



THOMPSON-NICOLA  
**REGIONAL DISTRICT**

## THOMPSON-NICOLA REGIONAL DISTRICT **HOUSING NEEDS REPORT**

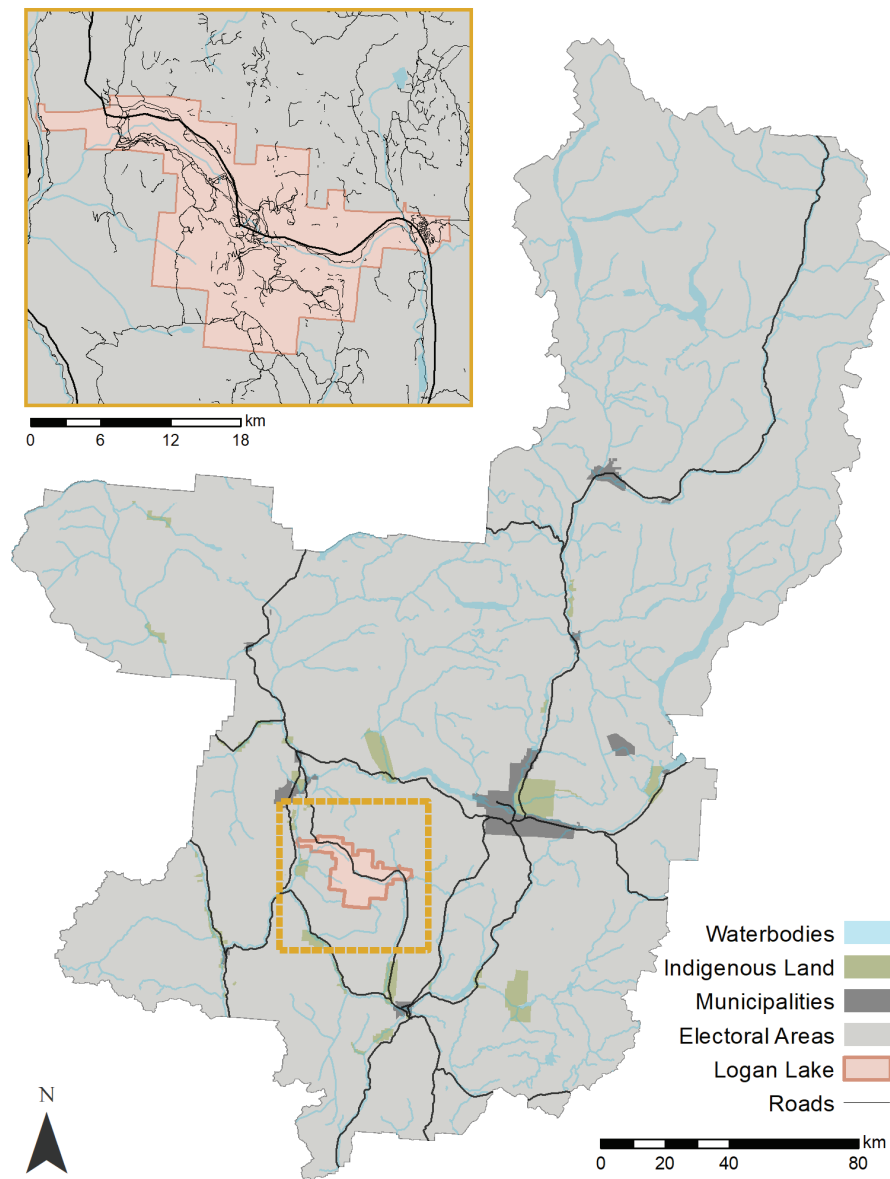
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# APPENDIX C: **COMMUNITY HOUSING PROFILES**



