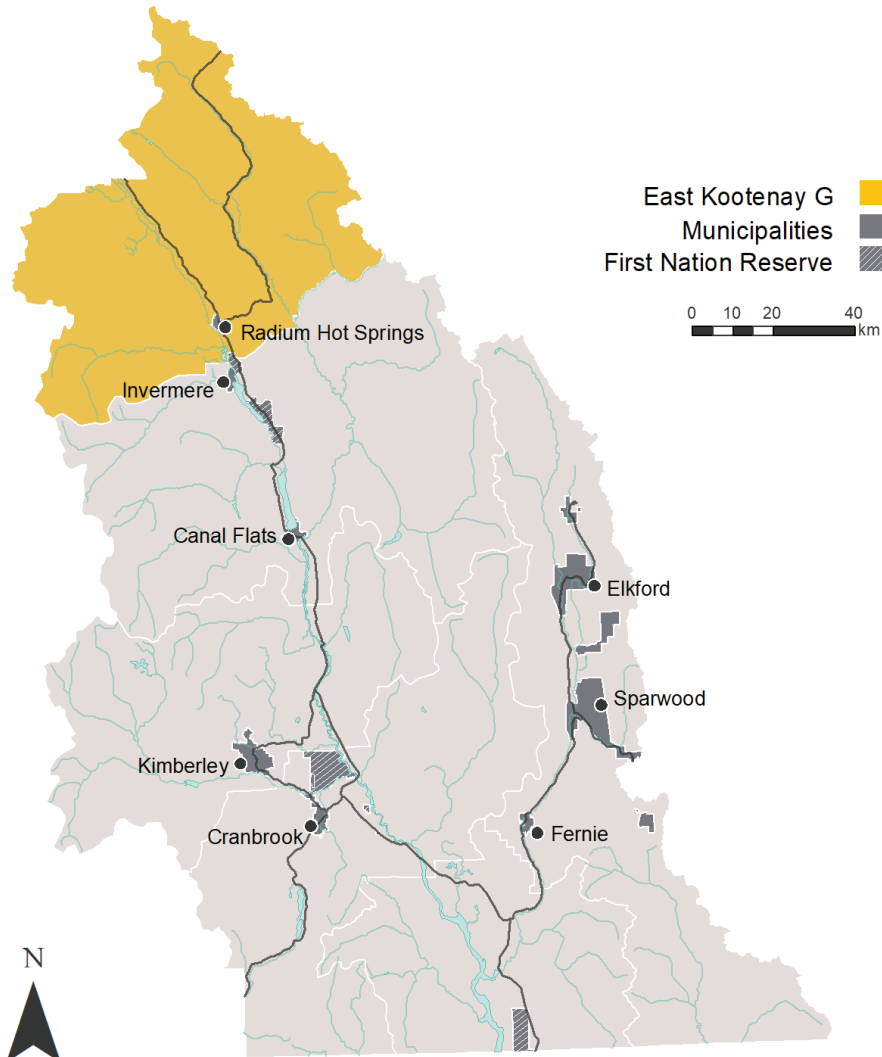


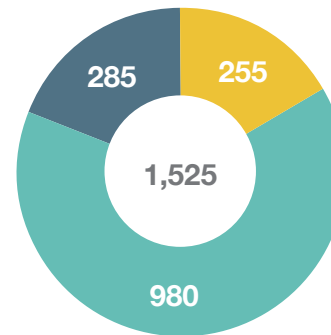
# ELECTORAL AREA G

## Community Profile

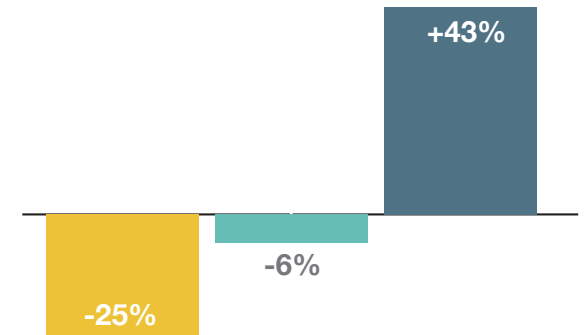


### POPULATION

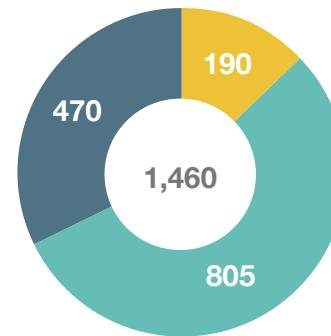
2016



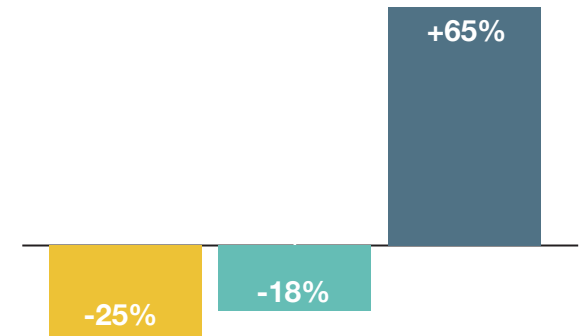
Change: '06-'16



2026



Change: '16-'26

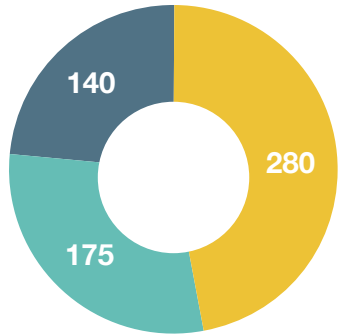


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

- Electoral Area Gs' total population shrank about 4% between 2006 and 2016 to 1,525 people. Rapid percent gains in its total seniors could not buffer losses to youth and working age populations.
- Projections to 2026 anticipate a continued decline of similar magnitude, with the population potentially reaching 1,460d people.
