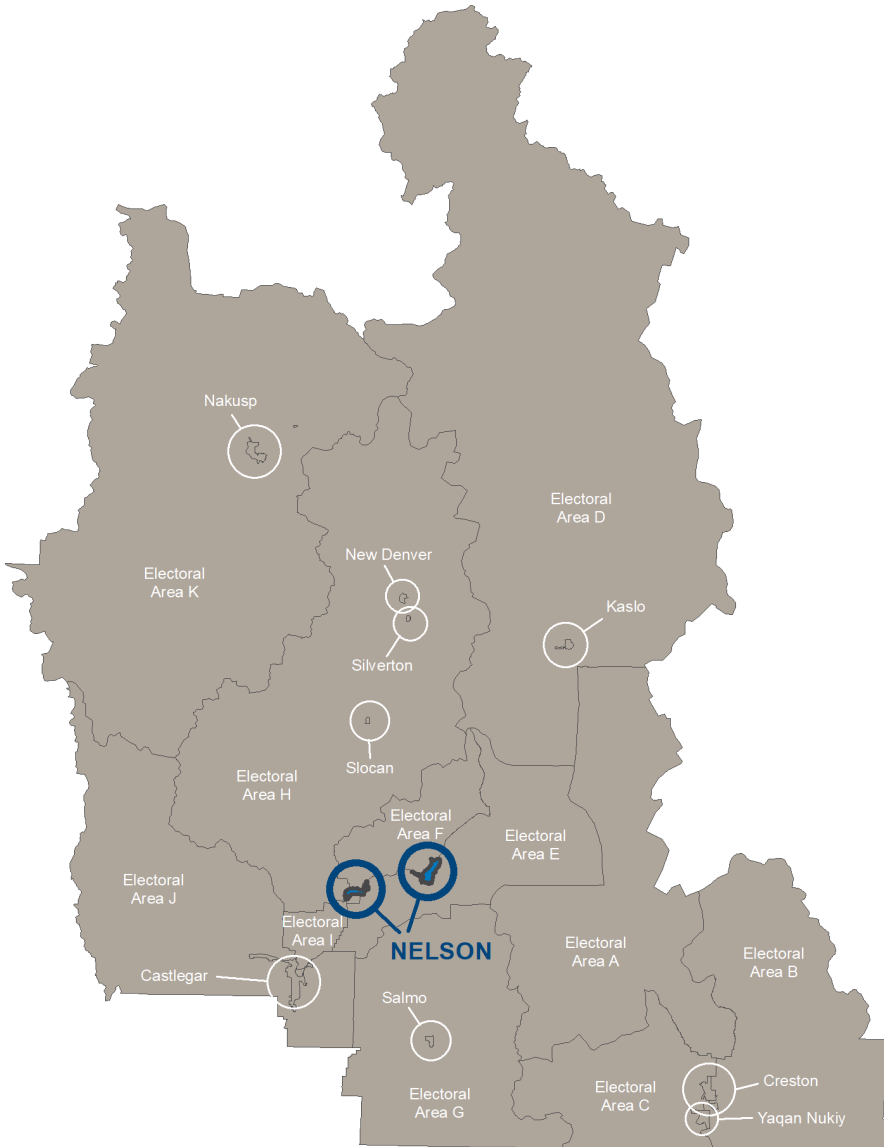


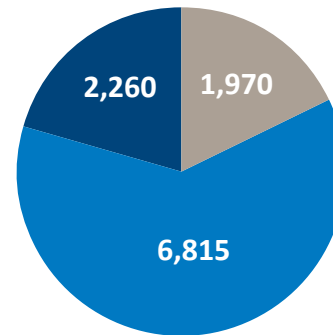
CITY OF
NELSON
 Community Summary

City of
NELSON

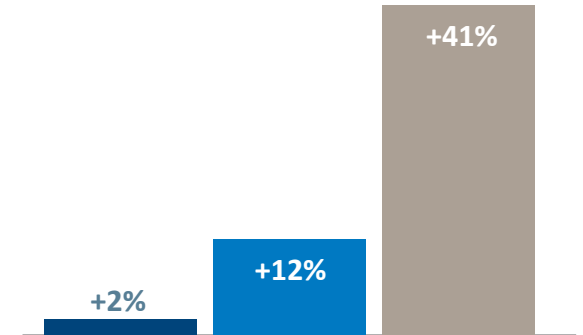


POPULATION

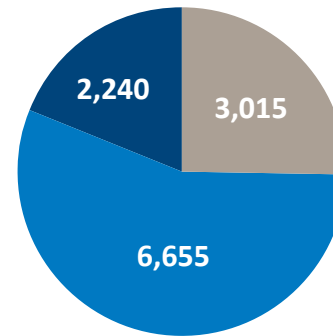
2016



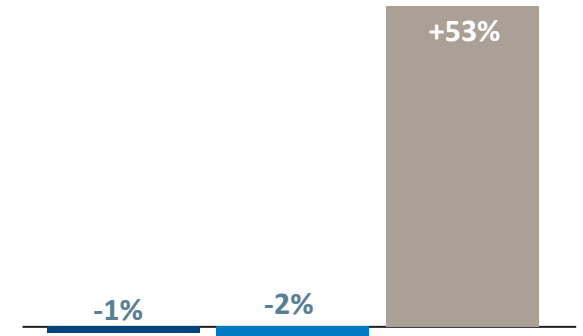
Change: '06-'16



2025



Change: '16-'25

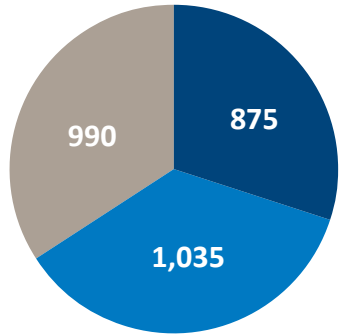


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

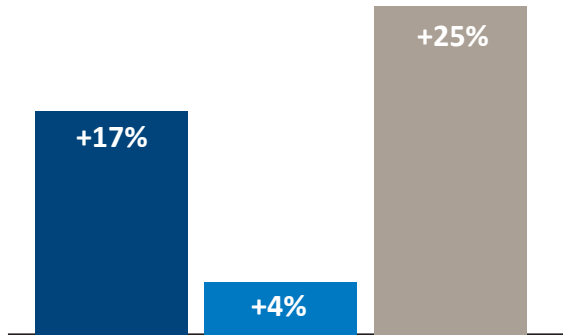
- Nelson's population grew 14% between 2006 and 2016 to 11,045.
- Projections anticipate 8% growth to 2025 potentially reaching 11,910 people, due mostly to a growing senior population.