# DISTRICT OF LOGAN LAKE

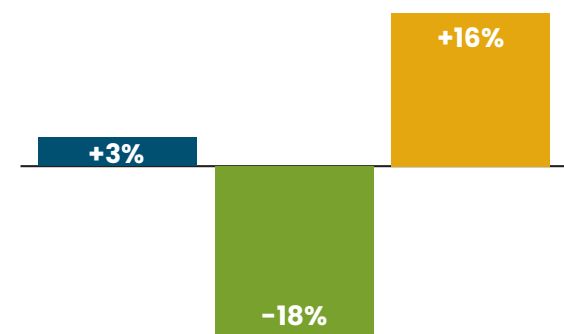
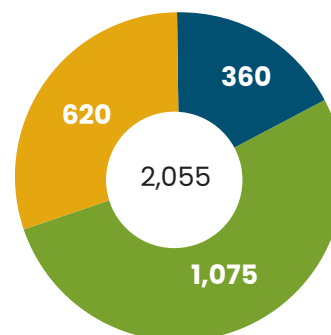
## Community Summary



## POPULATION

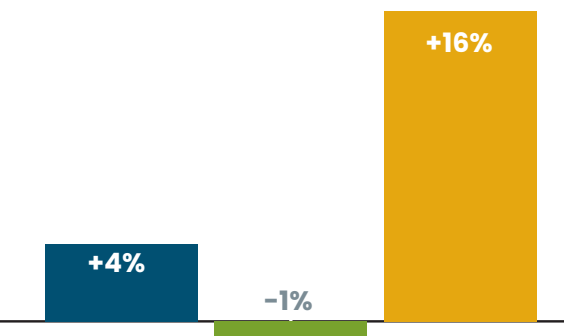
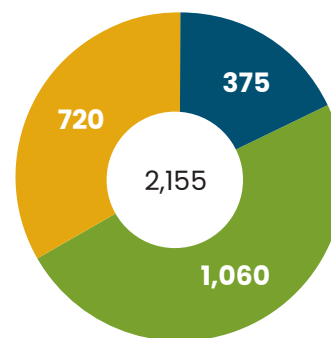
2016

Change: '06-'16



2026

Change: '16-'26



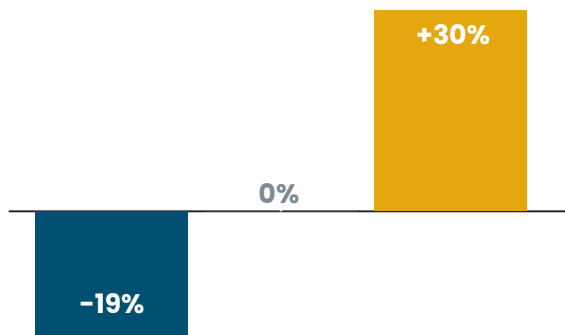
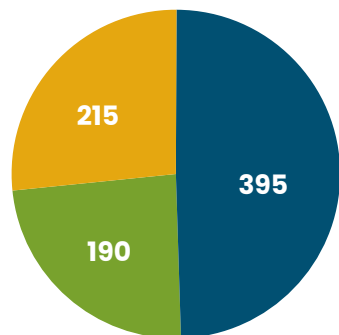
■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

- Logan Lake's population declined 6% from 2006 to 2016, due mostly to losses in working age people (20 to 64 years old). Projections anticipate that the population may lightly rebound by 5% by 2026, possibly reaching 2,155 people.
- The median age may fall from 55.8 (2016) to 52.5 (2026).

