CITY SPACES

Interim Housing Needs Report Technical Memorandum

City of Kimberley | November 2024

Table of Contents

SUMMARY OF HOUSING NEEDS IN KIMBERLEY 1
INTRODUCTION 2
HOUSING NEEDS REPORT HISTORY AND HNR METHOD 2
HNR METHOD RESULTS 3
CONCLUSION 13
APPENDIX A HOUSING NEEDS REPORT LEGISLATIVE REQUIREMENT 14
APPENDIX B HNR METHOD RESULTS + SUPPLEMENTAL TABLES 19

LIST OF TABLES

Table 1: 5-, 10-. And 20-Year HNR Method Housing Need Estimates, City of Kimberley 3
Table 2: Type and Tenure Allocation of HNR Method, City of Kimberley 6
Table 3: 5-Year and 10-Year HNR Method Type and Tenure Allocation 6
Table 4: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, City of Kimberley 9
Table 5: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, City of Kimberley 10
Table 6: Estimated 5-Year Future Demand by Income Group and Household Size, Renter Households, City of Kimberley 10
Table 7: Estimated 10-Year Future Demand by Minimum Bedrooms Required, City of Kimberley 11
Table 8: Share of Estimated 10-Year Future Demand by Minimum Bedrooms Required, City of Kimberley 12
Table 9: Share of Estimated 10-Year Future Demand Minimum Bedrooms by Income Group, City of Kimberley 12
Table 10: Small Scale Multi-Unit Housing Analysis, City of Kimberley, 2022 16
Table 11: Development Permit approvals and units since 2021 Housing Needs Assessment, City of Kimberley 18
Table 12: Total Population and Growth, City of Kimberley, 2006-2021 20
Table 13: Population Growth Rate, City of Kimberley, 2006-2021 20
Table 14: Average and Median Age, City of Kimberley, 2006-2021 20
Table 15: Age Group Distribution, City of Kimberley, 2006-2021 20
Table 16: Mobility, Movers - Number of Non-Movers, Non-Migrants, Migrants, City of Kimberley, 2006-2021 21
Table 17: Total Number and Average Size of Households, City of Kimberley, 2006-2021 21
Table 18: Breakdown of Households by Household Size, City of Kimberley, 2006-2021 21
Table 19: Number and Proportion of Renter and Owner Households, City of Kimberley, 2006-2021 21
Table 20: Renter Households in Subsidized Housing, City of Kimberley, 2006-2021 22
Table 21: Anticipated Population and Growth, City of Kimberley, 2021-2026 22
Table 22: Anticipated Median and Average Age, City of Kimberley, 2021-2026 22
Table 23: Anticipated Age Group Distribution, City of Kimberley, 2021-2026 22
Table 24: Anticipated Total Number of Households, City of Kimberley, 2021-2026 23
Table 25: Anticipated Number of Households and Average Household Size, City of Kimberley, 2021-2026 23
Table 26: Average and Median Household Income, City of Kimberley, 2006-2021 23
Table 27: Households by Income Groups, City of Kimberley, 2006-2021 24
Table 28: Average and Median Renter Household Income, City of Kimberley, 2006-2021 24
Table 29: Average and Median Owner Household Income, City of Kimberley, 2006-2021 24
Table 30: Number of Renter Households in Specified Income Brackets, City of Kimberley, 2006-2021 25
Table 31: Number of Owner Households in Specified Income Brackets, City if Kimberley, 2006-2021 26
Table 32: Total Number of Workers, City Of Kimberley, 2006-2021 27
Table 33: Total Number of Workers by industry (North American industry classification system), City of Kimberley, 2006-2021 27

Table 34: Unemployment rate and Participation rate, City of Kimberley, 2006-2021 28
Table 35: Commuting destination, City of Kimberley, 2021 28
Table 36: Total Housing Units, City of Kimberley, 2021 28
Table 37: Breakdown of Structural Types, City of Kimberley, 2021 28
Table 38: Breakdown by size, City of Kimberley, 2021 29
Table 39: Number & Percentage Breakdown by Date Built, City of Kimberley, 2021 29
Table 40: Number of Housing Units that are Subsidized by BC Housing, City of Kimberley, 2023 29
Table 41: Total Number of Rental Units, City of Kimberley, 2020 29
Table 42: Rental Vacancy Rate, City of Kimberley, 2020 30
Table 43: Average Rents, City of Kimberley, 2020 30
Table 44: Registered New Homes, City of Kimberley, 2016-2022 30
Table 45: New Dwelling Units with Building Permits Issued, City of Kimberley, 2010-2024 30
Table 46: Demolitions and Dwelling Type, City of Kimberley, 2010-2024 31
Table 47: Assessed Average Value by Structure Type, City of Kimberley, 2024 31
Table 48: Assessed Median Value by Structure Type, City of Kimberley, 2024 32
Table 49: Households in Core Housing Need, City of Kimberley, 2006-2021 32
Table 50: Affordability - Households Spending 30% of Income on Shelter Costs, 2006-2021 32
Table 51: Adequacy - Households in Dwellings Requiring Major Repairs, 2006-2021 32
Table 52: Suitability - Households in Overcrowded Dwellings, 2006-2021 32
Table 53: Households in Extreme Core Housing Need, 2006-2021 33

Summary of Housing Needs in Kimberley

The housing estimates describe the potential demand for new housing units of various types, tenures, and prices ranges to address the estimated current and future housing needs of the City of Kimberley.

Key Findings

- **In 5 years, the housing need estimate is 544 units** (averaging ~109 units per year).
- In 10 years, the housing need estimate is 952 units.
- **In 20 years, the housing need estimate is 1,706 units**.
- For renters, 38% (68 units) of the stock should be priced for low-income households, 23% (42 units) for moderate income households, 13% (23 units) for average income households, and 26% (46 units) for households who earn an income above average.
- For renters, 52% (93 units) should be configured for one-person households; 31% (55 units) for two-person households; 8% (15 units) for three-person households; and 9% (16 units) for 4+ person households.
- For bedroom mix, in 10 years, 519 units should be one-bedroom units, 163 two-bedroom units, 110 three-bedroom units, and 25 four+ bedroom units.

Introduction

This technical memorandum introduces the new legislatively mandated 'HNR method' to estimating current and future housing need in British Columbia (referred to as the 'applicable method' in legislation). The first section describes a brief history of housing needs report requirements, followed by the mandatory calculations results for the City of Kimberley. The remaining sections explore a more complex analysis of the results to understand the estimated need in Kimberley by housing tenure and type, household income, household size, and required bedrooms.

