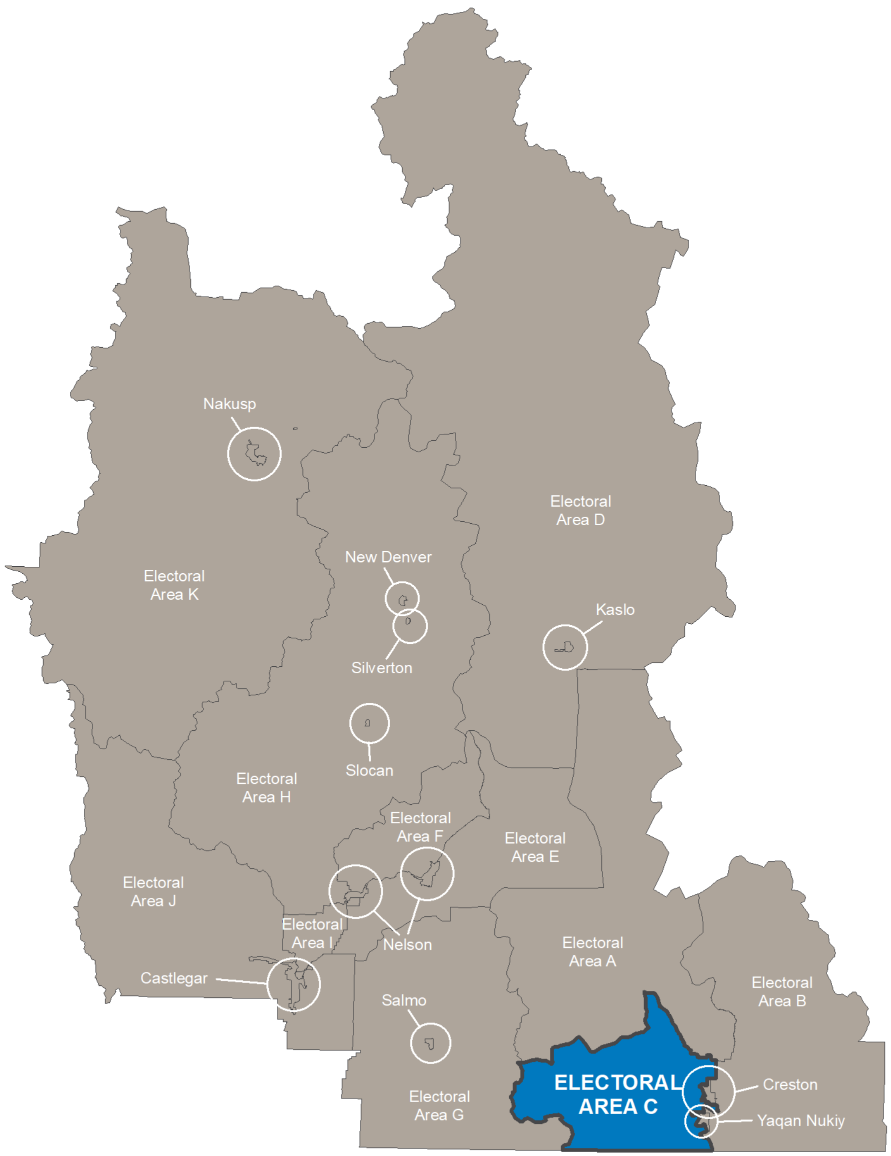
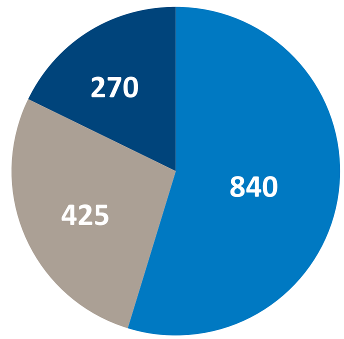
ELECTORAL AREA C
Community Summary

