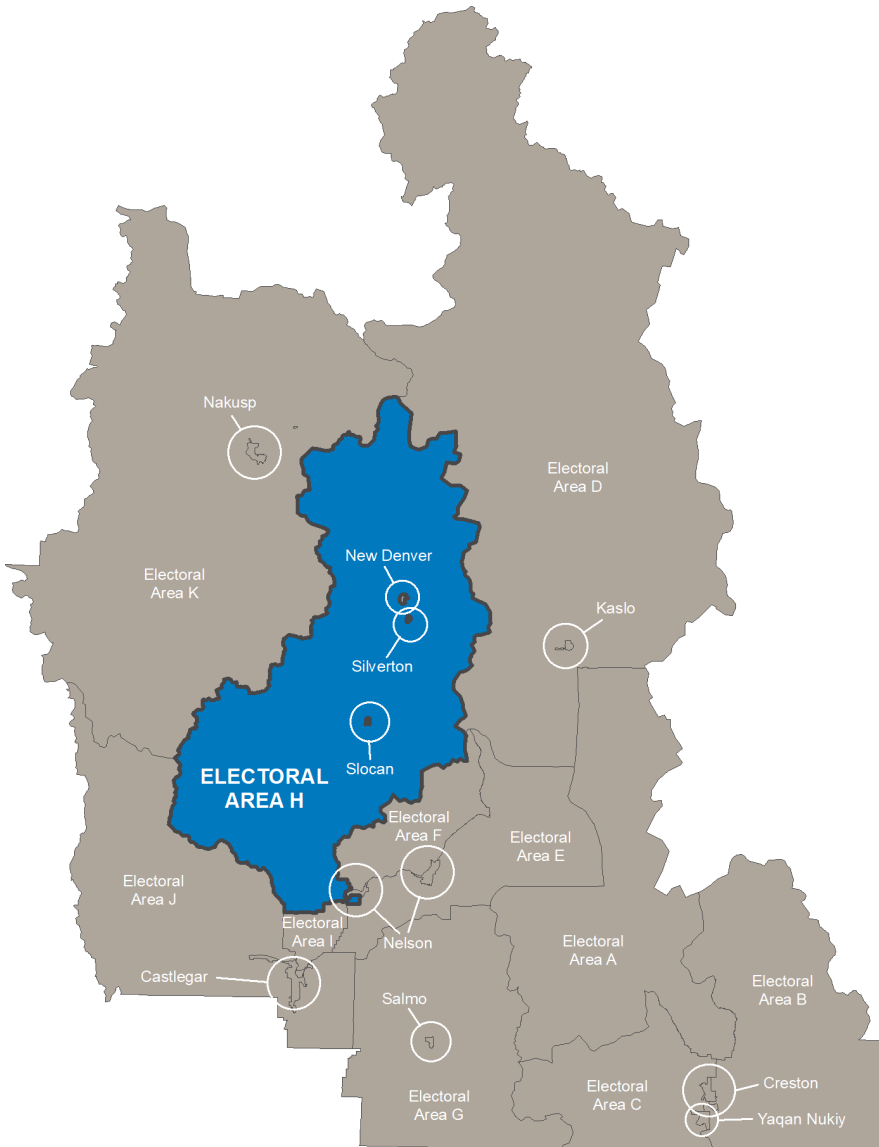


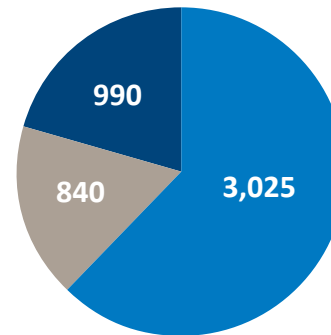
ELECTORAL AREA H

Community Summary

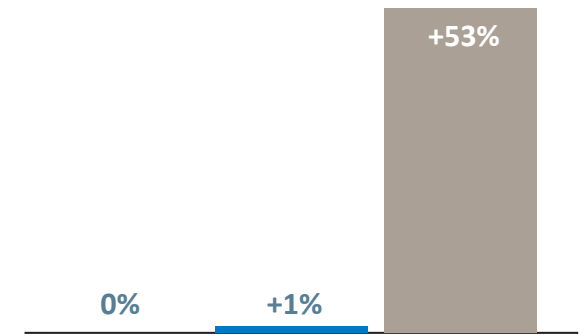


POPULATION

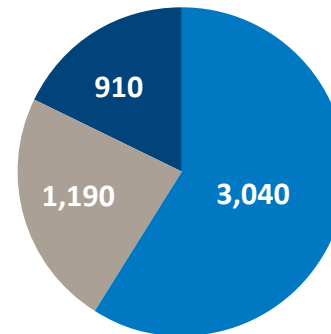
2016



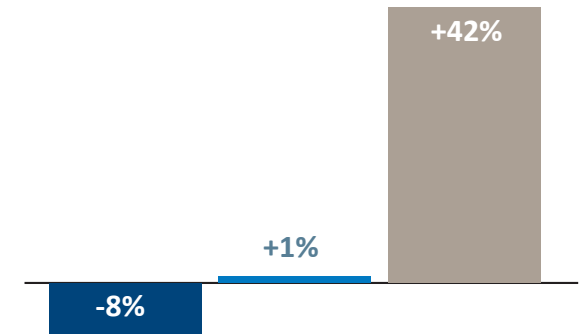
Change: '06-'16



2025



Change: '16-'25

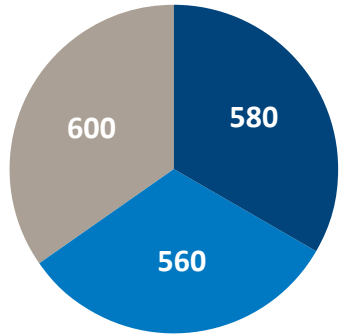


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

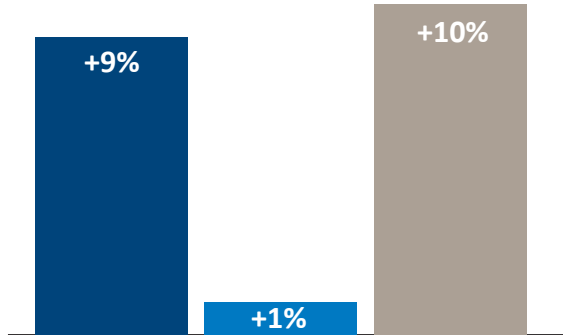
- Electoral Area H's population grew 7% between 2006 and 2016 to 4,855 residents.
