



THOMPSON-NICOLA
REGIONAL DISTRICT

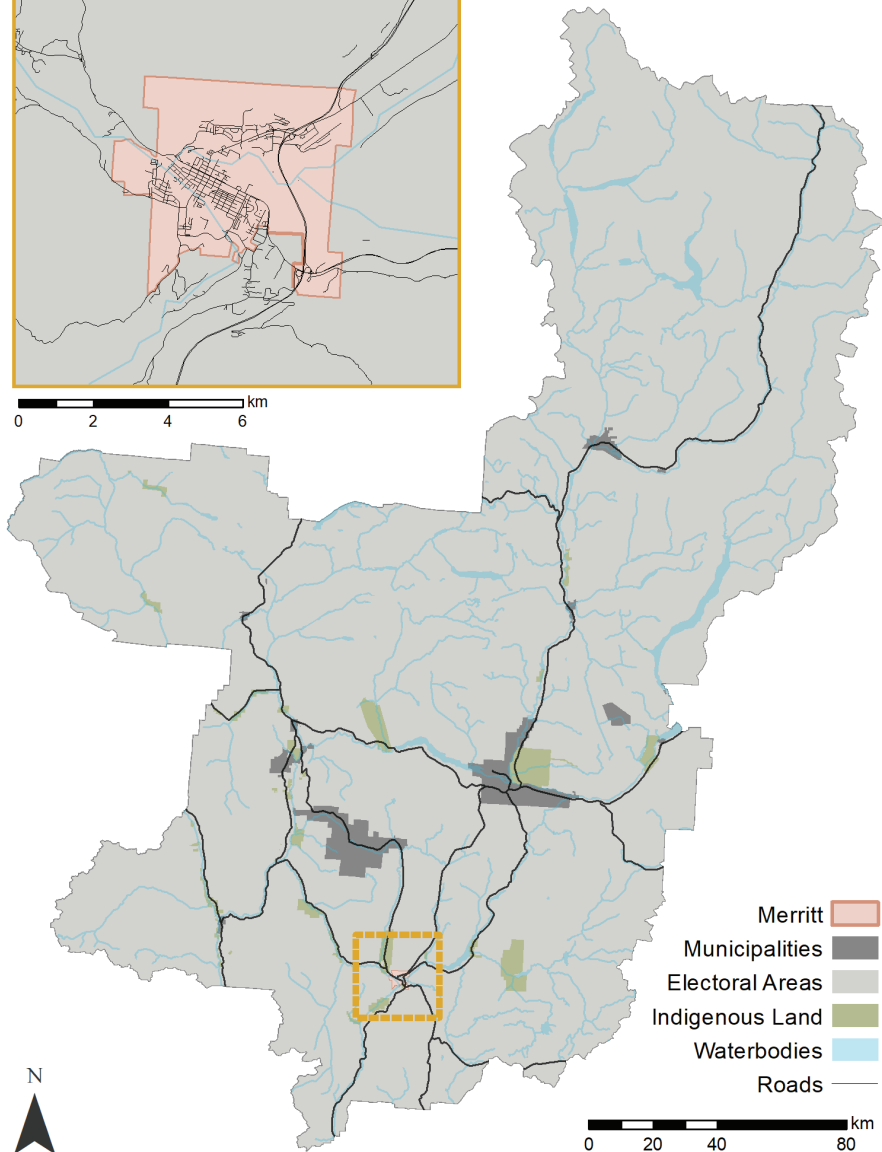
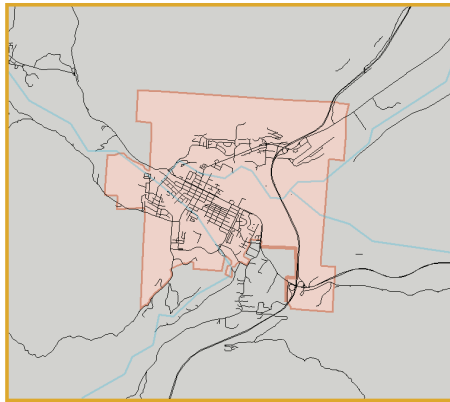
THOMPSON-NICOLA REGIONAL DISTRICT **HOUSING NEEDS REPORT**

