

Lunenburg County

Households, Income & Housing
Census Highlights: 2006 - 2016



January 2018




South Shore Housing Action Coalition

c/o Public Health Services, NSHA
215 Dominion Street, Suite 200
Bridgewater, NS B4V 2K7

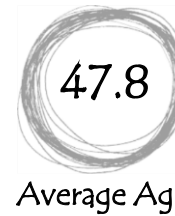
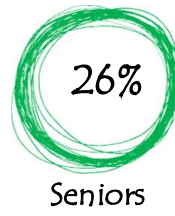
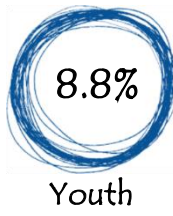
sshousingaction@gmail.com

<http://sshac.ca>

 SouthShoreHousingActionCoalition

 @sshousingaction

Lunenburg County: 2016 Census Highlights



Between 2006 and 2016, the population decreased by **24**, less than a **1%** drop.



In the past 10 years, the median age of the population has increased by **6** years.



Households



Median Household Income



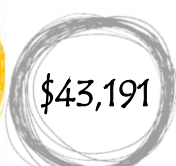
One-Person



Lone-Parent



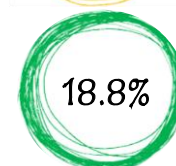
One-Person



Lone-Parent



Average Size



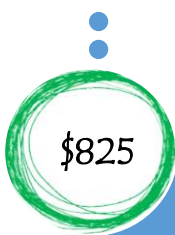
Low-Income*



The number of households is increasing, but the size is shrinking.



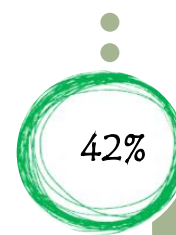
Population below low income measure has decreased since 2011 from 18.9% to 18.8%.



Tenant Average Shelter Costs



Homeowner Average Shelter Costs



Tenant Core Housing Need



Homeowner Core Housing Need



Core Housing Need



Since 2006, tenant shelter costs have increased by **38%**.
Homeowner shelter costs have increased by **32.6%**.



Core Housing need has increased by **1.4%** in the past 5 years.

*Population in households below low-income measure after tax (LIM-AT)

Households, Income & Housing Highlights for Lunenburg County: Census Data 2006, 2011 & 2016

Population

	2006		2011		2016	
Total Population	47,150		47,313		47,126	
Change over 5 years	↑163 (3.4%)				↓187 (0.4%)	
Change over 10 years			↓24 (0%)			
Average Age of Population	n/a		n/a		47.8	
Median Age of Population	46		49		52	
Age Distribution						
0-14 years	6,555	13.9%	6,080	12.9%	5,805	12.3%
15-24 years	5,035	10.7%	4,765	10.1%	4,165	8.8%
25-44 years	11,130	23.6%	9,680	20.5%	9,075	19.3%
45-64 years	15,475	32.8%	16,580	35%	15,840	33.6%
65 years and over	8,950	19%	10,205	21.6%	12,255	26%
Low-Income						
Below Low Income Cut-Off After Tax (LICO-AT)	3,395 (7.2%)		n/a		2,686(5.7%)	
Change over 10 years			↓709 (20.9%)			
Below Low Income Measure After Tax (LIM-AT)	n/a		8,942(18.9%)		8,860(18.8%)	
Change over 5 years			↓82 (0.9%)			

Households

	2006		2011		2016	
Total number of Private Households	20,075		20,795		21,440	
Change over 5 years	↑720 (3.6%)				↑645 (3.1%)	
Change over 10 years			↑1,365 (6.8%)			
Average Number of Persons/Household	2.3		2.2		2.2	
Household size						
1 person	4,985	24.8%	5,490	26.4%	6,115	28.5%
2 persons	8,430	42%	9,120	43.9%	9,590	44.7%
3 persons	3,290	16.4%	3,115	14.9%	2,965	13.8%
4 or more persons	3,380	16.8%	2,845	13.7%	2,770	12.9%
Household Type						
One-Family Households	14,415	71.8%	13,910	66.9%	14,570	68%
Multiple-Family Households	165	0.8%	230	1.1%	210	1%
Non-Family Households	5,495	27.4%	6,070	29.2%	6,660	31.1%
Lone-Parent Family Households	1,725	8.6%	1,835	8.8%	2,035	9.5%
One-Person Households	4,975	24.8%	5,485	26.4%	6,110	28.5%
Household Maintainers						
1 Household Maintainers	12,580	62.7%	12,540	60.3%	13,035	60.8%
2 Household Maintainers	7,380	36.8%	8,055	38.7%	8,215	38.3%
3+ Household Maintainers	115	0.5%	205	1%	190	0.9%
Household Tenure						
Band Housing	25	0.5%	35	0.7%	40	0.8%
Tenant-Households	3,395	16.9%	3,680	17.7%	4,250	19.8%
Change over 5 years	↑285 (8.4%)				↑600 (16.3%)	
Change over 10 years			↑855 (25.2%)			
Homeowner-Households	16,660	83%	17,080	82.1%	17,415	81.2%
Change over 5 years	↑420 (2.5%)				↑335 (2%)	
Change over 10 years			↑755 (4.5%)			

