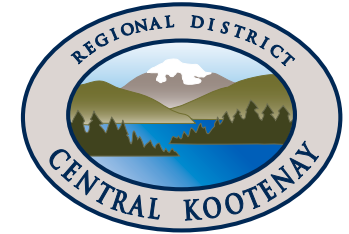


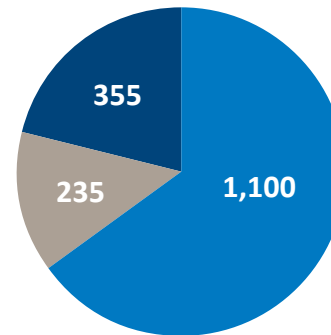
ELECTORAL AREA G

Community Summary

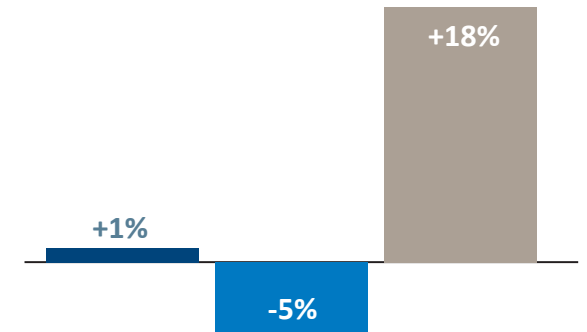


POPULATION

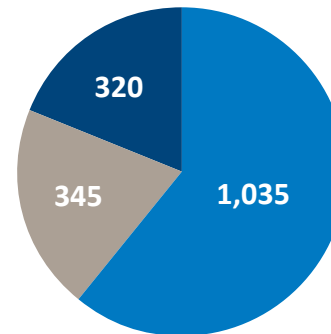
2016



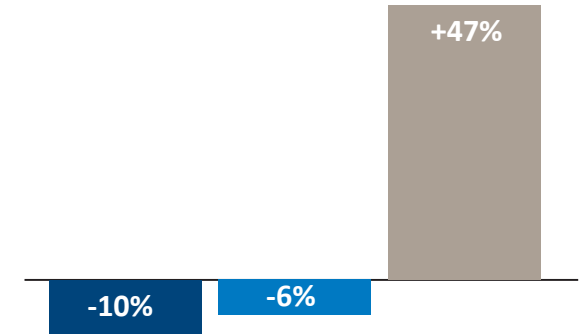
Change: '06-'16



2025



Change: '16-'25

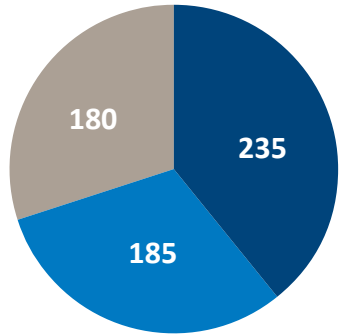


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

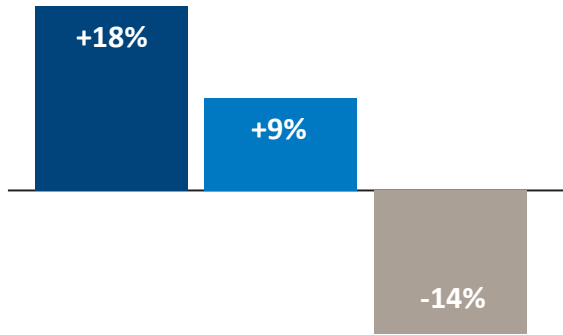
- Electoral Area G's population fell 1% between 2006 and 2016 to 1,690 residents.
- Projections anticipate an increase of 1% to 2025, potentially reaching 1,700 people.
- The increased growth of seniors may push the median age upwards to 49.1 from 42.9 in 2016.

FAMILIES

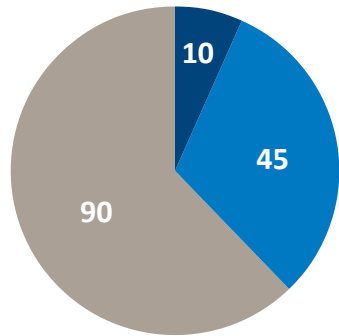
Owners 2016



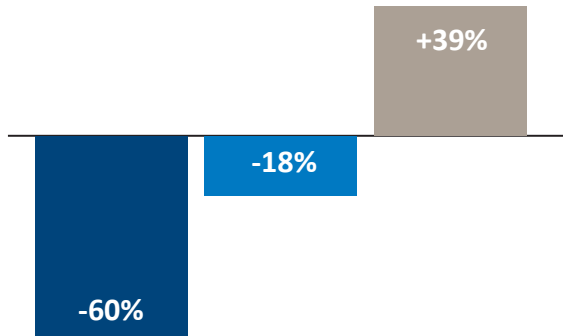
Change: '06-'16



Renters 2016



Change: '06-'16



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



Owner household families grew from 2006 to 2016, while renters decreased.