Housing Needs Report History and HNR Method

Initial Legislative Requirements (2019)

Since 2019, local governments in British Columbia have been legislatively required to undertake a housing needs assessment process every five years, with the first report due by 2022. While the requirements included stating an estimated number of additional housing units needed over the next five years to meet demand, there was no guidance or methodology for producing the estimate. As a result, most communities simply projected forward the last five years of household growth into the future, resulting in perpetuating any pre-existing undersupply or mismatch in the housing system. Similarly, there was no enforcement mechanism or requirement to implement policy to meet the likely underestimated housing need.

Legislative Amendments (2023)

In Fall 2023, new legislation was introduced to significantly amend a broad range of planning and land use tools, regulations, and requirements for local governments. A key change was a shift to more proactive planning with the requirement to estimate 5- and 20-year housing needs with a specific 'HNR method' (HNRM) and to implement sufficient residential capacity through Official Community Plan (OCP) amendments to accommodate the HNRM identified need. An Interim Housing Needs Report (IHNR) with the results of the HNRM calculation must be completed by all local governments no later than January 1 2025, with OCPs amended to accommodate the need no later than December 31 2025. The analysis, and associated OCP amendments, must be completed every five years going forward. INHRs have two additional components beyond the HNRM calculation (see **Appendix A** for all three required components).

With the release of the HNRM guidelines in June 2024, the work to prepare an IHNR can now commence. This technical memo serves to present the findings of the HNRM analysis for the City of Kimberley, alongside additional breakdowns of the results for a 10-year timeframe and by housing type and tenure, income group, household size and bedroom count for 5- and 10-years.[1] The additional components are supplemental to the basic requirements and provide City of Kimberley with a more nuanced understanding of housing need.

HNR Method Results

The legislatively required 5- and 20- year estimates are for 544 and 1,706 additional units respectively (see Table 1 for breakdown). Amended OCPs must accommodate this amount of housing. Table 1 also includes a supplemental 10-year estimate for 952-units.

The methodology includes six core components[2], each with a prescribed calculation method. It is important to note the five-year result is not one quarter of the 20-year result.

Table 1: 5-, 10-. And 20-Year HNR Method Housing Need Estimates, City of Kimberley[3]

COMPONENT	DETAIL	5-YEAR 2022-2026	10-YEAR 2022-2031	20-YEAR 2022-2041
A	Extreme Core Housing Need	18.4	36.7	73.5
B	Persons Experiencing Homelessness	15.1	22.6	30.1
C	Suppressed Household Formation	34.9	69.8	139.7
D	Anticipated Household Growth	398.6	670.0	1,156.9
E	Rental Vacancy Rate Adjustment	3.3	6.6	13.1
F	Demand Factor	73.3	146.6	293.2
	Total	**544**	**952**	**1,706**

1. Note: the HNR Method only requires 5- and 20-year breakdowns of the calculations, however, most new housing units realized over the next five years will be from underway projects and it may be challenging for local governments to meaningfully shape outcomes on this timescale. The 20-year timeframe has the opposite challenge with the timeline being so long the context will likely change before then. Ten years is a middle point where the need estimated today may still be relatively accurate, with the ability for local governments to implement policy with the capacity to impact development outcomes. The 10-year calculation follows the same logic and approach as described for 5- and 20-years in the AM guidelines, however, this is not an officially mandated methodology and some discretion around how to distribute the different components over time was required.
2. Refer to the Ministry of Housing's 'Guidelines for Housing Needs Reports – HNR Method Technical Guidance' document for further detail on the specific components, what they represent, and why they were included in the methodology.
3. The Ministry of Housing HNR Method guidelines state values should remain unrounded until the final total, which is to be rounded to the near whole number. For the components, one decimal place has been shown for clarity when summing to the total.

Kimberley's dominant driver of changing pace is from BC Stats' projection shifting from a higher growth rate in the first five-years (+1.9% annual growth) to a lower rate from 2026-2031 (+1.1%) and further slowing over the next 10-years through 2041 (+0.9%). There is urgency in addressing the needs of people experiencing homelessness (Component B) and the HNRM intends for half of this need to be addressed in five years, while the 10-year number represents 75% of the 20-year need for persons experiencing homelessness.

Component D (Anticipated Household Growth) can be described as the estimated future need, while the other HNRM components are considerations of pre-existing unmet need(s) regardless of future population growth. Most estimated need is from projected growth (+73% of the need over five years, and +68% over 20-years).

Given most development seen over the next five years[4] will be projects currently underway, it is unlikely the short-term estimate is achievable in most municipalities. However, as local policies and plans are amended to accommodate other legislative changes to support additional housing development and diversity, it may become more realistic to achieve the 5-year estimates over time; these changes establish a new framework for land use and housing regulation, and it may take time to be fully operational and keep pace with need.

Values presented in Table 1 provide the minimum requirements of the HNRM calculation for IHNRs; however, more nuances could be provided to understand the type, size, and price point required to meet the needs of local households. The remainder of this technical memorandum explores additional complexity for the 5- and 10-year breakdowns of the HNRM calculation.

Distribution of HNR Method – Housing Type + Tenure Categories

To provide a deeper understanding of the high-level results, the HNRM calculation has been allocated to four different housing types or tenures:

1. **Market Rental** is rental housing with rents set by the market, and in this context could include both secured primary rental and secondary rental. The need would ideally be met with purpose-built secured market rental, which generally offers superior tenure security. However, strata apartments or secondary suites rented by individual owners would also

4. 'Next five years' refers to 2022-2026, with the HNRM sequenced to align with Census data releases.

address the need. Based on analysis of local market rents and incomes, it is assumed all renter households in the Average- and 13% of Above Average-income groups are allocated to market rental.

2. **Non-market Rental** is purpose-built subsidized rental housing with a range of below-market rents; this category could include a range of price-points above the housing component of social assistance. Based on analysis of market rents it is assumed all renter households in the Moderate- and 32% of Low-income groups would need non-market rental housing to meet their needs.
3. **Deep Subsidy and Supportive Rental** represents two conceptual categories, including those on social assistance with rents affordable to those earning less than the 'deep subsidy income limits' as described by BC Housing programs. This category also includes supportive housing for people experiencing homelessness and those requiring ongoing supports with their housing. Based on analysis of market rents it is assumed all renter households in the Very Low- and 1% of Low-income groups need deep subsidy or supportive housing to meet their needs.
4. **Ownership** describes housing owned and occupied by individual households; this category is broad, representing a range of households, and does not identify a specific structure type. The ownership category in this methodology represents owner-occupiers only, and investment properties purchased to rent on the secondary market would be in the market rental category. Based on an affordability analysis of local ownership housing, it is assumed 13% of new renters could potentially purchase a home (those with incomes of $125,000+). The share of all households that currently own is also carried forward.

