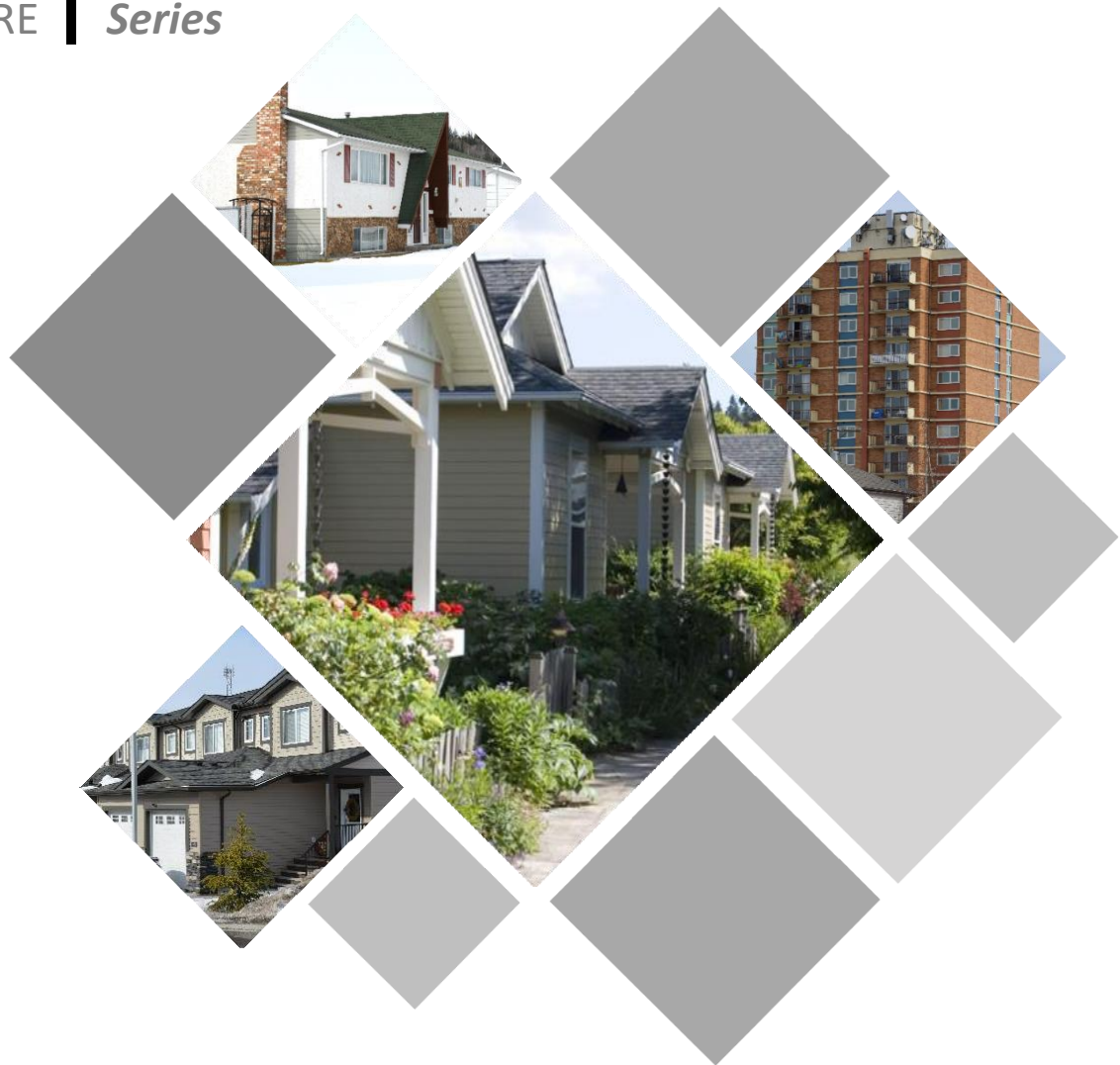


Housing Affordability, Income, and Vulnerability in Non-Metropolitan British Columbia

2016 Census Data Edition

BUILDING
FOUNDATIONS
FOR THE | *Report*
FUTURE | *Series*



WINTER 2023

COMMUNITY
DEVELOPMENT
INSTITUTE



Acknowledgements

The authors gratefully acknowledge the funding received from BC Housing in support of the Community Development Institute's housing research program.

Authors:

Marleen Morris, Co-Director, Community Development Institute and Adjunct Professor of Geography at the University of Northern British Columbia

Julia Good, Research Associate, Community Development Institute at the University of Northern British Columbia

Greg Halseth, Professor of Geography and Co-Director, Community Development Institute at the University of Northern British Columbia

Availability

This report is posted on the Housing Information Portal of the Community Development Institute at UNBC: <https://www2.unbc.ca/community-development-institute/housing-information-portal>

Related Publications

Morris, M., Good, J. and Halseth, G. 2020. *Building Foundations for the Future: Housing, community development, and economic opportunity in non-metropolitan Canada*. Available here:

https://www2.unbc.ca/sites/default/files/sections/community-development-institute/buildingfoundationsforthefuturefinal_0.pdf

Morris, M., Good, J. and Halseth, G. 2020. *Building Foundations for the Future: Housing, community development, and economic opportunity in non-metropolitan Canada*. Addendum Data: British Columbia Community Sample. Available here:

<https://www2.unbc.ca/sites/default/files/sections/community-development-institute/buildingfoundationsforthefutureaddendumfinal.pdf>

Morris, M., Good, J. and Halseth, G. 2021. *Building Foundations for the Future: Housing, community development, and economic opportunity in non-metropolitan British Columbia*. Available here:

[https://www2.unbc.ca/sites/default/files/news/65676/building-foundations-future-housing-community-development-and-economic-opportunity-non-metropolitan-british-columbia/building foundations for the future british columbia - final with cover.pdf](https://www2.unbc.ca/sites/default/files/news/65676/building-foundations-future-housing-community-development-and-economic-opportunity-non-metropolitan-british-columbia/building%20foundations%20for%20the%20future%20british%20columbia%20-%20final%20with%20cover.pdf)

Morris, M., Good, J. and Halseth, G. 2022. *Housing Affordability, Income, and Vulnerability in Non-Metropolitan British Columbia: Building Foundations for the Future*. Report Series. 2021 Edition. Available here:

<https://www2.unbc.ca/community-development-institute/housing-information-portal>

The Community Development Institute

The Community Development Institute (CDI) at UNBC was established in 2004 with a broad mandate in the areas of community, regional, and economic development. Since its inception, the CDI has worked with communities across British Columbia to develop and implement strategies for economic diversification and community resilience.

Dedicated to understanding and realizing the potential of BC's non-metropolitan communities in a changing global economy, the CDI works to prepare students and practitioners for leadership roles in community and economic development, and to create a body of knowledge, information, and research that will enhance our understanding and our ability to deal with the impacts of ongoing transformation. The Community Development Institute is committed to working with all communities – Indigenous and non-Indigenous – to help them further their aspirations in community and regional development.

Contact Information

For further information about this topic and the project, please contact Marleen Morris or Greg Halseth, Co-Directors of the Community Development Institute.

Community Development Institute
University of Northern British Columbia
3333 University Way
Prince George, BC V2N 4Z9
Tel 250 960-5952
www.unbc.ca/community-development-institute

Table of Contents

Acknowledgements	i
Availability	i
Related Publications	i
The Community Development Institute	ii
Contact Information	ii
Executive Summary	1
Introduction	2
Methodology	4
Community Profiles: Income, Housing Affordability, and Vulnerability	5
Non-Metropolitan British Columbia	6
Crankbrook	8
Fernie	10
Golden	12
Invermere	14
Kimberley	16
Castlegar	18
Creston	20
Nelson	22
Revelstoke	24
Trail	26
Osoyoos	28
Penticton	30
Princeton	32
Summerland	34
Vernon	36
100 Mile House	38
Mackenzie	40
Prince George	42
Quesnel	44
Valemount	46
Vanderhoof	48
Williams Lake	50
Chetwynd	52
Dawson Creek	54
Fort Nelson	56

Fort St. John	58
Tumbler Ridge	60
Houston	62
Kitimat	64
Prince Rupert	66
Smithers	68
Terrace	70
Campbell River	72
Courtenay	74
Ladysmith	76
Nanaimo	78
Parksville	80
Port Alberni	82
Tofino	84
Findings Summary	86
Income Distribution	86
Median Household Income and Shelter Costs	86
Homeowner and Renter Vulnerability	87
Conclusion	87

Executive Summary

In many areas of non-metropolitan British Columbia (BC), the state of housing has become a key constraint on economic and community development. Our previous housing research, which can be found in the *Building Foundations for the Future* series of reports, has pointed to a number of long-standing as well as emerging issues and challenges related to housing in non-metropolitan BC, and the resulting implications. This report highlights one of these issues: housing affordability. It is an accompanying document to the 2021 Census Data Edition and provides some historical context and reference points by presenting 2016 versions of the corresponding community profiles.

The Community Development Institute (CDI) at the University of Northern British Columbia (UNBC) has been gathering information on the non-metropolitan housing stock and the housing needs of the changing non-metropolitan population throughout BC and across all Canadian provinces and territories. Statistics Canada classifies communities as Census Metropolitan Areas (CMA) when they have reached a population of 100,000. For the purpose of this research, the CDI focuses on the areas outside of CMA, the non-metropolitan areas (NMA). There were four CMA in BC as of the 2016 Census.¹ Over 1.4 million BC residents, constituting close to one-third of the total BC population, lived in NMA. By 2021, three additional municipalities were classified as CMA.^{2,3} This shift in classifications following the growth in those communities meant that, in 2021, 1.2 million BC residents lived in NMA,

constituting one-quarter of the total BC population.

When thinking about housing affordability, both BC Housing and Canada Mortgage and Housing Corporation (CMHC) use the Statistics Canada measure. This measure identifies that housing is considered “affordable” if shelter costs amount to less than 30% of a household’s before-tax income. This calculation applies to both renters and owners. This Statistics Canada measure includes electricity, heating and cooling costs, water and other municipal services, monthly mortgage payments, property taxes, condominium fees, and rent.

Housing affordability is an important concept for individuals and for communities. At the individual level, housing affordability ensures that the household has the means to purchase other essentials for example, food, clothing, medications, and school supplies. When a household pays too much for housing, their quality of life suffers, which can impact physical, mental, emotional, and social health and wellbeing. Households that pay more than 30% of their income on shelter costs are considered vulnerable to issues around housing security.

At the community level, attention to housing affordability ensures that the community can attract and retain the workforce and other residents it needs to support broad economic activity and general social well-being. This could include hospitality, retail, and service sector staff, as well as government employees, nurses, teachers, RCMP officers, and resource sector workers. Communities that do not have a robust stock of housing that is suitable,

¹ Census Metropolitan Areas in British Columbia as of the 2016 Census: Abbotsford-Mission, Kelowna, Vancouver, and Victoria.

² Census Metropolitan Areas in British Columbia as of the 2021 Census: Abbotsford-Mission, Chilliwack, Kamloops, Kelowna, Nanaimo, Vancouver, and Victoria.

³ Nanaimo was not classified as CMA until the 2021 Census. As such, it is included in the CDI’s non-metropolitan housing sample prior to 2021. While Nanaimo has been removed from 2021 sample calculations, the updated income profile is still included in the 2021 Census Data Edition to document and reflect the changes that have taken place since 2016.

affordable, and able to meet the needs of current and potential residents, are vulnerable to economic and social decline.

Non-metropolitan communities and households are particularly at risk for issues around housing affordability. This is because much of the housing stock in these communities is old, not energy efficient, and in need of major repair. The cost of heating, maintenance, and repair for these homes can add significantly to housing cost. In addition, across non-metropolitan BC, there is a mismatch between household size and housing size, suggesting that many smaller households may be living in, and paying for, homes that are larger than they want or need.

Included in this report is a sample of 39 NMA communities from our BC dataset. The communities selected range in 2016 population size from 1,021 (Valemount) to 90,504 (Nanaimo). The histories of the communities in our sample vary from those established with early settler economic activity to instant towns purpose-built in the mid to late twentieth century. They also represent a diverse range of primary economic activity, which includes agriculture, forestry, mining, oil and gas, fishing, manufacturing, tourism, retirement living, and government services. The sample communities are commonly located some distance from, and have a weak connection to, a CMA. To provide context for comparison, we have included data for Vancouver CMA next to the average of this NMA sample.

Despite wide variations in the sample communities, a number of patterns are evident in practically all of the non-metropolitan communities examined so far. These communities appear to tell a consistent housing story. Our previous work has revealed that the population in non-metropolitan communities is older, and aging at a faster rate, than in metropolitan centres. The 2016 housing stock in our sample is also older, shows a higher need for major repairs, and lacks diversity in terms of the types of dwellings. In addition, existing

housing stock consists of homes that are a poor match for the increasingly smaller households in NMAs. Finally, one of the most important findings was that in 11 communities out of the 39 sample communities (28%), renters were more vulnerable than in the Vancouver CMA. In numerous other communities renter vulnerability was close to the vulnerability of renters in the Vancouver CMA.

Housing affordability, income, and vulnerability is where this report places its focus. For our sample of 39 communities, we have created individual “Housing Data Income Profiles”. In addition, a profile for the non-metropolitan average in our NMA sample are included. To explore trends and variations in affordability and vulnerability, each of the profiles includes information on income distribution, household income in the context of local shelter costs, and homeowner and renter vulnerability rates. This report structure allows each community to extract information that is relevant to them and their region and use it as a tool for analysis, strategic planning, and targeted action.

For reference, the CDI’s *Housing Affordability, Income, and Vulnerability in Non-Metropolitan British Columbia* for 2021 can be found on our Housing Information Portal:

<https://www2.unbc.ca/community-development-institute/housing-information-portal>

Introduction

In many areas of non-metropolitan British Columbia (BC), the state of housing has become a key constraint on economic and community development. Our housing research, which can be found in the *Building Foundations for the Future* series of reports, has pointed to a number of long-standing and emerging issues and challenges related to housing in non-metropolitan BC, and the resulting implications.

This report highlights one of these issues: housing affordability.

Understanding that housing is a critical building block for community and economic development, the Community Development Institute (CDI) at the University of Northern British Columbia (UNBC) has focused much of its research on identifying and exploring the issues, needs, and opportunities for non-metropolitan housing. Based on our long-standing experience and expertise in housing, and through a number of commissioned housing studies in recent years, by local government, as well as by BC Housing, the authors have recognized patterns of housing issues across non-metropolitan communities⁴. As the CDI has been publishing the findings in reports and via knowledge mobilization projects, these patterns and trends have been confirmed on-the-ground by many local and regional officials, practitioners, and economic sectors. In an effort to further our understanding of local and regional nuances and break down the data into more focused tools, this next part of the CDI's housing research presents condensed housing affordability and vulnerability information for each community in the BC research sample.

'Housing affordability' is an important concept and needs to be differentiated from the concept of 'affordable housing'. 'Affordable housing' is commonly used as another term for 'subsidized housing'. This is housing that is built and funded by government and is targeted to those with low incomes and/or special needs such as seniors, women and children fleeing violence, or people with a disability. A focus on 'housing affordability' means directing attention to ensuring that there is suitable, and affordable housing for all income groups in the community. This focus is broader than looking at the need for subsidized housing. Examining

and addressing issues of housing affordability will include attention to market housing, especially market rental housing, the homeownership market, as well as the availability of subsidized housing. It means assessing the quality, suitability, and cost of all housing in the community. While tenants tend to have higher vulnerability rates, it is important for non-metropolitan BC 'housing affordability' to recognize that homeowners may also experience a housing affordability crisis and housing cost vulnerability. This is often due to greater needs for repair and updates in the older non-metropolitan housing stock, as well as less energy efficient homes, and oversized homes in relation to the household size due to a shortage of smaller dwelling choices.

Attention to housing affordability is important for individuals and for communities. At the individual level, housing affordability ensures that the household has the means to purchase other essentials, for example food, clothing, medications, and school supplies. When a household pays too much for housing, their quality of life suffers, which can impact physical, mental, emotional, and social health and wellbeing. Acute housing affordability issues can lead to upheaval and stress for the household and the landlord. Households that pay more than 30% of their income on shelter costs are considered vulnerable to issues around housing security.

At the community level, attention to housing affordability ensures that the community can attract and retain the workforce and other residents it needs to support broad economic activity and general social well-being. This could include hospitality, retail, and service sector staff, as well as government employees, nurses, teachers, RCMP officers, and resource sector workers. Communities that do not have a

⁴ Morris, Good, Halseth. 2020. Building foundations for the future in non-metropolitan Canada. *Municipal World*, September 2020. Available here: <https://www2.unbc.ca/sites/default/files/sections/unassigned/september-2020-reprint-morris-good-halseth.pdf>

robust stock of housing that is suitable, decent, affordable, and able to meet the needs of current and potential residents, are vulnerable to economic and social decline.

This report presents the research results for 39 BC communities, located in every region of the province. The report is organized into a total of 40 “Community Profiles: Income, Housing Affordability, and Vulnerability”, including the NMA sample of 39 communities and the NMA average. Each of the profiles includes information on income distribution, household income in the context of local shelter costs, and homeowner and renter housing cost vulnerability rates. The report structure is meant to allow each community to extract information that is relevant to them and their region and use it as a tool for analysis, strategic planning, and targeted action. This 2016 Census Data Edition provides historical context for communities consulting their 2021 profiles. By 2016, non-metropolitan demographic change as well as issues with an older housing stock that is in need of repair, lacks diversity, and is a poor match for housing needs have already been posing problems for communities for many years. The 2016 data also presents a reference point from before the COVID-19 pandemic impacted economies, lifestyle, and incomes among many other areas of life.

Methodology

Statistics Canada classifies communities as *Census Metropolitan Areas* (CMA) when they have reached a population of 100,000. According to the 2016 census, 1.4 million British Columbians live in communities with populations below 100,000 residents. Communities with 10,000 to 99,999 people are categorized by their population size as *Census Agglomerations* (CA). *Rural and Small Town*

Areas comprise smaller municipalities and settlements with populations equal to, or greater than, 1,000 and up to 9,999. These are sorted into Metropolitan Influence Zones (MIZ) according to their level of regional interconnectivity with metropolitan centres. Geographies defined as *Census Rural Population* typically refer to the population outside of any of the above-mentioned geographies.

For this study, we looked at the full range of communities outside of CMAs. From the non-metropolitan area (NMA) of BC, we selected a sample of 39 communities from our dataset. These NMA communities range in 2016 population size from 1,021 (Valemount) to 90,504 (Nanaimo). The histories of the communities in our sample vary from settlements established with early settler economic activity to instant towns purpose-built in the mid to late twentieth century. They also represent a diverse range of primary economic activity, which includes agriculture, forestry, mining, oil and gas, fishing, manufacturing, tourism, retirement living, and government services. The sample communities are commonly located some distance from, and have a weak connection to, a CMA. To provide context for comparison, we have included data for Vancouver CMA next to the average of this NMA sample.

The data is based on the most recent available Census data (Statistics Canada 2016). Data was collected on income distribution, median income, average shelter costs, and homeowner and renter housing cost vulnerability in each community. Included in all graphs are the sample community, the NMA sample average, and the Vancouver CMA for comparison and context. This 2016 Census Data Edition accompanies the *Housing Affordability, Income, and Vulnerability in Non-Metropolitan British Columbia 2021 Census Data Edition*⁵

⁵ Morris, Good, Halseth. 2022. Housing Affordability, Income, and Vulnerability in Non-Metropolitan British Columbia: Building Foundations for the Future. Report Series. 2021 Edition. Available here: <https://www2.unbc.ca/community-development-institute/housing-information-portal>

Community Profiles: Income, Housing Affordability, and Vulnerability

The following BC non-metropolitan community profiles are included in this report:

Province

Non-Metropolitan British Columbia

East Kootenays

Cranbrook
Ferne
Golden
Invermere
Kimberley

Northeast BC

Chetwynd
Dawson Creek
Fort Nelson
Fort St. John
Tumbler Ridge

West Kootenays

Castlegar
Creston
Nelson
Revelstoke
Trail

Northwest BC

Houston
Kitimat
Prince Rupert
Smithers
Terrace

Okanagan

Osoyoos
Penticton
Princeton
Summerland
Vernon

Vancouver Island

Campbell River
Courtenay
Ladysmith
Nanaimo
Parksville
Port Alberni
Tofino

Central BC

100 Mile House
Mackenzie
Prince George
Quesnel
Valemount
Vanderhoof
Williams Lake



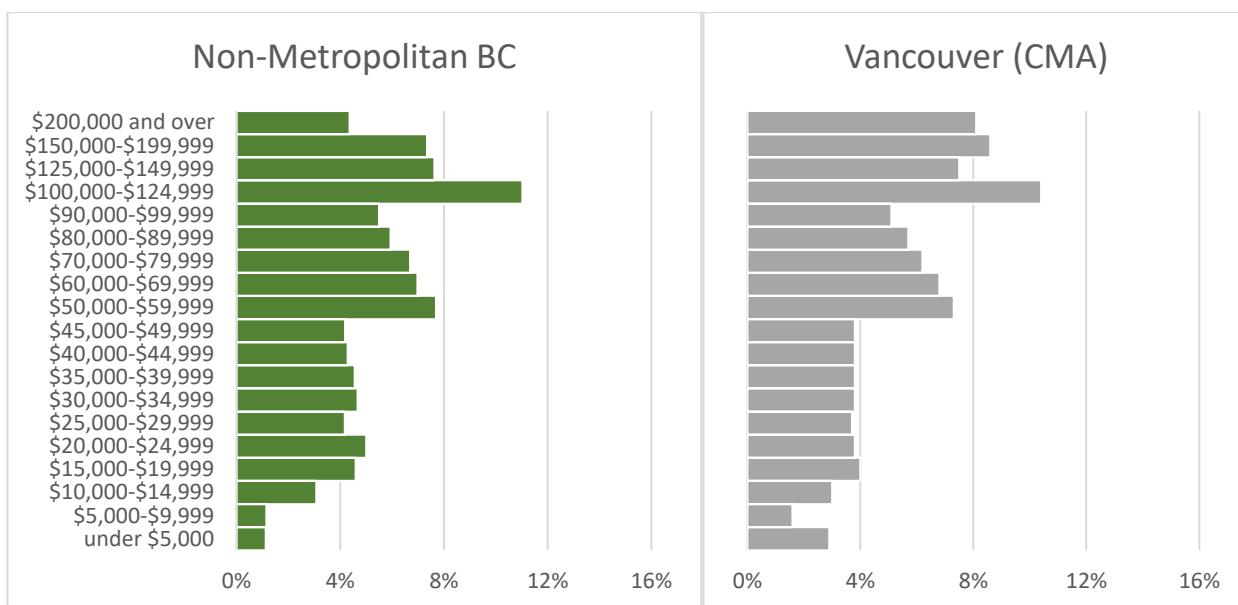


HOUSING DATA INCOME PROFILES 2016

Non-Metropolitan British Columbia

Non-metropolitan British Columbia (BC), as profiled here, is the average of 39 non-metropolitan area (NMA) communities included in our BC data sample. They were chosen for their population size below 100,000 as well as their low level of metropolitan influence from a neighbouring larger centre. Data for the Vancouver CMA is included for comparison and context.

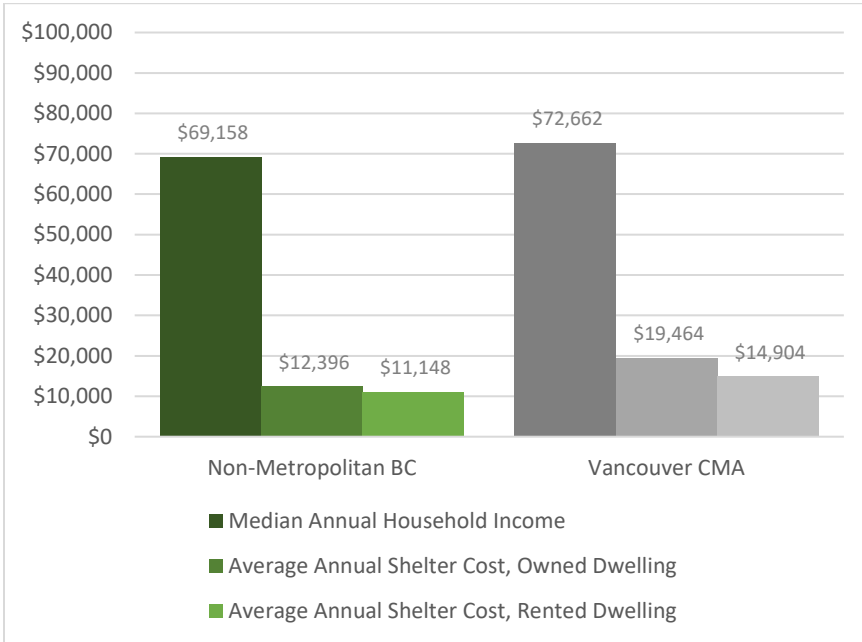
FIGURE 1: NON-METROPOLITAN INCOME DISTRIBUTION, 2016



Source: Statistics Canada, 2016, Census Program.

- The income distribution in non-metropolitan BC in 2016 resembles the income distribution patterns in Vancouver (CMA) but includes notably fewer high-income earning households.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (63% in non-metropolitan BC, 66% in Vancouver).
- Only 4% of households in non-metropolitan BC are top income earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Vancouver’s lowest earners make up a larger proportion than in non-metropolitan BC, but the bulging bars in the low to middle income brackets indicate that a greater proportion of non-metropolitan households are facing lower incomes compared to Vancouver.

FIGURE 2: NON-METROPOLITAN BC HOUSEHOLD INCOME/SHELTER COST, 2016

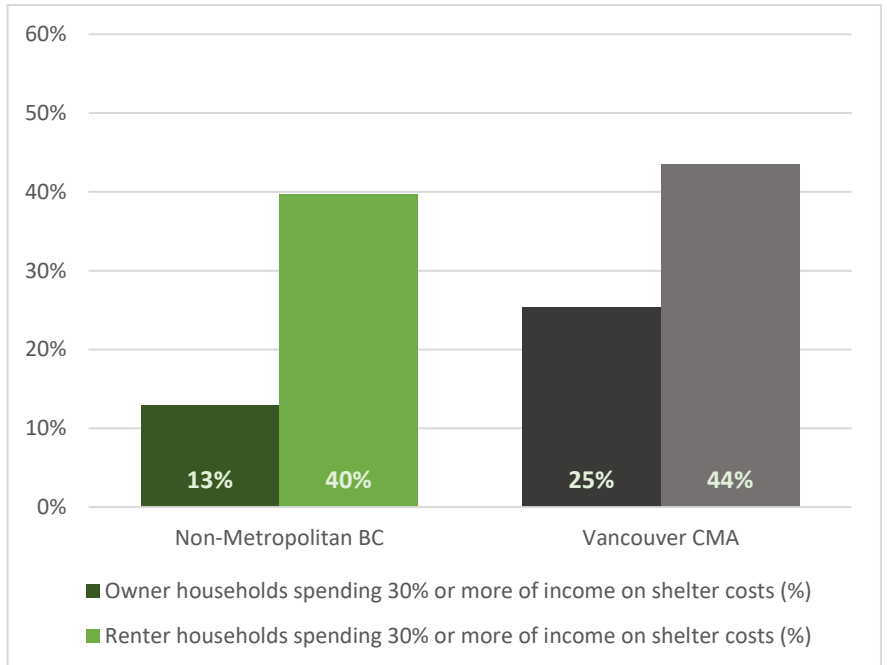


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- The 2016 median income for non-metropolitan BC is \$69,158 and constitutes roughly 95% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in non-metropolitan BC were 18% of median income (27% in Vancouver).
- Average annual shelter costs for renters in non-metropolitan BC were 16% of median income (21% in Vancouver).

FIGURE 3: NON-METROPOLITAN BC HOME OWNER AND RENTER VULNERABILITY⁴, 2016

- Housing cost vulnerability in non-metropolitan BC in 2016 is lower than in Vancouver.
- Owners are the least vulnerable group in both geographies in Figure 3 and are only half as likely to be vulnerable in non-metropolitan BC compared to the Vancouver CMA (13% compared to 25%).
- Renter vulnerability in non-metropolitan BC is closer to Vancouver CMA renter vulnerability. This also means a greater gap between renters and owners in non-metropolitan communities.



Source: Statistics Canada, 2016, Census Program.

⁴ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

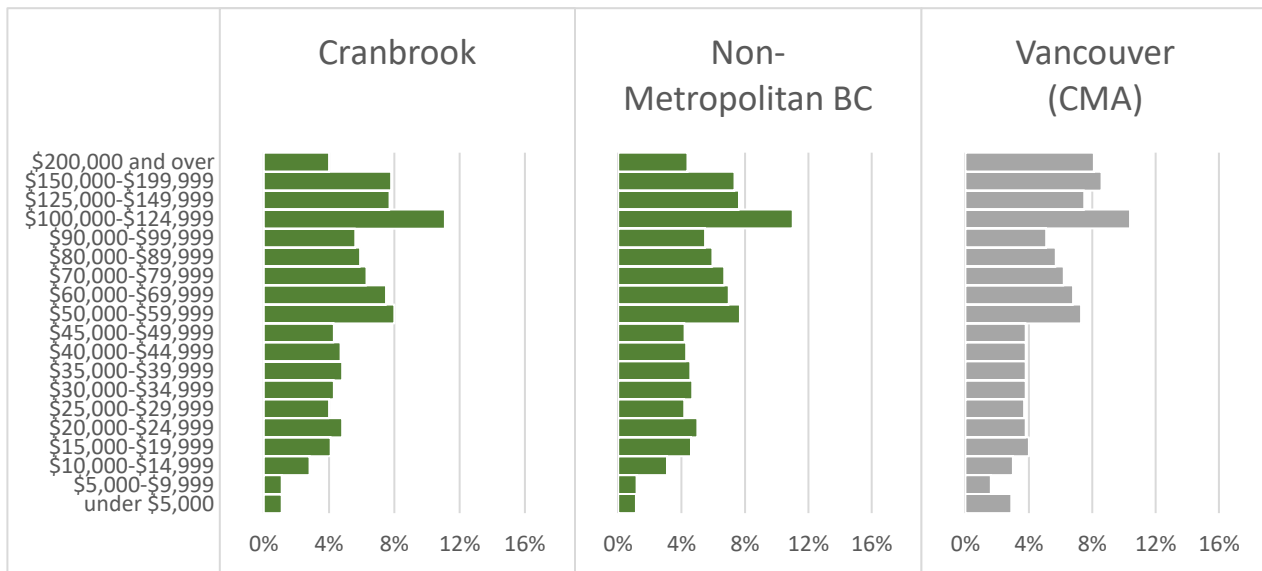


HOUSING DATA INCOME PROFILES 2016

Cranbrook British Columbia

The City of Cranbrook² is located in the East Kootenay region of British Columbia. With a 2016 population of 20,045, Cranbrook constitutes the largest incorporated community in the Regional District of East Kootenay (RDEK). Neighbouring RDEK communities include Kimberley, Fernie, Sparwood, Invermere, Elkford, Radium Hot Springs, and Canal Flats.

FIGURE 1: CRANBROOK INCOME DISTRIBUTION, 2016

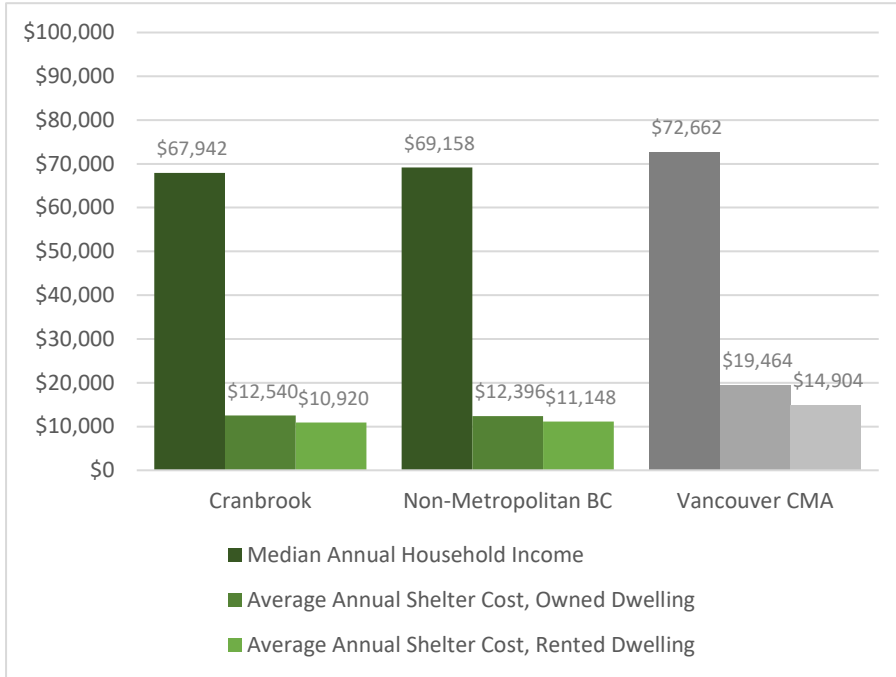


Source: Statistics Canada, 2016, Census Program.

- The income distribution in Cranbrook in 2016 resembles the income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 64% in Cranbrook).
- Only 4% of households in Cranbrook are top income earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Vancouver’s lowest earners make up a larger proportion than in Cranbrook, but the bulging bars in the low to middle income brackets indicate that a greater proportion of Cranbrook households are facing lower incomes compared to Vancouver.

² This income and housing cost profile includes 2016 Census data for the City of Cranbrook. In order to provide context for Cranbrook, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: CRANBROOK HOUSEHOLD INCOME/SHELTER COST, 2016

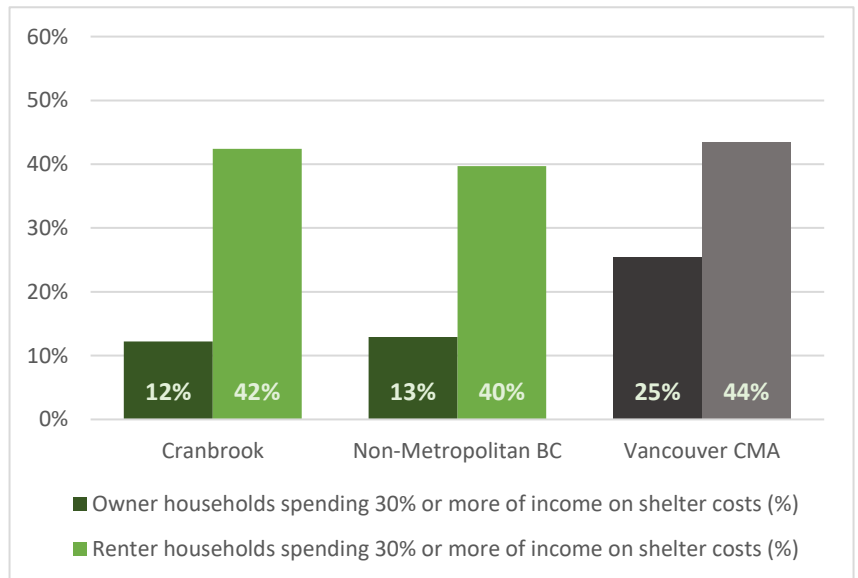


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$67,942, Cranbrook’s 2016 median income constitutes roughly 94% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Cranbrook are 19% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 16% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: CRANBROOK HOME OWNER AND RENTER VULNERABILITY³, 2016

- Housing cost vulnerability in Cranbrook in 2016 is very similar to vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Cranbrook are only half as likely to be vulnerable as Vancouver home owners (12% compared to 25% of all owners).
- Renters in Cranbrook are as likely to be vulnerable as in Vancouver (42% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

³ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

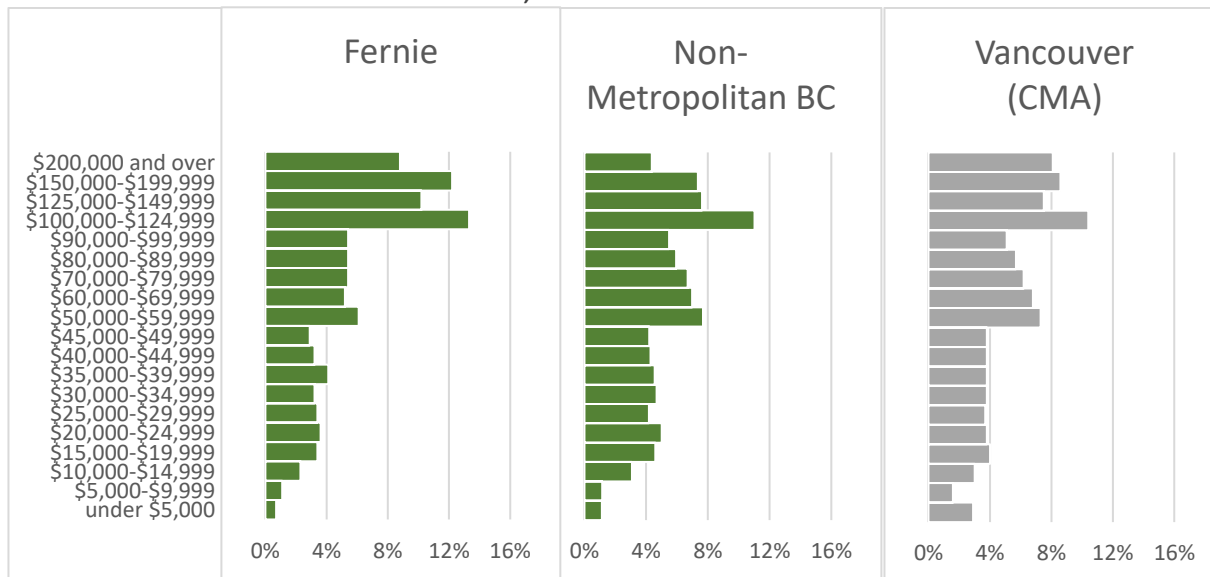


HOUSING DATA INCOME PROFILES 2016

Fernie British Columbia

The City of Fernie⁴ is located in the East Kootenay region of British Columbia. With a 2016 population of 5,249, Fernie is one of the smaller incorporated communities in the Regional District of East Kootenay (RDEK). Neighbouring RDEK communities include Cranbrook, Kimberley, Sparwood, Invermere, Elkford, Radium Hot Springs, and Canal Flats.

FIGURE 1: FERNIE INCOME DISTRIBUTION, 2016

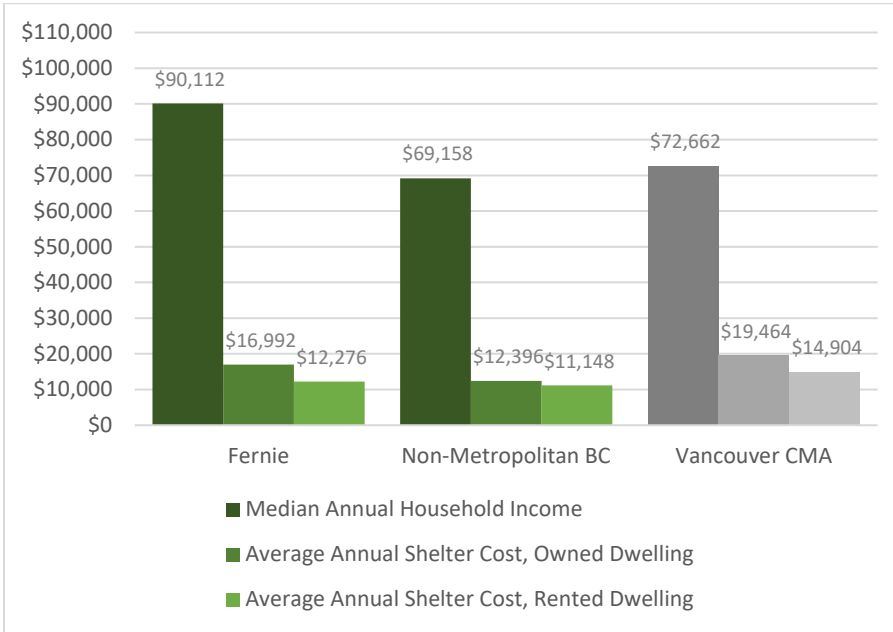


Source: Statistics Canada, 2016, Census Program.

- The shape of the income distribution graph for Fernie differs notably from average income distribution in non-metropolitan BC and in the Vancouver CMA (Figure 1). It shows a much higher proportion of high income earners represented by the bars at the top.
- Only just over one-half of Fernie’s households (55%) report incomes below \$100,000, compared to roughly two-thirds of non-metropolitan BC and Vancouver households (70% and 65%).
- Over 12% of households are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Vancouver’s lowest earners, as well as all Vancouver households with incomes below \$100,000, make up a larger proportion than in Fernie.

⁴ This income and housing cost profile includes 2016 Census data for the City of Fernie. In order to provide context for Fernie, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: FERNIE HOUSEHOLD INCOME/SHELTER COST, 2016

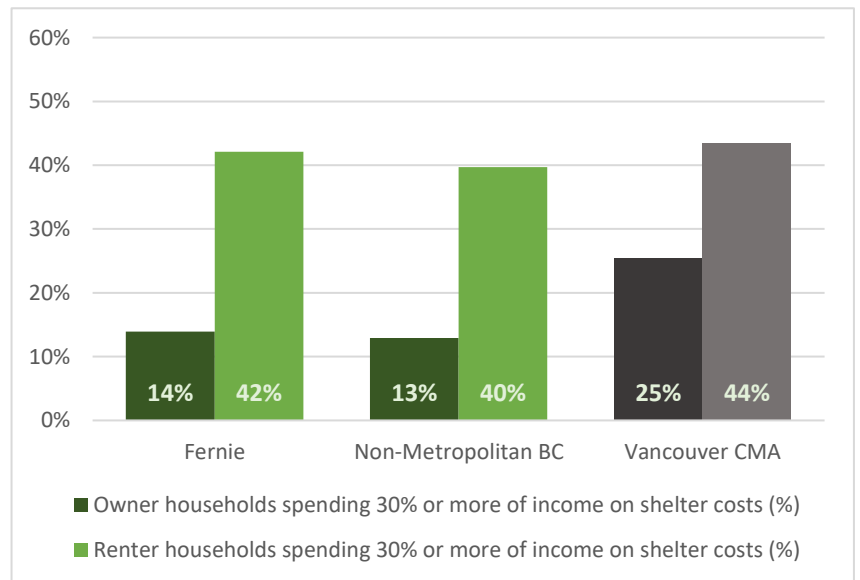


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$90,112, Fernie’s 2016 median income constitutes roughly 124% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Fernie are 19% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 14% of median income (21% in Vancouver).

