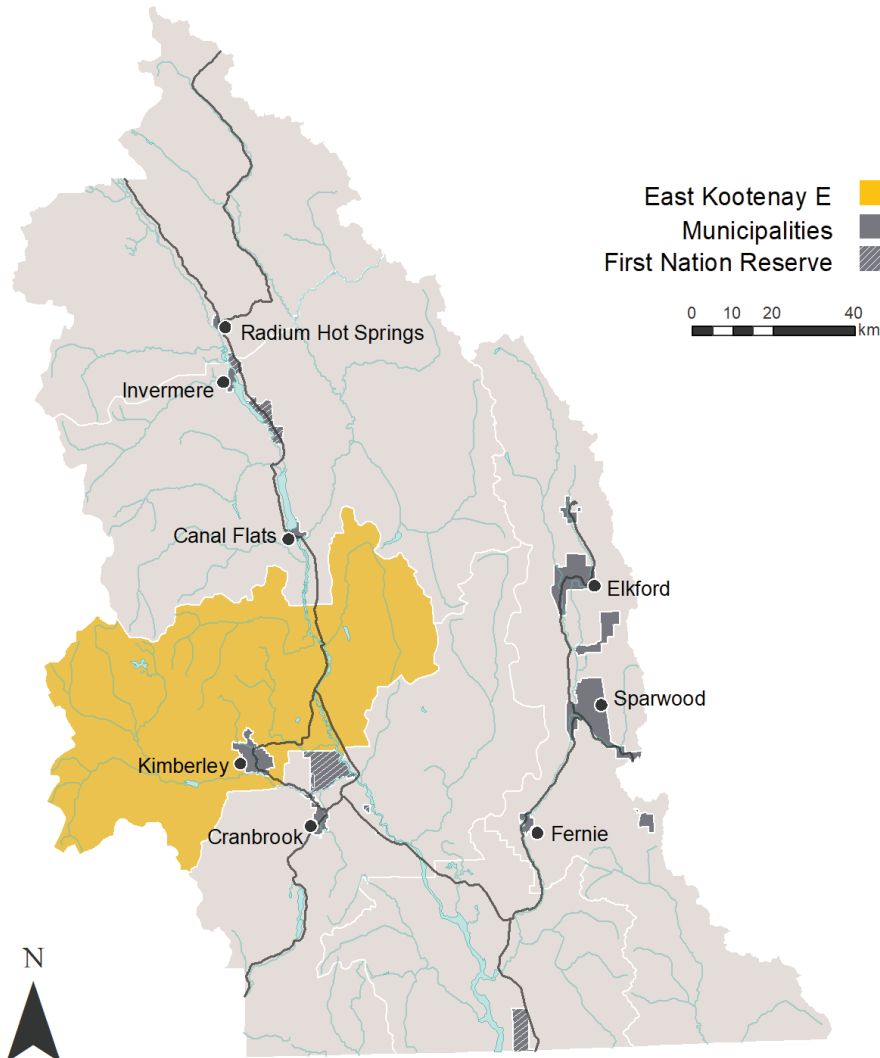


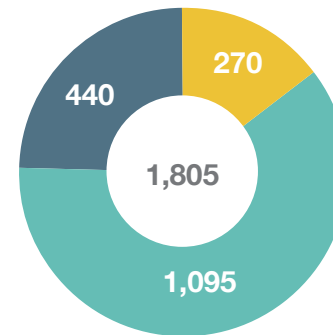
# ELECTORAL AREA E

## Community Profile

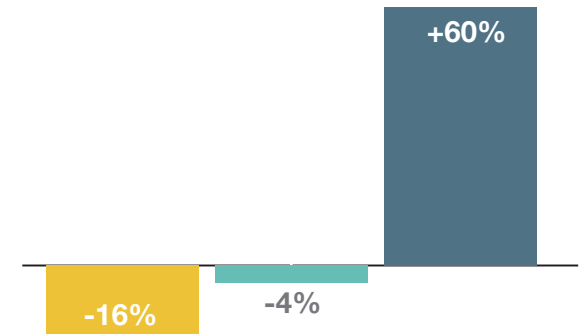


### POPULATION

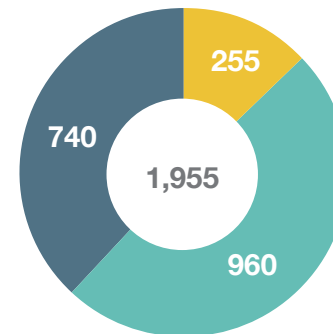
2016



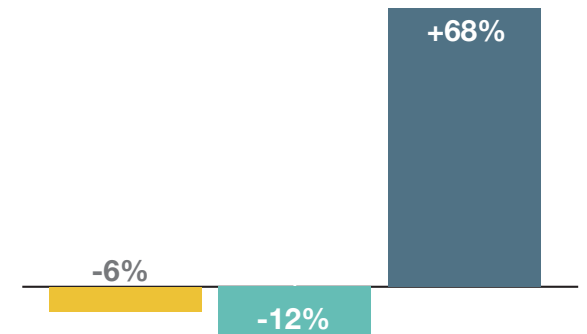
Change: '06-'16



2026



Change: '16-'26

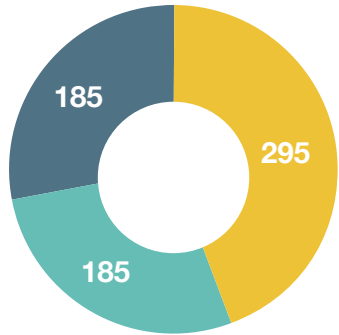


■ Youth (< 20)   ■ Working Age (20-64)   ■ Seniors (65+)

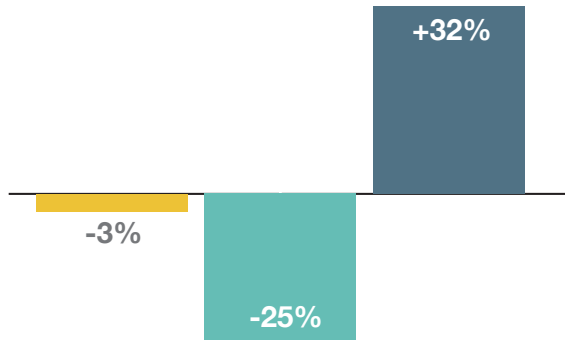
- Electoral Area E's total population grew about 3% from 2006 to 2016 to 1,805 people, with the largest percent gains occurring within the senior age cohort. Total youth and working age persons shrank.
- Projections anticipate that the population may continue to increase by 8% over the decade to 2026, possibly reaching 1,955 people, again led by expanding senior cohorts.
