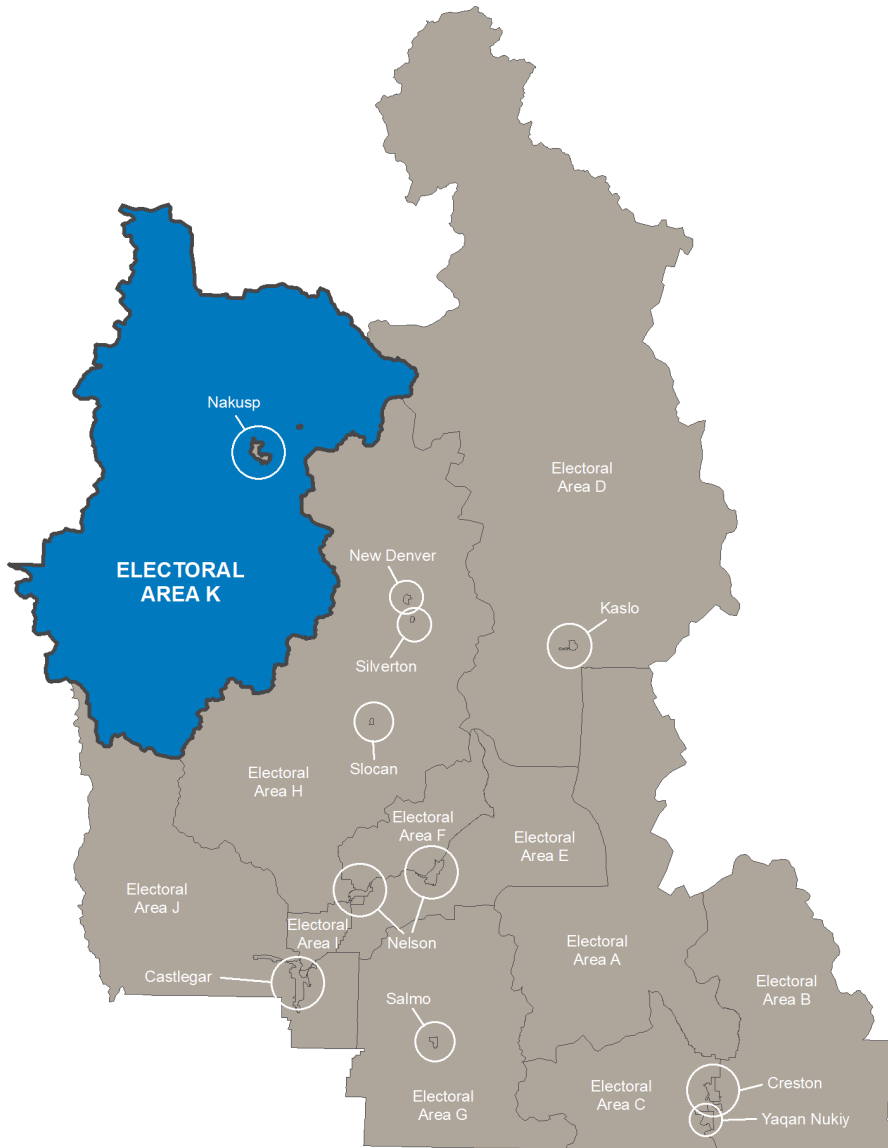


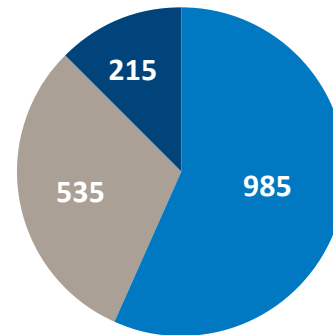
ELECTORAL AREA K

Community Summary

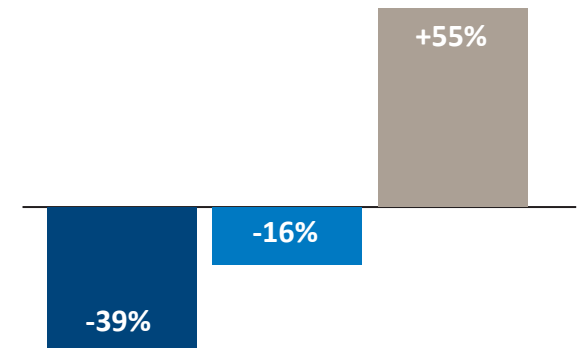


POPULATION

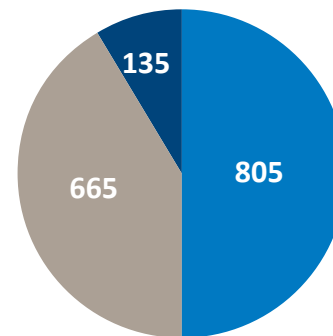
2016



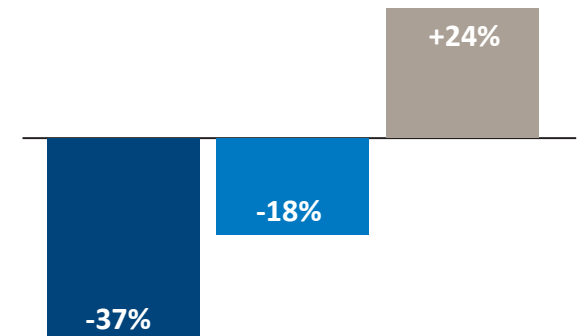
Change: '06-'16



2025



Change: '16-'25

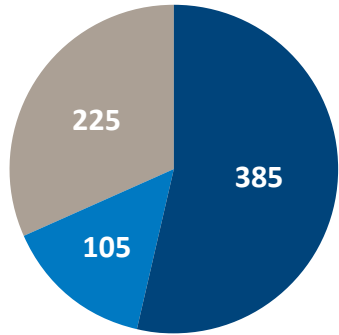


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

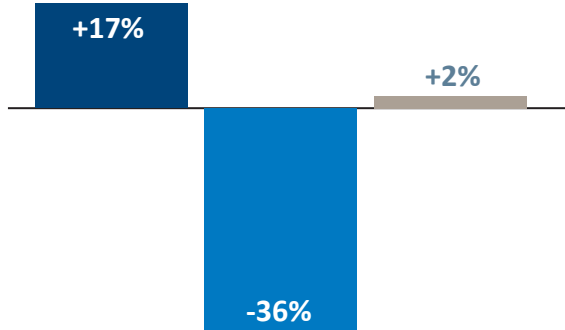
- Electoral Area K's population declined 7% between 2006 and 2016 to 1,735 residents.