Income

	2006	2011	2016
Average Household Income	\$52,045	\$59,526	\$69,852
Change over 5 years	↑\$7,481 (14.4%)		↑\$10,326 (17.3%)
Change over 10 years	↑\$17,807 (34.2%)		
Average Household Income After-Tax	\$43,891	\$50,804	\$58,320
Change over 5 years	↑\$6,913 (15.8%)		↑\$7,516 (14.8%)
Change over 10 years	↑\$14,429 (32.9%)		
Median Household Income	\$43,257	\$48,154	\$54,833
Change over 5 years	↑\$4,897 (11.3%)		↑\$6,679 (13.9%)
Change over 10 years	↑\$ 11,576(26.8%)		
Median Household Income After-Tax	\$38,238	\$42,749	\$48,915
Change over 5 years	↑\$4,511 (11.8%)		↑\$6,166 (14.4%)
Change over 10 years	↑\$10,677 (27.9%)		
One-Person Median Income	\$19,723	\$22,219	\$26,944
Change over 5 years	↑\$2,496 (12.7%)		↑\$4,725 (21.3%)
Change over 10 years	↑\$7,221 (36.6%)		
One-Person Median Income After-Tax	\$18,686	\$21,334	\$25,036
Change over 5 years	↑\$2,648 (14.2%)		↑\$3,702 (17.4%)
Change over 10 years	↑\$6,350 (34%)		
Median Economic Family Income	\$51,936	\$59,735	\$68,226
Change over 5 years	↑\$7,799 (15%)		↑\$8,491 (14.2%)
Change over 10 years	↑\$16,290 (31.4%)		
Median Economic Family Income After-Tax	\$45,176	\$53,711	\$59,859
Change over 5 years	↑\$8,535 (18.9%)		↑\$6,148 (11.5%)
Change over 10 years	↑\$14,683 (32.5%)		
Lone-Parent Family Median Income	\$28,079	\$34,848	\$43,191
Change over 5 years	↑\$6,769 (24.1%)		↑\$8,343 (23.9%)
Change over 10 years	↑\$15,112 (53.8%)		
Lone-Parent Family Median Income After-Tax	\$27,327	\$33,589	\$40,346
Change over 5 years	↑\$6,262 (22.9%)		↑\$6,757 (20.1%)
Change over 10 years	↑\$13,019 (47.6%)		
Two-or-More-Person Household Income	n/a	\$59,206	\$68,291
Change over 5 years	n/a		↑\$9,085 (15.3%)
Two-or-More-Person Household Median Income After-Tax	n/a	\$53,203	\$59,912
Change over 5 years	n/a		↑\$6,709 (12.6%)

Housing Costs and Affordability

	2006	2011	2016
Households in Core Housing Need	3,610 (18%)	3,915 (18.8%)	3,970(18.4%)
Change over 5 years	↑305 (8.4%)		↑55 (1.4%)
Change over 10 years	↑360 (10%)		
Tenant Households			
Core Housing Need	1,305 (38.4%)	1,556 (42.5%)	1,785 (42%)
Change over 5 years	↑251 (19.2%)		↑229 (14.7%)
Change over 10 years	↑480 (36.8%)		
Average Monthly Shelter Costs	\$598	\$693	\$825
Change over 5 years	↑\$95(15.9%)		↑\$132 (19%)
Change over 10 years	↑\$227 (38%)		
Tenant Households			

Median Monthly Shelter Costs	\$590	\$651	\$773
Change over 5 years	↑\$61 (10.3%)		↑\$122 (18.7%)
Change over 10 years	↑\$183 (31%)		
Tenants living in subsidized housing	n/a	428 (11.7%)	463 (10.8%)
Change over 5 years	n/a		↑35 (8.3%)*
Homeowner Households			
Core Housing Need	2,305 (13.9%)	2,391 (14%)	2,189 (12.9%)
Change over 5 years	↑86 (3.7%)		↓202 (8.4%)
Change over 10 years	↓116 (5%)		
Average Monthly Shelter Costs	\$607	\$728	\$805
Change over 5 years	↑\$121 (19.9%)		↑\$77 (10.6%)
Change over 10 years	↑\$198 (32.6%)		
Median Monthly Shelter Costs	\$440	\$548	\$642
Change over 5 years	↑\$108 (24.5%)		↑\$94 (17.2%)
Change over 10 years	↑\$202 (45.9%)		
Homeowners with a mortgage	n/a	7,874 (46.1%)	8,220 (47.2%)
Change over 5 years	n/a		↑346 (4.4%)