- The median age was 50.7 in 2016 and may reach 57.3 by 2026.

# FAMILIES

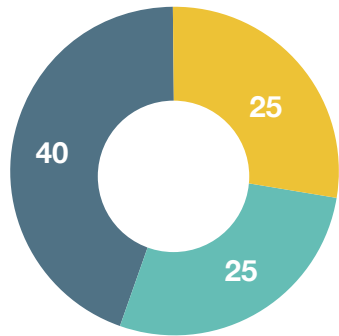
## Owners 2016



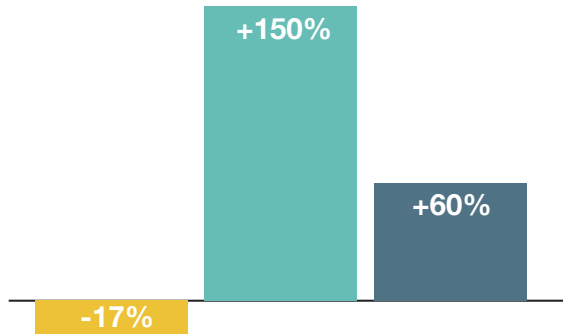
## Change: '06-'16



## 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) expanded 15% between 2006 and 2016, while those without shrank 2%. Overall trends are largely impacted by trends among owner households.

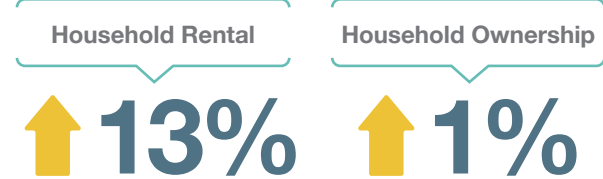
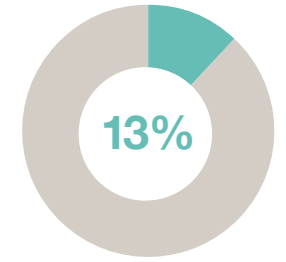
Renting families with children and single / roommate households (although small sample sizes) both experienced an increase over the decade.

# HOUSEHOLDS



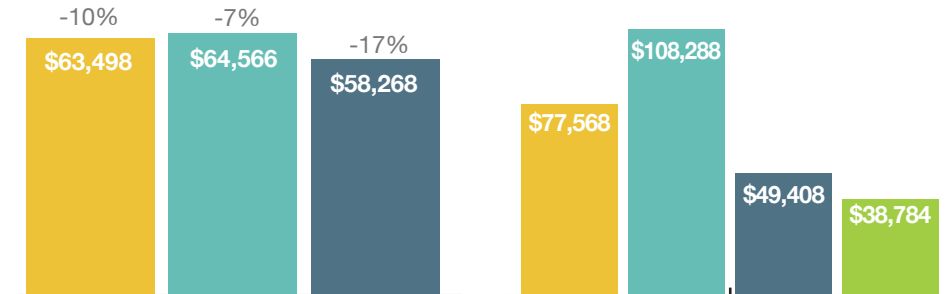
Total permanent households grew to 695 from 2006 to 2016