## FAMILIES

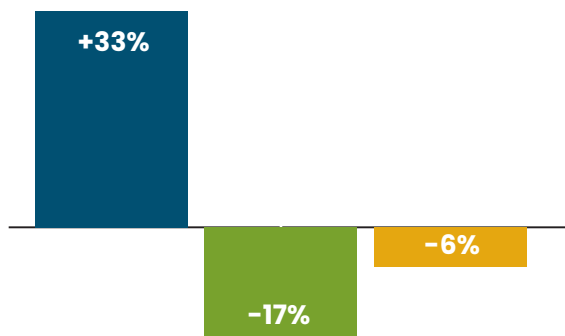
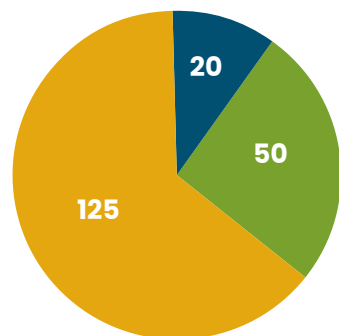
Owner Households 2016

Change: '06-'16



Renter Households 2016

Change: '06-'16



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



Owner and renter household totals both fell from 2006 to 2016 (7% and 13%, respectively), largely due to a decline in overall families without children (20%).

Owner families with children remained the same over the decade, while renter families with children fell 17%. The sole growth for renter households occurred for families without children (33%).

Single/roommate households grew 16% since 2006.

## HOUSEHOLDS



Total permanent households fell 7% between 2006 and 2016 to 940.

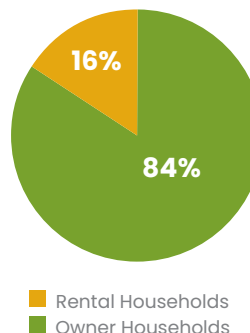
Rental Households

↓ 13%

Owner Households

↓ 7%

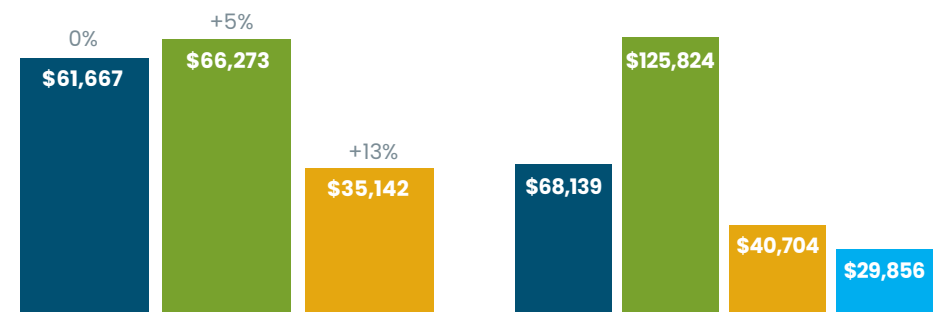
Household Tenure



■ Rental Households ■ Owner Households

## 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

↓ 8%

Households Earning less than \$100,000

↓ 10%

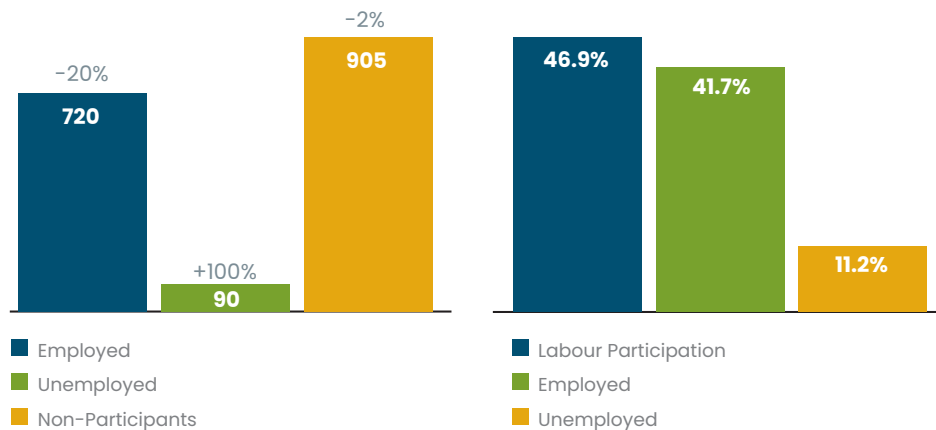
15%

of Logan Lake residents are in "Low Income" according to Statistics Canada; 23% of children below 18 belong to a low income household.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



