

APPENDIX D

City of West Kelowna Housing Highlights

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- ▶ West Kelowna is a mid-sized community of approximately 33,751 people. By 2036, West Kelowna is expected to grow by 12,413 people. The 65+ age group is projected to increase the most rapidly (5,782 people by 2036), while the population aged 25 - 34 is expected to increase by only 556 over the same period. These changing demographics, especially the large increase in seniors, have large implications on housing supply, choice, and availability in the community.
- ▶ The majority of West Kelowna's housing stock is comprised of single-detached dwellings (74%), although this preference for single-detached dwellings is expected to decrease slightly as development begins on denser housing forms. West Kelowna is projected to accommodate 4,491 more housing units within the next 20 years, 73% of which is anticipated to be in 3 and 4 or more bedroom units. Into the future, only 27% of West Kelowna's housing supply growth is projected to be in studio, 1, and 2 bedroom units.
- ▶ Since West Kelowna has introduced zoning that allows secondary suites, carriage houses, and small lot development, an increase in residential infill has been seen. There has been a shift in market preferences towards multi-residential development in the last three years, including purpose built rental units, which are a much needed housing form in the community.
- ▶ The Westside, including West Kelowna, reported 72 people experiencing homelessness in 2018, many of which are unsheltered due to a lack of shelter capacity.
- ▶ Although couple households appear to be able to afford average rental rates for all unit types, lone-parent households are unable to afford to rent 2 and 3 bedroom units, while single person households are not able to afford anything more than a bachelor unit in West Kelowna, even though West Kelowna households' median income is the highest in the region.
- ▶ Due to the high cost of homes in West Kelowna, lone-parent and single person households earning the median income or lower seem to be priced out of the homeownership market altogether, while couple households earning the median income or more seem to be able to afford an apartment in West Kelowna.
- ▶ The recent Speculation Tax, administered through the Province of BC, has been introduced in West Kelowna. Stakeholders have expressed concerns about the uncertainty and potential negative effects this tax may have on the residential real estate market. To date, available data does not indicate any effects.

Demographics

POPULATION BY AGE

Table 1: Projected Population by Age, West Kelowna, 2016-2036

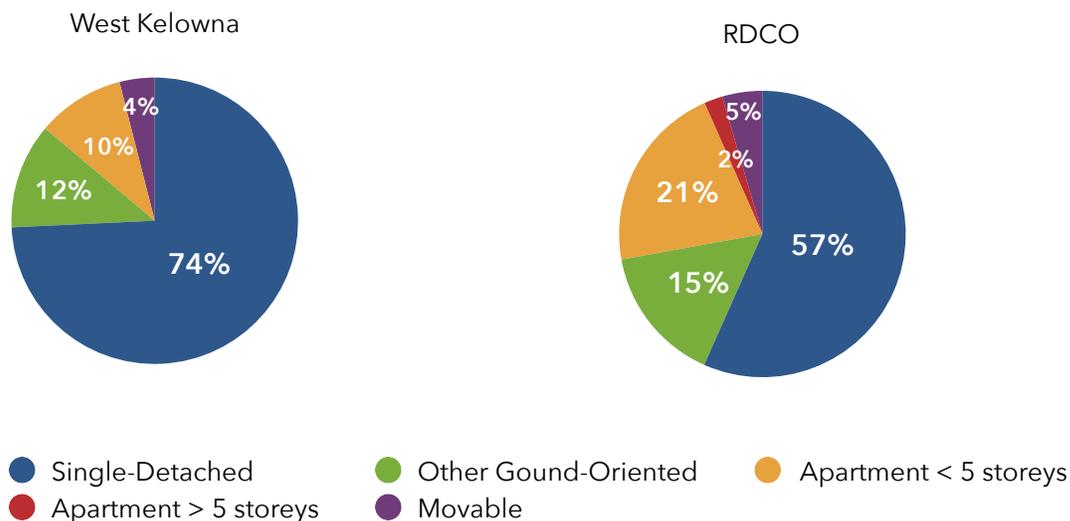
Age Group	2016	2026	2036	Growth, 2016 - 2036	Average Annual Change, 2016 - 2036	Average Annual Growth Rate
Under 15 years	5,472	6,361	6,565	1,092	55	0.9%
15 to 24 years	3,683	4,363	5,294	1,611	81	1.8%
25 to 34 years	3,725	3,585	4,281	556	28	0.7%
35 to 44 years	4,082	5,353	5,251	1,169	58	1.3%
45 to 54 years	4,874	5,106	6,396	1,522	76	1.4%
55 to 64 years	5,158	5,571	5,838	681	34	0.6%
65 to 74 years	3,828	5,592	6,009	2,181	109	2.3%
75 to 84 years	2,097	3,189	4,643	2,547	127	4.1%
85 years and over	833	1,219	1,887	1,054	53	4.2%
Total Projected Population	33,751	40,338	46,164	12,413	621	1.6%

