

# Queens County

Households, Income & Housing  
Census Highlights: 2006 - 2016



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## 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

# Queens County: 2016 Census Highlights



Between 2006 and 2016, the population decreased by **864**, a **7.7%** drop.



In the past 10 years, the median age of the population has increased by **6.8** years.



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%**.



\$669  
Tenant Average Shelter Costs



Since 2006, tenant shelter costs have increased by **18.8%**.  
Homeowner shelter costs have increased by **30%**.



Core Housing need has decreased by **13.5%** in the past 5 years.

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

# Households, Income & Housing Highlights for Queens County:

## Census Data 2006, 2011 & 2016

### Population

	2006	2011		2016	
<b>Total Population</b>	11,215	10,960		10,351	
Change over 5 years	↓255 (2.3%)		↓609 (5.6%)		
Change over 10 years	↓864 (7.7%)				
<b>Average Age of Population</b>	n/a		n/a		49
<b>Median Age of Population</b>	46.3		49.5		53.1
<b>Age Distribution</b>					
0-14 years	1,585	14.1%	1,410	12.9%	1,185 11.5%
15-24 years	1,150	10.3%	1,070	9.8%	935 9%
25-44 years	2,640	23.5%	2,210	20.2%	1,775 17.1%
45-64 years	3,655	32.6%	3,815	34.8%	3,545 34.2%
65 years and over	2,195	19.6%	2,475	22.6%	2,920 28.2%
<b>Low-Income</b>					
Below Low Income Cut-Off After Tax (LICO-AT)	962 (8.8%)		n/a		760 (7.5%)
Change over 10 years	↓202 (21%)				
Below Low Income Measure After Tax (LIM-AT)	n/a		2,540 (23.6%)		2,485 (24.5%)
Change over 5 years	↓55 (2.2%)				

### Households

	2006	2011		2016	
<b>Total number of Private Households</b>	4,700		4,815		4,765
Change over 5 years	↑115 (2.5%)		↓50 (1%)		
Change over 10 years	↑65 (1.4%)				
<b>Average Number of Persons/Household</b>	2.3		2.2		2.1
<b>Household size</b>					
1 person	1,130	24%	1,260	26.2%	1,440 30.2%
2 persons	2,005	42.7%	2,110	43.8%	2,095 44%
3 persons	790	16.8%	735	15.3%	605 12.4%
4 or more persons	790	16.8%	710	14.7%	615 12.8%
<b>Household Type</b>					
One-Family Households	3,426	72.9%	3,220	66.9%	3,145 66%
Multiple-Family Households	60	12.8%	50	1%	55 1.2%
Non-Family Households	1,215	25.9%	1,375	28.6%	1,570 33%
Lone-Parent Family Households	495	10.5%	470	9.8%	440 9.2%
One-Person Households	1,105	23.5%	1,260	26.2%	1,445 30.3%
<b>Household Maintainers</b>					
1 Household Maintainers	3305	70.3%	3,130	65%	3,135 65.8%
2 Household Maintainers	1370	29.2%	1,645	34.2%	1,605 33.7%
3+ Household Maintainers	25	0.5%	35	0.7%	30 0.6%
<b>Household Tenure</b>					
<b>Band Housing</b>	15	0.3%	10	0.2%	25 0.5%
<b>Tenant-Households</b>	680	14.5%	880	18.3%	900 18.9%
Change over 5 years	↑200 (29.4%)		↑20 (2.3%)		
Change over 10 years	↑220 (32.4%)				
<b>Homeowner-Households</b>	4,005	85.2%	3,905	81.1%	3,820 80.2%
Change over 5 years	↓100 (2.5%)		↓85 (2.2%)		
Change over 10 years	↓185 (4.6%)				

