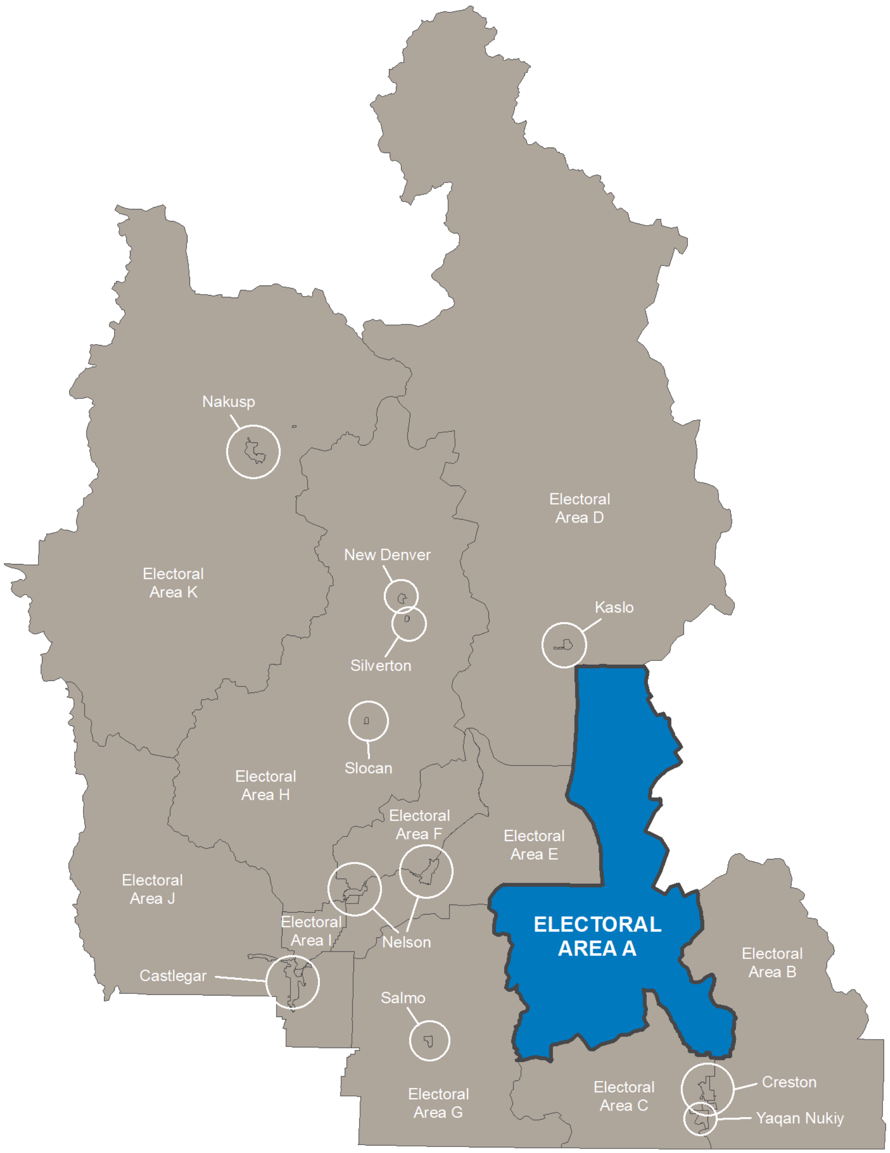
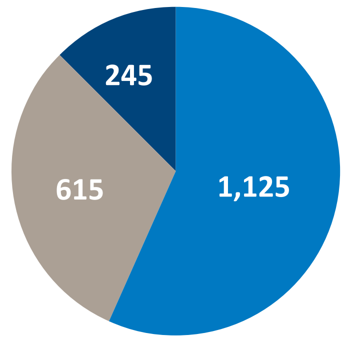
ELECTORAL AREA A
Community Summary