Source: Statistics Canada, Census (2016), Consultant Projections

Market Housing

HOUSING SUPPLY

Figure 1: Housing Mix by Structure Type, West Kelowna & RDCO, 2016



Source: Statistics Canada, Census (2016)

HOUSING PROJECTIONS

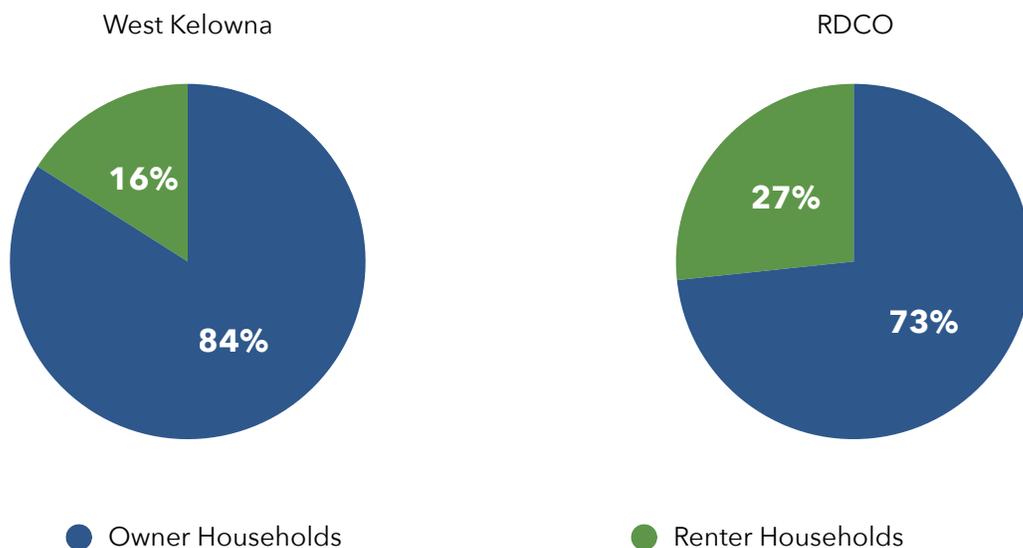
Table 2: Projected Population and Housing Demand by Type, West Kelowna, 2016-2036

	2016	2026	2036	Growth (2016-2036)	Average Annual Change, 2016-2036	Average Annual Growth Rate
Population	33,751	40,338	46,164	12,413	621	1.6%
Total Housing Units	12,435	14,922	16,926	4,491	225	1.6%
No bedrooms	15	19	22	7	0	2.0%
1 bedroom	470	584	681	210	11	1.9%
2 bedrooms	2,438	2,995	3,455	1,017	51	1.8%
3 bedrooms	3,970	4,785	5,446	1,476	74	1.6%
4 or more bedrooms	5,542	6,540	7,322	1,780	89	1.4%

