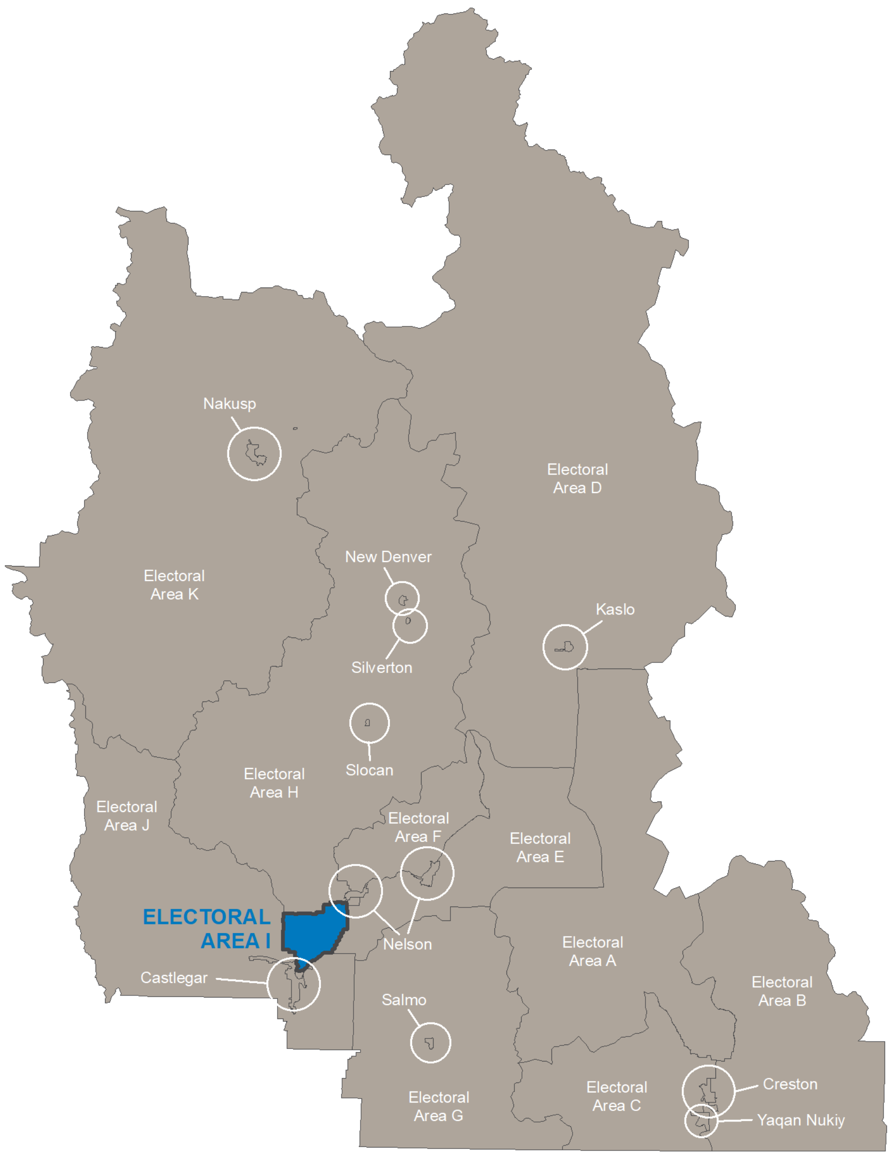
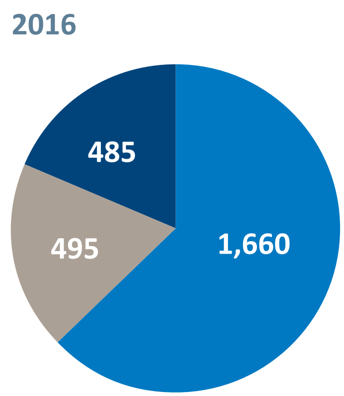
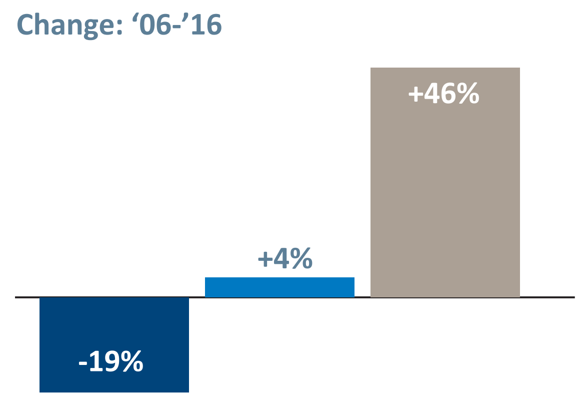
ELECTORAL AREA I

