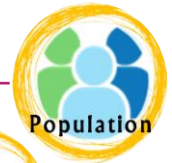


# Region of Queens Municipality

Households, Income & Housing  
Census Highlights: 2006 - 2016



Population



Income



Households



Housing Costs



Housing  
Affordability



Housing Stock

January 2018



## South Shore Housing Action Coalition

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

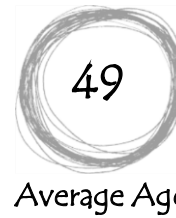
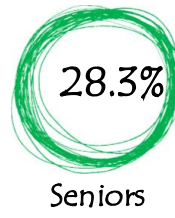
[sshousingaction@gmail.com](mailto:sshousingaction@gmail.com)

<http://sshac.ca>

SouthShoreHousingActionCoalition

@sshousingaction

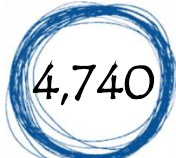
# Region of Queens Municipality: 2016 Census Highlights



Between 2006 and 2016, the population decreased by **870**, a **7.8%** drop.



In the past 10 years, the median age of the population has increased by **6.9** years.



Households



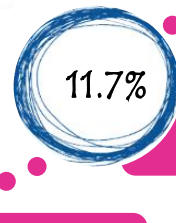
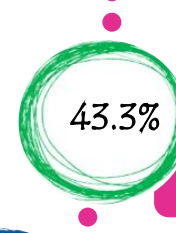
Median Household Income



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



Population below low income measure has increased since 2011 from **23.6%** to **24.5%**.



Since 2006, tenant shelter costs have increased by **18.8%**.  
Homeowner shelter costs have increased by **29.9%**.



Core Housing need has decreased by **14%** in the past 5 years.

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

# Households, Income & Housing Highlights for Region of Queens: Census Data 2006, 2011 & 2016

## Population

	2006		2011		2016	
<b>Total Population</b>	11,177		10,917		10,307	
Change over 5 years	↓260 (2.3%)				↓610 (5.6%)	
Change over 10 years			↓870 (7.8%)			
<b>Average Age of Population</b>	n/a		n/a		49	
<b>Median Age of Population</b>	46.3		49.6		53.2	
<b>Age Distribution</b>						
0-14 years	1,565	14%	1,400	12.8%	1,175	11.4%
15-24 years	1,150	10.3%	1,060	9.7%	930	9%
25-44 years	2,615	23.4%	2,195	20.1%	1,755	17%
45-64 years	3,645	32.6%	3,800	34.8%	3,525	34.2%
65 years and over	2,185	19.5%	2,465	22.6%	2,915	28.3%
<b>Low-Income</b>						
Below Low Income Cut-Off After Tax (LICO-AT)	984 (8.8%)		n/a		765 (7.6%)	
Change over 10 years			↓219 (22.3%)			
Below Low Income Measure After Tax (LIM-AT)	n/a		2,340 (23.6%)		2,485 (24.5%)	
Change over 5 years			↑145 (6.2%)			

## Households

	2006		2011		2016	
<b>Total number of Private Households</b>	4,685		4,795		4,740	
Change over 5 years	↑110				↓55	
Change over 10 years			↑55			
<b>Average Number of Persons/Household</b>	2.3		2.2		2.1	
<b>Household size</b>						
1 person	1,125	24%	1,255	26.2%	1,435	30.3%
2 persons	2,005	42.7%	2,105	43.9%	2,095	44.2%
3 persons	780	16.6%	730	15.2%	605	12.8%
4 or more persons	790	16.8%	700	14.6%	610	12.9%
<b>Household Type</b>						
One-Family Households	3,415	72.9%	3,210	66.9%	3,130	66%
Multiple-Family Households	60	1.3%	55	1.1%	55	1.2%
Non-Family Households	1,215	25.9%	1,370	28.6%	1,555	32.8%
Lone-Parent Family Households	495	10.6%	370	7.7%	435	9.2%
One-Person Households	1,100	23.5%	1,225	25.5%	1,435	30.3%
<b>Household Maintainers</b>						
1 Household Maintainers	3295	70.3%	3120	65.1%	3115	65.8%
2 Household Maintainers	1365	29.1%	1650	34.4%	1600	33.8%
3+ Household Maintainers	25	0.5%	30	0.6%	25	0.5%
<b>Household Tenure</b>						
<b>Band Housing</b>	10	0.2%	0	0%	25	0.5%
<b>Tenant-Households</b>	680	14.5%	880	18.4%	900	19%
Change over 5 years	↑200 (29.4%)				↑20 (2.3%)	
Change over 10 years			↑220 (32.4%)			
<b>Homeowner-Households</b>	4,000	85.4%	3,915	81.3%	3,845	81.1%
Change over 5 years	↓85 (2.1%)				↓70 (1.8%)	
Change over 10 years			↓155 (3.9%)			

