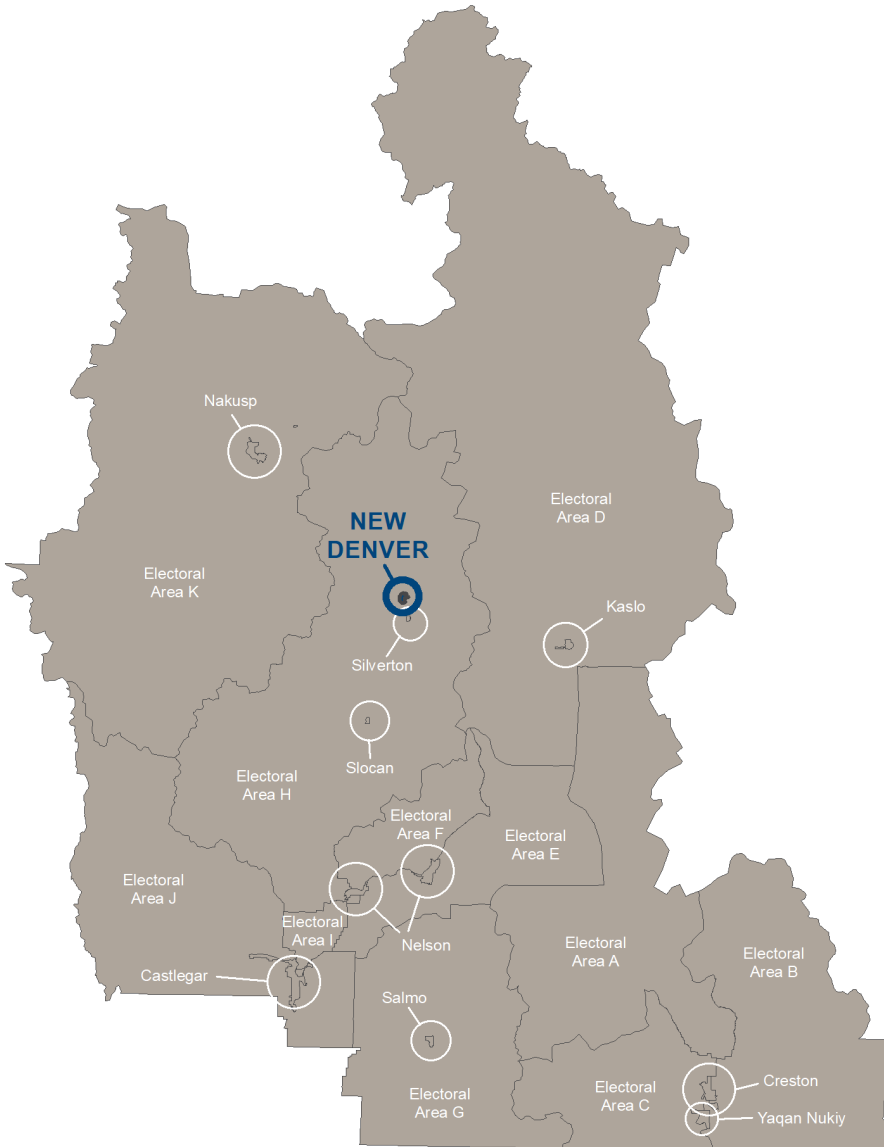


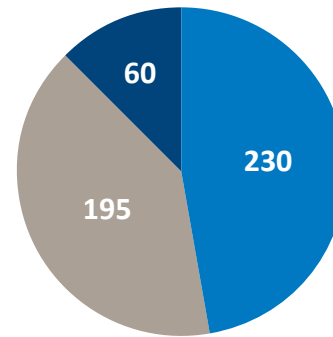
# VILLAGE OF NEW DENVER

## Community Summary

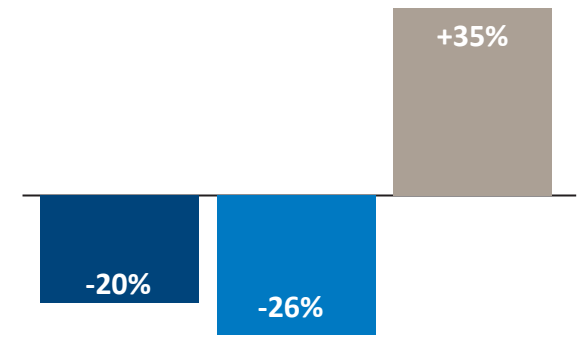


### POPULATION

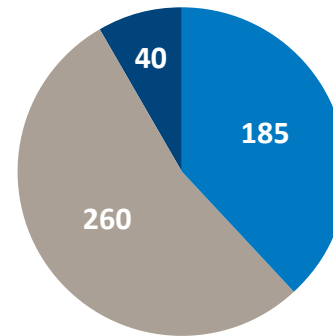
2016



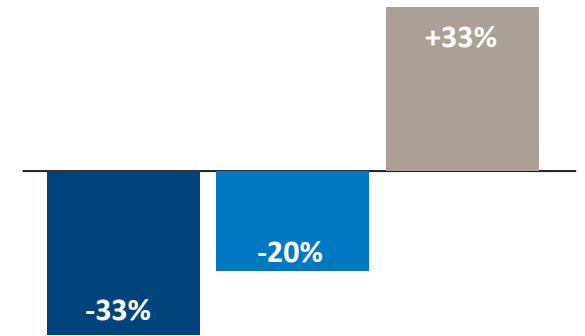
Change: '06-'16



2025



Change: '16-'25

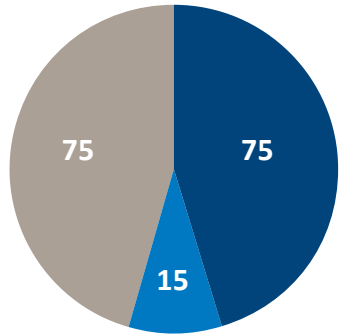


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

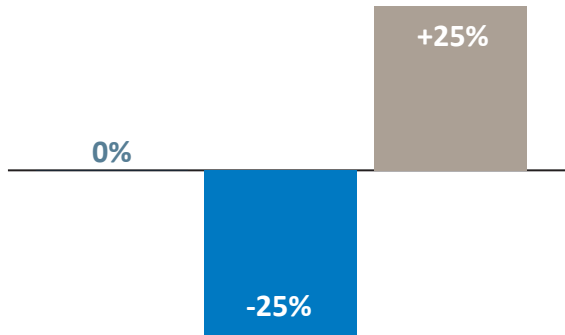
- New Denver's population fell 9% to 485.
- Projections anticipate the population to stay constant until at least 2025.
