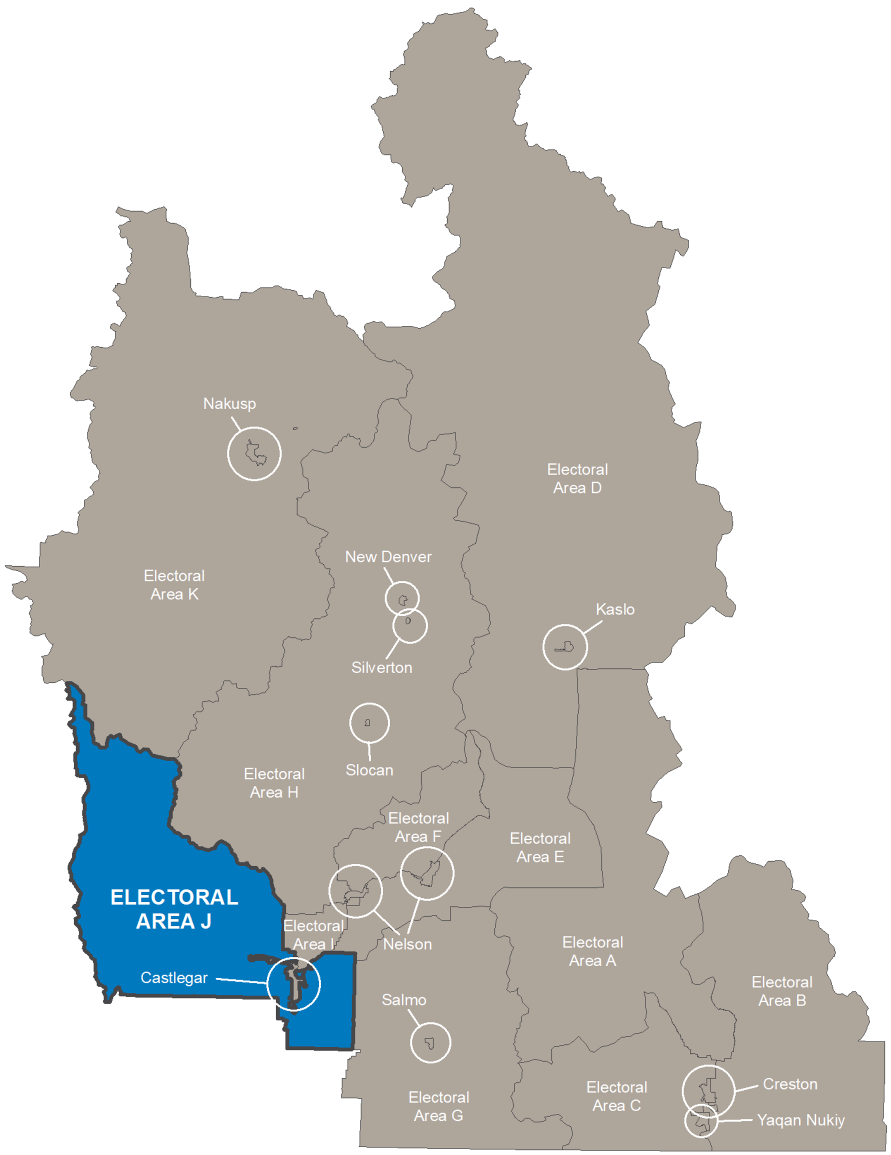
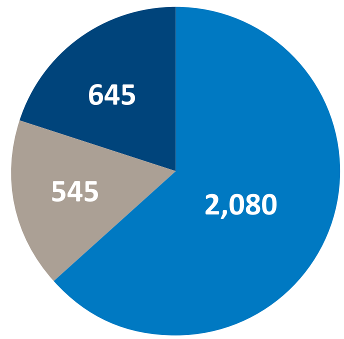
ELECTORAL AREA J
Community Summary

