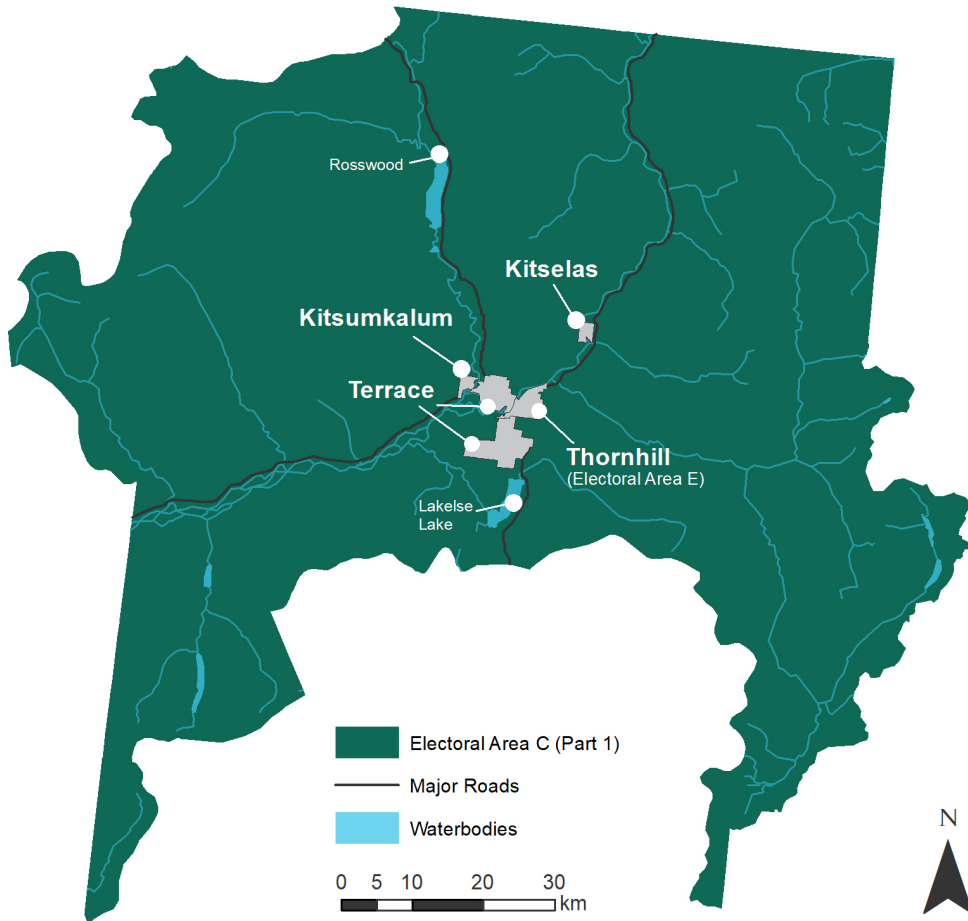


ELECTORAL AREA C (PART 1)

