

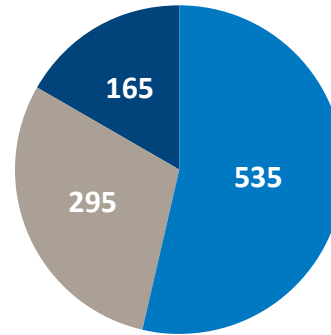
VILLAGE OF KASLO

Community Summary

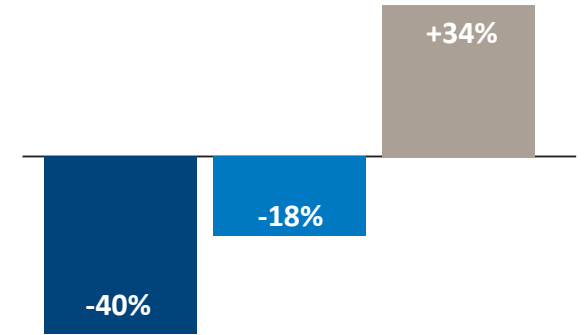


POPULATION

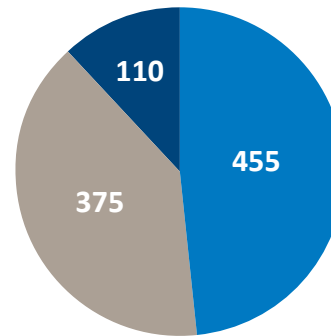
2016



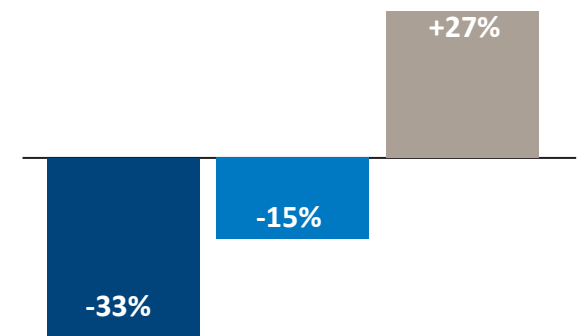
Change: '06-'16



2025



Change: '16-'25

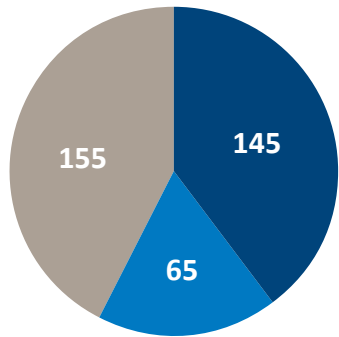


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

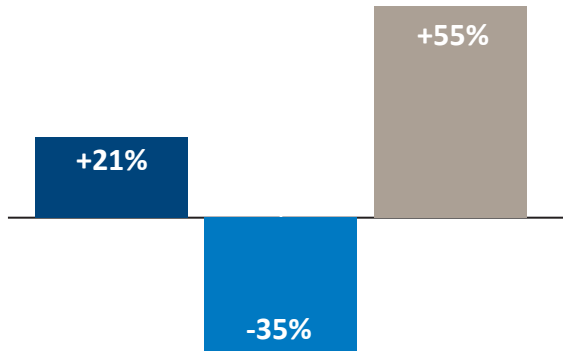
- Kaslo's population shrank 13% between 2006 and 2016 to 995 people.
- Projections anticipate a 6% decline by 2025 to about 940 people.
- The increased share of senior persons may raise the median age to 62.9 in 2025 from 55.8 (2016).

FAMILIES

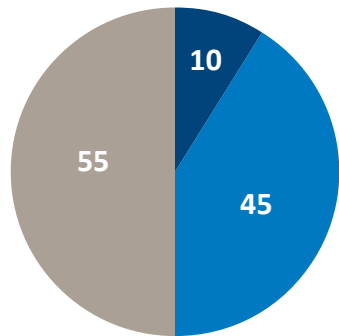
Owners 2016



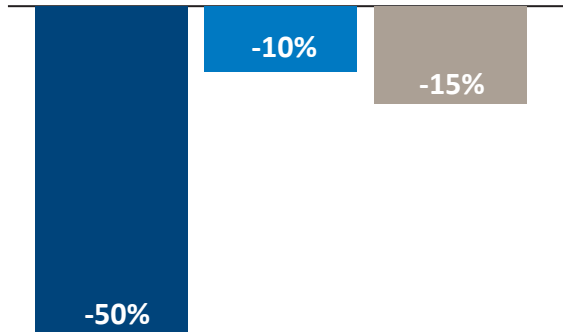
Change: '06-'16



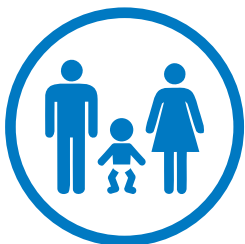
Renters 2016



Change: '06-'16



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



Kaslo is losing families with children across both household tenure types.