FIGURE 3: FERNIE HOME OWNER AND RENTER VULNERABILITY⁵, 2016

- Housing cost vulnerability in Fernie in 2016 is similar to average vulnerability in non-metropolitan BC.
- Owners are less vulnerable than renters in all geographies in Figure 3.
- At 14%, home owner households in Fernie are notably less vulnerable than Vancouver home owners (25%).
- Renters in Fernie are as likely to be vulnerable as in Vancouver (42% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

⁵ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.



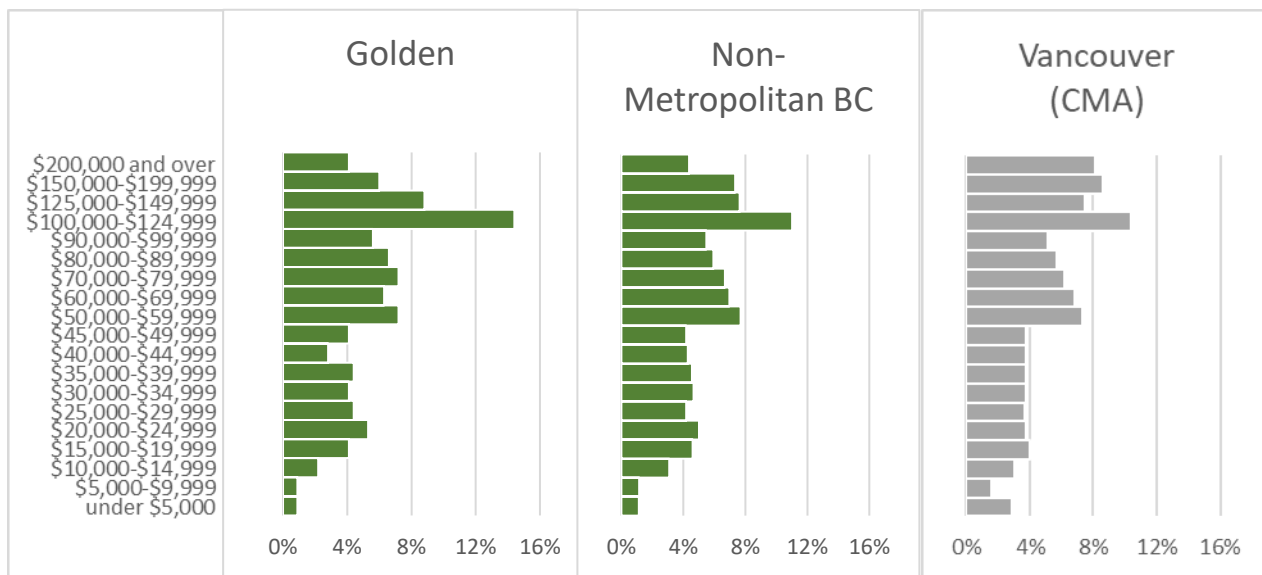


HOUSING DATA INCOME PROFILES 2016

Golden British Columbia

The Town of Golden⁶ is located in the East Kootenay region of British Columbia. With a 2016 population of 3,708, Golden constitutes one of the smaller incorporated communities in the Columbia Shuswap Regional District (CSRD). Neighbouring CSRD communities include Revelstoke, Sicamous, and Salmon Arm.

FIGURE 1: GOLDEN INCOME DISTRIBUTION, 2016

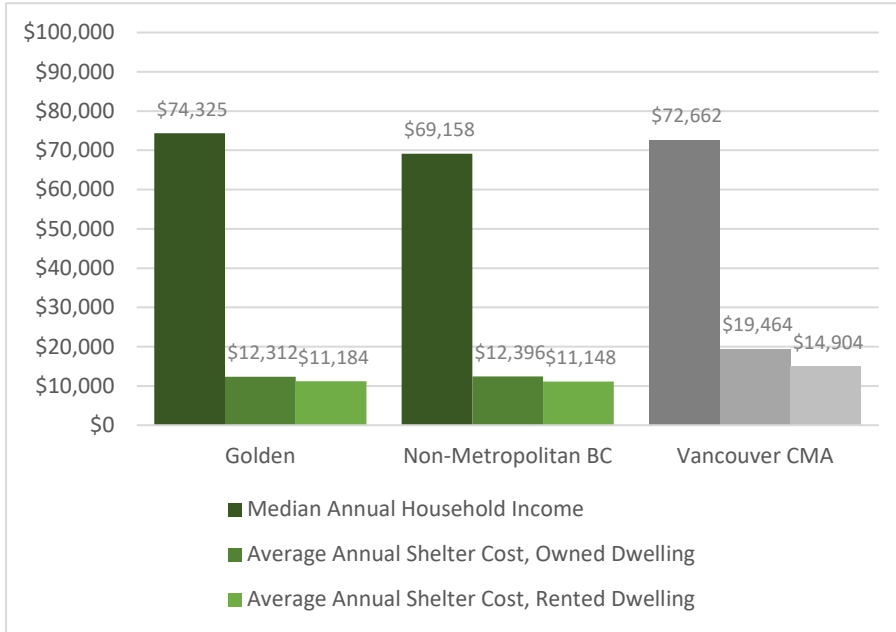


Source: Statistics Canada, 2016, Census Program.

- What stands out about income distribution in Golden in 2016 is a notably larger proportion of households with incomes of \$100,000 to \$125,000 compared to average non-metropolitan areas (NMAs) and Vancouver CMA.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Golden and Vancouver).
- A total of 6% of households in Golden are top income earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Vancouver’s lowest earners make up a larger proportion than in Golden; however, there is a greater proportion in the low to middle income brackets in Golden, as indicated by the bulging bars in the lower half of its graph in Figure 1.

⁶ This income and housing cost profile includes 2016 Census data for the Town of Golden. In order to provide context for Golden, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: GOLDEN HOUSEHOLD INCOME/SHELTER COST, 2016

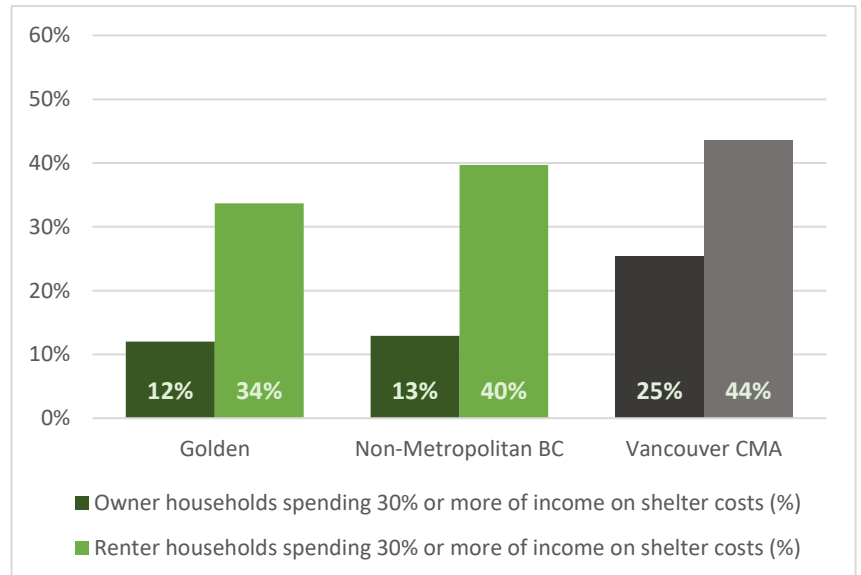


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$74,325, Golden’s 2016 median income constitutes roughly 102% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Golden are 17% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 15% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: GOLDEN HOME OWNER AND RENTER VULNERABILITY⁷, 2016

- Housing cost vulnerability in Golden in 2016 is lower than vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Golden are only half as likely to be vulnerable as Vancouver home owners (12% compared to 25% of all owners).
- Renters in Golden are somewhat less likely to be vulnerable than in NMA (34% of all renters compared to 40%).



Source: Statistics Canada, 2016, Census Program.

⁷ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

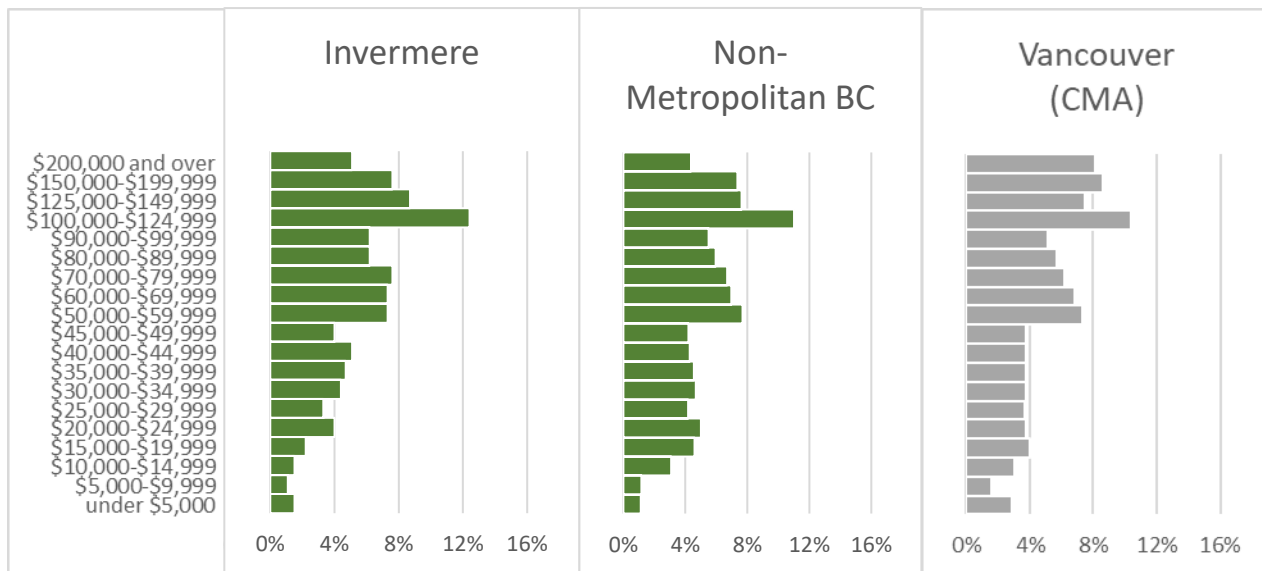


HOUSING DATA INCOME PROFILES 2016

Invermere British Columbia

The Village of Invermere⁸ is located in the East Kootenay region of British Columbia. With a 2016 population of 3,391, Invermere is one of the smallest incorporated communities in the Regional District of East Kootenay (RDEK). Neighbouring RDEK communities include Cranbrook, Kimberley, Fernie, Sparwood, Elkford, Radium Hot Springs, and Canal Flats.

FIGURE 1: INVERMERE INCOME DISTRIBUTION, 2016

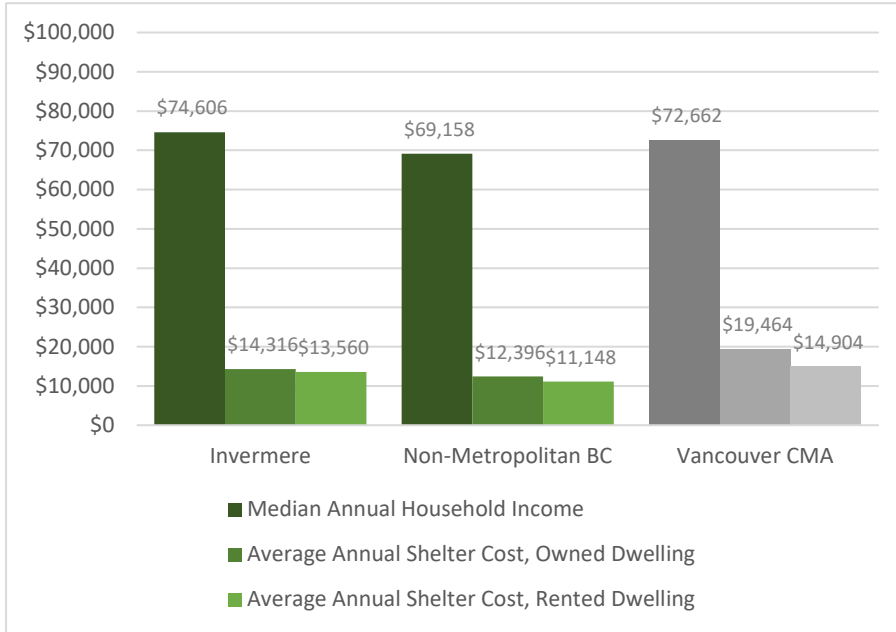


Source: Statistics Canada, 2016, Census Program.

- The distribution of low, medium, and high income earners in Invermere in 2016 represents a steadier increase in proportion from low to high middle-income than in non-metropolitan BC and Vancouver CMA.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 68% in Invermere).
- Only 5% of households in Invermere are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Vancouver’s lowest earners make up a larger proportion than in Invermere, but the graph indicates a greater proportion of households in those with incomes between \$30,000 to \$50,000 in Invermere.

⁸ This income and housing cost profile includes 2016 Census data for the Village of Invermere. In order to provide context for Invermere, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: INVERMERE HOUSEHOLD INCOME/SHELTER COST, 2016

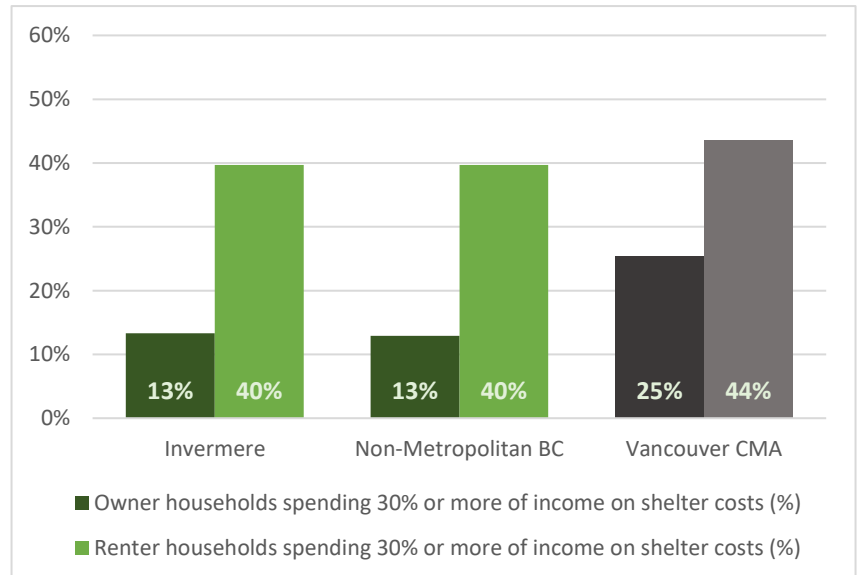


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$74,606, Invermere’s 2016 median income constitutes 103% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Invermere are 19% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 18% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: INVERMERE HOME OWNER AND RENTER VULNERABILITY⁹, 2016

- Housing cost vulnerability in Invermere in 2016 represents vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Invermere are only half as likely to be vulnerable as Vancouver home owners (13% compared to 25% of all owners).
- Renters in Invermere (40% of all renters) are only somewhat less vulnerable than in Vancouver (44%).



Source: Statistics Canada, 2016, Census Program.

⁹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

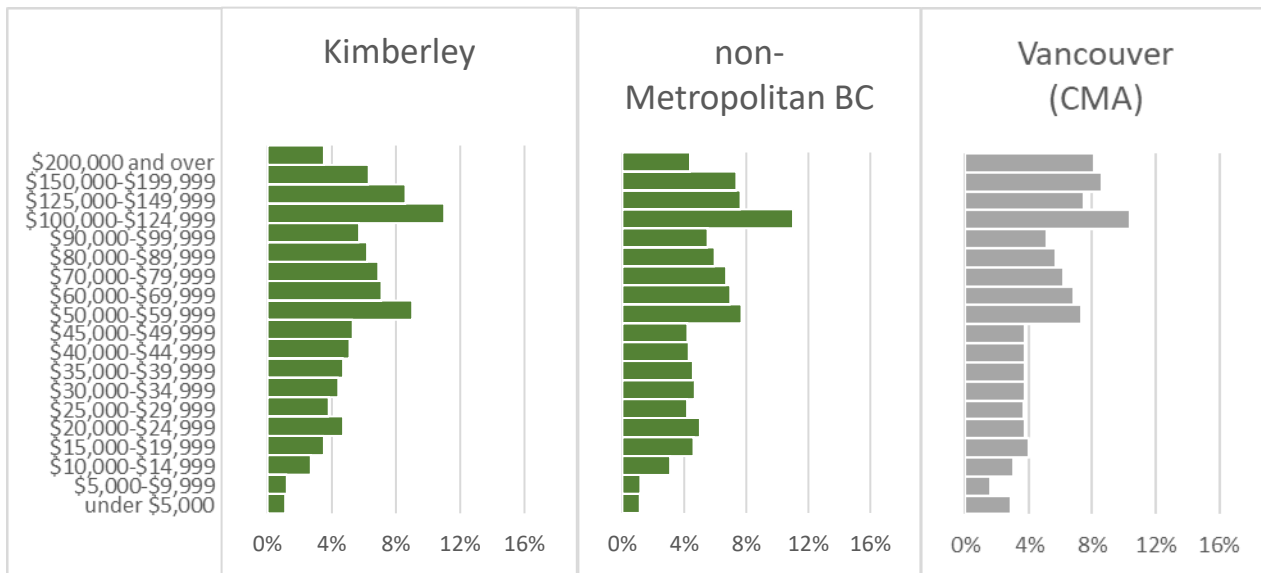


HOUSING DATA INCOME PROFILES 2016

Kimberley British Columbia

The City of Kimberley¹⁰ is located in the East Kootenay region of British Columbia. With a 2016 population of 7,425, Kimberley is the second largest community in the Regional District of East Kootenay (RDEK). Neighbouring RDEK communities include Cranbrook, Fernie, Sparwood, Invermere, Elkford, Radium Hot Springs, and Canal Flats.

FIGURE 1: KIMBERLEY INCOME DISTRIBUTION, 2016

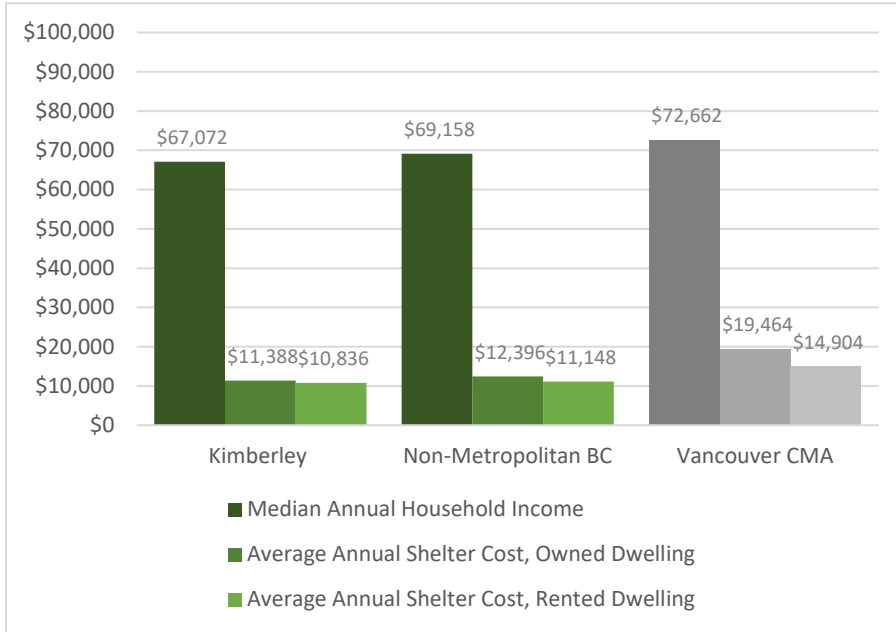


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Kimberley in 2016 represents roughly the average income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 64% in Kimberley).
- Less than 4% of households in Kimberley are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Vancouver’s lowest earners make up a larger proportion than in Kimberley, but the bulging bars in the low to middle-income brackets indicate that a greater proportion of Kimberley’s households are facing lower middle-incomes compared to Vancouver.

¹⁰ This income and housing cost profile includes 2016 Census data for the City of Kimberley. In order to provide context for Kimberley, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: KIMBERLEY HOUSEHOLD INCOME/SHELTER COST, 2016

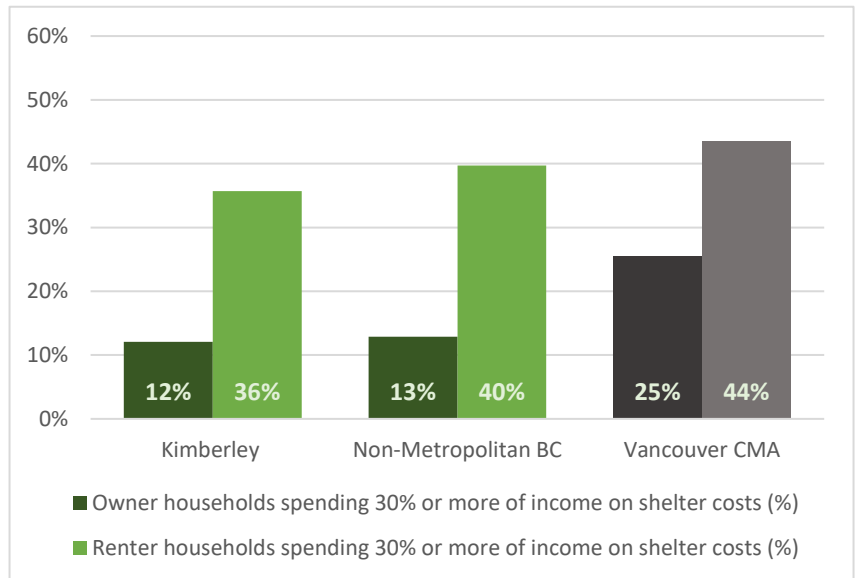


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$67,942, Kimberley’s 2016 median income constitutes roughly 94% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Kimberley are 19% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 16% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: KIMBERLEY HOME OWNER AND RENTER VULNERABILITY¹¹, 2016

- Housing cost vulnerability in Kimberley in 2016 is very similar to vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Kimberley are only half as likely to be vulnerable as Vancouver home owners (12% compared to 25% of all owners).
- Renters in Kimberley are as likely to be vulnerable as in Vancouver (42% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

¹¹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

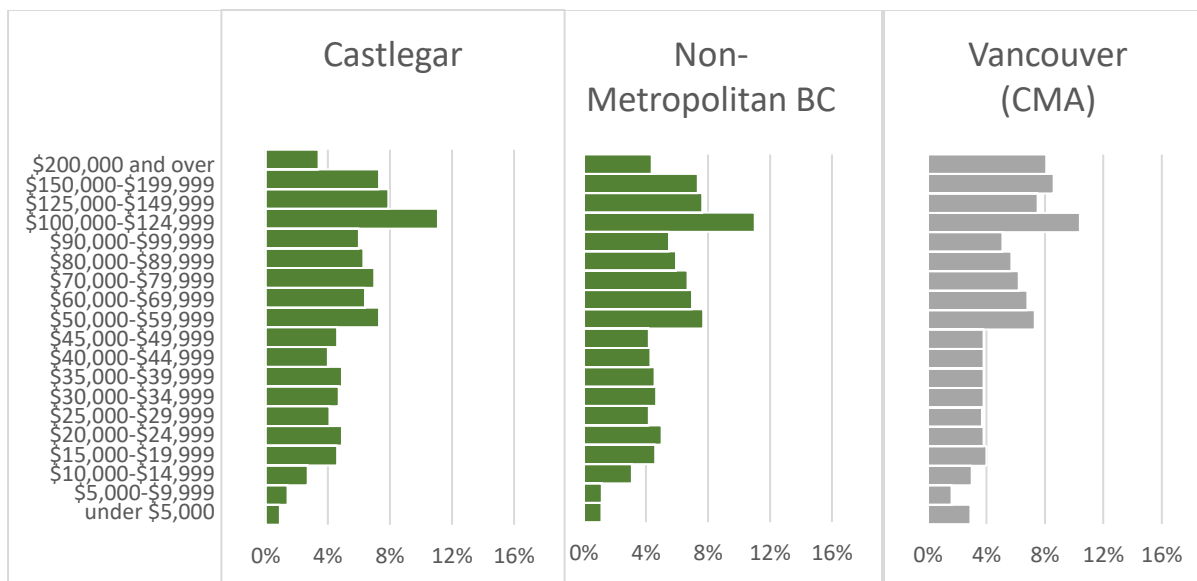


HOUSING DATA INCOME PROFILES 2016

Castlegar British Columbia

The City of Castlegar¹² is located in the West Kootenay region of British Columbia. With a 2016 population of 8,039, Castlegar constitutes the second largest community in the Regional District of Central Kootenay (RDCK). Neighbouring RDCK communities include Creston, Nakusp, Nelson, and Salmo.

FIGURE 1: CASTLEGAR INCOME DISTRIBUTION, 2016

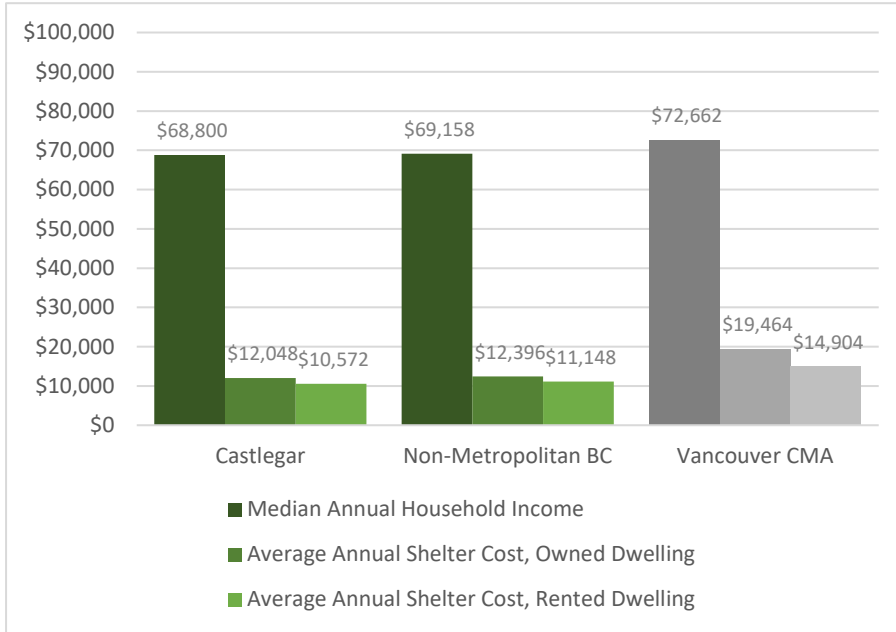


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high earners in Castlegar in 2016 represents roughly the average income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 63% in Castlegar).
- Only 3% of households in Castlegar are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Vancouver’s lowest earners make up a larger proportion than in Castlegar, but the bulging bars in the low to middle-income brackets indicate that a greater proportion of Castlegar households are facing lower incomes compared to Vancouver.

¹² This income and housing cost profile includes 2016 Census data for the City of Castlegar. In order to provide context for Castlegar, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: CASTLEGAR HOUSEHOLD INCOME/SHELTER COST, 2016

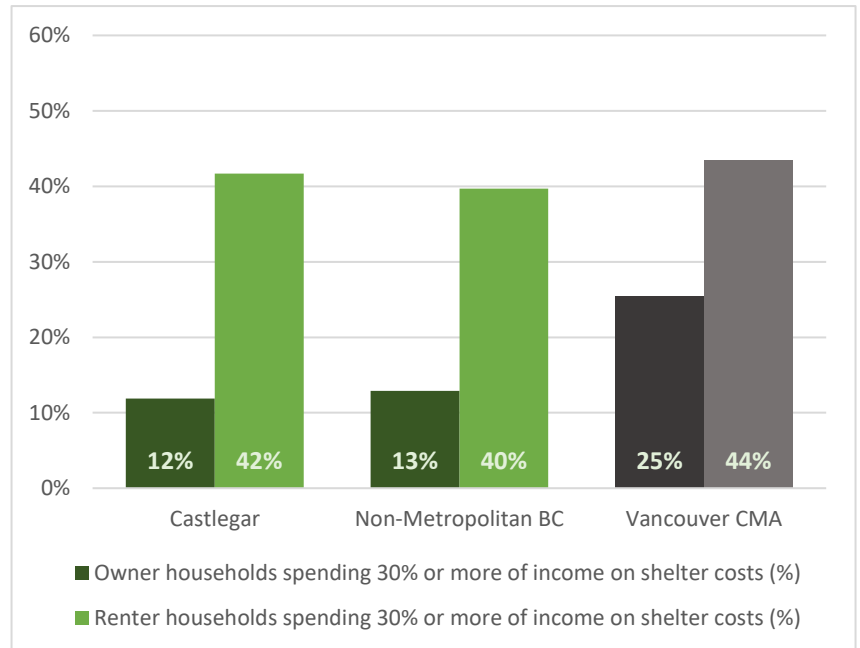


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$68,800, Castlegar’s 2016 median income constitutes roughly 95% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Castlegar are 18% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 15% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: CASTLEGAR HOME OWNER AND RENTER VULNERABILITY¹³, 2016

- Housing cost vulnerability in Castlegar in 2016 is very similar to vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Castlegar are only half as likely to be vulnerable as Vancouver home owners (12% compared to 25% of all owners).
- Renter vulnerability in Castlegar is on par with vulnerability in Vancouver (42% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

¹³ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.



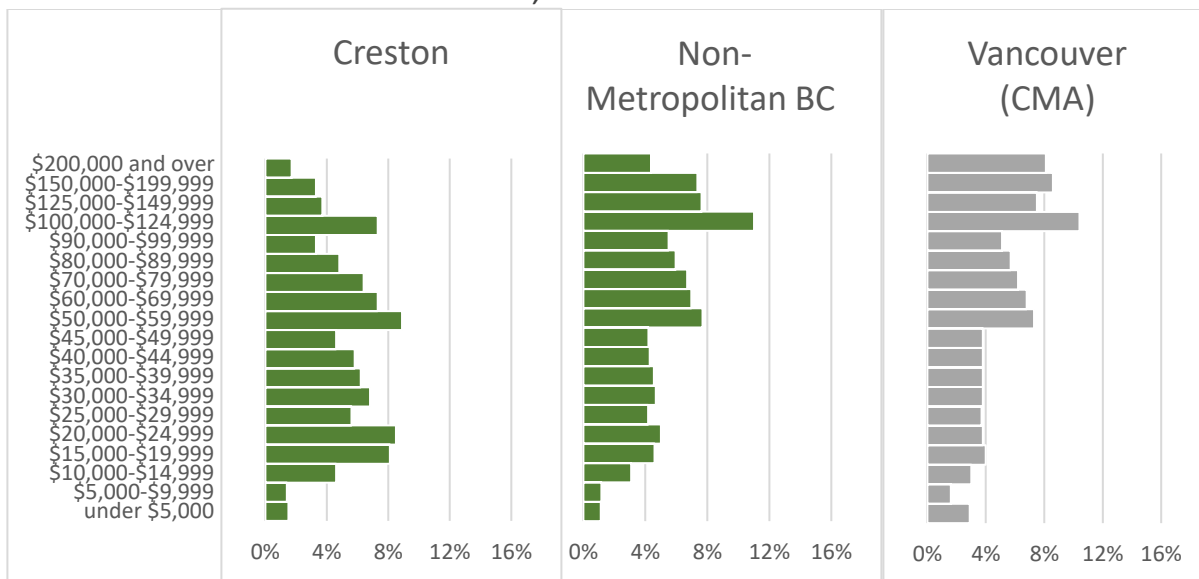


HOUSING DATA INCOME PROFILES 2016

Creston British Columbia

The Town of Creston¹⁴ is located in the West Kootenay region of British Columbia. With a 2016 population of 5,351, Creston constitutes one of the larger communities in the Regional District of Central Kootenay (RDCK). Neighbouring RDCK communities include Castlegar, Nakusp, Nelson, and Salmo.

FIGURE 1: CRESTON INCOME DISTRIBUTION, 2016

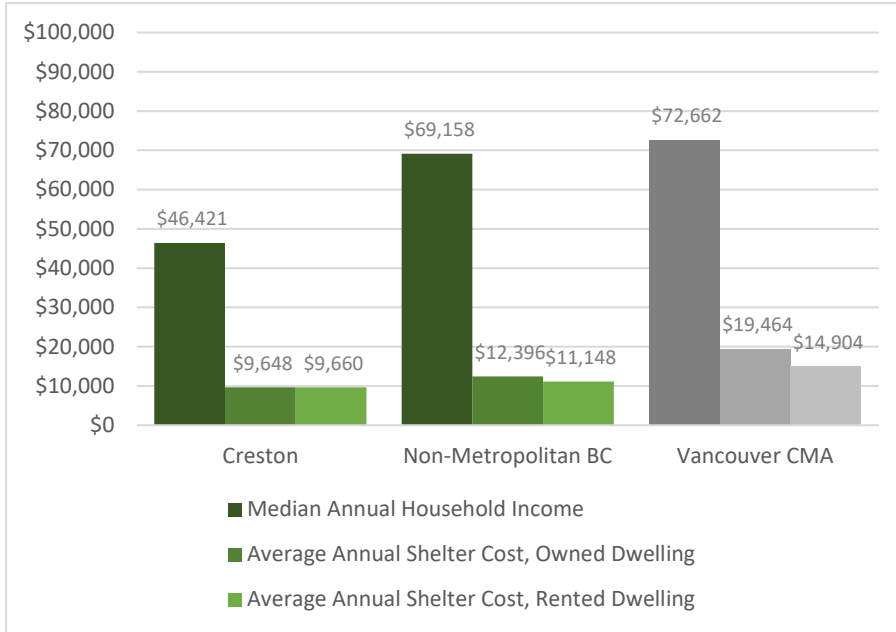


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high earners in Creston in 2016 shows an inverted pattern compared to average income distribution in non-metropolitan BC.
- More than one-half of Creston households have incomes below \$50,000, compared to only around one-third of non-metropolitan BC and Vancouver households.
- While the most represented income bracket by a notable margin in non-metropolitan BC and Vancouver is an annual income of \$100,000 to \$124,999, Creston’s most commonly found income groups are \$50,000 to \$59,999 and \$15,000 to \$24,999.

¹⁴ This income and housing cost profile includes 2016 Census data for the Town of Creston. In order to provide context for Creston, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: CRESTON HOUSEHOLD INCOME/SHELTER COST, 2016

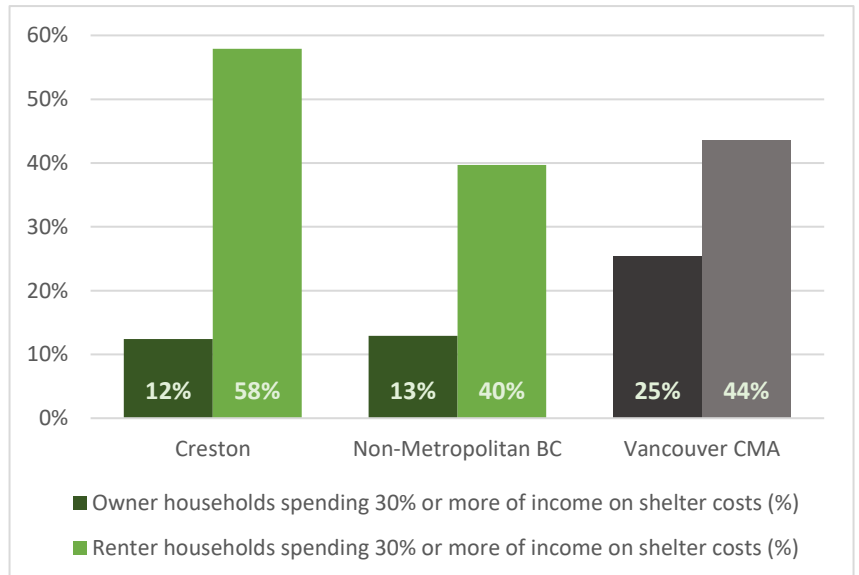


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$46,421, Creston’s 2016 median income constitutes roughly 64% of Vancouver CMA’s median income.
- Average annual shelter costs for owners and renters in Creston are 21% of median income (27% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: CRESTON HOME OWNER AND RENTER VULNERABILITY¹⁵, 2016

- Housing cost vulnerability in Creston in 2016 is significantly higher than Vancouver vulnerability.
- Home owners in Creston are the least vulnerable group in Figure 3 (12% of all owners). However, the gap between owner and renter vulnerability is markedly larger than in other geographies.
- Renters in Creston are the most vulnerable group by a wide margin (58% compared to 44% in Vancouver).



Source: Statistics Canada, 2016, Census Program.

¹⁵ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

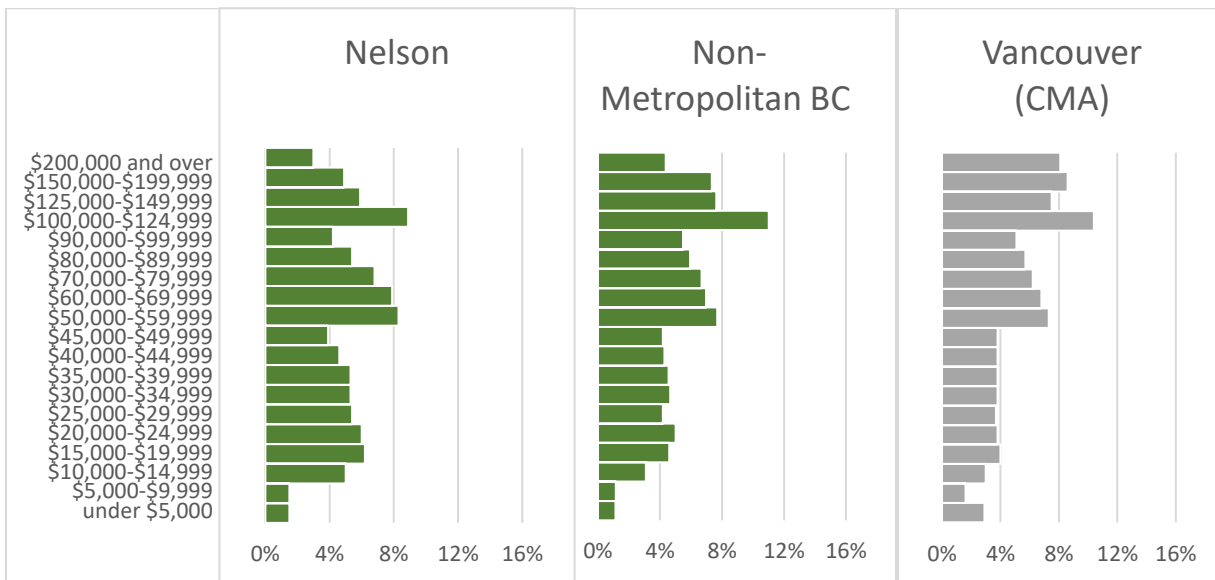


HOUSING DATA INCOME PROFILES 2016

Nelson British Columbia

The City of Nelson¹⁶ is located in the West Kootenay region of British Columbia. With a 2016 population of 10,572, Nelson is the largest community in the Regional District of Central Kootenay (RDCK). Neighbouring RDCK communities include Castlegar, Creston, Nakusp, and Salmo.

FIGURE 1: NELSON INCOME DISTRIBUTION, 2016

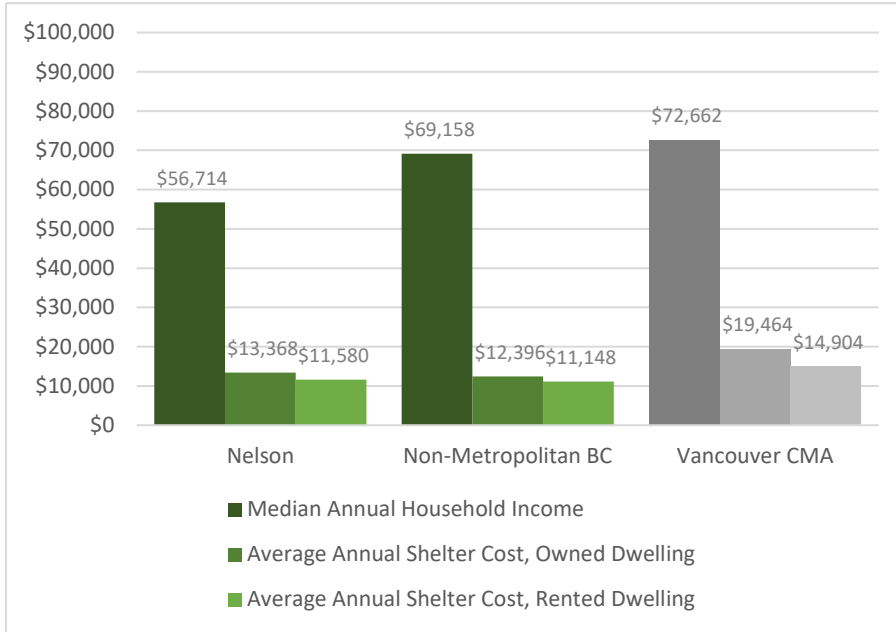


Source: Statistics Canada, 2016, Census Program.