- The median age rose to 41.4 in 2016 and may rise to 48.6 by 2025.

FAMILIES

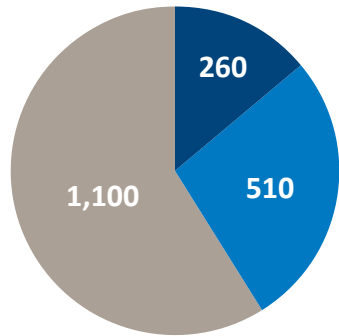
Owners 2016



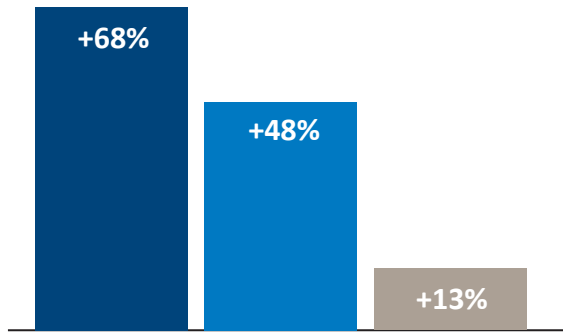
Change: '06-'16



Renters 2016



Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Families with children grew slower than those without for both tenures.

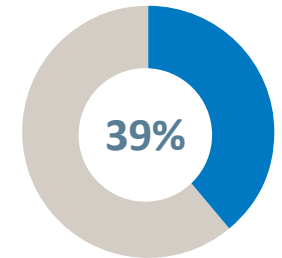
Renter families with children grew 12 times faster than owner families.

HOUSEHOLDS



Total permanent households grew 16% between 2006 to 2016 to 4,820.