There is some discretion in the allocation, and the assumptions to apply will change over time as the local dynamics of rental and ownership housing prices evolve. For example, if ownership prices decrease, a larger share of renter households could be assumed to successfully purchase in the future. Similarly, if market rents were reduced due to the rebalancing of vacancy rates, a smaller share of households could be allotted to non-market rental housing. As the HNRM analysis must be updated every five years, there will be frequent opportunities to reconsider the allocation of current and future demand to different housing types or tenures and assess how new housing has addressed need.

Table 2 broadly summarizes how the different HNRM components have been allocated to the four housing types and tenure categories.

Table 2: Type and Tenure Allocation of HNR Method, City of Kimberley

COMPONENT	DETAIL	TYPE + TENURE ALLOCATION
A	Extreme Core Housing Need	Non-Market Rental / Deep Subsidy + Supportive Rental
B	Persons Experiencing Homelessness	Deep Subsidy + Supportive Rental
C	Suppressed Household Formation	Market Rental + Ownership[5]
D	Anticipated Household Growth	Distribute by Income[6]
E	Rental Vacancy Rate Adjustment	Market Rental
F	Demand Factor	Distribute by Income

Table 3 provides the resulting distribution of the four categories for 5- and 10-years.

Table 3: 5-Year and 10-Year HNR Method Type and Tenure Allocation[7]

TIMEFRAME		MARKET RENTAL	NON-MARKET RENTAL	DEEP SUBSIDY + SUPPORTIVE RENTAL	OWNERSHIP	TOTAL
5-Years	#	**63**	**81**	**18**	**382**	**544**
	%	12%	15%	3%	70%	100%
10-Years	#	**118**	**146**	**28**	**661**	**952**
	%	12%	15%	3%	69%	100%

For Kimberley, the share of estimated future need is consistent for both the 5- and 10-year timeframes. Most of the share has been allocated to Ownership (70%) while Market and Non-market rental have 12% and 15% allocated share respectively.

5. Suppressed household formation units allotted to ownership proportionally by the share of renter households earning over $100,000/year with the remainder assigned to market rental.
6. Estimated future renter households are assigned to market, non-market, and deep subsidy rental by income compared against current market rents. For owners, the current (2021) share of owner households is carried forward and applied to the projection. It is assumed a similar share of households will own in the future regardless of income to accommodate for inheritance, assistance from family members, or other novel circumstances allowing for purchase without a high income.
7. Totals may not add up to 100% due to rounding.

ALLOCATION OF HNR METHOD – DISTRIBUTION OF COMPONENTS

Allocating the HNRM components relies on the household income group concept introduced in the **Interim Housing Needs Assessment Update (Phase1) – Data Inventory** (February 2024), which is further applied in **Income Group and Bedroom Count Allocation** section of this memorandum.

Component A – Extreme Core Housing Need

It is assumed households in Extreme Core Housing Need require non-market rental housing to meet needs for adequate and affordable housing. 100% of Extreme Core Housing Need is allocated to **Non-Market Rental**, based on the share of renter households in the Very Low-income group (earning $20,000 – 24,999/year, with a maximum monthly affordable rent of $500).

Component B – Persons Experiencing Homelessness

It is assumed all persons experiencing homelessness require **Deep Subsidy + Supportive Rental**.

Component C – Suppressed Household Formation

It is assumed suppressed households will generally require Market Rental, except for the 10% of renter households earning over $150,000/year, which are instead allocated to **Ownership**.

Component D – Anticipated Household Growth

Anticipated household growth has been allocated based on an affordability analysis of rental and ownership housing compared against renter and owner incomes.

- **Market Rental**: based on the share of renter households in the Moderate-, Average- and Above Average-income groups (except the 10% of renter households earning over $150,000/year, which are allotted to Ownership). This represents households that can spend between $1,750 and $3,750 on rent per month.[8]
- **Non-market Rental**: based on 32% of renter households in the Low-income and 100% of Moderate-income groups. This represents households that can spend between $500 and $1,750 on rent per month.
- **Deep Subsidy + Supportive Rental**: based on the share of households in the Very Low-income group, and 1% of the Low-income group. This represents households that can spend between $125 and $500 on rent per month.

[8] Due to limitations in data availability, rental data from City of Cranbrook was used as an approximation.

- **Ownership**: based on carrying forward the 2021 share of owner households, in addition to the 10% of renter households earning over $150,000/year. This represents households that can spend more than $3,750 a month.

Component E – Rental Vacancy Adjustment

It is assumed all rental vacancy adjustment is **Market Rental**, as this component seeks to achieve a 3% market rental vacancy rate.

Component F – Demand Factor

Component F seeks to describe the required buffer, or extra room in the housing system, to achieve a 'healthy' supply-demand balance. It is assumed this component will represent a range of housing types and is broadly allocated with the same method as Component D.

Income Group and Bedroom Count Allocation

This section explores the distribution of Components D and F by income group and household size, with a final breakdown by group and number of bedrooms required to meet the National Occupancy Standards[9]. The allocations have been calculated for both 5- and 10-year breakdowns of the HNRM results (see **Appendix B** for 5-year tables). The distribution of renter and owner households by income group was used to inform the allocation of the HNRM results by bedroom count.

10-YEAR ALLOCATION OF PROJECTED GROWTH + DEMAND BUFFER

Table 4 provides the distribution of **all households** (owner + renter) by income group and household size (2021 Census distribution carried forward) applied to combined Components D and F.

Table 4: Estimated 10-Year Future Demand by Income Group and Household Size, All Households, City of Kimberley[10]

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
HOUSEHOLD INCOME	<$15,000	$15,000-$29,999	$30,000-$49,999	$50,000-$74,999	>$75,000		
MONTHLY AFFORDABLE HOUSING COST	<$375	$376 – $750	$751 – $1,250	$1,251 – $1,875	> $1,875	TOTAL	%
1-person	7	106	77	36	23	**249**	30%
2-person	0	32	80	90	125	**327**	40%
3-person	0	0	10	32	70	**112**	14%
4+person	0	0	6	17	106	**129**	16%
TOTAL	**7**	**138**	**173**	**175**	**324**	**817**	100%
%	1%	17%	21%	21%	40%	100%	

9. Bedroom count allocation is based on the distribution of household composition in the 2021 Census by income group. The distribution has been applied to the combined projected growth and demand buffer from the AM calculation for all households, renters, and owners.
10. Future demand as presented includes components D and F, while the other components are classified as current unmet need.

Table 5 provides the distribution of **owner households** by income group and household size (2021 Census distribution) applied to combined Components D and F.