- The income distribution graph for Nelson in 2016 shows a similar shape to the average income distribution in non-metropolitan BC; however, lower income brackets represent higher proportions, while higher income bars are smaller in comparison to non-metropolitan BC.
- While around two-thirds of households in non-metropolitan BC and Vancouver have annual incomes of at least \$50,000 (66% in Vancouver, 63% in non-metropolitan BC), those income groups make up just over one-half of Nelson’s households.
- The high income earners with annual incomes of \$100,000 or more make up smaller groups in comparison.
- Low incomes of \$10,000 to \$49,999 are more represented in Nelson compared to non-metropolitan BC and Vancouver.

¹⁶ This income and housing cost profile includes 2016 Census data for the City of Nelson. In order to provide context for Nelson, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: NELSON HOUSEHOLD INCOME/SHELTER COST, 2016

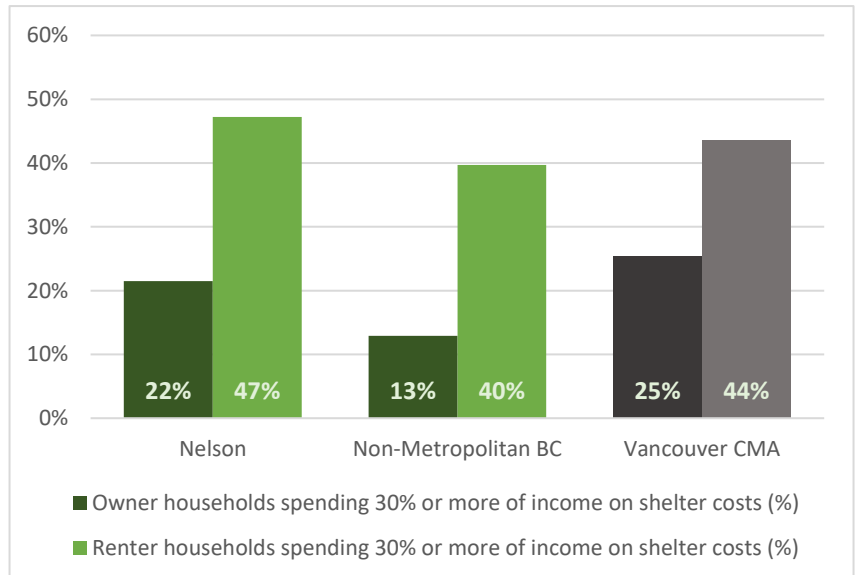


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$56,714, Nelson’s 2016 median income constitutes roughly 78% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Nelson are 24% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 20% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: NELSON HOME OWNER AND RENTER VULNERABILITY¹⁷, 2016

- Housing cost vulnerability in Nelson in 2016 is higher than average non-metropolitan BC and Vancouver vulnerability.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Nelson (22% of all owners) are almost as likely to be vulnerable as Vancouver home owners (25%).
- Renters in Nelson are more vulnerable than in Vancouver (47% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

¹⁷ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

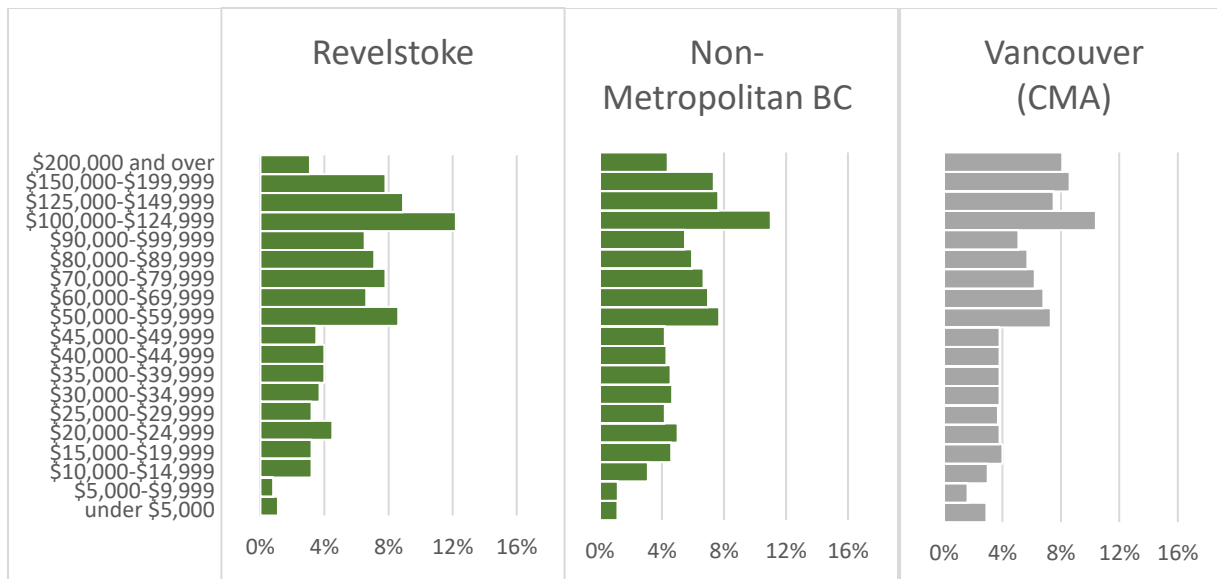


HOUSING DATA INCOME PROFILES 2016

Revelstoke British Columbia

The City of Revelstoke¹⁸ is located in the West Kootenay region of British Columbia. With a 2016 population of 7,547, Revelstoke is the largest community in the Columbia Shuswap Regional District (CSRD). Neighbouring CSRD communities include Golden, Sicamous, and Salmon Arm.

FIGURE 1: REVELSTOKE INCOME DISTRIBUTION, 2016

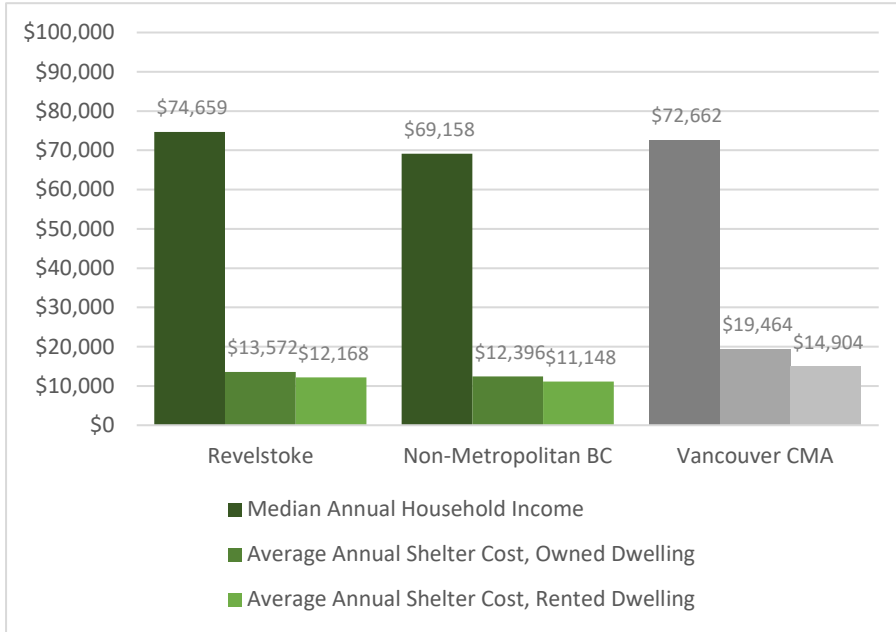


Source: Statistics Canada, 2016, Census Program.

- The 2016 income distribution in Revelstoke resembles the average income distribution in non-metropolitan BC in shape but is more heavily weighted towards higher income groups.
- In Revelstoke, households with incomes over \$50,000 make up 69%, compared to 66% in Vancouver and 63% in non-metropolitan BC on average.
- Only 3% of households in Revelstoke are top income earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver, but over 12% earn between \$100,000 and \$124,999 in Revelstoke compared to 10% in Vancouver.

¹⁸ This income and housing cost profile includes 2016 Census data for the City of Revelstoke. In order to provide context for Revelstoke, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: REVELSTOKE HOUSEHOLD INCOME/SHELTER COST, 2016

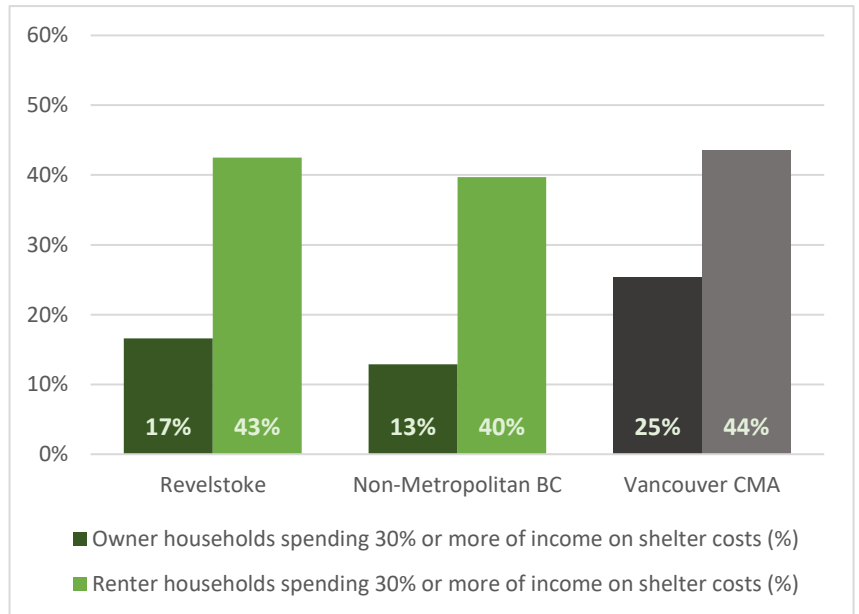


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$74,659, Revelstoke’s 2016 median income is roughly 103% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Revelstoke are 18% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 16% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: REVELSTOKE HOME OWNER AND RENTER VULNERABILITY¹⁹, 2016

- Housing cost vulnerability in Revelstoke in 2016 is similar to vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Revelstoke (17%) are less vulnerable than Vancouver home owners (25%) but more at risk than non-metropolitan BC (13%).
- Renters in Revelstoke are as likely to be vulnerable as in Vancouver (43% compared to 44%).



Source: Statistics Canada, 2016, Census Program.

¹⁹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.



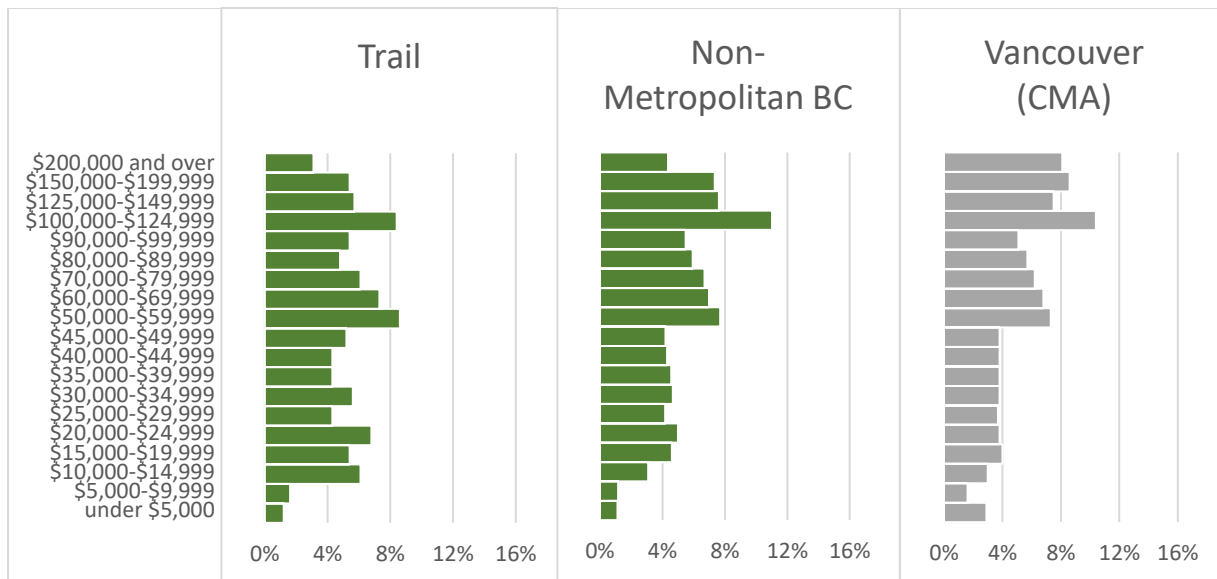


HOUSING DATA INCOME PROFILES 2016

Trail British Columbia

The City of Trail²⁰ is located in the West Kootenay region of British Columbia. With a 2016 population of 7,709, Trail is the largest community in the Regional District of Kootenay Boundary (RDKB). Neighbouring RDKB communities include Fruitvale, Grand Forks, Greenwood, Midway, Montrose, Rossland, and Warfield.

FIGURE 1: TRAIL INCOME DISTRIBUTION, 2016

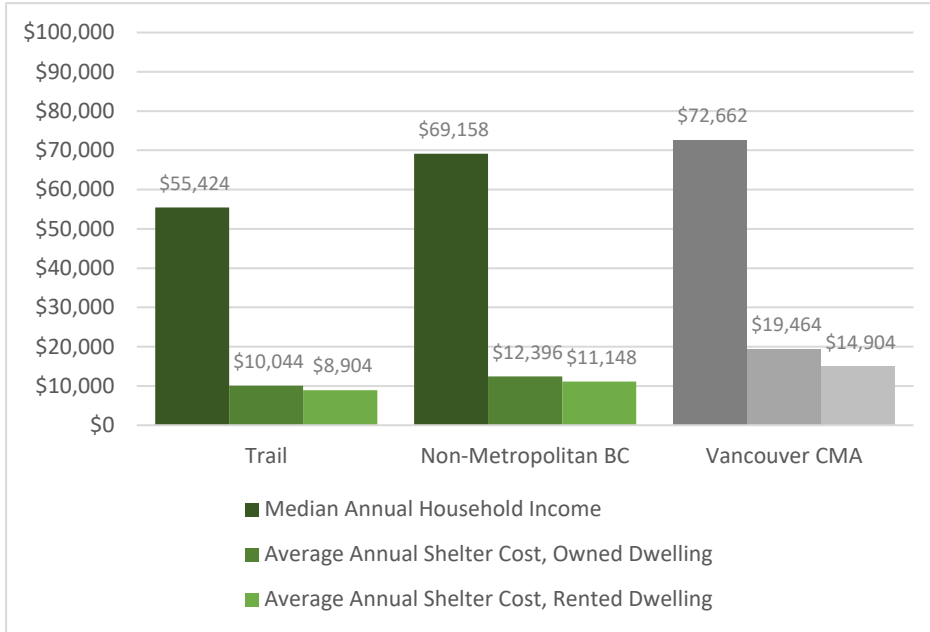


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Trail in 2016 shows higher incidences of low income than non-metropolitan BC.
- Around 45% of households in Trail have incomes below \$50,000, whereas those income brackets only constitute just over one-third of all households in non-metropolitan BC and Vancouver.
- Only 3% of households in Trail are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- The middle-income brackets between \$50,000 and \$70,000 are slightly more prevalent in Trail, but all higher income brackets are underrepresented compared to average non-metropolitan BC communities and Vancouver.

²⁰ This income and housing cost profile includes 2016 Census data for the City of Trail. In order to provide context for Trail, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: TRAIL HOUSEHOLD INCOME/SHELTER COST, 2016

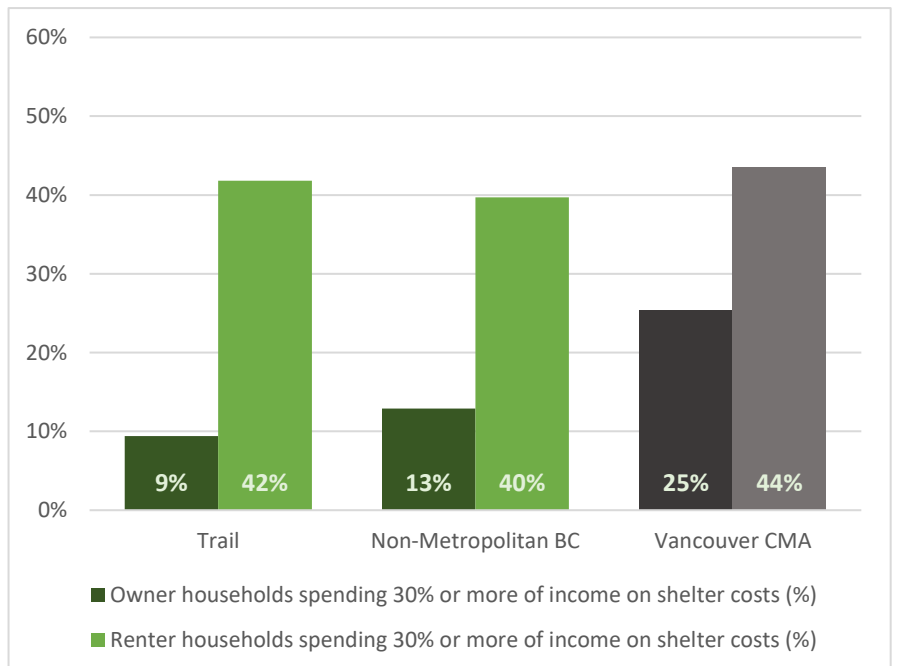


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$55,424, Trail’s 2016 median income constitutes roughly 76% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Trail are 18% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 16% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: TRAIL HOME OWNER AND RENTER VULNERABILITY²¹, 2016

- Housing cost vulnerability in Trail in 2016 is very similar to vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3. The gap is most pronounced in Trail.
- Home owner vulnerability in Trail is just over one-third of Vancouver home owner vulnerability (9% compared to 25% of all owners).
- Renters in Trail are as likely to be vulnerable as in Vancouver (42% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

²¹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.



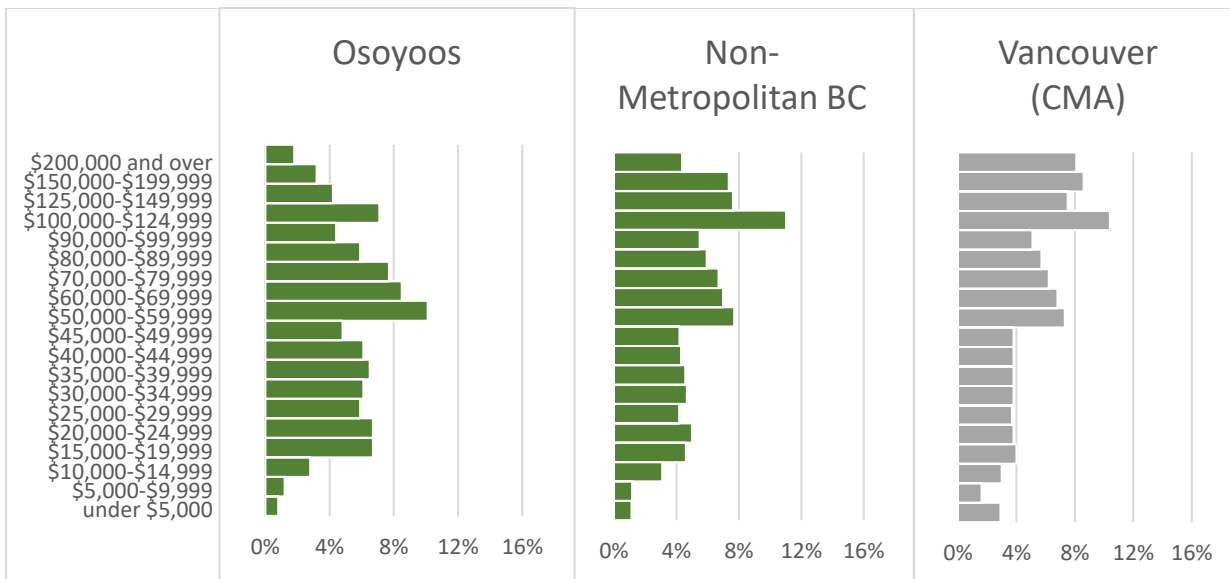


HOUSING DATA INCOME PROFILES 2016

Osoyoos British Columbia

The Town of Osoyoos²² is located in the Okanagan region of British Columbia. With a 2016 population of 5,085, Osoyoos constitutes one of the smaller incorporated communities in the Regional District of Okanagan Similkameen (RDOS). Neighbouring RDOS communities include Summerland, Oliver, Osoyoos, Penticton, Princeton, and Keremos.

FIGURE 1: OSOYOOS INCOME DISTRIBUTION, 2016

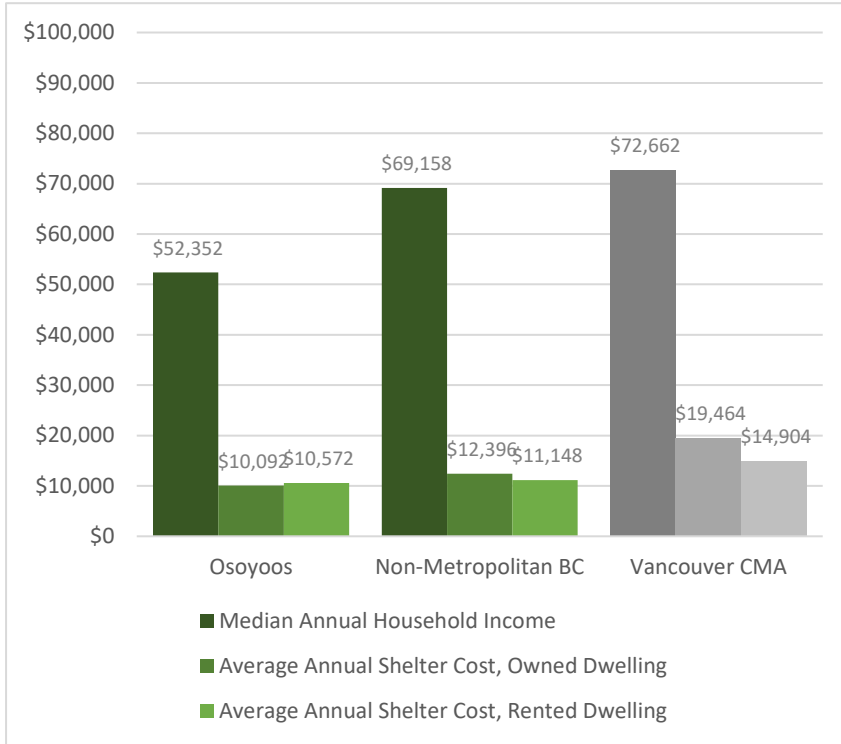


Source: Statistics Canada, 2016, Census Program.

- The income distribution in Osoyoos in 2016 is more heavily weighted towards low and middle-incomes than average income distribution in non-metropolitan BC.
- Only around one-half of Osoyoos households report incomes above \$50,000 (53%) compared to around two-thirds in non-metropolitan BC and Vancouver (63% and 66%).
- Incomes above \$100,000 represent only 16% of households in Osoyoos while they make up roughly twice the proportion of households in non-metropolitan BC and Vancouver (30% and 35%).
- Only 2% of households in Osoyoos are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.

²² This income and housing cost profile includes 2016 Census data for the City of Osoyoos. In order to provide context for Osoyoos, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: OSOYOOS HOUSEHOLD INCOME/SHELTER COST, 2016

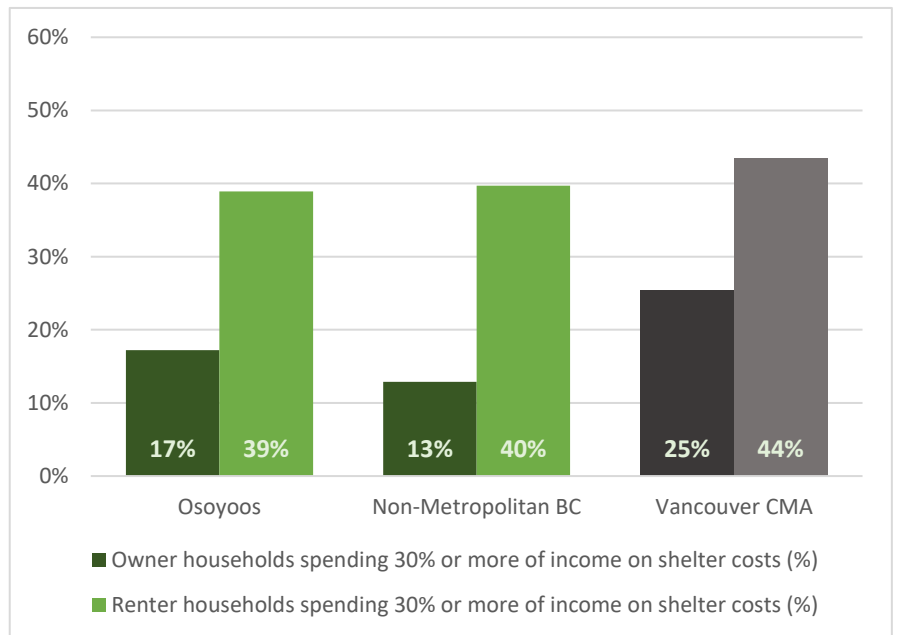


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$52,352, Osoyoos’s 2016 median income constitutes roughly 72% of Vancouver CMA’s median income.
- Osoyoos is one of the few communities where renting is costlier than owning a home.
- Average annual shelter costs for home owners in Osoyoos are 19% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 20% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: OSOYOOS HOME OWNER AND RENTER VULNERABILITY²³, 2016

- Housing cost vulnerability in Osoyoos in 2016 is similar to vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Osoyoos are more vulnerable than non-metropolitan BC home owners (17% compared to 13%).
- Renters in Osoyoos are as vulnerable as in non-metropolitan BC (39% compared to 40% of all renters).



Source: Statistics Canada, 2016, Census Program.

²³ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

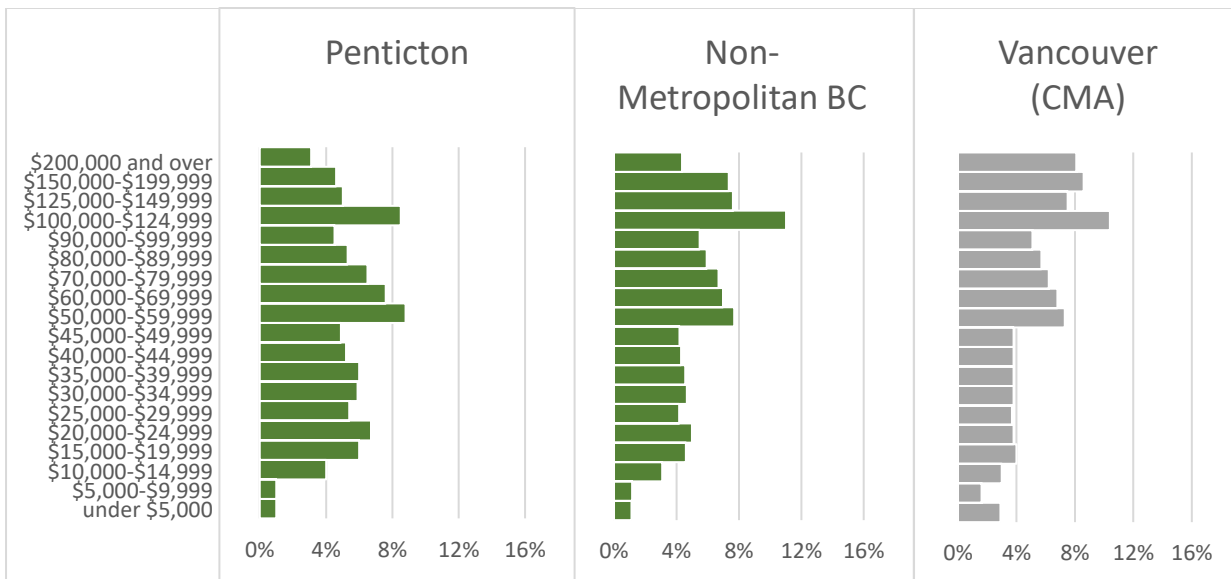


HOUSING DATA INCOME PROFILES 2016

Penticton British Columbia

The City of Penticton²⁴ is located in the Okanagan region of British Columbia. With a 2016 population of 33,761, Penticton is the largest community in the Regional District of Okanagan Similkameen (RDOS). Neighbouring RDOS communities include Summerland, Oliver, Osoyoos, Princeton, and Keremos.

FIGURE 1: PENTICTON INCOME DISTRIBUTION, 2016

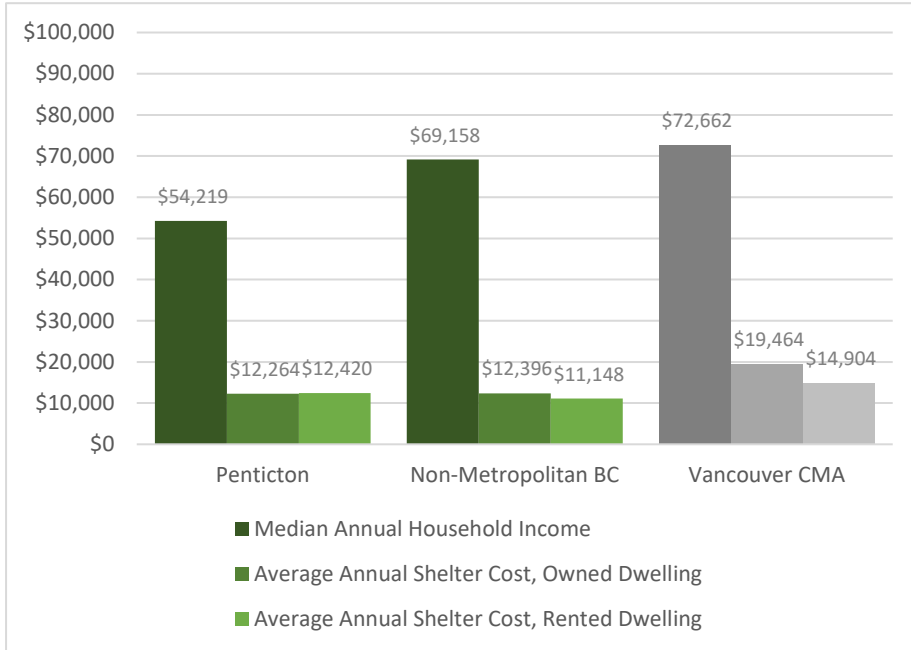


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Penticton in 2016 shows more low income households and fewer high income households compared to the average income distribution in non-metropolitan BC.
- Annual incomes below \$50,000 are notably more common in Penticton and represent close to one-half of all households (46% compared to 37% in non-metropolitan BC and 34% in Vancouver CMA).
- Only 3% of households in Penticton are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Roughly one in five Penticton households have annual incomes above \$100,000, notably fewer than around one in three in non-metropolitan BC and Vancouver.

²⁴ This income and housing cost profile includes 2016 Census data for the City of Penticton. In order to provide context for Penticton, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: PENTICTON HOUSEHOLD INCOME/SHELTER COST, 2016

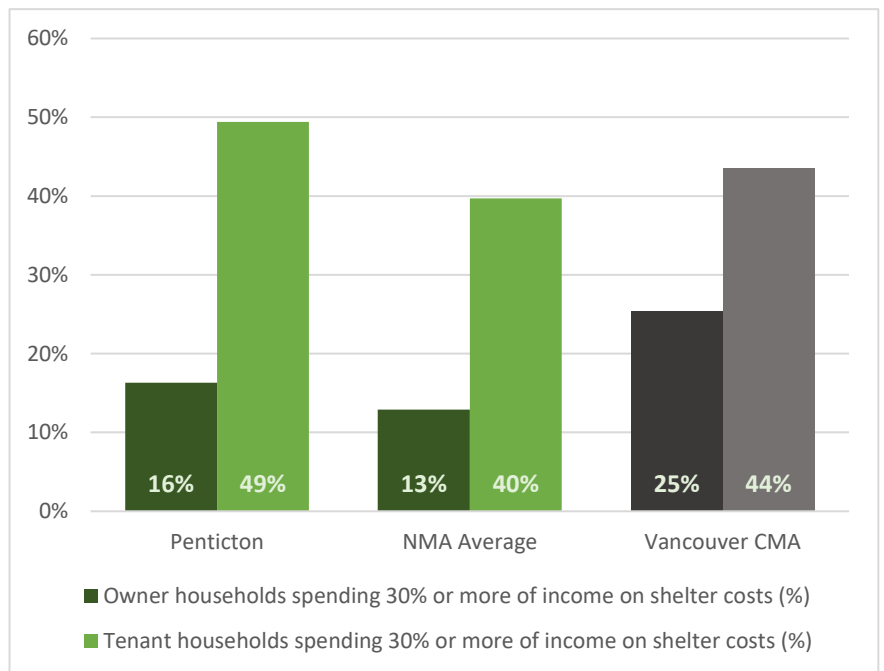


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$54,219, Penticton’s 2016 median income constitutes roughly 75% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Penticton are 23% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 23% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: PENTICTON HOME OWNER AND RENTER VULNERABILITY²⁵, 2016

- Housing cost vulnerability in Penticton in 2016 is high compared to non-metropolitan BC.
- Owners are less vulnerable than renters in all geographies in Figure 3.
- Home owner households in Penticton are more vulnerable than in non-metropolitan BC (16% compared to 13%).
- Renters in Penticton are more likely to be vulnerable than in Vancouver (49% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

²⁵ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.



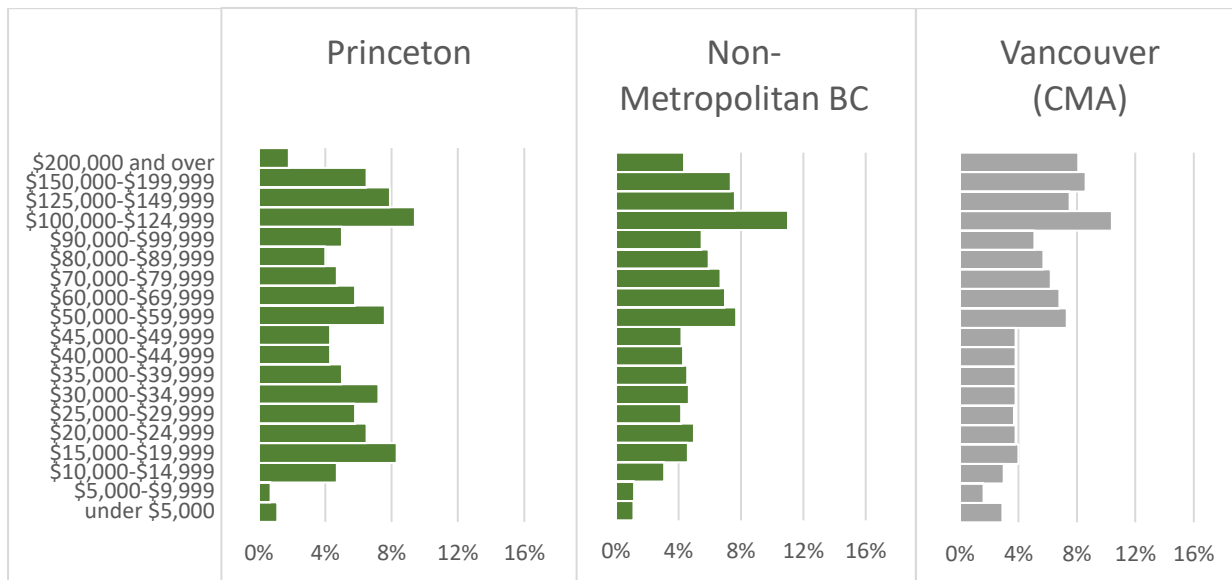


HOUSING DATA INCOME PROFILES 2016

Princeton British Columbia

The Town of Princeton²⁶ is located in the Okanagan region of British Columbia. With a 2016 population of 2,828, Princeton is one of the smaller incorporated communities in the Regional District of Okanagan Similkameen (RDOS). Neighbouring RDOS communities include Summerland, Oliver, Osoyoos, Penticton, and Keremos.

FIGURE 1: PRINCETON INCOME DISTRIBUTION, 2016

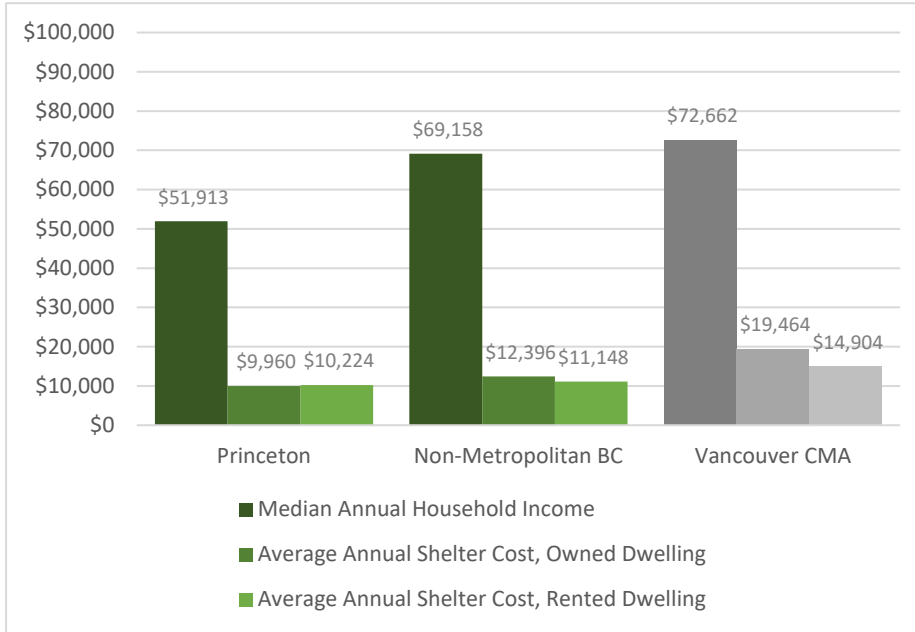


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Princeton in 2016 shows more fluctuation across all income groups than the income distribution in non-metropolitan BC and a stronger representation of low-income brackets.
- Almost one-half (48%) of households in Princeton have annual incomes below \$50,000 (compared to roughly one-third in non-metropolitan BC and Vancouver).
- Fewer than 2% of households in Princeton are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- As in all geographies shown here, the proportionally largest income bracket in Princeton is around \$100,000 to \$125,000 (9%, compared to 11% and 10% in non-metropolitan BC and Vancouver). However, in Princeton, this is followed by incomes between \$15,000 and \$20,000 (8% in Princeton, compared to 5% and 4%).

²⁶ This income and housing cost profile includes 2016 Census data for the Town of Princeton. In order to provide context for Princeton, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: PRINCETON HOUSEHOLD INCOME/SHELTER COST, 2016

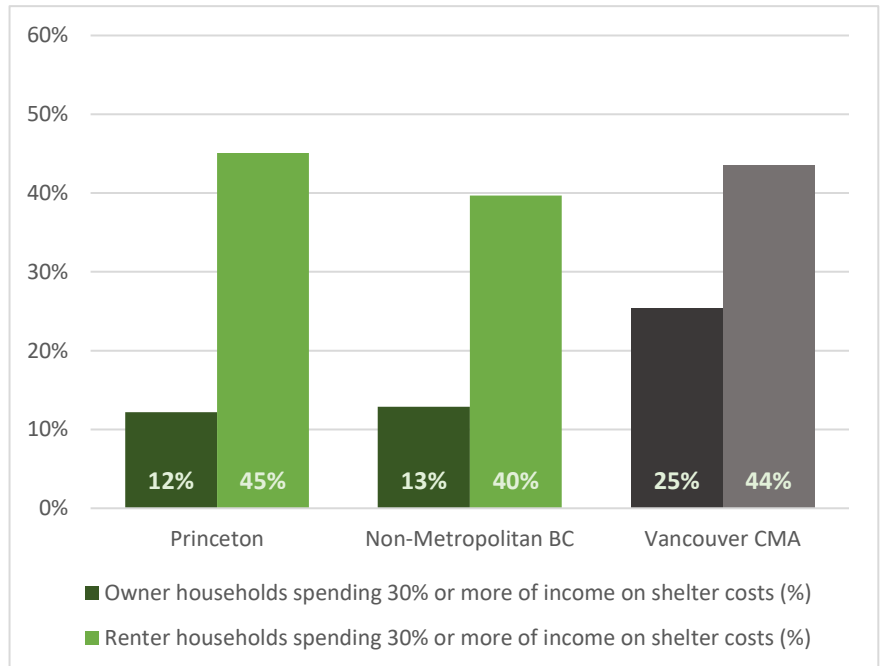


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$51,913, Princeton’s 2016 median income constitutes roughly 71% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Princeton are 19% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 20% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: PRINCETON HOME OWNER AND RENTER VULNERABILITY²⁷, 2016

- Owners are less vulnerable in all geographies in Figure 3.
- Housing cost vulnerability in Princeton in 2016 is very similar to vulnerability in non-metropolitan BC.
- Home owner households in Princeton are only half as likely to be vulnerable as Vancouver home owners (12% compared to 25% of all owners).
- Renters in Princeton are as likely to be vulnerable as in Vancouver (45% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

²⁷ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

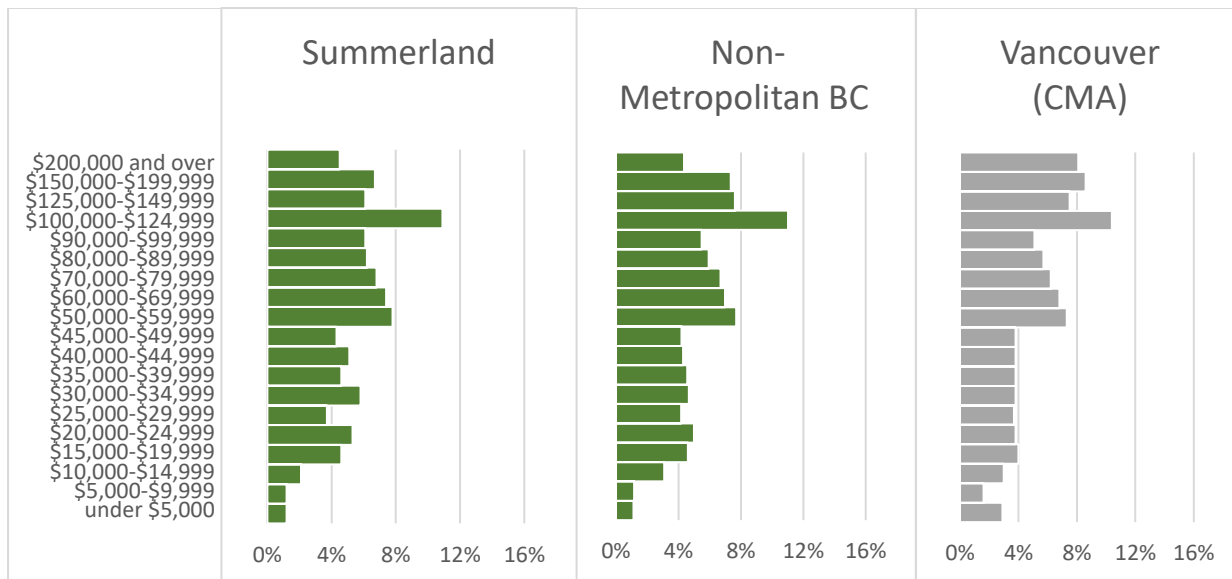


HOUSING DATA INCOME PROFILES 2016

Summerland British Columbia

The District of Summerland²⁸ is located in the Okanagan region of British Columbia. With a 2016 population of 11,615, Summerland is one of the larger communities in the Regional District of Okanagan Similkameen (RDOS). Neighbouring RDOS communities include Oliver, Osoyoos, Penticton, Princeton, and Keremos.