Households that Rent



Household Rental

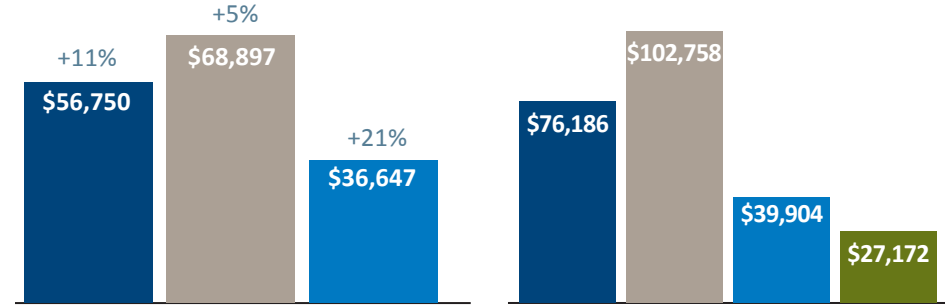


Household Ownership



INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than \$100,000



Households Earning less than \$100,000



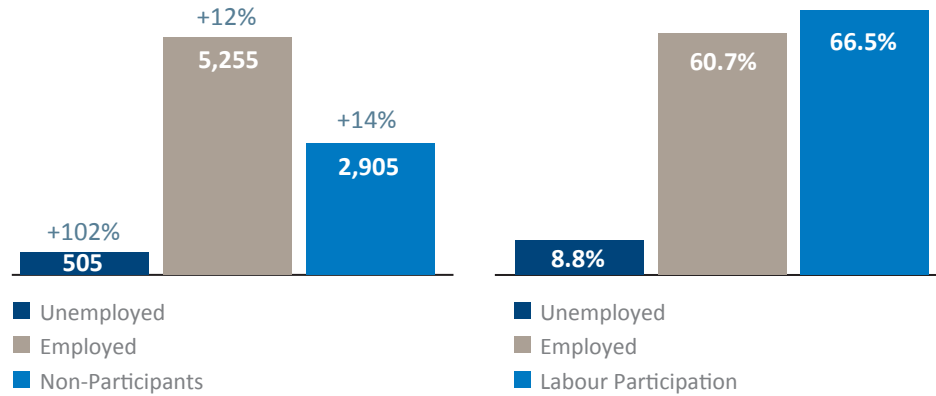
19%

of Nelson residents are in "Low Income" according to Statistics Canada; 24% of children below 18 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



- The labour force welcomed more participants than it lost.
- Both the total unemployed and the unemployment rate increases – more people cannot find work relative to the labour force size.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Health Care	855	15.1%	+ 45%	35%
Retail	715	12.6%	+ 4%	46%
Professional Services	605	10.7%	+ 64%	37%

81%

of workers commute within Nelson.



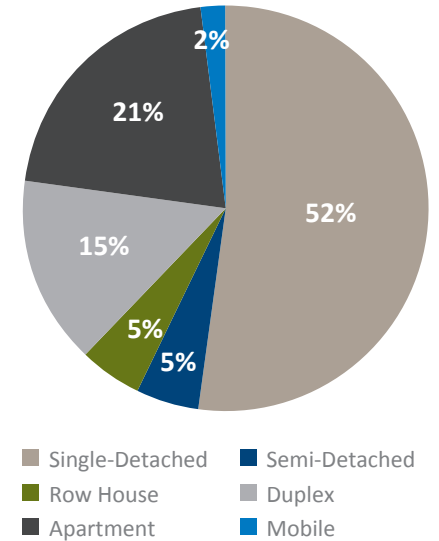
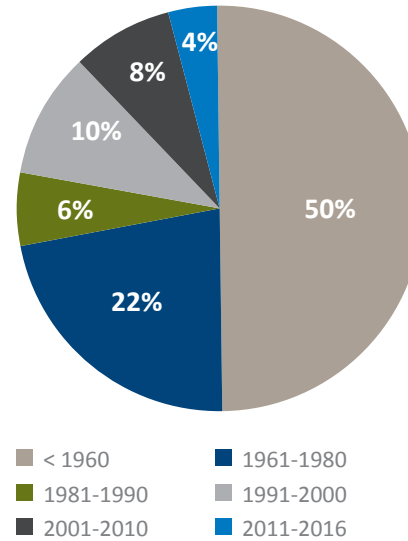
16%

of workers commute to another RDCK community.