- The median age may increase from 51.6 (2016) to 56.0 (2026).

# FAMILIES

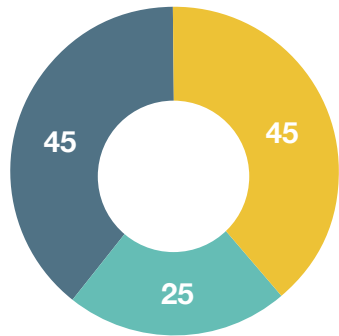
Owners 2016



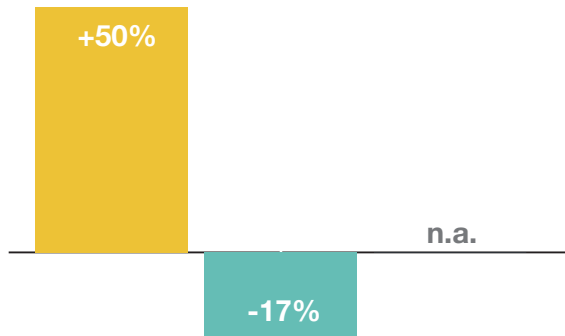
Change: '06-'16



Renters 2016



Change: '06-'16



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



Total families with children decreased 9% between 2006 and 2016, while those without slightly increased (3%).

Growth in families without children is due entirely to an increase to those who rent.

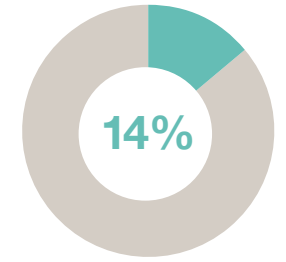
Single / roommate households increased 24% over the decade.

# HOUSEHOLDS



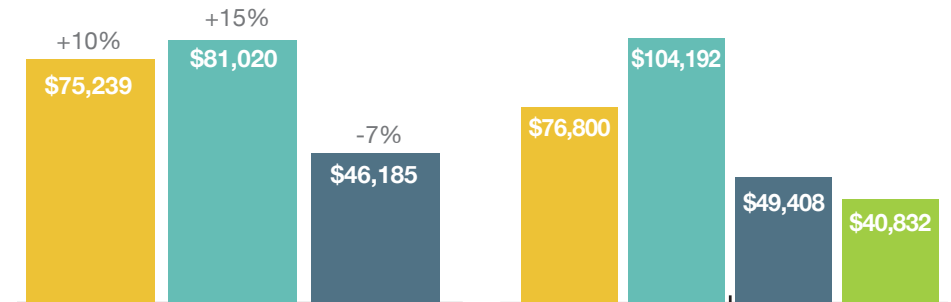
Total permanent households grew to 800 from 2006 to 2016

