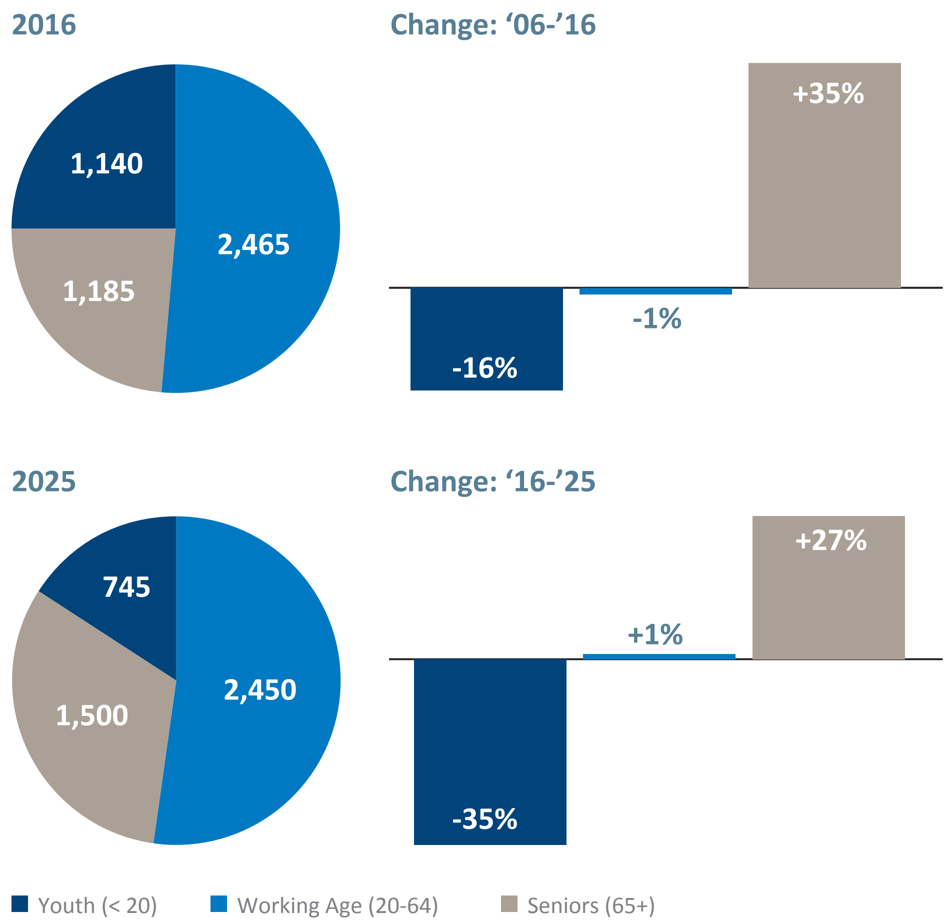
ELECTORAL AREA B

Community Summary

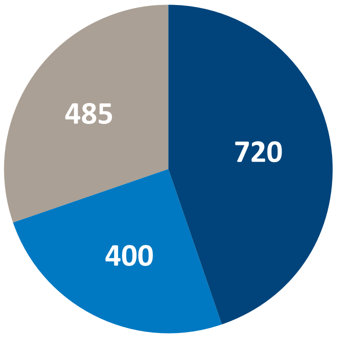
POPULATION



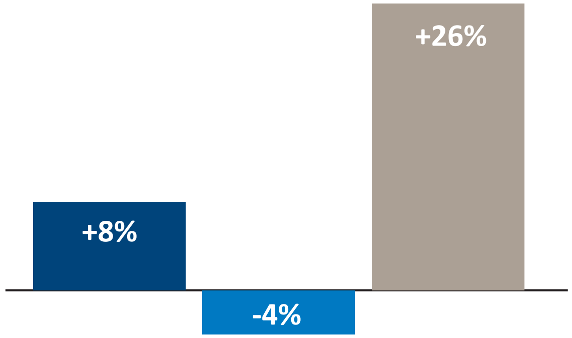
- Electoral Area B grew 1% between 2006 and 2016 to 4,790, supported by growth in seniors; projections anticipate a 1% decline to 2025.
- Continued growth in older age cohorts will push the median age upwards to potentially 53.7 in 2025 from 51.8 in 2016.

