

POLICY AREA 7

HOUSING

Housing, especially safe and affordable housing, is essential to individual, family and community health and well-being. Understanding the housing landscape is necessary to understanding the economic health of a region and the choices people of different life stages, family compositions, and incomes have with regards to their living situations.

7.1 PERCENTAGE OF OWNER AND RENTER HOUSEHOLDS SPENDING 30% OR MORE OF GROSS INCOME ON HOUSING

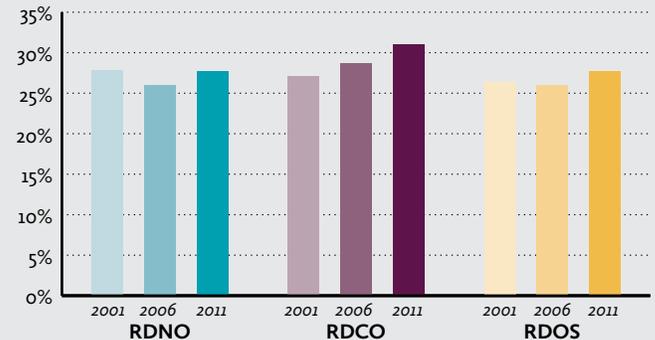
Spending 30% or more of gross income on housing is a commonly used definition of “unaffordability.” For renters, this percentage includes rent along with payments for electricity, fuel, water and municipal services. For owners, this includes mortgage payments, property taxes, condominium fees as well as municipal services.¹

RDNO: ↑ **Increased.** Between 2006 – 2011, the percentage of households spending 30% or more of household income on gross/rent major payments in the RDNO increased from 26% to 27.7%. When owner households and rental households are considered separately, the percentage of rental households spending 30% or more of gross income on housing is greater and increased more significantly, from 44.8% to 50.8% compared to owner households, which increased from 20.1% to 20.7%. However, renters make up a smaller proportion of all households (about 24% in 2006 and 23% in 2011).

RDCO: ↑ **Increased.** Between 2006 – 2011, the percentage of households spending 30% or more of household income on gross/rent major payments in the RDCO increased from 28.7% to 31%. When considered separately, owner households spending 30% or more of gross income on housing increased by about 2% from 22.8% to 24.7%, while renters increased by about 3%, from 47.7% to 50.4%.

RDOS: ↑ **Increased.** Between 2006 – 2011, the percentage of households spending 30% or more of household income on gross/rent major payments in the RDOS increased from 26% to 27.7%. When considered separately, rental households spending 30% or more of gross income on housing increased more, from 46.8% to 52.3% while owner households increased from 19.1% to 19.7%. Like the other regional districts, rental households in the RDOS make up a small proportion of all households compared to owner households – about 25% of all households in both 2006 and in 2011.

PERCENTAGE OF RENTER AND OWNER HOUSEHOLDS SPENDING 30% OR MORE OF GROSS INCOME ON HOUSING



Source: Stats Canada, National Household Survey 2001-2011.

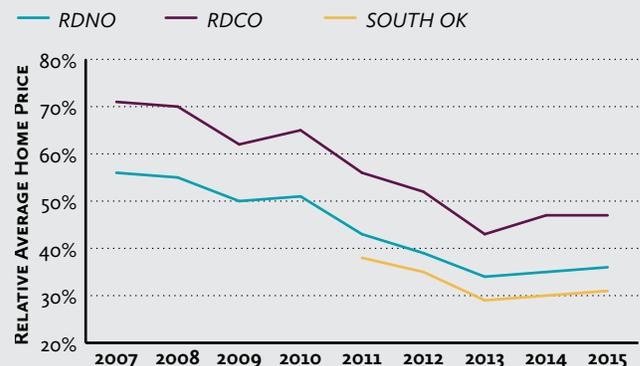
7.2 AVERAGE HOME PRICES RELATIVE TO PROVINCIAL AVERAGE

Monitoring average home prices is important for observing trends in the housing market; when compared to the provincial average cost of home, it is also an indicator of relative housing affordability. The relative price is calculated by dividing the average home price of a regional district by the provincial average, producing a percentage. For example, in 2015 the average price of a home in the RDNO was \$386,451, 36% of the provincial average from the same year (\$1,084,276).

RDNO: ↓ **Decreased.** Like the RDCO, the average home price relative to the provincial average has decreased since 2010, from 51% to 36%. The average price of homes rose by about \$7,000 during this time to \$386,451 in 2015.

RDCO: ↓ **Decreased.** The average home price in the RDCO as a ratio of the provincial average has declined overall between 2010 and 2015, from 65% to 47%, seeing a small increase since 2013. However, the average price itself has risen in the RDCO by about \$30,000 in this same time frame, to \$511,073.

SOUTH OK: ↓ **Decreased.** Showing a similar trend to the RDCO and RDNO, average home prices as a ratio of the provincial average have decreased between 2011 and 2015 in the South Okanagan, from 38% to 31%. In dollars, the average home price in the South Okanagan increased by roughly \$17,000, to \$337,871 in 2015.