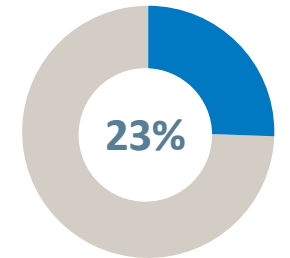
Owner couples without children or singles are increasing, likely attributed to an overall aging population.

HOUSEHOLDS



Total permanent households fell 2% between 2006 and 2016 to 470.

Households that Rent



Household Rental

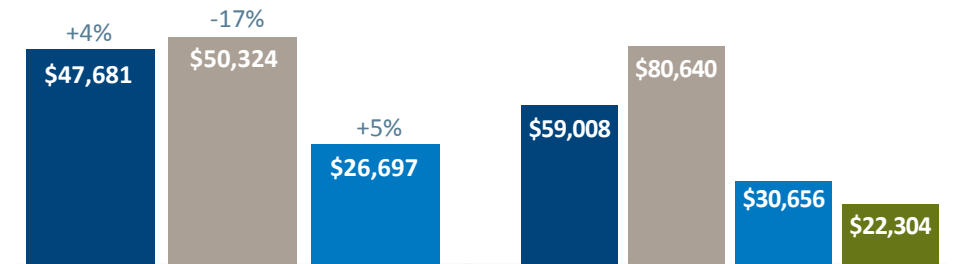
↓ 24%

Household Ownership

↑ 6%

INCOME

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



■ Total Households
■ Owner Households
■ Renter Households

■ Couple w/o Child ■ Lone Parent
■ Couple w/ Child ■ Singles/Roommates

Households Earning more than \$100,000

↑ 63%

Households Earning less than \$100,000

↓ 7%

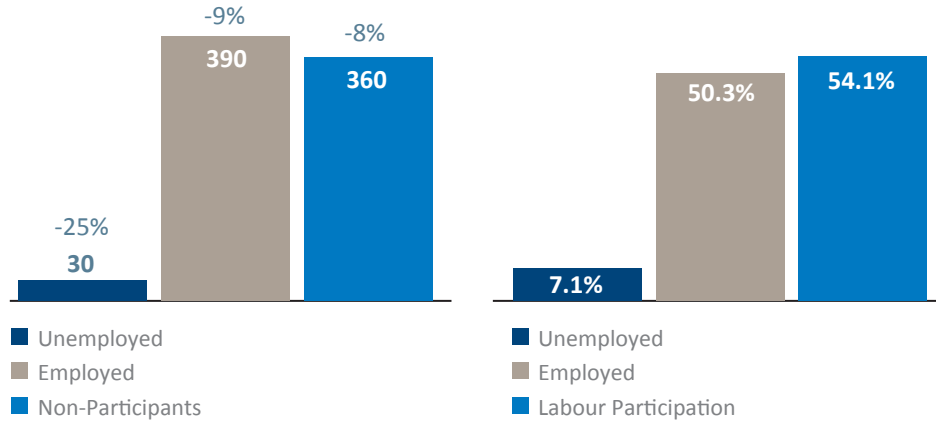
26%

of Kaslo residents are in "Low Income" according to Statistics Canada; 33% of children below 18 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



- The loss of residents between the 2006 and 2016 census led to a decrease in all labour force totals.
- The greatest loss relative to its original size was unemployed persons, which corresponded with a decrease in the unemployment rate.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Retail	65	15.5%	+ 44%	23%
Lodging Food	65	15.5%	0%	23%
Construction	50	11.9%	0%	0%

72%
of workers commute within Kaslo.

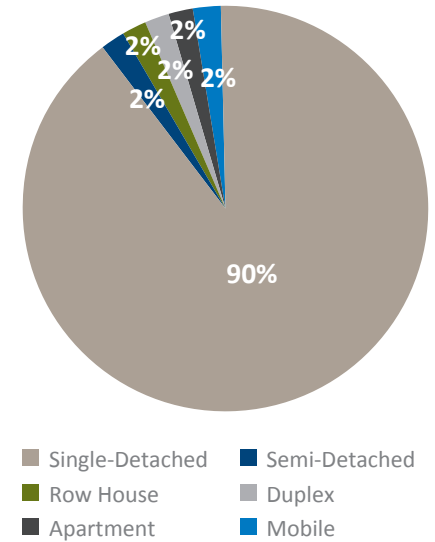
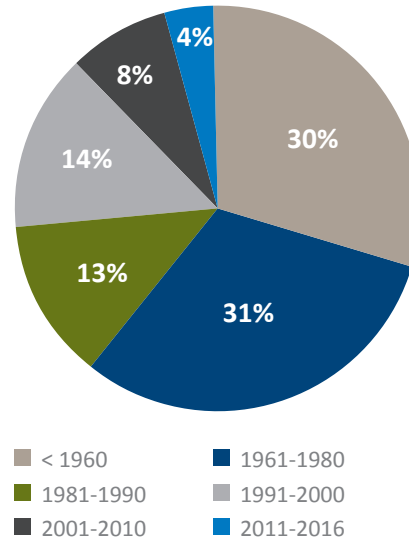