- Projections anticipate a decline of 8% to 2025, potentially reaching 1,605 people.
- Senior population growth may increase the median age from 60.0 in 2016 to 63.2 in 2025.

FAMILIES

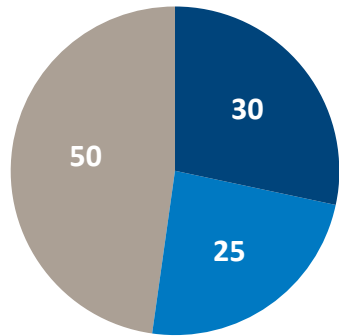
Owners 2016



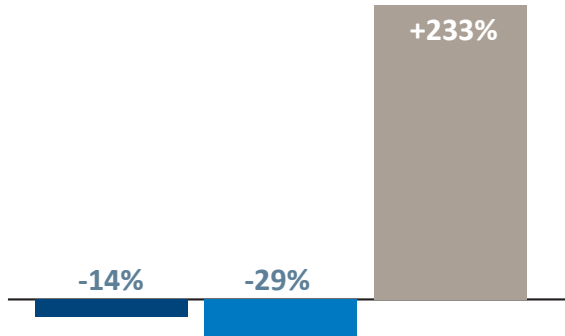
Change: '06-'16



Renters 2016



Change: '06-'16

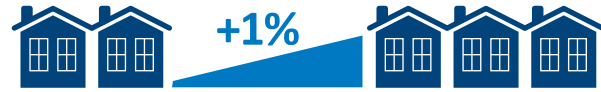


■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



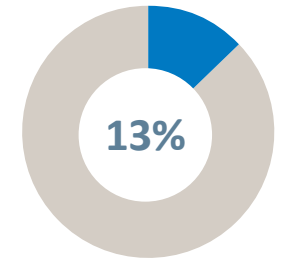
Total families with children decreased for both owner and renter household tenures; families without children only grew for owner households.