Households that Rent in 2016

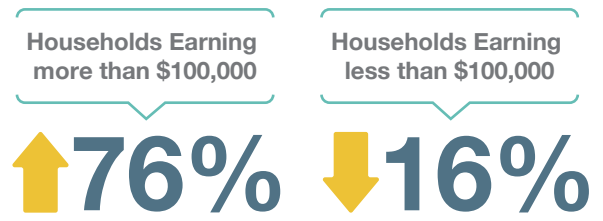


# INCOME

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



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



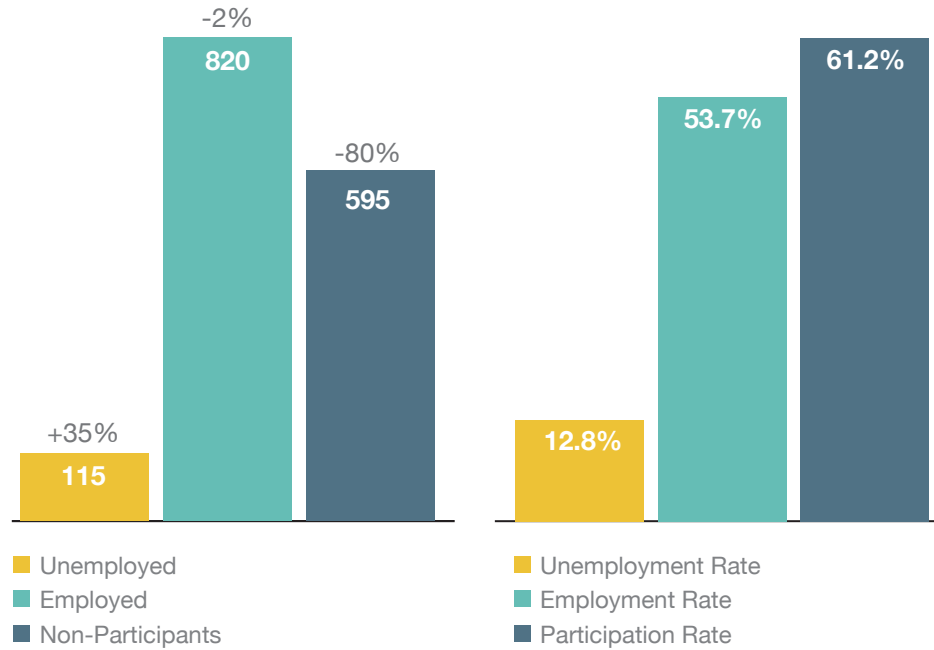
13%

of Electoral Area E residents are in "Low Income" according to Statistics Canada; 21% of adults 18 to 24 belong to a low income household.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



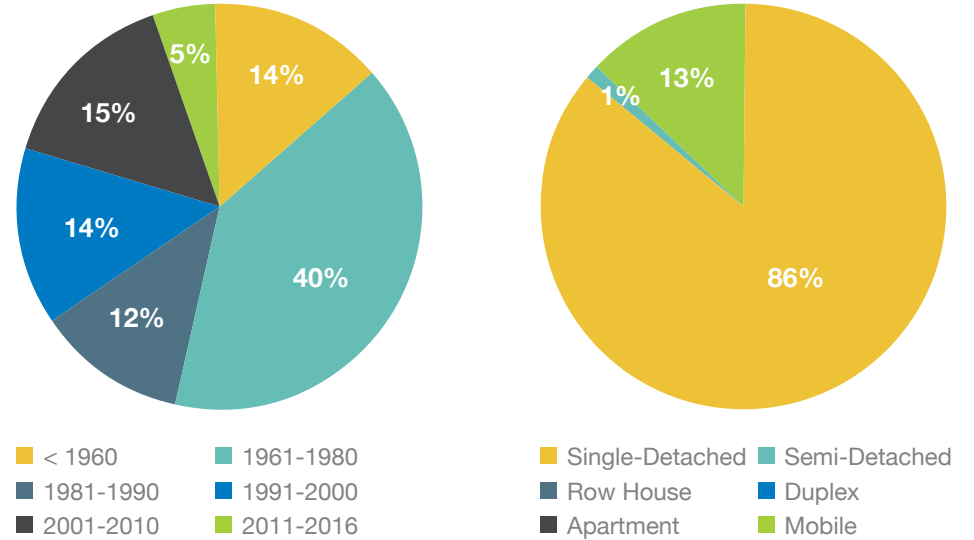
- Electoral Area E's labour force (people working or seeking work) grew 2% from 2006 to 2016; those not in the labour force (like retirees) contracted 1%.
- The total and rate of unemployed persons increased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Retail Trade	115	12.6%	+ 77%	13%
Manufacturing	95	10.4%	- 17%	11%
Health Care	95	10.4%	+ 27%	32%

