

HOUSING – RELATED STATISTICS
EXCERPTS FROM THE REVELSTOKE POVERTY REDUCTION STRATEGY
(DRAFT MAY 2012)
FOR: THE REVELSTOKE COMMUNITY HOUSING SOCIETY
MAY 7, 2012

1. OWNERSHIP HOUSING

Between 2006 to 2011:

Year	Average Property Taxes (Single Family Dwelling) - City	Average Assessed Value of A Single Family Dwelling¹	Average MLS Sale Price Single Family Residential Homes²	Number of Single Family Homes sold per year³
2006	\$832	\$157,473	\$266,926	64
2007	\$882	\$205,073	\$440,377	104
2008	\$919	\$301,256	\$433,558	87
2009	\$965	\$300,080	\$365,094	63
2010	\$1,042	\$325,974	\$364,459	50
2011	\$1,113	\$314,424	\$355,780	57
% Change	+34%	+100%	+33%	N/A

- The 2012 average assessed value dropped to \$282,895, an 80% increase since 2006.
- The increased cost of owning a home has made it challenging for first time homebuyers despite consistently low interest rates. Sales dropped to a 5 year low in 2010, but increased slightly in 2011. In the first quarter of 2012, 15 homes were sold compared to 11 in the same quarter last year.

2. RENTAL HOUSING

- Traditionally, the rental housing stock in Revelstoke has been a combination of apartments, secondary suites (both legal and illegal), and other rental units like cabins and a few homes and duplexes.
- The speculative home buying in 2007-2008 added a variety of single-family homes to the rental housing market, since a number of purchasers were left with houses that had dropped in value and were not primary residences.
- Accurate numbers on both the number of units and rate of occupancy for all rental housing in Revelstoke are not available.

¹ BC Assessment Authority

² CMHC BC Market Analysis Centre, Market Analyst, Paul Fabri, from Okanagan Mainline Real Estate Board Statistics.

³ Ibid.

- Vacancy rates for rental dwellings appear to fluctuate fairly dramatically both seasonally and year to year. For example, the CMHC sampling of apartments and row units in October of 2008 calculated a 1.4% vacancy rate, and about 28% in October 2011.
- It is important to note that this CMHC data is affected by 2 apartment complexes that have chronically high vacancy rates due to inadequate living conditions.
- Yet, in October 2011, the CMHC Rental Market Survey of all Kootenay centres and compared to other small centres in the BC Southern Interior (Merritt, Oliver, Osoyoos), indicated that Revelstoke had the **highest average apartment rental costs**. It can be assumed that landlords are confident rental vacancies will be filled by an influx of people who arrive in early winter each year for the ski season.
- The table below compares the 2006 and 2011 CMHC Rental Market Survey data for Revelstoke for average apartment rental prices.

Year	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom
2006	\$364	\$441	\$529	\$592
2011	\$617	\$669	\$867	\$1000 -\$1500 ⁴
Percent change	+69.5%	+52%	+64%	+80% - +150%

- A residential market analysis conducted in August 2010 indicated that rental housing prices “can range from \$500/month for the low end apartments (one room with bath and kitchenette) to over \$1,000/month for the larger, better maintained units with rents around \$1 per square foot. This number would also be valid for houses that are up for rent. In other words, a single-family residential home of approx. 2,500 sq. ft. would generally rent for \$2,300-\$2,500 per month.”⁵
- Between the 1996 to 2006 census, the average % of renters in **core housing need**⁶ was about 36%, although the actual number of renters in core housing need increased from 130 in 1996 to 245 in 2006. The 2011 census data on households and dwellings is slated for release September 19, 2012. Given the increase in both home ownership and rental housing prices since 2006, it can be assumed that the number of residents in core housing needs has increased significantly since the last census.

⁴ The 2011 CMHC Rental Market Survey does not include the cost of a 3 bedroom apartment; this price calculation is from a survey of 10 listings in the Revelstoke Times Review classifieds, April 23, 2011. Note this is after the end of the ski season when prices have dropped.

⁵ Gibbs Planning Group Inc. (August 3, 2010), *Revelstoke Residential Market Analysis*.

⁶ Tenant-occupied households spending 30% or more of household income on gross rent.

3. SOCIAL HOUSING

- In Revelstoke, the only (independent living) subsidized rental housing is for low-income seniors over 55 years of age and disabled residents.