HOUSEHOLDS



Total permanent households grew 1% between 2006 and 2016 to 835.

Households that Rent



Household Rental

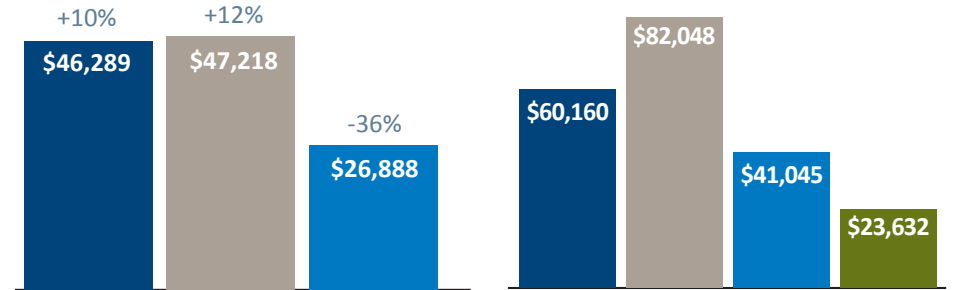


Household Ownership



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



Households Earning less than \$100,000

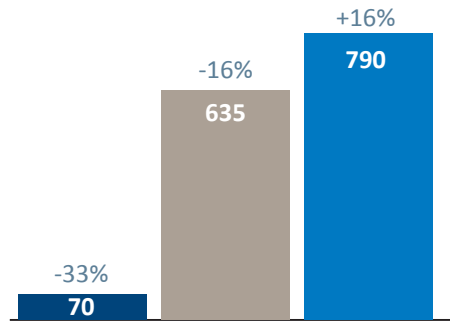


24%

of Electoral Area K residents are in "Low Income" according to Statistics Canada; 27% of children below 18 are low income.

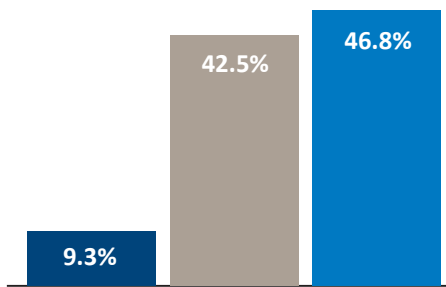
EMPLOYMENT

Labour Force '16 • Change: '06-'16



- Unemployed
- Employed
- Non-Participants

Labour Rate 2016



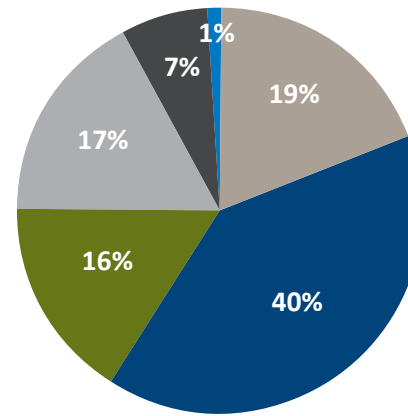
- Unemployed
- Employed
- Labour Participation

- The labour force (those working or seeking work) fell 18%, while those not participating (e.g. retirees) grew 16%.
- Both the total employed and unemployed decreased since 2006, with subsequent drops in the employment and unemployment rate during that time.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Food & Forestry	135	19.3%	- 25%	11%
Manufacturing	65	9.3%	- 24%	0%
Construction	60	8.6%	- 37%	17%