- Projections anticipate continued growth of 6% to 2025, potentially reaching 5,140 people.
- With continued senior growth, median age may rise from 46.7 (2016) to 48.3.

FAMILIES

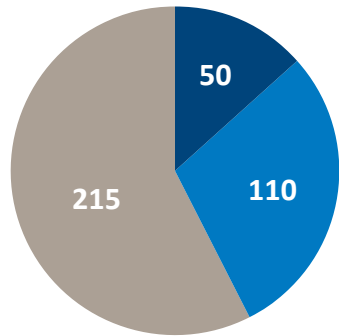
Owners 2016



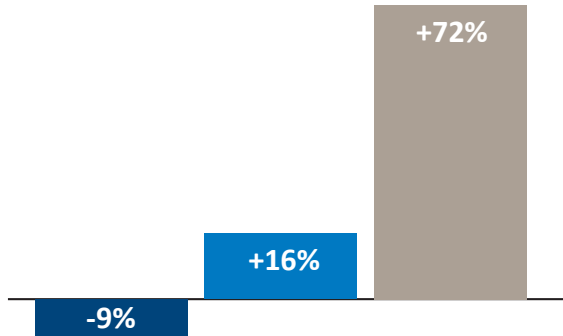
Change: '06-'16



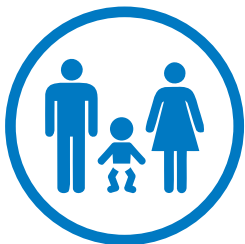
Renters 2016



Change: '06-'16



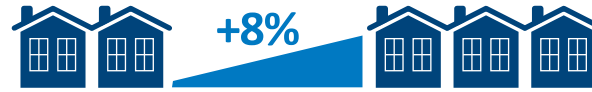
■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Families with children grew faster for renter households than owner, relative to their size.