Table 5: Estimated 10-Year Future Demand by Income Group and Household Size, Owner Households, City of Kimberley

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
HOUSEHOLD INCOME	<$15,000	$15,000-$29,999	$30,000-$49,999	$50,000-$74,999	>$75,000		
MONTHLY AFFORDABLE HOUSING COST	<$375	$376 – $750	$751 – $1,250	$1,251 – $1,875	> $1,875	TOTAL	%
1-person	7	52	56	30	15	**160**	25%
2-person	0	22	62	80	110	**274**	43%
3-person	0	0	10	26	63	**99**	16%
4+person	0	0	0	13	92	**105**	16%
TOTAL	**7**	**74**	**128**	**149**	**280**	**638**	100%
%	1%	12%	20%	23%	44%		

Table 6 provides the distribution of **renter households** by income group and household size (2021 census distribution) applied to the combined Components D and F.

Table 6: Estimated 10-Year Future Demand by Income Group and Household Size, Renter Households, City of Kimberley

INCOME GROUP	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE		
% AMI	<20%	20-49%	50-79%	70-119%	>120%		
HOUSEHOLD INCOME	<$15,000	$15,000-$29,999	$30,000-$49,999	$50,000-$74,999	>$75,000		
MONTHLY AFFORDABLE HOUSING COST	<$375	$376 – $750	$751 – $1,250	$1,251 – $1,875	> $1,875	TOTAL	%
1-person	0	56	23	6	8	**93**	52%
2-person	0	12	19	10	14	**55**	31%
3-person	0	0	0	7	8	**15**	8%
4+person	0	0	0	0	16	**16**	9%
TOTAL	**0**	**68**	**42**	**23**	**46**	**179**	100%
%	0%	38%	23%	13%	26%		

Bedroom Allocation

There is no direct or consistent relationship between the number of people in a household and number of bedrooms required to meet need due to variations in household composition and the resulting difference in bedroom needs. For example, a three-person household comprising one couple with one child requires two-bedrooms to meet the National Occupancy Standards; however, a three-person household with three unrelated roommates would require three-bedrooms. Alternatively, a four-person household comprising two couples would only require two-bedrooms. While larger households typically need more bedrooms, it is not always the case.

The analysis is based on meeting the minimum basic needs of households; however, many households prefer having an extra bedroom for visitors, storage, office space, or other uses. When financially able, many households will seek out larger dwellings than required to meet their needs, but the analysis does not contemplate this factor (which largely comes down to personal choice and financial capacity rather than housing need).

Table 7 provides the unit count by bedrooms and by income group and household size (2021 census distribution) applied to the combined Components D and F.

Table 7: Estimated 10-Year Future Demand by Minimum Bedrooms Required, City of Kimberley

UNIT SIZE	INCOME GROUP					TOTAL
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	
1-bedroom	7	130	141	116	125	**519**
2-bedroom	0	8	20	35	100	**163**
3-bedroom	0	0	12	24	74	**110**
4+bedroom	0	0	0	0	25	**25**
TOTAL	**7**	**138**	**173**	**175**	**324**	**817**

Table 8: Share of Estimated 10-Year Future Demand by Minimum Bedrooms Required, City of Kimberley

UNIT SIZE	INCOME GROUP					TOTAL
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE	
1-bedroom	1%	16%	17%	14%	15%	**64%**
2-bedroom	0	1%	2%	4%	12%	**20%**
3-bedroom	0	0	1%	3%	9%	**13%**
4+bedroom	0	0	0	0	3%	**3%**
TOTAL	**1%**	**17%**	**20%**	**21%**	**39%**	**817**

Table 9: Share of Estimated 10-Year Future Demand Minimum Bedrooms by Income Group, City of Kimberley[11]

UNIT SIZE	INCOME GROUP				
	VERY LOW	LOW	MODERATE	AVERAGE	ABOVE AVERAGE
1-bedroom	100%	94%	82%	66%	39%
2-bedroom	0%	6%	11%	20%	31%
3-bedroom	0%	0%	7%	14%	23%
4+bedroom	0%	0%	0%	0%	8%
TOTAL	**100%**	**100%**	**100%**	**100%**	**100%**[12]

The backend analysis for the bedroom and income group distributions in Table 7 (unit count by bedrooms) and Table 8 (percent distribution by bedrooms) is per income group. For example, based on the analysis of the distribution of household composition of Low-income households, 94% would need one-bedroom. If the analysis was undertaken with the aggregated all income group distribution of household composition, the results would vary; this approach has been chosen as there is a relationship between incomes, household size, and composition.

11. Describes the share of future demand by minimum required bedroom count and income group. For example, 100% of Very Low income households are estimated to require at least a 1-bedroom unit, while 82% of Moderate income households are estimated to require a 1-bedroom unit and 11% require a 2-bedroom unit.
12. Total may not sum to 100% due to rounding.

Conclusion

This memorandum provides the legislatively required content for an Interim Housing Needs Report with additional supplemental analysis. **Appendix A** includes all Interim Report requirements as per Part 14 of the *Local Government Act*:

1. The number of housing units needed currently and over the next 5- and 20-years, calculated using the HNR Method provided in the Regulation;
2. A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and
3. A description of the actions taken by the local government, since receiving the most recent housing needs report, to reduce housing needs."[13]

Appendix B includes supplemental analysis providing a finer understanding of the total number of estimated units required to meet local need as per the HNR method. The data collected provides insights into past, current and anticipated trends which will support the crafting of effective housing policies and land use regulations in City of Kimberley, particularly for the current Official Community Plan amendment process.

13. Requirements as described in the Ministry of Housing's Guide to Requirements for Housing Needs Reports (June 2024).

APPENDIX A

HOUSING NEEDS REPORT LEGISLATIVE REQUIREMENT

Housing Needs Report Legislative Requirements

Table 1 provides the required results of the HNR Method calculation as per the Ministry of Housing's *Guidelines for Housing Needs Reports – HNR Method Technical Guidance* to estimate housing need for 5- and 20-years.

