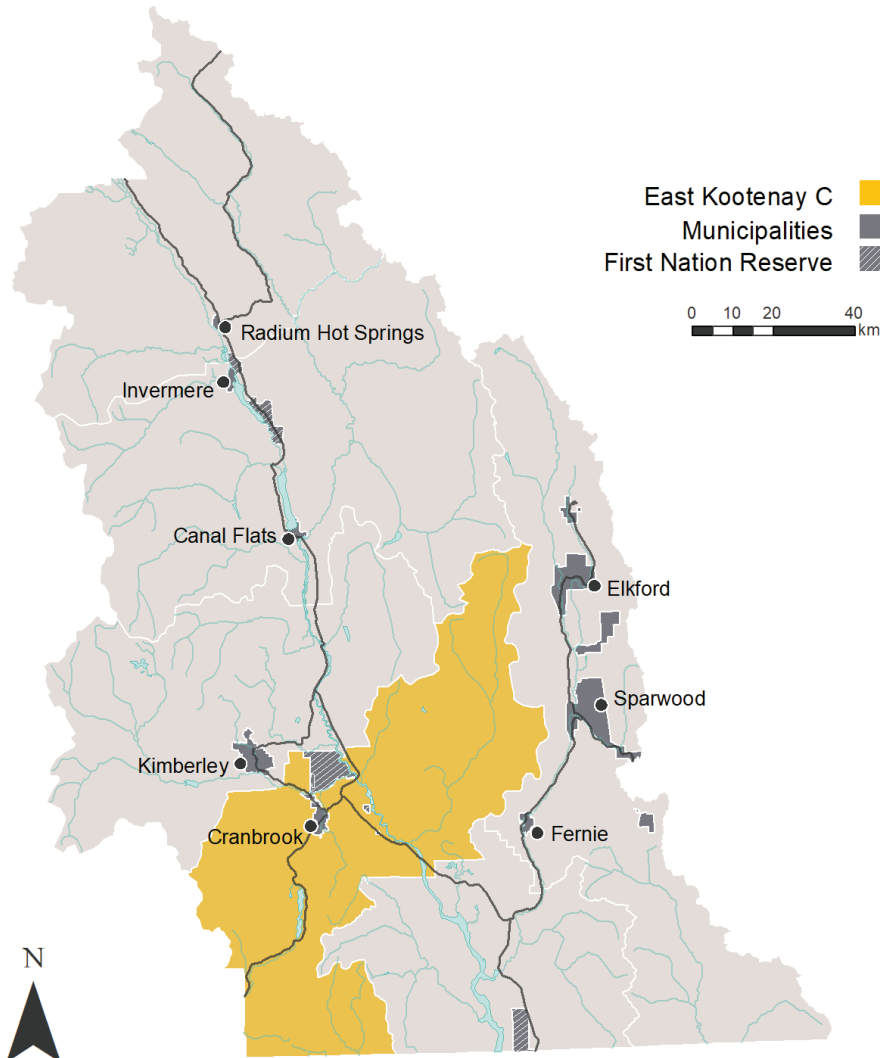


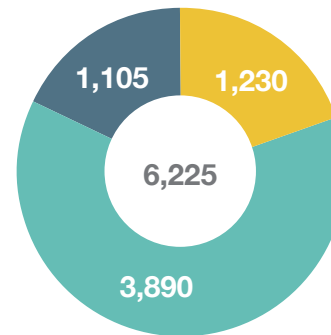
ELECTORAL AREA C

Community Profile

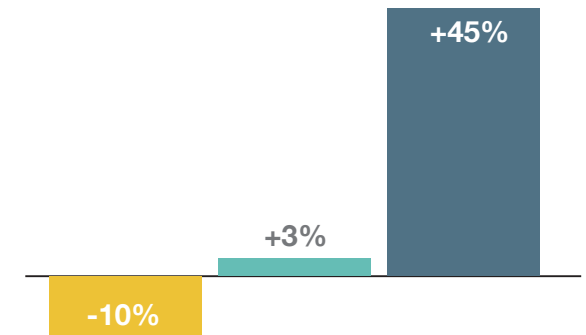


POPULATION

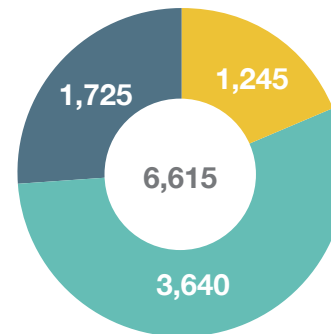
2016



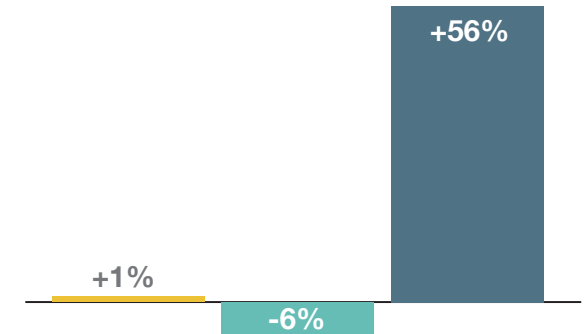
Change: '06-'16



2026



Change: '16-'26

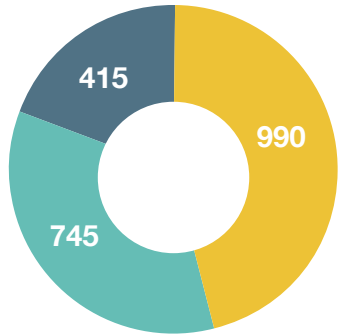


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

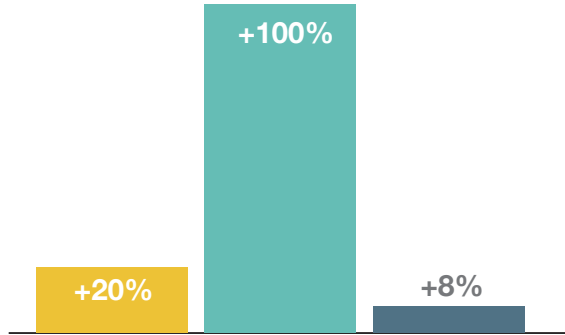
- Electoral Area C's total population grew 6% between 2006 and 2016, to 6,225 people. Total seniors increased while total youth decreased. Total working age people remained about the same.