FIGURE 1: SUMMERLAND INCOME DISTRIBUTION, 2016

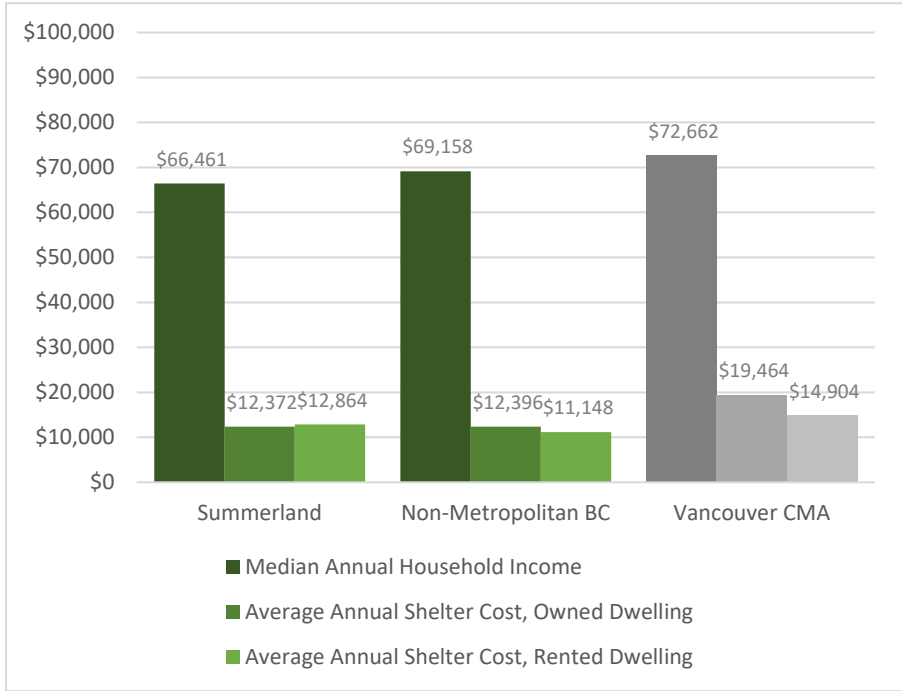


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Summerland in 2016 represents roughly the average income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 63% in Summerland).
- 7% of households in Summerland are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Vancouver’s lowest earners make up a larger proportion than in Summerland, but the bulging bars in the low to middle-income brackets indicate that a greater proportion of Summerland households are facing lower incomes compared to Vancouver.

²⁸ This income and housing cost profile includes 2016 Census data for the District of Summerland. In order to provide context for Summerland, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: SUMMERLAND HOUSEHOLD INCOME/SHELTER COST, 2016

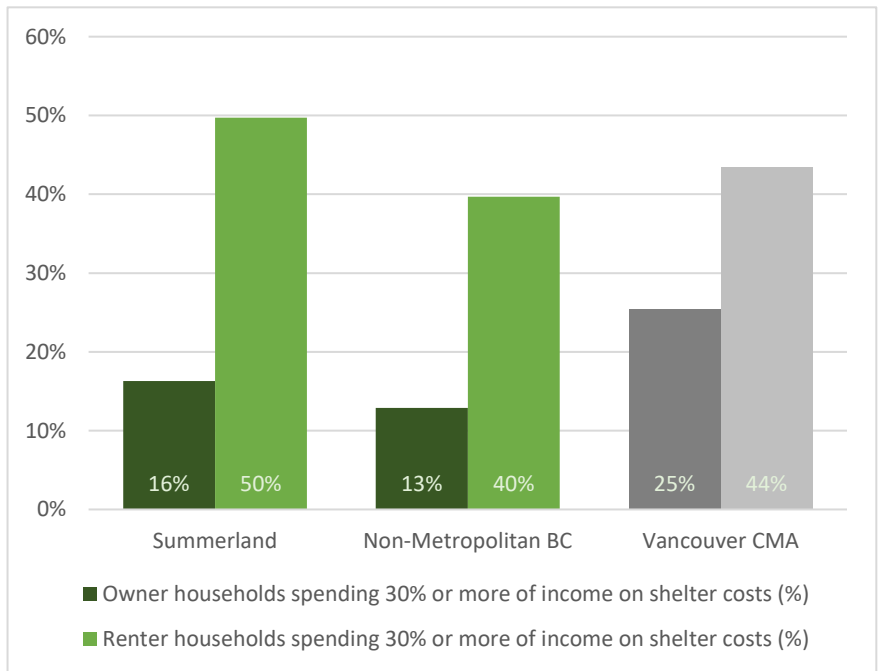


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$66,461, Summerland’s 2016 median income constitutes roughly 91% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Summerland are 19% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 19% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: SUMMERLAND HOME OWNER AND RENTER VULNERABILITY²⁹, 2016

- Housing cost vulnerability in Summerland in 2016 is high compared to other geographies.
- Owners are less vulnerable in all geographies in Figure 3; however, the gap is most pronounced in Summerland.
- Home owner households in Summerland are more vulnerable than non-metropolitan BC home owners (16% compared to 13%).
- Renters are more likely to be vulnerable in Summerland than in Vancouver (50% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

²⁹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.



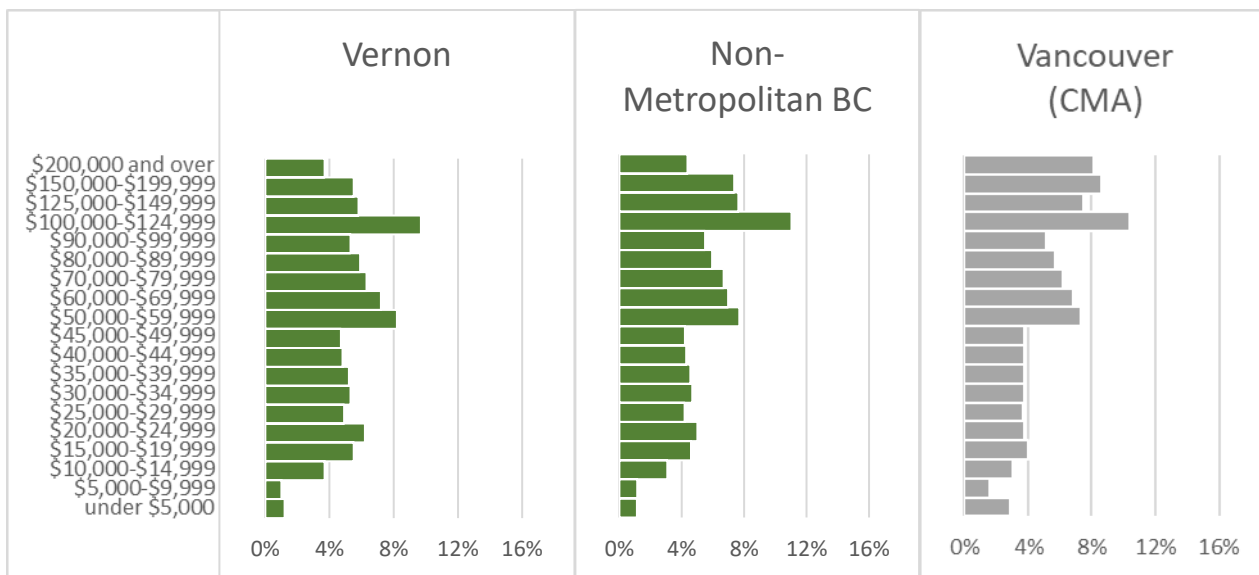


HOUSING DATA INCOME PROFILES 2016

Vernon British Columbia

The City of Vernon³⁰ is located in the Okanagan region of British Columbia. With a 2016 population of 40,116, Vernon is the largest community in the Regional District of North Okanagan (RDNO). Neighbouring RDNO communities include Armstrong, Coldstream, Enderby, Lumby, and Spallumcheen.

FIGURE 1: VERNON INCOME DISTRIBUTION, 2016

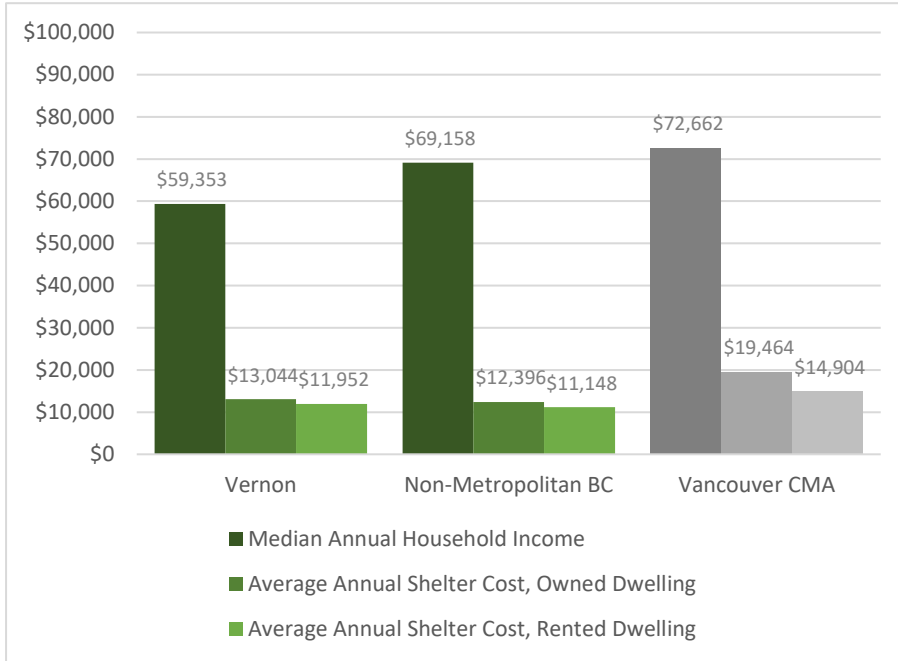


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Vernon in 2016 represents roughly the average income distribution in non-metropolitan BC.
- All geographies in this graph have more households with annual incomes above \$50,000 than below (66% in Vancouver, 58% in Vernon).
- A total of 6% of households in Vernon are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Vancouver’s lowest earners make up a larger proportion than in Vernon, but the bulging bars in the low to middle-income brackets indicate that a greater proportion of Vernon households are facing lower incomes compared to Vancouver.

³⁰ This income and housing cost profile includes 2016 Census data for the City of Vernon. In order to provide context for Vernon, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: VERNON HOUSEHOLD INCOME/SHELTER COST, 2016

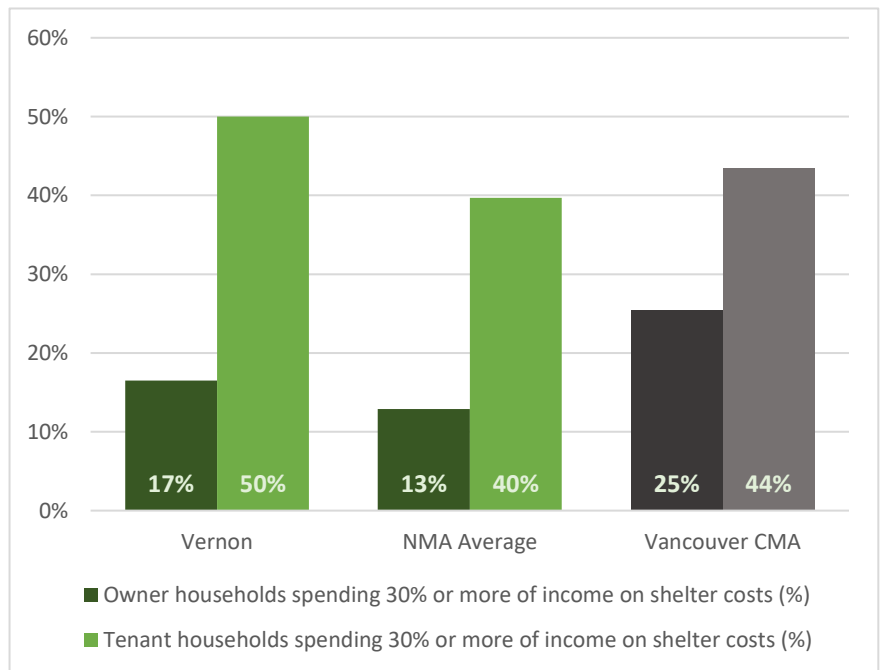


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$59,353, Vernon’s 2016 median income constitutes roughly 82% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Vernon are 22% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 20% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: VERNON HOME OWNER AND RENTER VULNERABILITY³¹, 2016

- Housing cost vulnerability in Vernon in 2016 is high compared to other geographies.
- Owners are less vulnerable in all geographies in Figure 3; however, the gap is more pronounced in Vernon.
- Home owner households in Vernon are less likely to be vulnerable than Vancouver home owners (17% compared to 25% of all owners).
- Renters are more likely to be vulnerable in Vernon than in Vancouver (50% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

³¹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

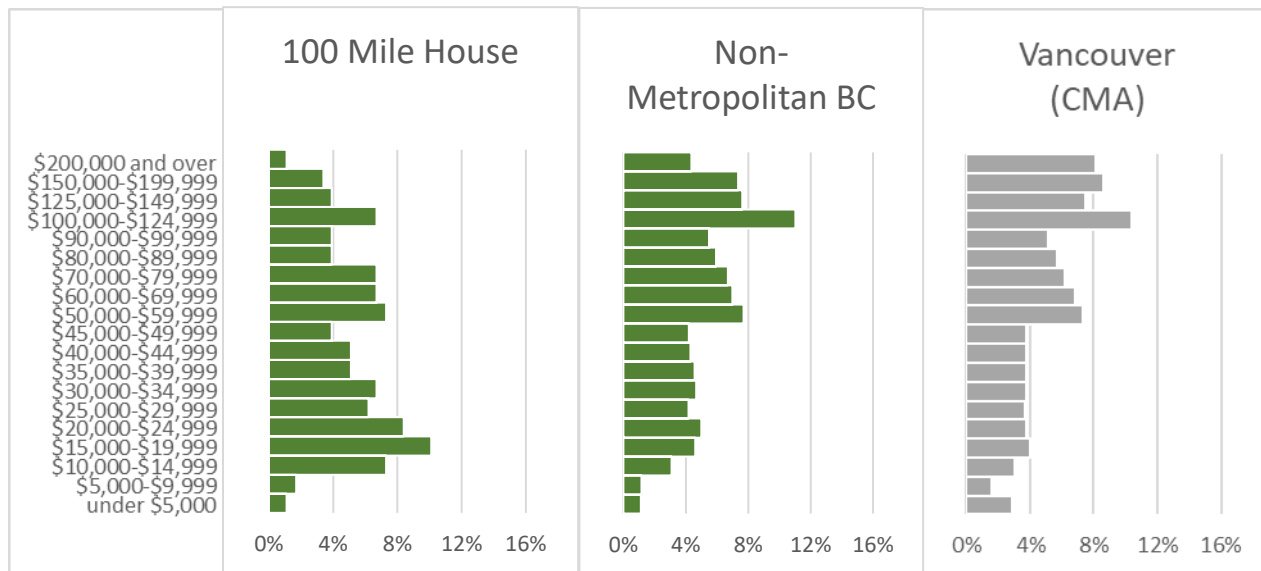


HOUSING DATA INCOME PROFILES 2016

100 Mile House British Columbia

The District of 100 Mile House³² is located in the Cariboo region of British Columbia. With a 2016 population of 1,980, 100 Mile House is one of the smaller incorporated communities in the Cariboo Regional District (CRD). Neighbouring CRD communities include Quesnel, Williams Lake, and Wells.

FIGURE 1: 100 MILE HOUSE INCOME DISTRIBUTION, 2016

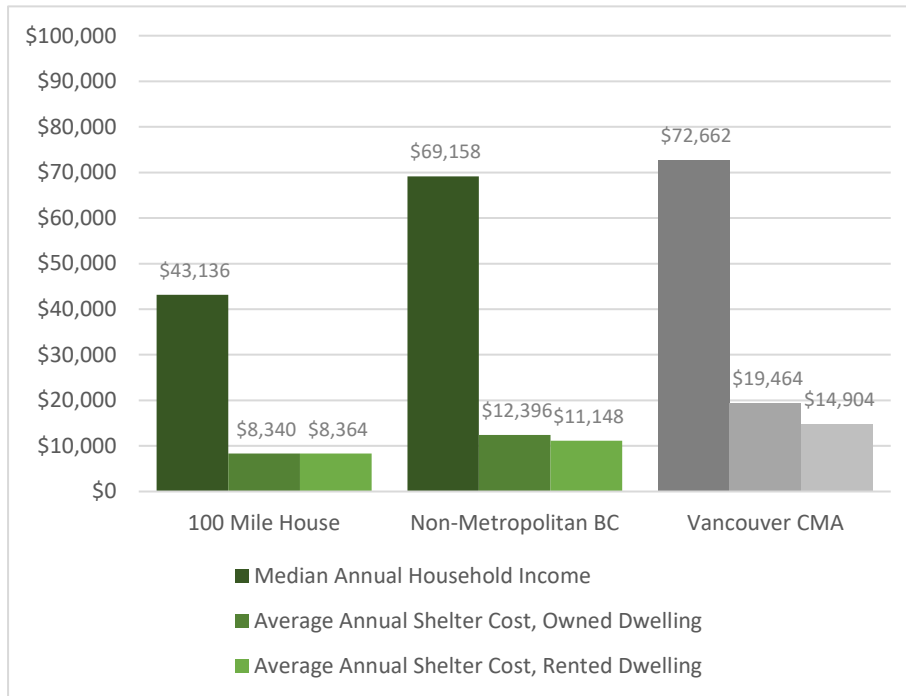


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in 100 Mile House in 2016 shows the reversal of average income distribution trends in non-metropolitan BC.
- While Vancouver and the NMA Average show a greater proportion in higher income brackets, the most commonly represented income brackets in 100 Mile House are situated in the lower incomes (56% below \$50,000).
- The most common income in 100 Mile is between \$15,000 and \$20,000 (10%), while the most common one in other geographies is around \$100,000 to \$125,000 (11% and 10%).

³² This income and housing cost profile includes 2016 Census data for the District of 100 Mile House. In order to provide context for 100 Mile House, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: 100 MILE HOUSE HOUSEHOLD INCOME/SHELTER COST, 2016

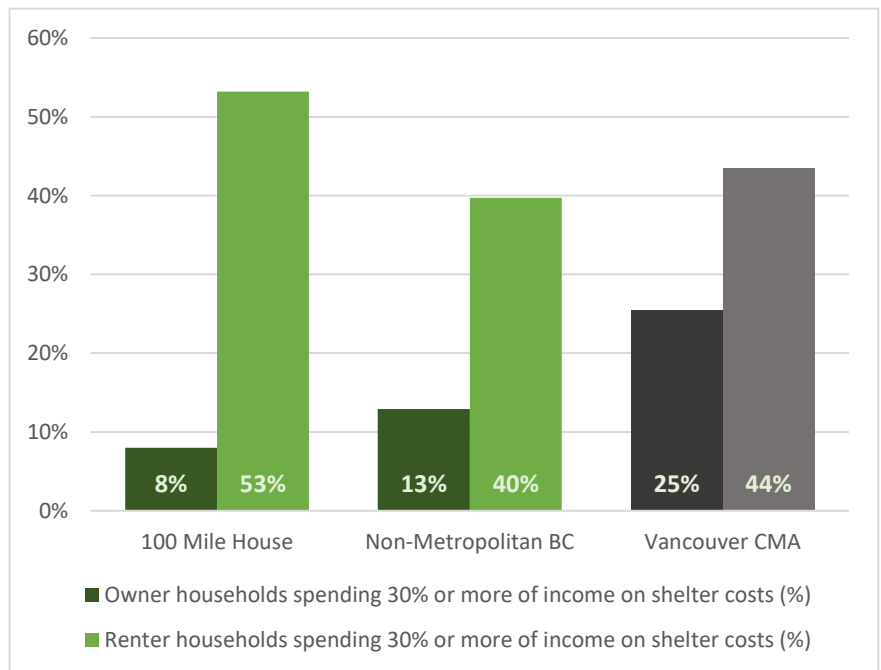


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$43,136, 100 Mile House’s 2016 median income constitutes roughly 59% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in 100 Mile House are 19% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 19% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: 100 MILE HOUSE HOME OWNER AND RENTER VULNERABILITY³³, 2016

- Housing cost vulnerability in 100 Mile House in 2016 shows more extremes compared to vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3. The gap in 100 Mile House is one of the most pronounced in the entire sample.
- Home owner vulnerability in 100 Mile House is less than one-third that of Vancouver home owners (8% compared to 25% of all owners).
- Renters in 100 Mile House are much more likely to be vulnerable than in Vancouver (53% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

³³ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

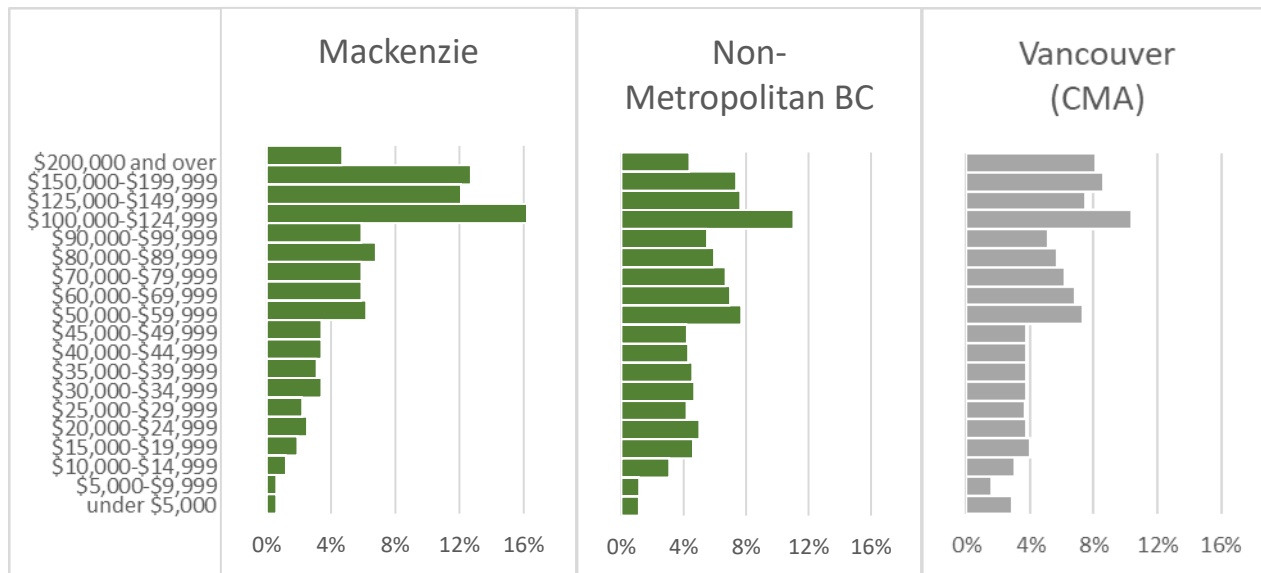


HOUSING DATA INCOME PROFILES 2016

Mackenzie British Columbia

The District of Mackenzie³⁴ is located in the Interior region of British Columbia. With a 2016 population of 3,714, Mackenzie is one of the smaller incorporated communities in the Regional District of Fraser-Fort George (RDFFG). Neighbouring RDFFG communities include Prince George, McBride, and Valemount.

FIGURE 1: MACKENZIE INCOME DISTRIBUTION, 2016

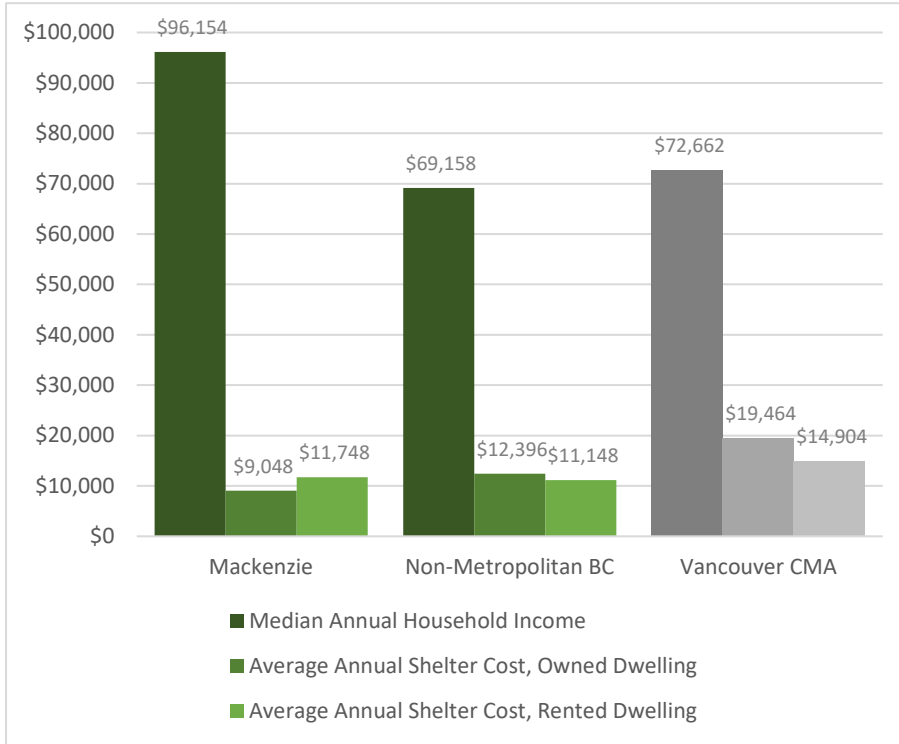


Source: Statistics Canada, 2016, Census Program.

- While the proportion of low, medium, and high income earners in Mackenzie in 2016 represents roughly the average income distribution trends in non-metropolitan BC, it is more heavily weighted towards higher incomes.
- Mackenzie shows around 78% of households in income brackets above \$50,000 (66% in Vancouver).
- Close to one-half (48%) of Mackenzie households have annual incomes over \$100,000 (35% in Vancouver).
- The sharply tapered shape at the bottom of Mackenzie’s income distribution graph demonstrates that incomes below \$50,000 are less common than in average non-metropolitan BC communities.

³⁴ This income and housing cost profile includes 2016 Census data for the District of Mackenzie. In order to provide context for Mackenzie, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: MACKENZIE HOUSEHOLD INCOME/SHELTER COST, 2016

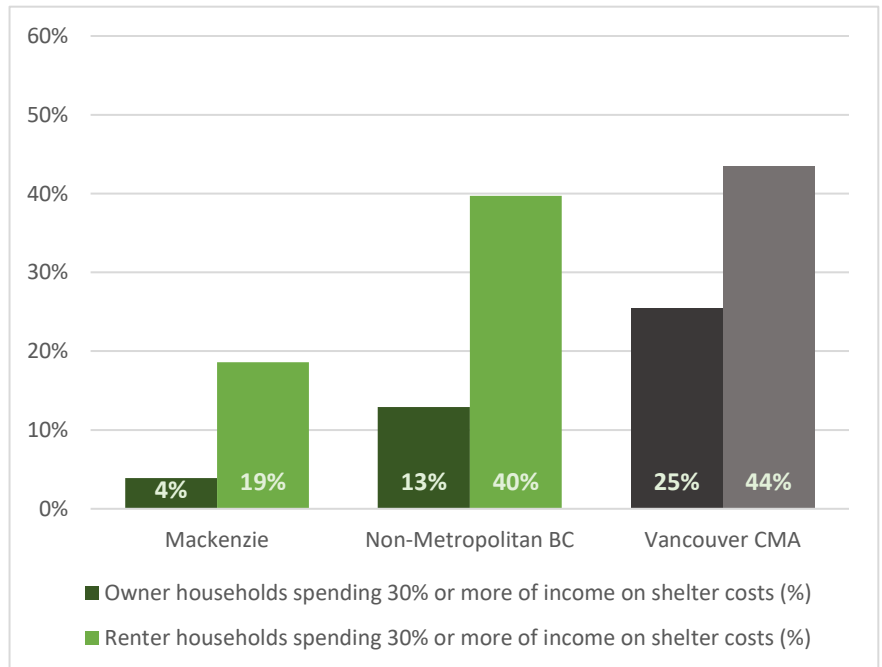


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$96,154, Mackenzie’s 2016 median income constitutes roughly 132% of Vancouver CMA’s median income.
- Mackenzie is one of the few communities where renting is costlier than owning a home.
- Average annual shelter costs for home owners in Mackenzie are 9% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 12% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: MACKENZIE HOME OWNER AND RENTER VULNERABILITY³⁵, 2016

- Housing cost vulnerability in Mackenzie looks quite different from vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner vulnerability in is a fraction of vulnerability in other geographies (4% compared to 13% in non-metropolitan BC and 25% in Vancouver).
- Renters in Mackenzie are much less likely to be vulnerable than in non-metropolitan BC (19% compared to 40% of all renters).



Source: Statistics Canada, 2016, Census Program.

³⁵ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

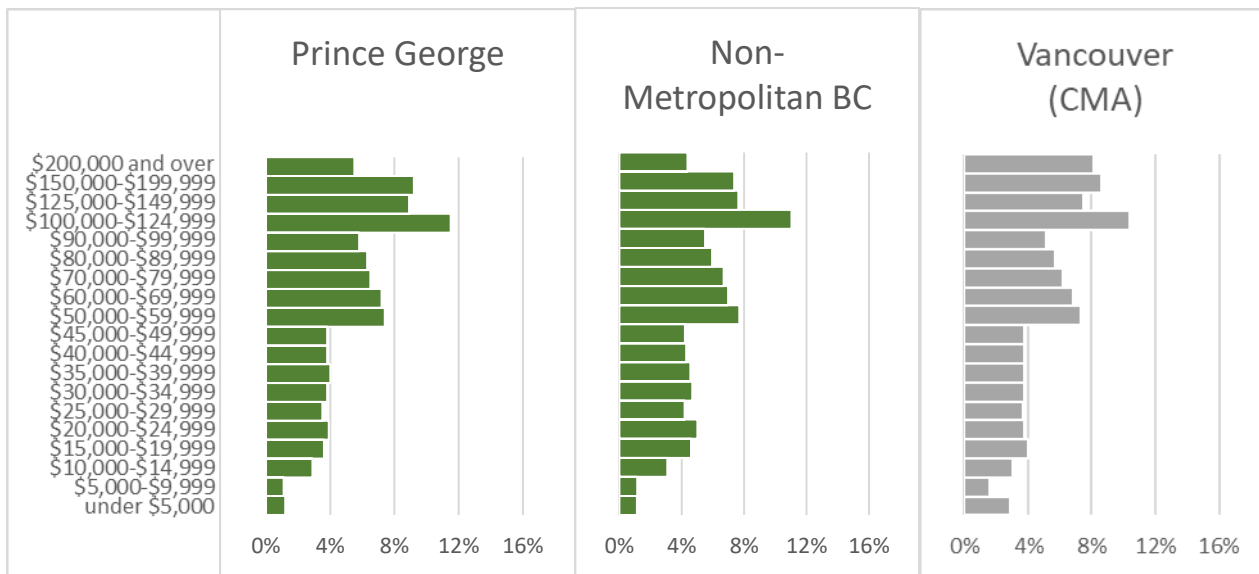


HOUSING DATA INCOME PROFILES 2016

Prince George British Columbia

The City of Prince George³⁶ is located in the Interior region of British Columbia. With a 2016 population of 74,003, Prince George is the largest community in the Regional District of Fraser-Fort George (RDFFG). Neighbouring RDFFG communities include Mackenzie, McBride, and Valemount.

FIGURE 1: PRINCE GEORGE INCOME DISTRIBUTION, 2016

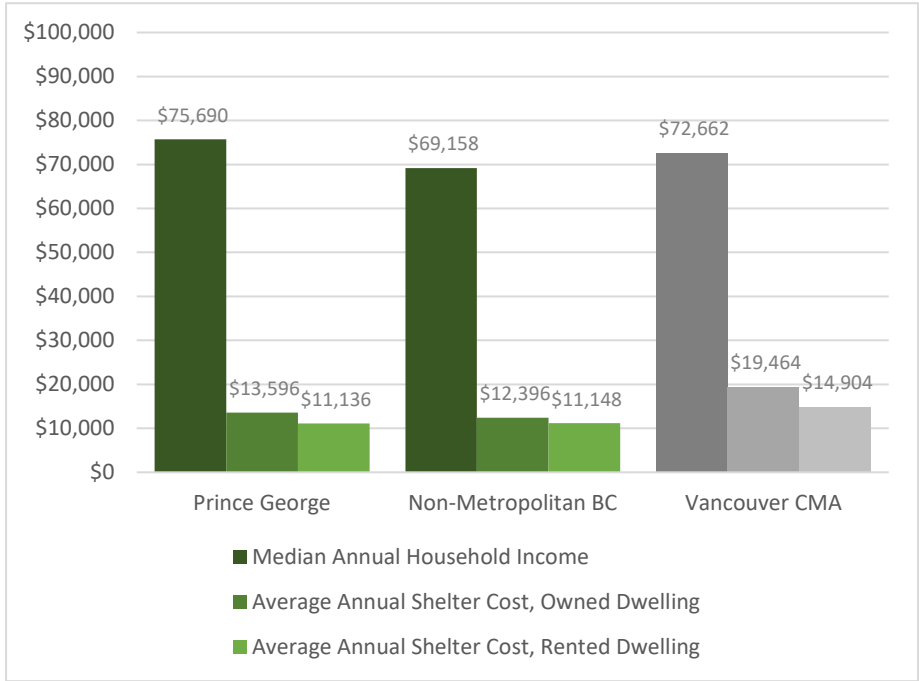


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high earners in Prince George in 2016 represents roughly the average income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 68% in Prince George).
- A total of 6% of households in Prince George are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Vancouver’s lowest earners make up a larger proportion than in Prince George, but overall the low to middle-income brackets in Prince George and Vancouver represent similar proportions of households.

³⁶ This income and housing cost profile includes 2016 Census data for the City of Prince George. In order to provide context for Prince George, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: PRINCE GEORGE HOUSEHOLD INCOME/SHELTER COST, 2016

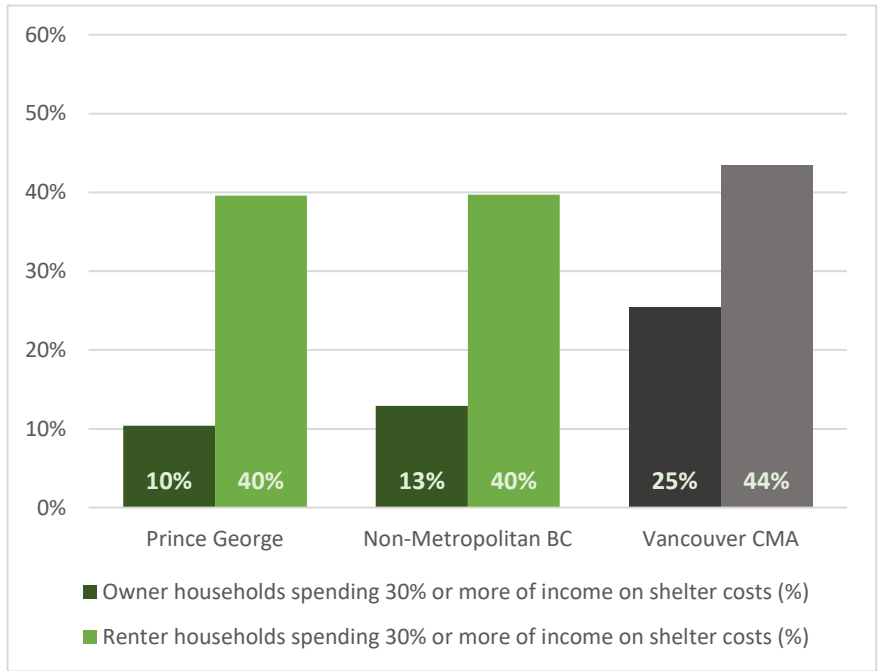


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$75,690, Prince George’s 2016 median income constitutes roughly 104% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Prince George are 18% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 15% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: PRINCE GEORGE HOME OWNER AND RENTER VULNERABILITY³⁷, 2016

- Housing cost vulnerability in Prince George in 2016 is very similar to vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Prince George are less than half as likely to be vulnerable as Vancouver home owners (10% compared to 25% of all owners).
- Renter vulnerability in Prince George, and non-metropolitan BC on average, is very close to Vancouver (40% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

³⁷ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

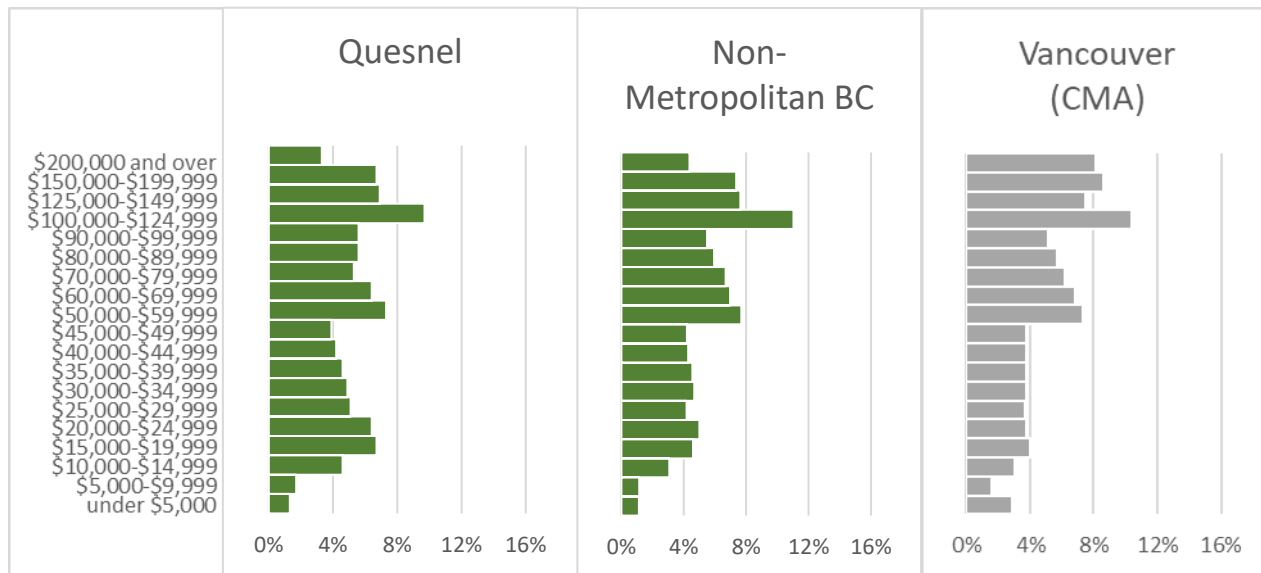


HOUSING DATA INCOME PROFILES 2016

Quesnel British Columbia

The City of Quesnel³⁸ is located in the Interior region of British Columbia. With a 2016 population of 9,879, Quesnel is the largest community in the Cariboo Regional District (CRD). Neighbouring CRD communities include 100 Mile House, Williams Lake, and Wells.

