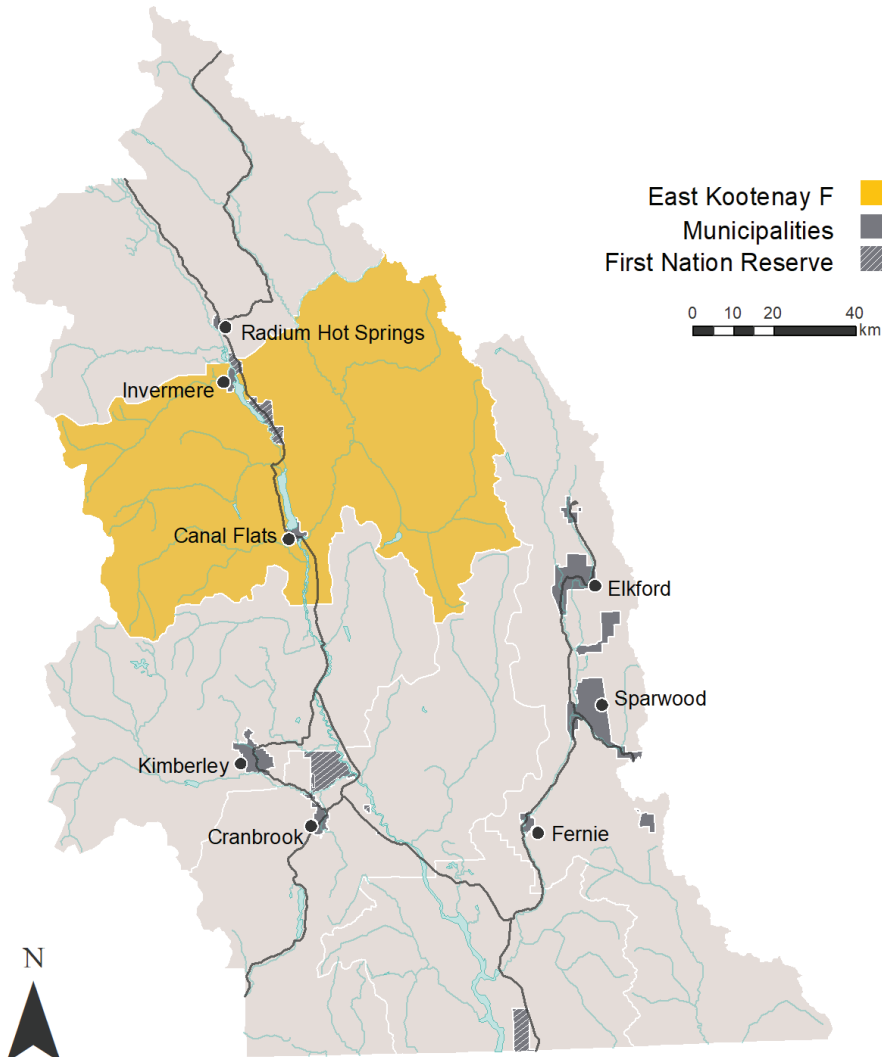


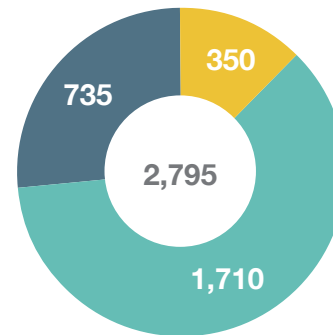
ELECTORAL AREA F

Community Profile

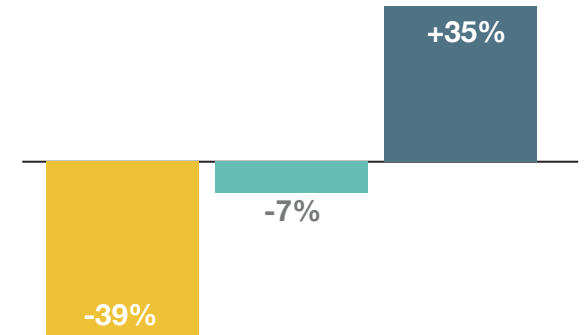


POPULATION

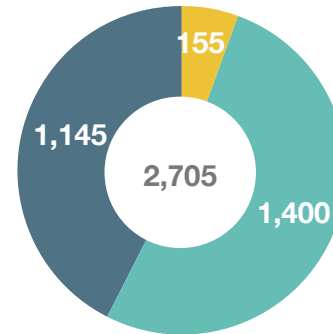
2016



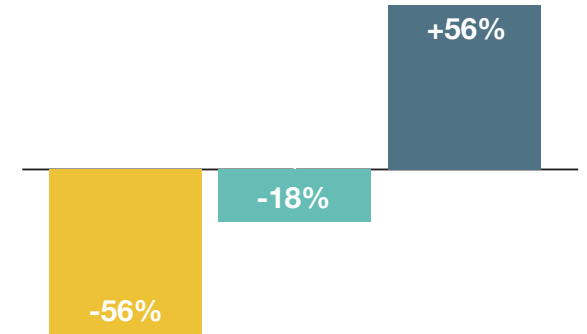
Change: '06-'16



2026



Change: '16-'26

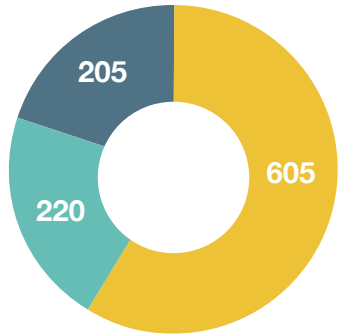


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

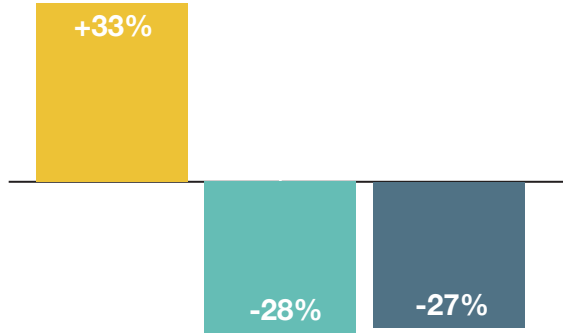
- Electoral Area F's total population shrank 5% between 2006 and 2016 to 2,795 people. Rapid percent gains in its total seniors could not buffer losses to youth and working age populations.
- Projections anticipate a continued decline, although by a lesser 3%, possibly hitting 2,705 people by 2026.