- Projections anticipate that the population may expand another 6% by 2026, reaching about 6,615 people.
- The median age may grow from 49.8 (2016) to 53.2 (2026).

FAMILIES

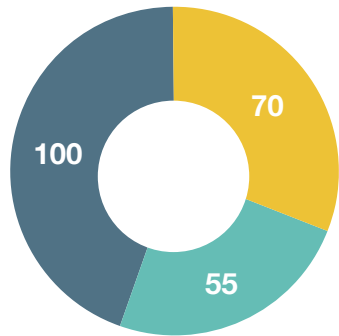
Owners 2016



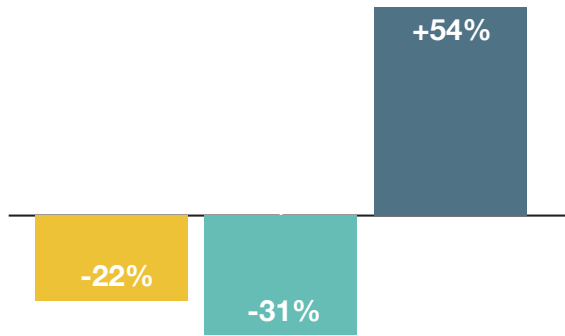
Change: '06-'16



Renters 2016



Change: '06-'16



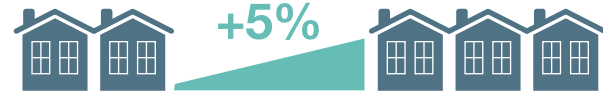
■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Greatest growth among family types was among families without children (up 16%), while total families with children shrank 3%.