- Logan Lake's labour force (people working or seeking work) shrank 14% from 2006 to 2016; those not in the labour force (e.g. retirees) declined 2%.
- Although the total labour force decreased, total unemployed rose, resulting in an almost 3x higher unemployment rate than 2006.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Resource Extraction	190	24.2%	-42%	8%
Construction	105	13.4%	+91%	24%
Retail	75	9.6%	-17%	20%

**67%**

of workers commute within the boundaries of Logan Lake.



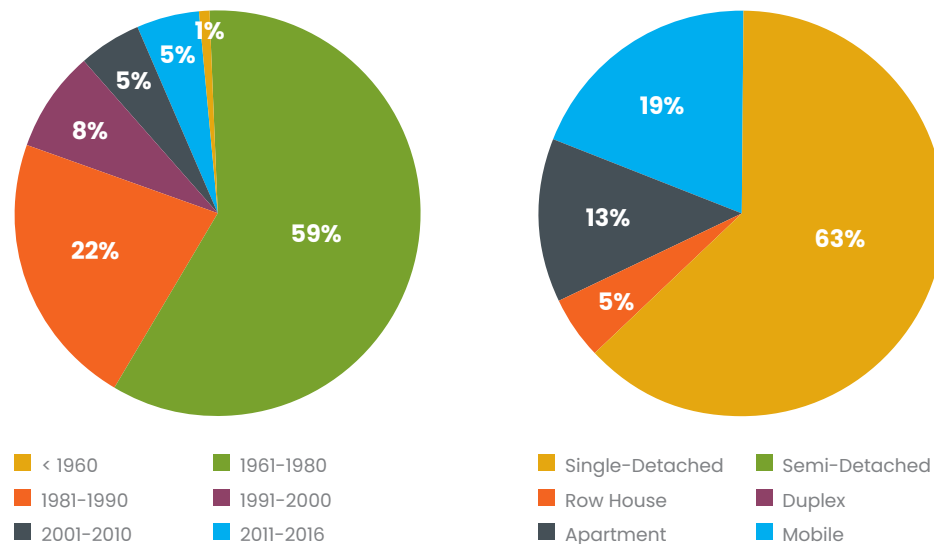
**30%**

of workers commute to another Thompson-Nicola community.

# HOUSING

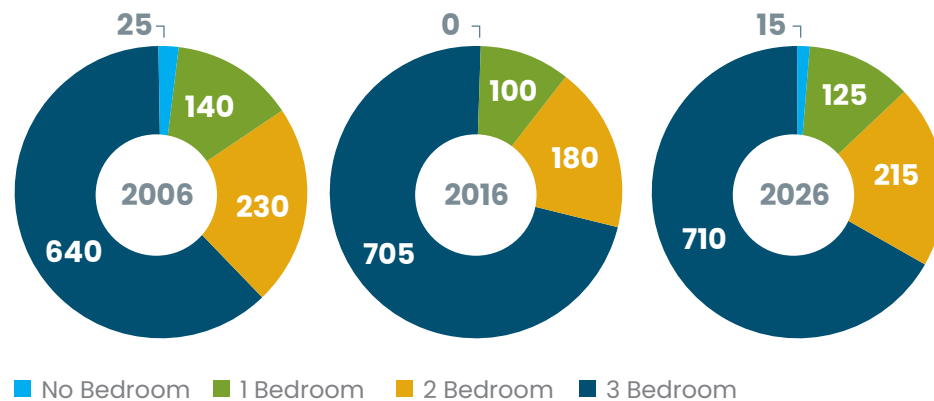
Dwelling Age 2016

Dwelling Type 2016



- 68% of renter households occupy a dwelling prior to 1980, versus 57% of owners.
- The majority of dwellings are single-detached, followed by mobile homes and apartments.
- Logan Lake builds about 9 units annually. Housing projections anticipate that the local population could demand about 8 units annually until at least 2026.