FAMILIES

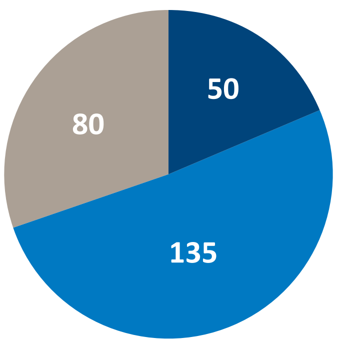
Owners 2016



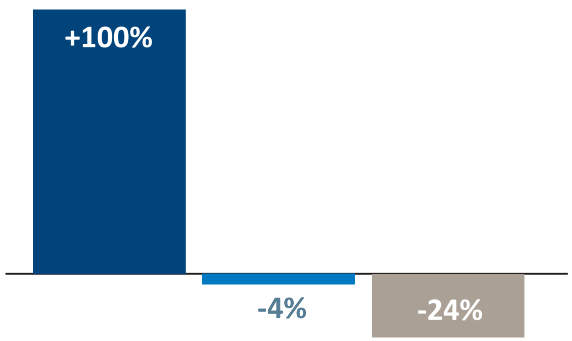
Change: '06-'16



Renters 2016



Change: '06-'16

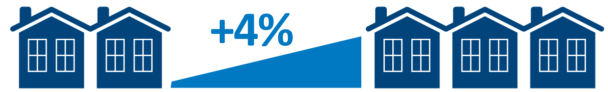


■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)

Families with children fell similarly across both owner and renter household, while families without increased.

Non-families (like singles or roommates) had a noticeable rise for owners.

HOUSEHOLDS



Total permanent households grew 4% between 2006 and 2016 to 1,890.

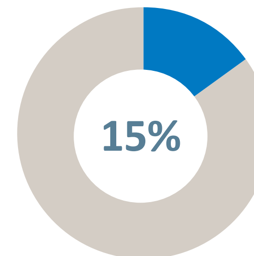
Household Rental

↓ 4%

Household Ownership

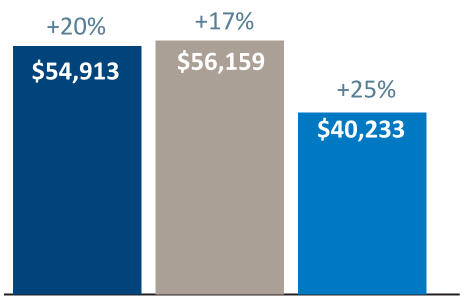
↑ 7%

Households that Rent

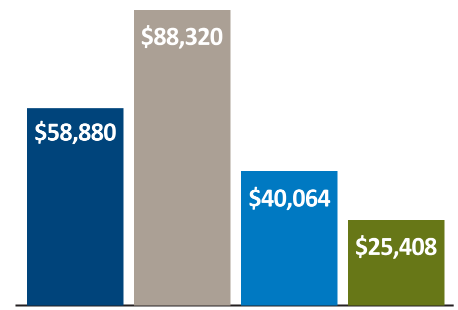


INCOME

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

↑ 61%

Households Earning less than $100,000

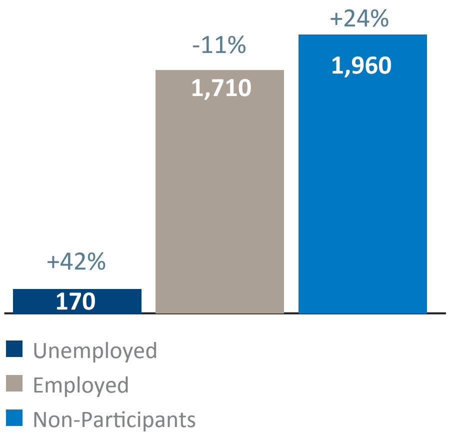
↓ 5%

23%

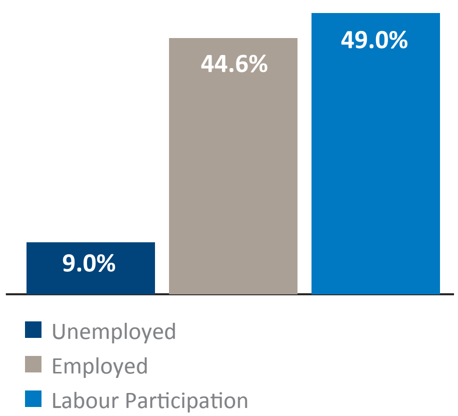
of Electoral Area B residents are in "Low Income" according to Statistics Canada; 61% of children below 18 are low income.

EMPLOYMENT

Labour Force '16 • Change: '06-'16



Labour Rate 2016



- Electoral Area B has more people not working or not seeking work in 2016 than otherwise, which is the opposite of 2006.
- Both the total unemployed and the unemployment rate increased over the decade.

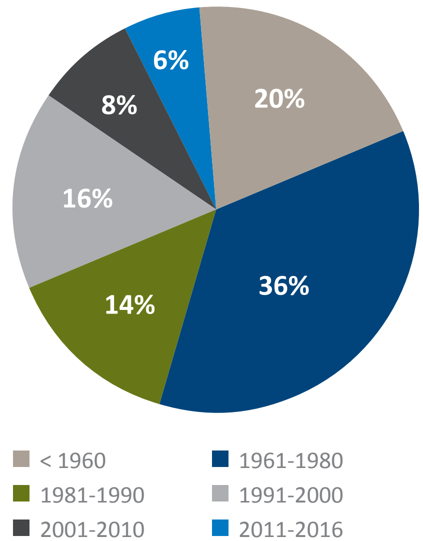
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Food & Forestry	305	16.4%	- 26%	8%
Health Care	210	11.3%	- 22%	17%
Retail	185	9.9%	+ 32%	24%

15% of workers commute within Electoral Area B.