FIGURE 1: QUESNEL INCOME DISTRIBUTION, 2016

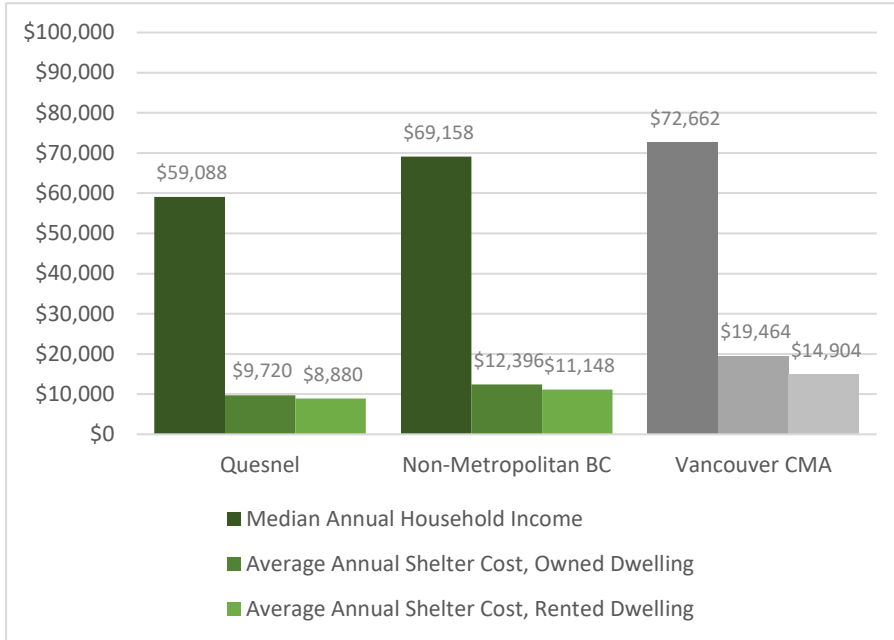


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high earners in Quesnel in 2016 shows a greater share of low-income households compared to average non-metropolitan BC.
- Households in the \$15,000 to \$25,000 income brackets are among the highest in Quesnel.
- Only 3% of households in Quesnel are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- While the graph shape of the income brackets over \$50,000 in Quesnel is similar to non-metropolitan BC and Vancouver, the proportions of those households are overall smaller.

³⁸ This income and housing cost profile includes 2016 Census data for the City of Quesnel. In order to provide context for Quesnel, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: QUESNEL HOUSEHOLD INCOME/SHELTER COST, 2016

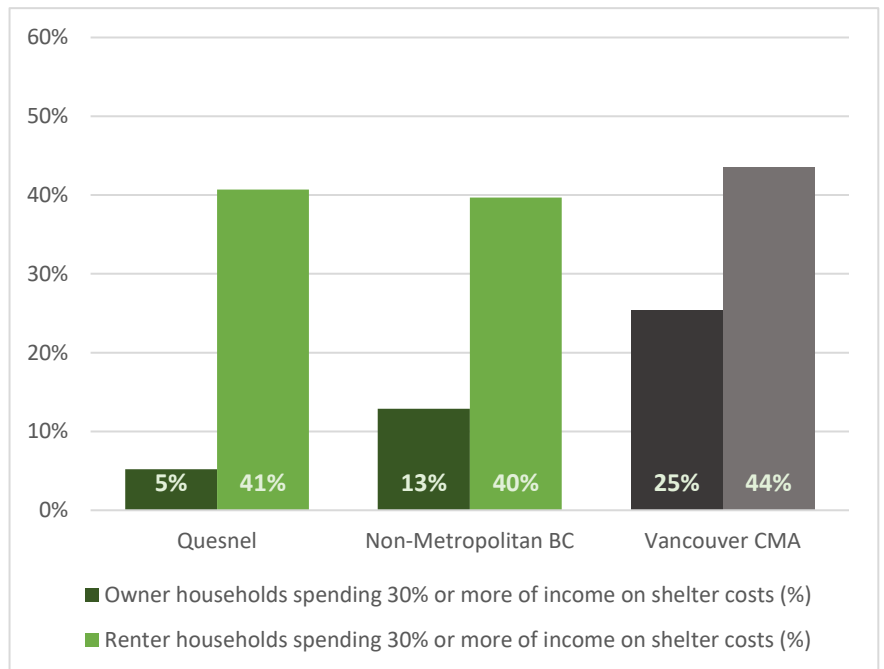


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$59,088, Quesnel’s 2016 median income constitutes roughly 81% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Quesnel are 16% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 15% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: QUESNEL HOME OWNER AND RENTER VULNERABILITY³⁹, 2016

- Housing cost vulnerability patterns in Quesnel in 2016 are different from other geographies.
- Owners are less vulnerable in all geographies in Figure 3. However, the gap is most pronounced in Quesnel.
- Home owner households in Quesnel are less than half as likely to be vulnerable as non-metropolitan BC home owners (5% compared to 13% of all owners).
- Renter vulnerability in Quesnel is close to Vancouver (41% compared to 44% of all renters).



Source: Statistics Canada, 2016, Census Program.

³⁹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.



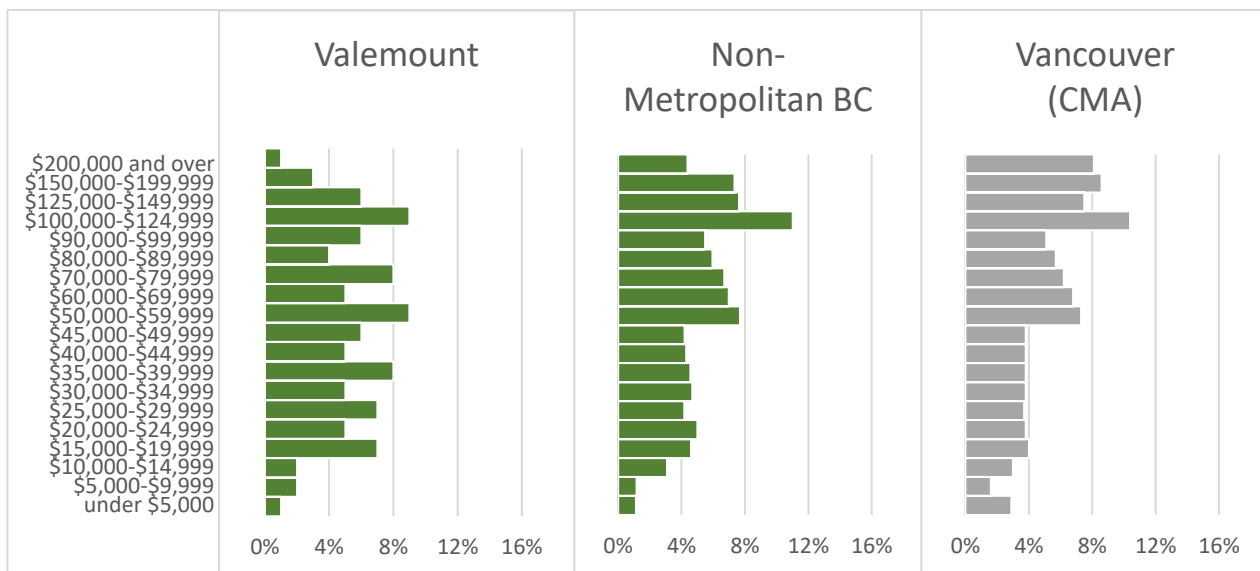


HOUSING DATA INCOME PROFILES 2016

Valemount British Columbia

The Village of Valemount⁴⁰ is located in the Interior region of British Columbia. With a 2016 population of 1,021, Valemount is one of the smaller incorporated communities in the Regional District of Fraser-Fort George (RDFFG). Neighbouring RDFFG communities include Prince George, Mackenzie, and McBride.

FIGURE 1: VALEMOUNT INCOME DISTRIBUTION, 2016

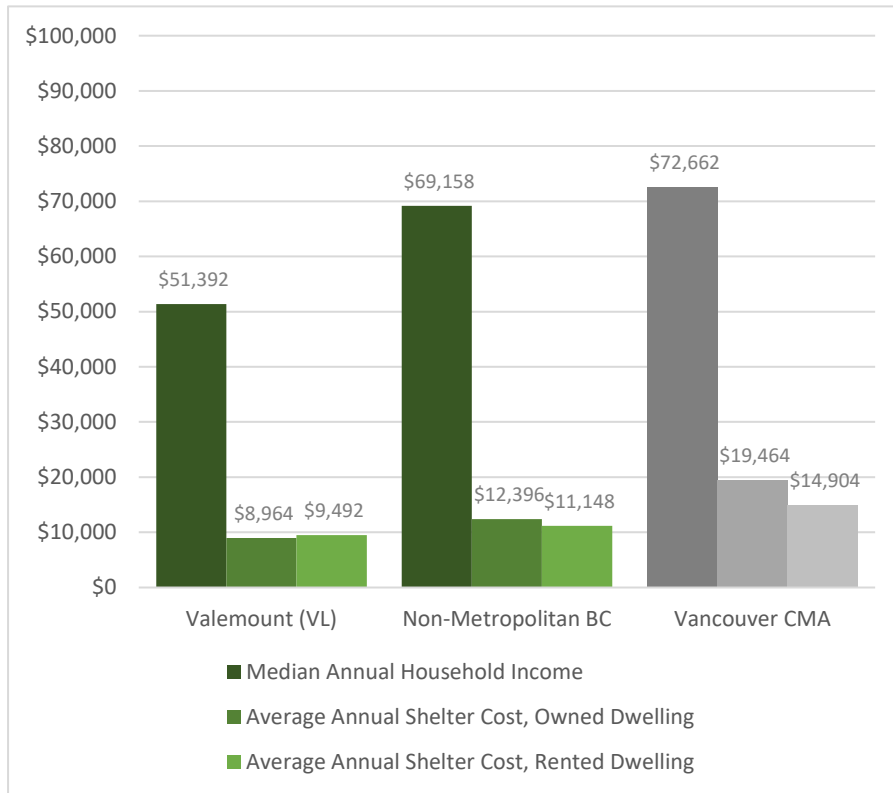


Source: Statistics Canada, 2016, Census Program.

- The income distribution for Valemount in 2016 looks notably different from average non-metropolitan BC. What stands out in Valemount is the lack of trends.
- Valemount households tend not to fall into extreme low- or high-income categories but are somewhat evenly distributed across incomes from \$15,000 to \$150,000.
- While roughly two-thirds of all non-metropolitan BC and Vancouver households report incomes above \$50,000, only one-half of households in Valemount fall into that category.
- Only 1% of households in Valemount are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.

⁴⁰ This income and housing cost profile includes 2016 Census data for the Village of Valemount. In order to provide context for Valemount, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: VALEMOUNT HOUSEHOLD INCOME/SHELTER COST, 2016

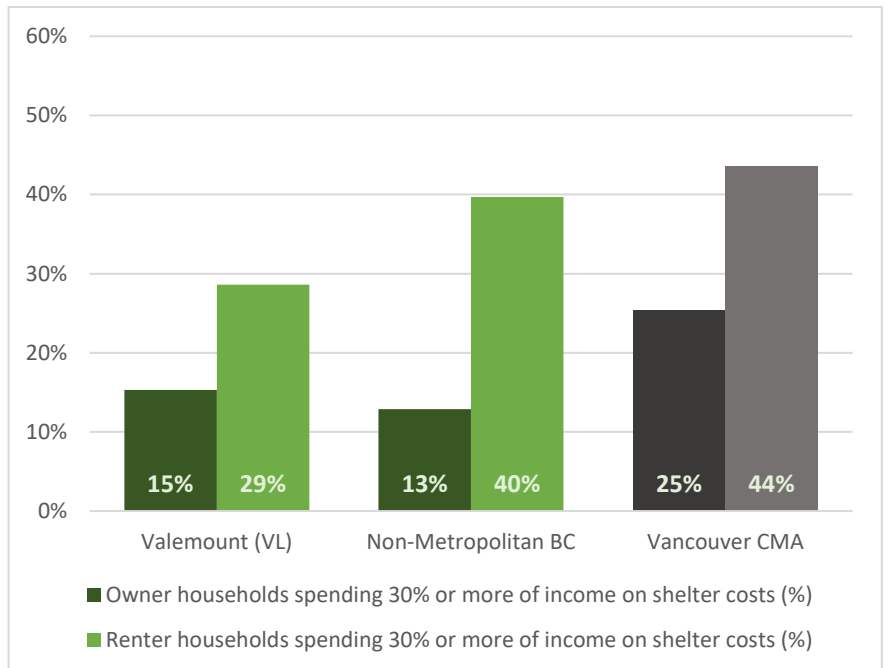


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$51,392, Valemount’s 2016 median income constitutes roughly 71% of Vancouver CMA’s median income.
- Renting is costlier in Valemount than owning a home.
- Average annual shelter costs for home owners in Valemount are 17% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 18% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: VALEMOUNT HOME OWNER AND RENTER VULNERABILITY⁴¹, 2016

- Housing cost vulnerability in Valemount in 2016 is lower than in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Valemount, while slightly more vulnerable than non-metropolitan BC home owners, are only about half as likely to be vulnerable as Vancouver home owners (15% compared to 25%).
- Renters in Valemount are less likely to be vulnerable than renters in non-metropolitan BC or Vancouver (29% compared to 40% and 44%).



Source: Statistics Canada, 2016, Census Program.

⁴¹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.



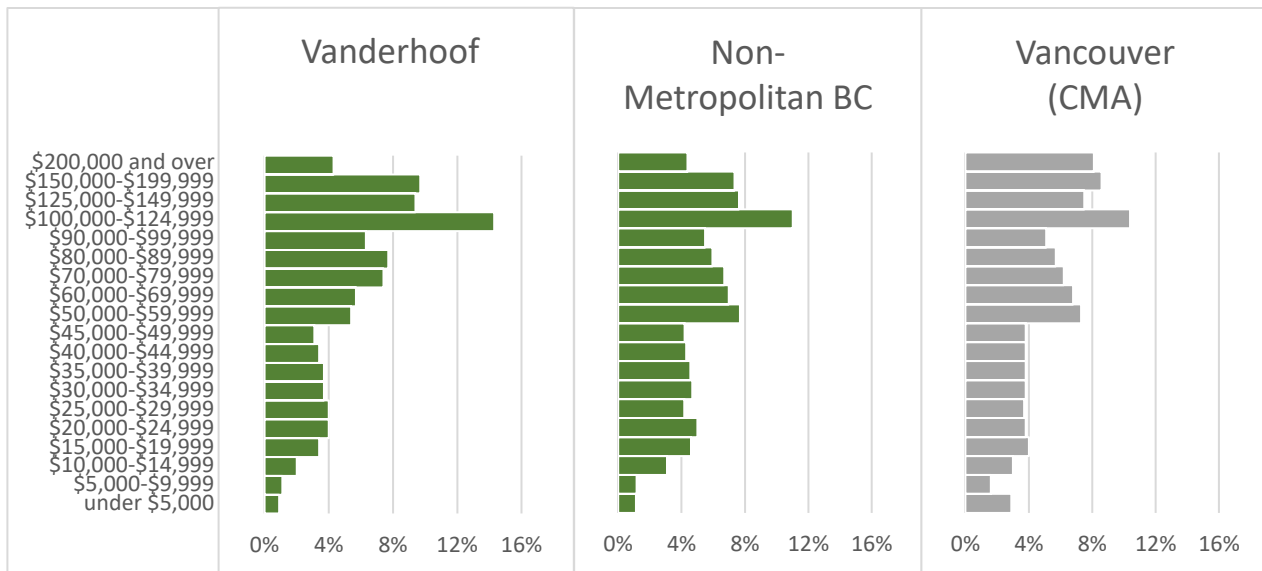


HOUSING DATA INCOME PROFILES 2016

Vanderhoof British Columbia

The District of Vanderhoof⁴² is located in the Interior region of British Columbia. With a 2016 population of 4,439, Vanderhoof is one of the larger communities in the Regional District of Bulkley Nechako (RDBN). Neighbouring RDBN communities include Burns Lake, Fort St. James, Fraser Lake, Granisle, Houston, Smithers, and Telkwa.

FIGURE 1: VANDERHOOF INCOME DISTRIBUTION, 2016

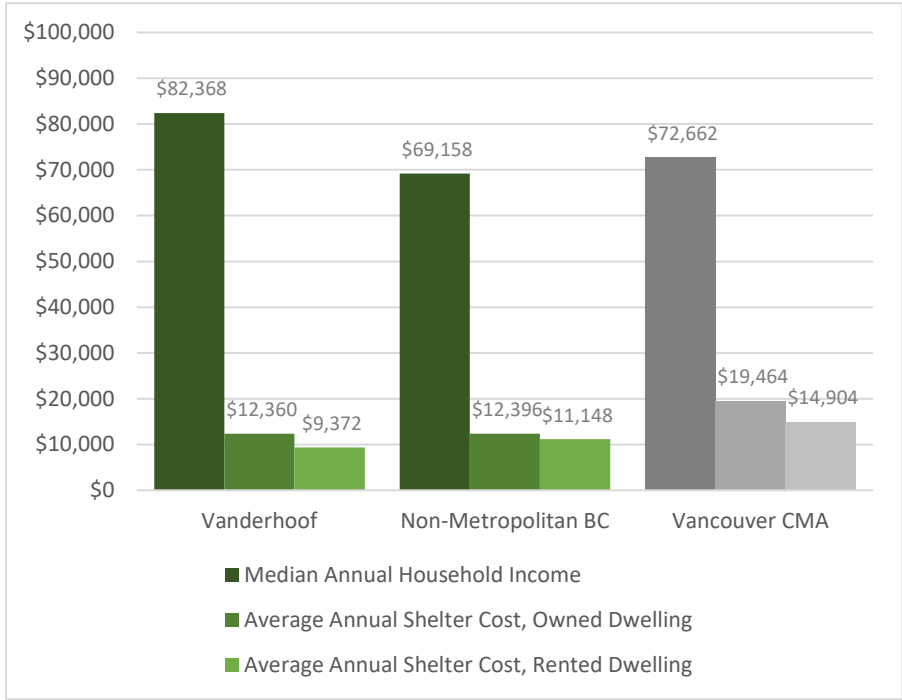


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high earners in Vanderhoof in 2016 represents roughly the average income distribution in non-metropolitan BC.
- With 70% of its households earning \$50,000 or more, Vanderhoof has more high earners than non-metropolitan BC and Vancouver (63% and 66%).
- The dominant income bracket between \$100,000 to \$125,000 in all three depicted geographies stands out particularly in Vanderhoof, making up over 14% of all households.
- Only 4% of households in Vanderhoof are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.

⁴² This income and housing cost profile includes 2016 Census data for the District of Vanderhoof. In order to provide context for Vanderhoof, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: VANDERHOOF HOUSEHOLD INCOME/SHELTER COST, 2016

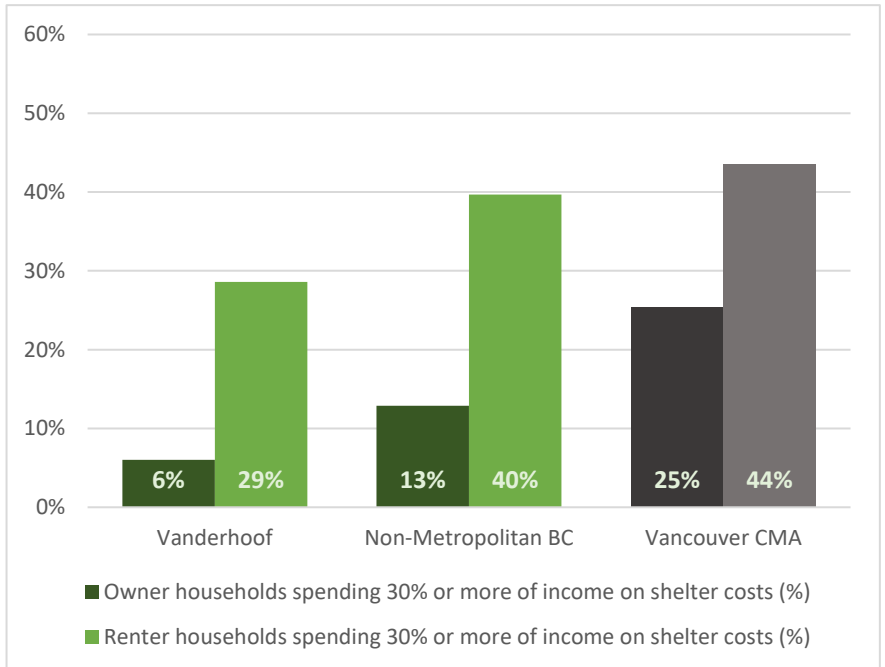


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$82,368, Vanderhoof’s 2016 median income constitutes roughly 113% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Vanderhoof are 15% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 11% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: VANDERHOOF HOME OWNER AND RENTER VULNERABILITY⁴³, 2016

- Housing cost vulnerability in Vanderhoof in 2016 is lower than vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner vulnerability in Vanderhoof is one-half of that in non-metropolitan BC (6% compared to 13%).
- Renters in Vanderhoof are less likely to be vulnerable than non-metropolitan BC and Vancouver renters (29% compared to 40% and 44%).



Source: Statistics Canada, 2016, Census Program.

⁴³ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

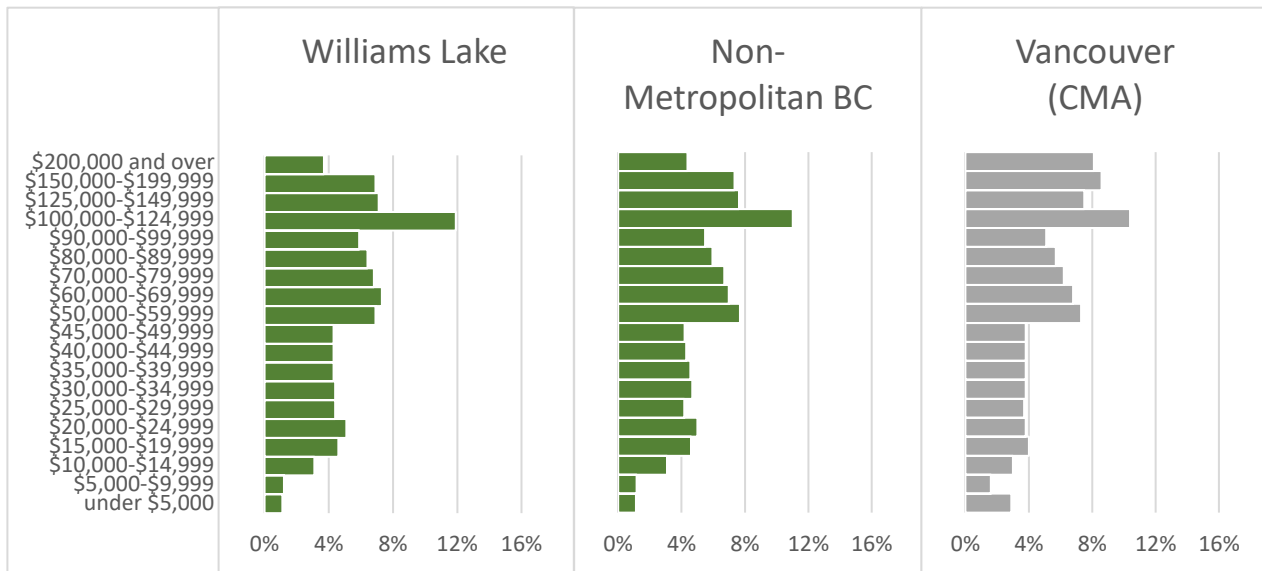


HOUSING DATA INCOME PROFILES 2016

Williams Lake British Columbia

The City of Williams Lake⁴⁴ is located in the Interior region of British Columbia. With a 2016 population of 10,753, Williams Lake is one of the larger communities in the Cariboo Regional District (CRD). Neighbouring CRD communities include Quesnel and 100 Mile House.

FIGURE 1: WILLIAMS LAKE INCOME DISTRIBUTION, 2016

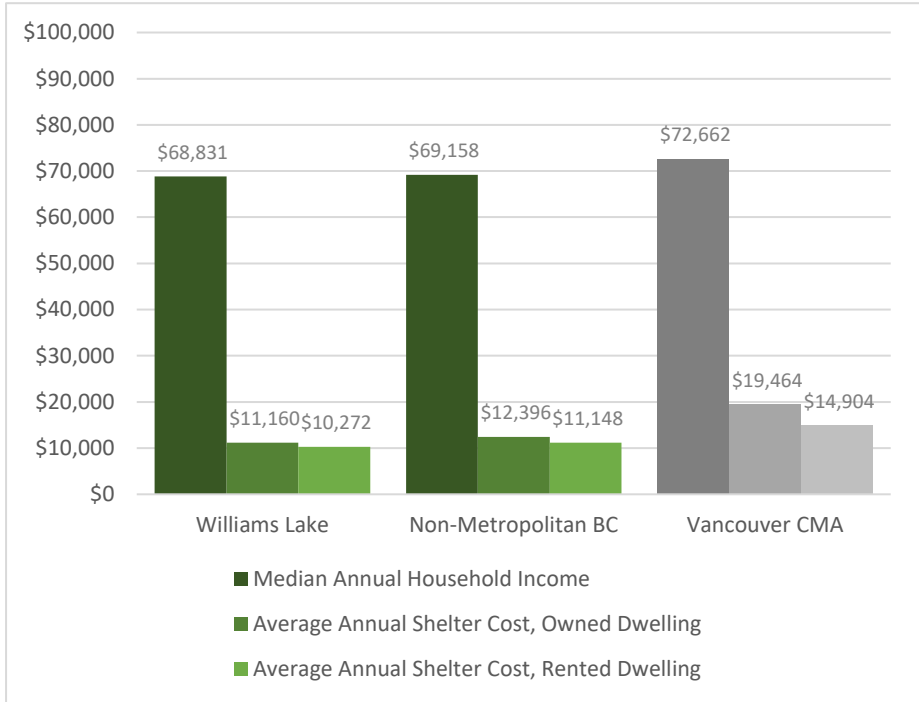


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high earners in Williams Lake in 2016 represented roughly the average income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 63% in Williams Lake).
- Only 4% of households in Williams Lake are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Vancouver’s lowest earners make up a larger proportion than in Williams Lake, but the bulging bars in the low to middle-income brackets indicate that a slightly greater proportion of Williams Lake households are facing lower incomes compared to Vancouver.

⁴⁴ This income and housing cost profile includes 2016 Census data for the City of Williams Lake. In order to provide context for Williams Lake, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: WILLIAMS LAKE HOUSEHOLD INCOME/SHELTER COST, 2016

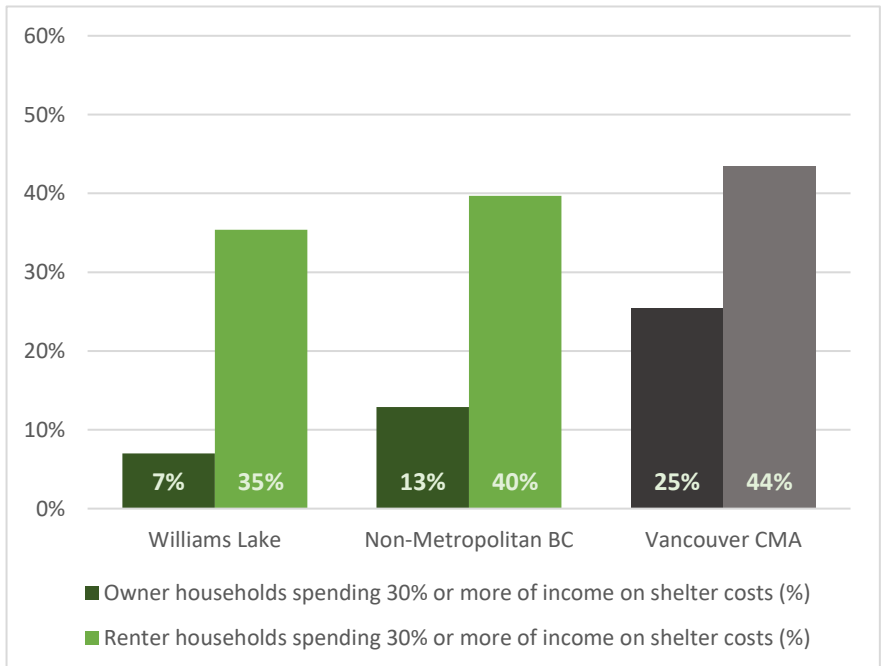


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$68,831, Williams Lake’s 2016 median income constitutes roughly 95% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Williams Lake are 16% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 15% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: WILLIAMS LAKE HOME OWNER AND RENTER VULNERABILITY⁴⁵, 2016

- Housing cost vulnerability in Williams Lake in 2016 is lower than vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner vulnerability in Williams Lake is only one-half of that in non-metropolitan BC (7% compared to 13%).
- The gap between renters and owners in Williams Lake is more pronounced than in other geographies (7% owner vulnerability compared to 35% renter vulnerability).



Source: Statistics Canada, 2016, Census Program.

⁴⁵ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

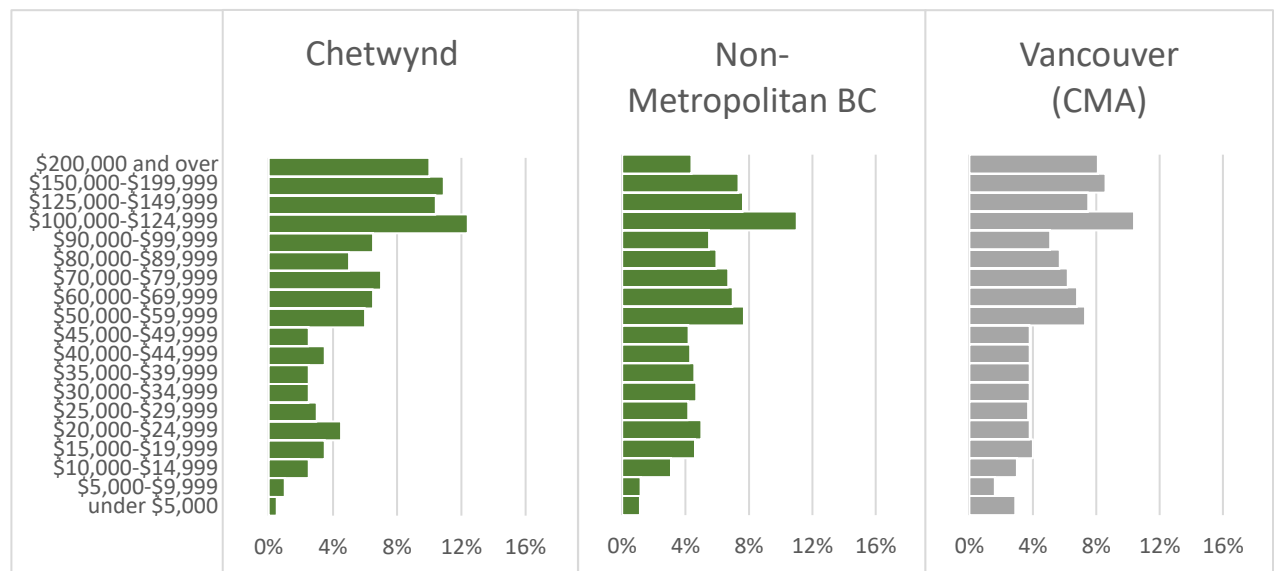


HOUSING DATA INCOME PROFILES 2016

Chetwynd British Columbia

The District of Chetwynd⁴⁶ is located in the Peace region of British Columbia. With a 2016 population of 2,503, Chetwynd is one of the smaller incorporated communities in the Peace River Regional District (PRRD). Neighbouring PRRD communities include Dawson Creek, Fort St. John, Hudson’s Hope, Pouce Coupe, Taylor, and Tumbler Ridge.

FIGURE 1: CHETWYND INCOME DISTRIBUTION PYRAMID, 2016



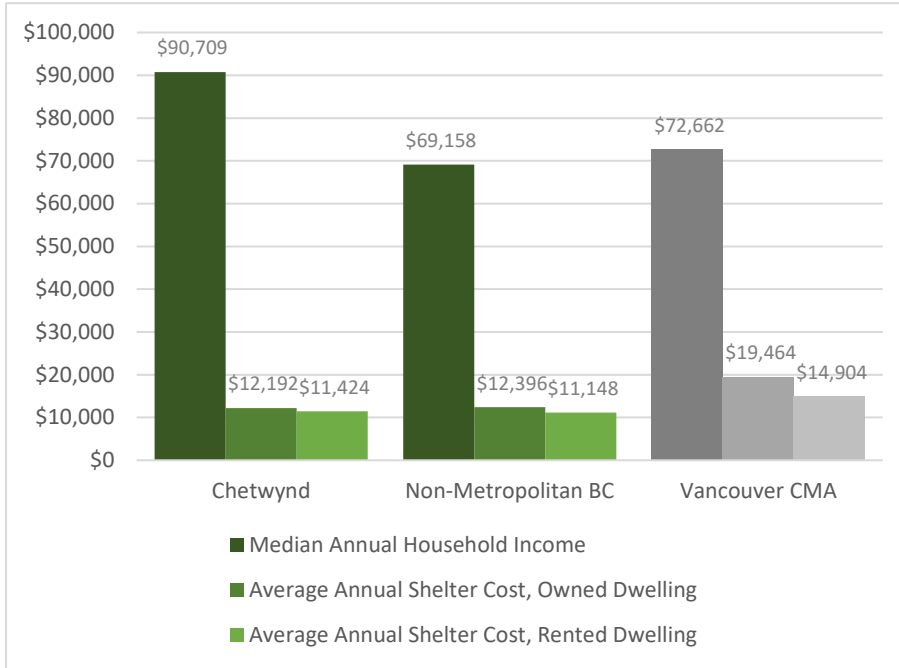
Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high earners in Chetwynd in 2016 represents a greater predominance of high-income households than average non-metropolitan BC.
- Three-quarters of all households in Chetwynd report incomes over \$50,000, compared to around two-thirds in non-metropolitan BC and Vancouver.
- Close to one-half of Chetwynd households (44%) earn incomes of at least \$100,000, compared to roughly one-third in non-metropolitan BC and Vancouver (30% and 35%).
- A total of 10% of households in Chetwynd are top earners with annual incomes of \$200,000 or more, compared to 4% in non-metropolitan BC and 8% in Vancouver.
- Chetwynd has a proportion of lowest incomes below \$25,000 comparable to non-metropolitan BC; however, incomes between \$25,000 and \$50,000 are notably less represented than in other geographies.

⁴⁶ This income and housing cost profile includes 2016 Census data for the District of Chetwynd. In order to provide context for Chetwynd, the “NMA Average” represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.



FIGURE 2: CHETWYND HOUSEHOLD INCOME/SHELTER COST, 2016

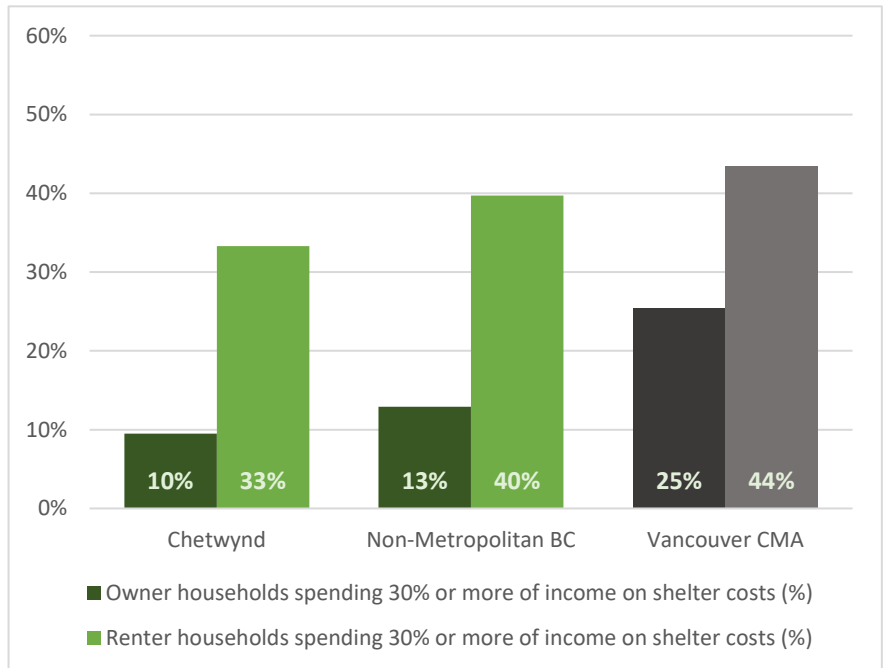


- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$90,709, Chetwynd’s 2016 median income constitutes roughly 125% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Chetwynd are 13% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 13% of median income (21% in Vancouver).

Source: Statistics Canada, 2016, Census Program.

FIGURE 3: CHETWYND HOME OWNER AND RENTER VULNERABILITY⁴⁷, 2016

- Housing cost vulnerability in Chetwynd in 2016 is lower than vulnerability in non-metropolitan BC.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Chetwynd less than half as likely to be vulnerable as Vancouver home owners (10% compared to 25% of all owners).
- One-third of renters in Chetwynd are vulnerable, less than non-metropolitan BC (40%) and Vancouver (44%).



Source: Statistics Canada, 2016, Census Program.

⁴⁷ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

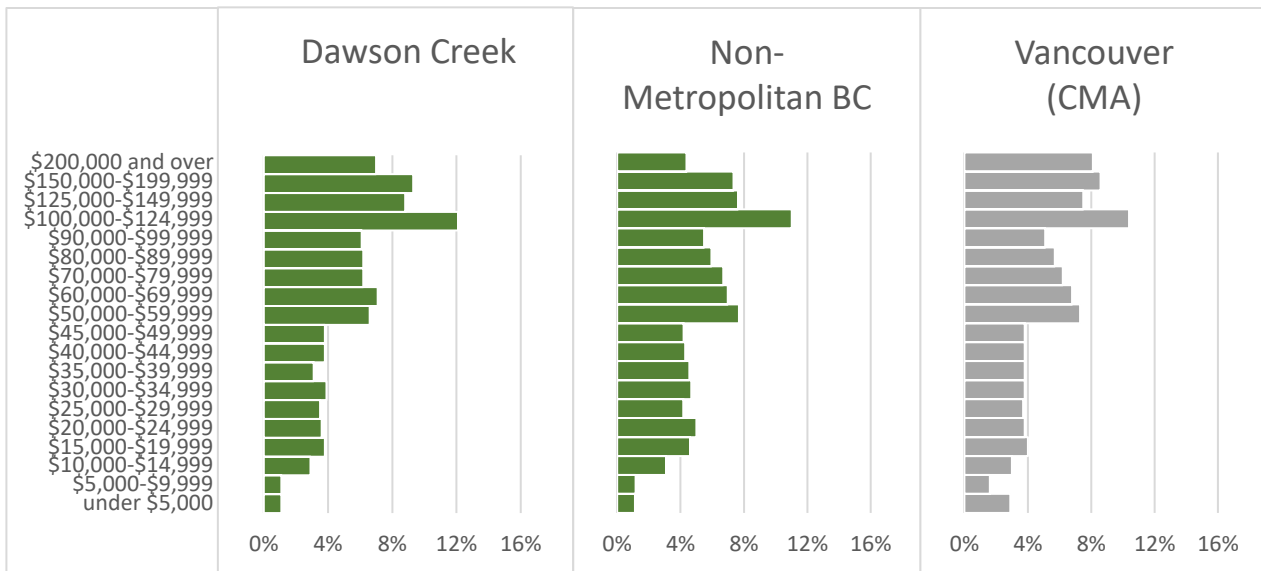


HOUSING DATA INCOME PROFILES 2016

Dawson Creek British Columbia

The City of Dawson Creek⁴⁸ is located in the Peace region of British Columbia. With a 2016 population of 12,178, Dawson Creek is one of the larger communities in the Peace River Regional District (PRRD). Neighbouring PRRD communities include Chetwynd, Fort St. John, Hudson’s Hope, Pouce Coupe, Taylor, and Tumbler Ridge.

FIGURE 1: DAWSON CREEK INCOME DISTRIBUTION PYRAMID, 2016

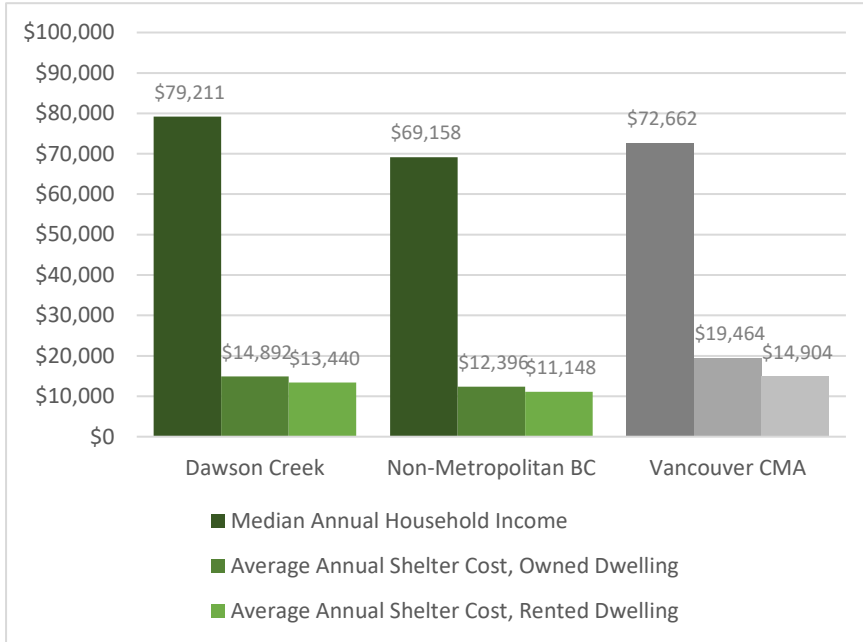


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Dawson Creek in 2016 represents roughly the average income distribution in non-metropolitan areas (NMAs).
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 69% in Dawson Creek).
- A total of 7% of households in Dawson Creek are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- The graph shows that lower income groups under \$50,000 are slightly less represented in Dawson Creek compared to average NMA communities.