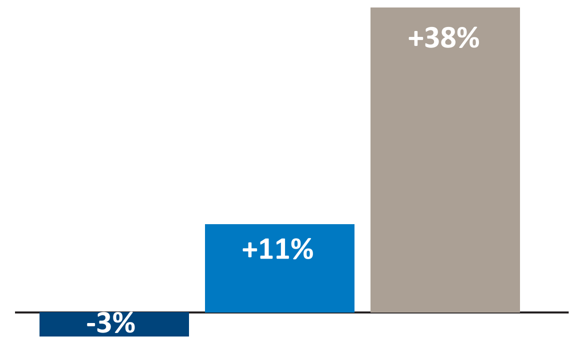


POPULATION

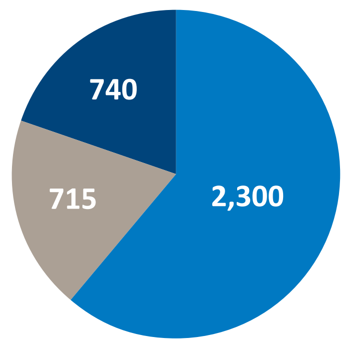
2016



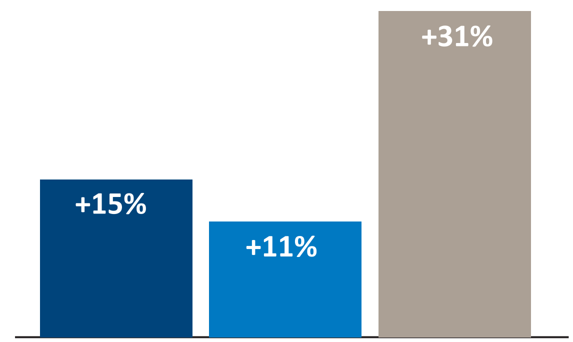
Change: '06-'16



2025



Change: '16-'25

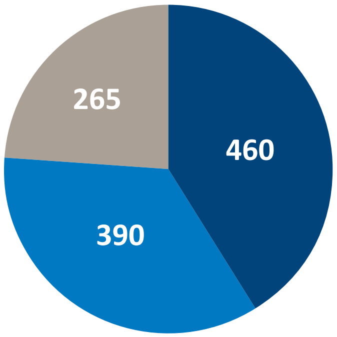


Youth (< 20) Working Age (20-64) Seniors (65+)

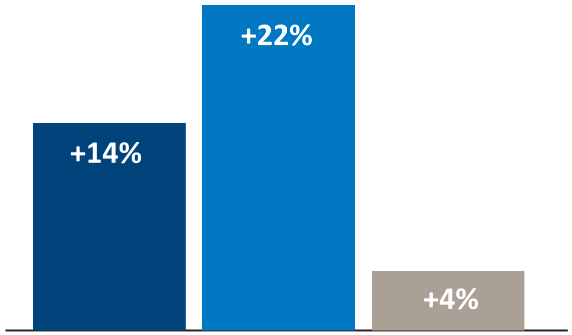
- Electoral Area J's population grew 12% between 2006 and 2016 to 3,270 residents.
- Projections anticipate growth of 15% to 2025, potentially reaching 3,755 people.
- From 2016 to 2025, Electoral Area J youth and working age cohorts may increase, causing the median age to potentially drop from 46.6 (2016) to 44.2.

FAMILIES

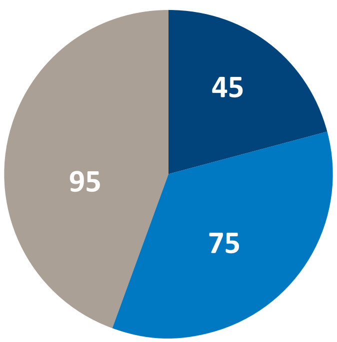
Owners 2016



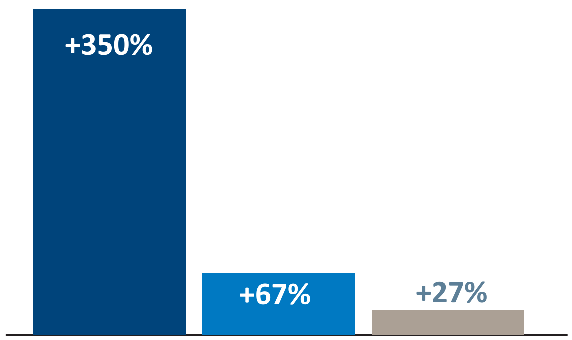
Change: '06-'16



Renters 2016



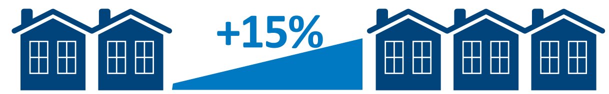
Change: '06-'16



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

All family types in both tenures grew between 2006 and 2016, inclusive of families with children.