Housing Stock

	2006		2011		2016	
Period of Construction						
All Dwellings	20,075		20,795		21,440	
Before 1960	7,540	37.6%	7,350	35.3%	7,325	34.2%
1961-1980	5,860	29.2%	5,845	28.1%	5,825	27.2%
1981-1990	3,295	16.4%	3,035	14.6%	2,850	13.3%
1991-2000	2,240	11.2%	2,225	10.7%	2,355	11%
2001-2005	1,130	5.6%	1,385	6.7%	1,075	5%
2006-2011	n/a		970	4.7%	1,130	5.3%
2011-2016	n/a		n/a		880	4.1%
Suitability						
Suitable	n/a		20,325		21,055	
Not Suitable	n/a		475 (2.3%)		390 (1.8%)	
Maintenance						
Regular maintenance/minor repairs	18,025		18,635		19,345	
Major Repairs	2,045	10.2%	2,160	10.4%	2,095	9.8%
Structural Type of Dwelling						
Single-Detached Dwelling	16,395		17,380		17,460	
Apartment 5+ stories	10		10		70	
Semi-Detached house	400		355		420	
Row House	145		180		235	
Apartment or flat in duplex	265		225		285	
Apartment < 5 stories	1,500		1,650		1,695	
Other single attached house	90		50		55	
Moveable dwelling	1,265		955		1,220	
Median Value of Dwellings	n/a		\$179,046		\$189,766	
Change over 5 years	n/a				↑\$10,720 (6%)	
Average value of Dwellings	\$173,183		\$208,784		\$235,451	
Change over 5 years	↑\$35,601 (20.6%)				↑\$26,667 (12.8%)	
Change over 10 years					↑\$62,268 (36%)	

Definitions

Core Housing Need

A household is in core housing need if...

- its housing does not meet one or more of the adequacy, suitability or affordability standards, and
- it would have to spend 30% or more of its before-tax income to access acceptable local housing.
 - Acceptable housing is adequate in condition, suitable in size, and affordable.
 - Adequate housing does not require any major repairs, according to residents.
 - Suitable housing has enough bedrooms for the size and makeup of resident households, according to National Occupancy Standard (NOS) requirements.
 - Affordable housing costs less than 30% of before-tax household income.

Low Income Measure (LIM)

The low income measure (LIM) is the most commonly used low income measure. The LIM is a fixed percentage (50%) of median adjusted household income, where "adjusted" indicates that household needs are taken into account.

Adjustment for household sizes reflects the fact that a household's needs increase as the number of members increases.

The LIMs are calculated three times; with market income, before-tax income, and after-tax income.

Low-Income Cut-Offs (LICOs)

The low income cut-offs (LICOs) are income thresholds below which a family will likely devote a larger share of its income on the necessities of food, shelter and clothing than the average family. The approach is essentially to estimate an income threshold at which families are expected to spend 20 percentage points more than the average family on food, shelter and clothing.

Shelter Costs

'Shelter cost' refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.

Why Use After-Tax Measures?

Statistics Canada prefers the use of the after-tax measure. The choice to highlight after-tax rates was made for two main reasons. First, income taxes and transfers are essentially two methods of income redistribution. The before-tax rates only partly reflect the entire redistributive impact of Canada's tax/transfer system because they include the effect of transfers but not the effect of income taxes. Second, since the purchase of necessities is made with after-tax dollars, it is logical to use people's after-tax income to draw conclusions about their overall economic well-being.

References

Statistics Canada. (2007). 2006 Census of Canada. Retrieved January 10, 2018 from Statistics Canada:

<http://www12.statcan.gc.ca/census-recensement/2006/dp-pd/index-eng.cfm>.

Statistics Canada. (2011). 2011 Census of Population: Census Profile. Retrieved on January 10, 2018 from Statistics Canada: <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E> .

Statistics Canada. (2011). 2011 National Household Survey. Retrieved on January 10, 2017 from Statistics Canada: <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/index.cfm?Lang=E>.

Statistics Canada (2016). 2016 Census of Canada. Retrieved on January 10, 2018 from <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/index.cfm?Lang=E>.