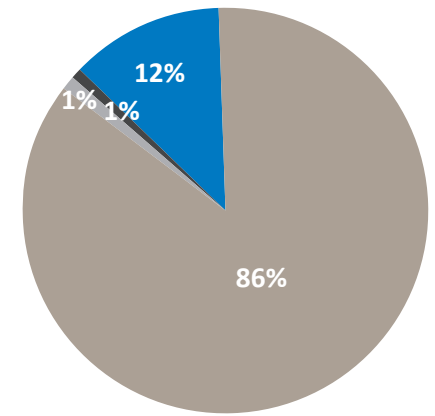
HOUSING

Dwelling Age 2016



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

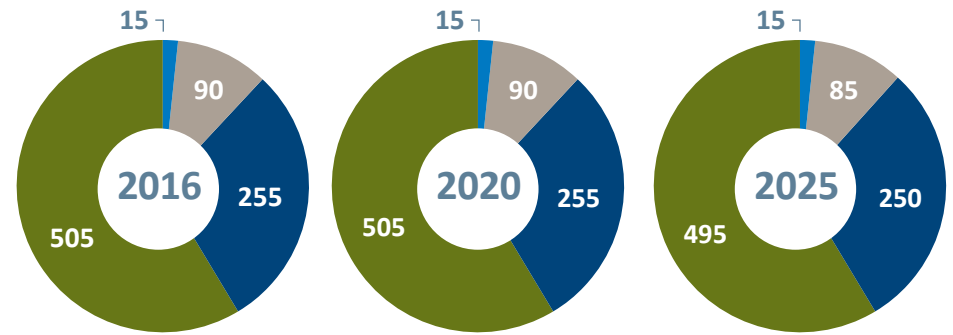
Dwelling Type 2016



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

- About 80% of renter households occupy a dwelling built before 1990 versus about 70% for owner households.
- Electoral Area K historically builds 6 units annually. Housing projections anticipate a private market demand reduction of 2 units annually.

HOUSING DEMAND



- No Bedroom
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

16%
of workers commute
within Electoral Area K.



69%
of workers commute to
another RDCK community.

HOUSING PRICE & AVAILABILITY

* adjusted for inflation ** CMHC

	2019	average annual %Δ*
Median House	\$355,486	3.0%
Single-detached	\$340,543	-0.5%
Median Rent**	\$863	2.0%
1 Bedroom	\$800	2.0%
3 Bedroom	\$1,110	0.5%

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

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

ENERGY POVERTY

11.2%

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



Households pay about **\$2,500** per year for utilities and **\$3,900** for gas.

SHORT-TERM RENTAL (STRs)

\$7,200

Average additional income annually per listing STRs generated.

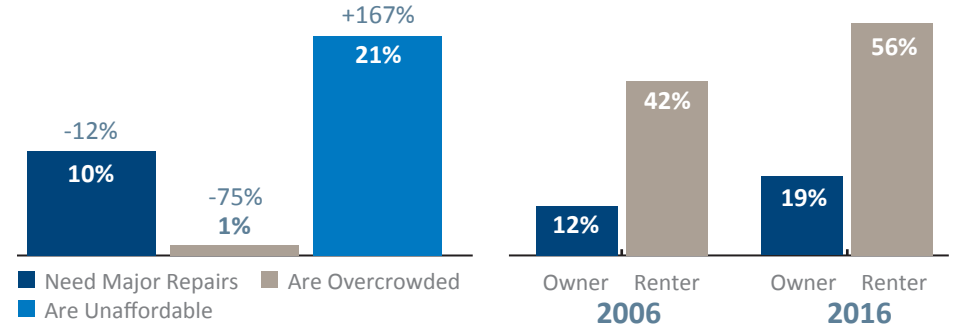


- In 2019, Electoral Area K had maximum 28 dwellings advertised or booked as an STR at one time.
- A maximum of 24 units at any given time were entire homes/apartments available more than half of the year, possibly rendering them unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16

Core Housing Need: '06-'16



- The number of unaffordable households grew by more than double.
- Renter households are almost 3x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

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