⁴⁸ This income and housing cost profile includes 2016 Census data for the City of Dawson Creek. In order to provide context for Dawson Creek, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: DAWSON CREEK MEDIAN HOUSEHOLD INCOME, 2016

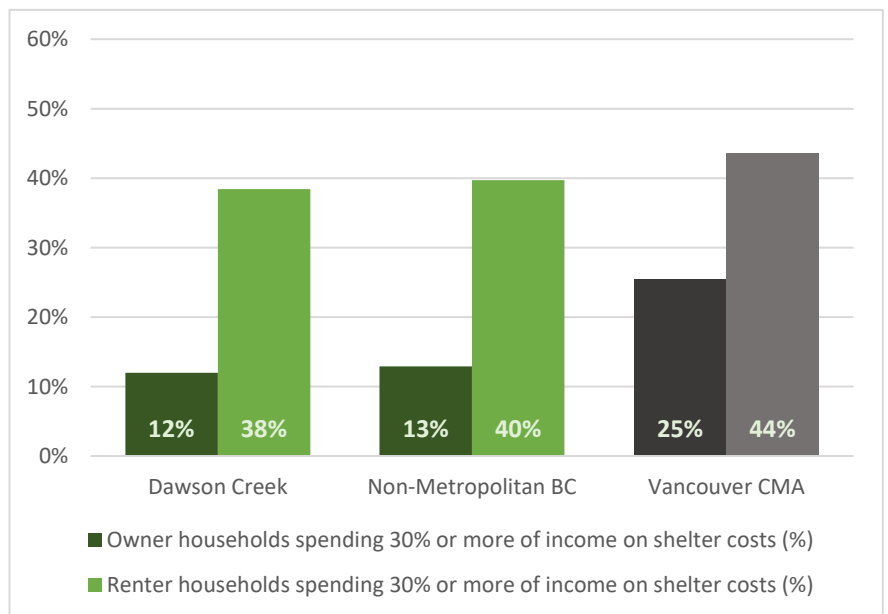


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$79,211, Dawson Creek’s 2016 median income constitutes roughly 109% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Dawson Creek are 19% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 17% of median income (21% in Vancouver).

FIGURE 3: DAWSON CREEK HOME OWNER AND RENTER VULNERABILITY⁴⁹, 2016

- Housing cost vulnerability in Dawson Creek in 2016 is very similar to non-metropolitan BC average vulnerability.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Dawson Creek and non-metropolitan BC are only half as likely to be vulnerable as Vancouver home owners (12% and 13% compared to 25%).
- Renters in Dawson Creek are almost as likely to be vulnerable as in non-metropolitan BC (38% compared to 40%).



Source: Statistics Canada, 2016, Census Program.

⁴⁹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

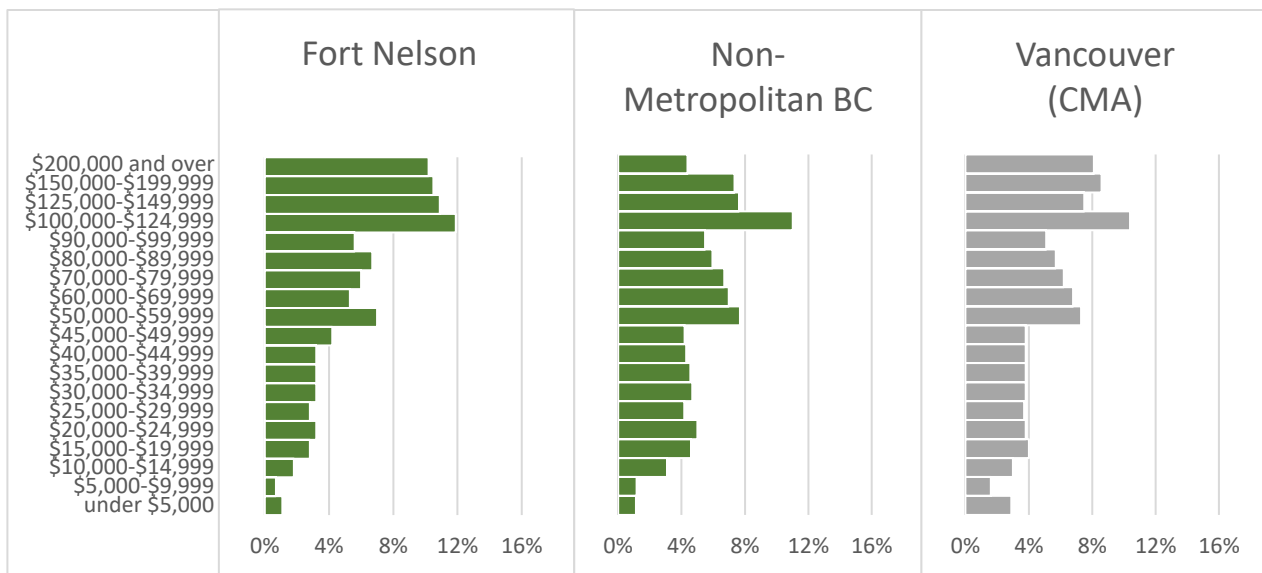


HOUSING DATA INCOME PROFILES 2016

Fort Nelson British Columbia

Fort Nelson⁵⁰ is located in the northern Rocky Mountain region of British Columbia. With a 2016 population of 3,366, Fort Nelson is the largest community in the Northern Rockies Regional Municipality (NRRM). Neighbouring NRRM communities include Tetsa River, Toad River, and Muncho Lake.

FIGURE 1: FORT NELSON INCOME DISTRIBUTION PYRAMID, 2016

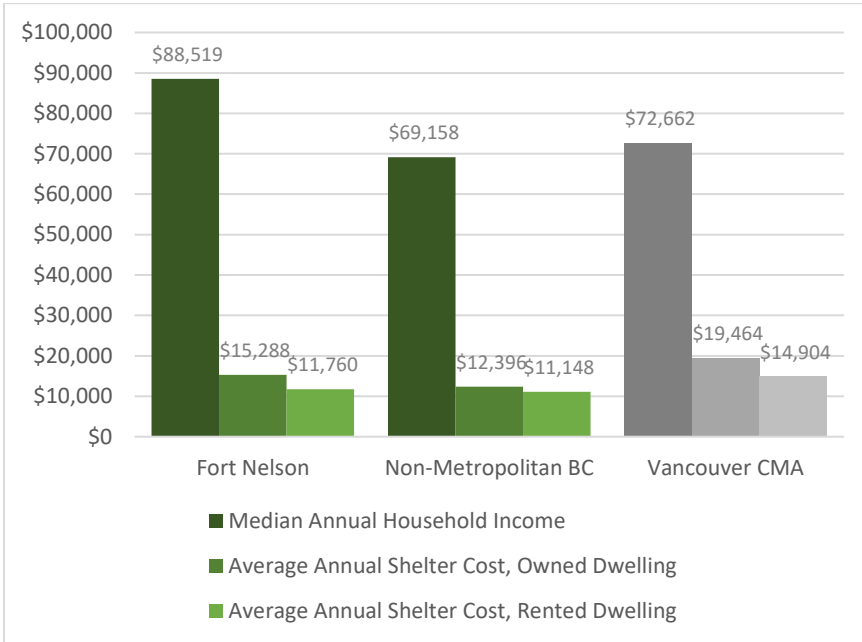


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Fort Nelson in 2016 shows a stronger representation of high incomes compared to non-metropolitan BC.
- Three-quarters of Fort Nelson households have annual incomes of at least \$50,000 (66% in Vancouver, 74% in Fort Nelson).
- A total of 10% of households in Fort Nelson are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Very low, as well as moderately low, incomes are visibly less prevalent in Fort Nelson than in average non-metropolitan BC or Vancouver, as shown in Figure 1.

⁵⁰ This income and housing cost profile includes 2016 Census data for Fort Nelson. In order to provide context for Fort Nelson, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: FORT NELSON MEDIAN HOUSEHOLD INCOME, 2016

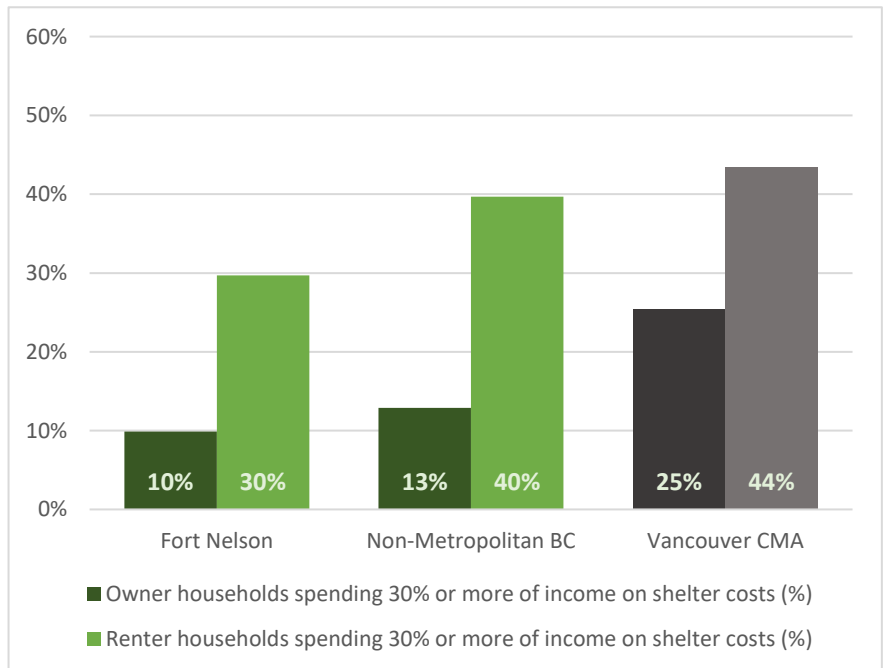


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$88,519, Fort Nelson’s 2016 median income constitutes roughly 122% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Fort Nelson are 17% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 13% of median income (21% in Vancouver).

FIGURE 3: FORT NELSON HOME OWNER AND RENTER VULNERABILITY⁵¹, 2016

- Housing cost vulnerability in Fort Nelson in 2016 is lower than non-metropolitan BC average vulnerability.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Fort Nelson are less than half as likely to be vulnerable as Vancouver home owners (10% compared to 25%).
- Renters in Fort Nelson are less likely to be vulnerable than in non-metropolitan BC (30% compared to 40%).



Source: Statistics Canada, 2016, Census Program.

⁵¹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

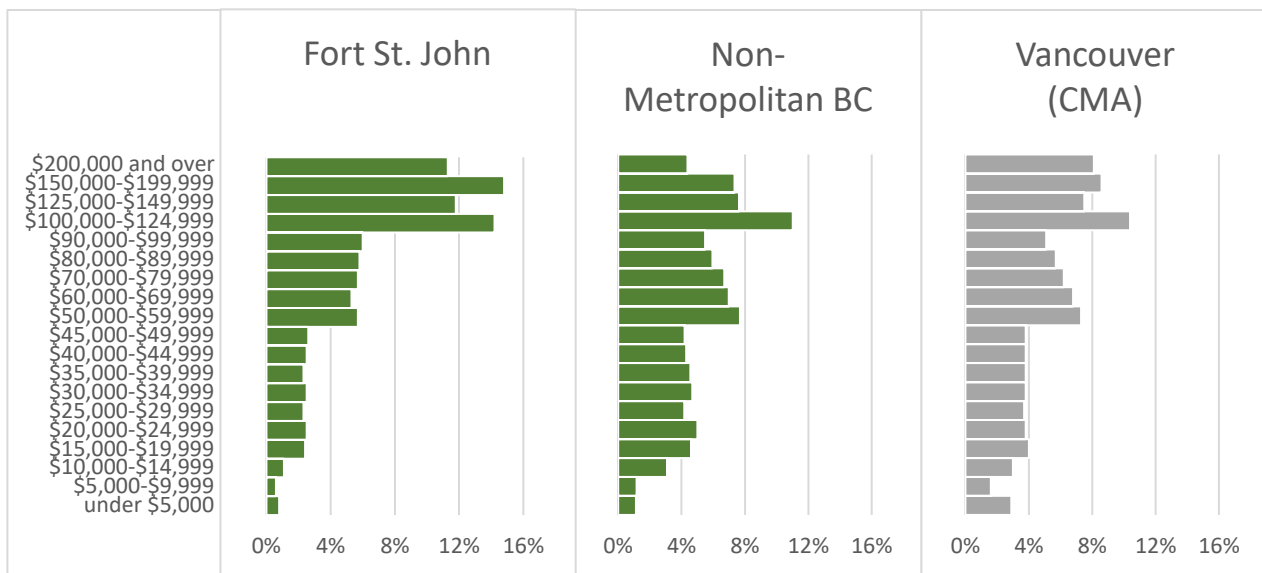


HOUSING DATA INCOME PROFILES 2016

Fort St. John British Columbia

The City of Fort St. John⁵² is located in the Peace region of British Columbia. With a 2016 population of 20,155, Fort St. John is the largest community in the Peace River Regional District (PRRD). Neighbouring PRRD communities include Chetwynd, Dawson Creek, Hudson’s Hope, Pouce Coupe, Taylor, and Tumbler Ridge.

FIGURE 1: FORT ST. JOHN INCOME DISTRIBUTION PYRAMID, 2016

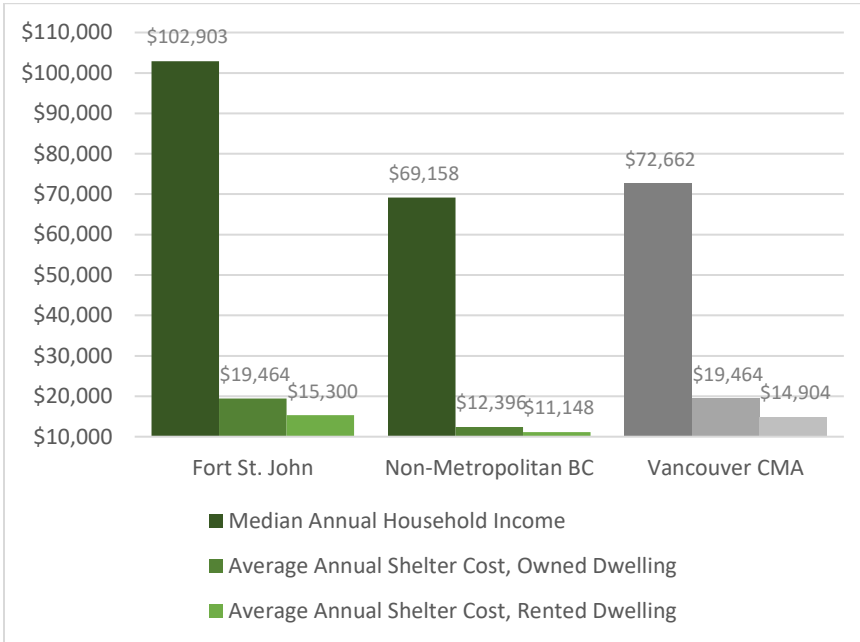


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Fort St. John in 2016 represents notably higher incomes than non-metropolitan BC on average.
- Over 80% of Fort St. John households have annual incomes of at least \$50,000 (66% in Vancouver).
- Over one-half of Fort St. John households report incomes at or above \$100,000, compared to roughly one-third in non-metropolitan BC and Vancouver.
- A total of 11% of households in Fort St. John are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- Figure 1 shows clearly that incomes below \$50,000 are less prevalent in Fort St. John than in other geographies.

⁵² This income and housing cost profile includes 2016 Census data for the City of Fort St. John. In order to provide context for Fort St. John, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: FORT ST. JOHN MEDIAN HOUSEHOLD INCOME, 2016

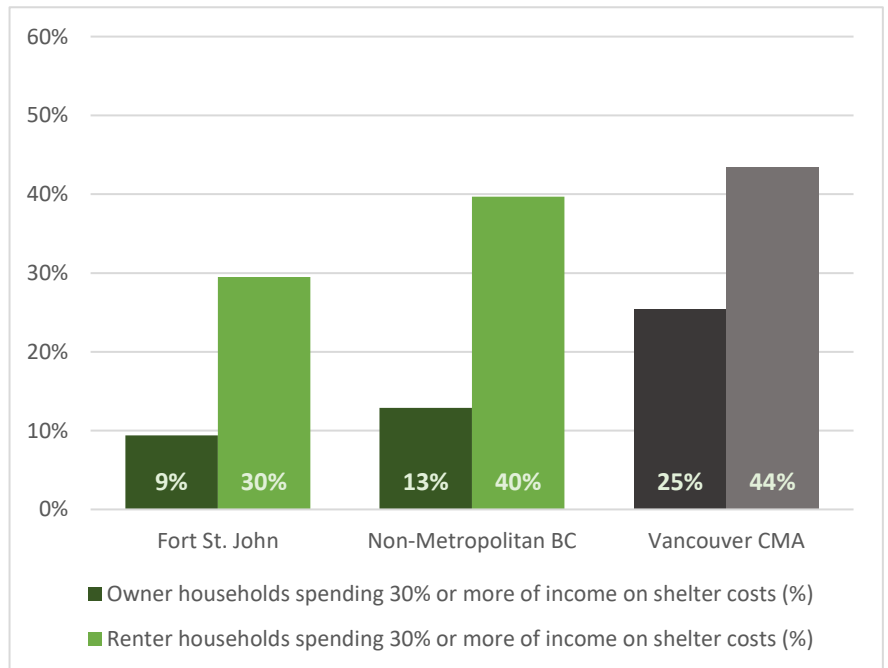


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$102,903, Fort St. John’s 2016 median income constitutes roughly 142% of Vancouver CMA’s median income.
- While Fort St. John shelter costs are equal to, or higher than, Vancouver costs, average annual Fort St. John shelter costs are 19% of median income for home owners and 15% for renter households (compared to 27% and 21% in Vancouver).

FIGURE 3: FORT ST. JOHN HOME OWNER AND RENTER VULNERABILITY⁵³, 2016

- Housing cost vulnerability in Fort St. John in 2016 is lower than non-metropolitan BC average vulnerability.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner household vulnerability in Fort St. John is only around one-third of that of Vancouver home owners (9% compared to 25%).
- Renters in Fort St. John are less likely to be vulnerable than in non-metropolitan BC (30% compared to 40%).



Source: Statistics Canada, 2016, Census Program.

⁵³ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.



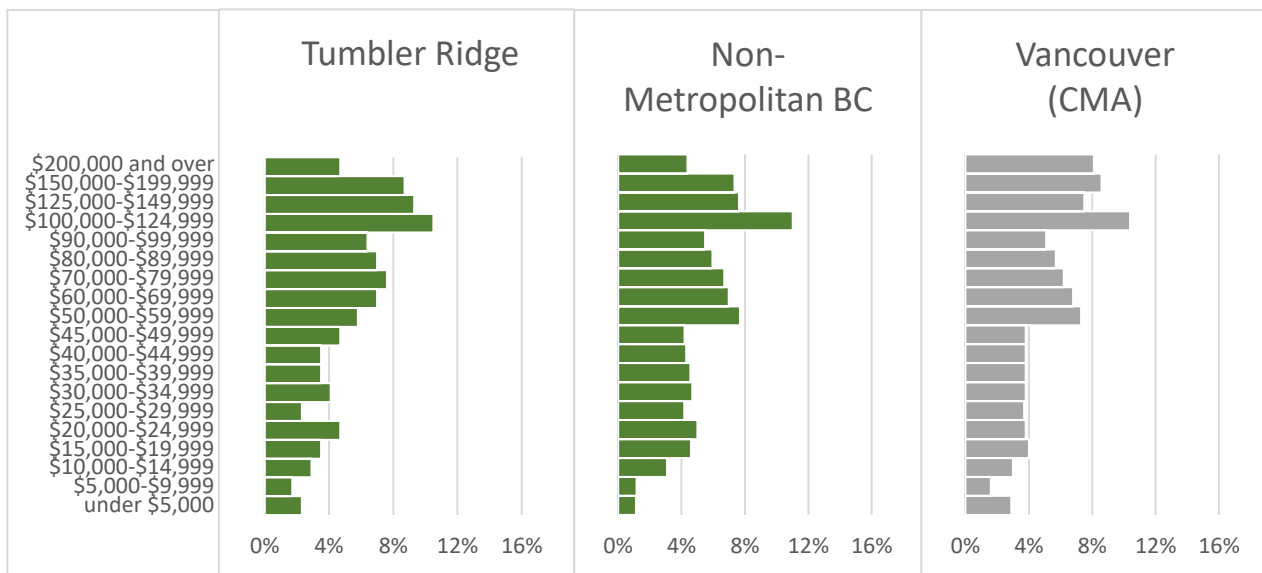


HOUSING DATA INCOME PROFILES 2016

Tumbler Ridge British Columbia

The District of Tumbler Ridge⁵⁴ is located in the Peace region of British Columbia. With a 2016 population of 1,987, Tumbler Ridge is one of the smaller incorporated communities in the Peace River Regional District (PRRD). Neighbouring PRRD communities include Chetwynd, Dawson Creek, Fort St. John, Hudson’s Hope, Pouce Coupe, and Taylor.

FIGURE 1: TUMBLER RIDGE INCOME DISTRIBUTION PYRAMID, 2016

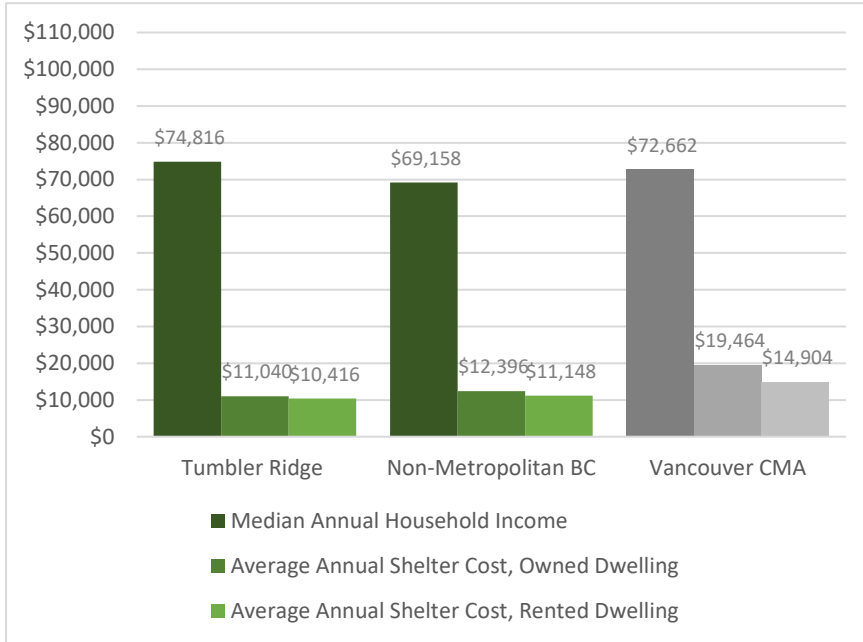


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high earners in Tumbler Ridge in 2016 represents similar trends to the average income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 67% in Tumbler Ridge).
- Only 5% of households in Tumbler Ridge are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- In the moderately high-income brackets, Tumbler Ridge features a higher proportion of households at the higher end than non-metropolitan BC and Vancouver.

⁵⁴ This income and housing cost profile includes 2016 Census data for the District of Tumbler Ridge. In order to provide context for Tumbler Ridge, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: TUMBLER RIDGE MEDIAN HOUSEHOLD INCOME, 2016

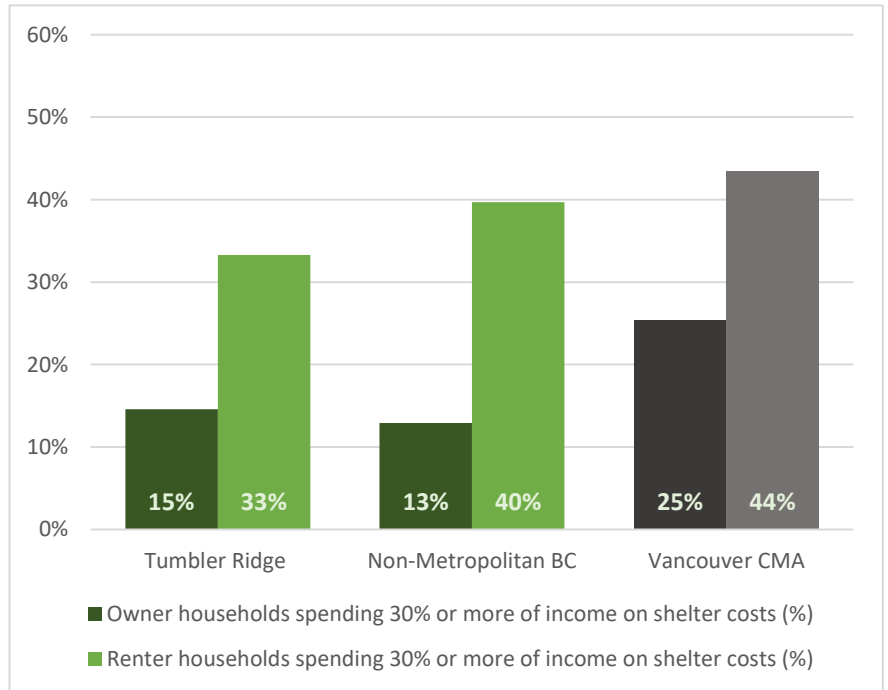


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$74,816, Tumbler Ridge’s 2016 median income constitutes roughly 103% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Tumbler Ridge are 15% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 14% of median income (21% in Vancouver).

FIGURE 3: TUMBLER RIDGE HOME OWNER AND RENTER VULNERABILITY⁵⁵, 2016

- Housing cost vulnerability in Tumbler Ridge in 2016 is similar to non-metropolitan BC average vulnerability.
- Owners are less vulnerable in all geographies in Figure 3, but the gap is less pronounced in Tumbler Ridge than in non-metropolitan BC.
- Home owner vulnerability in Tumbler Ridge is slightly above non-metropolitan BC owner vulnerability (15% compared to 13%).
- Renters in Tumbler Ridge are less likely to be vulnerable than in non-metropolitan BC (33% compared to 40%).



Source: Statistics Canada, 2016, Census Program.

⁵⁵ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

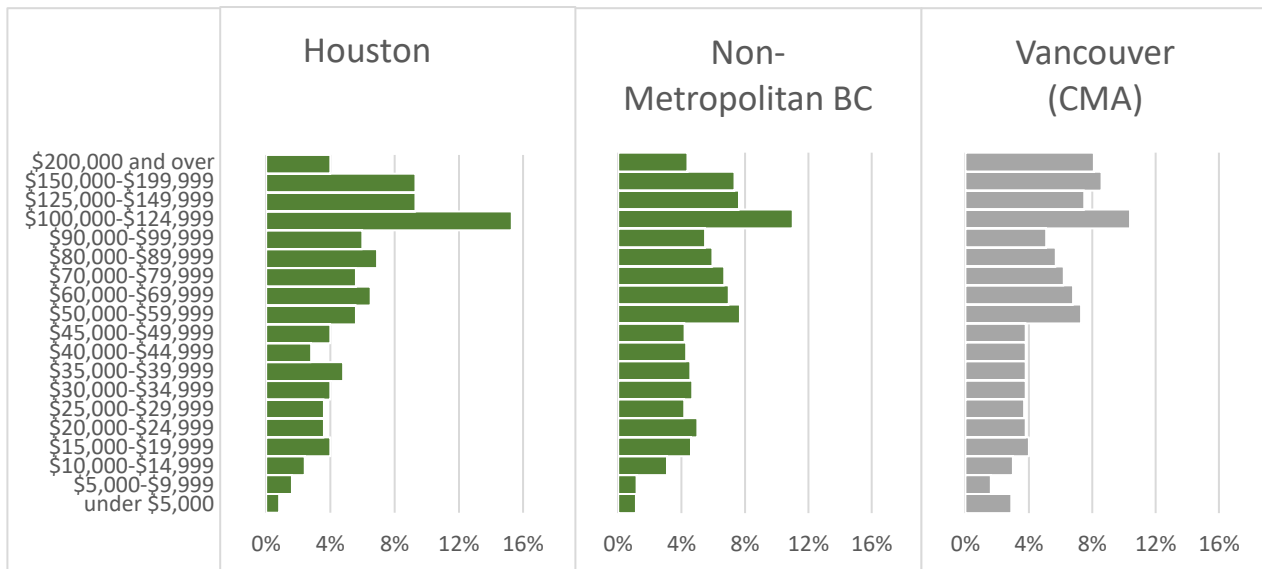


HOUSING DATA INCOME PROFILES 2016

Houston British Columbia

The District of Houston⁵⁶ is located in the Interior region of British Columbia. With a 2016 population of 2,993, Houston is one of the mid-sized communities in the Regional District of Bulkley Nechako (RDBN). Neighbouring RDBN communities include Burns Lake, Fort St. James, Fraser Lake, Granisle, Smithers, Telkwa, and Vanderhoof.

FIGURE 1: HOUSTON INCOME DISTRIBUTION PYRAMID, 2016

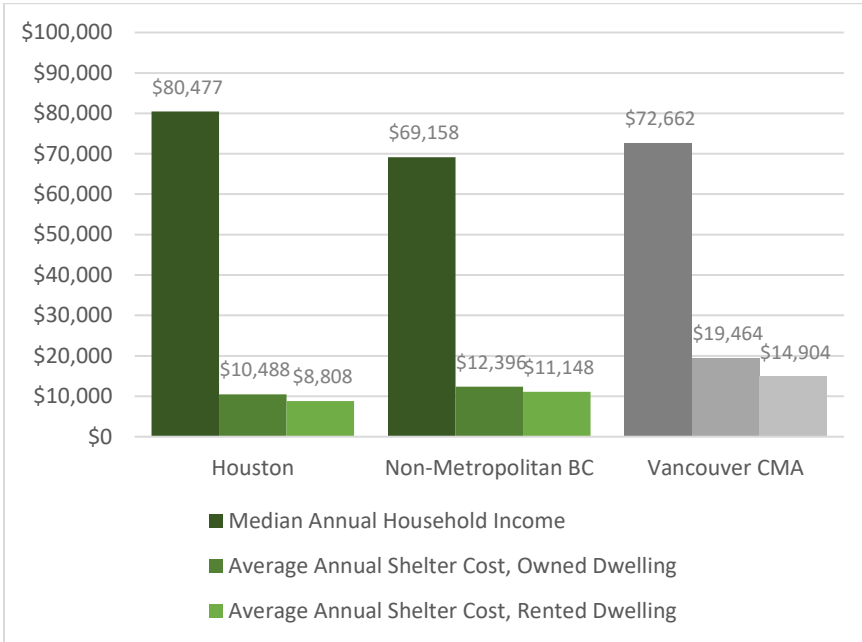


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Houston in 2016 represents overall similar trends compared to non-metropolitan BC on average.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 69% in Houston).
- Only 4% of households in Houston are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- The strongest income bracket across all geographies in Figure 1, annual incomes between \$100,000 and \$125,000, is notably more pronounced in Houston with 15% compared to 11% and 10% in average non-metropolitan BC and Vancouver. Similarly, incomes between \$125,000 and \$200,000 are more prevalent in Houston than in non-metropolitan BC and Vancouver.

⁵⁶ This income and housing cost profile includes 2016 Census data for the District of Houston. In order to provide context for Houston, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: HOUSTON MEDIAN HOUSEHOLD INCOME, 2016

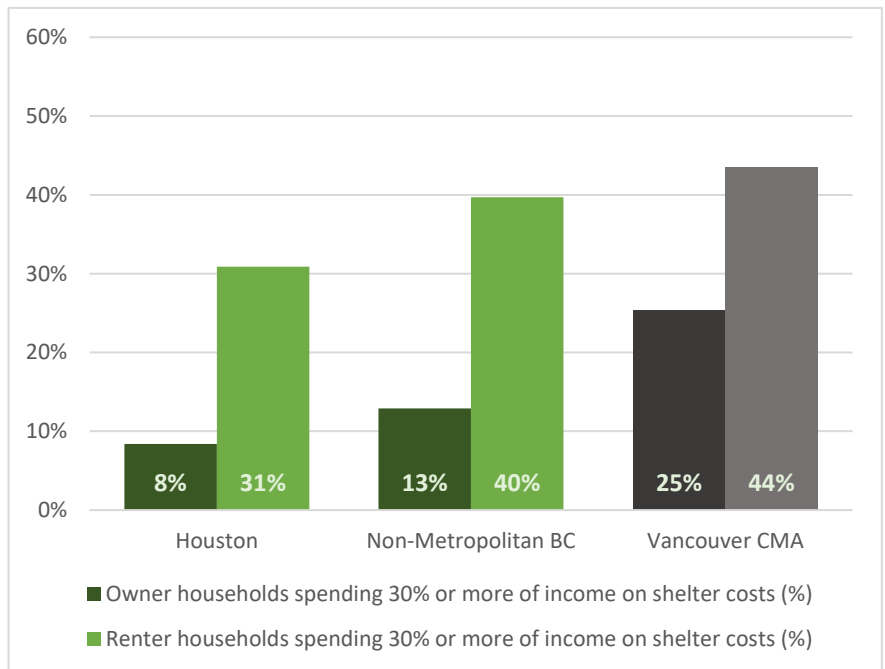


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$80,477, Houston’s 2016 median income constitutes roughly 111% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Houston are 13% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 11% of median income (21% in Vancouver).

FIGURE 3: HOUSTON HOME OWNER AND RENTER VULNERABILITY⁵⁷, 2016

- Housing cost vulnerability in Houston in 2016 is lower than non-metropolitan BC average vulnerability.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner vulnerability in Houston is less than one-third of Vancouver owner vulnerability (8% compared to 25%).
- Renters in Houston are less likely to be vulnerable than in non-metropolitan BC (31% compared to 40%).



Source: Statistics Canada, 2016, Census Program.

⁵⁷ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

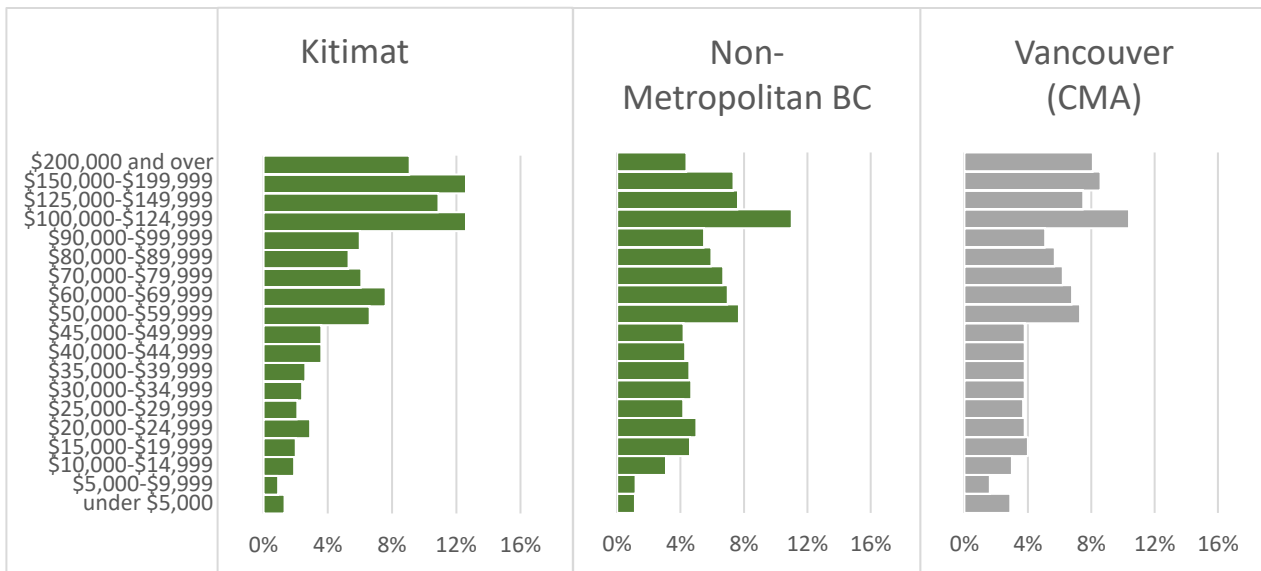


HOUSING DATA INCOME PROFILES 2016

Kitimat British Columbia

The District of Kitimat⁵⁸ is located in the coastal region of British Columbia. With a 2016 population of 8,131, Kitimat is one of the larger communities in the Regional District of Kitimat-Stikine (RDKS). Neighbouring RDKS communities include Hazelton, New Hazelton, Stewart, and Terrace.

FIGURE 1: KITIMAT INCOME DISTRIBUTION PYRAMID, 2016

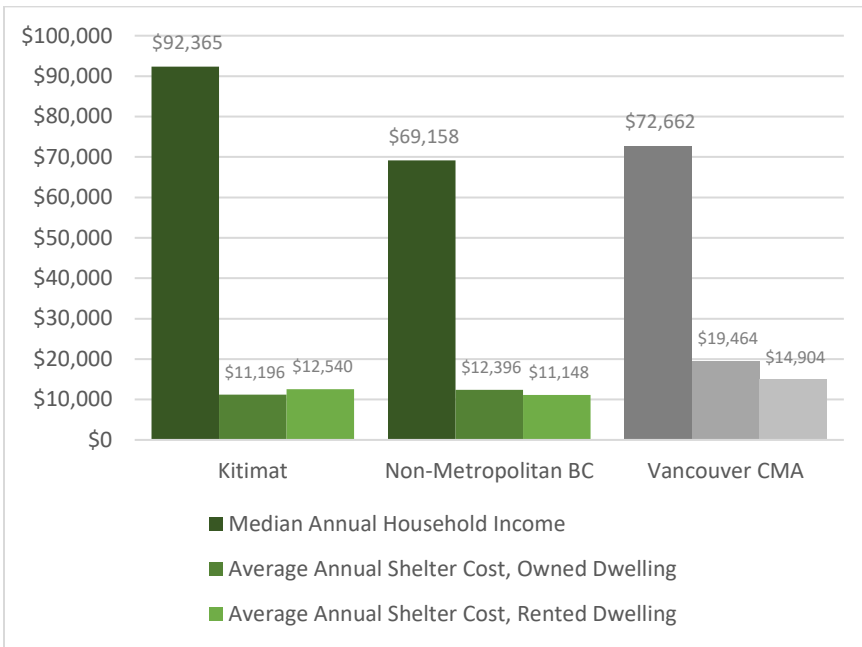


Source: Statistics Canada, 2016, Census Program.

- The income distribution trends in Kitimat in 2016 show increasing proportions of households with increasing annual incomes.
- Over three-quarters of households in Kitimat (77%) have annual incomes of at least \$50,000 compared to two-thirds in Vancouver.
- Close to one-half (45%) of Kitimat households report incomes over \$100,000 compared to around one-third in other geographies in Figure 1.
- A total of 9% of households in Kitimat are top income earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.

⁵⁸ This income and housing cost profile includes 2016 Census data for the District of Kitimat. In order to provide context for Kitimat, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: KITIMAT MEDIAN HOUSEHOLD INCOME, 2016

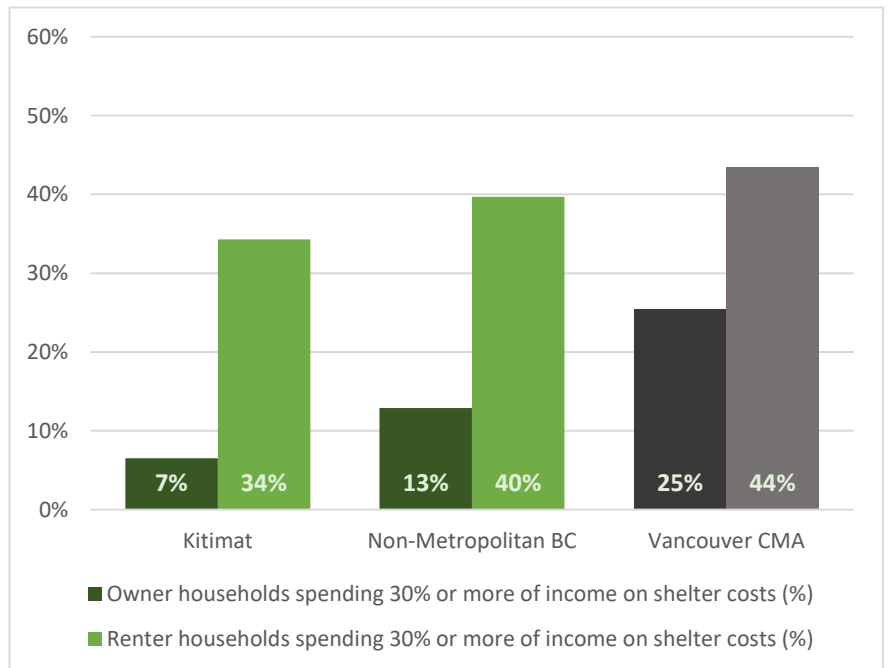


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$92,365, Kitimat’s 2016 median income constitutes roughly 127% of Vancouver CMA’s median income.
- Renting is costlier than owning in Kitimat.
- Average annual shelter costs for home owners in Kitimat are 12% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 14% of median income (21% in Vancouver).

FIGURE 3: KITIMAT HOME OWNER AND RENTER VULNERABILITY⁵⁹, 2016

- Housing cost vulnerability in Kitimat in 2016 is lower than to non-metropolitan BC average vulnerability.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Kitimat are only half as likely to be vulnerable as average non-metropolitan BC home owners (7% compared to 13%).
- Renters in Kitimat are slightly less than non-metropolitan BC renters (34% compared to 40%).



Source: Statistics Canada, 2016, Census Program.