APPENDIX C: **COMMUNITY HOUSING PROFILES**



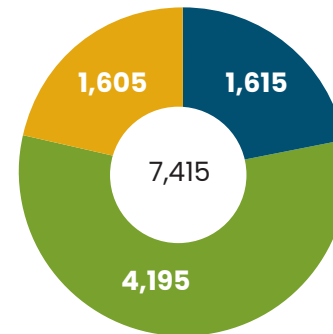
CITY OF MERRITT

Community Summary

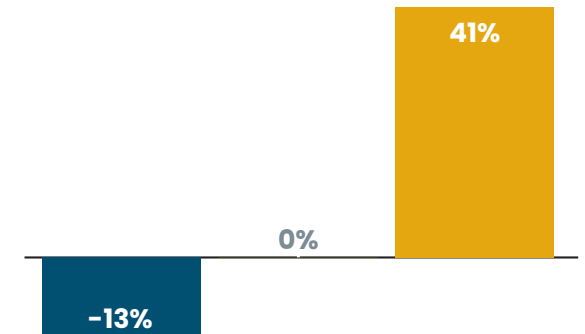


POPULATION

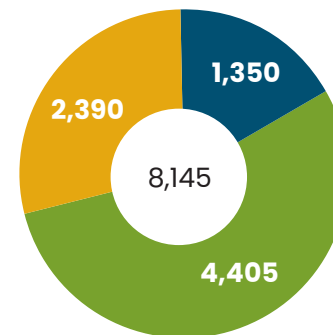
2016



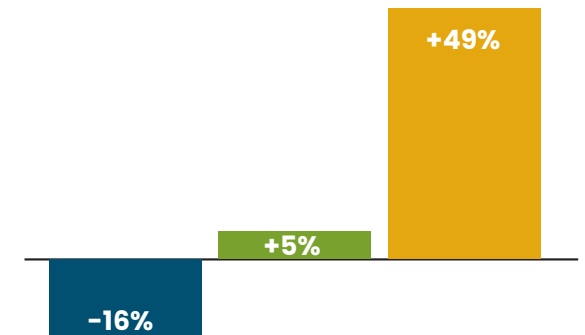
Change: '06-'16



2026



Change: '16-'26



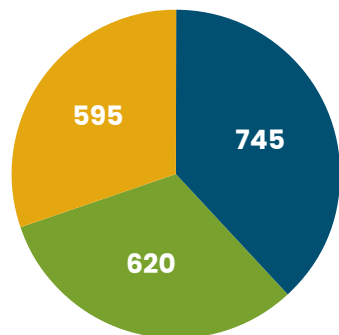
■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

- Merritt's population rose 3% from 2006 to 2016, mostly due to a rapidly expanding senior population (41%). Projections anticipate a continued push in growth, possibly achieving 10% more residents by 2026, reaching 8,145 people..
- The median age may rise from 44.1 (2016) to 50.1 (2026).

FAMILIES

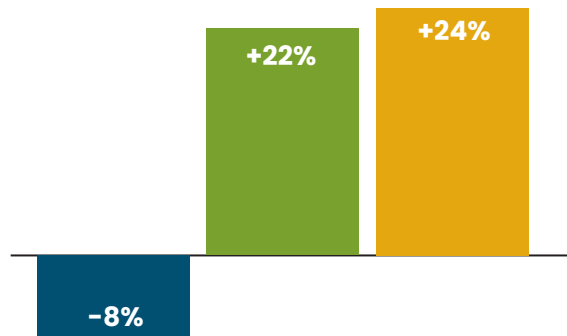
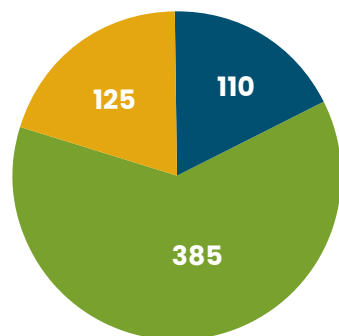
Owner Households 2016

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 grew from 2006 to 2016 (2% and 15%, respectively), partially due to increases in single/roommate living circumstances (about 25% overall).

Owner families with children declined 14% over the decade, while renter families with children jumped 22%.

HOUSEHOLDS



Total permanent households grew 6% between 2006 and 2016 to 2,985.