Source: Statistics Canada, Census (2016), Consultant Projections

TENURE

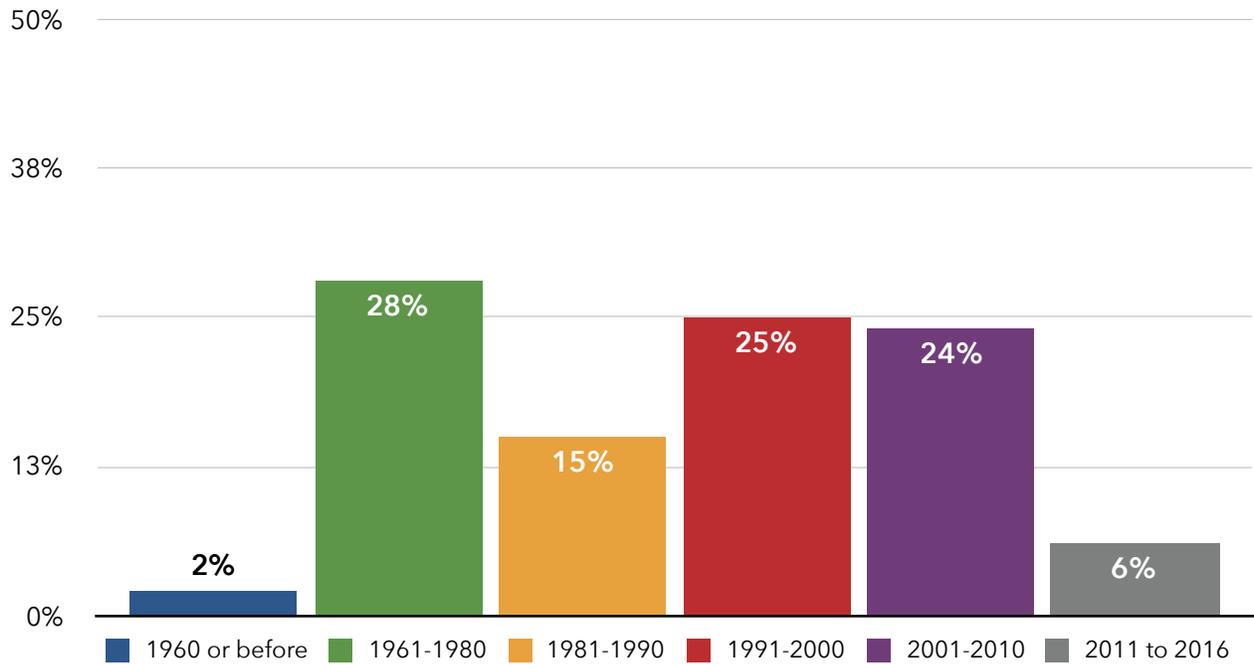
Figure 2: Housing Tenure, West Kelowna & RDCO, 2016



Source: Statistics Canada, Census (2016)

AGE OF HOUSING

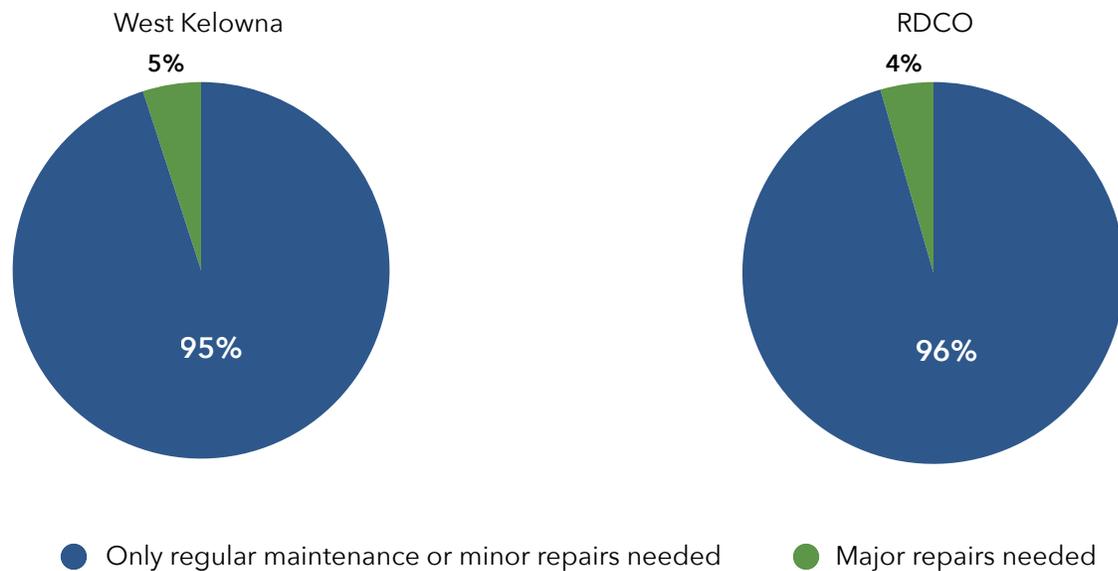
Figure 3: Age of Housing Stock, West Kelowna, 2016