# HOUSING

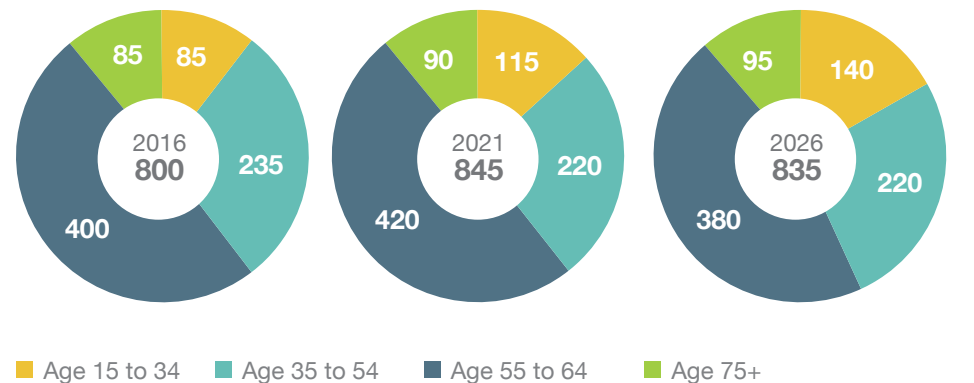
Dwelling Age 2016

Dwelling Type 2016



- Based on a small sample size, nearly 9% of renter households occupy a dwelling built after to 1990, versus 37% of owner households.
- The majority of dwellings are single-detached (86%), followed by mobile homes (13%).
- Electoral Area E builds less than 7 unit annually. Housing projections anticipate that the local population could demand 1 fewer units annually until at least 2026.

# HOUSING DEMAND (by Maintainer Age)



## HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$466,790	+53%
Single Family Home	\$461,720	+26%
Overall CMHC Rent	\$955	+25%
1 Bedroom	\$890	+37%
3+ Bedroom	\$1,265	+59%

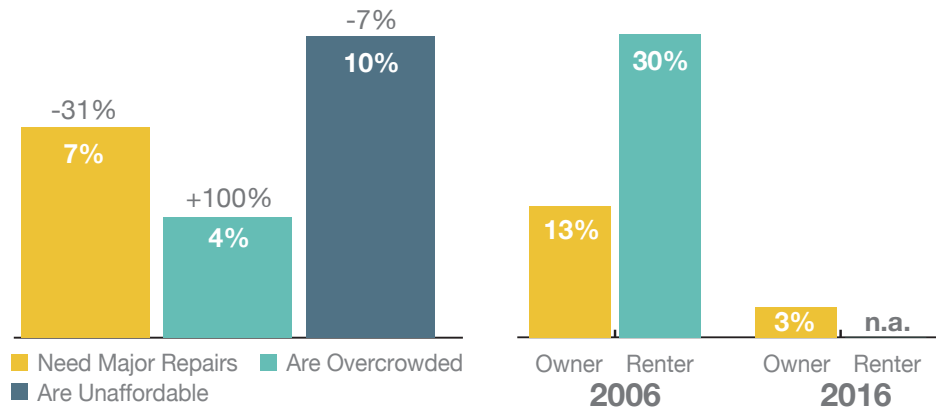
CMHC Rents based on City of Cranbrook results.

46 dwellings sold in 2019;  
87% 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 in disrepair and that were considered unaffordable decreased from 2006 to 2016. The number and rate of homes that were overcrowded increased during the decade.
- The share of households in Core Housing Need dropped significantly over the ten years (18% to 3%), with drops among both owner and renter households (based on a small sample size).

## 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



*"Some long-term responsible renters and community members want to purchase homes but can't afford to when properties are listed for sale 'seasonally' at exaggerated prices then taken off the market. Others get kicked out of their rentals for summer to accommodate short term seasonal renters who pay more, not actual 'owner' use of their property."*

*"It would be beneficial to discuss available services in rural areas, as they have a direct impact on housing. A couple of examples: currently many areas have abysmal internet service. With the coming surge in electric vehicle usage electrical services will see greater demand."*

*"I know of 2 families who had to move away to stay with family in another city because they could not find affordable housing. Both had to leave long-term jobs."*