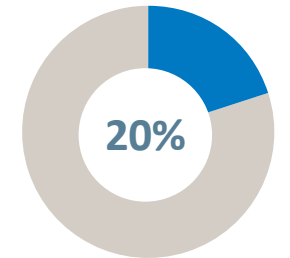
Only single people / roommate households increased for renters.

HOUSEHOLDS



Total permanent households grew 1% between 2006 and 2016 to 750.

Households that Rent



Household Rental

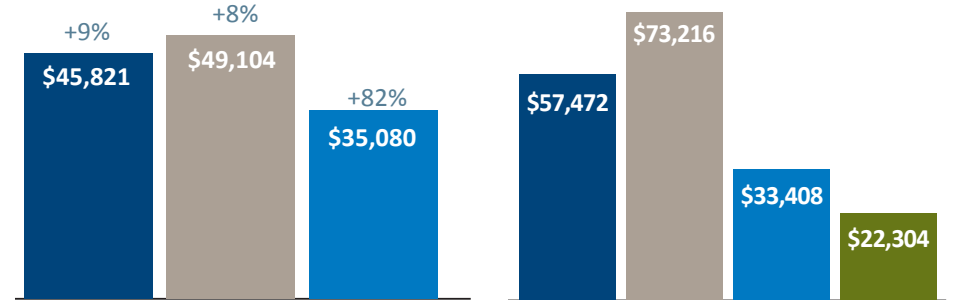


Household Ownership



INCOME

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



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than \$100,000



Households Earning less than \$100,000



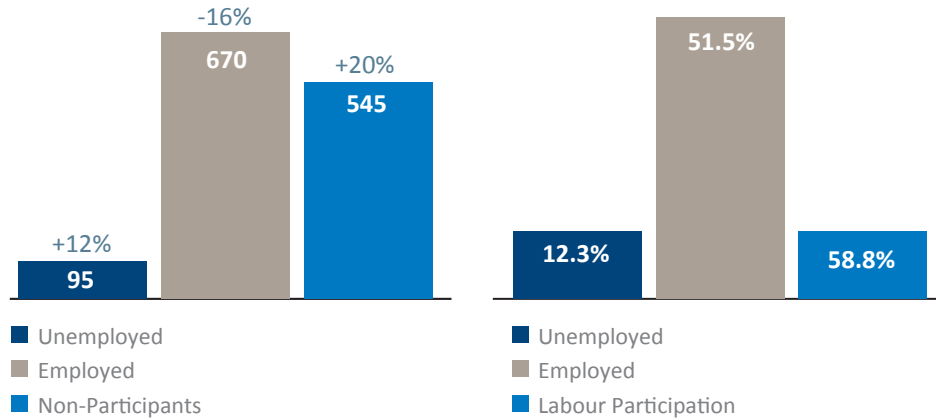
31%

of Electoral Area G residents are in "Low Income" according to Statistics Canada; 38% of children below 18 are low income.

EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



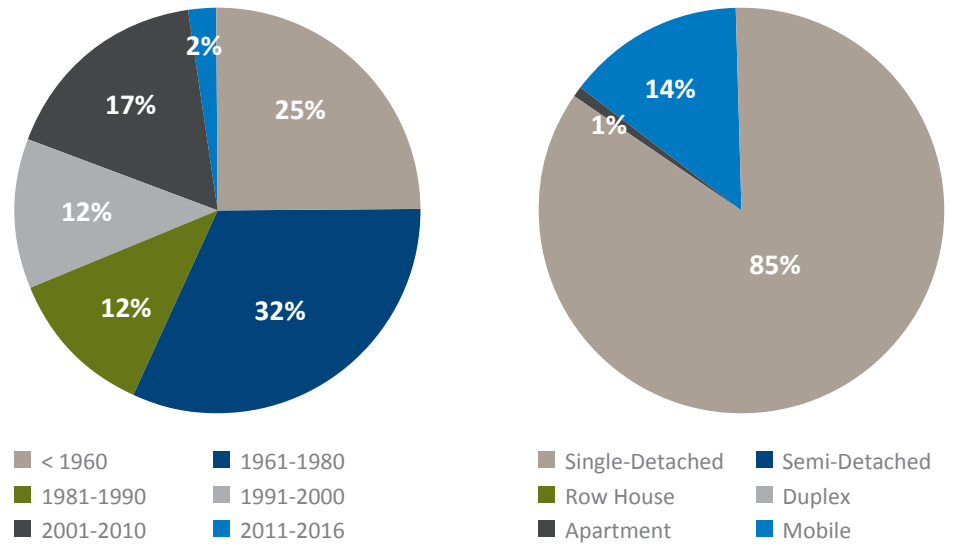
- The labour force (people working or seeking work) fell between 2006 and 2016, while those in the labour force rose.
- Even with the labour force decrease, total unemployed persons grew slightly, thus increasing the unemployment rate.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Manufacturing	140	18.4%	+ 56%	21%
Retail	125	16.4%	+ 39%	28%
Health Care	80	10.5%	- 6%	25%