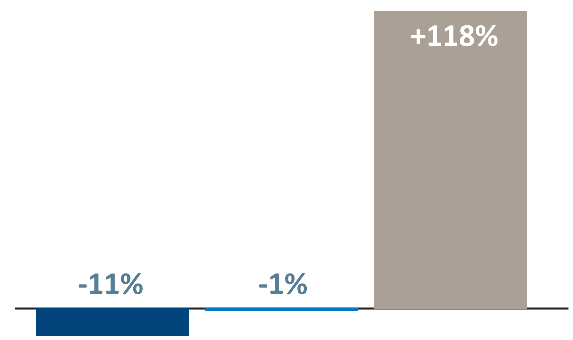


POPULATION

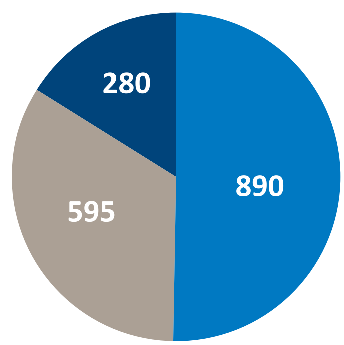
2016



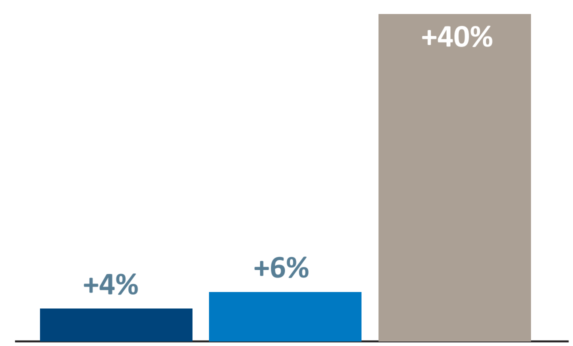
Change: '06-'16



2025



Change: '16-'25

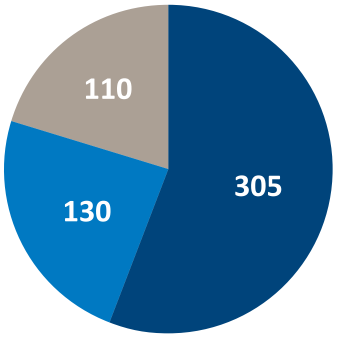


Youth (< 20) Working Age (20-64) Seniors (65+)

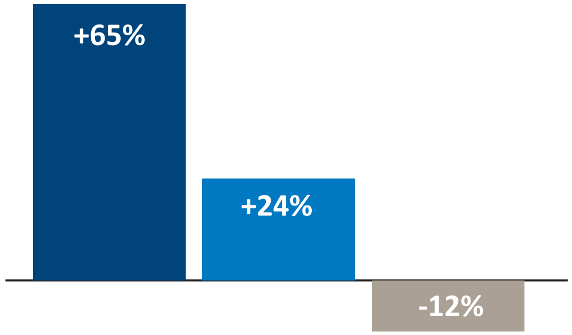
- Electoral Area C grew 14% between 2006 and 2016 to 1,535 residents.
- Projections anticipate continued growth of 15% to 2025, potentially reaching 1,765 people. Growth is mostly supported by a growing senior population.
- The median age grew to 53.6 in 2016, and may reach 55.8 by 2025.

FAMILIES

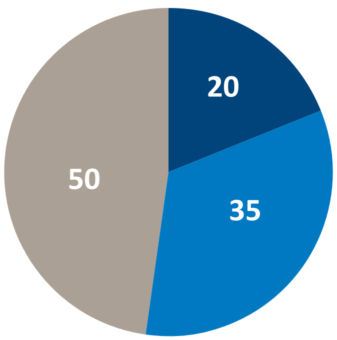
Owners 2016



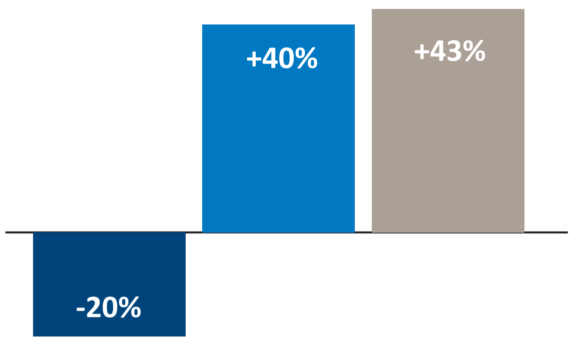
Change: '06-'16



Renters 2016



Change: '06-'16

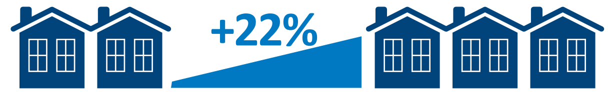


- Families w/out Children
- Families w/ Children
- Non-families (e.g. singles/roommates)

Families without children grew dramatically for owner households, but was the only family type to decline for renters.