⁵⁹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

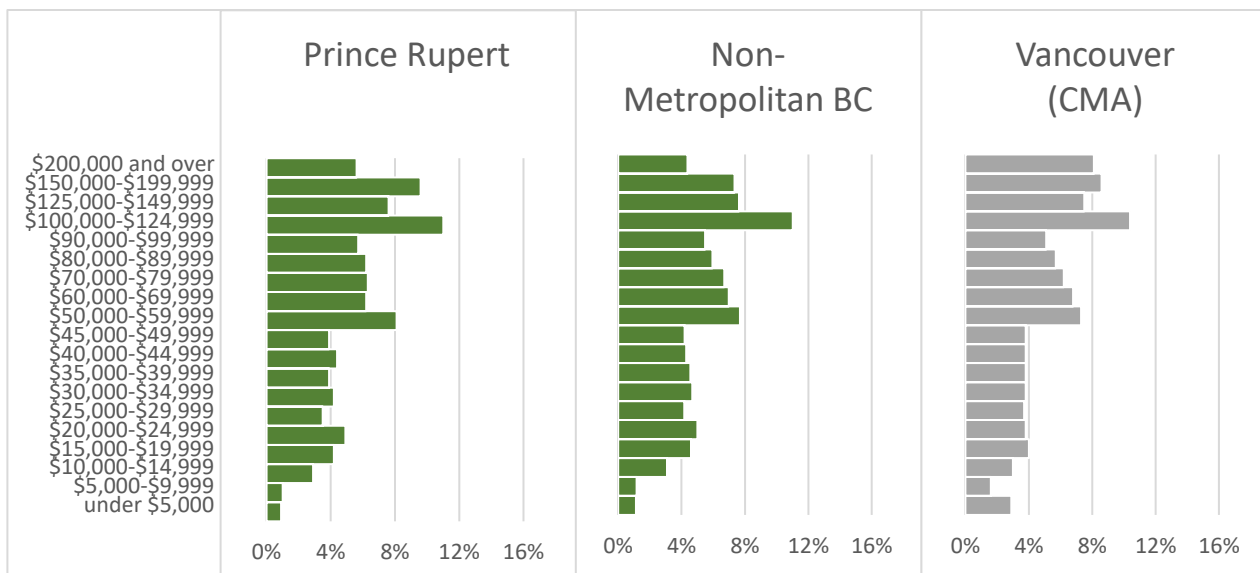


HOUSING DATA INCOME PROFILES 2016

Prince Rupert British Columbia

The City of Prince Rupert⁶⁰ is located in the coastal region of British Columbia. With a 2016 population of 12,220, Prince Rupert is the largest community in the North Coast Regional District (NCRD). Neighbouring NCRD communities include Masset, Port Edward, Port Clements, and Queen Charlotte.

FIGURE 1: PRINCE RUPERT INCOME DISTRIBUTION PYRAMID, 2016

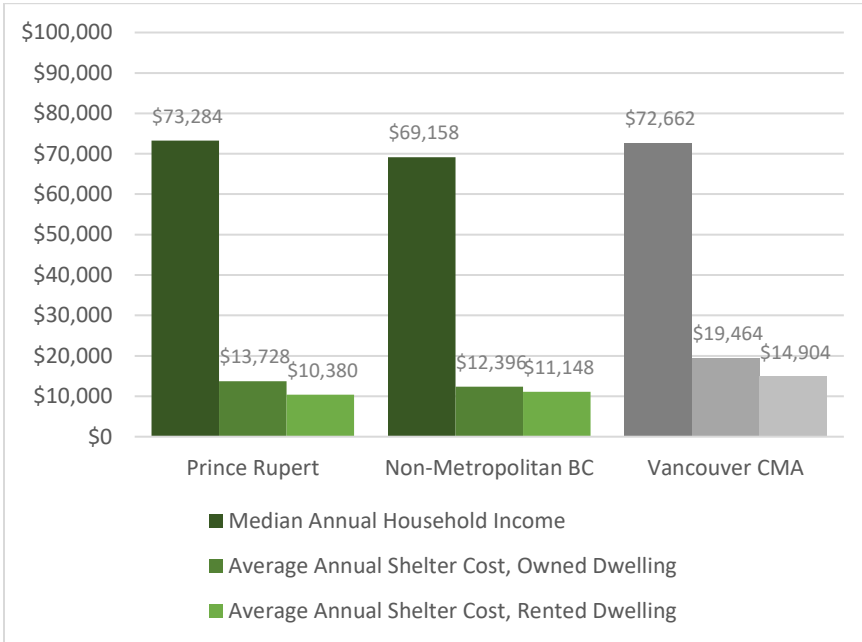


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Prince Rupert in 2016 represents similar trends to the average income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver and in Prince Rupert).
- A total of 6% of households in Prince Rupert are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.

⁶⁰ This income and housing cost profile includes 2016 Census data for the City of Prince Rupert. In order to provide context for Prince Rupert, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: PRINCE RUPERT MEDIAN HOUSEHOLD INCOME, 2016

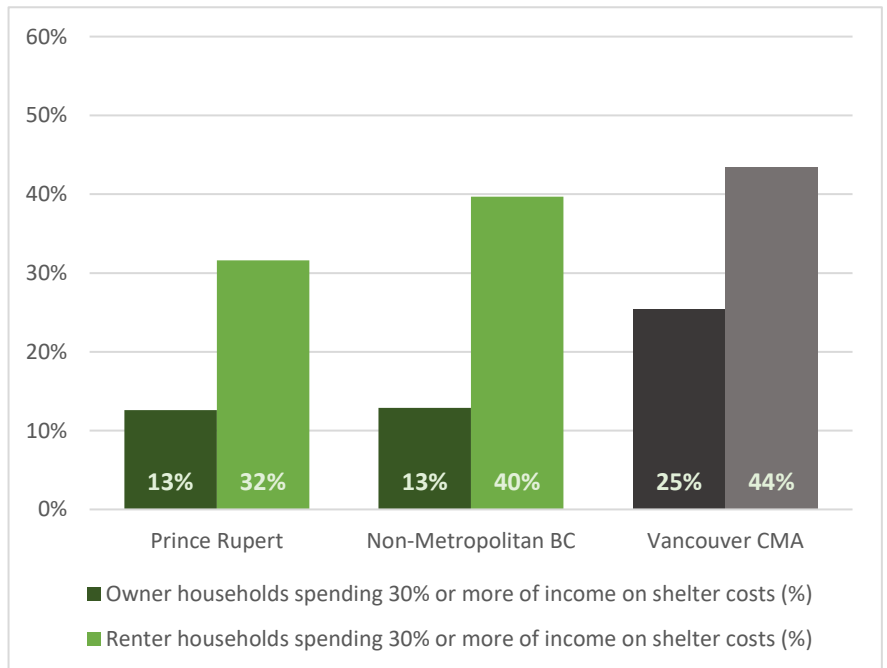


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$73,284, Prince Rupert’s 2016 median income is roughly equal to Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Prince Rupert are 19% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 14% of median income (21% in Vancouver).

FIGURE 3: PRINCE RUPERT HOME OWNER AND RENTER VULNERABILITY⁶¹, 2016

- Housing cost vulnerability in Prince Rupert in 2016 is similar to non-metropolitan BC average vulnerability.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Prince Rupert and average non-metropolitan BCs are only half as likely to be vulnerable as Vancouver home owners (13% compared to 25%).
- Renters in Prince Rupert are less likely to be vulnerable than in non-metropolitan BCs (32% compared to 40%).



Source: Statistics Canada, 2016, Census Program.

⁶¹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

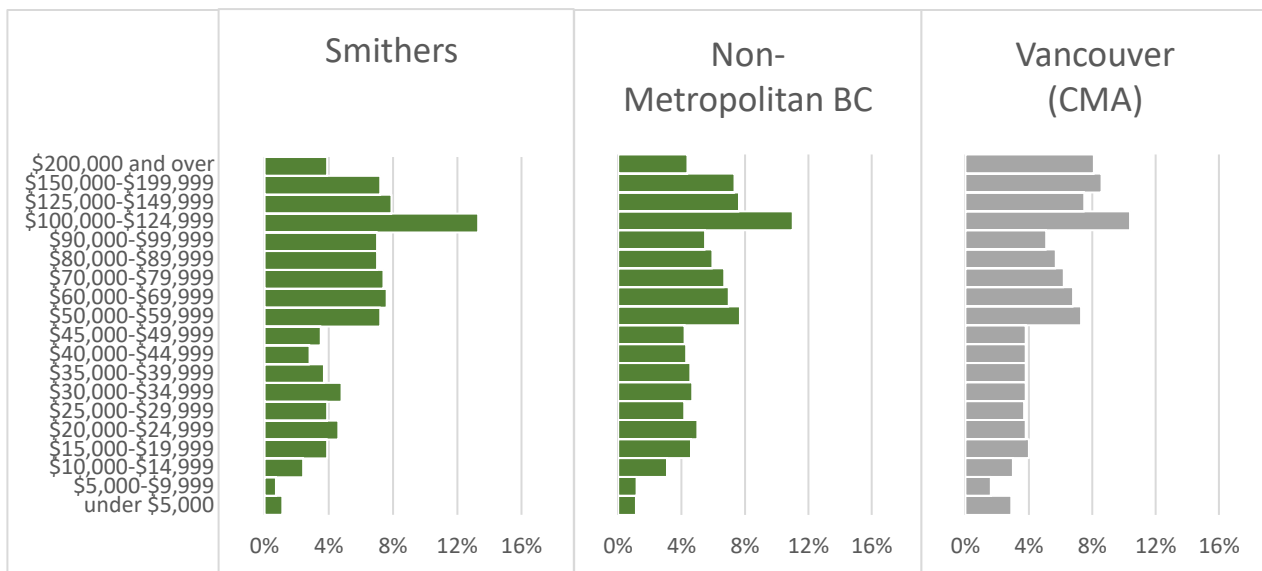


HOUSING DATA INCOME PROFILES 2016

Smithers British Columbia

The Town of Smithers⁶² is located in the East Kootenay region of British Columbia. With a 2016 population of 5,401, Smithers is the largest community in the Regional District of Bulkley Nechako (RDBN). Neighbouring RDBN communities include Burns Lake, Fort St. James, Fraser Lake, Granisle, Houston, Telkwa, and Vanderhoof.

FIGURE 1: SMITHERS INCOME DISTRIBUTION PYRAMID, 2016

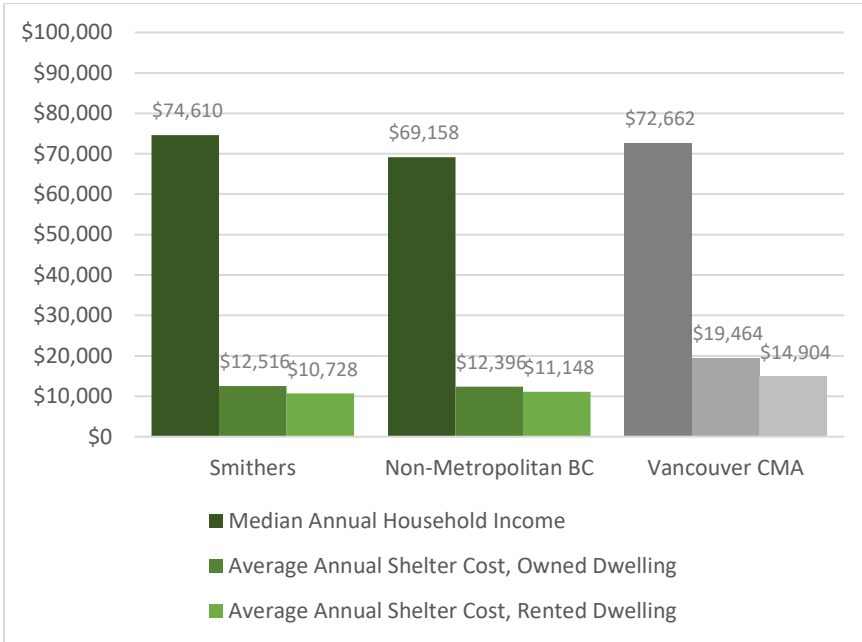


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high earners in Smithers in 2016 represents similar trends to the average income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 69% in Smithers).
- Mid to high incomes from \$50,000 to \$100,000 are more strongly represented in Smithers, culminating in a particularly prevalent \$100,000 to \$125,000 income bracket (over 13% in Smithers compared to 11% and 10% in the other geographies in Figure 1).
- Only 4% of households in Smithers are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.

⁶² This income and housing cost profile includes 2016 Census data for the Town of Smithers. In order to provide context for Smithers, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: SMITHERS MEDIAN HOUSEHOLD INCOME, 2016

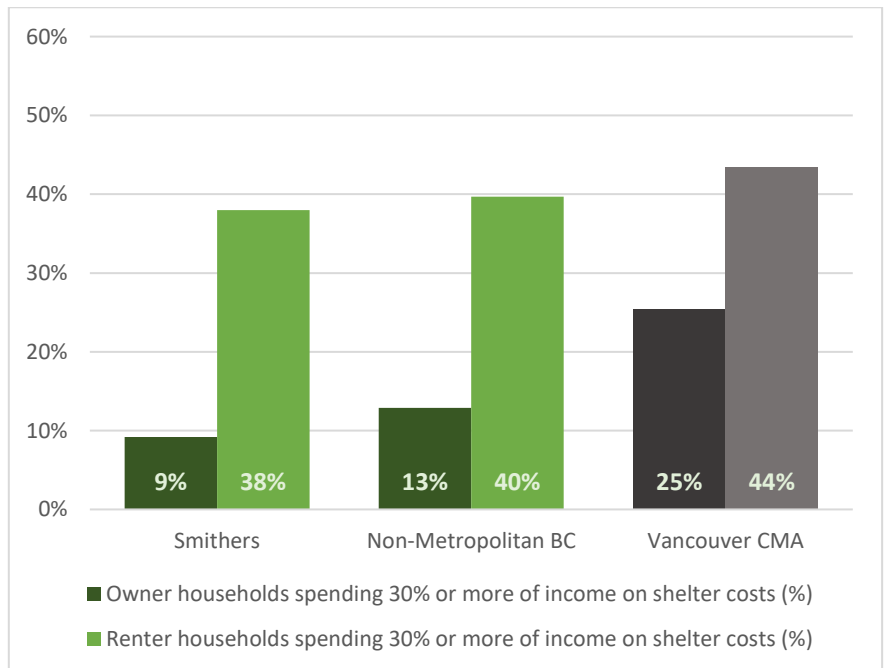


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$74,610, Smithers’s 2016 median income constitutes roughly 103% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Smithers are 17% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 14% of median income (21% in Vancouver).

FIGURE 3: SMITHERS HOME OWNER AND RENTER VULNERABILITY⁶³, 2016

- Housing cost vulnerability in Smithers is very similar to non-metropolitan BC average vulnerability.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner vulnerability in Smithers is roughly one-third of Vancouver home owner vulnerability (9% compared to 25%).
- Renters in Smithers are as likely to be vulnerable as in average non-metropolitan BC (38% compared to 40%).



Source: Statistics Canada, 2016, Census Program.

⁶³ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

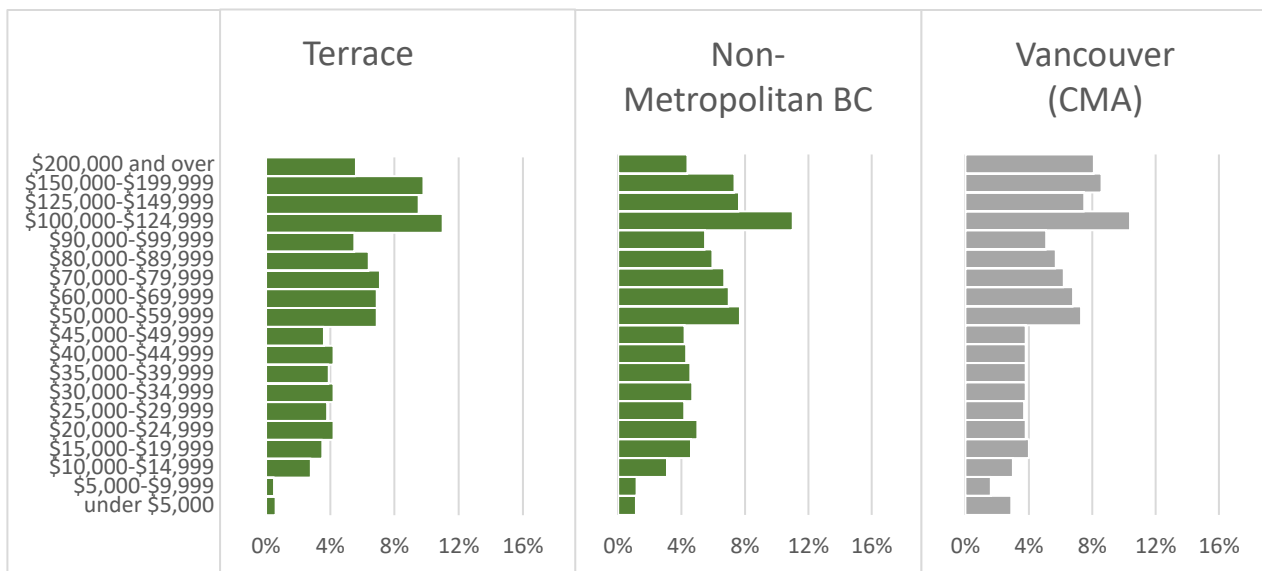


HOUSING DATA INCOME PROFILES 2016

Terrace British Columbia

The City of Terrace⁶⁴ is located in the Skeena Valley of British Columbia. With a 2016 population of 11,643, Terrace is the largest community in the Regional District of Kitimat-Stikine (RDKS). Neighbouring RDKS communities include Hazelton, Kitimat, New Hazelton, and Stewart.

FIGURE 1: TERRACE INCOME DISTRIBUTION PYRAMID, 2016

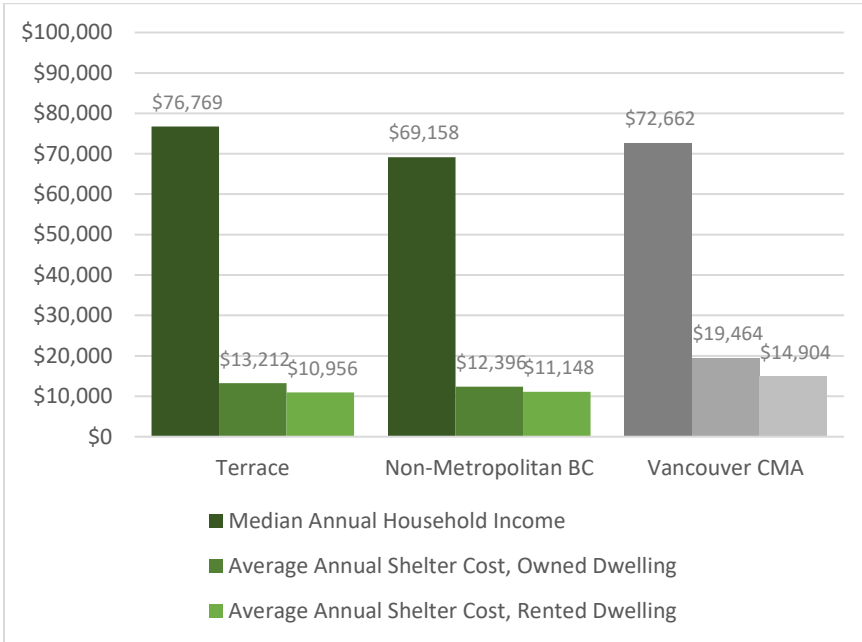


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high earners in Terrace in 2016 represents roughly the average income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 69% in Terrace).
- A total of 6% of households in Terrace are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- The low to middle income brackets in Terrace are very similar to those in Vancouver, while Vancouver’s lowest earners with under \$10,000 in annual income make up a larger proportion than in Terrace.

⁶⁴ This income and housing cost profile includes 2016 Census data for the City of Terrace. In order to provide context for Terrace, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: TERRACE MEDIAN HOUSEHOLD INCOME, 2016

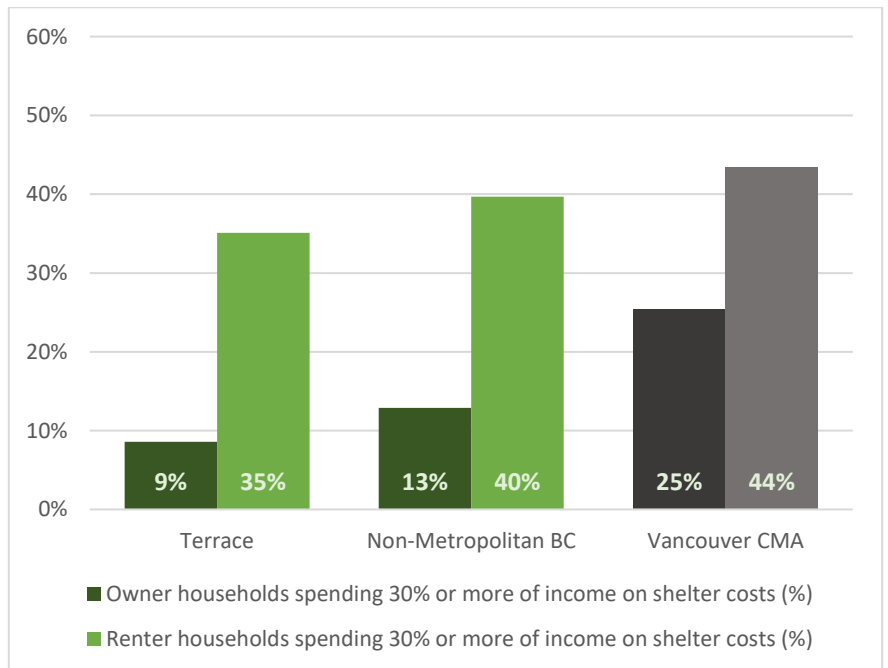


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$76,769, Terrace’s 2016 median income constitutes roughly 106% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Terrace are 17% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 14% of median income (21% in Vancouver).

FIGURE 3: TERRACE HOME OWNER AND RENTER VULNERABILITY⁶⁵, 2016

- Housing cost vulnerability in Terrace in 2016 is very similar to non-metropolitan BC average vulnerability.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner vulnerability in Terrace is roughly one-third of Vancouver home owner vulnerability (9% compared to 25%).
- Renters in Terrace are slightly less likely to be vulnerable than in NMAs (35% compared to 40%).



Source: Statistics Canada, 2016, Census Program.

⁶⁵ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

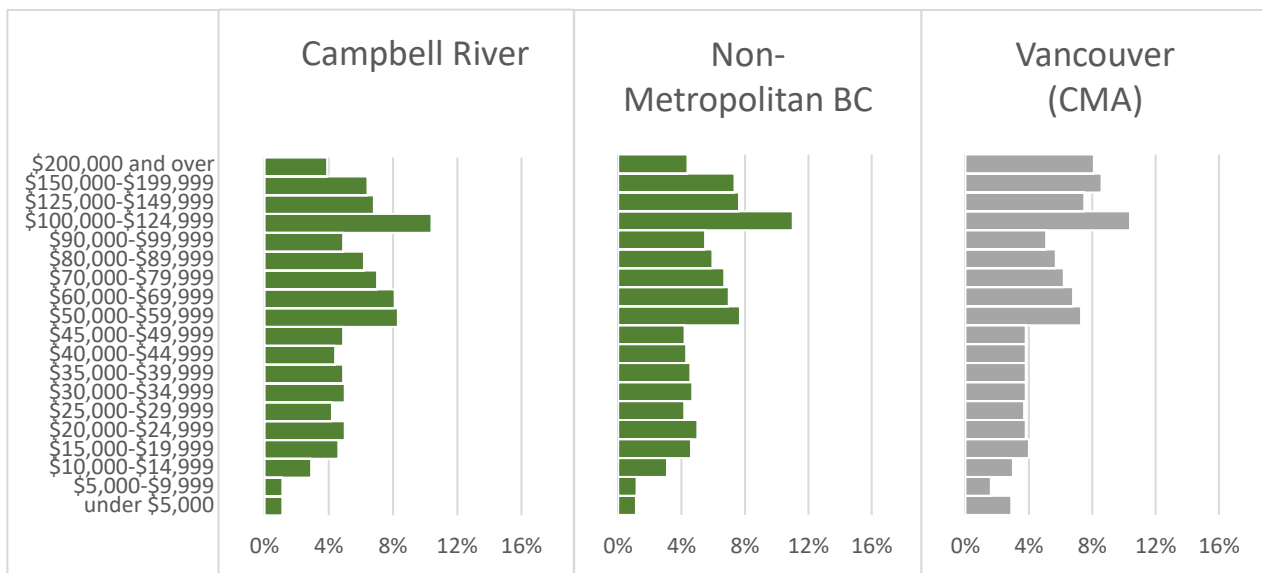


HOUSING DATA INCOME PROFILES 2016

Campbell River British Columbia

The City of Campbell River⁶⁶ is located on the east coast of Vancouver Island off the south coast of British Columbia. With a 2016 population of 32,588, Campbell River is the largest community in the Strathcona Regional District (SRD). Neighbouring SRD communities include Gold River, Sayward, Tahsis, and Zeballos.

FIGURE 1: CAMPBELL RIVER INCOME DISTRIBUTION PYRAMID, 2016

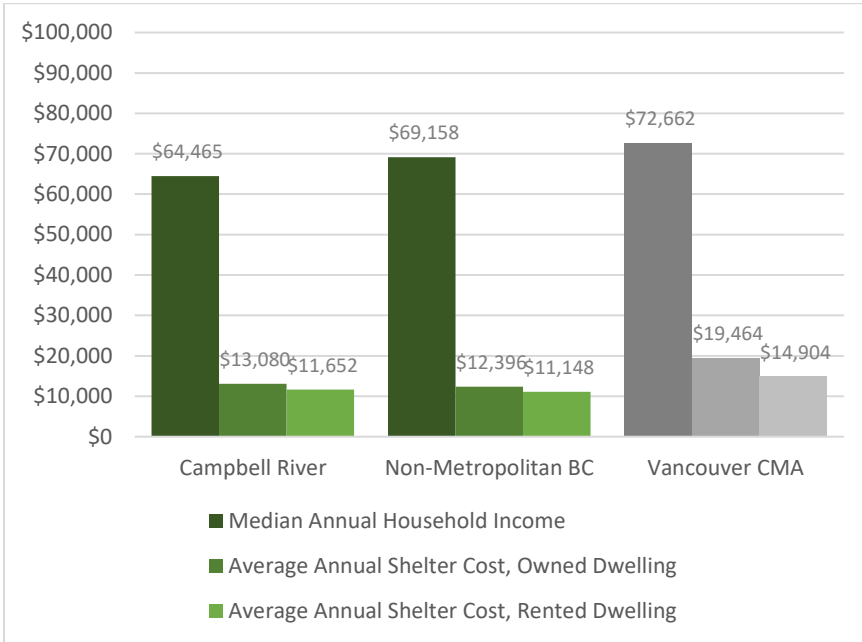


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Campbell River in 2016 represented roughly the average income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 62% in Campbell River).
- While Campbell River shows a slightly more robust middle income proportion of households between \$50,000 and \$70,000 than non-metropolitan BC and Vancouver, it also reports greater proportions of the income brackets between \$30,000 and \$50,000.
- Only 4% of households in Campbell River are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.

⁶⁶ This income and housing cost profile includes 2016 Census data for the City of Campbell River. In order to provide context for Campbell River, the “NMA Average” represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: CAMPBELL RIVER MEDIAN HOUSEHOLD INCOME, 2016

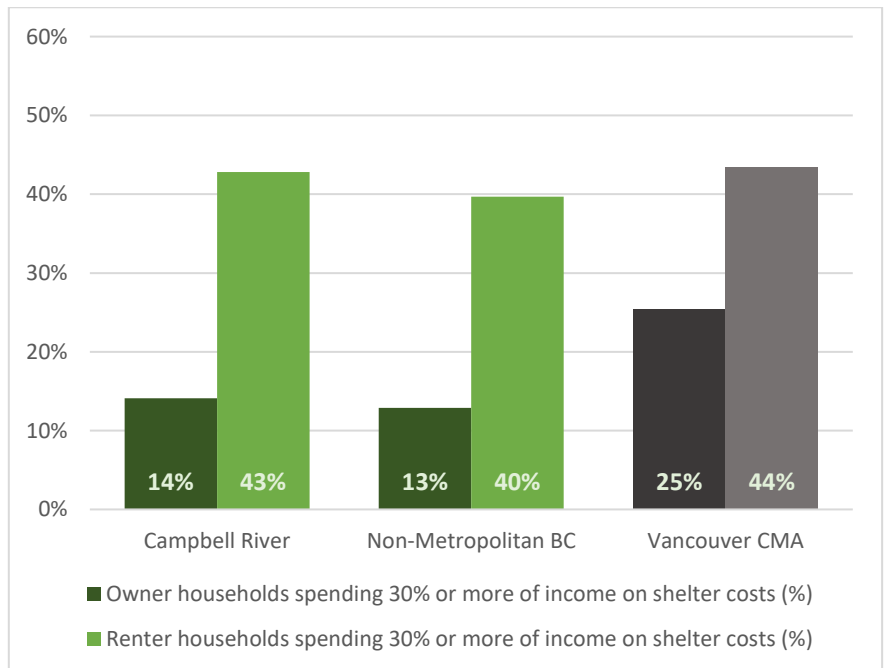


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$64,465, Campbell River’s 2016 median income constitutes roughly 89% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Campbell River are 20% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 18% of median income (21% in Vancouver).

FIGURE 3: CAMPBELL RIVER HOME OWNER AND RENTER VULNERABILITY⁶⁷, 2016

- Housing cost vulnerability in Campbell River is similar to non-metropolitan BC average vulnerability.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Campbell River are as likely to be vulnerable as non-metropolitan BC home owners (14% compared to 13%).
- Renters in Campbell River are as likely to be vulnerable as in Vancouver (43% compared to 44%).



Source: Statistics Canada, 2016, Census Program.

⁶⁷ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

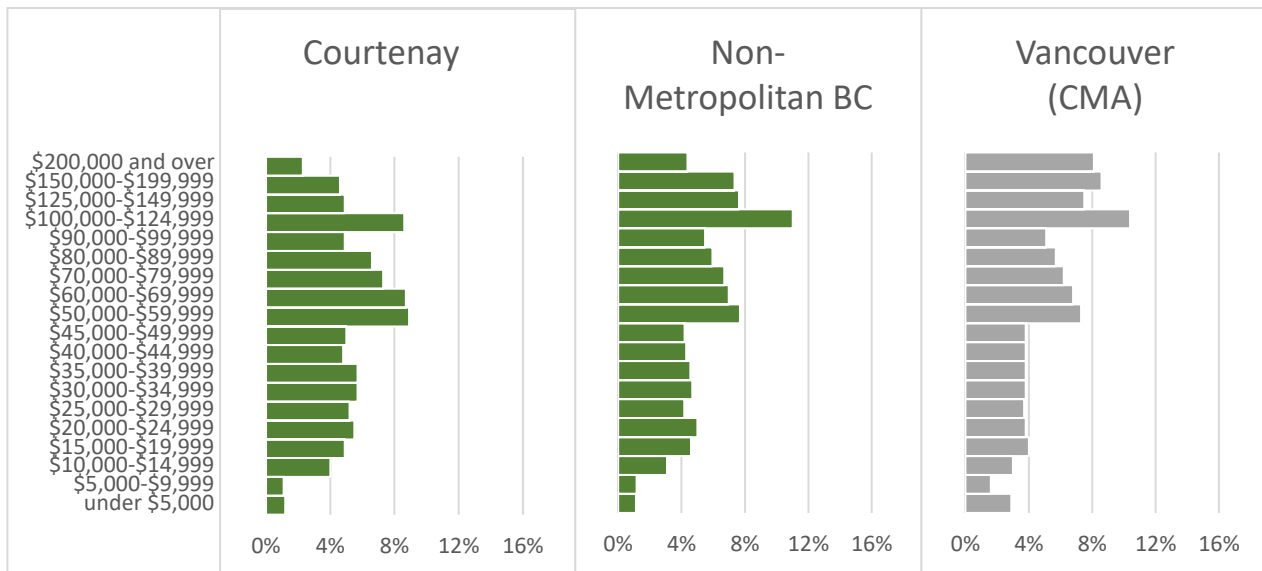


HOUSING DATA INCOME PROFILES 2016

Courtenay British Columbia

The City of Courtenay⁶⁸ is located on the east coast of Vancouver Island off the south coast of British Columbia. With a 2016 population of 25,599, Courtenay is the largest community in the Comox Valley Regional District (CVRD). Neighbouring CVRD communities include Comox and Cumberland.

FIGURE 1: COURTENAY INCOME DISTRIBUTION PYRAMID, 2016

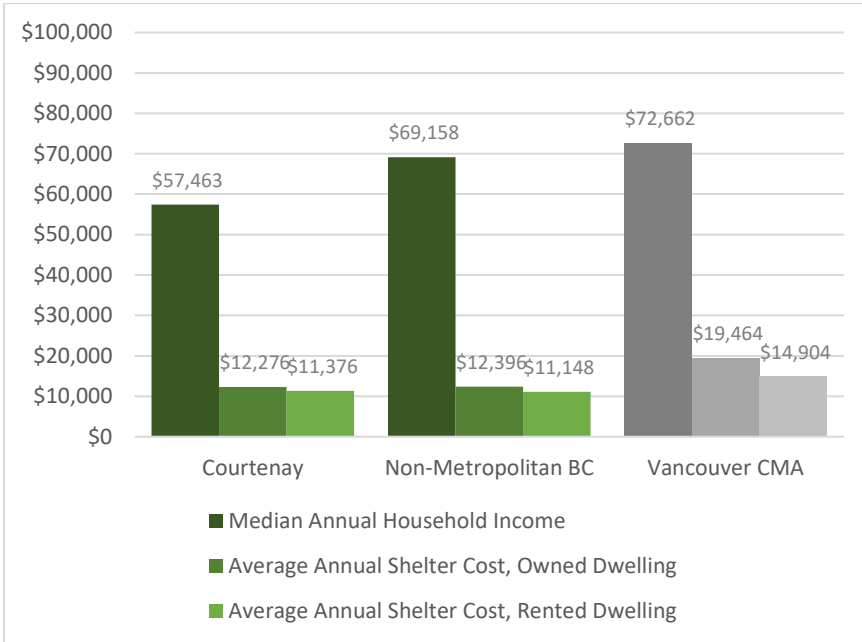


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Courtenay in 2016 shows a stronger representation of low and middle-incomes compared to non-metropolitan BC.
- While around two-thirds of non-metropolitan BC and Vancouver households (63% and 66%) have annual incomes of at least \$50,000, those income brackets represent closer to one-half in Courtenay (57%).
- Figure 1 shows clearly that low incomes ranging from \$10,000 to under \$50,000, as well as middle-income ranges between \$50,000 and \$70,000, are more strongly represented in Courtenay compared to non-metropolitan BC and Vancouver.
- High-income brackets make up smaller proportions, and only 2% of households in Courtenay are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.

⁶⁸ This income and housing cost profile includes 2016 Census data for the City of Courtenay. In order to provide context for Courtenay, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: COURTENAY MEDIAN HOUSEHOLD INCOME, 2016

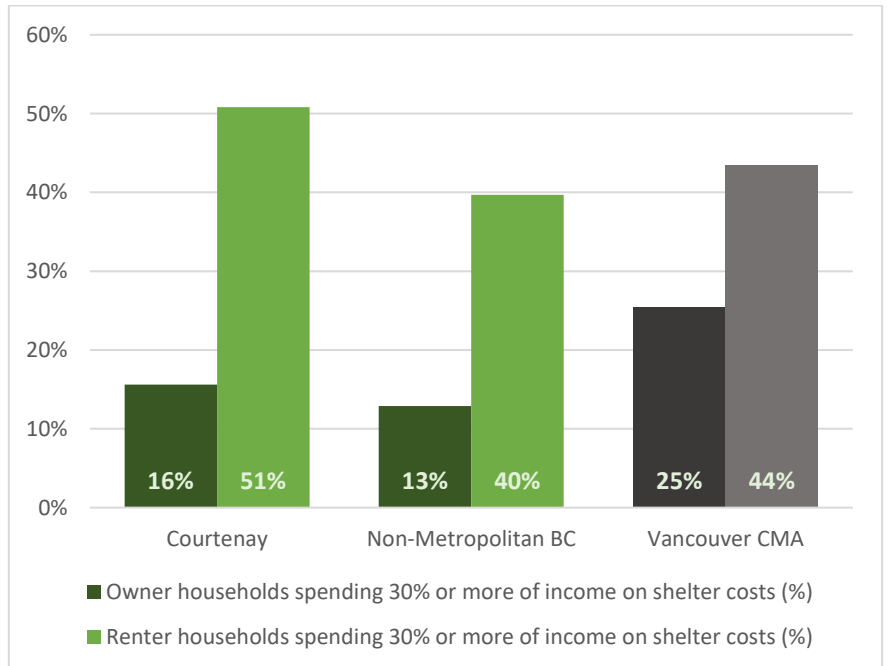


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$57,463, Courtenay’s 2016 median income constitutes roughly 79% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Courtenay are 21% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 20% of median income (21% in Vancouver).

FIGURE 3: COURTENAY HOME OWNER AND RENTER VULNERABILITY⁶⁹, 2016

- Housing cost vulnerability in Courtenay in 2016 is high compared to non-metropolitan BC average and Vancouver vulnerability.
- Owners are less vulnerable in all geographies in Figure 3. However, the gap is more pronounced in Courtenay.
- Home owner households in Courtenay are more likely to be vulnerable than non-metropolitan BC home owners (16% compared to 13%).
- Renters in Courtenay are notably more vulnerable than in Vancouver (51% compared to 44%).



Source: Statistics Canada, 2016, Census Program.

⁶⁹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

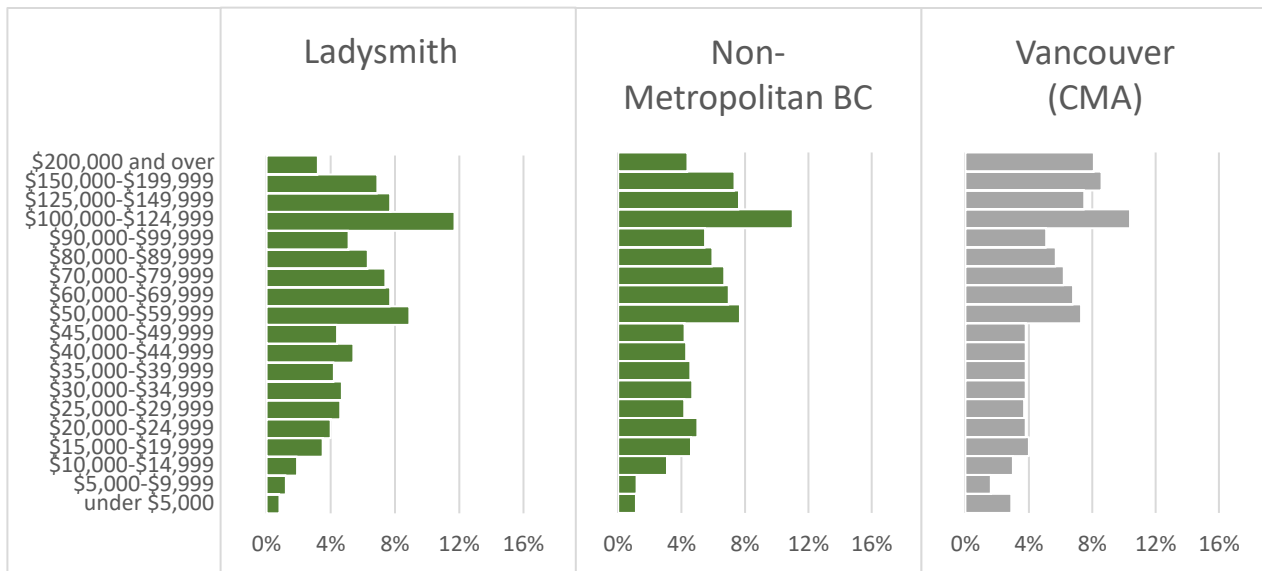


HOUSING DATA INCOME PROFILES 2016

Ladysmith British Columbia

The Town of Ladysmith⁷⁰ is located on the east coast of Vancouver Island off the south coast of British Columbia. With a 2016 population of 8,537, Ladysmith is one the smaller incorporated communities in the Cowichan Valley Regional District (CVRD). Neighbouring CVRD communities include Duncan, Lake Cowichan, and North Cowichan.

FIGURE 1: LADYSMITH INCOME DISTRIBUTION PYRAMID, 2016

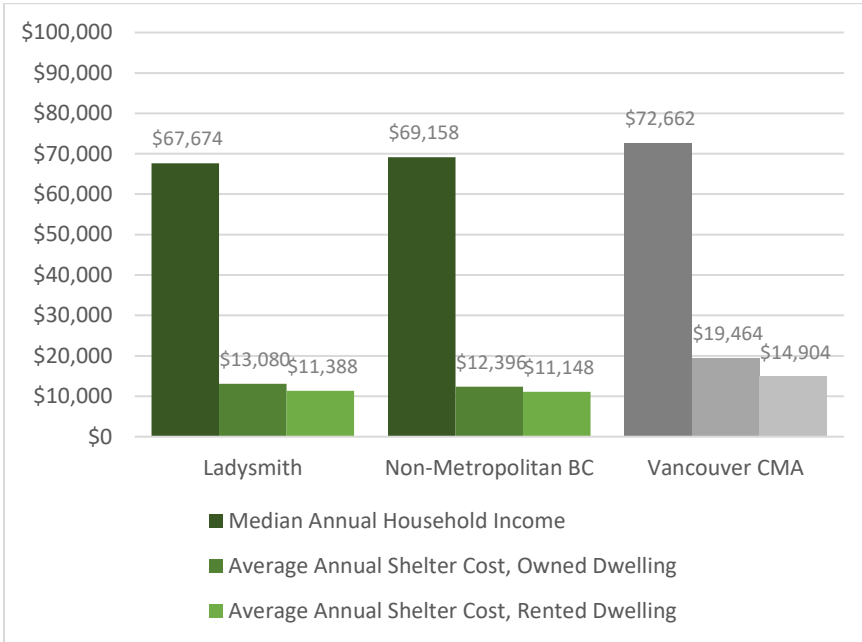


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Ladysmith in 2016 represents roughly the average income distribution in non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 65% in Ladysmith).
- Ladysmith has smaller representations of extremely low and extremely high-income brackets. Vancouver has higher proportions of very low earners (below \$20,000) as well as top earners with annual incomes of \$200,000 or more.
- The wider bars showing low to middle income brackets, as well as middle to high incomes (between \$50,000 and \$125,000), in the graph for Ladysmith indicate greater proportions of those incomes.

