5%	3%	8%
Below Adequacy Standard	20	-	-	2,525	1,785	735	74,035	49,250	24,785
Rate	7%	0%	0%	5%	4%	5%	4%	4%	4%
Below Affordability Standard	25	-	-	8,245	3,960	4,285	385,570	199,355	186,215
Rate	8%	0%	0%	15%	10%	30%	20%	15%	30%
Below All Three Standards	-	-	-	30	-	25	1,665	560	1,105
Rate	0%	0%	0%	0%	0%	0%	0%	0%	0%
In Core Housing Need	25	-	-	5,585	2,290	3,295	257,090	102,850	154,240
Rate	8%	0%	0%	10%	6%	23%	13%	8%	25%
Extreme Core Housing Need	-	-	-	2,570	1,240	1,330	134,625	64,795	69,825
Rate	0%	0%	0%	5%	3%	9%	7%	5%	11%

Table 31: Core Housing Need Over Time (2006-2021)

Core Housing Need				
	2006	2011	2016	2021
Unaffordable Housing (%)	29.1	18.0	17.7	8.3
Inadequate Housing (%)	25.5	8.2	11.3	6.7
Unsuitable Housing (%)	9.1	0.0	3.2	0.0
Core Housing Need (%)	16.4	11.5	8.1	8.3
Extreme Core Housing Need (%)	9.1	0.0	4.8	0.0
Number of Households In Core Need	45	35	25	25
Extreme Core Housing Need (Count)	25	0	15	0

Housing Market Characteristics

Table 32: BC Assessment Housing Values (2022-2023)

BC Assessment Housing Values	2022	2023
Single Family Dwelling	\$200,195	\$267,846
<i>% Change</i>		33.79%
Residential Dwelling with Suite	\$299,240	\$361,160
<i>% Change</i>		20.69%
Duplex (non-strata)	\$198,000	\$257,925
<i>% Change</i>		30.27%
Manufactured Home	\$135,351	\$116,887
<i>% Change</i>		-13.64%
2 Acres Or More (Single Family Dwelling, Duplex)	\$448,840	\$487,299
<i>% Change</i>		8.57%
2 Acres Or More (Manufactured Home)	\$277,933	\$290,298
<i>% Change</i>		4.45%
Fourplex		\$245,775
<i>% Change</i>	/	
Average	\$259,927	\$289,599
<i>% Change</i>		11.42%

Table 33: Rented Dwellings, Monthly Shelter Cost (2006-2021)

Rented Dwellings: Monthly Shelter Cost			
2021	Clinton	TNRD	BC
Median	\$ 705	\$ 1,130	\$ 1,370
Average	\$ 750	\$ 1,196	\$ 1,492
2016- Average	\$ 616	\$ 985	\$ 1,149
2011- Average	\$ 653	\$ 899	\$ 1,075
2006-Average	\$ 569	\$ 829	\$ 980
Percentage Increase 2006-2021	32%	44%	52%

Appendix 2: Detailed Housing Needs Calculations

These figures are to provide detailed calculations for the supply of units to address suppressed household formation (Component C of the Housing Needs Calculations).

Below is the number of households by age and tenure of household maintainer in 2006.

Clinton VL (CSD, BC)		
	2006 Households	
Age – Primary Household Maintainer 2006 Categories	Owner	Renter
Under 25 years	0	15
25 to 34 years	20	20
35 to 44 years	15	15
45 to 54 years	40	25
55 to 64 years	55	0
65 to 74 years	45	15
75 years and over	25	0

The above table represents the 2006 numbers of household maintainers by age and tenure. This will be used to anchor an estimate of how many

households in 2021, based upon present age and tenure demographics, would be expected were housing as available as in 2006. 2021 data is below.

Clinton VL (CSD, BC)		
	2021 Households	
Age – Primary Household Maintainer 2021 Categories	Owner	Renter
15 to 24 years	0	0
25 to 34 years	0	0
35 to 44 years	0	25
45 to 54 years	25	0
55 to 64 years	65	0
65 to 74 years	50	10
75 to 84 years	55	20
85 years and over	10	0

The below table will compare these census years.

Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	35	65	30	55
15 to 24 years	20 to 24 years	30	65	25	55
25 to 34 years	25 to 29 years	15	50	0	20
25 to 34 years	30 to 34 years	35	50	20	20
35 to 44 years	35 to 39 years	30	55	10	60
35 to 44 years	40 to 44 years	25	55	50	60
45 to 54 years	45 to 49 years	50	105	10	45
45 to 54 years	50 to 54 years	55	105	35	45
55 to 64 years	55 to 59 years	45	70	65	130
55 to 64 years	60 to 64 years	25	70	65	130
65 to 74 years	65 to 69 years	70	90	60	100
65 to 74 years	70 to 74 years	20	90	40	100
75 years and over	75 to 79 years	10	45	65	140
75 years and over	80 to 84 years	25	45	60	140
75 years and over	85 years and over	10	45	15	140

The next table will show the headship rate for 2006.

Clinton VL (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	15	65	0.00%	23.08%
25 to 34 years	20	20	50	40.00%	40.00%
35 to 44 years	15	15	55	27.27%	27.27%
45 to 54 years	40	25	105	38.10%	23.81%
55 to 64 years	55	0	70	78.57%	0.00%
65 to 74 years	45	15	90	50.00%	16.67%
75 years and over	25	0	45	55.56%	0.00%

Applying these rates to the 2021 population provides us with an estimate of how many households you would expect to see were housing as available in 2021 as in 2006.

Clinton VL (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	23.08%	55	0.00	12.69
25 to 34 years	40.00%	40.00%	20	8.00	8.00
35 to 44 years	27.27%	27.27%	60	16.36	16.36
45 to 54 years	38.10%	23.81%	45	17.14	10.71
55 to 64 years	78.57%	0.00%	130	102.14	0.00
65 to 74 years	50.00%	16.67%	100	50.00	16.67
75 years and over	55.56%	0.00%	140	77.78	0.00

Then, subtracting the number of potential households from the number of actual households, the calculation allows us to estimate the number of ‘suppressed households’ in 2021.

Clinton VL (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0.00	12.69	0	0	0.00	12.69	12.69
25 to 34 years	8.00	8.00	0	0	8.00	8.00	16.00
35 to 44 years	16.36	16.36	0	25	16.36	-8.64	7.73

45 to 54 years	17.14	10.71	25	0	-7.86	10.71	2.86
55 to 64 years	102.14	0.00	65	0	37.14	0.00	37.14
65 to 74 years	50.00	16.67	50	10	0.00	6.67	6.67
75 years and over	77.78	0.00	65	20	12.78	-20.00	0.00
Total New Units to Meet Suppressed Housing Need - 20 years							83.09

Appendix 3: Glossary of Terms

Apartment in a building that has fewer than five storeys: A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

Apartment in a building that has five or more storeys: A dwelling unit in a high-rise apartment building which has five or more storeys.

Apartment or flat in a duplex: One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

Assisted living: Housing that includes hospitality services (e.g., meals, housekeeping, social and recreational activities) and one or two personal assistance services, such as regular assistance with activities of daily living, medication services or psychosocial supports (referred to as prescribed services). This housing is subject to registration by the Assisted Living Registrar and includes self-contained apartments for seniors or people with disabilities who need some support services to continue living independently, but do not need 24-hour facility care; or housing in which residents receive services related to mental health and substance use issues.

Below-market rental: Housing with rents equal to, or lower than, average rates in private market rental housing.

Census Family: A married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a parent of any marital status in a one-parent family with at least one child living in the same dwelling and that child or those children.

Co-operative housing: Co-operative housing is a type of development where the residents have a share in the corporation (co-operative) that owns/manages the development.

Core Housing Need: A household is considered to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and if it would have to spend 30% or more of its before-tax income to pay the median rent (including utilities) of appropriately sized alternative

local market housing. “Extreme core housing need” has the same meaning as core housing need, except that the household has shelter costs for housing that are more than 50% of total before-tax household income.