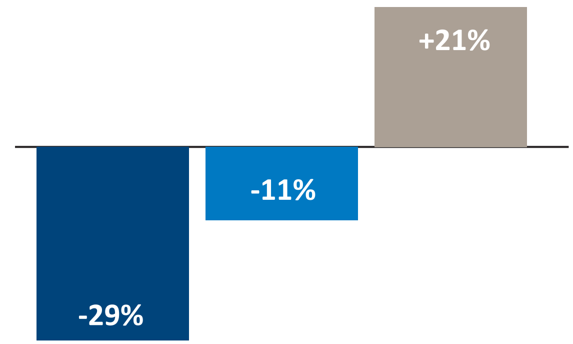


POPULATION

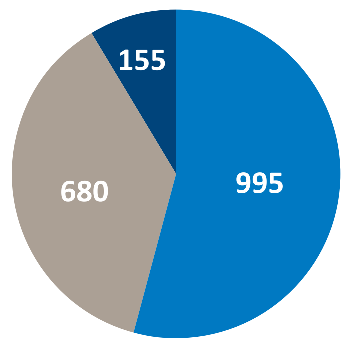
2016



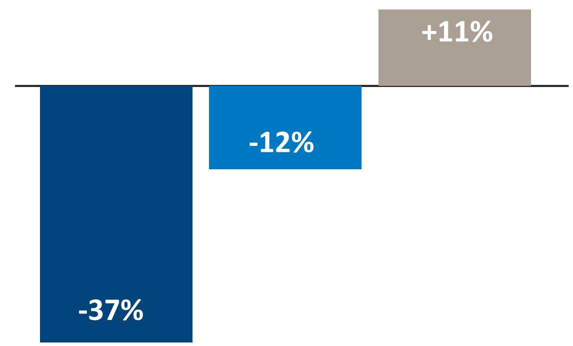
Change: '06-'16



2025



Change: '16-'25

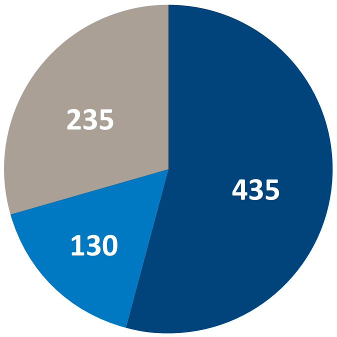


Youth (< 20) Working Age (20-64) Seniors (65+)

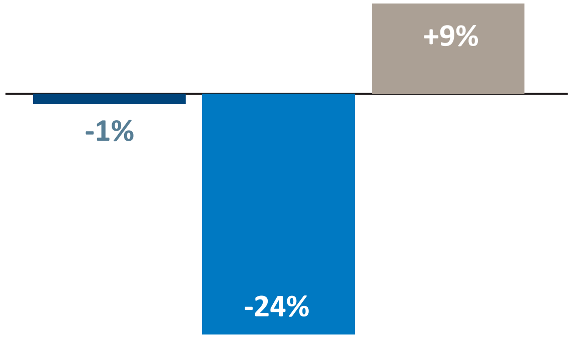
- Electoral Area A's population declined 7% between 2006 and 2016 to 1,925.
- Projections anticipate an 8% decline to 1,830 residents in 2025.
- The median age may grow slightly from 58.2 to 58.8 as senior growth remains the only cohort to grow.

FAMILIES

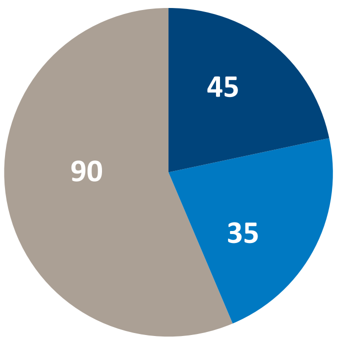
Owners 2016



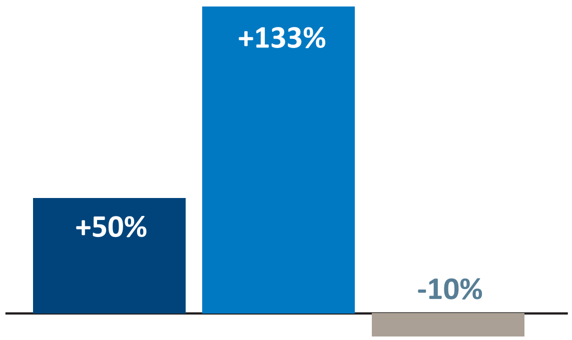
Change: '06-'16



Renters 2016



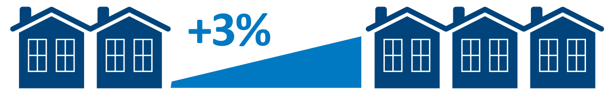
Change: '06-'16



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

Electoral Area A lost owner families with children between 2006 and 2016, while renter families surged over the same period.

HOUSEHOLDS



Total permanent households grew 3% between 2006 and 2016 to 965.