- Although the population may remain the same, the distribution of cohorts will change, resulting in a potential significant increase in median age from 58.5 (2016) to 72.8.

## FAMILIES

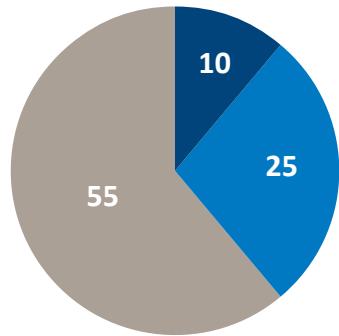
Owners 2016



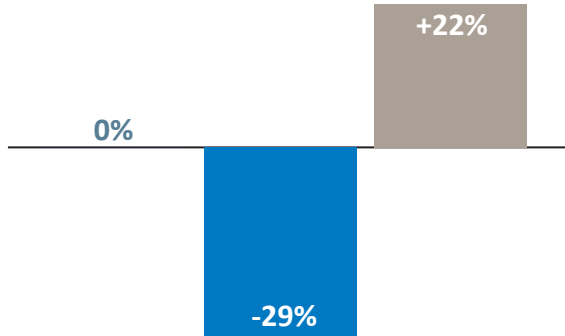
Change: '06-'16



Renters 2016



Change: '06-'16

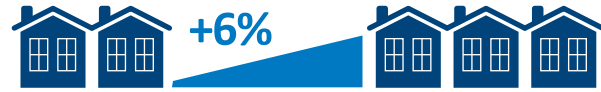


■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



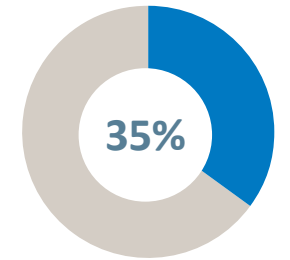
Non-families are the only family type to increase between 2006 and 2016, likely attributed to seniors who have lost a spouse or partner.

