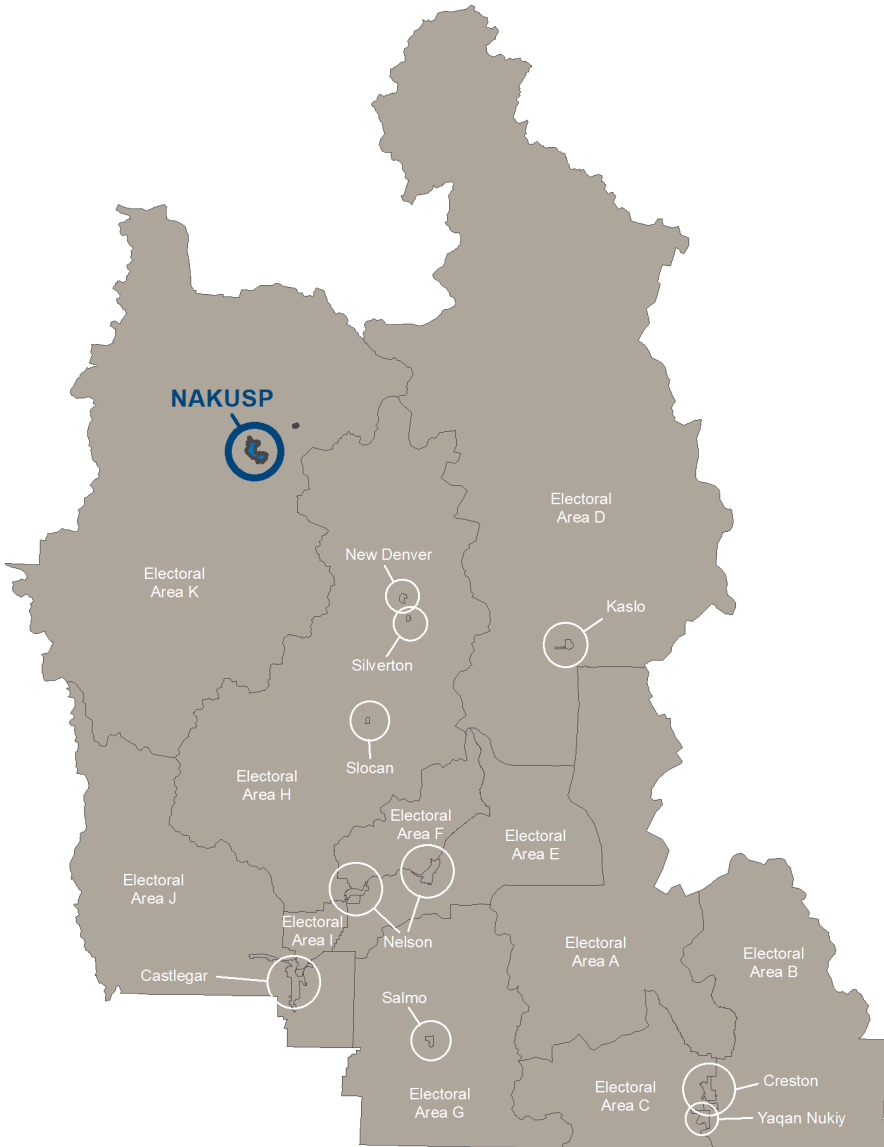


# VILLAGE OF NAKUSP

## Community Summary

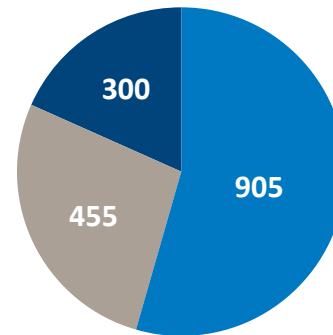


THE VILLAGE OF  
**NAKUSP**

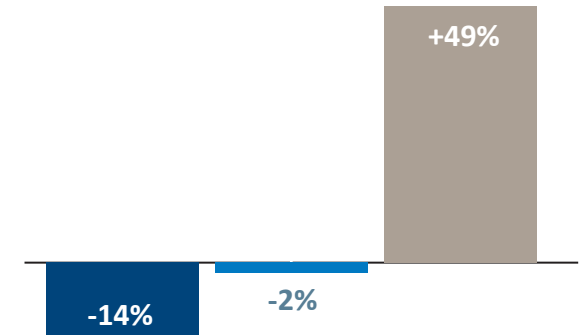


### POPULATION

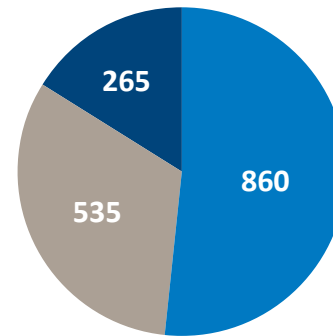
2016



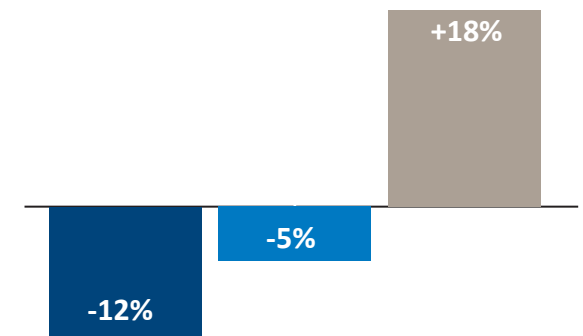
Change: '06-'16



2025



Change: '16-'25

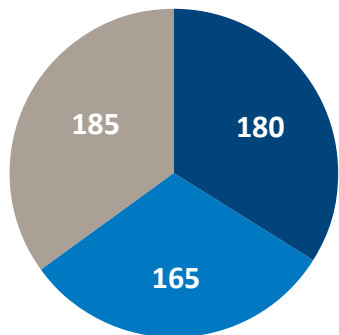


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

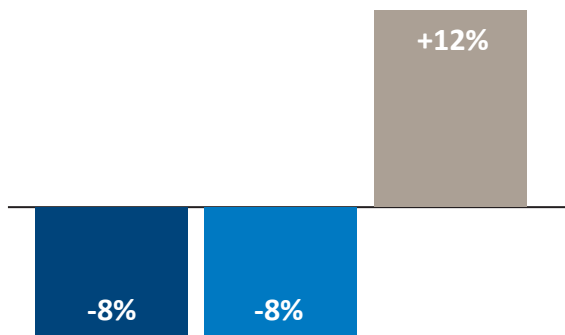
- Nakusp's population grew 5% between 2006 and 2016 to 1,660.
- Projections anticipate limited growth or decline to 2025.
