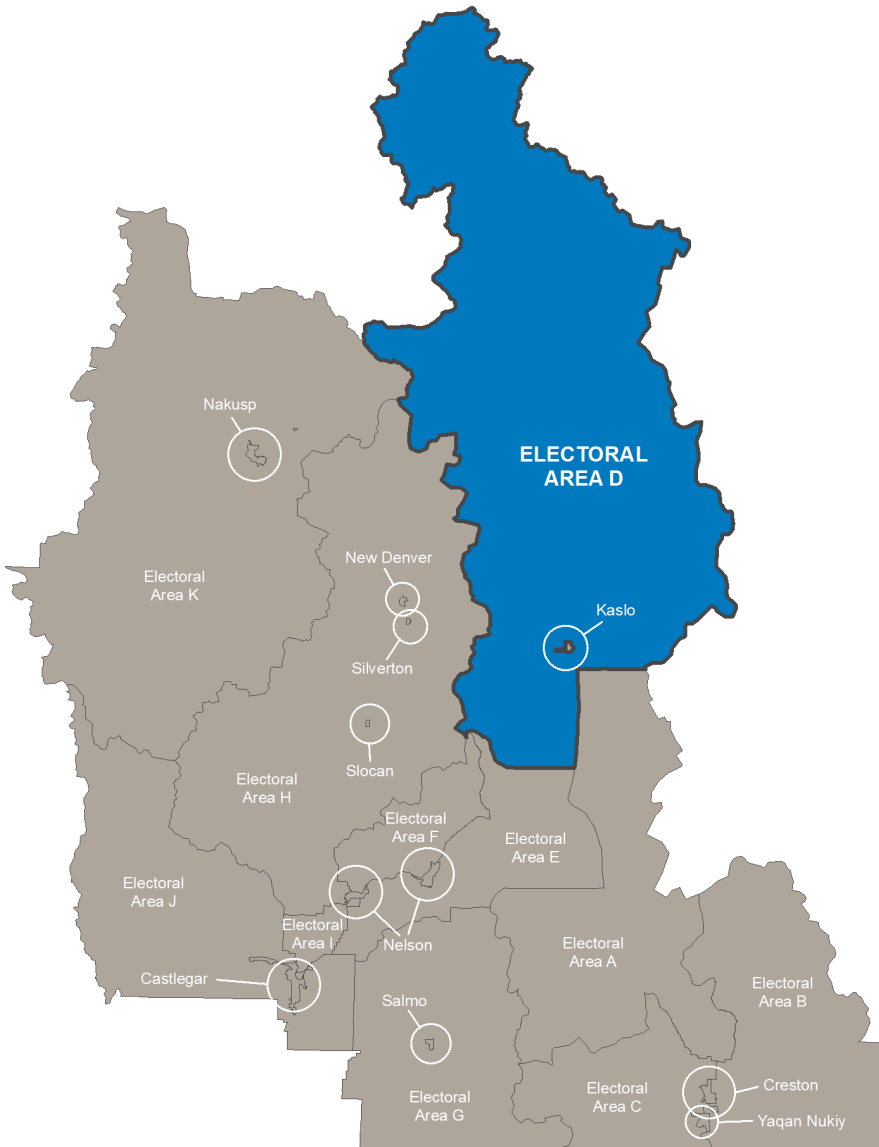
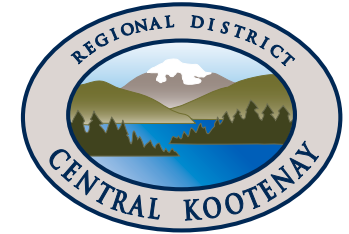