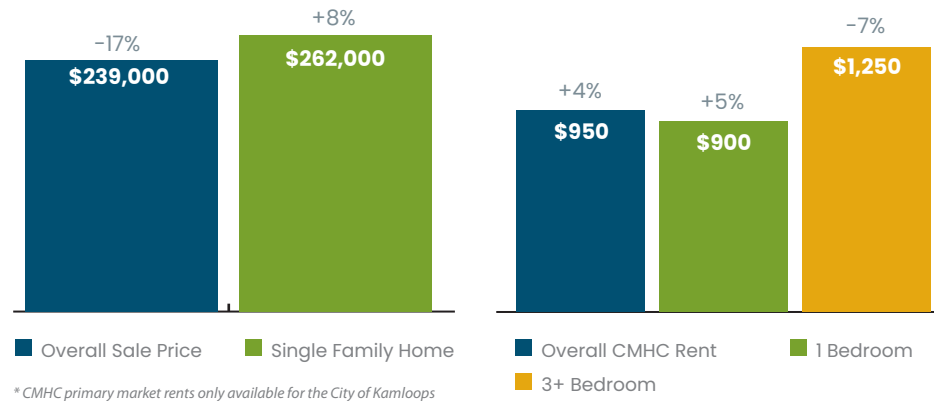
# HOUSING DEMAND





# HOUSING COSTS & AVAILABILITY

Median Housing Prices & Rents\*, 2019 & Change: '10-'19 (2019 dollars)



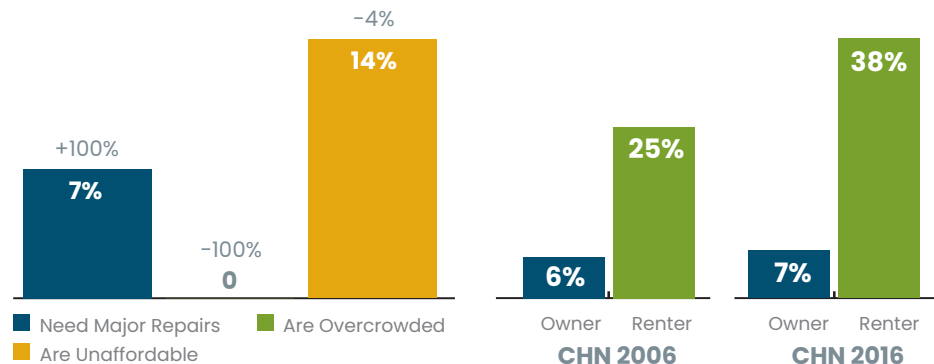
95 dwellings sold in 2019; **77% were single-family homes.**

According to CMHC, **about 2%** of Thompson-Nicola's primary rental stock is vacant.

# CORE HOUSING CRITERIA

Core Housing Need (CHN) Criteria

2016 Housing % vs Change: '06-'16



- The number and percentage of homes that are overcrowded and are unaffordable fell since 2006. Homes in disrepair doubled over the same period.
- The overall Core Housing Need rate grew from 2006 to 2016, led by growth in renter household need. Renters are greater than 5x more likely to be in core need.

# HOUSING AFFORDABILITY

- The median CMHC reported 3-bedroom unit is reasonably affordable for couples (with or without children).
- The median lone parent appears to be able to afford most purchase prices in Logan Lake, but is just shy of reasonably affording rent for the median one bedroom dwelling.
- Manufactured homes are the most affordable housing option in Logan Lake. They are generally accessible to the median single household, who cannot reasonably afford the median rent of an apartment suite.

Max Affordable Price / Rent (vertical bars)  
vs. Market Price / Rent (horizontal lines) 2019 estimates