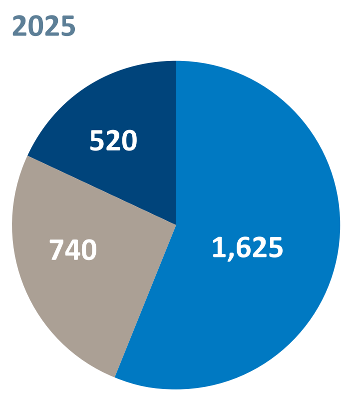
Community Summary

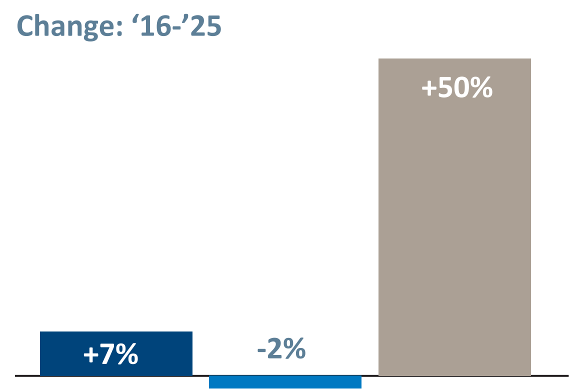


POPULATION







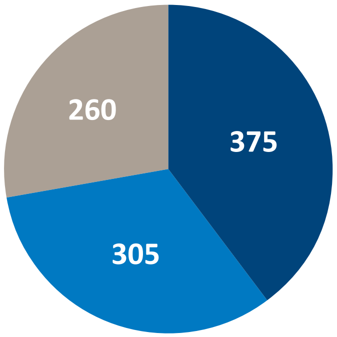


Youth (< 20) Working Age (20-64) Seniors (65+)

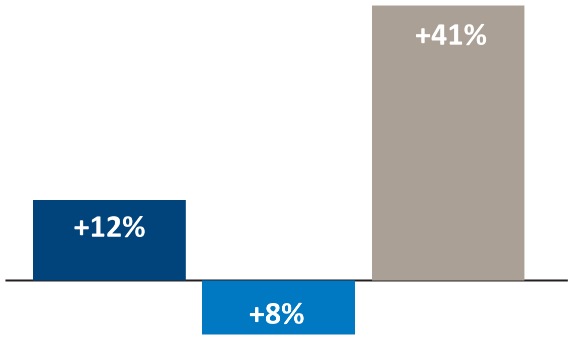
- Electoral Area I's population grew 4% between 2006 and 2016 to 2,640 residents.
- Projections anticipate growth of 9% to 2025, potentially reaching 2,885 people.
- The median age will possibly increase from 47.2 (2016) to 48.4.

FAMILIES

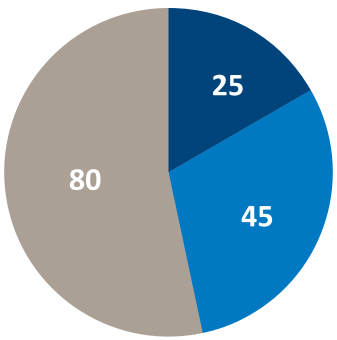
Owners 2016



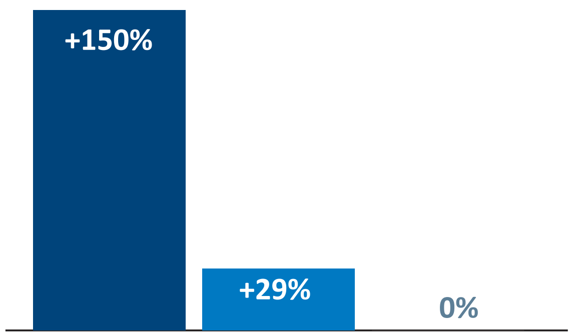
Change: '06-'16



Renters 2016



Change: '06-'16

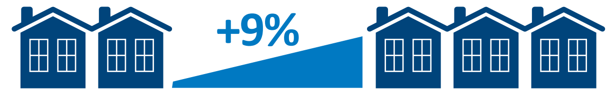


■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)

Families with children grew faster than any other family type for owner and renter households.

