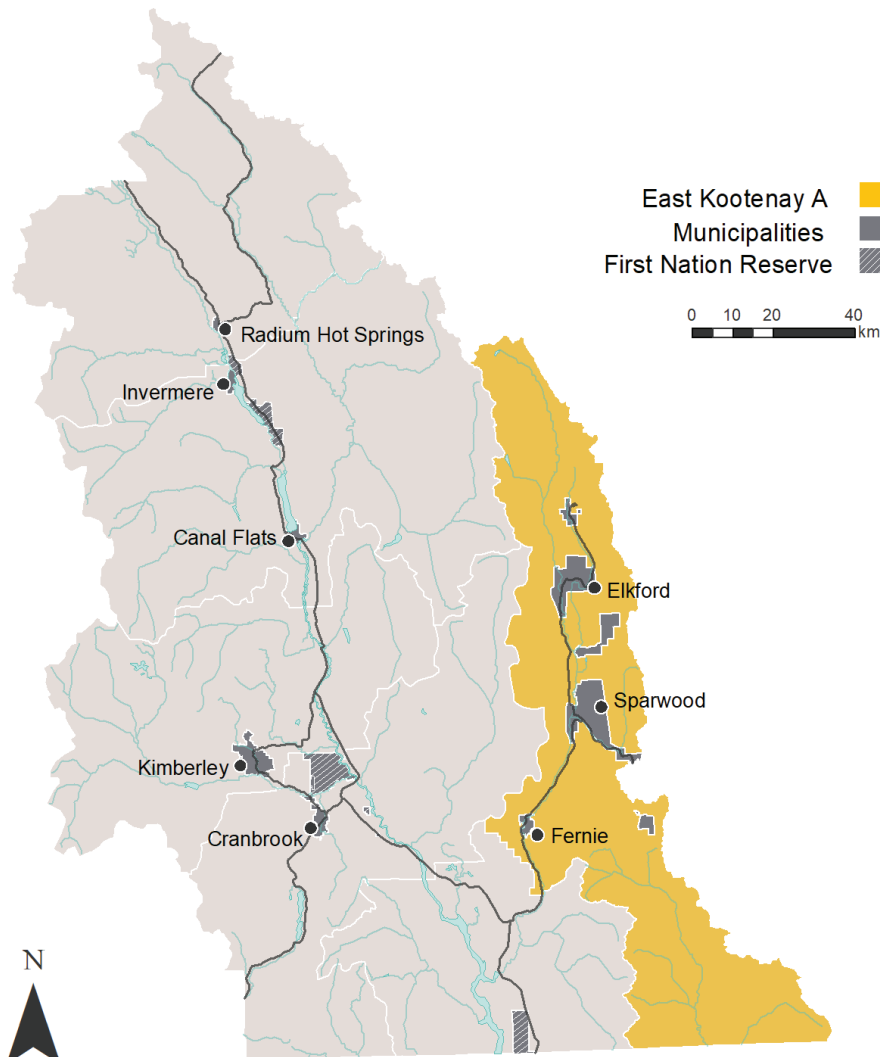


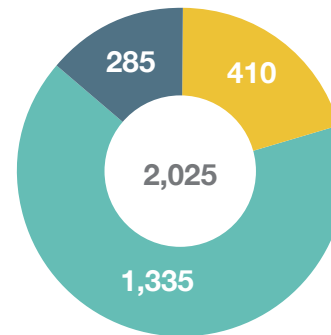
ELECTORAL AREA A

Community Profile

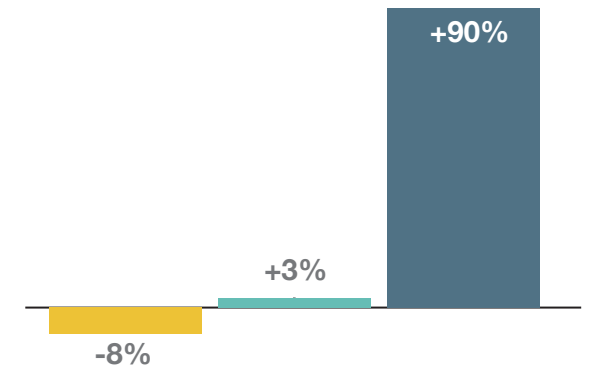


POPULATION

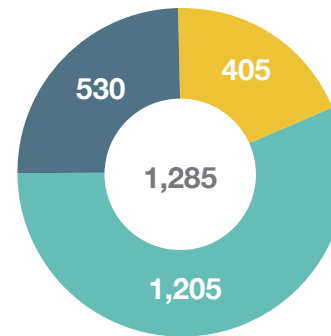
2016



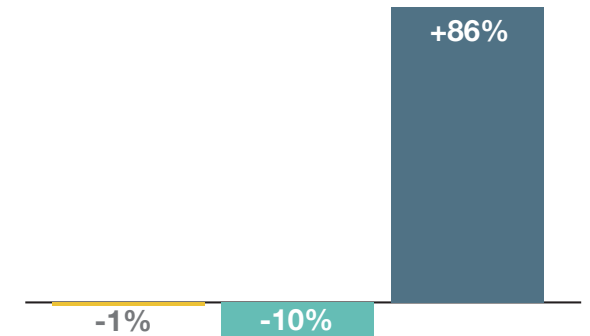
Change: '06-'16



2026



Change: '16-'26

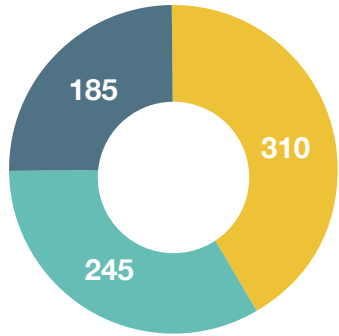


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

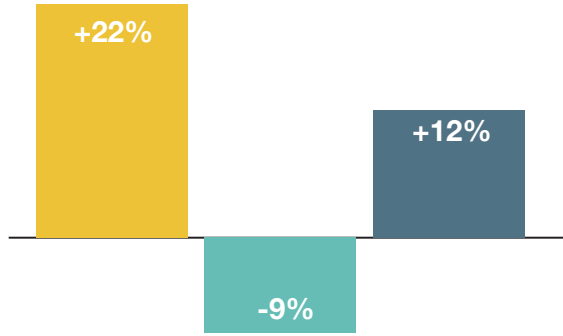
- Electoral Area A's population grew 7% from 2006 to 2016 to about 2,205 people; only the total youth population shrank. Projections anticipate that the population may continue along a similar trajectory of 5% by 2026, possibly reaching 2,135 people.
- The median age may grow from 45.6 (2016) to 48.5 (2026).

FAMILIES

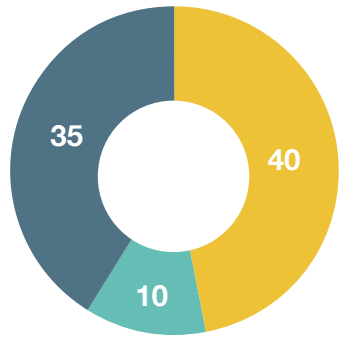
Owners 2016