## Income

	2006	2011	2016
<b>Average Household Income</b>	\$47,538	\$54,578	\$62,824
Change over 5 years	↑\$7,040 (14.8%)		↑\$8,246 (15.1%)
Change over 10 years	↑\$15,286 (32.2%)		
<b>Average Household Income After-Tax</b>	\$40,454	\$47,500	\$52,914
Change over 5 years	↑\$7,046 (17.4%)		↑\$5,414 (11.4%)
Change over 10 years	↑\$12,460 (30.8%)		
<b>Median Household Income</b>	\$40,009	\$45,065	\$47,680
Change over 5 years	↑\$6,056 (15.1%)		↑\$2,615 (5.8%)
Change over 10 years	↑\$7,671 (19.2%)		
<b>Median Household Income After-Tax</b>	\$35,074	\$40,265	\$43,658
Change over 5 years	↑\$5,551 (15.8%)		↑\$3,393 (8.4%)
Change over 10 years	↑\$8,584 (24.5%)		
<b>One-Person Median Income</b>	\$21,408	\$19,151	\$23,979
Change over 5 years	↓\$2,257 (10.5%)		↑\$4,825 (25.2%)
Change over 10 years	↑\$2,571 (12%)		
<b>One-Person Median Income After-Tax</b>	\$19,772	\$19,127	\$23,014
Change over 5 years	↑\$645 (3.3%)		↑\$3,887 (20.3%)
Change over 10 years	↑\$3,242 (16.4%)		
<b>Median Economic Family Income</b>	\$46,733	\$57,048	\$59,666
Change over 5 years	↑\$10,315 (22.1%)		↑\$2,618 (4.6%)
Change over 10 years	↑\$12,933 (27.7%)		
<b>Median Economic Family Income After-Tax</b>	\$40,982	\$50,934	\$53,747
Change over 5 years	↑\$9,952 (24.3%)		↑\$2,813 (5.5%)
Change over 10 years	↑\$12,765 (31.2%)		
<b>Lone-Parent Family Median Income</b>	\$25,963	\$34,173	\$36,736
Change over 5 years	↑\$8,210 (31.6%)		↑\$2,563 (7.5%)
Change over 10 years	↑\$10,772 (41.5%)		
<b>Lone-Parent Family Median Income After-Tax</b>	\$24,275	\$32,619	\$35,328
Change over 5 years	↑\$8,344 (34.4%)		↑\$2,709 (8.3%)
Change over 10 years	↑\$11,053 (45.5%)		
<b>Two-or-More-Person Household Income</b>	n/a	\$57,533	\$60,416
Change over 5 years	n/a		↑\$2,883 (5%)
<b>Two-or-More-Person Household Median Income After-Tax</b>	n/a	\$51,588	\$54,101
Change over 5 years	n/a		↑\$2,513 (4.9%)

## Housing Costs and Affordability

	2006	2011	2016
<b>Households in Core Housing Need</b>	712 (15.2%)	970 (20.3%)	834 (17.6%)
Change over 5 years	↑258 (36.2%)		↓136 (14%)
Change over 10 years	↑122 (17.1%)		
<b>Tenant Households</b>			
<b>Core Housing Need</b>	260 (38.2%)	387 (44%)	390 (43.3%)
Change over 5 years	↑127 (48.9%)		↑3 (0.8%)
Change over 10 years	↑130 (50%)		
<b>Average Monthly Shelter Costs</b>	\$563	\$619	\$669
Change over 5 years	↑\$56 (9.9%)		↑\$50 (8.1%)
Change over 10 years	↑\$106 (18.8%)		

	2006	2011	2016
<b>Tenant Households</b>			
<b>Median Monthly Shelter Costs</b>	\$550	\$598	\$651
Change over 5 years	↑\$48 (8.7%)		↑\$53 (8.9%)
Change over 10 years	↑\$101 (18.4%)		
<b>Tenants living in subsidized housing</b>	n/a	181 (20.5%)	195 (21.7%)
Change over 5 years	n/a		↑14 (7.7%)
<b>Homeowner Households</b>			
<b>Core Housing Need</b>	545 (13.6%)	582 (14.9%)	468 (11.7%)
Change over 5 years	↑37 (6.8%)		↓114 (19.6%)
Change over 10 years	↓77 (14.1%)		
<b>Average Monthly Shelter Costs</b>	\$519	\$636	\$674
Change over 5 years	↑\$117 (22.5%)		↑\$38 (6%)
Change over 10 years	↑\$155 (29.9%)		
<b>Median Monthly Shelter Costs</b>	\$428	\$444	\$526
Change over 5 years	↑\$16 (3.7%)		↑\$82 (18.5%)
Change over 10 years	↑\$98 (22.9%)		
<b>Homeowners with a mortgage</b>	n/a	1,683 (43%)	↓1,560 (41.6%)
Change over 5 years	n/a		123 (7.3%)

## Housing Stock

	2006	2011	2016
<b>Period of Construction</b>			
<b>All Dwellings</b>	4,685	4,795	4,740
Before 1960	2,515	2,350	2,145
	53.7%	49%	45.3%
1961-1980	1,160	1,320	1,380
	24.8%	27.5%	29.1%
1981-1990	660	670	565
	14.1%	14%	11.9%
1991-2000	235	235	335
	5%	4.9%	7.1%
2001-2005	110	80	100
	2.3%	1.7%	2.1%
2006-2011		145	120
		3%	2.5%
2011-2016			100
			2.1%
<b>Suitability</b>			
Suitable	n/a	4,675	4,665
Not Suitable	n/a	125	75
		2.6%	1.6%
<b>Maintenance</b>			
Regular maintenance/minor repairs	4,035	4,155	4,105
Major Repairs	655	645	640
	14%	13.5%	13.5%
<b>Structural Type of Dwelling</b>			
Single-Detached Dwelling	4,195	4,225	4,190
Apartment 5+ stories	0	0	0
Semi-Detached house	130	100	60
Row House	20	40	35
Apartment or flat in duplex	70	35	55
Apartment < 5 stories	225	245	285
Other single attached house	15	0	10
Moveable dwelling	45	140	110
<b>Median Value of Dwellings</b>	n/a	\$125,071	\$149,611
Change over 5 years	n/a		↑\$24,540 (19.6%)
<b>Average value of Dwellings</b>	\$118,344	\$153,785	\$180,452
Change over 5 years	↑\$35,441 (29.9%)		↑\$26,667 (17.3%)
Change over 10 years	↑\$62,108 (52.5%)		

# 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

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