Both tenures experienced an increase in families with children.

HOUSEHOLDS



Total permanent households grew 22% between 2006 and 2016 to 655.

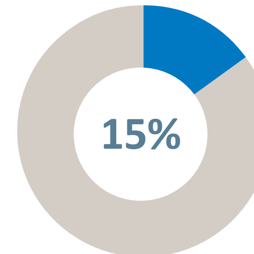
Household Rental

↑ **5%**

Household Ownership

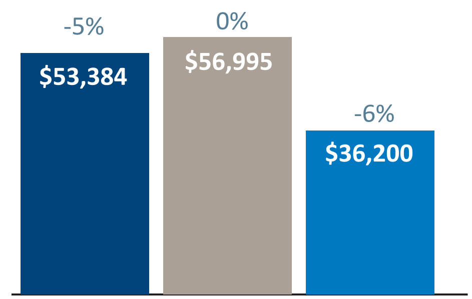
↑ **24%**

Households that Rent

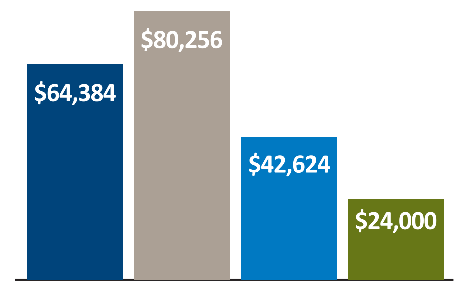


INCOME

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

↑ **38%**

Households Earning less than $100,000

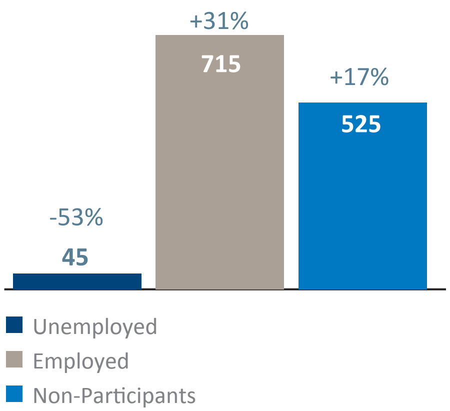
↑ **24%**

19%

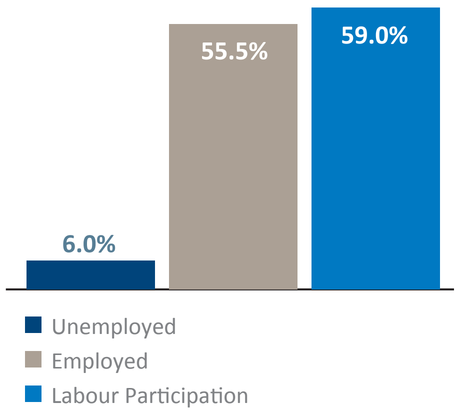
of Electoral Area C residents are in "Low Income" according to Statistics Canada; 19% of children below 18 are low income.

EMPLOYMENT

Labour Force '16 • Change: '06-'16



Labour Rate 2016



- The total people working or seeking work grew faster than those not, meaning more people are participating in the economy.
- Total employed persons dropped by half between 2006 and 2016, also decreasing the unemployment rate.

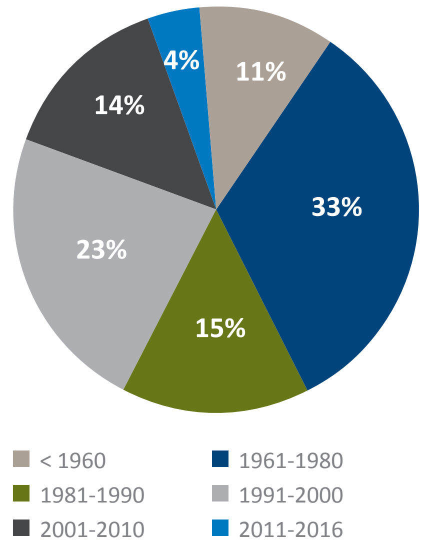
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Food & Forestry	745	20.8%	+ 24%	13%
Health Care	100	13.4%	+ 25%	0%
Retail	65	8.7%	+ 65%	15%

11% of workers commute within Electoral Area C.