Headship Rate (Or Primary Household Maintainer Rate): The ratio of the number households of a primary household maintainer age to the total population of an age group, which indicates the likelihood of household formation in each of the age groups

Primary Household Maintainer: First person in the household identified as someone who pays the rent or the mortgage, or the taxes, or the electricity bill, and so on, for the dwelling. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer.

Housing Adequacy: Refers to a given dwelling’s need for major repairs. Statistics Canada defined for 2021 need of repair in the following ways: Regular Maintenance Needed: Dwellings where only regular maintenance such as painting, or furnace cleaning is required. Minor Repairs Needed: Dwellings needing only minor repairs such as missing or loose floor tiles, bricks or shingles or defective steps, railings, or siding. Major Repairs Needed: Dwellings needing major repairs such as dwellings with defective plumbing or electrical wiring, and dwellings needing structural repairs to walls, floors, or ceilings.

Housing Suitability: Refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is whether the dwelling has enough bedrooms for the size and composition of the household

Median Before-Tax Household Income: The household income is the sum of the total incomes of all members of that household before income taxes and deductions. It includes income from:

- Employment income from wages, salaries, tips, commissions, and net income from self-employment.
- Income from government sources, such as social assistance, child benefits, employment, Insurance, old age security pension, pension plan benefits and disability income.

- Income from employer and personal pension sources, such as private pensions and payments from annuities and RRIFs.
- Income from investment sources, such as dividends and interest on bonds, accounts, GICs and mutual funds; and,
- Other regular cash income, such as child support payments received, spousal support payments (alimony) received and scholarships

Movable Dwelling: Either a Mobile home: A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt; OR A single dwelling, other than a mobile home, used as a place of residence, but capable of being moved on short notice, such as a tent, recreational vehicle, travel trailer, houseboat, or floating home.

Row house: One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

Safe homes: Provides temporary shelter and services (often for women and their children) who are facing housing crisis issues or fleeing domestic violence. This may include private homes, hotel units or rental apartments. Stays do not usually exceed five days. In addition to food and shelter, it also provides support services such as advocacy, information and referral, counselling, and transportation to appointments.

Second-stage housing: Provides housing for women and children fleeing violence who have completed a stay in a transition house or safe home. Typically, stays last up to 18 months.

Semi-detached house: One of two dwellings attached side by side (or back-to-back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

Seniors housing: Affordable housing geared toward individuals aged 55 or older or a couple where at least one person is age 55 or older. Seniors live

independently and typically live-in self-contained apartments that provide accessible, barrier-free design features.

Shelter: These include year-round shelters and emergency weather response shelters. Short-stay housing of 30 days or less. Emergency shelters provide single or shared bedrooms or dorm-type sleeping arrangements with varying levels of support to individuals.

Single-detached house: A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house.

Supportive housing: This housing provides ongoing assistance to residents who require support to live with modest independence. It is available for people who are homeless or at risk-of-homelessness and who may have barriers to housing such as mental illness or substance use. It can be housing for seniors and others who require services such as meals, housekeeping, 24-hour response system and social and recreational activities. It does not include personal assistance services such as bathing, dressing, or medication assistance.

Transitional housing: Includes the provision of on- or off-site support services to help residents move towards independence and self-sufficiency. This type of housing provided for a minimum of 30 days that can last up to two or three years.

Action items arising from Council Meetings

Date updated: January-2-25

Resolution/Direction to Staff	WHO/DONE
December 2024	
Wildlife Smart Community – <i>Staff to investigate and report on what is all entailed in wildlife smarting Clinton (namely bears)</i>	CAO In Progress
New Provincial Cabinet – <i>Direction to Staff: Draft letters to key ministries and shadow ministries about Clinton's concerns</i>	CAO In Progress
Canada Housing Infrastructure Fund – <i>The Village of Clinton issue letters to Whispering Pines Clinton Indian Band and High Bar First Nation informing them of plans to develop Lot 9 and to apply for the Canada Housing Infrastructure Fund.</i>	CAO Completed
Whispering Pines Clinton Indian Band – Letter of Support Request: <i>Direction to Staff: Refer the letter to Community Forest Manager for comment and bring back to next Council meeting.</i>	CAO Completed