Community Summary

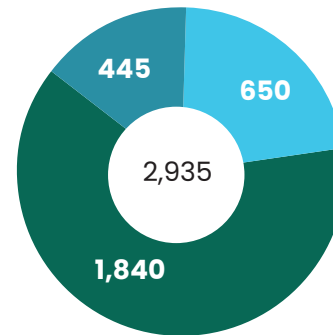


Regional District of
Kitimat-Stikine

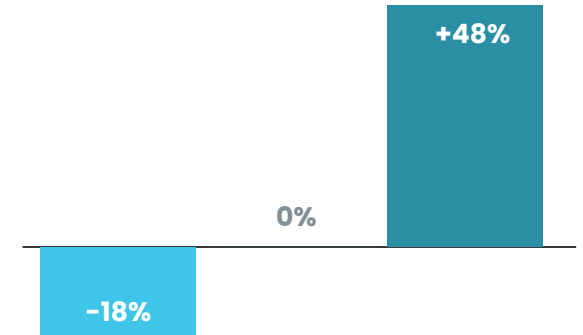


POPULATION

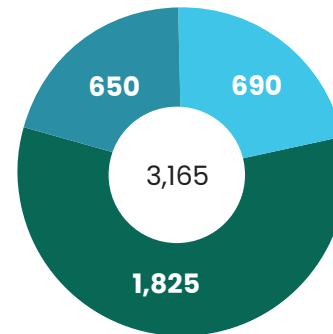
2016



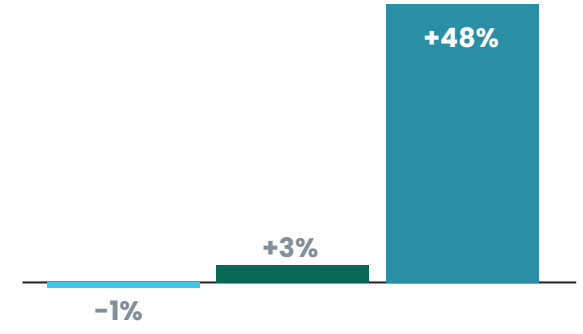
Change: '06-'16



2030



Change: '20-'30

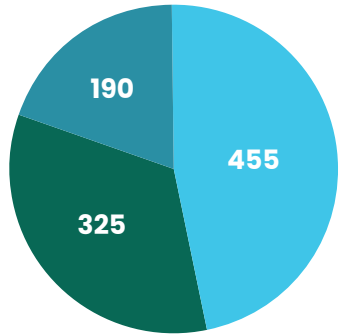


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

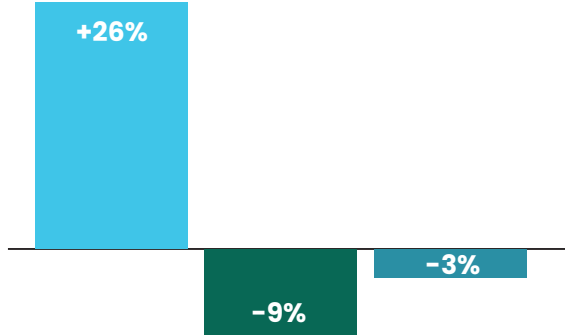
- Electoral Area's population rose below 1% from 2006 to 2016; youth totals fell 18% while seniors grew 48%. Projections of moderate economic development anticipate a 9% increase over the upcoming decade (2020 to 2030), reaching about 3,165 people.
- The estimated median age in 2020 is about 40.4 years old.

FAMILIES

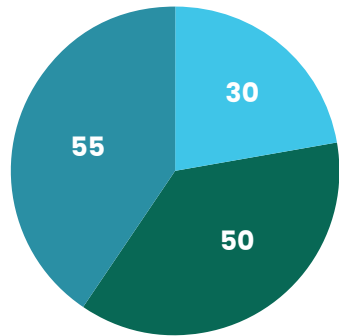
Owners 2016



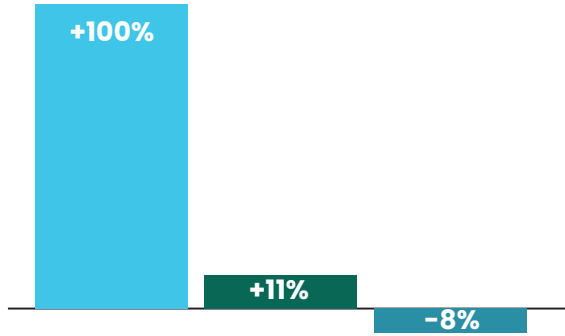
Change: '06-'16



Renters 2016



Change: '06-'16



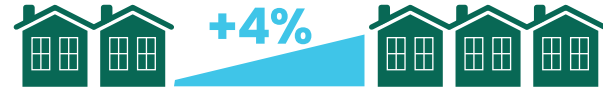
■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Renter households outpaced owner household growth (4x faster) between 2006 and 2016, thanks to growth in families (particularly those without children).

Families with children grew 11%, those without grew 100%, and single/roommate households fell 8%.

HOUSEHOLDS



Total permanent households grew 4% between 2006 and 2016 to 1,135.

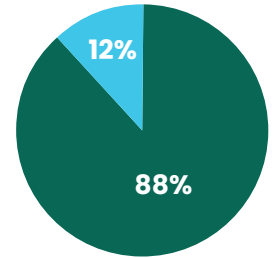
Rental Households

↑ 12%

Owner Households

↑ 3%

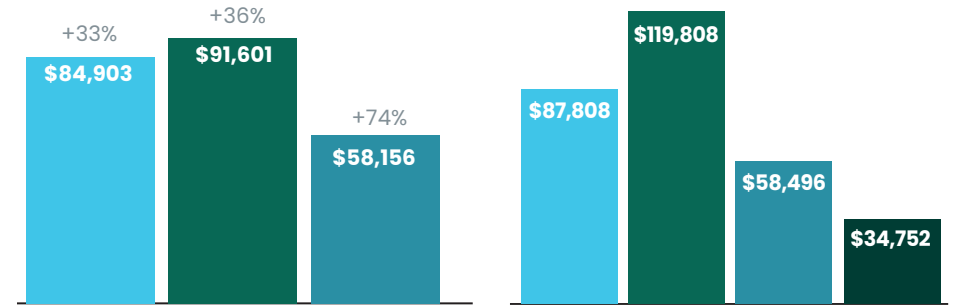
Household Tenure



■ Rental Households ■ Owner Households

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

↑ 79%

Households Earning less than \$100,000

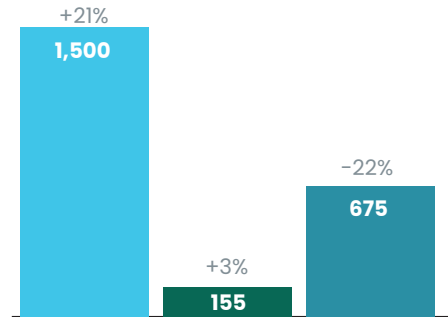
↓ 20%

10%

of Electoral Area C residents are in "Low Income" according to Statistics Canada; 13% of children below 18 belong to a low income household.