- The increased share of senior persons may raise the median age to 50.1 from 45.5 (2016).

## FAMILIES

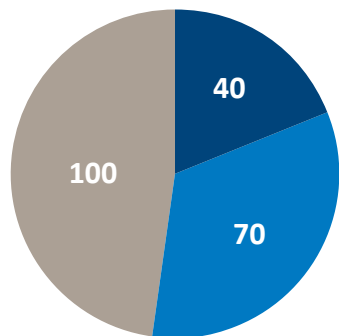
Owners 2016



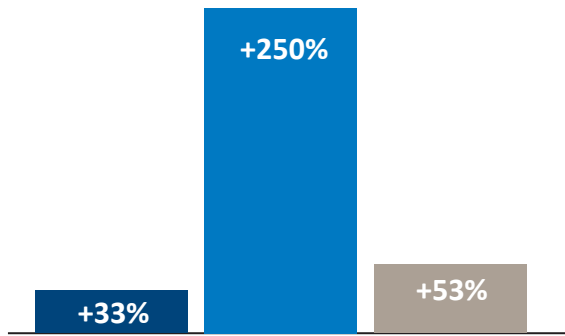
Change: '06-'16



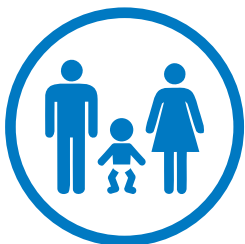
Renters 2016



Change: '06-'16



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



Total families fell for owner households but grew for renters.

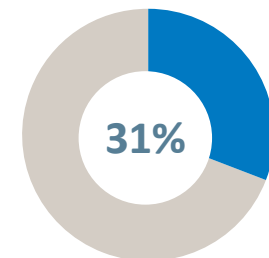
Non-families (like single people) grew across both tenures.

## HOUSEHOLDS



Total permanent households grew 12% between 2006 and 2016 to 760.