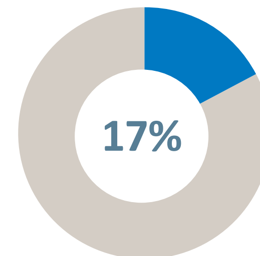
Household Rental

↑ 7%

Household Ownership

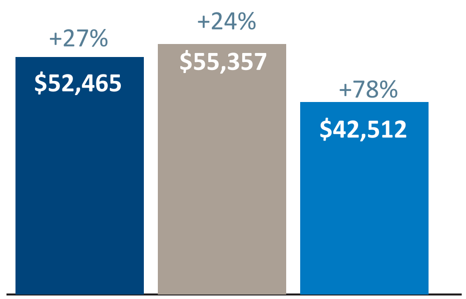
↓ 4%

Households that Rent

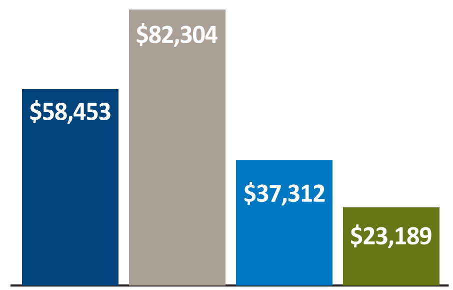


INCOME

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

↑ 33%

Households Earning less than $100,000

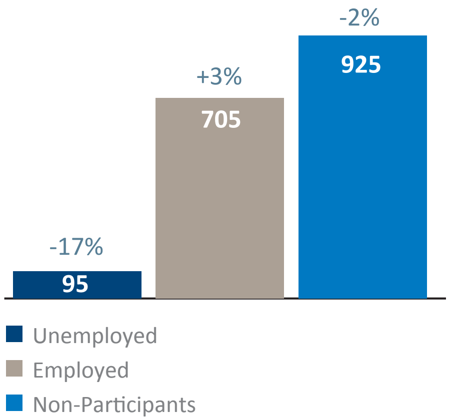
↓ 7%

23%

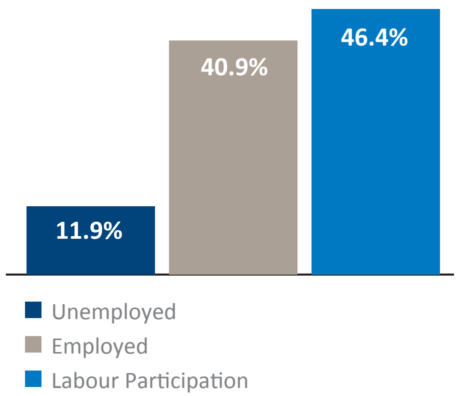
of Electoral Area A residents are in "Low Income" according to Statistics Canada; 29% of children below 18 are low income.

EMPLOYMENT

Labour Force '16 • Change: '06-'16



Labour Rate 2016



- Non-labour force participants (e.g. retirees) fell faster than those participating, indicating that higher proportions of the community are working or seeking work.
- In addition, the employment rate increased while unemployment decreased over the same period.

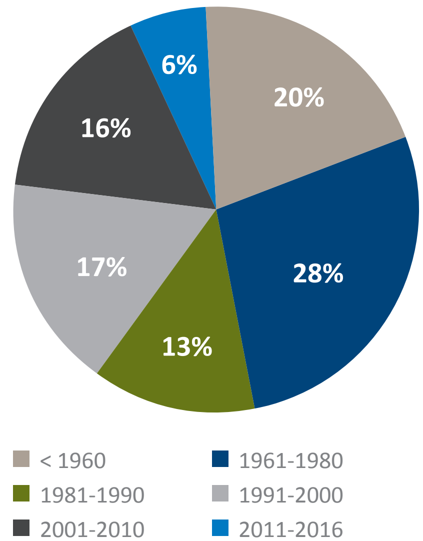
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Construction	115	14.7%	+ 39%	26%
Food & Forestry	75	9.6%	+ 25%	20%
Health Care	65	8.3%	+ 18%	0%

47% of workers commute within Electoral Area A.