## HOUSEHOLDS



Total permanent households grew 6% between 2006 and 2016 to 255.

Households that Rent



Household Rental

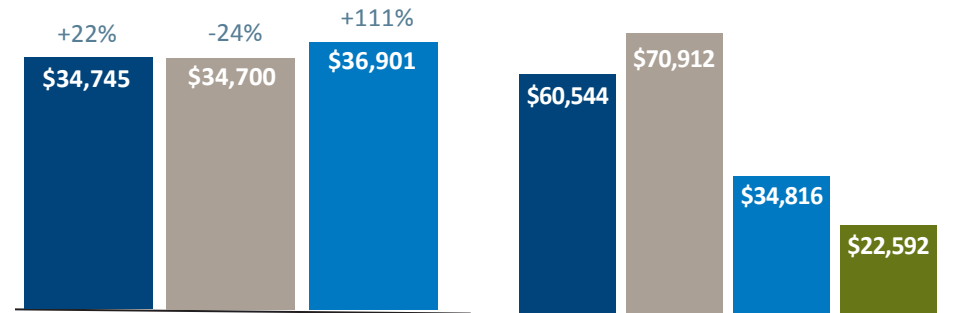


Household Ownership



## 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



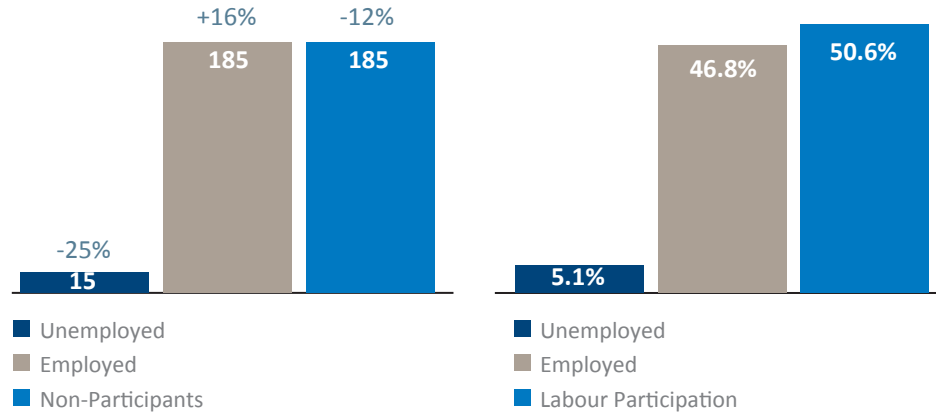
30%

of New Denver residents are in "Low Income" according to Statistics Canada; 55% of children below 18 belong to a low income household.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



- The labour force increased between 2006 and 2016, due to overall growth in employed persons; unemployed persons and the unemployment rate decreased during this time.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Retail	35	17.9%	+ 40%	43%
Administration	25	12.8%	-%	100%
Health Care	25	12.8%	+ 25%	80%

**63%**

of workers commute within New Denver.



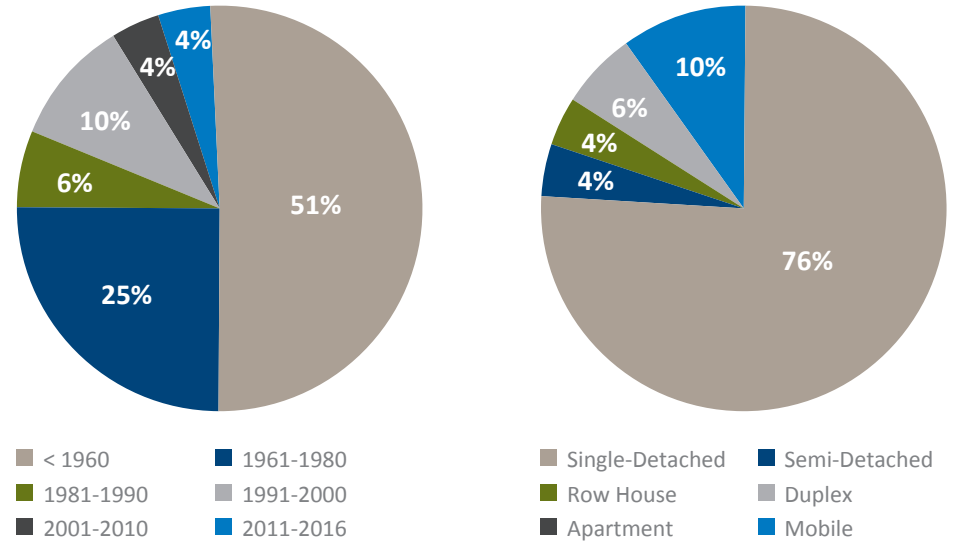
**29%**

of workers commute to another RDCK community.