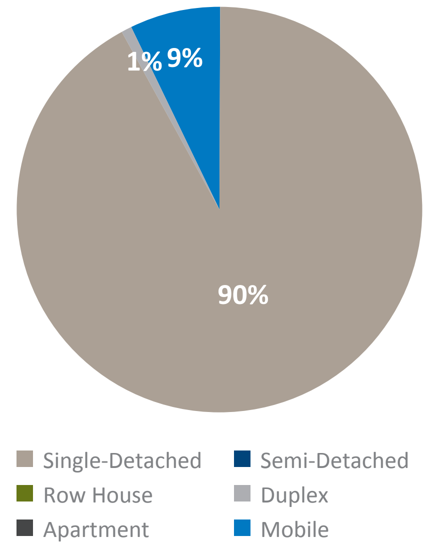
75% of workers commute to another RDCK community.

HOUSING

Dwelling Age 2016

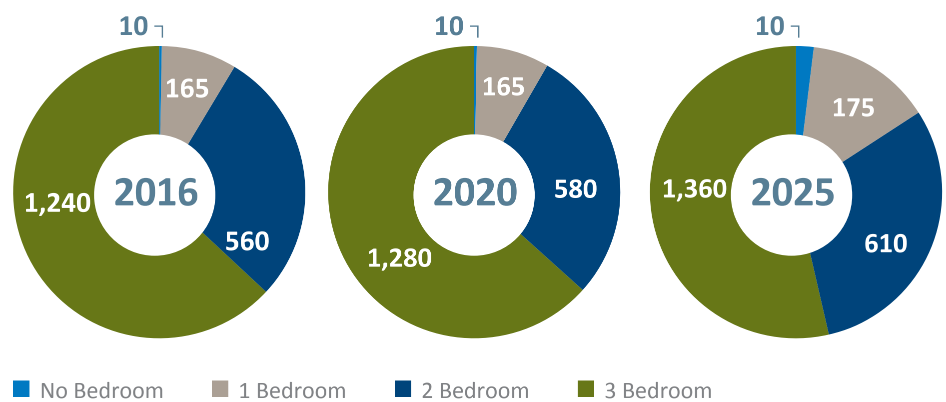


Dwelling Type 2016



- 32% of owner households occupy a dwelling built after 1990 versus 13% of owner households.
- Electoral Area B historically builds 12 units annually. Housing projections anticipate an annual private market demand of 20 new units.

HOUSING DEMAND



HOUSING PRICE & AVAILABILITY

* *adjusted for inflation* ** *CMHC*	2019	average annual %Δ*
Median House	$272,169	- 1.0%
Single-detached	$319,380	- 1.0%
Median Rent**	$863	2.0%
1 Bedroom	$800	2.0%
3 Bedroom	$1,110	0.5%

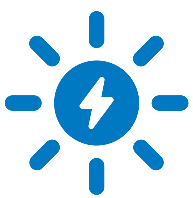
67 residential properties sold in 2019;
63% were single-family homes.

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 **$2,800** per year for utilities and **$4,200** for gas.

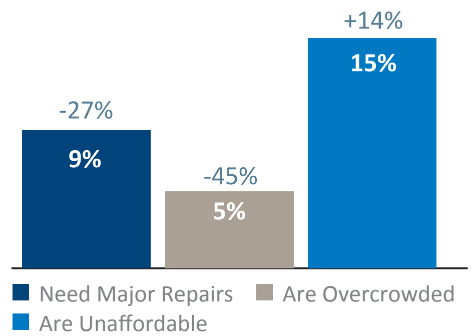
SHORT-TERM RENTAL (STRs)

$2,900 **Average additional income annually per listing STRs generated.**

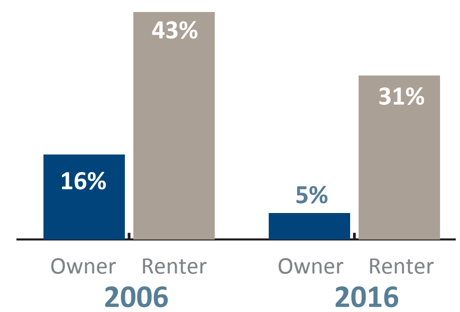
- In 2019, Electoral Area B had maximum 11 dwellings advertised or booked as an STR at one time.
- A maximum of 6 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16



Core Housing Need: '06-'16



- The number of unaffordable homes grew about 10% since 2006.
- Renter households are about 6x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

- The median couple household (often dual income) can afford all dwelling types in Electoral Area B (which are mostly single homes).
- 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**