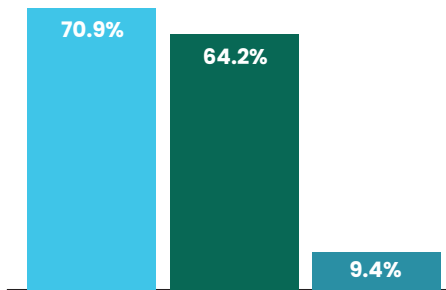
EMPLOYMENT

Labour Force '16 • Change: '06-'16



- Employed
- Unemployed
- Non-Participants

Labour Rate 2016



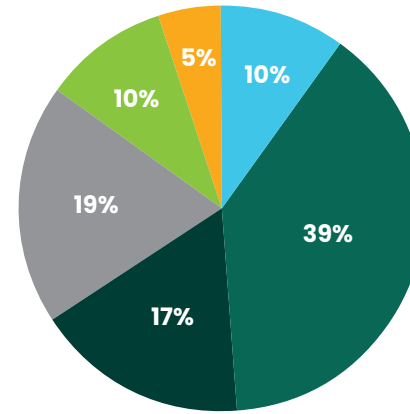
- Labour Participation
- Employed
- Unemployed

- Electoral Area C's labour force (people working or seeking work) grew from 2006 to 2016, while those not in the labour force fell (e.g. retirees) – an uncommon trend.
- Although the total unemployed slightly rose, the unemployment rate decreased – more people are finding work relative to the labour force size.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Construction	240	14.6%	+55%	11%
Health Care	220	13.4%	+144%	13%
Retail	200	12.2%	+54%	13%

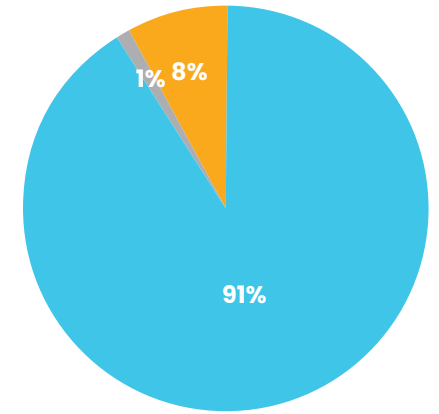
HOUSING

Dwelling Age 2016



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

Dwelling Type 2016

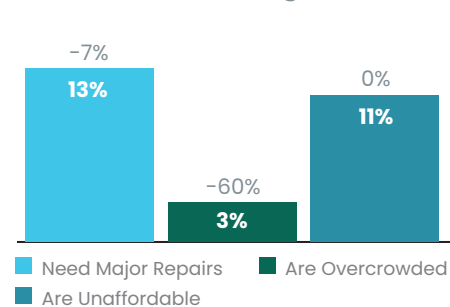


- Single-Detached
- Semi-Detached
- Row House
- Duplex
- Apartment
- Mobile

- About 14% of renter households occupy dwellings built after 1990 versus 37% of owners.
- The majority of dwellings are single-detached, followed only by mobile homes.
- The electoral areas build about 25 units annually (total).

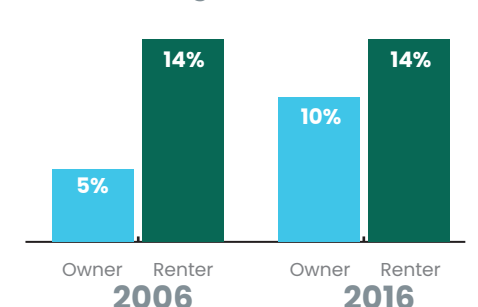
HOUSING CONDITION

% of HHs '16 • Change: '06-'16



- Need Major Repairs
- Are Unaffordable
- Are Overcrowded

Core Housing Need: '06-'16



- The number and percentage of homes in disrepair, that are overcrowded, and are unaffordable fell or remained the same since 2006.
- Overall Core Housing Need rose between 2006 and 2016 due mostly to large increases for owner households.

7%

of workers commute within the boundaries of Electoral Area C.