- The median age may rise from 55.8 (2016) to 62.3 (2026).

FAMILIES

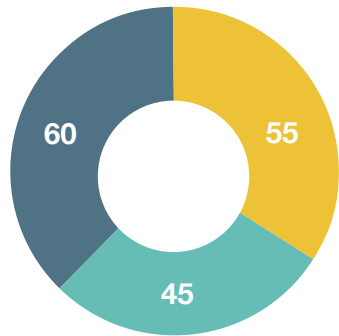
Owners 2016



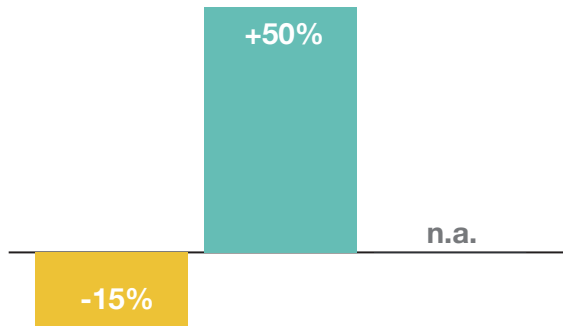
Change: '06-'16



Renters 2016



Change: '06-'16



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



Total families without children (like senior couples) rose 27% over ten years, outpacing families with children and single person / roommate households which both experienced decreases.

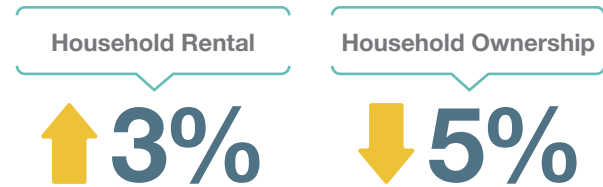
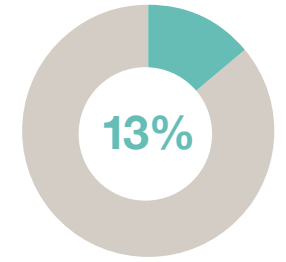
Families with children did increase among renting households, but were outdone by losses to owners.

