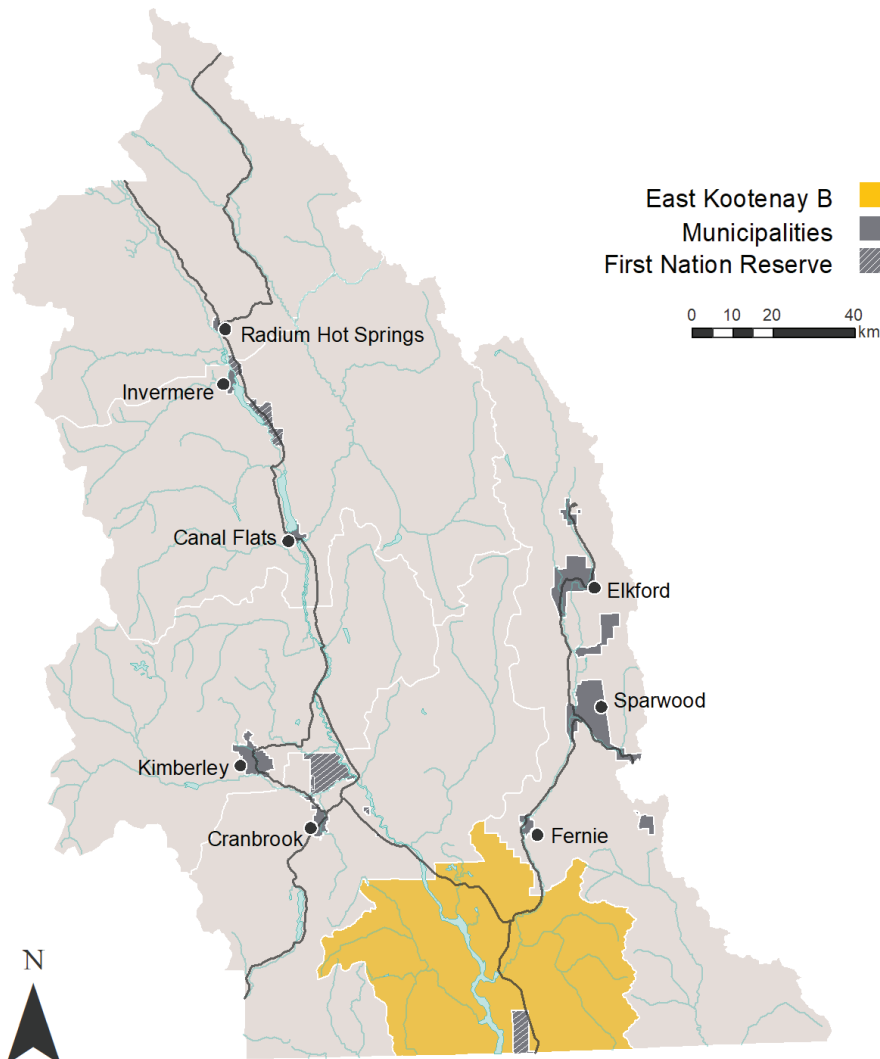
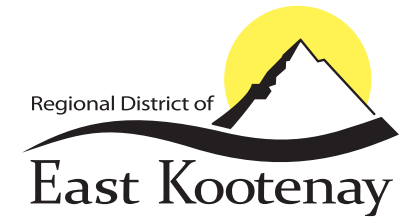