Households that Rent in 2016

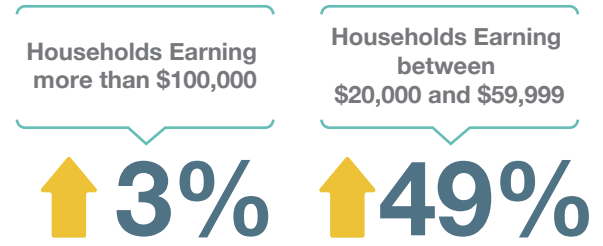


# INCOME

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



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



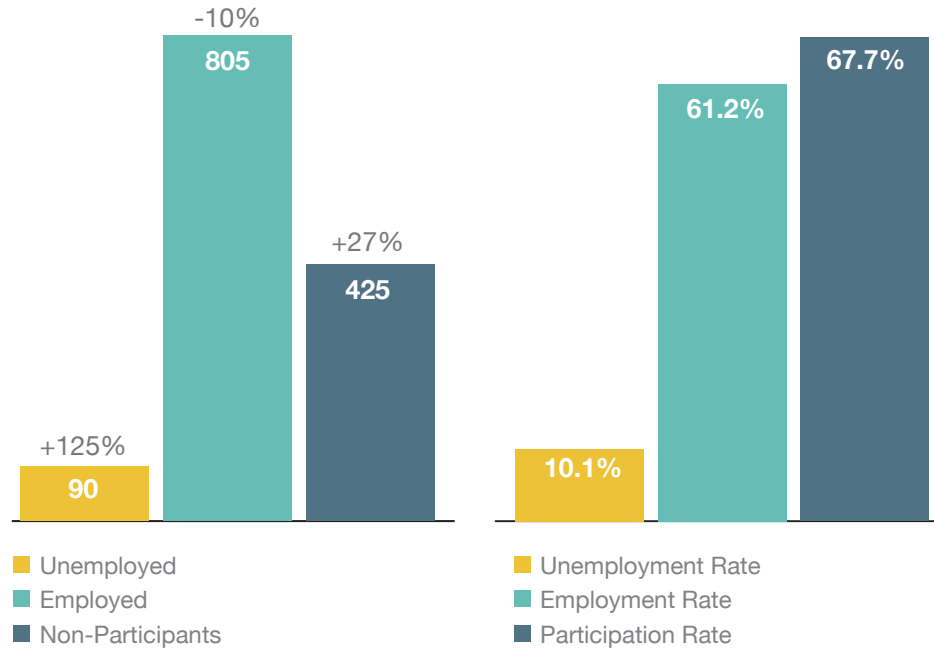
13%

of Electoral Area G residents are in "Low Income" according to Statistics Canada; 21% of children aged 0 to 5 belong to a low income household.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



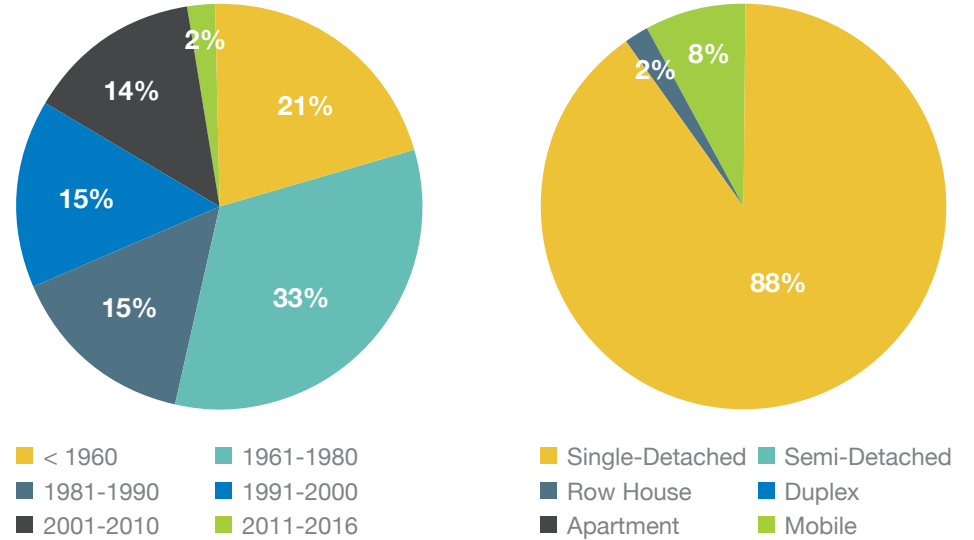
- Electoral Area Gs' total labour force (people working or seeking work) shrank 4% between 2006 and 2016; those not in the labour force (not seeking work) increased 27%.
- While the labour force shrank, the number of unemployed increased. This resulted in an unemployment rate that more than doubled.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Construction	125	14.2%	+ 4%	16%
Retail Trade	115	13.1%	- 23%	13%
Food & Lodging	95	10.8%	- 17%	16%