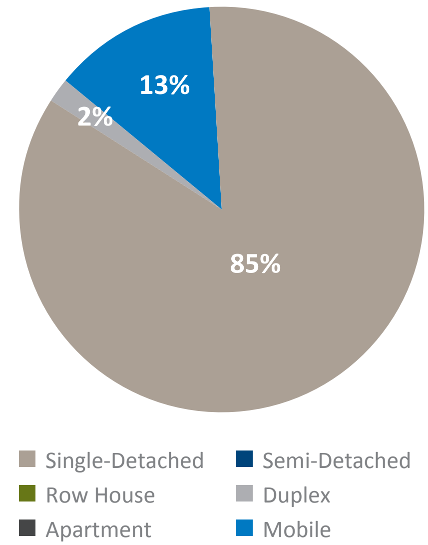
80% of workers commute to another RDCK community.

HOUSING

Dwelling Age 2016

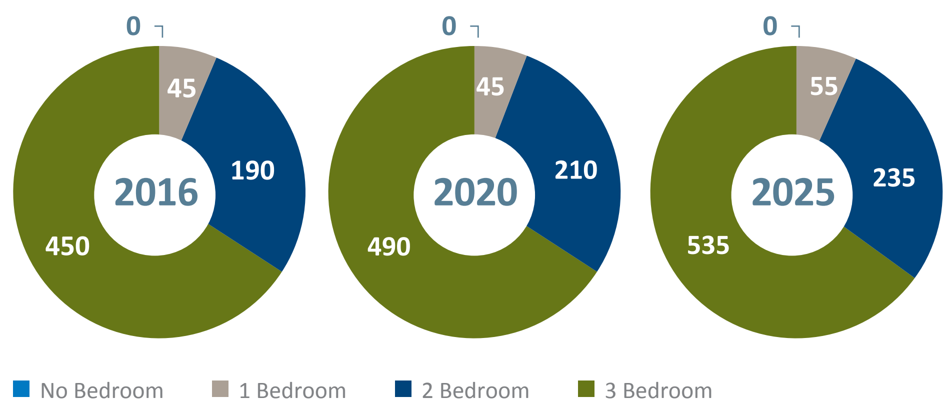


Dwelling Type 2016



- 14% of renter households occupy dwellings built before 1960 versus 11% for owner households.
- Electoral Area C historically builds 4 units annually. Housing projections anticipate an annual private market demand of 15 new units.

HOUSING DEMAND



HOUSING PRICE & AVAILABILITY

* adjusted for inflation ** CMHC	2019	average annual %Δ*
Median House	$334,911	0%
Single-detached	$357,837	- 0.5%
Median Rent**	$863	2.0%
1 Bedroom	$800	2.0%
3 Bedroom	$1,110	0.5%

47 residential properties sold in 2019;
64% were single-family homes.

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

ENERGY POVERTY

10.1%

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 **$4,000** for gas.

SHORT-TERM RENTAL (STRs)

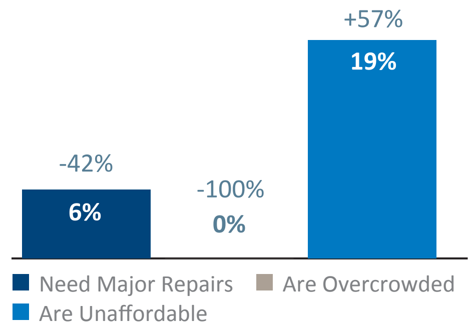
$12,600

Average additional income annually per listing STRs generated.

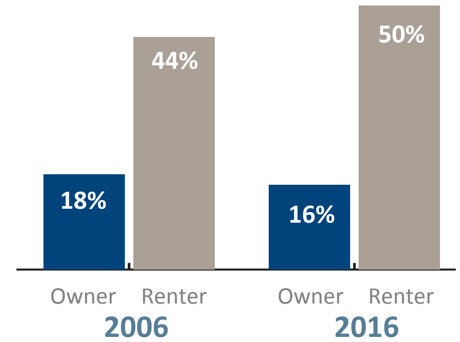
- In 2019, Electoral Area C had maximum 6 dwellings advertised or booked as an STR at one time.
- A maximum of 2 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16



Core Housing Need: '06-'16



- The number of unaffordable homes grew by more than half since 2006.
- Renter households are over 3x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

- The median couple household (often dual income) can afford all Electoral Area C 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**