*No data available for South Okanagan prior to 2011.

Sources: Okanagan Mainline Real Estate Board, December Statistics, 2007-2015 (RDNO and RDCO statistics); South Okanagan Real Estate Board, 2011-2015 (South OK statistics). Canadian Mortgage and Housing Corporation, Housing Market Information

¹ Canada Housing and Mortgage Corporation, Housing in Canada Online.

² When data for the South Okanagan could not be collected, data for the RDOS was used in its place.

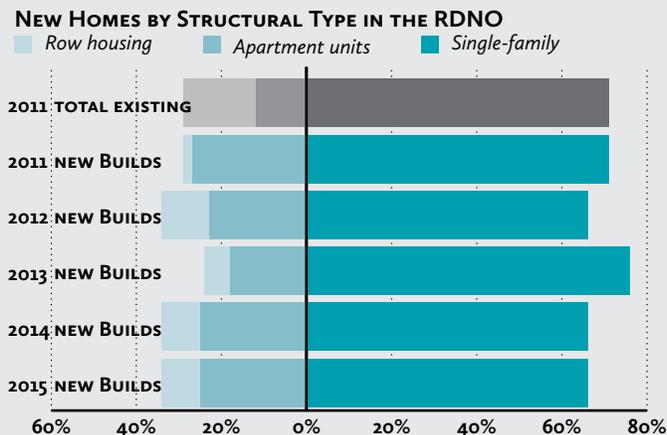
7.3 DIVERSITY OF HOUSING: NUMBER OF NEW HOMES BY STRUCTURAL TYPE

The number of new homes and the mix of its structural type is indicative of whether or not there is enough diversity in housing stock to meet a variety of housing needs. To measure the diversity of housing stock, this indicator compares the composition of existing housing stock in 2011 to the composition of new builds in subsequent years.

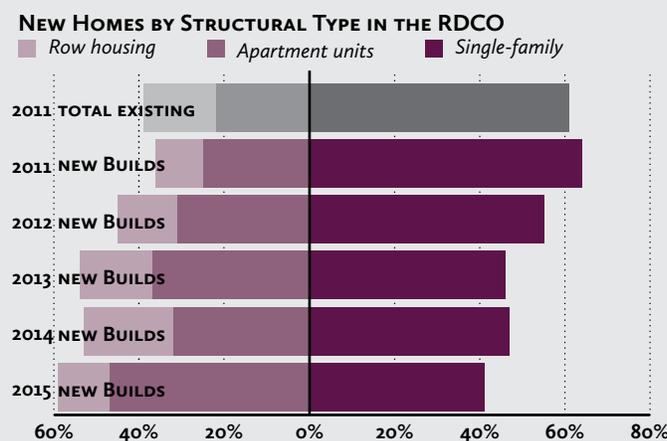
RDNO: ↑ *Increased.* There was a small increase in the diversity of housing stock in the RDNO between 2011 - 2015. In 2011, 71% of the 33,740 existing homes were single-family homes. Since 2011 the percentage of single-family homes has generally decreased and in 2015 single-family homes were about 66% of the 343 new builds, with apartment units making up about 25% of new builds.

RDCO: ↑ *Increased.* Diversity in the RDCO's housing stock has increased between 2011 and 2015. In 2011, single-family homes were roughly 60% of the 74,945 existing homes. Since 2011, the number of new single-family homes built has decreased, with a greater number of apartment units being built; approximately 40% of the 1181 new builds were single family homes.

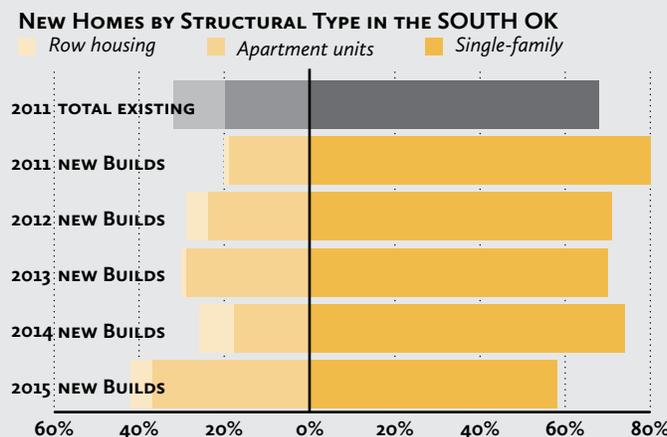
SOUTH OK: ↑ *Increased.* In 2011, single-family homes accounted for about 68% of the 32 960 existing homes. Since 2011, the composition of new builds has shown a greater diversity in housing stock, and in 2015, single-family homes were about 58% of the 386 new homes built. In 2015, apartment units made up about 37% of new builds, compared to only 20% of existing homes in 2011.



Source: BC Stats, Building Permits, Housing Starts and Sales 2011-2015; Statistics Canada, Census 2011.



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