Table 1: 5- and 20-Year HNR Method Housing Need Estimates

COMPONENT	DETAIL	5-YEAR 2022-2026	10-YEAR 2022-2031	20-YEAR 2022-2041
A	Extreme Core Housing Need	18.4	36.7	73.5
B	Persons Experiencing Homelessness	15.1	22.6	30.1
C	Suppressed Household Formation	34.9	69.8	139.7
D	Anticipated Household Growth	398.6	670.0	1,156.9
E	Rental Vacancy Rate Adjustment	3.3	6.6	13.1
F	Demand Factor	73.3	146.6	293.2
	Total	**544**	**952**	**1,706**

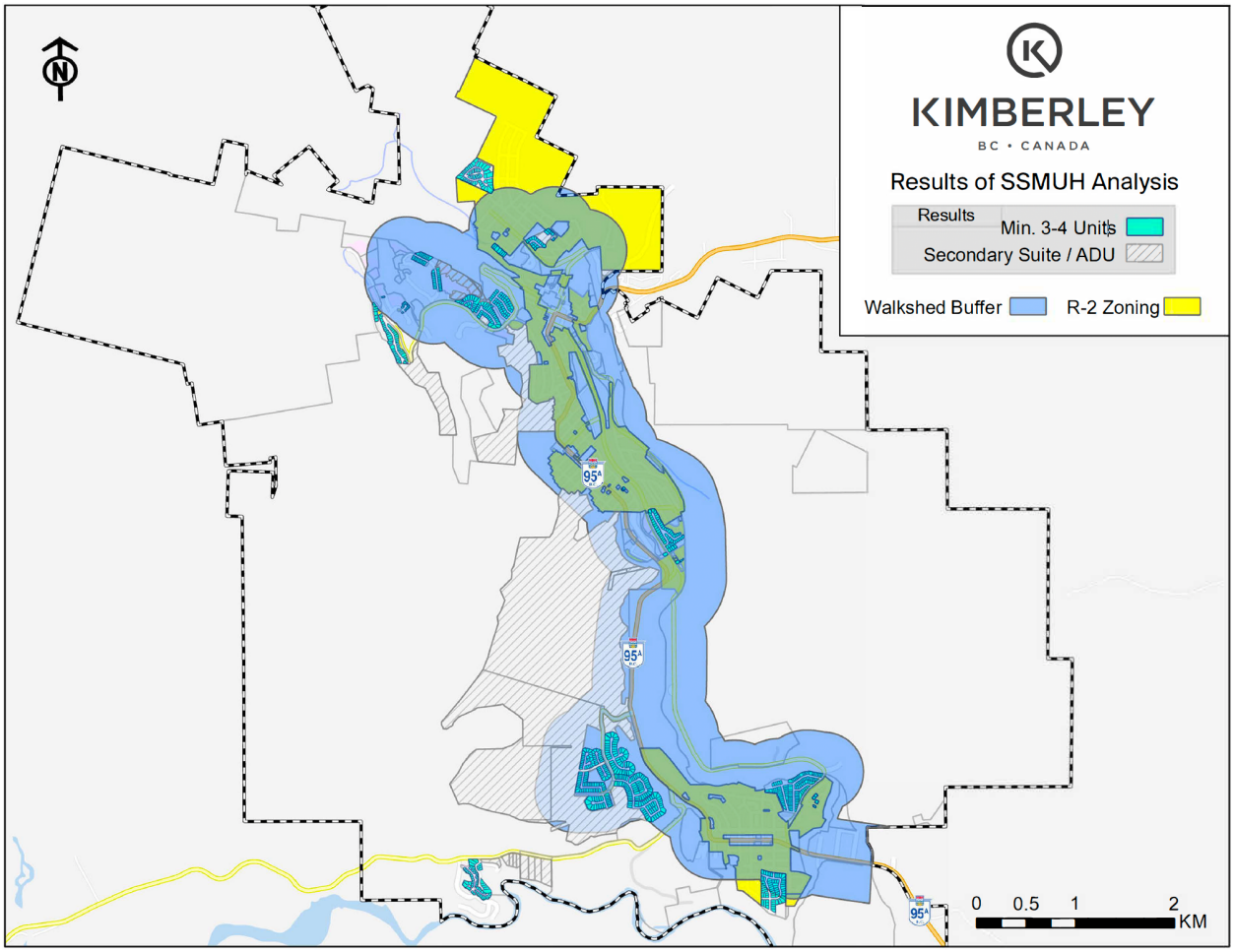
Statement on Housing Need in Proximity to Alternative Transportation Infrastructure

- Active Transportation Network Plan (ATNP) was approved in 2021 – multiple projects have been implemented annually to fill gaps in the network, support improved connectivity throughout existing neighbourhoods, encourage increased uptake of active transportation modes, and reduce parking demand near commercial nodes and amenities. An update to the ATNP is planned for 2026.
- Public transit and housing
    - Local on-demand transit (weekdays 8:00AM to 4:30PM) stops tailored to rider needs.
    - BC Transit's Route 21 Kimberley/Cranbrook offers three round trips daily on weekdays, with advance booking available for pick-up anywhere in Kimberley and drop-off at designated stops in Cranbrook. The route follows Highway 95A, serving Kimberley's major residential and commercial neighborhoods, including Townsite, Blarchmont, and Marysville.
    - BC Transit's Route 22 KC Commuter offers four return trips to and from Cranbrook every weekday with no advanced booking required. The route primarily follows Highway 95A but has designated stops in Kimberley near notable amenities and services such as the Conference Centre, Townsite Grocery, and Civic Centre.

- Route 23 free winter shuttle between downtown shops and services to the resort accommodations and amenities.
- Small Scale Multi-Unit Housing analysis was informed by alternative forms of transportation (location of transit stops, proposed and existing active transportation infrastructure, snow clearing priority routes, etc.)

Table 10: Small Scale Multi-Unit Housing Analysis, City of Kimberley, 2024

Source: City of Kimberley, Internal Source



Actions Taken by Local Government to Reduce Housing Need

- 2022 – Bylaw No. 2722 (Housing Availability and Affordability Amendments):
  - Increased unit potential, density, height, improved flexibility, reduced setbacks and parking. Applied to select zones –R1, R2, C1, and CP1 zones (R2 designation primarily includes residential lots throughout the community).
- 2024 – Small Housing BC Workshops:

- To build knowledge and local capacity for small housing, based on 2022 amendments. The workshops were attended by developers, builders, realtors, mortgage brokers, local credit union staff, and the public.

- 2024 – Small-Scale Multi-Unit Housing bylaw amendments:
  - Expanded on 2022 bylaw amendments and applied across the identified restricted-zoned parcels to create a consistent development landscape.
- Multiple site-specific zoning amendments:
  - To increase density and facilitate multi-unit development.