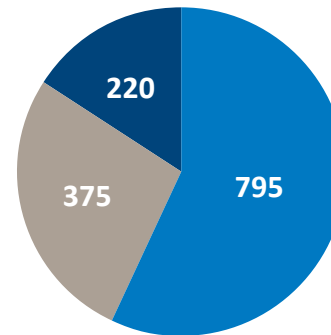
ELECTORAL AREA: D

Community Summary

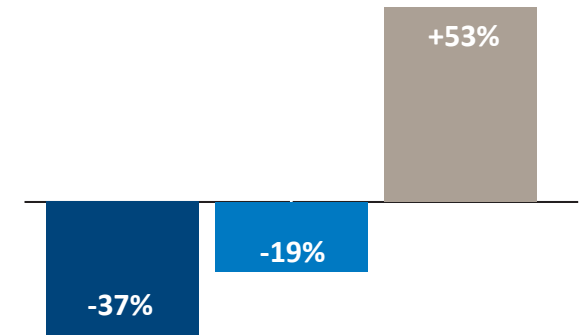


POPULATION

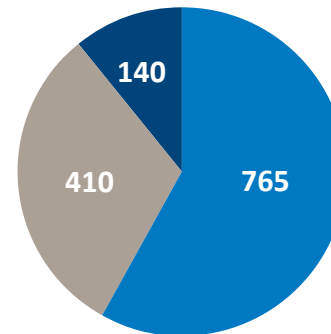
2016



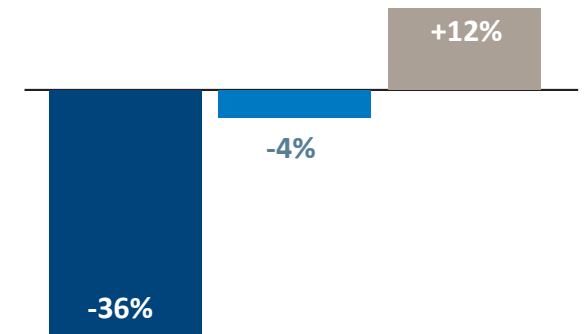
Change: '06-'16



2025



Change: '16-'25

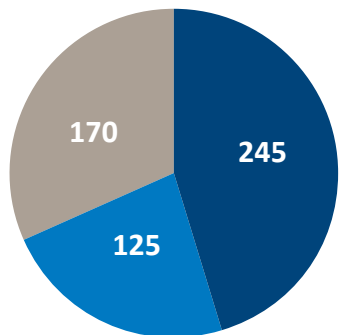


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

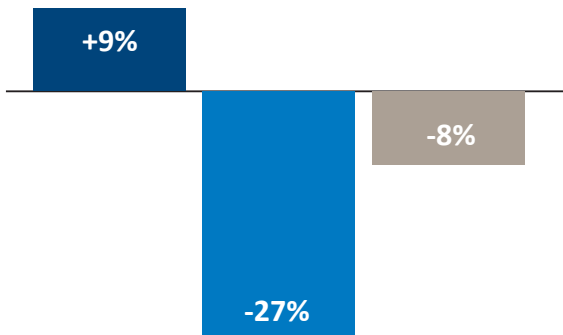
- Electoral Area D's population declined 12% between 2006 and 2016 to 1,390 residents.
- Projections anticipate a decrease of 5% to 2025, potentially reaching 1,315 people.
- Only senior populations have grown pushing the median age upwards to 55.4 in 2016.

FAMILIES

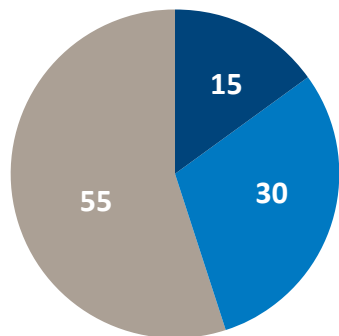
Owners 2016



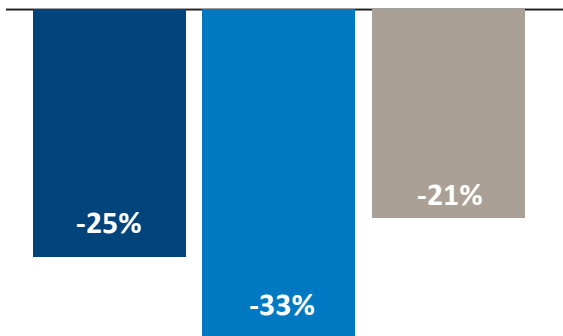
Change: '06-'16



Renters 2016



Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Owner household families without children were the only family type across both tenures to grow between 2006 and 2016.

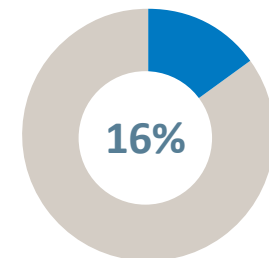
All renter household family types sustained losses over the decade.

HOUSEHOLDS



Total permanent households fell 9% between 2006 and 2016 to 650.