HOUSING

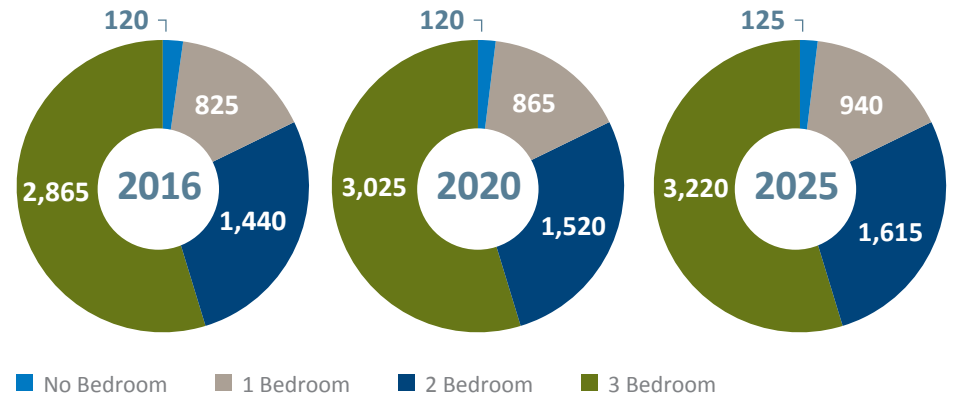
Dwelling Age 2016

Dwelling Type 2016



- About 73% of renter households occupied a dwelling built before 1980 versus 71% of owner households.
- Nelson historically builds 68 units annually. Housing projections anticipate an annual private market demand of 72 new units.

HOUSING DEMAND



HOUSING PRICE & AVAILABILITY

	2019	average annual %Δ*
Median House	\$476,441	5.0%
Single-detached	\$482,562	6.0%
Median Rent**	\$863	2.0%
1 Bedroom	\$800	2.0%
3 Bedroom	\$1,110	0.5%

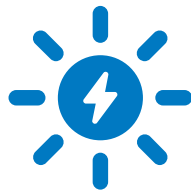
113 residential properties sold in 2019;
35% were single-family homes.

According to CMHC, **less than 1%** of rentals are vacant.

ENERGY POVERTY

7.9%

Average amount of household after-tax income on energy, the lowest among RDCK communities.



Households pay about **\$2,100** per year for utilities and **\$3,400** for gas.

SHORT-TERM RENTAL (STRs)

\$13,700

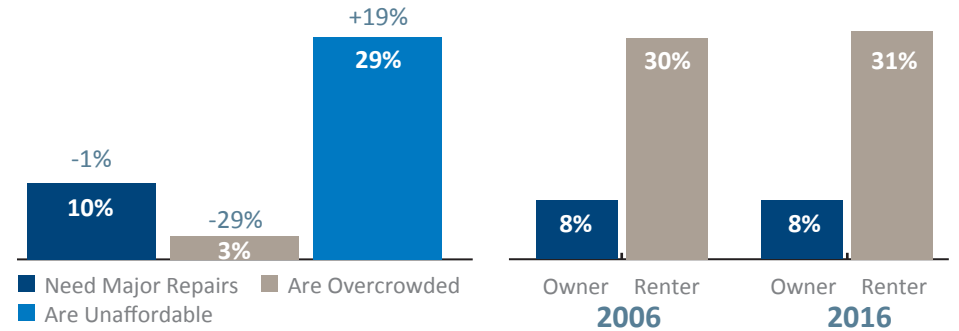
Average additional income annually per listing STRs generated.



- In 2019, Nelson had maximum 157 dwellings advertised or booked as an STR at one time.
- A maximum of 118 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16 Core Housing Need: '06-'16



- The number of unaffordable homes grew by almost 20% since 2006.
- Renter households are about 4x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

- The median couple with a child (often dual income) can afford all dwelling types; couples without children (sometimes older or retired) cannot afford more than a rowhouse unit.
- The median lone parent and non-economic family cannot reasonably afford to purchase any traditional dwelling type.

Max Affordable House Price by Family Type (vertical bars) vs. Market Price (horizontal lines) 2019 estimates