Households that Rent



Household Rental

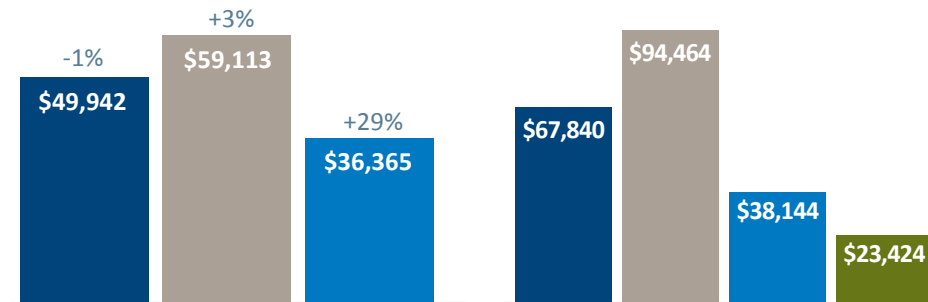


Household Ownership



## INCOME

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



■ Total Households  
■ Owner Households  
■ Renter Households

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

Households Earning more than \$100,000



Households Earning less than \$100,000



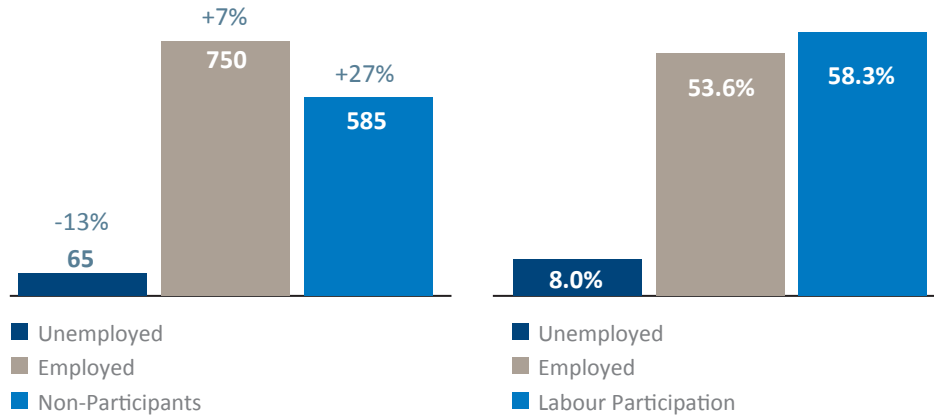
22%

of Nakusp residents are in "Low Income" according to Statistics Canada; 30% of children below 18 belong to a low income household.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



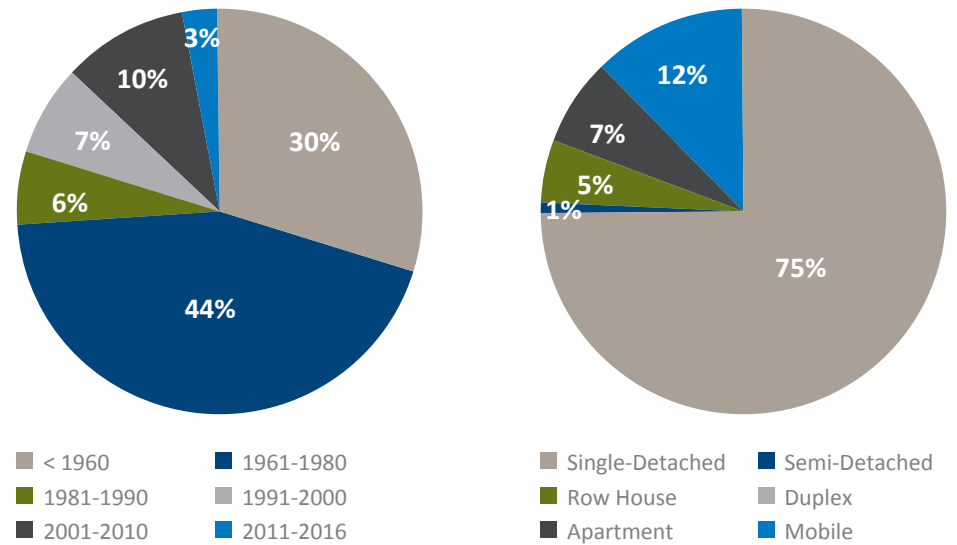
- The labour force (those working or seeking work) grew, but was outgrown by those not participating (i.e. retirees).
- The total unemployed and the unemployment rate decreased.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Health Care	125	15.5%	+ 56%	20%
Retail	110	13.7%	- 4%	27%
Lodging / Food	105	13.0%	+ 17%	67%