Source: Statistics Canada, Census (2016)

CONDITION OF HOUSING

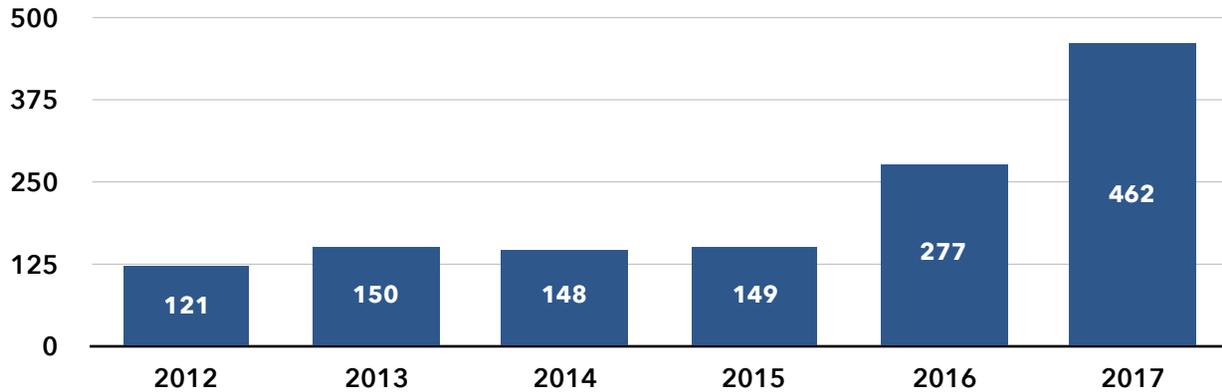
Figure 4: Housing Conditions, West Kelowna & RDCO, 2016



Source: Statistics Canada, Census (2016)

HISTORIC DEVELOPMENT

Figure 5: Total Residential Housing Starts, West Kelowna, 2012-2017



Source: CMHC, Housing Starts: By Dwelling Type, 2017¹

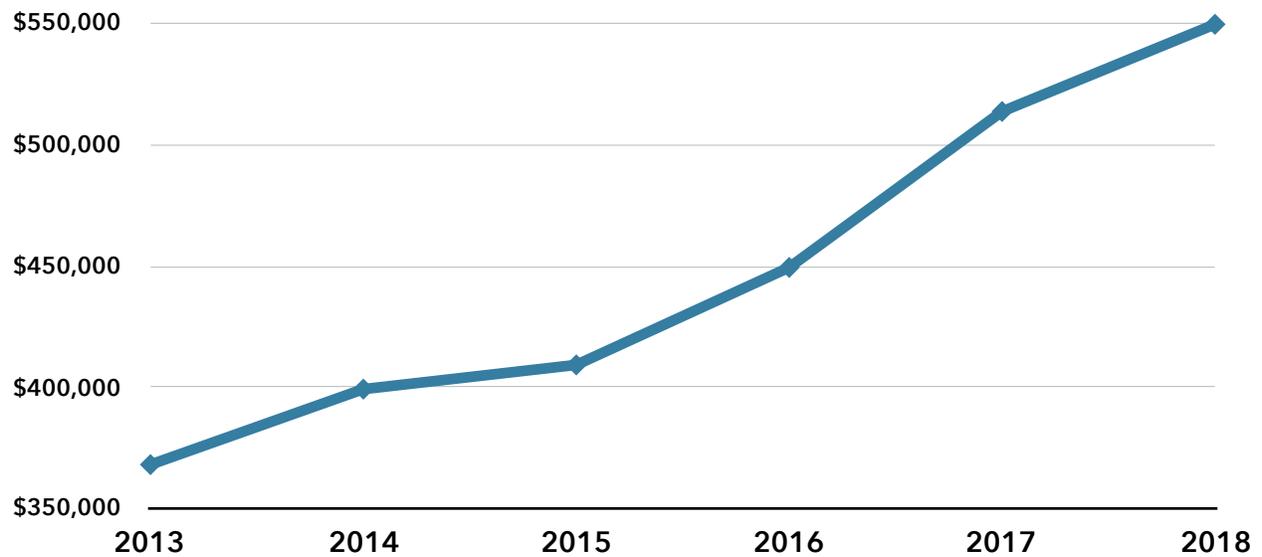
Ownership

Table 3: Average Sales Price of Residential Dwellings, West Kelowna, 2018

	Apartment/ Condo	Townhouse	Single- Detached	Total Average Sale Price
Average Sale Price by Dwelling Type	\$239,755	\$417,350	\$455,986	\$549,871