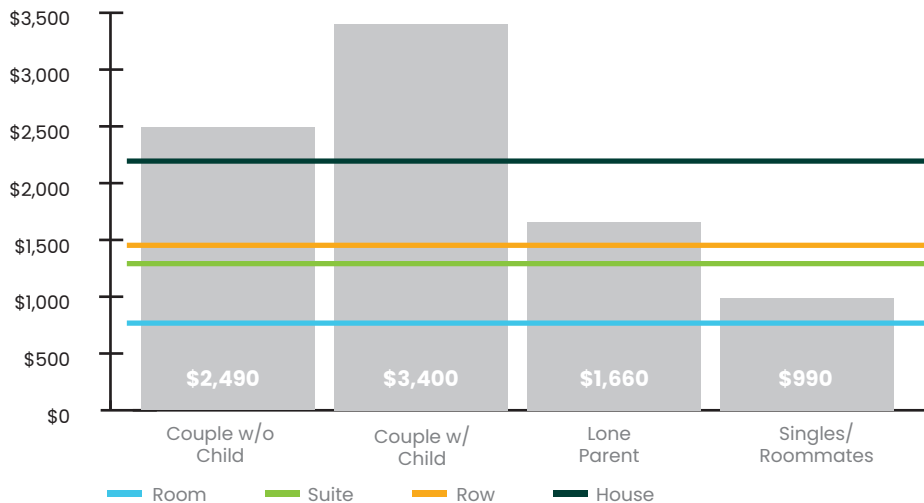
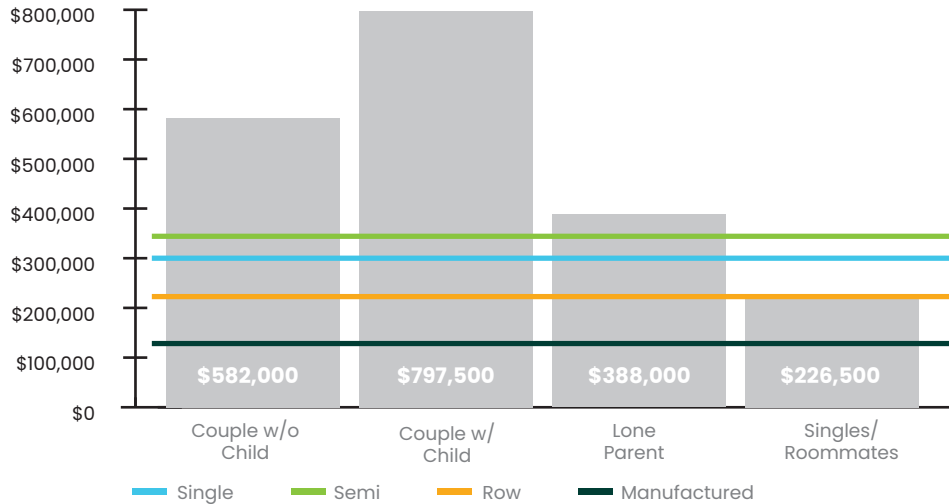
89%

of workers commute to another Kitimat-Stikine community.

HOUSING AFFORDABILITY

- Dwelling rents are generally affordable across household types, with single/roommate homes experiencing greatest financial hardship.
- A lone parent can reasonably afford home purchase prices.
- Manufactured homes are the most affordable housing option; they are generally accessible to the median single/roommate household.

Max Affordable Price / Rent (vertical bars) vs. Market Price / Rent (horizontal lines) 2019 estimates



HOUSING PRICE & AVAILABILITY

	2019	'10-'19 %Δ*
Median House	\$338,000	+22%
Single-detached	\$396,000	+28%
Median Rent**	\$1,000	+26%
1 Bedroom	\$750	+9%
3 Bedroom	\$1,200	+9%



35 dwellings sold in 2019;
69% were single-family homes.

The vacancy rate could be as **low as 0.7%** in Greater Terrace.

ENGAGEMENT HIGHLIGHTS



- 67% of renters who responded to the survey indicated that their current housing did not meet their needs, mostly because they felt it was too expensive.
- Over the next five years most renters think the cost of housing and utilities will be a problem for them. 44% were worried about stable housing.
- Homeowners were most concerned about the cost to repair and maintain their home as well as utilities.

"Wish there were more pet friendly rentals with yards."

"Internet services in our area are really, really poor. Even the best available option is insufficient for working from home. Not only is it expensive, but the speed is simply insufficient for meeting the needs of working from home during a pandemic."

"I'm aware that affordable rentals are in short supply."

"Privately owned homes are neglected due to lack of money to repair, those that are rented aren't being looked after by the homeowners... The repairs are falling behind resulting in a need for major renovations that eat up an already small annual budget."