Table 11: Development Permit approvals and units since 2021 Housing Needs Assessment, City of Kimberley

Source: City of Kimberley, Internal Data

FILE # AND ADDRESS	# UNITS / PARCELS	TENURE	BEDROOMS PER UNIT	STATUS	OTHER
DP2021-002 323 Banks	3	Owner	2 + 3	Occupancy approved	
DP2021-012 101 Sullivan	9	Market rental	1 + 2	No BP issued	
DP2021-014 451 Archibald	6	Owner	1, 2, + 3	Occupancy approved	Senior co-housing
DP2021-015 FC Phase 6	22	Owner		Subdivision approved, multiple BPs issued	
DP2022-002 99 Fernie St	9	Owner	3	No BP issued, project revised	
DP2022-003 500 302nd Ave	66	Market + non-market	1, 2, + 3	Under construction	
DP2022-012 FC Phase 4	41	Owner		Subdivision approved, multiple BPs issued	
DP2023-001 2325 Warren	8	Market rental	2	Occupancy approved	
DP2023-003 10 Jim Ogilvie	39	Market rental	1, 2, + 3	Occupancy approved	
DP2023-004 99 Fernie St	17	Owner + market rental	2 + 3	No BP issued	6 principle, 6 ADUs, 5 suites
DP2023-008 541 304th St	16	Market rental	2	Under construction	
DP2024-001 Fairway Dr	39	Market rental	2 + 3	Under construction	
DP2024-004 Lois Park	16	Owner		Subdivision in progress	

APPENDIX B

HNR METHOD RESULTS + SUPPLEMENTAL TABLES

Population

Table 12: Total Population and Growth, City of Kimberley, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

Area	2006	2011	2016	2021	Growth 2006-2021	Change 2006-2021	Annual Percentage Change
City of Kimberley	6,139	6,652	7,425	8,115	1,976	32%	1.9%

Table 13: Population Growth Rate, City of Kimberley, 2006-2021

Source: Statistics Canada, 2021 Census of Population, 2016 Census of Population, 2011 Census of Population, 2006 Census of Population

Year Range	Growth Rate (%)
2006-2011	8.4%
2011-2016	11.6%
2016-2021	9.2%

Table 14: Average and Median Age, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Year	Average Age	Median Age
2006	43.3	45.6
2011	43.2	45.1
2016	43.7	45.3
2021	43.8	44.8

Table 15: Age Group Distribution, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Age Group	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
0 to 14	860	14%	1,020	15%	1,190	16%	1,335	16%
15 to 19	385	6%	330	5%	330	4%	370	5%
20 to 24	245	4%	280	4%	270	4%	270	3%
25 to 64	3,395	55%	3,645	55%	3,935	53%	4,210	52%
65 to 84	1,080	18%	1,170	18%	1,470	20%	1,730	21%
85+	175	3%	215	3%	235	3%	195	2%

Table 16: Mobility, Movers - Number of Non-Movers, Non-Migrants, Migrants, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Mobility Status	2006	2011	2016	2021
Non-Movers	5,070	5,780	5,920	6,760
Non-Migrants	430	335	600	510
Migrants	480	295	670	605

Households

Table 17: Total Number and Average Size of Households, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Kimberley	2006	2011	2016	2021
Total Number of Households	2,830	2,945	3,325	3,595
Average Household Size	2.1	2.2	2.2	2.2

Table 18: Breakdown of Households by Household Size, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Household Size	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
1-person	890	31%	870	30%	1,060	32%	1,085	30%
2-people	1,205	43%	1,245	42%	1,350	41%	1,425	40%
3-person	330	12%	405	14%	410	12%	500	14%
4-person	300	11%	265	9%	375	11%	425	12%
5+person	110	4%	160	5%	130	4%	150	4%

Table 19: Number and Proportion of Renter and Owner Households, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Housing Tenure	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Renter	675	24%	685	23%	850	26%	785	22%
Owner	2,155	76%	2,260	77%	2,475	74%	2,810	78%
Total	2,830		2,945		3,325		3,595	

Table 20: Renter Households in Subsidized Housing, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

Area	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
City of Kimberley	0	0%	120	18%	100	12%	85	11%

Anticipated Population

Table 21: Anticipated Population and Growth, City of Kimberley, 2021-2026

Source: BC Statistics; Population Estimates & Projections for British Columbia

2021	2022	2023	2024	2025	2026	Change 2021-2026
7,940	8,652	8,812	9,026	9,111	9,166	
Growth (#)	+712	+160	+214	+85	+55	+1,226
Growth (%)	9.0%	1.8%	2.4%	0.9%	0.6%	15.4%

Table 22: Anticipated Median and Average Age, City of Kimberley, 2021-2026

Source: BC Statistics; Population Estimates & Projections for British Columbia

Year	Median Age	Average Age
2021	44.3	43.5
2022	44.2	43.5
2023	44.3	43.7
2024	43.9	43.6
2025	44.1	43.9
2026	44.3	44.1

Table 23: Anticipated Age Group Distribution, City of Kimberley, 2021-2026

Source: BC Statistics; Population Estimates & Projections for British Columbia

Age	2021	2026	Growth (#)	Growth (%)
0-14	1,366	1,290	-76	-5.6%
15-19	366	525	159	43.4%
20-24	294	429	135	45.9%
25-64	4,437	4,668	231	5.2%
65-84	1,731	2,009	278	16.0%
85+	199	245	46	23.1%

Anticipated Households

Table 24: Anticipated Total Number of Households, City of Kimberley, 2021-2026

Source: BC Statistics; Household Estimates & Projections for British Columbia

2021	2022	2023	2024	2025	2026	Total Change 2021-2026	Percent Change 2021-2026
3,583	3,695	3,788	3,894	3,969	4,044	461	12.9%

Table 25: Anticipated Number of Households and Average Household Size, City of Kimberley, 2021-2026

Source: BC Statistics; Household Estimates & Projections for British Columbia

Year	Average Household Size	Households
2021	2.4	3,583
2022	2.3	3,695
2023	2.3	3,788
2024	2.3	3,894
2025	2.3	3,969
2026	2.3	4,044

Household Income

Table 26: Average and Median Household Income, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

City of Kimberley	2006	2011	2016	2021
Average Income	$62,276	$68,355	$78,378	$93,100
Median Income	$51,188	$63,047	$67,072	$81,000

Table 27: Households by Income Groups, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

City of Kimberley	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
< $5,000	90	3%	45	2%	45	1%	20	1%
$5,000 – $9,999	60	2%	25	1%	45	1%	0	0%
$10,000 – $14,999	80	3%	90	3%	95	3%	20	1%
$15,000 – $19,999	150	5%	80	3%	95	3%	30	1%
$20,000 – $24,999	230	8%	115	4%	150	5%	175	5%
$25,000 – $29,999	150	5%	190	6%	115	3%	75	2%
$30,000 – $34,999	150	5%	135	5%	125	4%	140	4%
$35,000 – $39,999	155	5%	165	6%	185	6%	165	5%
$40,000 – $44,999	200	7%	190	6%	170	5%	155	4%
$45,000 – $49,999	135	5%	95	3%	185	6%	170	5%
$50,000 – $59,999	260	9%	260	9%	315	9%	325	9%
$60,000 – $69,999	215	8%	375	13%	185	6%	275	8%
$70,000 – $79,999	200	7%	210	7%	215	6%	200	6%
$80,000 – $89,999	170	6%	115	4%	220	7%	235	7%
$90,000 – $99,999	125	4%	165	6%	245	7%	235	7%
$100,000 – $124,999	250	9%	410	14%	310	9%	425	12%
$125,000 – $149,999	95	3%	185	6%	305	9%	345	10%
$150,000 – $199,999	90	3%	85	3%	230	7%	380	11%
$200,000 +	30	1%	15	1%	85	3%	195	5%
Total	**2,830**		**2,945**		**3,330**		**3,595**	