HOUSEHOLDS



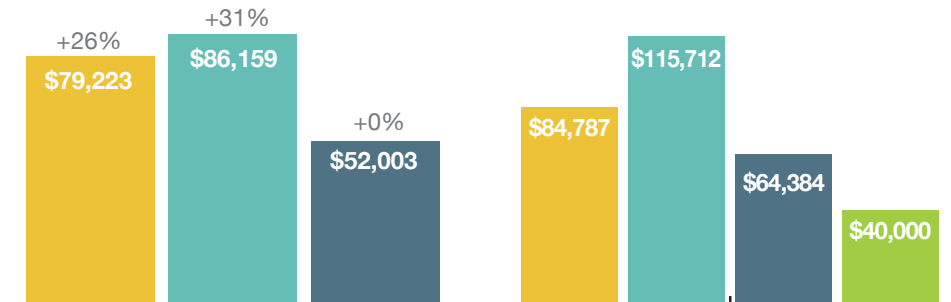
Total permanent households grew to 1,195 from 2006 to 2016

Households that Rent in 2016

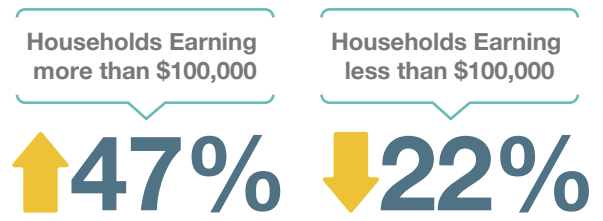


INCOME

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



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

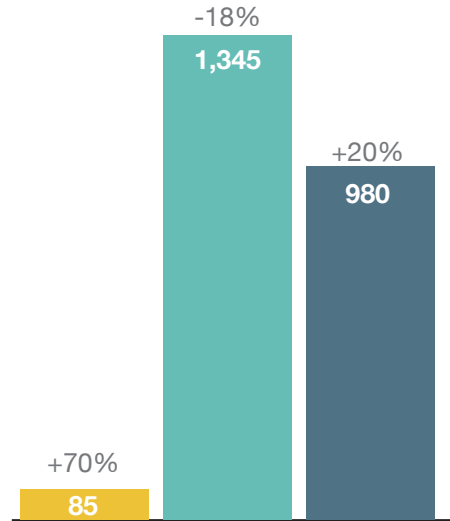


8%

of Electoral Area F residents are in "Low Income" according to Statistics Canada; 6% of children aged 0 to 5 belong to a low income household.

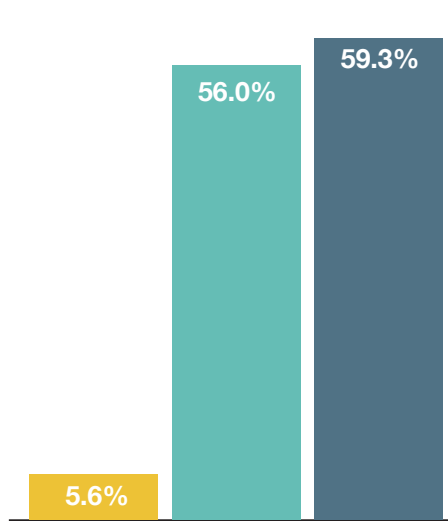
EMPLOYMENT

Labour Force '16 • Change: '06-'16



- Unemployed
- Employed
- Non-Participants

Labour Rate 2016



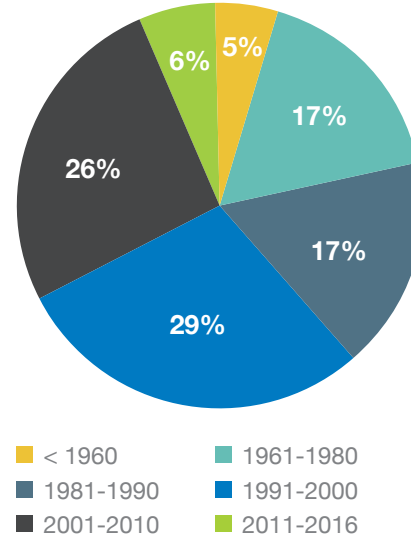
- Unemployment Rate
- Employment Rate
- Participation Rate

- Electoral Area F's total labour force (people working or seeking work) shrank 15% from 2006 to 2016; those not in the labour force (like retirees) increased 20%.
- Total unemployed persons grew faster than the labour force, resulting in a higher unemployment in 2016 versus 2006.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Food & Lodging	220	15.5%	- 6%	0%
Construction	205	14.5%	+ 33%	10%
Arts & Entertainment	145	10.2%	+ 16%	34%