## Income

	2006	2011	2016
<b>Average Household Income</b>	\$47,478	\$54,507	\$62,665
Change over 5 years	↑\$7,029 (14.8%)		↑\$8,158 (15%)
Change over 10 years		↑\$15,187 (32%)	
<b>Average Household Income After-Tax</b>	\$40,414	\$47,447	\$52,797
Change over 5 years	↑\$7,033 (17.4%)		↑5,350 (11.3%)
Change over 10 years		↑\$12,383 (30.6%)	
<b>Median Household Income</b>	\$39,972	\$45,050	\$47,548
Change over 5 years	↑\$5,078 (12.7%)		↑\$2,498 (5.6%)
Change over 10 years		↑\$7,576 (19%)	
<b>Median Household Income After-Tax</b>	\$35,013	\$40,188	\$43,520
Change over 5 years	↑\$51,75 (14.8%)		↑\$3,332 (8.3%)
Change over 10 years		↑\$8,507 (24.3%)	
<b>One-Person Median Income</b>	\$21,404	\$19,145	\$23,680
Change over 5 years	↓\$2,259 (10.6%)		↑\$4,535 (23.7%)
Change over 10 years		↑\$2,276 (10.6%)	
<b>One-Person Median Income After-Tax</b>	\$19,788	\$19,122	\$22,938
Change over 5 years	↓\$666 (3.4%)		↑\$3,816 (20%)
Change over 10 years		↑\$3,150 (15.9%)	
<b>Median Economic Family Income</b>	\$46,704	\$57,032	\$59,666
Change over 5 years	↑\$10,328 (22.1%)		↑\$2,634 (4.6%)
Change over 10 years		↑\$12,962 (27.8%)	
<b>Median Economic Family Income After-Tax</b>	\$40,926	\$44,937	\$53,747
Change over 5 years	↑\$4,011 (9.8%)		↑\$8,810 (19.6%)
Change over 10 years		↑\$12,821 (31.3%)	
<b>Lone-Parent Family Median Income</b>	\$25,955	\$34,206	\$36,736
Change over 5 years	↑\$8,251 (31.8%)		↑\$2,530 (7.4%)
Change over 10 years		↑\$10,781 (41.5%)	
<b>Lone-Parent Family Median Income After-Tax</b>	\$24,267	\$32,643	\$35,328
Change over 5 years	↑\$8,376 (34.5%)		↑\$2,685 (8.2%)
Change over 10 years		↑\$11,061 (45.6%)	
<b>Two-or-More-Person Household Income</b>	n/a	\$57,452	\$60,288
Change over 5 years	n/a		↑\$2,836 (4.9%)
<b>Two-or-More-Person Household Median Income After-Tax</b>	n/a	\$51,552	\$54,037
Change over 5 years	n/a		↑\$2,485 (4.8%)

## Housing Costs and Affordability

	2006	2011	2016
<b>Households in Core Housing Need</b>	1,220 (26%)	965 (20%)	835 (17.5%)
Change over 5 years	↓255 (20.9%)		↓130 (13.5%)
Change over 10 years		↓385 (31.6%)	
<b>Tenant Households</b>			
<b>Core Housing Need</b>	235 (34.6%)	387 (44%)	390 (43.3%)
Change over 5 years	↑152 (64.7%)		↑3 (0.8%)
Change over 10 years		↑155 (66%)	
<b>Average Monthly Shelter Costs</b>	\$563	\$619	\$669
Change over 5 years	↑\$56 (10%)		↑\$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	n/a	↑\$53 (8.9%)	
<b>Tenants living in subsidized housing</b>	n/a	181 (20.6%)	195 (21.7%)
Change over 5 years	n/a	↑14 (7.7%)	
<b>Homeowner Households</b>			
<b>Core Housing Need</b>	540 (13.5%)	578 (14.8%)	443 (11.6%)
Change over 5 years	↓38 (7%)	↓135 (23.4%)	
Change over 10 years		↓97 (18%)	
<b>Average Monthly Shelter Costs</b>	\$519	\$636	\$674
Change over 5 years	↑\$117 (22.5%)	↑\$38 (6%)	
Change over 10 years		↑\$155 (30%)	
<b>Median Monthly Shelter Costs</b>	\$428	\$444	\$526
Change over 5 years	↑16 (3.7%)	↑\$82 (18.5%)	
		↑\$98 (22.9%)	
<b>Homeowners with a mortgage</b>	n/a	1,671 (42.8%)	1,589 (41.6%)
Change over 5 years	n/a	↓82 (4.9%)	

## Housing Stock

	2006	2011	2016
<b>Period of Construction</b>			
<b>All Dwellings</b>	4700	4815	4765
Before 1960	2,515	53.5%	2,345
1961-1980	1,170	24.9%	1,320
1981-1990	660	14%	670
1991-2000	240	5.1%	240
2001-2005	115	2.4%	80
2006-2011			150
2011-2016			105
<b>Suitability</b>			
Suitable	n/a	4,685	4,685
Not Suitable	n/a	125 (2.6%)	75 (1.6%)
<b>Maintenance</b>			
Regular maintenance/minor repairs	4,045	4,165	4,120
Major Repairs	660	14%	645
		13.4%	13.4%
<b>Structural Type of Dwelling</b>			
Single-Detached Dwelling	4,205	4,245	4,210
Apartment 5+ stories	0	0	5
Semi-Detached house	130	100	60
Row House	20	45	40
Apartment or flat in duplex	75	40	55
Apartment < 5 stories	230	245	280
Other single attached house	15	5	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 (30%)	↑\$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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