⁷⁰ This income and housing cost profile includes 2016 Census data for the Town of Ladysmith. In order to provide context for Ladysmith, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: LADYSMITH MEDIAN HOUSEHOLD INCOME, 2016

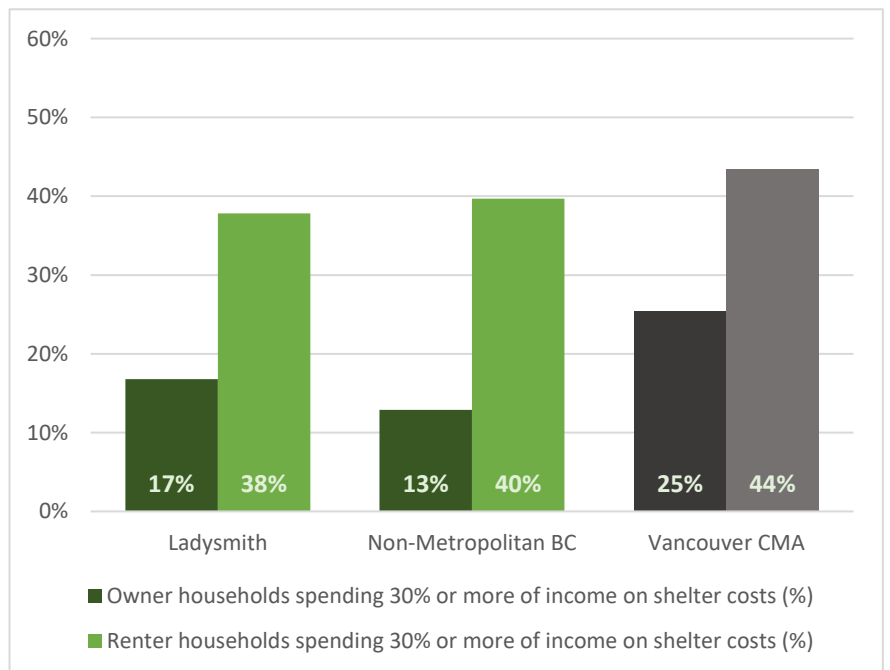


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$67,674, Ladysmith’s 2016 median income constitutes roughly 93% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Ladysmith are 19% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 17% of median income (21% in Vancouver).

FIGURE 3: LADYSMITH HOME OWNER AND RENTER VULNERABILITY⁷¹, 2016

- Housing cost vulnerability in Ladysmith in 2016 is similar to non-metropolitan BC average vulnerability.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Ladysmith are more likely to be vulnerable than in average non-metropolitan BC (17% compared to 13%).
- Renters in Ladysmith are slightly less likely to be vulnerable than in non-metropolitan BC (38% compared to 40%).



Source: Statistics Canada, 2016, Census Program.

⁷¹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

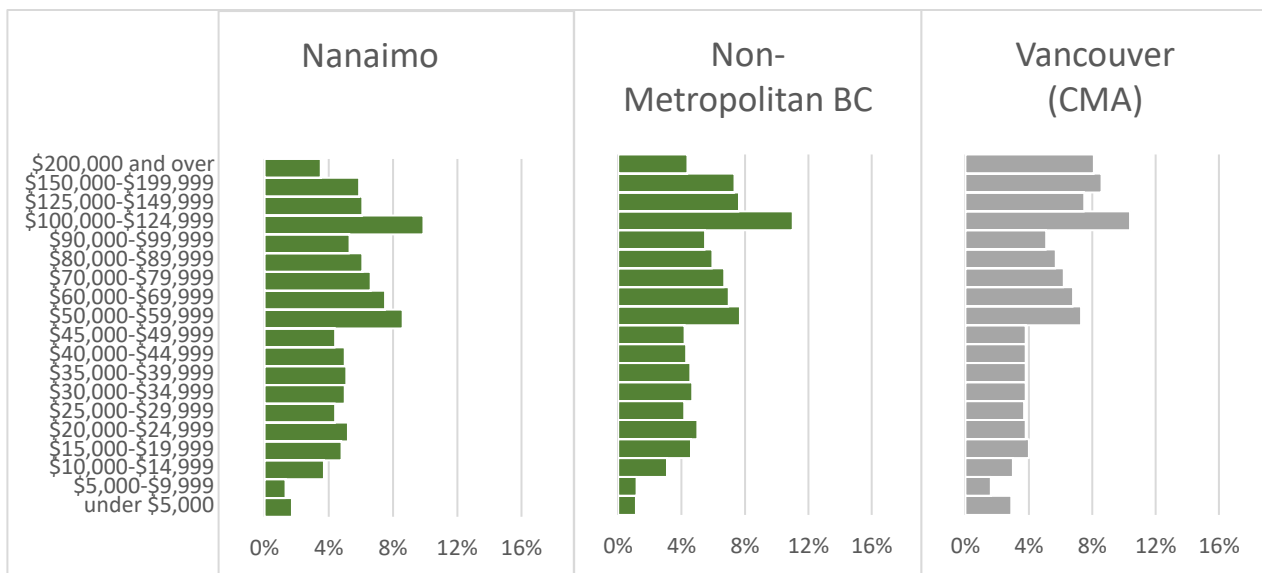


HOUSING DATA INCOME PROFILES 2016

Nanaimo British Columbia

The City of Nanaimo⁷² is located on the east coast of Vancouver Island off the south coast of British Columbia. With a 2016 population of 90,504, Nanaimo is the largest community in the Regional District of Nanaimo (RDN). Neighbouring RDN communities include Lantzville, Parksville, and Qualicum Beach.

FIGURE 1: NANAIMO INCOME DISTRIBUTION PYRAMID, 2016

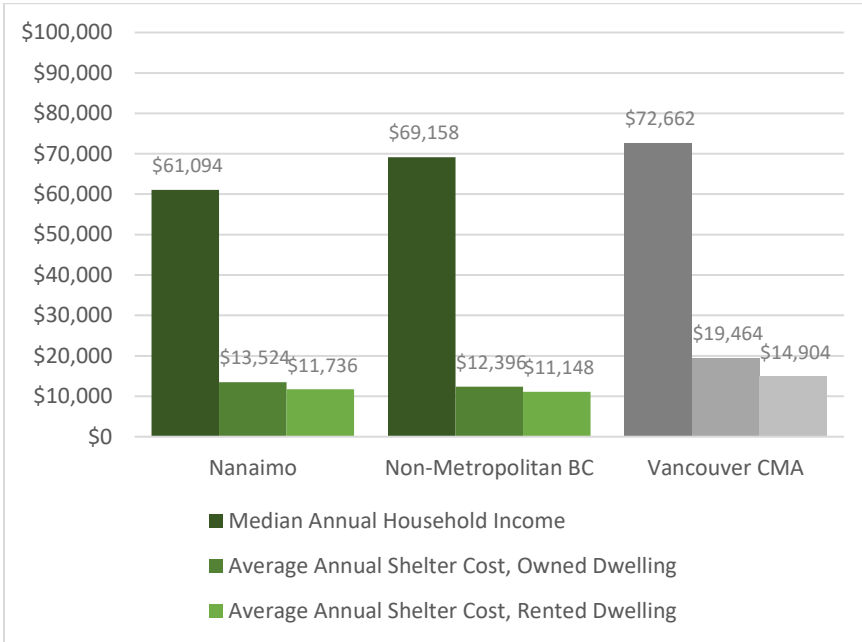


Source: Statistics Canada, 2016, Census Program.

- The proportion of low, medium, and high income earners in Nanaimo in 2016 represents roughly the average income distribution in non-metropolitan BC.
- Nanaimo’s proportion of households with incomes of \$50,000 and above (60%) is slightly smaller than average non-metropolitan BC communities (63%) and Vancouver (66%).
- Less than 4% of households in Nanaimo are top earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.
- While the graph for Nanaimo (Figure 1) shows somewhat smaller bars representing incomes over \$70,000 compared to the other geographies, lower income brackets below \$50,000 have visibly stronger representation in the community.

⁷² This income and housing cost profile includes 2016 Census data for the City of Nanaimo. In order to provide context for Nanaimo, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: NANAIMO MEDIAN HOUSEHOLD INCOME, 2016

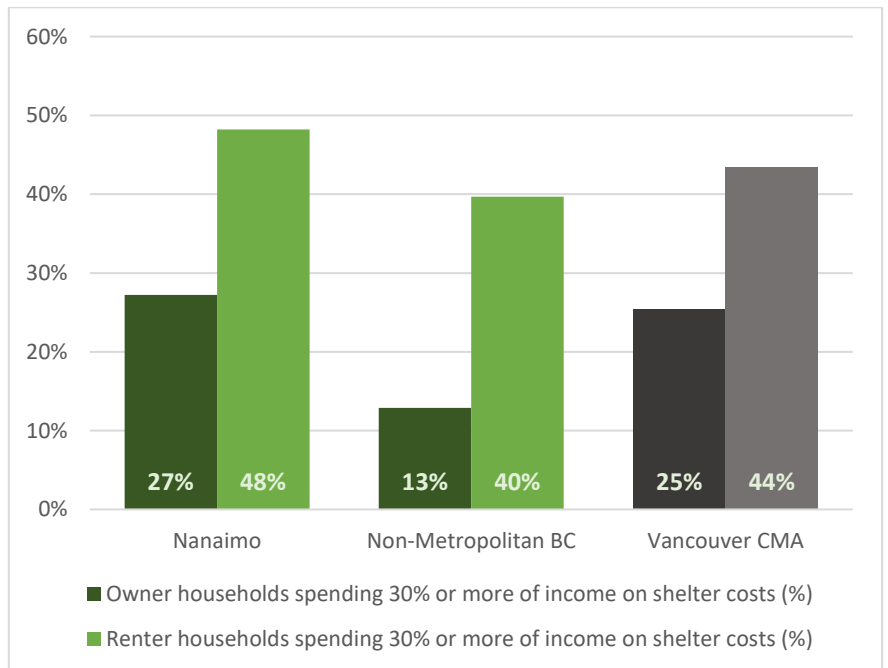


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$61,094, Nanaimo’s 2016 median income constitutes roughly 84% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Nanaimo are 22% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 19% of median income (21% in Vancouver).

FIGURE 3: NANAIMO HOME OWNER AND RENTER VULNERABILITY⁷³, 2016

- Housing cost vulnerability in Nanaimo in 2016 is high across the board.
- Owners are less vulnerable in all geographies in Figure 3.
- Home owner households in Nanaimo more vulnerable than Vancouver home owners (27% compared to 25%).
- Renters in Nanaimo are also more likely to be vulnerable than in Vancouver (48% compared to 44%).



Source: Statistics Canada, 2016, Census Program.

⁷³ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

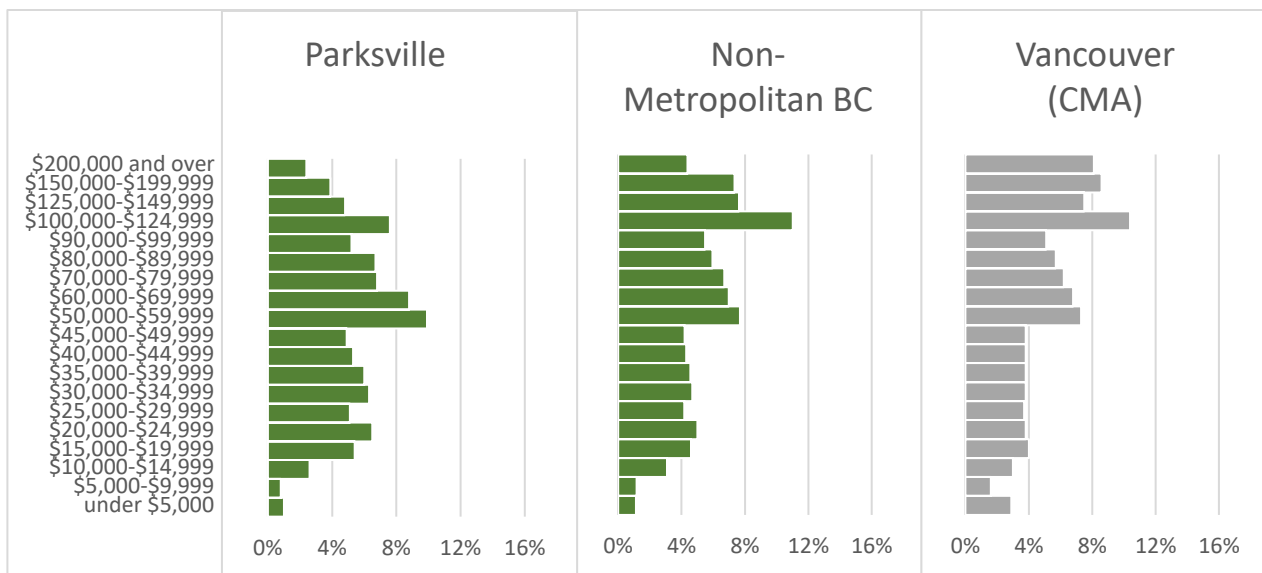


HOUSING DATA INCOME PROFILES 2016

Parksville British Columbia

The City of Parksville⁷⁴ is located on the east coast of Vancouver Island off the south coast of British Columbia. With a 2016 population of 12,514, Parksville is the second largest community in the Regional District of Nanaimo (RDN). Neighbouring RDN communities include Nanaimo, Lantzville, and Qualicum Beach.

FIGURE 1: PARKSVILLE INCOME DISTRIBUTION PYRAMID, 2016

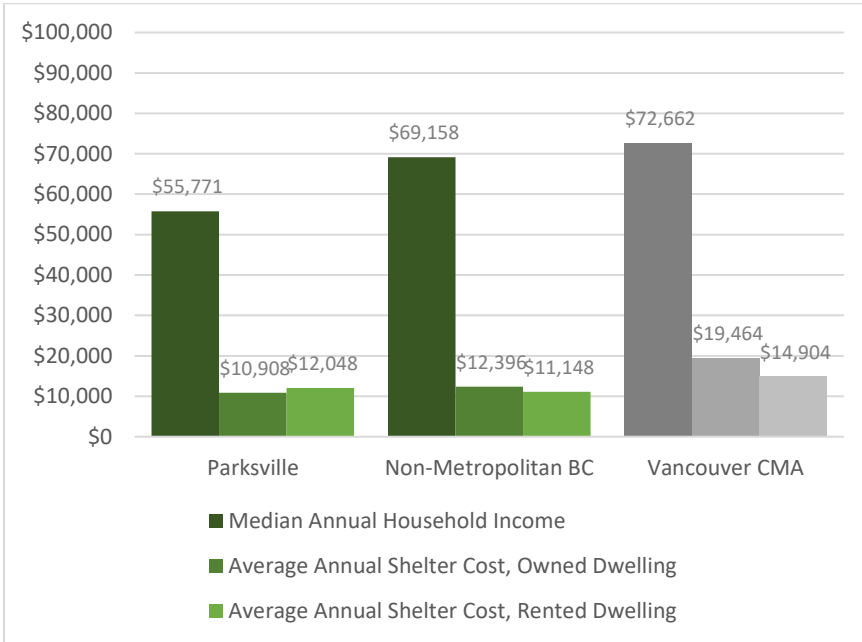


Source: Statistics Canada, 2016, Census Program.

- The income distribution trends in Parksville in 2016 are notably different from average non-metropolitan BC.
- Just over one-half (56%) of Parksville households report incomes over \$50,000 compared to around two-thirds in non-metropolitan BC and Vancouver (63% and 66%).
- While Parksville also shows a characteristic jump from income below to above \$50,000, Figure 1 shows that it has a stronger representation of income brackets on the lower end of the scale both below that jump (\$15,000 to \$45,000) and above the jump (\$50,000-\$90,000).
- Overall, the graph shows a notably stronger representation of lower incomes, and lacking representation of the highest incomes, compared to non-metropolitan BC and Vancouver.

⁷⁴ This income and housing cost profile includes 2016 Census data for the City of Parksville. In order to provide context for Parksville, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: PARKSVILLE MEDIAN HOUSEHOLD INCOME, 2016

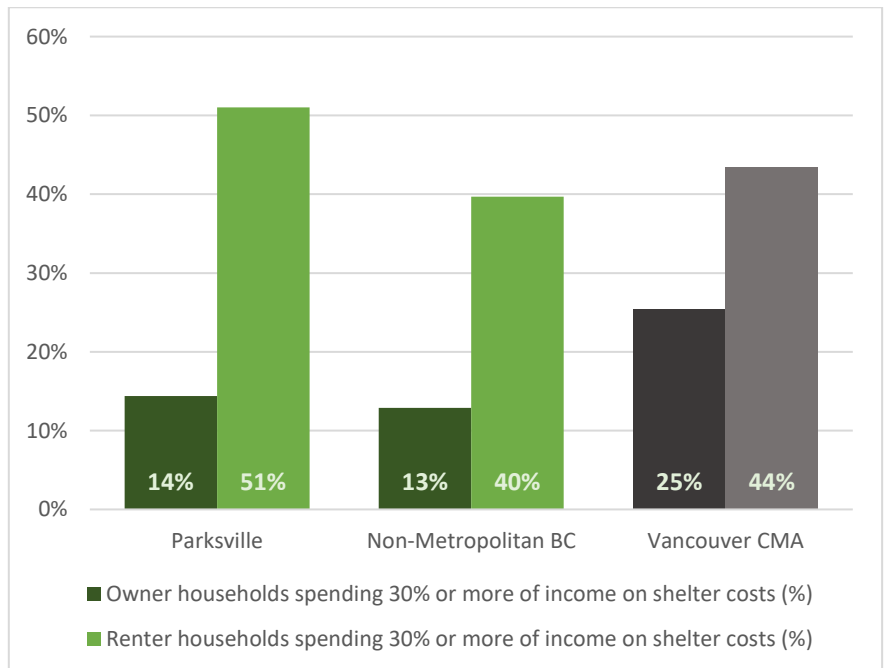


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$55,771, Parksville’s 2016 median income constitutes roughly 77% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Parksville are 20% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 22% of median income (21% in Vancouver).

FIGURE 3: PARKSVILLE HOME OWNER AND RENTER VULNERABILITY⁷⁵, 2016

- Housing cost vulnerability in Parksville in 2016 is high compared to non-metropolitan BC average and Vancouver vulnerability.
- Owners are less vulnerable in all geographies in Figure 3. The gap is particularly pronounced in Parksville.
- Home owner households in Parksville are as vulnerable as non-metropolitan BC home owners (14% compared to 13%).
- Renters in Parksville are considerably more vulnerable than in Vancouver (51% compared to 44%).



Source: Statistics Canada, 2016, Census Program.

⁷⁵ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

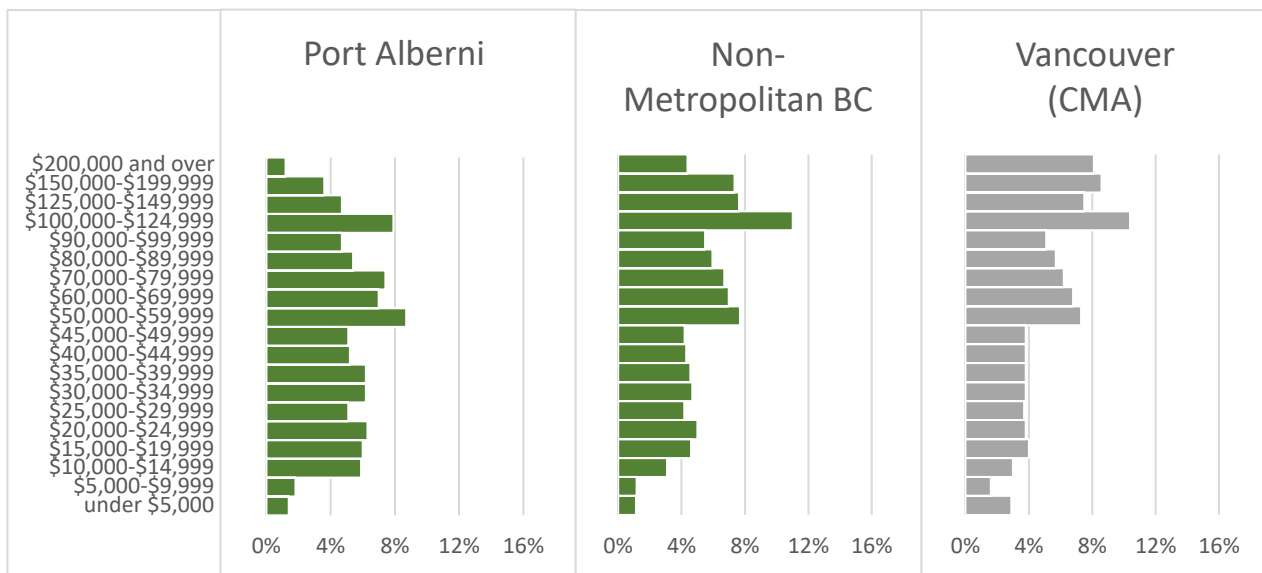


HOUSING DATA INCOME PROFILES 2016

Port Alberni British Columbia

The City of Port Alberni⁷⁶ is located on Vancouver Island off the south coast of British Columbia. With a 2016 population of 17,678, Port Alberni is the largest community in the Alberni-Clayoquot Regional District (ACRD). Neighbouring ACRD communities include Bamfield, Tofino, and Ucluelet.

FIGURE 1: PORT ALBERNI INCOME DISTRIBUTION PYRAMID, 2016

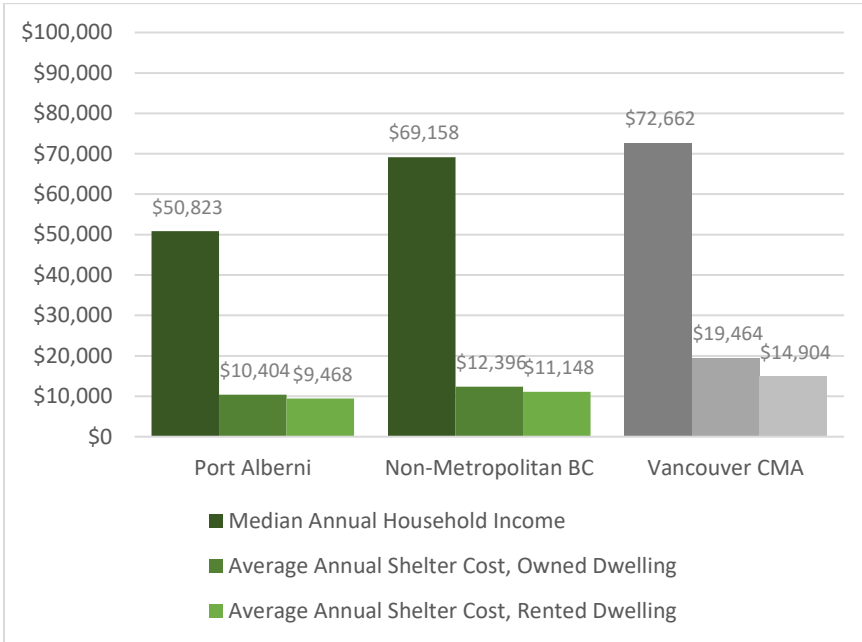


Source: Statistics Canada, 2016, Census Program.

- The income distribution in Port Alberni in 2016 does not represent the trends seen in average non-metropolitan BC.
- Only one-half of Port Alberni households report incomes over \$50,000 compared to around two-thirds in non-metropolitan BC and Vancouver.
- While non-metropolitan BC and Vancouver graphs show the strongest income brackets in the higher incomes, Port Alberni shows no such trend. With few exceptions, most of its strongest income brackets are among the lower incomes.
- Only 1% of households in Port Alberni are top income earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.

⁷⁶ This income and housing cost profile includes 2016 Census data for the City of Port Alberni. In order to provide context for Port Alberni, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: PORT ALBERNI MEDIAN HOUSEHOLD INCOME, 2016

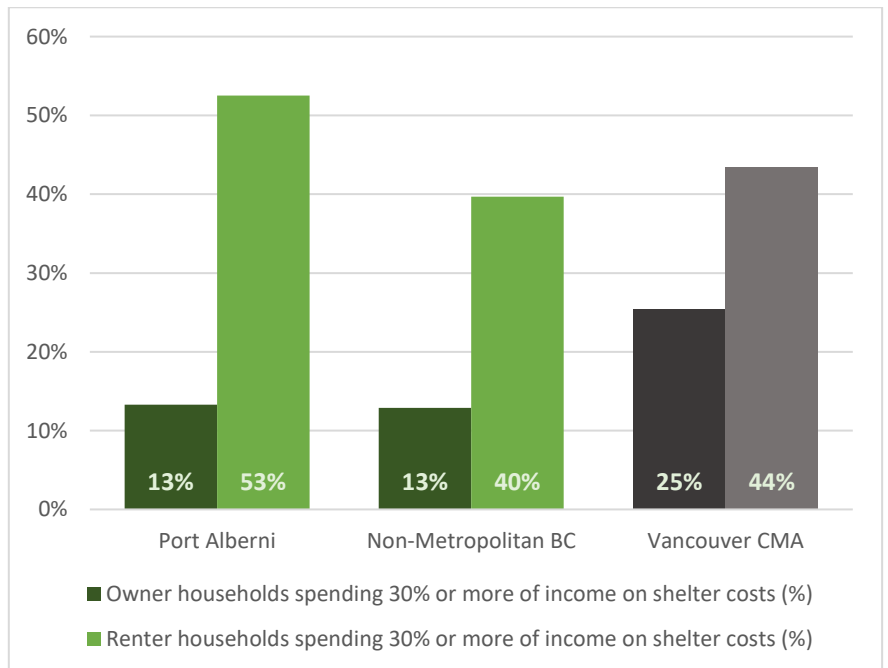


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$50,823, Port Alberni’s 2016 median income constitutes roughly 70% of Vancouver CMA’s median income.
- Average annual shelter costs for home owners in Port Alberni are 21% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 19% of median income (21% in Vancouver).

FIGURE 3: PORT ALBERNI HOME OWNER AND RENTER VULNERABILITY⁷⁷, 2016

- Housing cost vulnerability in Port Alberni in 2016 is high compared to non-metropolitan BC average and Vancouver vulnerability.
- Owners are less vulnerable in all geographies in Figure 3. The gap is especially pronounced in Port Alberni.
- Home owner households in Port Alberni are as likely to be vulnerable as non-metropolitan BC home owners.
- Renters in Port Alberni are notably more likely to be vulnerable than in Vancouver (53% compared to 44%).



Source: Statistics Canada, 2016, Census Program.

⁷⁷ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

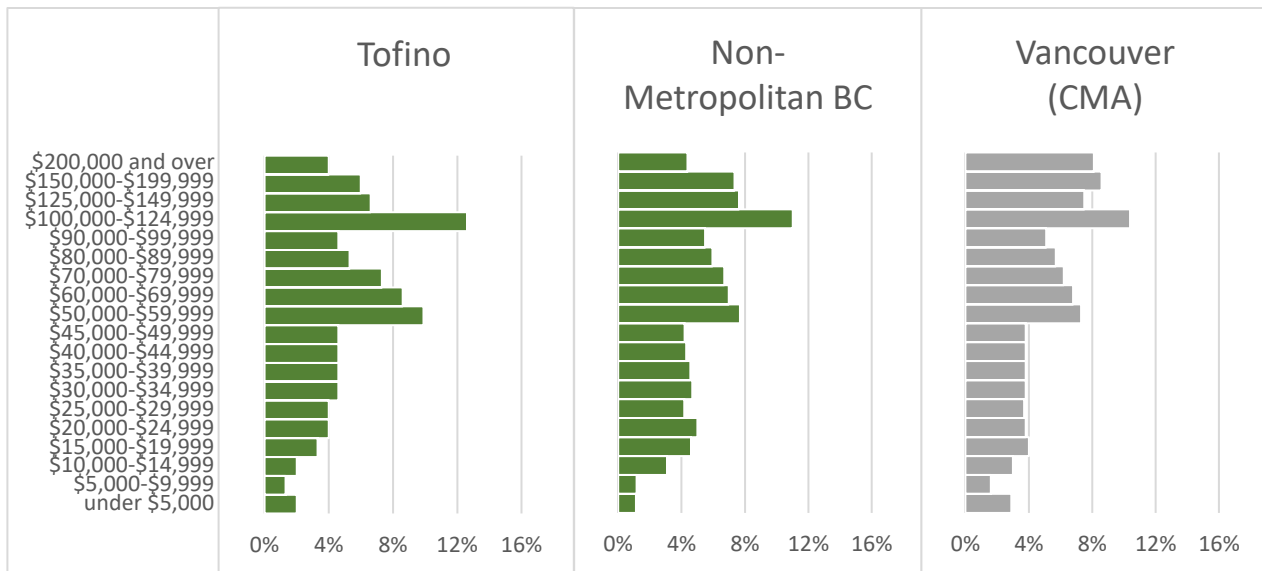


HOUSING DATA INCOME PROFILES 2016

Tofino British Columbia

The District of Tofino⁷⁸ is located on Vancouver Island off the south coast of British Columbia. With a 2016 population of 1,932, Tofino is one of the smaller incorporated communities in the Alberni-Clayoquot Regional District (ACRD). Neighbouring ACRD communities include Bamfield, Port Alberni, and Ucluelet.

FIGURE 1: TOFINO INCOME DISTRIBUTION PYRAMID, 2016

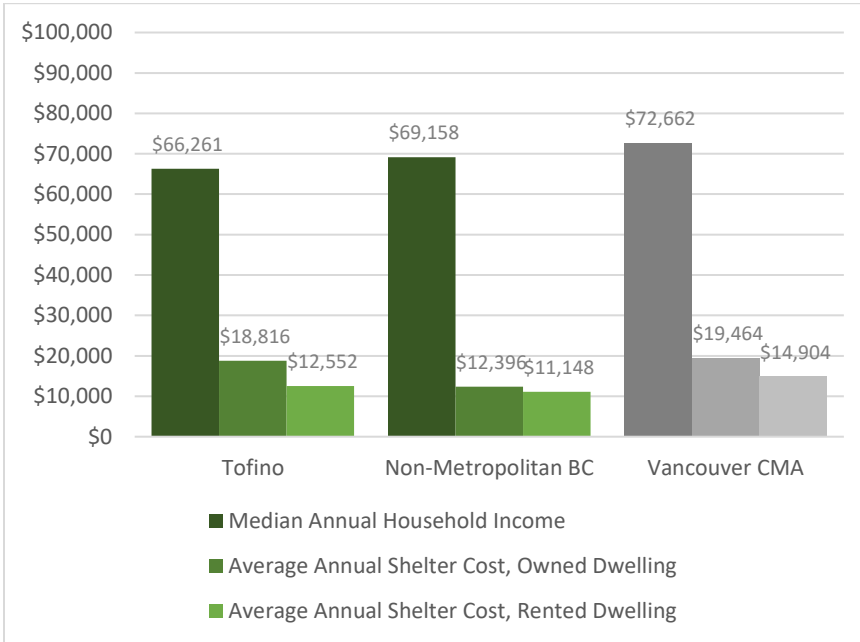


Source: Statistics Canada, 2016, Census Program.

- The income distribution in Tofino in 2016 represents roughly the trends reported in average non-metropolitan BC.
- All geographies in this graph show that around two-thirds of their households have annual incomes of at least \$50,000 (66% in Vancouver, 65% in Tofino).
- Tofino has stronger representation of income brackets between \$50,000 and \$70,000, as well as \$100,000 to \$125,000. Other high income groups make up smaller proportions compared to non-metropolitan BC and Vancouver.
- Only 4% of households in Tofino are top income earners with annual incomes of \$200,000 or more, compared to 8% in Vancouver.

⁷⁸ This income and housing cost profile includes 2016 Census data for the District of Tofino. In order to provide context for Tofino, non-metropolitan BC represents the average of all non-metropolitan area (NMA) communities from our BC sample. Finally, data for the Vancouver CMA is included for comparison.

FIGURE 2: TOFINO MEDIAN HOUSEHOLD INCOME, 2016

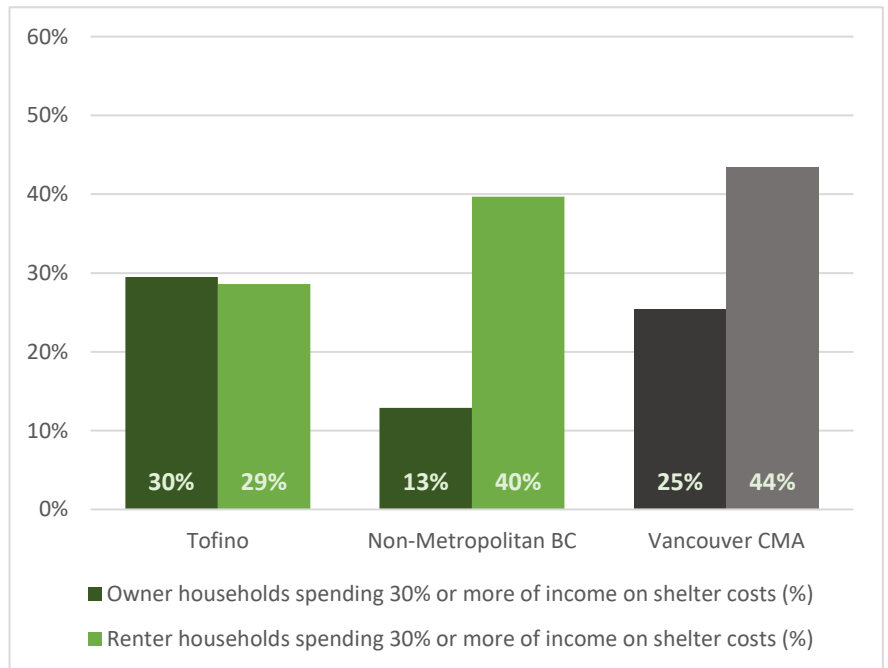


Source: Statistics Canada, 2016, Census Program.

- Median income, as shown in Figure 2, indicates that exactly one-half of households have incomes above, and the other one-half have incomes below.
- At \$66,261, Tofino’s 2016 median income constitutes roughly 91% of Vancouver CMA’s median income.
- Tofino has exceptionally high shelter costs compared to its income. Average annual shelter costs for home owners in Tofino are 28% of median income (27% in Vancouver).
- Average annual shelter costs for renter households are 19% of median income (21% in Vancouver).

FIGURE 3: TOFINO HOME OWNER AND RENTER VULNERABILITY⁷⁹, 2016

- Housing cost vulnerability in Tofino shows an unusual trend for a BC community.
- Owners are more vulnerable than renters, which contrasts starkly with other BC geographies (Figure 3).
- Home owner households in Tofino are more vulnerable than Vancouver home owners (30% compared to 25%).
- Renters in Tofino are somewhat less likely to be vulnerable than in non-metropolitan BC and Vancouver (29% compared to 40% and 44%).



Source: Statistics Canada, 2016, Census Program.

⁷⁹ To define vulnerability, this profile uses Statistics Canada’s benchmarks. For households owning or renting their own home, vulnerability includes those spending more than 30% of their income on shelter costs.

Findings Summary

While much public attention is commonly directed towards metropolitan housing crises, a severe housing crisis with its own nuances has been in the making in non-metropolitan BC over decades. Earlier research confirmed the nature of the housing crisis across BC's non-metropolitan regions⁸⁰. Similarities in the housing issues, and the implications for community and economic development, call for common advocacy and coordinated approaches to solutions. However, there are also local differences – unique challenges and situations due to location, geography, climate, development history, or the role of economic sectors for example – that tell us that one-size-fits-all solutions alone cannot fully alleviate the non-metropolitan housing crisis.

This report is to be part of a toolbox of relevant community level information that focuses on housing affordability in the context of shelter costs and income levels. NMA average data outlines the housing affordability and vulnerability trends across non-metropolitan BC. Yet, there are individual communities and regions which follow different trends. These 2016 “Housing Data Income Profiles” are a step towards identifying and understanding these finer nuances and the trajectories communities have been on for the past five years, including through COVID-19. Income distribution, in combination with housing costs, determine the level of housing vulnerability in a community. These profiles provide communities with recent historical context to enable them to interpret the most current data findings and strategically choose an approach to meeting housing needs.

Income Distribution

Income distribution in average NMA communities in 2016 looked similar to Vancouver CMA income distribution with roughly two-thirds of households earning more than \$50,000 annually (63% in NMA, 66% in Vancouver CMA). Focusing on the highest income brackets, around 30% of NMA households recorded incomes of at least \$100,000, compared to 35% of Vancouver CMA households. Vancouver CMA households were twice as likely to be top earners with incomes of at least \$200,000 as NMA households (8% compared to 4%).

Around one-half of the sample communities featured 2016 income distributions with trends that reflected the average. Another roughly one-quarter had significantly more high earners. Another roughly one-quarter of communities showed the reverse trends in income distribution. They effectively had fewer high earners and a higher incidence of low to middle-income households compared to NMA averages.

Median Household Income and Shelter Costs

Median household income, the income point where one-half of all incomes is above, and the other half below, for average NMA communities was slightly below Vancouver's, constituting around 95% of 2016 Vancouver CMA median income. Median income in NMA communities reflected a wide range of income situations. The NMA sample community with the lowest median income was 41% below Vancouver CMA median income, while the community with the highest income was 42% above. This tends to affect both housing costs, which often increase locally with increasing

⁸⁰ Morris, M., Good, J. and Halseth, G. 2021. Building Foundations for the Future: Housing, community development, and economic opportunity in non-metropolitan British Columbia. Available here: <https://www2.unbc.ca/sites/default/files/news/65676/building-foundations-future-housing-community-development-and-economic-opportunity-non-metropolitan-british-columbia/building-foundations-for-the-future-british-columbia-final-with-cover.pdf>

Morris, M., Good, J. and Halseth, G. 2020. Building foundation for the future in non-metropolitan Canada. *Municipal World*, September 2020. Available here: <https://www2.unbc.ca/sites/default/files/sections/unassigned/september-2020-reprint-morris-good-halseth.pdf>

disposable local income, as well as housing vulnerability.

The average 2016 NMA shelter costs for homeowners were at 18% of median income, compared to 16% for tenants. In the Vancouver CMA, shelter costs for homeowners were significantly higher in relation to median income with the average cost for owned dwellings at 27% of median income. Average renter costs in the Vancouver CMA were 21% of median income. Across the NMA sample, the proportion of average shelter cost in relation to median income was mostly similar. However, in some communities, typically northern resource communities, a combination of above-average median incomes with an aging and inadequate housing stock can lead to particularly low housing cost in relation to income. In a small number of other communities, typically lifestyle or amenity communities in desirable climate, housing demand and development had driven shelter costs especially high despite low median incomes. An influx of affluent buyers or tenants from other regions likely played a role in those communities, while the majority of locals continued to live in the community with lower and middle incomes.

Homeowner and Renter Vulnerability

The median income and average shelter costs give a general indication about cost of living in a community and its affordability in the context of available income. However, the level of vulnerability in a community also depends on other factors, such as housing availability and quality, and the prevalence of specific income situations. Household vulnerability, and the rate at which it occurs in a community, can be measured and recorded in concrete terms. A household is considered vulnerable if its shelter costs amount to 30% or more of its income. On average, in the NMA sample, 13% of homeowners and 40% of tenants were vulnerable. While this meant homeowner vulnerability in NMA was only roughly 50% of owner vulnerability in the Vancouver CMA, tenants

in NMA were almost as likely to be vulnerable as tenants in Vancouver.

While housing vulnerability in roughly half of the NMA sample communities reflected the average closely, there was a wide range. Tenants were generally more at-risk than homeowners. As the NMA average shows, NMA communities tended to have a much greater vulnerability gap between homeowners and tenants. That gap was even wider in some individual communities, up to as much as 36 percentage points. In 28% of the NMA sample communities, 11 communities out of 39, 2016 tenant vulnerability exceeded the percentage of tenants at-risk in Vancouver.

Conclusion

The intent of this report was to provide recent historical, pre-COVID, context to the 2021 Census Data Edition. Along with the most recent data, this information is a tool to deepen local and provincial decision- and policy-makers' understanding of non-metropolitan housing affordability. These key findings stand out in the 2016 sample:

- Income distribution in non-metropolitan BC in general showed similar patterns compared to the Vancouver CMA, but Vancouver tended to have more households in the highest income brackets.
- Shelter costs and housing values, while generally below Vancouver CMA costs, varied greatly across non-metropolitan BC. A community's history and main economic sectors, along with income levels, played a role in the evolution of shelter costs.
- The vulnerability gap between homeowners and renters is greater across non-metropolitan BC. Notably, renters in many areas of non-metropolitan BC are almost as vulnerable as in the Vancouver CMA.



COMMUNITY
DEVELOPMENT
INSTITUTE



UNBC

3333 University Way, Prince George, BC CANADA V2N 4Z9
Telephone: 1 (250) 960-5952 Email: marleen.morris@unbc.ca
www.unbc.ca/community-development-institute