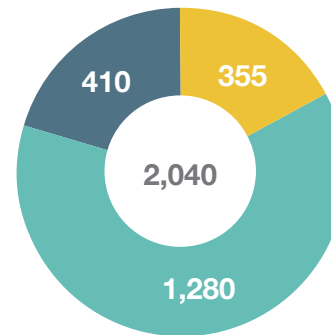
ELECTORAL AREA B

Community Profile

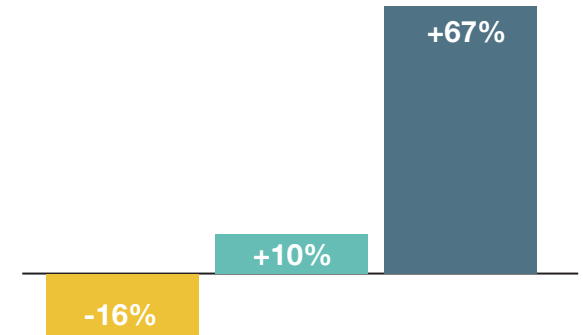


POPULATION

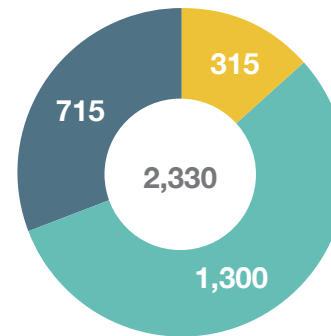
2016



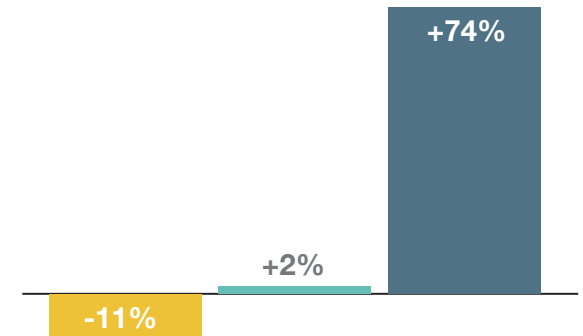
Change: '06-'16



2026



Change: '16-'26

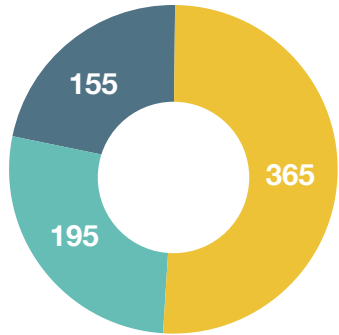


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

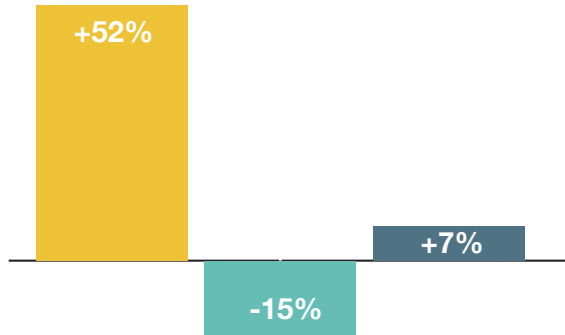
- Electoral Area B's total population expanded 11% from 2006 to 2016 2,040 people, due mostly to significant increases in total seniors. Total youth decreased during the same period.
- Projections anticipate that the population could continue growing at a slightly faster pace of 14% to around 2,330, again led by senior cohort growth
- The median age may grow from 51.2 (2016) to 55.8 (2026).

FAMILIES

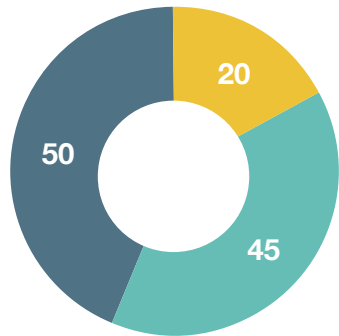
Owners 2016



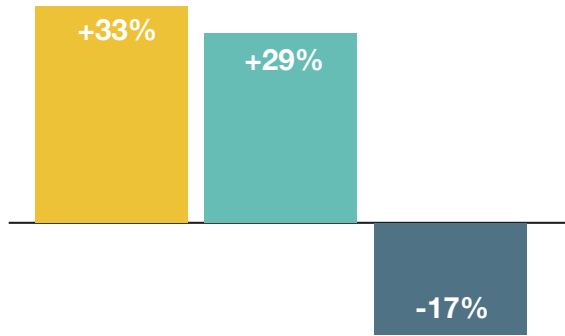
Change: '06-'16



Renters 2016



Change: '06-'16



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



Total renter households were unchanged between 2006 and 2016, while total owner households rose 13%.

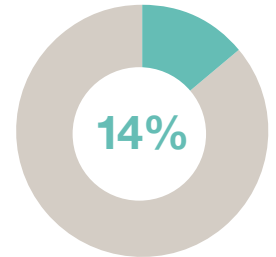
Overall total families without children exploded 51%, while total with children shrank 9% (though renter families with children increased during that period).