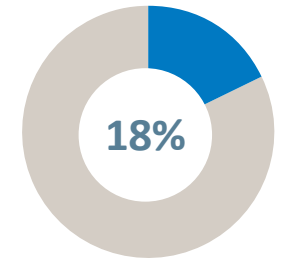
Owner households had growth in all family types.

HOUSEHOLDS



Total permanent households grew 8% between 2006 and 2016 to 2,125.

Households that Rent



Household Rental

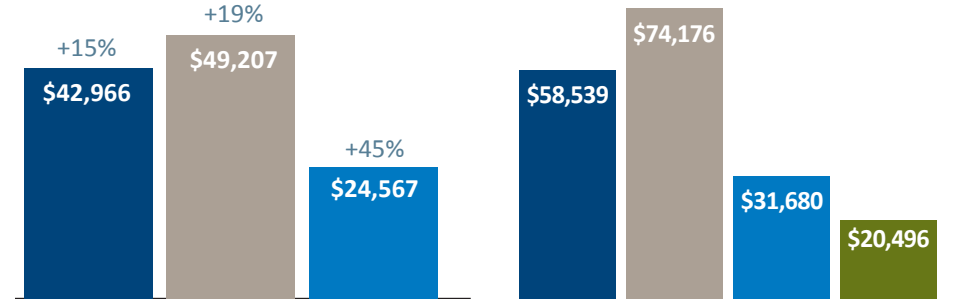
↑ 31%

Household Ownership

↑ 5%

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

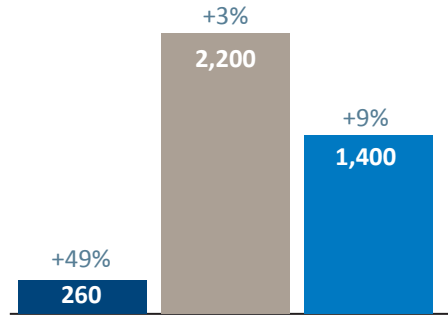
↑ 2%

31%

of Electoral Area H residents are in "Low Income" according to Statistics Canada; 38% of children below 18 are low income.

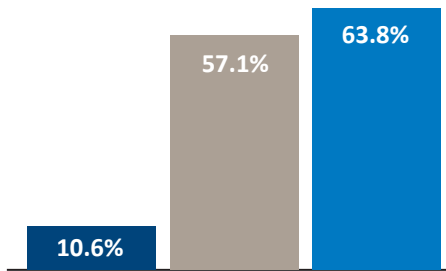
EMPLOYMENT

Labour Force '16 • Change: '06-'16



■ Unemployed
■ Employed
■ Non-Participants

Labour Rate 2016



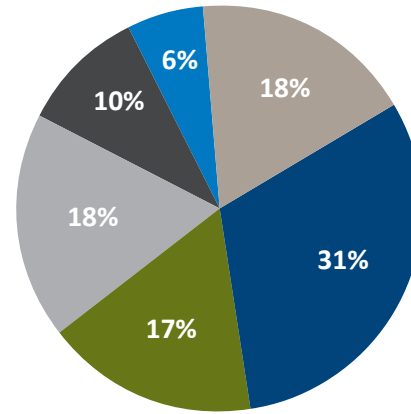
■ Unemployed
■ Employed
■ Labour Participation

- Even as the population ages, Electoral Area H's working or seeking work persons grew between 2006 and 2016.
- The number of unemployed persons grew by almost 50%, which subsequently pushed the unemployment rate higher.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Construction	370	15.4%	+ 12%	8%
Retail	280	11.6%	+ 51%	18%
Manufacturing	205	8.5%	- 32%	17%