SOCIAL HOUSING STOCK			
Permanent - Independent Living	Housing Name	Housing Address	Housing Description
	Monashee Court	505 West Third Street	45 units for (low income) seniors over 55 years and people with disabilities
	Mt. Begbie Manor	1214 Downie	41 units for (low income) seniors over 55 and people with disabilities
	Moberly Manor	711 West First Street	8 units for (low income) seniors over 55 and people with disabilities

- To be eligible for any of these units, the following household income limits apply⁷:

Bachelor	1 bedroom	2 bedroom	3 bedroom	4 bedroom
\$20,000	\$26,500	\$35,000	\$36,000	\$39,000

- BC Housing Registry statistics indicate that, despite the construction of 24 new affordable housing units for seniors and disabled in 2011, there are currently 15 households on the wait list for social housing that are residing in the City of Revelstoke, compared to 12 in 2010 and 17 in 2011. Of the 15 current applicants, 8 or 53% can be considered disabled⁸.

4. BC HOUSING RENTAL SUBSIDY PROGRAMS

- The Rental Assistance Program (RAP) provides eligible low income, working families with cash assistance to help with monthly rent payments in the private market. As of March 31, 2012, **8** households in Revelstoke were receiving RAP subsidies⁹.
- The Shelter Aid for Elderly Renters (SAFER) program provides monthly cash payments to subsidize rents for eligible BC residents who are 60 years of age or older and pay rent for their homes. As of March 31, 2012, **17** households in Revelstoke were receiving SAFER subsidies.

⁷ http://bchousing.org/Options/Subsidized_Housing/Apply/Eligibility/Income_requirements

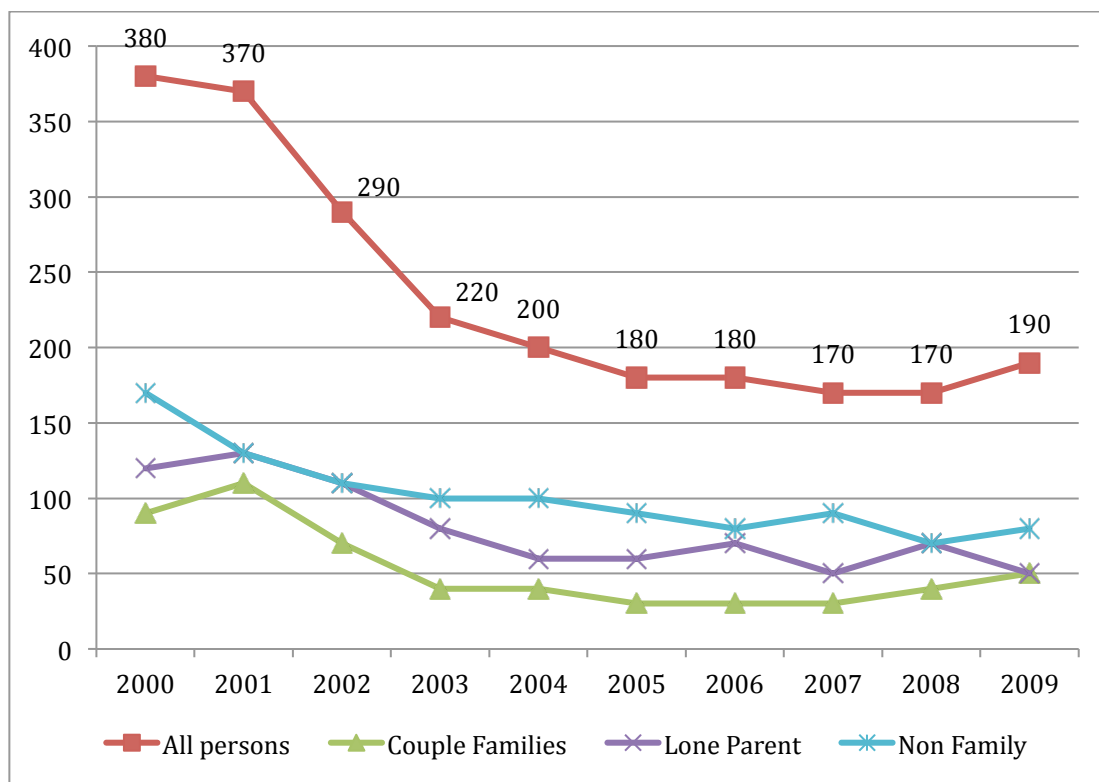
⁸ Source: BC Housing: WebFocus Report HCSTAT002: Housing Registry Statistics

⁹ Source: BC Housing: Unit Count Pivot Table, March 31, 2012. *Prepared BC Housing's Research and Corporate Planning Department in April 2012*

- It is important to note that Income Assistance recipients are not eligible for either of these programs.

5. AT RISK POPULATIONS

5.1 INCOME ASSISTANCE RECIPIENTS - 10 YEAR TREND



- NOTE: A marked change in numbers when the criteria and rules around access changed, between 2001 and 2003. On October 1st, 2002 the provincial government closed the Ministry of Human Resources office in Revelstoke. Among a myriad of changes, this closure had one of the most significant impacts in terms of access. All access is now either via telephone through a call centre or by computer. Service provider and residents interviews indicate that many low income residents cannot afford the cost of a telephone or computer.