# HOUSING

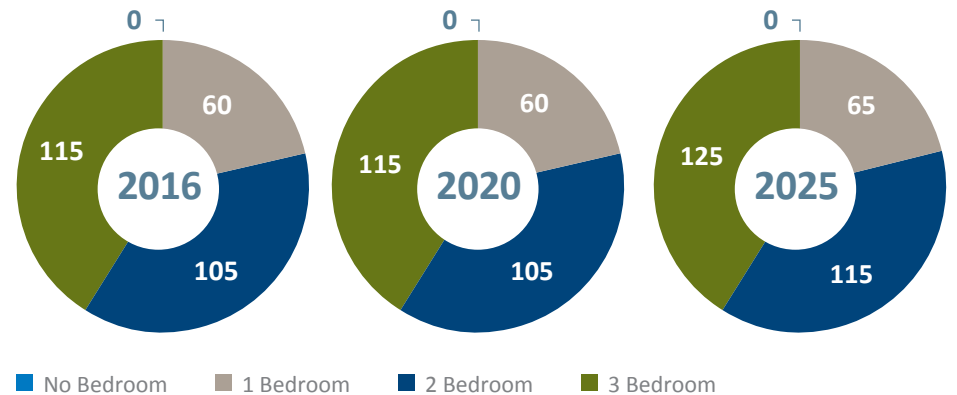
Dwelling Age 2016

Dwelling Type 2016



- About 80% of owner households occupy a home built before 1980 versus about 70% of renter households.
- New Denver historically builds 1 unit annually. Housing projections anticipate an annual private market demand of 3 new units.

# HOUSING DEMAND



## HOUSING PRICE & AVAILABILITY

\* adjusted for inflation \*\* CMHC

	2019	average annual %Δ*
Median House	\$195,100	-2.0%
Single-detached	\$217,731	-3.0%
Median Rent**	\$863	2.0%
1 Bedroom	\$800	2.0%
3 Bedroom	\$1,110	0.5%

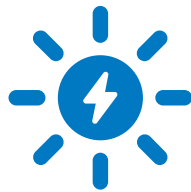
20 residential properties sold in 2019;  
**65% were single-family homes.**

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

## ENERGY POVERTY

# 11.3%

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



Households pay about **\$2,400** per year for utilities and **\$3,300** for gas.

## SHORT-TERM RENTAL (STRs)

# \$11,100

Average additional income annually per listing STRs generated.

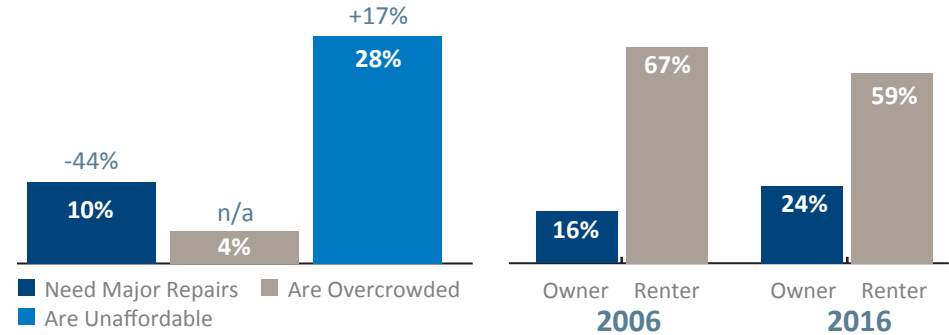


- In 2019, New Denver had maximum 17 dwellings advertised or booked as an STR at one time.
- A maximum of 14 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

## 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 2x more likely to be in Core Housing Need.

## HOUSING AFFORDABILITY

- Couples can afford all New Denver dwelling types.
- The median lone parent can almost reasonably afford a single-family home.

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