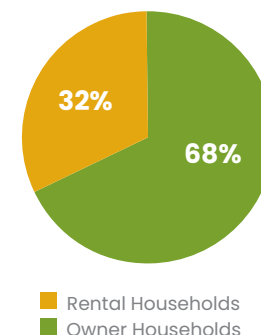
Rental Households

↑ 14%

Owner Households

↑ 2%

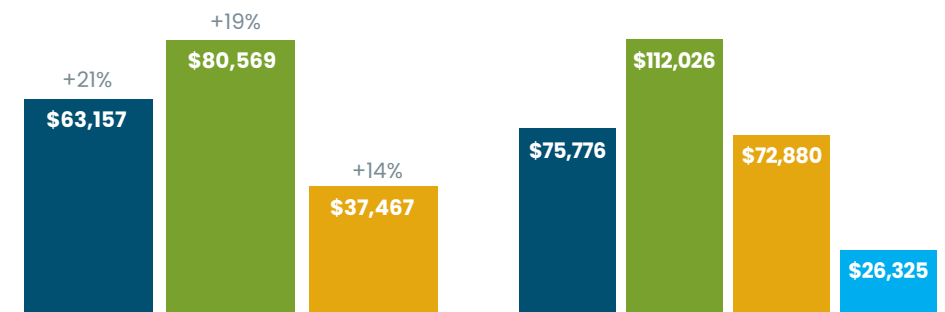
Household Tenure



■ 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

↑ 26%

Households Earning less than \$100,000

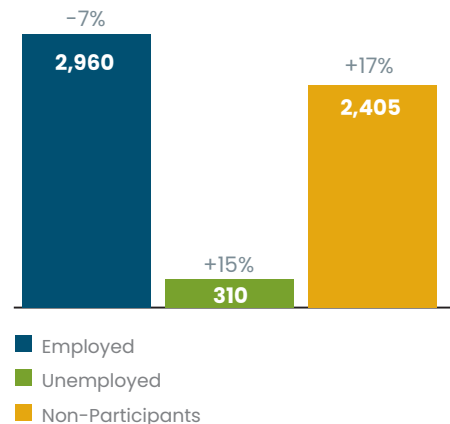
↓ 1%

17%

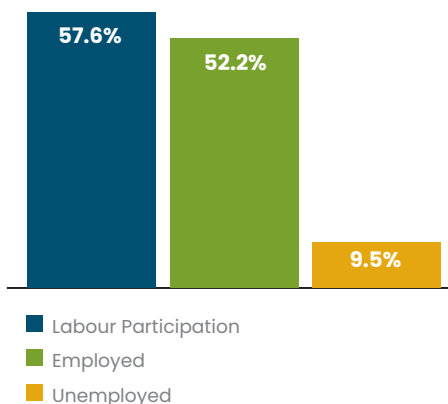
of Merritt residents are in "Low Income" according to Statistics Canada; 25% of children below 18 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16



Labour Rate 2016



- Merritt's labour force (people working or seeking work) shrank 6% from 2006 to 2016; those not in the labour force (e.g. retirees) grew 17%.
- Although the total labour force decreased, total unemployed rose, resulting in a higher unemployment rate than 2006.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Manufacturing	415	12.8%	+1%	18%
Retail	415	12.8%	-13%	27%
Health Care	360	11.1%	+24%	25%

86%

of workers commute within the boundaries of Merritt.

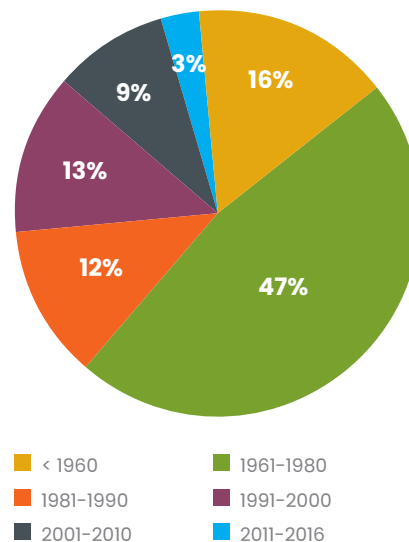


10%

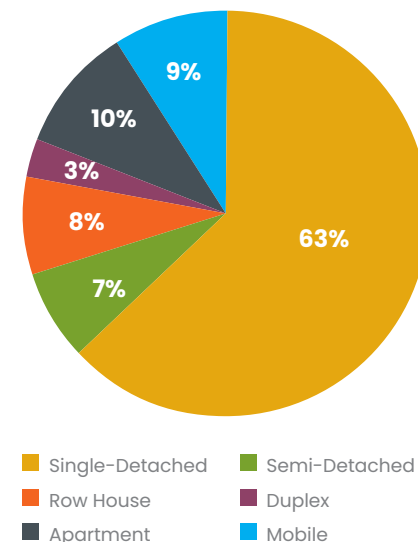
of workers commute to another Thompson-Nicola community.