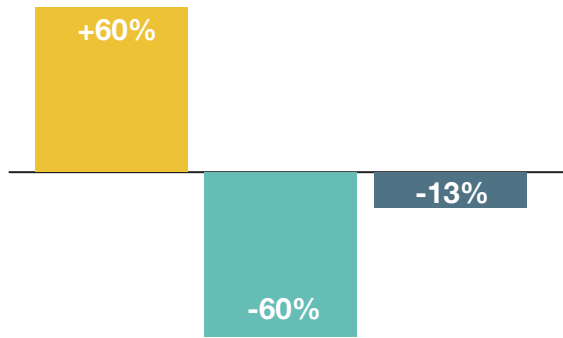
Change: '06-'16



Renters 2016



Change: '06-'16



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



Total renter households remained the same between 2006 and 2016, while owner households grew 7%.

Overall families without children (like senior couples) grew fastest at 27%, with growth among both owner and renter families.

During the same period, total families with children contracted 12%.

HOUSEHOLDS

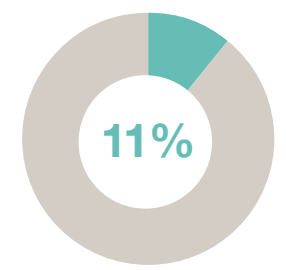


Total permanent households grew to 830 from 2006 to 2016



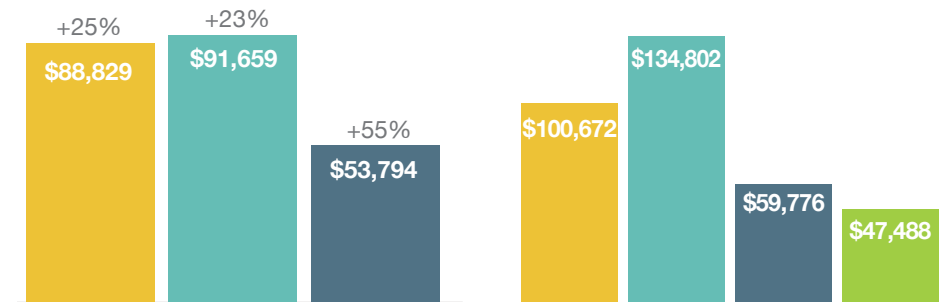
unchanged ↑ 7%

Households that Rent in 2016



INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Couple w/o Child ■ Lone Parent
■ Owner Households ■ Couple w/ Child ■ Renter Households
■ Singles/Roommates