HOUSING

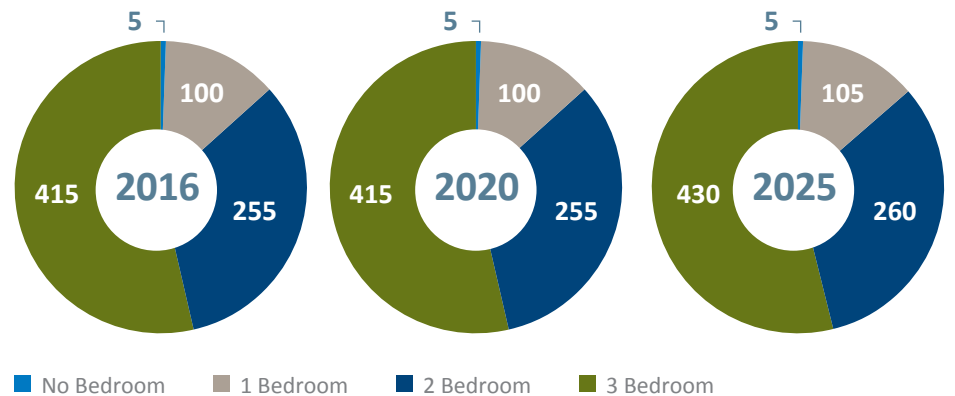
Dwelling Age 2016

Dwelling Type 2016



- About 75% of renters occupy a dwelling built prior to 1980 versus less than 55% for owner households.
- Electoral Area G historically builds 4 units annually. Housing projections anticipate an annual reduction in demand by 3 unit.

HOUSING DEMAND



14%
of workers commute
within Electoral Area G.



57%
of workers commute to
another RDCK community.

HOUSING PRICE & AVAILABILITY

* adjusted for inflation ** CMHC

	2019	average annual %Δ*
Median House	\$298,158	3.0%
Single-detached	\$463,320	3.0%
Median Rent**	\$863	2.0%
1 Bedroom	\$800	2.0%
3 Bedroom	\$1,110	0.5%

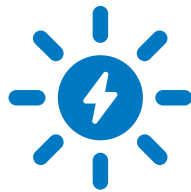
50 residential properties sold in 2019;
60% were single-family homes.

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

ENERGY POVERTY

12.3%

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



Households pay about **\$2,600** per year for utilities and **\$4,600** for gas.

SHORT-TERM RENTAL (STRs)

\$12,250

Average additional income annually per listing STRs generated.

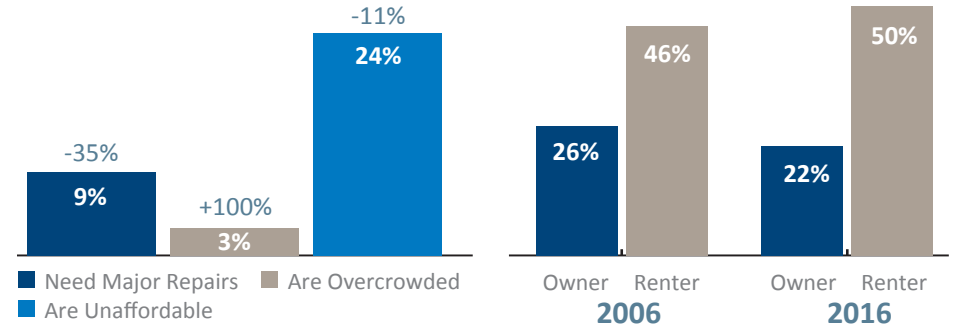


- In 2019, Electoral Area G had maximum 25 dwellings advertised or booked as an STR at one time.
- A maximum of 16 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16

Core Housing Need: '06-'16



- The number of unaffordable households dropped slightly since 2006.
- Renter households are over 2x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

- The median couple household (often dual income) can afford all Electoral Area G dwelling types.
- The median lone parent cannot reasonably afford a single-detached home.

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