INCOME ASSISTANCE RECIPIENT AVERAGE INCOMES

DESCRIPTION	2000	2005	2009
Total Number -Male	180	90	100
Total Number - Female	210	100	100
Average annual income	\$4,933.00	\$6,926.00	\$7,026.00

- **BC Disability Assistance** - it is important to note that individuals who receive disability and are not eligible to work receive a maximum of \$906.42 per month, or an annual income of \$10,877.04.

5.2 OTHER AT RISK POPULATIONS (2009 TAXFILER DATA)¹⁰

- **Taxfiler data** uses a standard 'Low Income Measure' (LIM) to identify taxfilers who can be considered low income. The income level represented by the LIM is 50% of the median income in a given geographical area (Revelstoke and Area), adjusted accordingly to consider family size. Each additional adult, first child (regardless of age) in a lone-parent family, or child over 15 years of age, is assumed to increase the family's needs by 40% of the needs of the first adult. Each child less than 16 years of age (other than the first child in a lone-parent family) is assumed to increase the family's needs by 30% of the first adult. As with the definition of poverty above, this assumes that being poor is relative to Canada's expected standard of living.
- Looking at the 10-year trend, the charts reveal the following averages:
 - 17% of all tax filer family units were low income
 - 6% of all 'couple families' were low income
 - 25% of all 'lone-parent families' were low income
 - 27% of all single individuals were low income
 - A child born into a lone-parent family has a 51% chance of being in a low income lone-parent family.
- In 2009, 610 (nearly 17%) taxfiler family units were considered low income.

2009 Breakdown of Households at Risk (LIM)

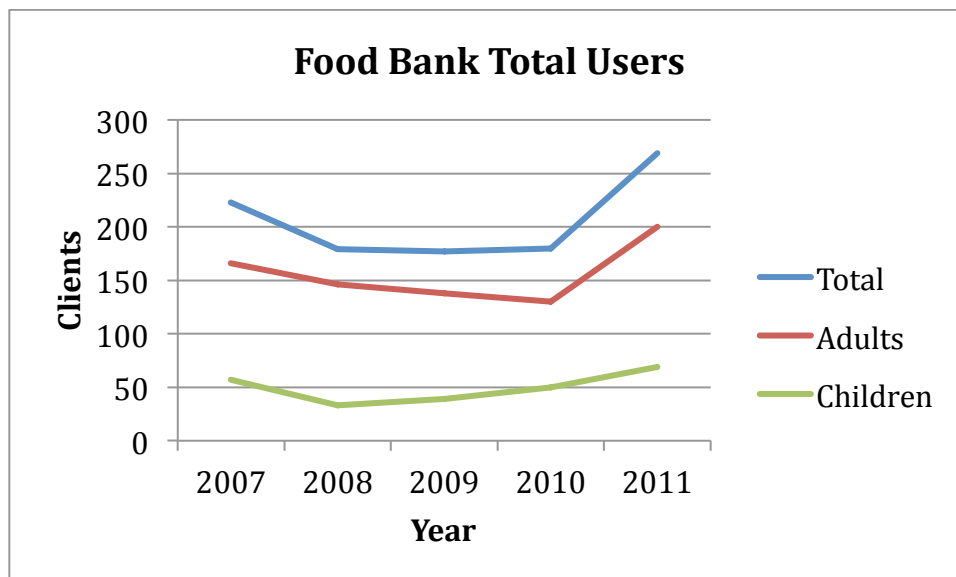
DESCRIPTION	TOTAL NUMBER	MEDIAN INCOME
Non-family (single) persons	350	\$11,030
Couple families	120	\$19,380
Lone-parent families	120	\$16,510

6.0 OTHER INDICATORS

6.1 COMMUNITY CONNECTIONS FOOD BANK – HUNGER COUNT DATA

¹⁰ Income Statistics Division, Statistics Canada, 2003 to 2011

- The Hunger Count is based on a survey completed by Food Banks Canada members on food bank usage at local facilities during the month of March each year.



- In March 2011, the total number of food bank users was 269.
- The majority of users are single individuals, followed by single parent families, followed by couples with no children, followed closely by 2 parent families.