Households that Rent



Household Rental

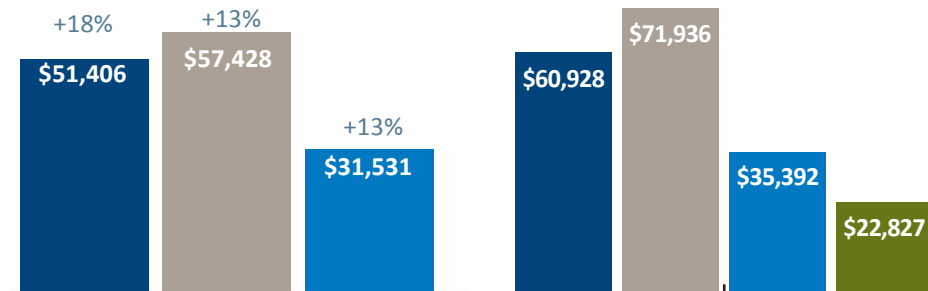
↓ 22%

Household Ownership

↓ 4%

INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households
■ Owner Households
■ Renter Households

■ Couple w/o Child ■ Lone Parent
■ Couple w/ Child ■ Singles/Roommates

Households Earning more than \$100,000

↑ 38%

Households Earning less than \$100,000

↓ 20%

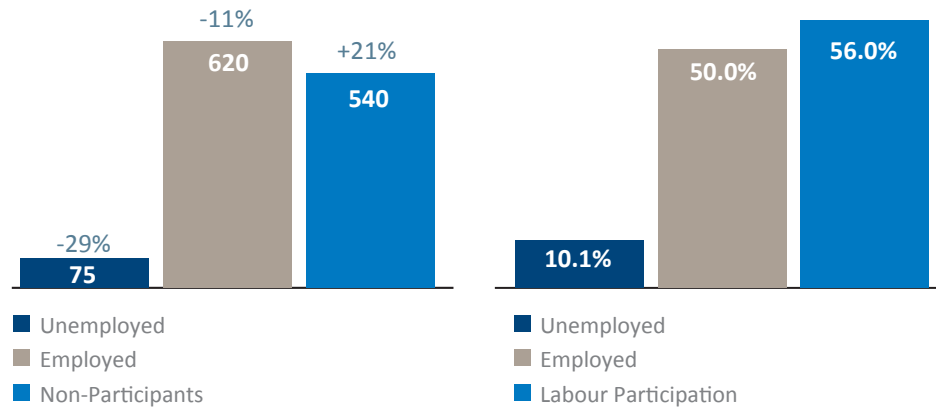
27%

of Electoral Area D residents are in "Low Income" according to Statistics Canada; 35% of children below 18 are low income.

EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



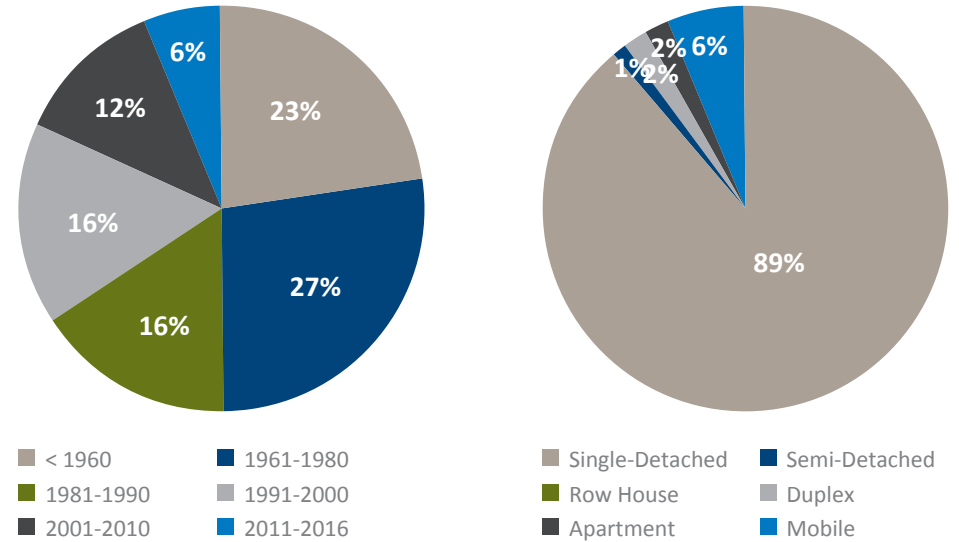
- Less people in 2016 were working or seeking work than in 2006, met with an increase in the opposite (those not seeking work) – a sign of an aging population (e.g. retirees).
- Both the total unemployed and the unemployment rate decreased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Lodging & Food	95	13.8%	- 14%	16%
Construction	90	13.0%	- 14%	0%
Health Care	75	10.9%	+ 67%	33%