Renter families with children grew twice as fast as owners.

HOUSEHOLDS



Total permanent households grew 9% between 2006 and 2016 to 1,110.

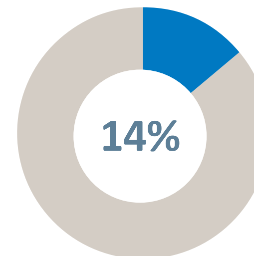
Household Rental

↑ 24%

Household Ownership

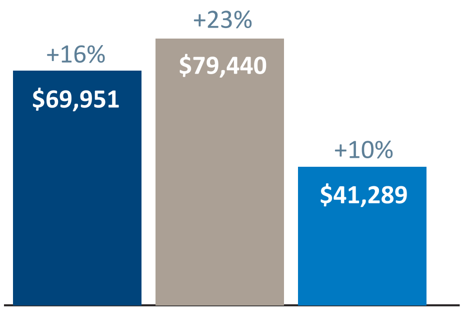
↑ 7%

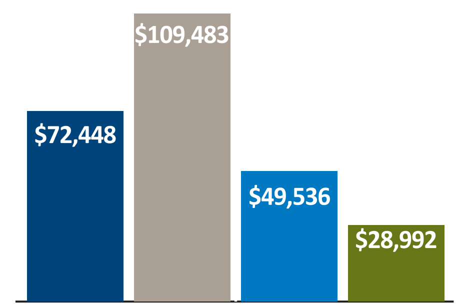
Households that Rent



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

↑ 48%

Households Earning less than $100,000

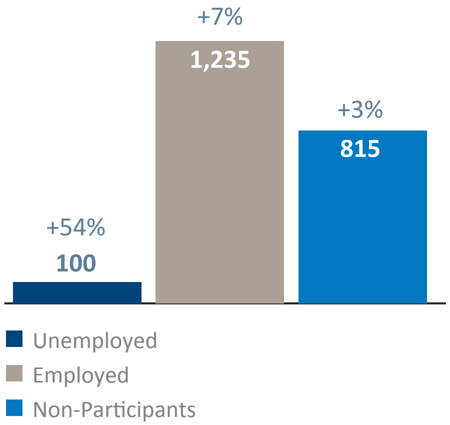
↓ 1%

15%

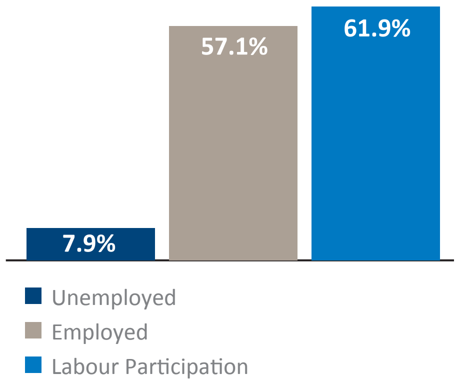
of Electoral Area I residents are in "Low Income" according to Statistics Canada; 17% of children below 18 are low income.

EMPLOYMENT

Labour Force '16 • Change: '06-'16



Labour Rate 2016



- The labour force (those working or seeking work) grew between 2006 and 2016.
- The total unemployed, and the unemployment rate, increased during that period.

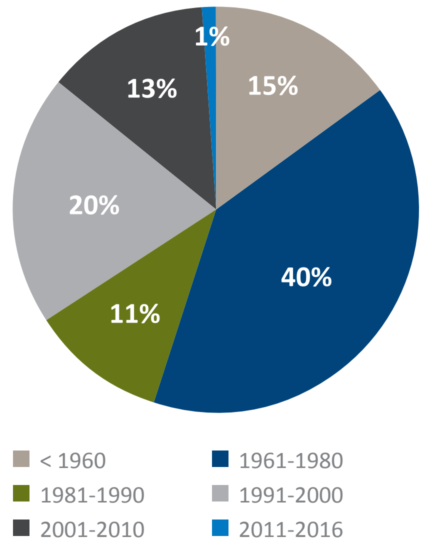
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Manufacturing	190	14.3%	- 19%	8%
Construction	145	10.9%	+ 4%	24%
Health Care	140	10.5%	+ 87%	7%

7% of workers commute within Electoral Area I.