HOUSING

Dwelling Age 2016

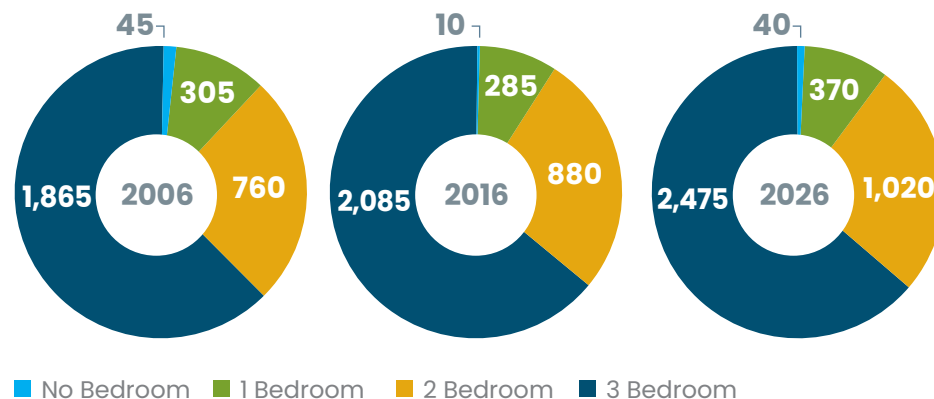


Dwelling Type 2016



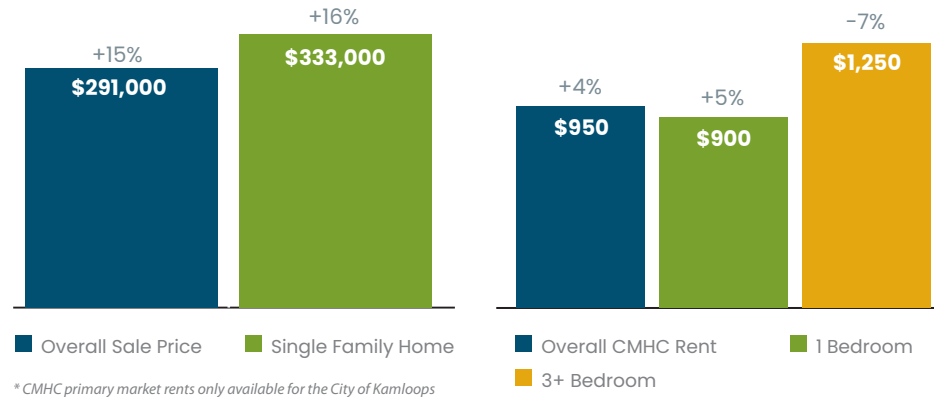
- 70% of renter households occupy a dwelling built prior to 1980, versus 60% of owners.
- The majority of dwellings are single-detached, followed by apartments, mobile homes, and row houses.
- Merritt builds about 24 additional units annually. Housing projections anticipate that the local population will demand 65 units annually until at least 2026.

HOUSING DEMAND



HOUSING COSTS & AVAILABILITY

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



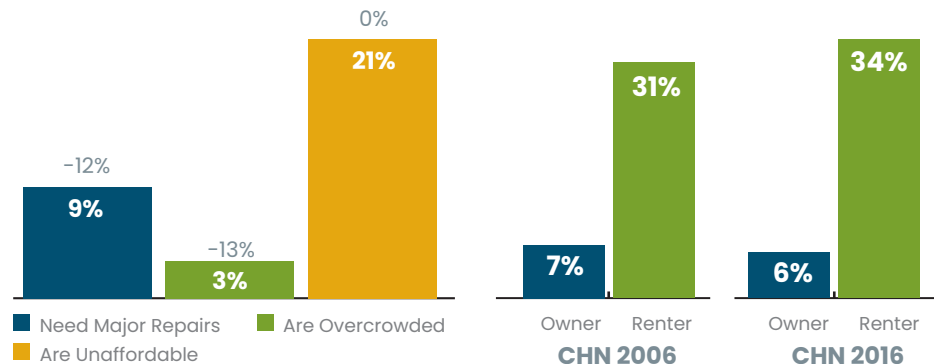
190 dwellings sold in 2019; **73% were single-family homes.**

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 in disrepair or are overcrowded fell since 2006. The total homes deemed unaffordable remained the same while total households increased, reducing the rate of unaffordability.
- The overall Core Housing Need rate grew from 2006 to 2016, led by growth in renter household need. Renters are about 6x 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), who can also afford to purchase most dwellings.
- The median lone parent appears to be able to afford purchasing denser Merritt dwellings, but cannot afford the rent of a median one bedroom unit.
- Manufactured homes are the most affordable housing option in Merritt. They are generally affordable to the median single household, who cannot reasonably afford the rent of the median apartment suite.

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