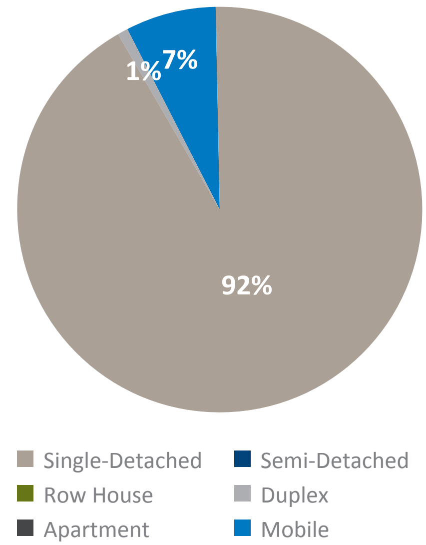
43% of workers commute to another RDCK community.

HOUSING

Dwelling Age 2016

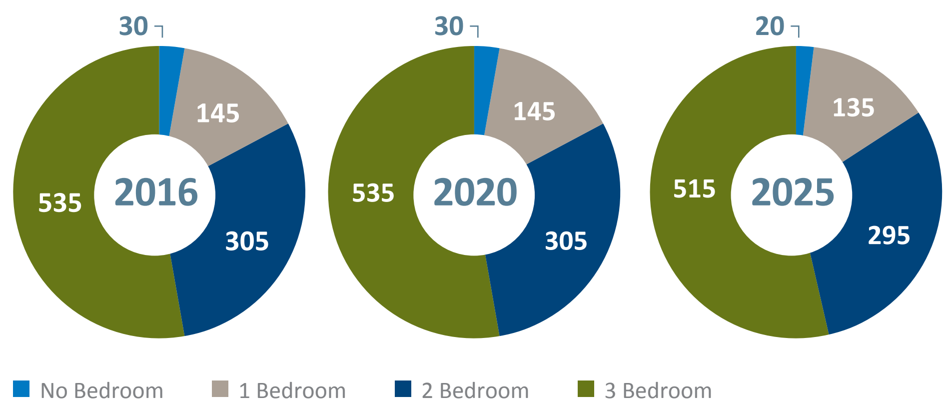


Dwelling Type 2016



- About 64% of renter households occupy dwellings built before 1980 versus 45% of owner households.
- Electoral Area A historically builds 13 units annually. Housing projections anticipate an annual private market demand reduction of 6 new units.

HOUSING DEMAND



HOUSING PRICE & AVAILABILITY

** adjusted for inflation ** CMHC*	2019	average annual %Δ*
Median House	$326,273	1.0%
Single-detached	$326,787	0.5%
Median Rent**	$863	2.0%
1 Bedroom	$800	2.0%
3 Bedroom	$1,110	0.5%

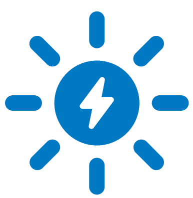
81 residential properties sold in 2019;
75% were single-family homes.

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

ENERGY POVERTY

9.0%

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



Households pay about **$2,500** per year for utilities and **$3,500** for gas.

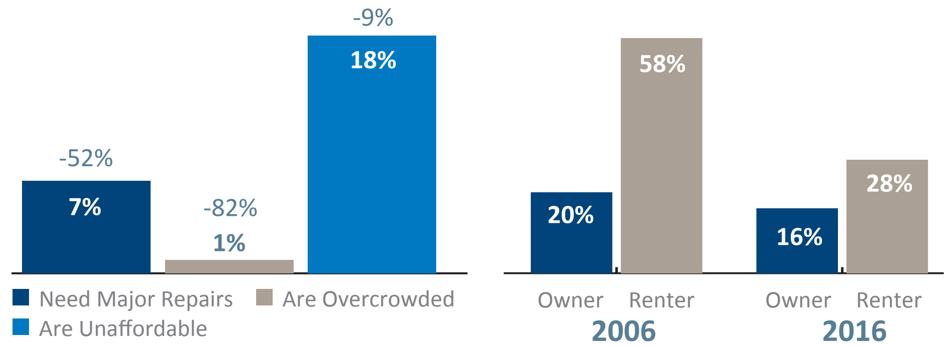
SHORT-TERM RENTAL (STRs)

$7,600 **Average additional income annually per listing STRs generated.**

- In 2019, Electoral Area A had maximum 68 dwellings advertised or booked as an STR at one time.
- A maximum of 57 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 homes fell about 10% since 2006.
- Renter households are less than 2x more likely to be in Core Housing Need; renter core housing need fell by half since 2006.

HOUSING AFFORDABILITY

- The median couple household (often dual income) can afford a single-detached dwelling in Electoral Area A; while lone parents or singles/roommates cannot reasonably afford the most common housing type.

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