Source: Okanagan Mainline Real Estate Board, 2019

Figure 6: Average Sales Price of Residential Dwellings, West Kelowna, 2013-2018



Source: Okanagan Mainline Real Estate Board, 2019

¹ CMHC enumerates “housing starts” as dwelling units in new structures only, designed for non-transient and year-round occupancy. Conversions and/or alterations within an existing structure are excluded from the survey, as are seasonal dwellings.

Rental Housing

AVAILABILITY

Table 4: Snapshot of Available Listings, West Kelowna, January 2019

	Number of Listings by Unit Type				Total Listings
	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom	
Long-Term Listings	1	31	47	44	123
Short-Term Listings	5	39	17	13	74

Source: Casanet, Padmapper, January 2019

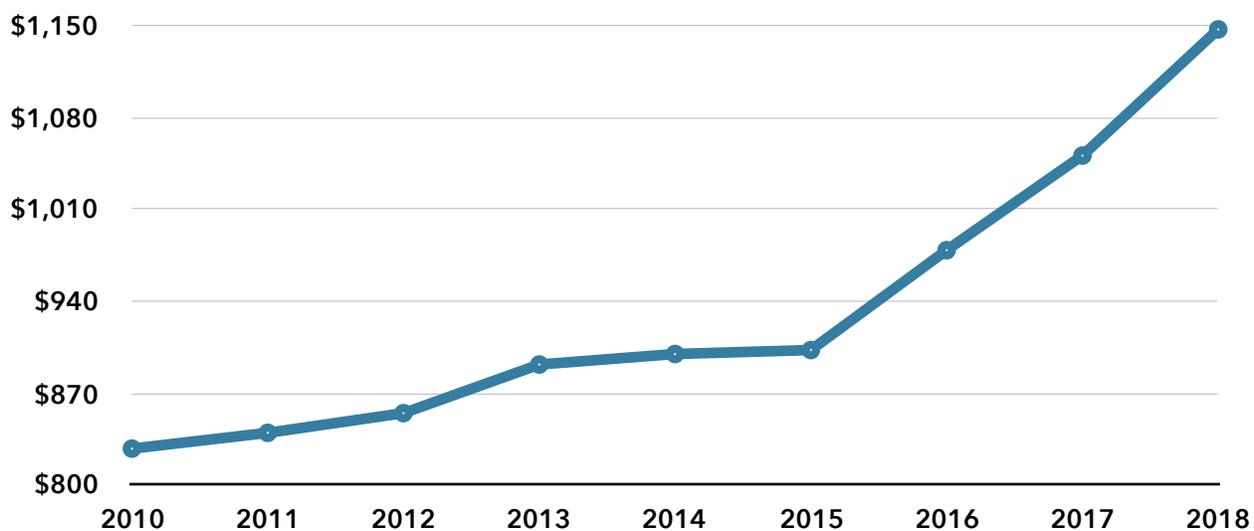
COST OF RENT

Table 5: Average Rental Rates by Type, Core Area² & RDCO, 2018

Sub-Area	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom	Total Average Rent
Core Area (including West Kelowna)	\$892	\$1,014	\$1,300	\$1,380	\$1,147
RDCO	\$890	\$1,003	\$1,251	\$1,358	\$1,135

Source: CMHC, Market Rental Report, 2018

Figure 7: Average Rental Prices for All Units, Core Area, 2010-2018



Source: CMHC, Market Rental Reports, 2010-2018

² As specific CMHC average rental rates are not available for West Kelowna, Core Area results are shown. Core Area data encompasses the West Kelowna community.