Table 28: Average and Median Renter Household Income, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

City of Kimberley	2006	2011	2016	2021
Renter Average Income	$37,496	$39,297	$57,448	$71,600
Renter Median Income	$31,849	$31,637	$46,109	$50,000

Table 29: Average and Median Owner Household Income, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

City of Kimberley	2006	2011	2016	2021
Owner Average Income	$69,993	$77,172	$85,571	$99,200
Owner Median Income	$57,158	$70,019	$77,143	$87,000

Table 30: Number of Renter Households in Specified Income Brackets, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

City of Kimberley	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
< $ 5,000	45	7%	0	0%	25	3%	0	0%
$5,000 – $9,999	45	7%	0	0%	25	3%	0	0%
$10,000 – $14,999	35	5%	65	9%	70	8%	0	0%
$15,000 – $19,999	70	10%	45	7%	65	8%	0	0%
$20,000 – $24,999	95	14%	60	9%	60	7%	105	13%
$25,000 – $29,999	30	4%	145	21%	50	6%	20	3%
$30,000 – $34,999	35	5%	25	4%	20	2%	60	8%
$35,000 – $39,999	45	7%	70	10%	60	7%	70	9%
$40,000 – $44,999	55	8%	50	7%	40	5%	55	7%
$45,000 – $49,999	40	6%	35	5%	70	8%	65	8%
$50,000 – $59,999	30	4%	95	14%	80	9%	60	8%
$60,000 – $69,999	50	7%	0	0%	55	6%	45	6%
$70,000 – $79,999	30	4%	20	3%	35	4%	25	3%
$80,000 – $89,999	20	3%	0	0%	35	4%	20	3%
$90,000 – $99,999	15	2%	0	0%	20	2%	65	8%
$100,000 – $124,999	30	4%	25	4%	55	6%	70	9%
$125,000 – $149,999	0	0%	0	0%	50	6%	30	4%
$150,000 – $199,999	0	0%	0	0%	35	4%	50	6%
$200,000 +	0	0%	0	0%	10	1%	25	3%
Total	**670**		**690**		**850**		**785**	

Table 31: Number of Owner Households in Specified Income Brackets, City if Kimberley, 2006-2021

Source: Statistics Canada, 2006, 2011, 2016, 2021 Census of Population

City of Kimberley	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
< $ 5,000	40	2%	45	2%	20	1%	20	1%
$5,000 – $9,999	10	0%	15	1%	15	1%	0	0%
$10,000 – $14,999	45	2%	25	1%	25	1%	0	0%
$15,000 – $19,999	80	4%	35	2%	25	1%	0	0%
$20,000 – $24,999	135	6%	50	2%	90	4%	70	3%
$25,000 – $29,999	125	6%	45	2%	70	3%	55	2%
$30,000 – $34,999	115	5%	115	5%	105	4%	80	3%
$35,000 – $39,999	110	5%	90	4%	125	5%	100	4%
$40,000 – $44,999	140	6%	135	6%	130	5%	105	4%
$45,000 – $49,999	95	4%	60	3%	115	5%	105	4%
$50,000 – $59,999	230	11%	170	8%	235	9%	265	9%
$60,000 – $69,999	170	8%	355	16%	130	5%	230	8%
$70,000 – $79,999	170	8%	190	8%	185	7%	175	6%
$80,000 – $89,999	150	7%	115	5%	185	7%	210	8%
$90,000 – $99,999	115	5%	165	7%	225	9%	175	6%
$100,000 – $124,999	225	10%	380	17%	260	10%	355	13%
$125,000 – $149,999	100	5%	180	8%	255	10%	315	11%
$150,000 – $199,999	90	4%	80	4%	195	8%	330	12%
$200,000 +	25	1%	15	1%	80	3%	175	6%
Total	**2,155**		**2,260**		**2,480**		**2,810**	

Economic Sectors + Labour Force

Table 32: Total Number of Workers, City Of Kimberley, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

2006	2011	2016	2021
3,245	3,275	3,755	4,025

Table 33: Total Number of Workers by industry (North American industry classification system), City of Kimberley, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Industry	Number of Workers			
	2006	2011	2016	2021
Accommodation and food services	360	395	420	320
Administrative and support, waste management and remediation services	135	120	125	165
Agriculture, forestry, fishing and hunting	65	115	75	55
Arts, entertainment and recreation	210	185	190	275
Construction	345	310	335	280
Educational services	225	205	290	300
Finance and insurance	110	65	65	50
Health care and social assistance	390	320	535	535
Industry - Not Applicable	20	40	65	55
Information and cultural industries	45	35	25	25
Management of companies and enterprises	0	0	0	25
Manufacturing	195	160	250	240
Mining, quarrying, and oil and gas extraction	130	170	230	260
Other services (except public administration)	185	140	180	150
Professional, scientific and technical services	100	200	130	265
Public administration	170	255	165	295
Real estate and rental and leasing	35	190	65	60
Retail trade	325	260	385	445
Transportation and warehousing	105	70	125	155
Utilities	10	0	15	35
Wholesale trade	75	30	70	50
Total	**3,245**	**3,275**	**3,755**	**4,025**

Table 34: Unemployment rate and Participation rate, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

City of Kimberley	2006	2011	2016	2021
Unemployment Rate (%)	6.8	9.2	9.0	7.7
Participation Rate (%)	62.7	59.9	62.1	60.9

Table 35: Commuting destination, City of Kimberley, 2021

Source: Statistics Canada, 2021 Census of Population

Year	Within Census Subdivision	To Different Census Subdivision	To Different Census Division	To Another Province/ Territory
2021	1,235	1,035	35	135

Housing Units

Table 36: Total Housing Units, City of Kimberley, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Units	2021
Total Private Households	4,263
Dwellings Occupied by usual residents	3,595

Table 37: Breakdown of Structural Types, City of Kimberley, 2021

Source: Statistics Canada, 2021 Census of Population

Housing Mix	2021	
	#	%
Single-Detached	2,755	77%
Semi-Detached	145	4%
Row House	130	4%
Apartment or Flat in a Duplex	55	2%
Apartment with fewer than 5 storeys	445	12%
Apartment with 5 or more storeys	0	0%
Other Single-Attached House	55	2%
Movable Dwelling	10	0%
Total	**3,595**	