HOUSEHOLDS



Total permanent households grew to 830 from 2006 to 2016

Households that Rent in 2016



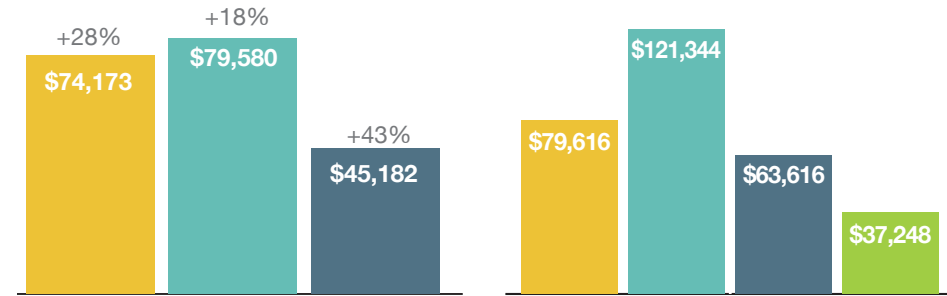
Household Rental

Household Ownership

unchanged **↑ 13%**

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

↑ 144% **↓ 23%**

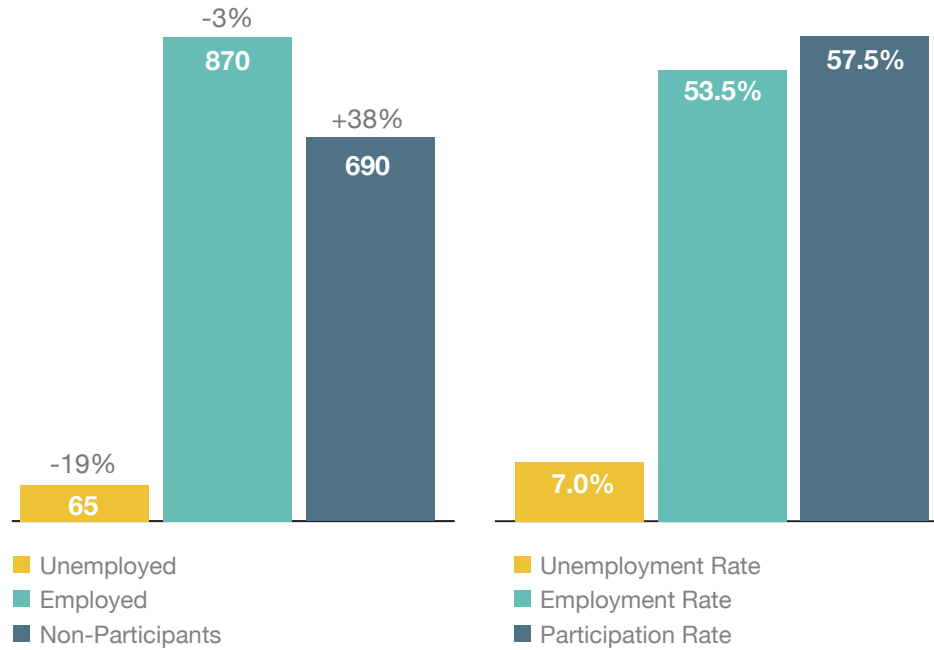
12%

of Electoral Area B residents are in "Low Income" according to Statistics Canada; 18% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



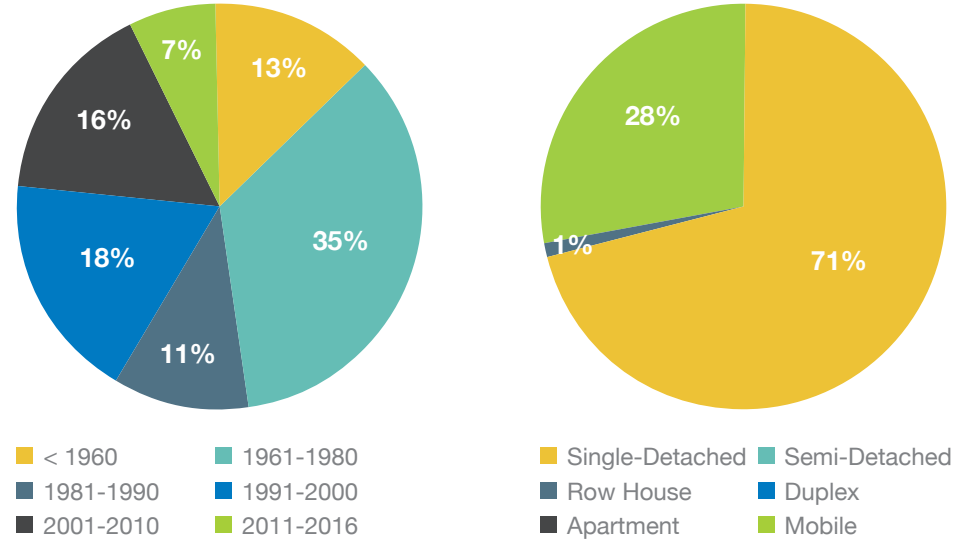
- Electoral Area B's total labour force (people working or seeking work) shrank 5% between 2006 and 2016, while those not in the labour force (e.g. retirees) jumped 38%.
- Total and rate of unemployed persons decreased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Resource Extraction	150	16.0%	+ 100%	7%
Agriculture, Forestry, Fishing, & Hunting	110	11.8%	- 21%	9%
Construction	90	9.6%	- 22%	17%