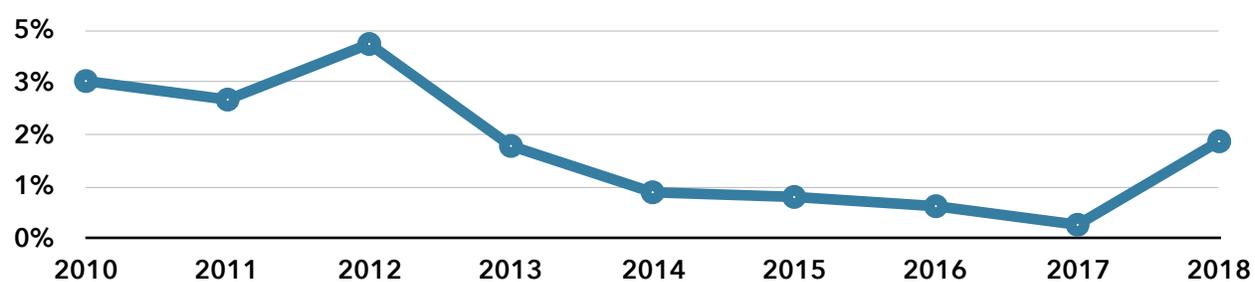
Table 6: Snapshot of Available Listings, West Kelowna, January 2019

	Average Rent by Unit Type				Total Average Rent
	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom	
Long-Term Listings	-	\$1264	\$1967	\$2358	\$1,863
Short-Term Listings	\$1,260	\$1,700	\$3,012	\$7,135	\$2,260

Source: Casanet, Padmapper, January 2019

RENTAL VACANCY RATE

Figure 8: Vacancy Trends for Purpose-Built Rental Units, Core Area, 2010-2018



Source: CMHC, Market Rental Reports, 2010-2018

Non-Market Housing

SUPPLY

Table 7: Total Number of Non-Market Housing Units, 2018

Community	Emergency Shelter and Housing for the Homeless		Transitional Supported and Assisted Living			Independent Social Housing		Total
	Homeless Housed	Homeless Shelters	Frail Seniors	Special Needs	Women and Children Fleeing Violence	Low Income Families	Low Income Seniors	
City of West Kelowna	-	-	62	-	-	83	40	185
RDCO	307	80	301	105	16	764	666	2,239

Source: BC Housing, 2018³

³ This table only reflects units where BC Housing has a financial relationship; there may be other subsidized housing units in the region. The number of units listed may have changed since the data has been reported, as units may have been constructed in this time frame. BC Housing defines "Homeless Housed" as longer-stay supportive housing, and "Homeless Shelters" as year-round emergency shelters.

Table 8: Total Number of RAP, SAFER, & Homeless Rent Supplement Recipients, 2018

Community	Shelter Aid for Elderly Residents	Rental Assistance Program	Homeless Rent Supplements	Total
City of West Kelowna	59	68	-	127
Total RDCO	1,092	389	164	1,645

Source: BC Housing, 2018⁴

WAIT LISTS

Table 9: Applicants on Waitlists for Non-Market Housing, West Kelowna & RDCO, 2018

Community	Type of Unit					Total
	Family	People with Disabilities	Seniors	Wheelchair Modified	Singles	
City of West Kelowna	6	*	7	*	*	18
Total RDCO	<i>*data suppressed</i>					259

Source: BC Housing, 2018

BC HOUSING INCOME LIMITS FOR SUBSIDIZED HOUSING

Table 10: BC Housing Housing Income Limits, Kelowna Planning Area, 2018

Housing Income Limit	Type of Unit				
	Bachelor	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Kelowna Planning Area	\$33,000	\$39,000	\$47,000	\$55,000	\$62,500

Source: BC Housing, 2018

HOMELESSNESS

The Westside (West Kelowna and Westbank First Nation) PiT Count was conducted via a survey at 'magnetic events', which were designed to increase opportunities for engagement with people who may be experiencing homelessness, and through an outreach program. On July 23rd, 2018, three magnetic events took place and 39 camps were surveyed throughout the Westside by the outreach team. At the time of the count, 72 people were identified as experiencing homelessness on the Westside.