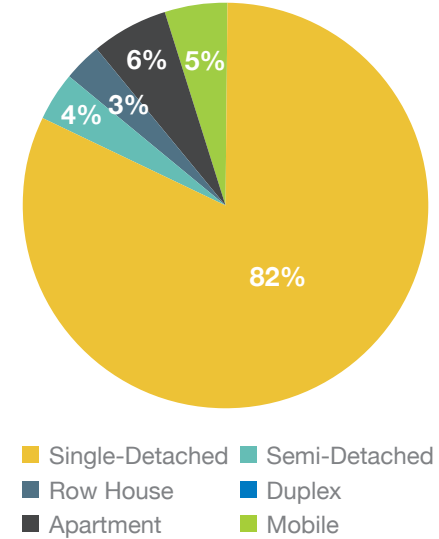
HOUSING

Dwelling Age 2016



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

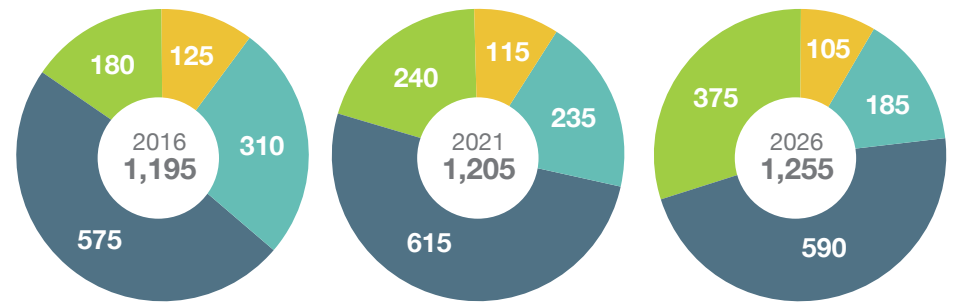
Dwelling Type 2016



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

- 19% of total renter households occupy a dwelling built after 2000, versus 34% of total owner households.
- The majority of dwellings are single-detached (82%), followed by mobile homes (5%).
- Electoral Area F builds about 29 additional units annually. Housing projections anticipate that the local population may demand shy of 5 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	\$428,260	-22%
Single Family Home	\$592,355	-8%
Overall CMHC Rent	\$955	+25%
1 Bedroom	\$890	+37%
3+ Bedroom	\$1,265	+59%

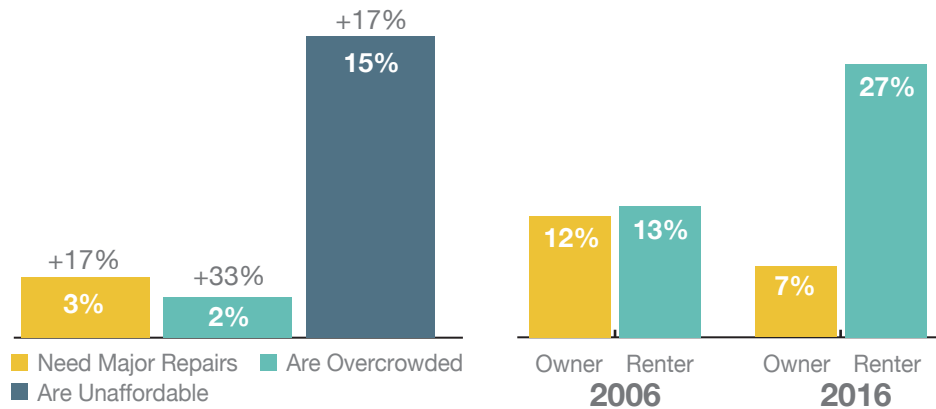
CMHC Rents based on City of Cranbrook results.

273 dwellings sold in 2020; 52% were single-detached homes and 27% were apartments.

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, considered unaffordable, and overcrowded increased from 2006 to 2016.
- Nevertheless, the share and number of households in Core Housing Need fell from 12% to 9% over the ten years, due mostly to improvements among 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



"There is nowhere affordable for family's or single people to rent. This causes people to move away. Service jobs are not being filled causing worker shortage. Those who do work are over worked and under paid. I run a business in town and staffing is my biggest problem. I am unable to serve the community fully in their needs. This is bad for businesses all around me. This has been going on for years. It's the most frustrating part of my job to keep good workers due to jobs available everywhere. There are no people to fill them because there is nowhere for them to rent and live affordably. Landlord gouge renters with high prices due to demand or go to air BnB for more money less hassle."

"I feel that the situation is Critical. Immediate action is necessary. Just like climate change, authorities have ignored the situation until things are dire... Regulate and zone the use of Air BnB's in residential communities. Let's create vibrant communities where people live full time. In the summer, I feel like a disgruntled, ostracized citizen who tries at all costs to avoid the madding crowd that comes from afar. It's not TIME TO UNWIND... it's time to put a priority on making sure that we are an equitable community."

"We live on a farm and cannot get a second home for our family to live on the farm to help us out (farming, chores, health related help and our personal care) without paying a lot of money for permits & unnecessary regulation conditions (that other districts do not have, right next door). We do not want to live in a seniors' home!!! We just want fair rights to have help and be able to live in our own home."