HOUSEHOLDS



Total permanent households grew 15% between 2006 and 2016 to 1,345.

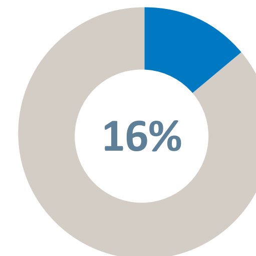
Household Rental

↑ 40%

Household Ownership

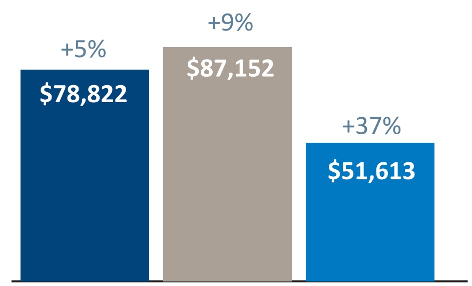
↑ 11%

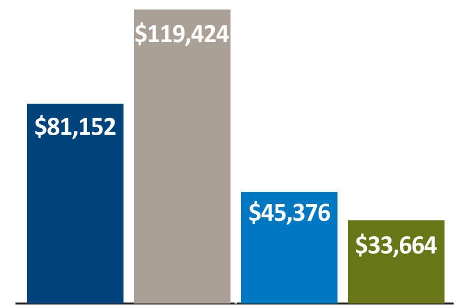
Households that Rent



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

↑ 65%

Households Earning less than $100,000

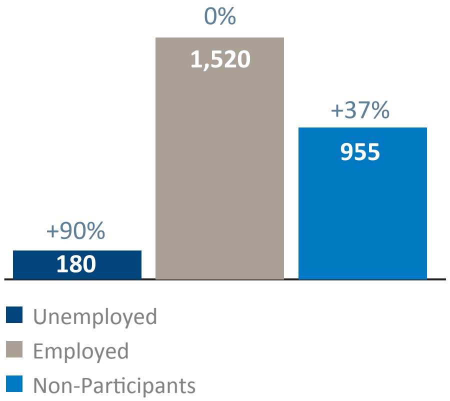
↓ 3%

12%

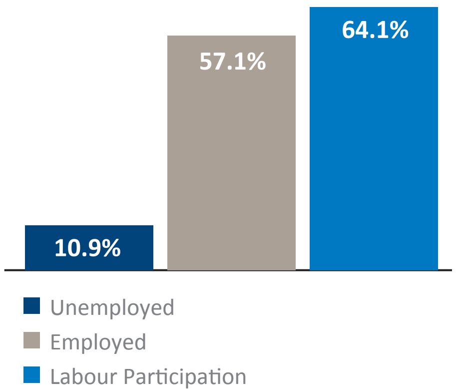
of Electoral Area J residents are in "Low Income" according to Statistics Canada; 15% of children below 18 are low income.

EMPLOYMENT

Labour Force '16 • Change: '06-'16



Labour Rate 2016



- The community had greater growth in persons not seeking employment than those who were or were working, decreasing the overall participation rate.
- The total unemployed almost doubled between 2006 and 2016, mirrored by an increase in the unemployment rate.

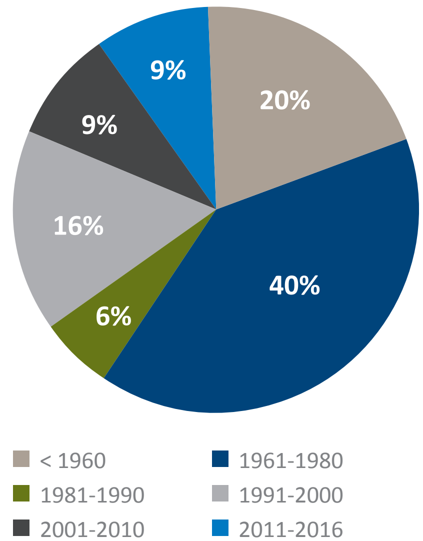
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Manufacturing	220	13.1%	- 27%	11%
Retail	220	13.1%	+ 5%	21%
Construction	185	11.0%	+ 9%	5%

5%
of workers commute within Electoral Area J.