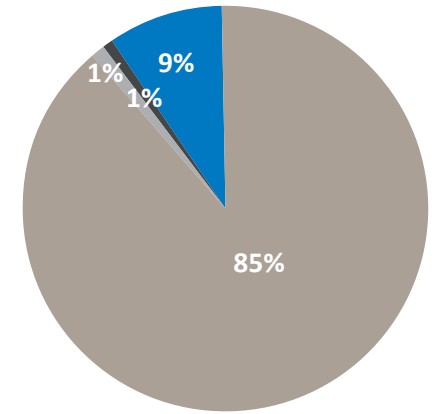
HOUSING

Dwelling Age 2016



■ < 1960
■ 1961-1980
■ 1981-1990
■ 1991-2000
■ 2001-2010
■ 2011-2016

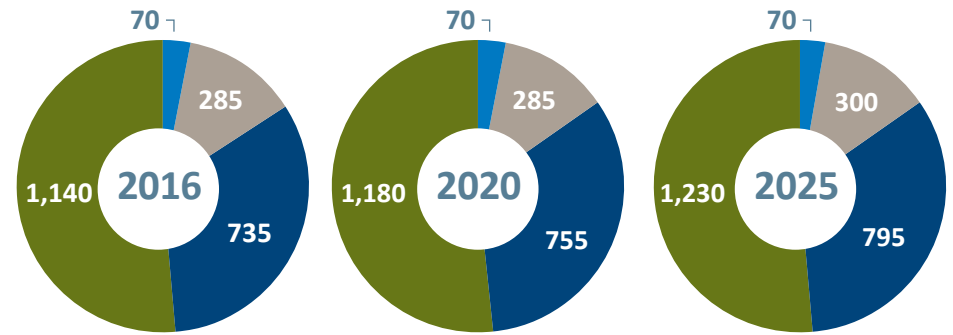
Dwelling Type 2016



■ Single-Detached
■ Semi-Detached
■ Row House
■ Duplex
■ Apartment
■ Mobile

- About 55% of renter household occupy a dwelling built prior to 1980 versus about 45% for owners.
- Electoral Area H historically builds 15 units annually. Housing projections anticipate an annual private market demand of 19 new units.

HOUSING DEMAND



■ No Bedroom
■ 1 Bedroom
■ 2 Bedroom
■ 3 Bedroom

27%
of workers commute
within Electoral Area H.



64%
of workers commute to
another RDCK community.

HOUSING PRICE & AVAILABILITY

* adjusted for inflation ** CMHC

	2019	average annual %Δ*
Median House	\$286,101	- 0.5%
Single-detached	\$323,609	-1.0%
Median Rent**	\$863	2.0%
1 Bedroom	\$800	2.0%
3 Bedroom	\$1,110	0.5%

90 residential properties sold in 2019;
70% were single-family homes.

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

ENERGY POVERTY

11.4%

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



Households pay about **\$2,600** per year for utilities and **\$4,000** for gas.

SHORT-TERM RENTAL (STRs)

\$5,800

Average additional income annually per listing STRs generated.

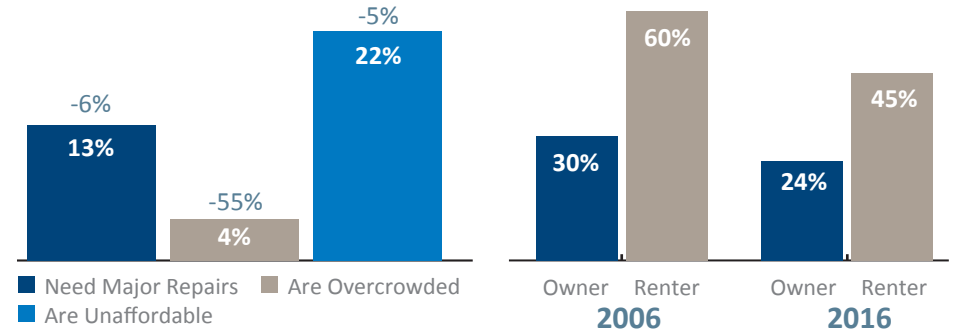


- In 2019, Electoral Area H had maximum 55 dwellings advertised or booked as an STR at one time.
- A maximum of 38 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16

Core Housing Need: '06-'16



- The number of unaffordable households dropped slightly since 2006.
- Renter households are almost 2x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

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