Total single / roommate households also increased 16%

HOUSEHOLDS

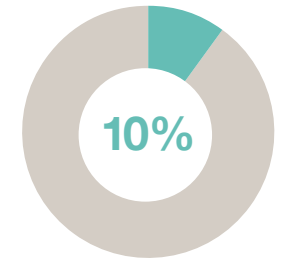


Total permanent households grew to 2,435 from 2006 to 2016

Household Rental Household Ownership

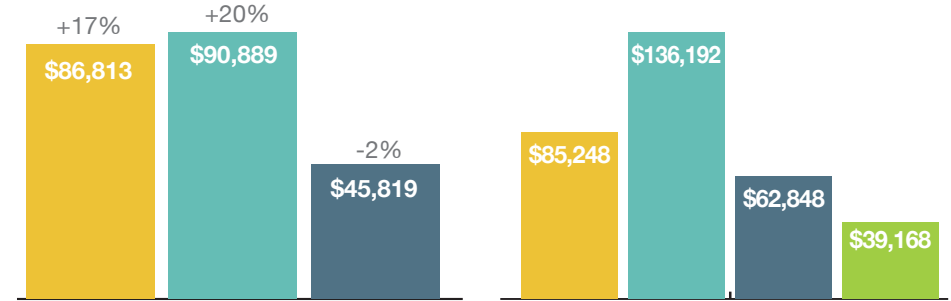
unchanged ↑ 6%

Households that Rent in 2016



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

↑ 47%

Households Earning less than \$100,000

↓ 12%

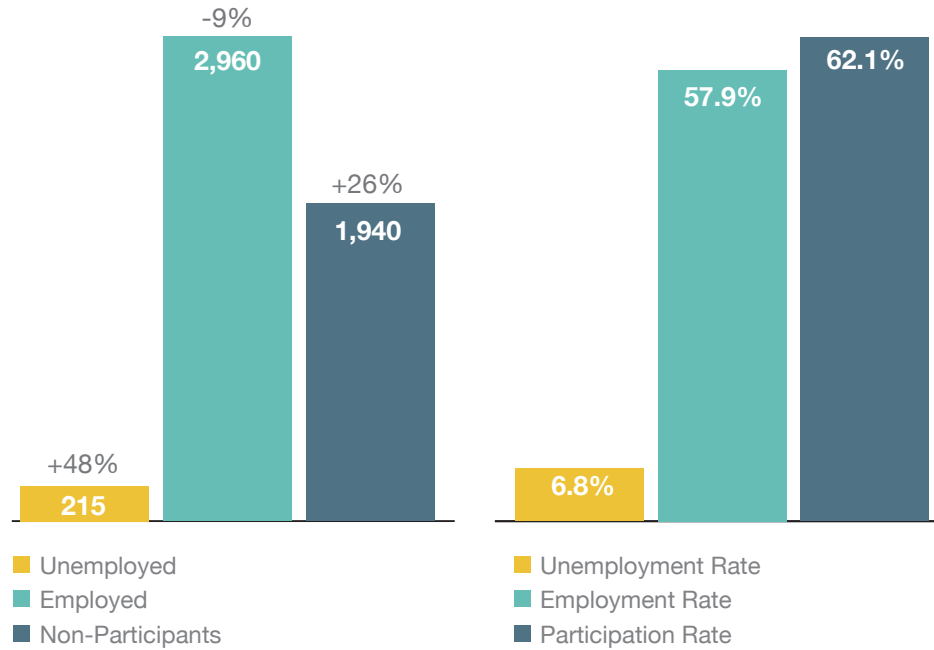
10%

of Electoral Area C residents are in "Low Income" according to Statistics Canada; 12% of children aged 0 to 5 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



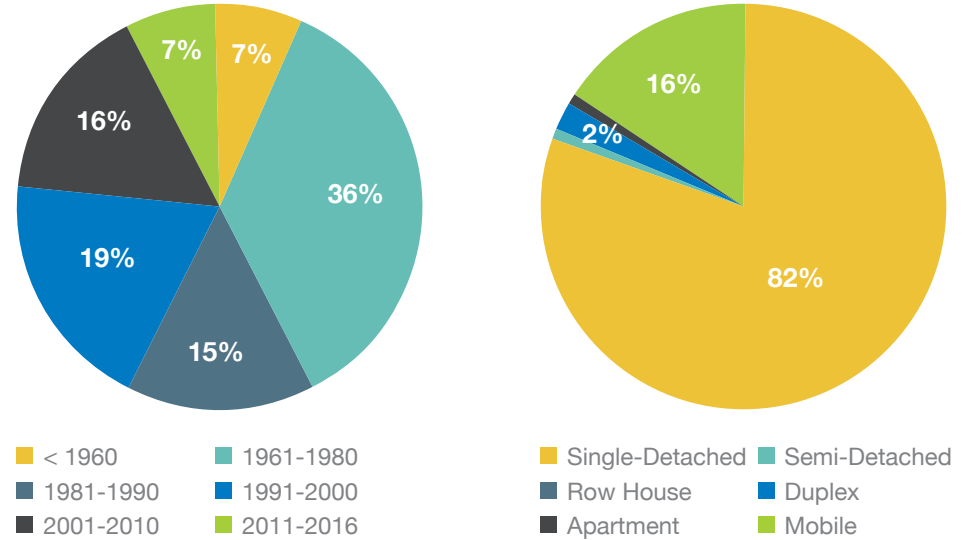
- Electoral Area C's labour force (people working or seeking work) shrank 7% from 2006 to 2016, while those not in the labour force (like retirees) grew 26%.
- The total and rate of unemployed persons increased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Retail Trade	430	13.6%	- 2%	7%
Construction	365	11.6%	- 4%	8%
Health Care	350	11.1%	+ 6%	6%