Housing Context of Food Bank Users (2011)

Private rental housing	67%
Home owners	17%
Social housing	10%
Temporarily with family or friends	5%
Emergency Shelter (Women's)	1%

Income Source of Food Bank Users (2011)

Disability pension	26%
Income Assistance	23%
Employment income	22%
Pension income	13%
No income	9%
Employment Insurance	5%
Worker's Compensation	1%
Other	1%

6.2 BC HOUSING HOMELESS OUTREACH WORKER DATA

- In Revelstoke, the BC Housing Homeless Outreach Program (managed by Community Connections Society) contacts are restricted to those at '**risk of homelessness**' or homeless who are considered '**absolute**' by the following definitions:
- **At Risk of Homelessness:** Individuals and families who are living in temporary accommodation where they do not have control over the length and conditions of tenure (e.g. couch surfing or name not on lease) and do not have adequate personal space; time-limited housing designed to transition from being homeless to living in a permanent form of housing, e.g., transitional housing or second-stage housing; or accommodation where tenancy will be terminated within three months of application. (e.g., given notice by landlord or pending release from prison).
- **Absolute Homeless:** Individuals and families who are living in public spaces without legal claim (e.g., on the streets, in abandoned buildings or in tent cities); a homeless shelter; a public facility or service (e.g. hospital, care facility, rehabilitation treatment centre or correctional facility) and cannot return to a stable residence; or individuals and families who are financially, sexually, physically or emotionally exploited to maintain their shelter.

Service Description	Three year period (2009 - 2011)
New client contacts	170+
New client contacts that were families with children	38 families
New client contacts that were youth (aged 19 to 30)	61
New client contacts that could be considered transient	8% (or 13)

7.0 REVELSTOKE AFFORDABILITY STUDY (DRAFT MAY 2012)

- The Market Basket Measure analysis for 5 'Reference Families' determines the cost of living in Revelstoke today, and includes food, shelter, clothing, and other necessities.
- Residential rental data was compiled regularly during the months of October and November 2011. Rental rates were observed in the classifieds section of the Revelstoke Times Review, the Stoke List online classifieds, and on the websites of various property management companies. Data was entered into an Excel spreadsheet, and any identifying feature of an ad (for example phone number, email address) was recorded to avoid duplication. Data was recorded separately for one bedroom, two bedroom and three bedroom apt/houses. For all reference families the cost of shelter includes estimates of heating and hydro utilities.

7.1 The cost of shelter as a proportion of the monthly cost of living

Reference Family	Type of Housing	Total monthly cost estimate	Total shelter cost estimate	Shelter as a proportion of monthly costs (%)
Two parents aged 31 to 50, a 15-year old girl and a 9-year old boy.	3 bedroom apartment or home	\$4,679.21	\$1813.00	38.7%
Single Male, aged 19-30	A room in a shared house	\$1,558.28	\$636.83	40.8%
Retired couple, aged 70+	Two bedroom apartment	\$2,935.65	\$1287.00	43.8%
Single-parent female aged 31-50, Child aged 2	Two bedroom apartment	\$2,871.15 ¹¹	\$1287.00	44.8%
Older single adult male	One bedroom apartment	\$2,112.13	\$920.86	43.6%

7.2 The Number of Taxfilers Below the Market Basket Thresholds

- A comparative analysis of the Market Basket Measure thresholds with the taxfiler data brings about the conclusion that many in Revelstoke are struggling to meet their basic needs. The median income for families and non-family persons in the fiscal year 2009 was \$50,560 before tax, while the median income for single parent led families was \$36,890. Given that a before tax income of over \$56,000 and \$45,000 respectively are required for these family units to meet their basic needs, it seems clear that many are currently incapable of doing so.
- Using 2009 before tax data, the table below reveals the overall number of taxfilers in each category with incomes below the Market Basket Measure. The multiplier described in the SPARC BC's guidebook for conducting affordability studies is used to determine the cost of living needs for family units with additional children in each category¹².
- Using the Low Income Measure, the Taxfiler data reported 610 of all taxfilers were considered low income – nearly 17%. However, using the Market Basket Measure as a threshold, this number nearly doubles to **1170 family units or 32.4% of all taxfilers in Revelstoke**.

¹¹ This is assuming that child care costs (\$924/month) are being fully subsidized.

¹² SPARC BC, (January 2010), *How to Understand the Cost of Living in your Community: A Guidebook to Conducting Affordability Studies*.

Family Unit	Gross Income required for MBM	Total Taxfilers (2009)	Number of Taxfilers at or below MBM
Non-family Persons	\$29,500	1370	730 < \$30,00
Couple Families	All	1880	
- No children	\$36,000	940	140 < \$35,000
- 1 - 2 children	\$56,200	810	60 < \$35,000
- 3 children	\$64,630	130	20 < \$60,000
Lone Parent Families	All	360	
- One child	\$41,000	230	130 < \$40,000
- 2 children	\$50,430	100	60 < \$50,000
- 3 children	\$59,860	30	30 < \$40,000
TOTAL			1170 (32.4%)

7.3 Service provider interviews

- Finally, personal interviews conducted in February 2012 with 17 front line social sector service providers indicated that rental housing affordability and the cost of food were the most significant affordability challenges for clients.

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