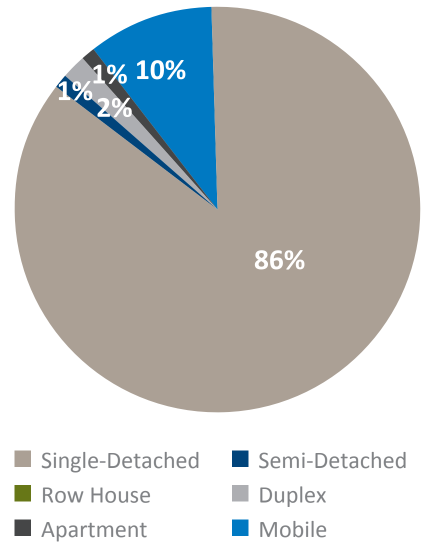
79%
of workers commute to another RDCK community.

HOUSING

Dwelling Age 2016

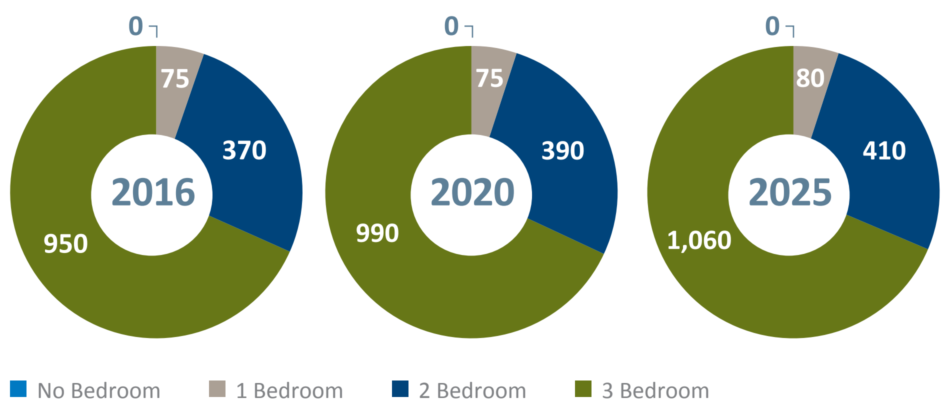


Dwelling Type 2016



- Over 75% of renter households occupy a dwelling built before 1990 versus about 63% of owner households.
- Electoral Area J historically builds 12 units annually. Housing projections anticipate an annual private market demand of 18 units.

HOUSING DEMAND



HOUSING PRICE & AVAILABILITY

* adjusted for inflation ** CMHC	2019	average annual %Δ*
Median House	$328,315	0.5%
Single-detached	$410,929	2.0%
Median Rent**	$863	2.0%
1 Bedroom	$800	2.0%
3 Bedroom	$1,110	0.5%

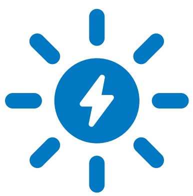
66 residential properties sold in 2019;
71% were single-family homes.

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

ENERGY POVERTY

9.9%

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



Households pay about **$3,200** per year for utilities and **$5,400** for gas.

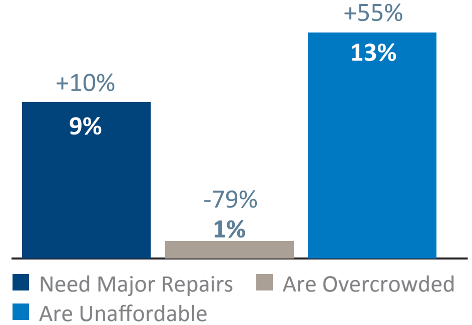
SHORT-TERM RENTAL (STRs)

$9,750 **Average additional income annually per listing STRs generated.**

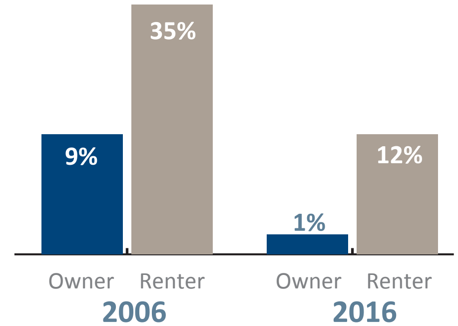
- In 2019, Electoral Area J had maximum 13 dwellings advertised or booked as an STR at one time.
- A maximum of 11 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16



Core Housing Need: '06-'16



- The number of unaffordable households grew by about half.
- Renter households are almost 6x more likely to be in Core Housing Need, but improved substantially from 2006.

HOUSING AFFORDABILITY

- The median couple household (often dual income) can afford all Electoral Area J dwelling types based on available 2019 prices.
- 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**