HOUSING

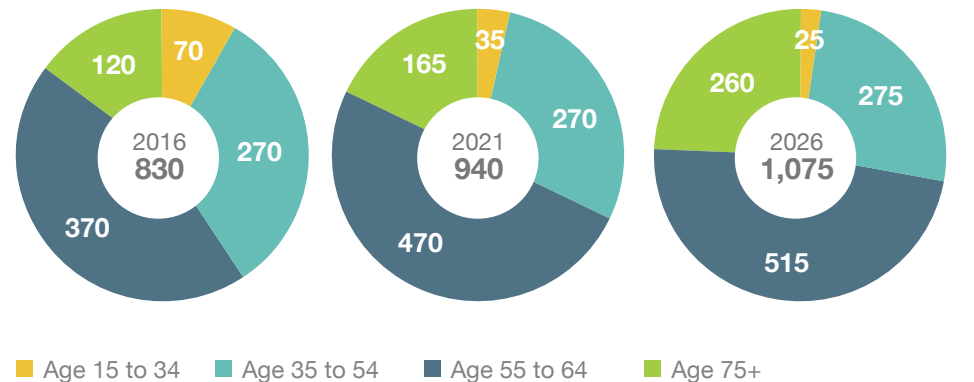
Dwelling Age 2016

Dwelling Type 2016



- 9% of renter households occupy a dwelling built after 1990 versus 43% of owner households.
- The majority of dwellings are single-detached (71%), followed by mobile homes (28%).
- Electoral Area B builds about 17 units annually. Housing projections anticipate that the local population will demand 14 units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)



HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$495,205	+99%
Single Family Home	\$556,740	+49%
Overall CMHC Rent	\$955	+25%
1 Bedroom	\$890	+37%
3+ Bedroom	\$1,265	+59%

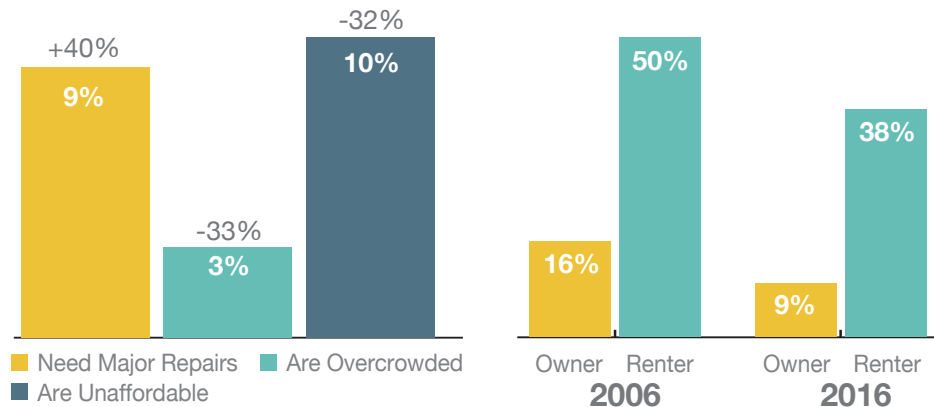
CMHC Rents based on City of Cranbrook results.

39 dwellings sold in 2020;
74% 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 were unaffordable and that are overcrowded fell since 2006. The number and rate of homes in disrepair increase.
- The share of households in Core Housing Need decreased from 21% to 12% from 2006 to 2016. In 2016, about 38% of renter households were in need, a more than 4 times greater share than for owner households.

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



"My Kids are all in their 30s and not one of them can afford or find a place of their own. They all rent and at the best of times an affordable adequate rental is difficult to find."

"We have a family ranch, and we have property we would like to give our children (we have eight) so that they can transition into the ranch ownership. But the ALR refuses to allow subdivisions so that they can get title and collateral to get mortgages to build or purchase homes. It is very frustrating!!! We worked hard all our lives to get property to be able to help our children have the same privilege and it seems that owning property is only an illusion. The government has all the say in regards to what you "can and can't do" with property we bought and paid for and have worked all our lives?"

"It's a farming community. We need to be allowed to build affordable housing on our farms. Through grants etc."