25%
of workers commute to another RDCK community.

HOUSING

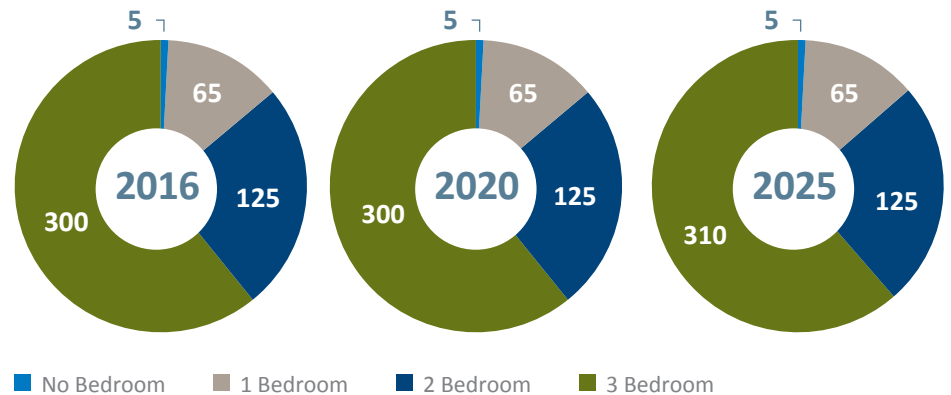
Dwelling Age 2016

Dwelling Type 2016



- About 46% of renter households occupy dwellings older than 1980 versus 66% of owner households.
- Kaslo historically builds 3 units annually. Housing projections anticipate annual private market demand of 1 new unit.

HOUSING DEMAND



HOUSING PRICE & AVAILABILITY

* adjusted for inflation ** CMHC

	2019	average annual %Δ*
Median House	\$296,000	4.0%
Single-detached	\$342,250	-
Median Rent**	\$863	2.0%
1 Bedroom	\$800	2.0%
3 Bedroom	\$1,110	0.5%

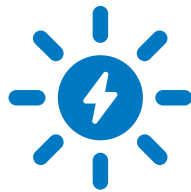
35 residential properties sold in 2019;
63% were semi-detached homes.

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

ENERGY POVERTY

10.9%

Average amount of household after-tax income spent on energy, considered to be below the "energy poverty" line (10%).



Households pay about **\$2,800** per year for utilities and **\$3,700** for gas.

SHORT-TERM RENTAL (STRs)

\$6,450

Average additional income annually per listing STRs generated.

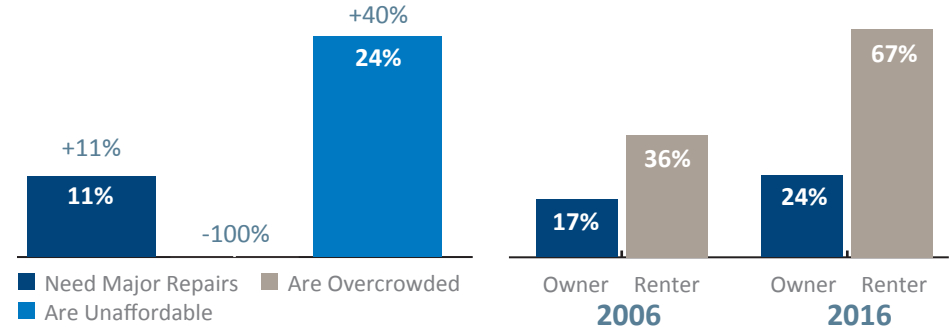


- In 2019, Kaslo had maximum 58 dwellings advertised or booked as an STR at one time.
- A maximum of 50 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16

Core Housing Need: '06-'16



- The number of unaffordable homes grew by about 40% since 2006.
- Renter households are about 3x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

- The median couple household (often dual income) all Kaslo dwelling types.
- The median lone parent cannot reasonably afford a single- or semi-detached dwelling.

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