The largest demographic identified in this PiT Count was the 25-44 age group at 53% of respondents, followed by 29% of respondents in the 45-64 age group, and 11% of respondents as youth between the ages of 18-24. Straight men experiencing homelessness made up the majority of respondents with 62%, while 38% of respondents were female, of which 7% identified as bisexual. Almost half (48%) of the people experiencing homelessness in the Westside have been in the foster care or group home

⁴ This table reflects units where BC Housing has a financial relationship. There may be other subsidized units in the community.

system at some point, and almost 60% of youth have had involvement with the child welfare system, indicating a significant link between young people aging out of care and homelessness.

Indigenous peoples were significantly over-represented in this PiT Count - 61% of respondents experiencing homelessness identified as having Indigenous ancestry (74% First Nations, 12% Metis, 2% other), although Indigenous peoples only comprise 2% of the Westside's total population. Almost half (47%) of Indigenous respondents identified as members of the Westbank First Nation, and 13% identified as being a member of a Band or Nation within the Okanagan Sylix Territory.

The largest cohort of people experiencing homelessness were unsheltered (45%), staying at someone else's place (18%), or in a shelter or hotel (6%). 5% of the homeless population did not know where they would be staying the night of the Count. The majority of people experiencing homelessness were chronically homeless (over 6 months), while being episodically homeless (three or more times in the past year) was less common. The top 5 reasons survey respondents provided as to why they were homeless are addiction/substance use, unable to pay rent/mortgage, conflict with spouse, job loss, and having an illness or medical condition.

Rental Affordability Analysis

Table 11: Rental Affordability by Household Type

Household Type	Median Annual Income	Median Monthly Income	Available for Rent (30% of income)	Average Rent for All Housing Types			
				Bachelor	1 Bedroom	2 Bedroom	3 Bedroom
Couple Households	\$90,889	\$7,574	\$2,272	\$892	\$1,014	\$1,300	\$1,380
Lone-Parent Households	\$45,380	\$3,782	\$1,135	\$892	\$1,014	\$1,300	\$1,380
Single Person Households	\$35,883	\$2,990	\$897	\$892	\$1,014	\$1,300	\$1,380

Source: CMHC Rental Market Report, 2018; Statistics Canada, Income Statistics, Tax-filer Data, Annual Estimates for Census Families and Individuals, 2015⁵

⁵ The markers illustrate the relative affordability of the average rent for households earning the median income. Sections marked with red indicate that housing is unaffordable (more than 30% of income on rent).

Table 12: Rental Affordability by Age Group

Age Group	Available for Rent (30% of income)			Available for Rent (50% of income)			Average Monthly Rent
	Couple Households	Lone Parent Households	Single Person Households	Couple Households	Lone Parent Households	Single Person Households	All Units
0 to 24	\$1,155	\$463	\$413	\$1,925	\$771	\$688	\$1,147
25 to 34	\$2,272	\$734	\$998	\$3,787	\$1,224	\$1,663	
35 to 44	\$2,781	\$939	\$1,347	\$4,635	\$1,566	\$2,245	
45 to 54	\$3,029	\$1,294	\$1,058	\$5,049	\$2,156	\$1,764	
55 to 64	\$2,684	\$1,810	\$851	\$4,473	\$3,016	\$1,419	
65+	\$1,712	\$1,567	\$716	\$2,853	\$2,612	\$1,193	
ALL	\$2,272	\$1,135	\$897	\$3,787	\$1,891	\$1,495	

Source: CMHC Rental Market Report 2018; Statistics Canada, Income Statistics, Tax-filer Data, Annual Estimates for Census Families and Individuals, 2015

Homeownership Affordability Analysis

Table 13: Homeownership Affordability by Household Type

Community	Purchase with 10% Down	Average Sale Price		
		APT	TH	SDH
Couple Households	\$411,315	\$239,755	\$417,350	\$455,986
Lone-Parent Households	\$144,912	\$239,755	\$417,350	\$455,986
Single Person Households	\$89,318	\$239,755	\$417,350	\$455,986

Source: Okanagan Mainline Real Estate Board, 2019; Statistics Canada, Income Statistics, Tax-filer Data, Annual Estimates for Census Families and Individuals, 2015⁶

⁶ Affordable purchase price means a household spends no more than 30% of their gross income on mortgage and utilities, with a 10% Downpayment. Sections marked with red indicate that housing is unaffordable (more than 30% of income on housing).