# HOUSING

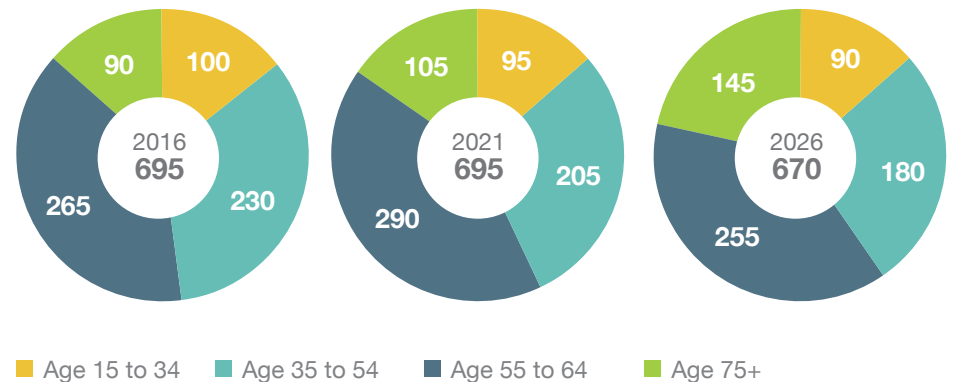
Dwelling Age 2016

Dwelling Type 2016



- 47% of renter households lived in a home built prior to 1960, versus 18% of owner households.
- The most dominant housing form in 2016 was the single-detached dwelling (88% of dwellings), followed by mobile homes (8%).
- Electoral Area G adds about 4 units annually to its supply. Housing projections anticipate that the local population could demand up to 3 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	\$334,320	+25%
Single Family Home	\$424,845	+18%
Overall CMHC Rent	\$955	+25%
1 Bedroom	\$890	+37%
3+ Bedroom	\$1,265	+59%

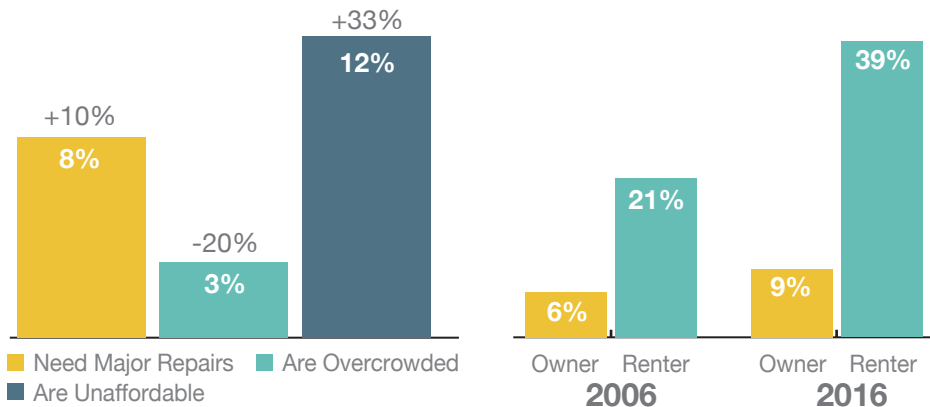
CMHC Rents based on City of Cranbrook results.

43 dwellings sold in 2020; 65% were single-detached homes and 21% were rowhouses.

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 considered unaffordable increased from 2006 to 2016. Overcrowded conditions decreased.
- Due to the above increases, the rate and number of overall households in Core Housing Need increased from 8% to 13%, with worsening conditions among both owner and renter 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



"I know so many "locals" that work 2-3 jobs in order to afford housing and utilities. How much of this lack of affordable housing is due to our society's mindset - we deserve a second home on the lake, we have the right to make as much money as possible with our properties (short term rentals). Becoming a mountain resort community, a community of second homeowners, pushes out "locals", makes it impossible to attract employees (can't find affordable housing) and changes the whole flavour of communities."

"I've been working hard and saving for years to buy a home in the area. Right now, \$400k can buy me a 500 square foot trailer 45 minutes out of town. I feel very lucky to have a great relationship with my landlord, otherwise I'd be concerned about having no place to live this year, given the housing market."

"Our daughter, son in law and grandson had the opportunity to move to Invermere after being offered a good job. They turned down the offer because of two reasons: lack of rental housing (until they could sell their home and repurchase) and lack of daycare."