Households Earning more than \$100,000 Households Earning less than \$100,000

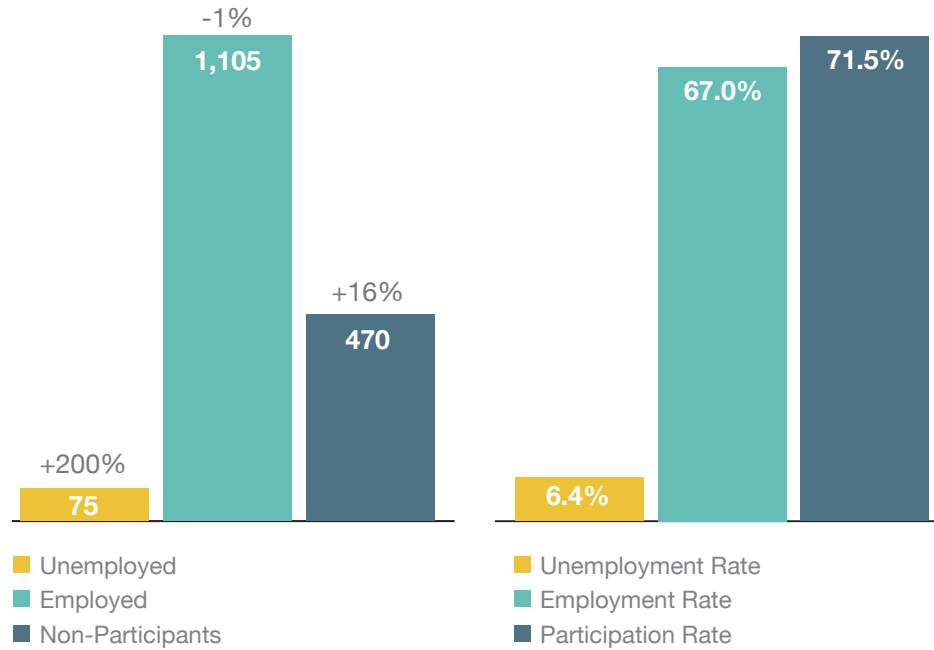
↑ 61% ↓ 17%

8% of Electoral Area A residents are in "Low Income" according to Statistics Canada; 10% of seniors belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



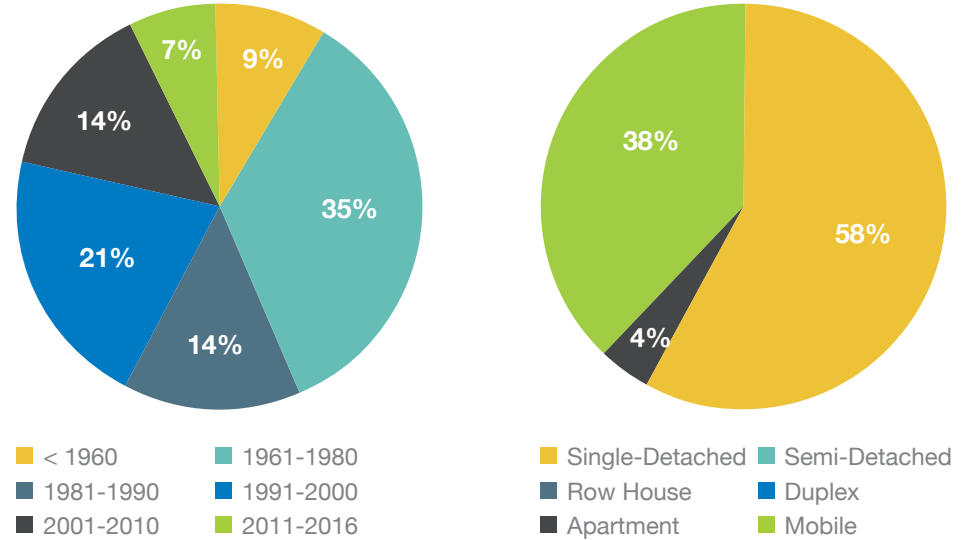
- Electoral Area A's labour force (people working or seeking work) grew 4% from 2006 to 2016, while those not in the labour force (e.g. retirees) jumped 16%.
- The total and rate of unemployed persons increased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Resource Extraction	215	18.6%	+ 16%	7%
Construction	115	10.0%	- 12%	9%
Retail Trade	105	9.1%	- 19%	10%