# HOUSING

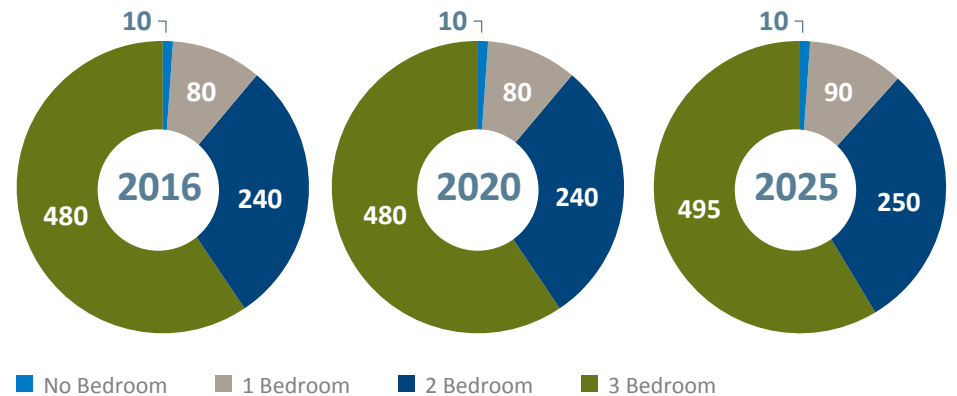
Dwelling Age 2016

Dwelling Type 2016



- About 20% of renter households live in a dwelling built after 2000 versus 9% of owner households.
- Nakusp builds on average 2 units annually. Housing projections anticipate an annual private market demand of 4 new units.

# HOUSING DEMAND



**76%**  
of workers commute  
within Nakusp.



**15%**  
of workers commute to  
another RDCK community.

## HOUSING PRICE & AVAILABILITY

\* adjusted for inflation \*\* CMHC

	2019	average annual %Δ*
Median House	\$199,988	- 1.0%
Single-detached	\$283,405	0.0%
Median Rent**	\$863	2.0%
1 Bedroom	\$800	2.0%
3 Bedroom	\$1,110	0.5%

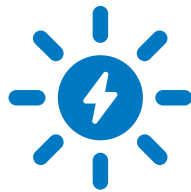
53 residential properties sold in 2019;  
55% were single-family homes.

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

## ENERGY POVERTY

# 11.9%

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



Households pay about \$2,500 per year for utilities and \$4,700 for gas.

## SHORT-TERM RENTAL (STRs)

# \$13,950

Average additional income annually per listing STRs generated.

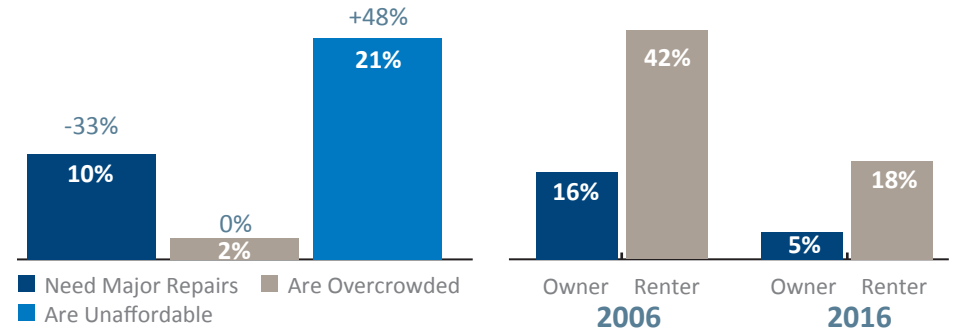


- In 2019, Nakusp had a maximum 15 dwellings advertised or booked as an STR at one time.
- A maximum of 15 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

## HOUSING CONDITION

% of HHs '16 • Change: '06-'16

Core Housing Need: '06-'16



- The number of unaffordable homes grew by almost 50% since 2006.
- Renter households are about 3x more likely to be in Core Housing Need; renter core housing need rates fell significantly since 2006.

## HOUSING AFFORDABILITY

- The median couple household (often dual income) can afford all Nakusp dwelling types.
- The median lone parent cannot reasonably afford a traditional dwelling type.

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