HOUSING

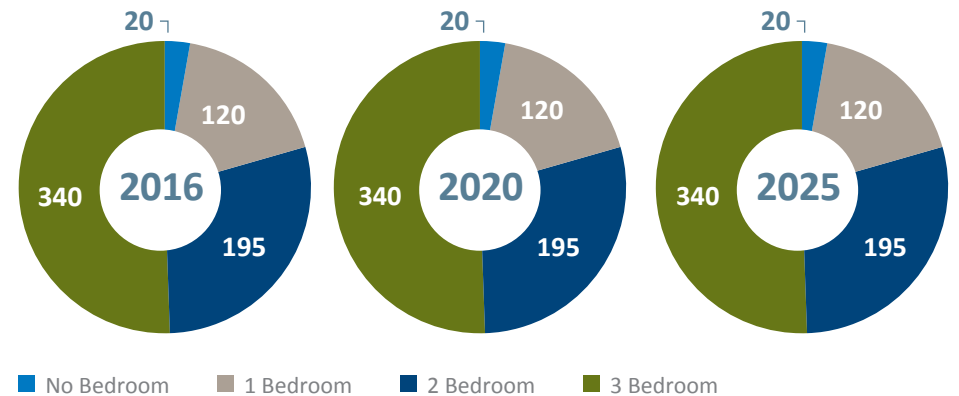
Dwelling Age 2016

Dwelling Type 2016



- About 45% of renter households occupy a dwelling built before 1960 versus 19% of owner households.
- Electoral Area D historically builds 5 units annually. Housing projections anticipate annual demand of 0 additional units.

HOUSING DEMAND



17%
of workers commute
within Electoral Area D.



64%
of workers commute to
another RDCK community.

HOUSING PRICE & AVAILABILITY

* adjusted for inflation ** CMHC

	2019	average annual %Δ*
Median House	\$375,647	2.0%
Single-detached	\$365,684	- 50.0%
Median Rent**	\$863	2.0%
1 Bedroom	\$800	2.0%
3 Bedroom	\$1,110	0.5%

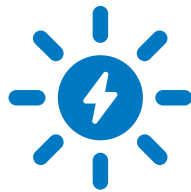
69 residential properties sold in 2019;
77% were single-family homes.

According to CMHC, **less than 1%** of RDCK rentals are vacant.

ENERGY POVERTY

7.6%

Average amount of household after-tax income spent on energy, considered to be above the "energy poverty" line (10%).



Households pay about **\$3,100** per year for utilities and **\$4,500** for gas.

SHORT-TERM RENTAL (STRs)

\$11,600

Average additional income annually per listing STRs generated.

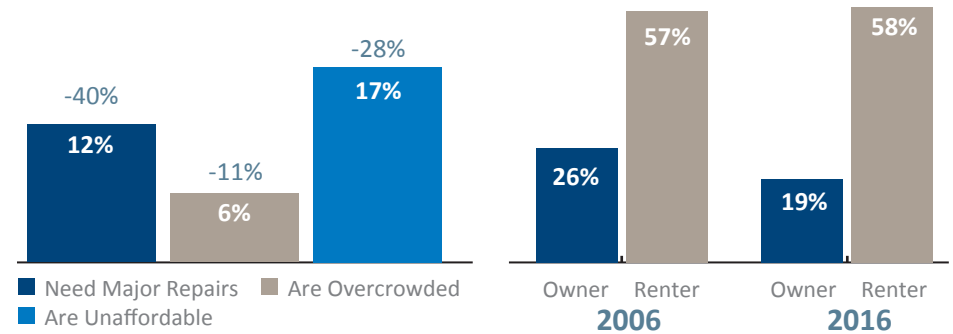


- In 2019, Electoral Area D had maximum 52 dwellings advertised or booked as an STR at one time.
- A maximum of 41 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16

Core Housing Need: '06-'16



- The number of unaffordable home fell by almost one third since 2006.
- Renter households are about 3x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

- The median couple household (often dual income) can afford all Electoral Area D dwelling types.
- The median lone parent cannot reasonably afford a single-detached home.
- The median non-economic family (single people or roommates) can almost afford a manufactured/mobile home.

Max Affordable House Price by Family Type (vertical bars) vs. Market Price (horizontal lines) 2019 estimates