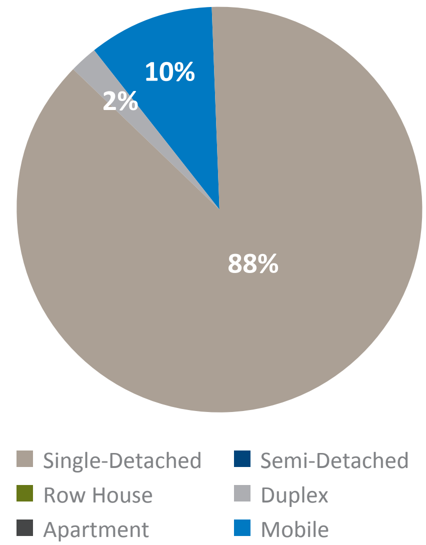
79% of workers commute to another RDCK community.

HOUSING

Dwelling Age 2016

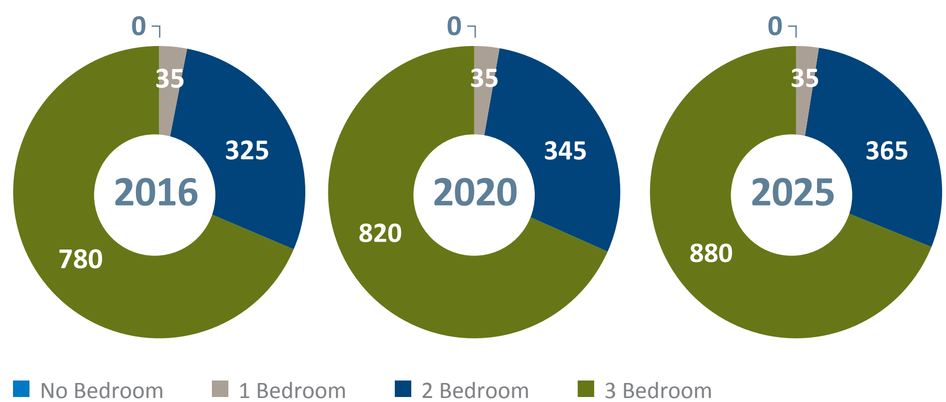


Dwelling Type 2016



- About 70% of renter household occupy a dwelling built before 1980, compared to just below 55% of owners.
- Electoral Area I historically builds 5 units annually. Housing projections anticipate an annual private market demand of 16 new units.

HOUSING DEMAND



HOUSING PRICE & AVAILABILITY

* adjusted for inflation ** CMHC	2019	average annual %Δ*
Median House	$399,677	3.0%
Single-detached	$440,967	2.0%
Median Rent**	$863	2.0%
1 Bedroom	$800	2.0%
3 Bedroom	$1,110	0.5%

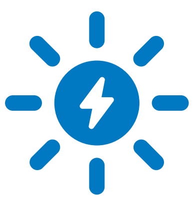
51 residential properties sold in 2019;
65% were single-family homes.

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

ENERGY POVERTY

11.1%

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



Households pay about **$2,700** per year for utilities and **$6,000** for gas.

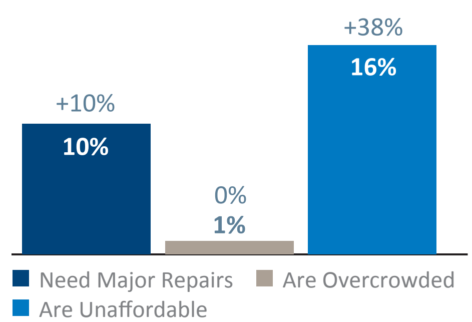
SHORT-TERM RENTAL (STRs)

$6,100 Average additional income annually per listing STRs generated.

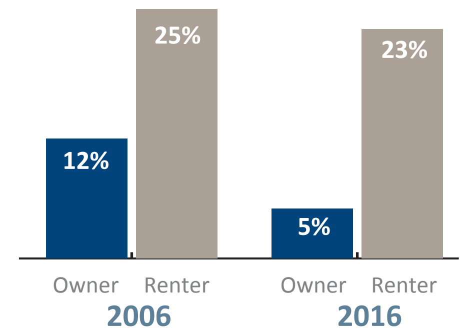
- In 2019, Electoral Area I had maximum 8 dwellings advertised or booked as an STR at one time.
- A maximum of 6 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16



Core Housing Need: '06-'16



- The number of unaffordable households grew by about 40%.
- Renter households are almost 5x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

- The median couple household (often dual income) can afford all Electoral Area I dwelling types in 2019.
- 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**