HOUSING

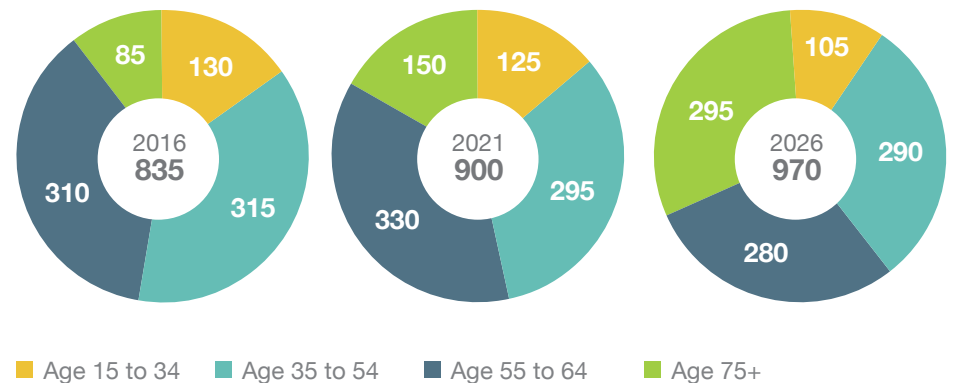
Dwelling Age 2016

Dwelling Type 2016



- 22% renter households occupy dwellings built after 1990 versus 42% of owners.
- The majority of dwellings are single-detached (58%), followed by mobile homes (38%).
- Electoral Area A builds about 12 units annually. Household projections anticipate that the local population could demand 14 additional units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)



Age 15 to 34 Age 35 to 54 Age 55 to 64 Age 75+

HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$365,065	+44%
Single Family Home	\$594,700	+24%
Overall CMHC Rent	\$955	+25%
1 Bedroom	\$890	+37%
3+ Bedroom	\$1,265	+59%

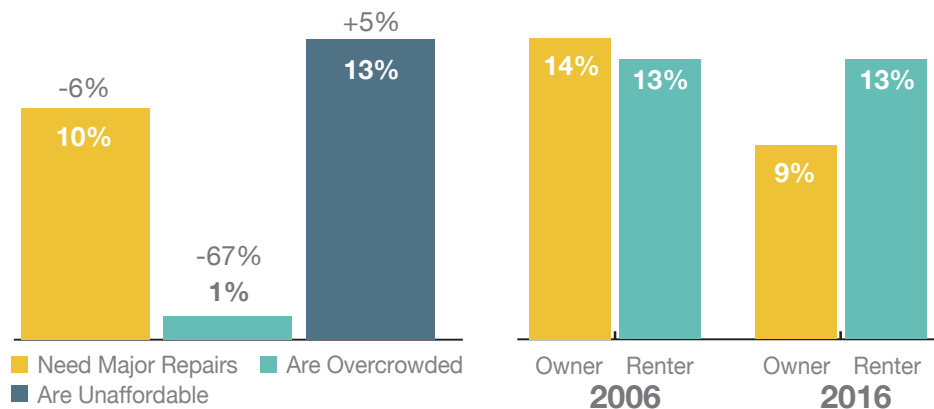
CMHC Rents based on City of Cranbrook results.

74 dwellings sold in 2020; 39% were apartments or condominiums versus 14% were single-detached homes.

According to CMHC, about 2.6% of RDEK's primary rental stock (based on Cranbrook) is vacant.

CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16 Core Housing Need: '06-'16



- The number and percentage of homes that unaffordable grew since 2006.
- Overall Core Housing Need decreased from 14% to 10% between 2006 and 2016 both renter and owner household need fell.

ENGAGEMENT

Housing Need



500

Over 500 rural residents responded to a survey administered in Summer of 2021

53%

of renter respondents indicated that their current housing did not meet their needs.

6%

of owner respondents indicated that their current housing did not meet their needs.

This indicates a high degree of renter housing insecurity across the RDEK and a need for more affordable rental options.

Community Quotes



"There is a critical need for affordable housing in the Elk Valley, especially for young people. I believe it is important for municipal governments to plan and take appropriate action to fix the shortage. Perhaps allow secondary residence on larger properties for younger family members, allowing them affordable housing and a means to age in place."

"Many issues the housing situation for those on minimum wage and part time work and fixed incomes makes it very very hard for them to put a roof over their head let alone food too. We need more LOW-INCOME housing not affordable."

"I had to move away from the town I was living in because landlords kept selling their homes and the short-term rentals drove the price of rent up. Living half an hour away from work is much cheaper for rent but the cost of gas and transportation make the cost slightly less than before I moved. I've been kicked out of my home for the owner to sell at least 5-8 different times in the last 4 years at least."