HOUSING

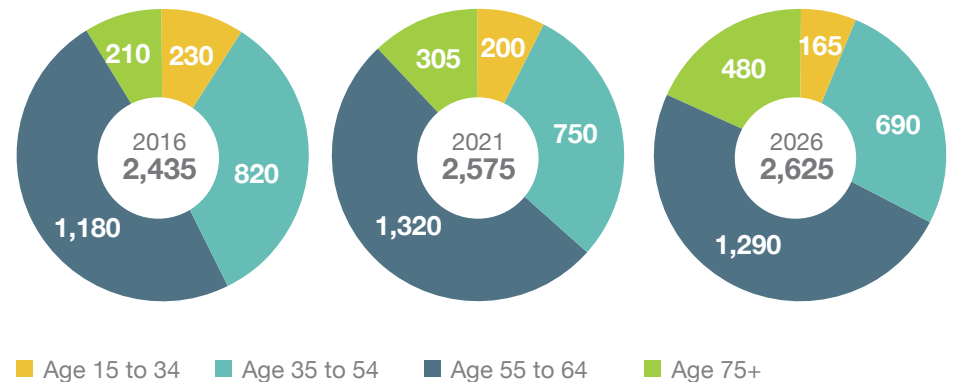
Dwelling Age 2016

Dwelling Type 2016



- 15% of renter households occupy a dwelling built after 1990, versus 45% of owners.
- The majority of dwellings are single-detached (82%), followed by mobile homes (16%).
- Electoral Area C builds about 30 units annually. Housing projections anticipate that the local population could demand 5 units annually until at least 2026.

HOUSING DEMAND (by Maintainer Age)



HOUSING COSTS & AVAILABILITY

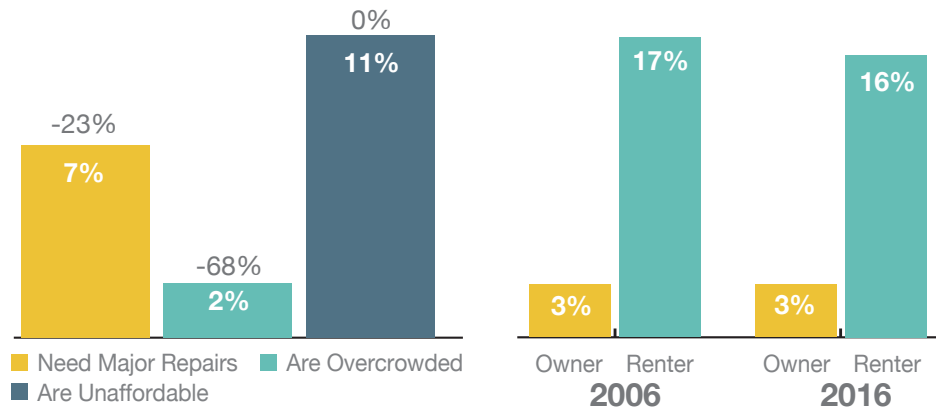
Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$475,815	+37%
Single Family Home	\$539,590	+16%
Overall CMHC Rent	\$955	+25%
1 Bedroom	\$890	+37%
3+ Bedroom	\$1,265	+59%

CMHC Rents based on City of Cranbrook results.

106 dwellings sold in 2020; 81% were single-family 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 in disrepair and that were overcrowded fell from 2006 to 2016. The number and rate of homes considered unaffordable did not change during the decade.
- The share of households in Core Housing Need remained about the same at 4% over the ten years. Renter households continued to demonstrate higher prevalence of need (about 5 times more than 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



"Friends want to own a home so that their equity grows but prices are rising faster than they can save for a down payment. The entry priced homes are being purchased by investors from out of the area who can afford to purchase the home unseen and above asking which compounds the problem of families being unable to get into the market and forces to rent rather than own. We worry soon only the rich (and corporate) will own all the homes thus locking the middle class out of home ownership..."

"Though we are affording our home, that became a huge struggle during covid when my spouse was off work on E.I. Had I have not been an essential worker and had to be on EI we wouldn't have been able to afford to stay here. Now that regular life is happening again; we once again exist in a spot where we can afford to live where we do but cannot save to advance to owning our own home."

"Would like to move but rents are so high I cannot afford to. Will never save enough for a down payment to own and can only pay minimum amount on credit card debt each month because current "cheaper" rent is still half of my income."