Table 38: Breakdown by size, City of Kimberley, 2021

Source: Statistics Canada, 2021 Census of Population

Unit Size	2021
Bachelor Units (0-bedroom)	15
1-bedroom	380
2-bedroom	970
3-bedroom	1,315
4+Bedroom	915

Table 39: Number & Percentage Breakdown by Date Built, City of Kimberley, 2021

Source: Statistics Canada, 2021 Census of Population

Date Built	2021	
	#	%
Pre-1960	1,590	44%
1961-1980	890	25%
1981-1990	175	5%
1991-2000	295	8%
2001-2005	160	5%
2006-2010	190	5%
2011-2016	85	2%
2016-2021	205	6%
Total	**3,595**	

Table 40: Number of Housing Units that are Subsidized by BC Housing, City of Kimberley, 2023

Source: BC Housing; Non-Market Housing 2024

City of Kimberley, Non-Market Housing Units	Unit Count March 31, 2023
Emergency Shelter and Housing for the Homeless	23
Transitional Supported and Assisted Living	34
Independent Social Housing	53
Rent Assistance in Private Market	31
Total	**141**

Table 41: Total Number of Rental Units, City of Kimberley, 2020

Source: Canadian Mortgage and Housing Corporation; Rural Rental Market Survey Data 2020

Dwelling Type	Studio	1-bedroom	2-bedrooms	3-bedrooms+	Total
Apartment	10	63	80	18	171
Row	14	6	5	3	28

Table 42: Rental Vacancy Rate, City of Kimberley, 2020

Source: Canadian Mortgage and Housing Corporation; Rural Rental Market Survey Data 2020

Dwelling Type	Studio	1-bedroom	2-bedroom	3-bedrooms +
Apartment	*	*	*	*
Row	*	0	0	*

Table 43: Average Rents, City of Kimberley, 2020

Source: Canadian Mortgage and Housing Corporation; Rural Rental Market Survey Data 2020

Dwelling Type	Studio	1-bedroom	2-bedroom	3-bedrooms +
Apartment	*	$706	$845	*
Row	*	*	*	*

Table 44: Registered New Homes, City of Kimberley, 2016-2022

Source: BC Statistics; New Homes Data 2022

Structure Type	2016	2017	2018	2019	2020	2021	2022
Singled-detached	26	27	29	40	27	32	49
Multi-unit Homes	*	*	10	14	18	18	11
Purpose-built Rental	*	*	12	*	*	*	*
Total	**26**	**27**	**51**	**54**	**45**	**50**	**60**

Table 45: New Dwelling Units with Building Permits Issued, City of Kimberley, 2010-2024

Source: City of Kimberley; Internal Reporting 2024

New Dwelling Units	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 YTD	TOTAL
Single-unit Dwellings & Mobile Homes	15	12	12	13	13	21	23	25	21	32	20	29	41	24	14	**315**
Two-unit & Duplex Dwellings	0	2	0	2	0	2	4	8	10	12	20	14	12	14	12	**112**
Accessory Dwellings & Sec. Suites	0	1	1	2	0	0	1	6	4	3	2	4	6	7	7	**44**
Multi-unit Residential units	6	0	0	0	0	0	0	0	4	30	4	22	9	107	27	**209**
Mixed Commercial/ Residential Units	3	0	0	1	4	4	5	6	0	6	10	3	0	0	0	**42**
TOTAL	**24**	**15**	**13**	**18**	**17**	**27**	**33**	**45**	**39**	**83**	**56**	**72**	**68**	**152**	**60**	**722**

Table 46: Demolitions and Dwelling Type, City of Kimberley, 2010-2024

Source: City of Kimberley; Internal Reporting 2024

Demolition – Dwelling Units	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 YTD	TOTAL Units	TOTAL Other
Other-Comm/Ind (Permits)	x	2	2	1	3	1	1	2	1	2	1	1	1	0	0	**x**	**18**
Other-Garage/Acc. Bldg (Permits)	x	2	3	7	2	7	4	0	4	5	0	3	8	3	2	**x**	**50**
Single-unit Dwellings & Mobile Homes	x	3	2	0	2	2	0	2	0	1	1	1	0	1	1	**16**	**x**
Two-unit & Duplex Dwellings	x	0	0	0	0	0	0	0	0	2	0	0	0	0	0	**2**	**x**
TOTAL		**7**	**7**	**8**	**7**	**10**	**5**	**4**	**5**	**10**	**2**	**5**	**9**	**4**	**3**	**18**	**68**

Housing Values

Table 47: Assessed Average Value by Structure Type, City of Kimberley, 2024

Source: BC Assessment; Assessment Roll 2024

Type	Average Assessed Value
Strata-Lot Residence (Condominium)	$320,144
Row Housing (Single Unit Ownership)	$412,849
Duplex	$504,365
Single Detached	$542,608

Table 48: Assessed Median Value by Structure Type, City of Kimberley, 2024

Source: BC Assessment; Assessment Roll 2024

Type	Median Assessed Value
Strata-Lot Residence (Condominium)	$333,000
Row Housing (Single Unit Ownership)	$593,000
Duplex	$536,000
Single Detached	$584,000

Households in Core Housing Need

Table 49: Households in Core Housing Need, City of Kimberley, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	205	8%	145	5%	250	8%	160	5%
Renter	110	18%	115	18%	175	21%	105	13%
Owner	95	5%	30	1%	70	3%	55	2%

Table 50: Affordability - Households Spending 30% of Income on Shelter Costs, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Affordability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	530	20%	560	20%	535	16%	435	12%
Renter	200	33%	270	42%	270	33%	200	26%
Owner	330	16%	285	13%	265	11%	230	8%

Table 51: Adequacy - Households in Dwellings Requiring Major Repairs, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Adequacy	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	235	9%	315	11%	325	10%	300	8%
Renter	65	11%	75	12%	85	10%	65	8%
Owner	165	8%	240	11%	240	10%	235	8%

Table 52: Suitability - Households in Overcrowded Dwellings, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Housing Need: Suitability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	65	2%	30	1%	30	1%	55	2%

Housing Need: Suitability	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
Renter	25	4%	0	0%	10	1%	25	3%
Owner	45	2%	25	1%	15	1%	30	1%

Table 53: Households in Extreme Core Housing Need, 2006-2021

Source: Statistics Canada, 2006 - 2021 Census of Population

Extreme Core Housing Need	2006		2011		2016		2021	
	#	%	#	%	#	%	#	%
All Households	100	4%	95	3%	125	4%	50	1%
Renter	65	11%	80	13%	110	13%	25	3%
Owner	40	2%	0	0%	20	1%	25	1%

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