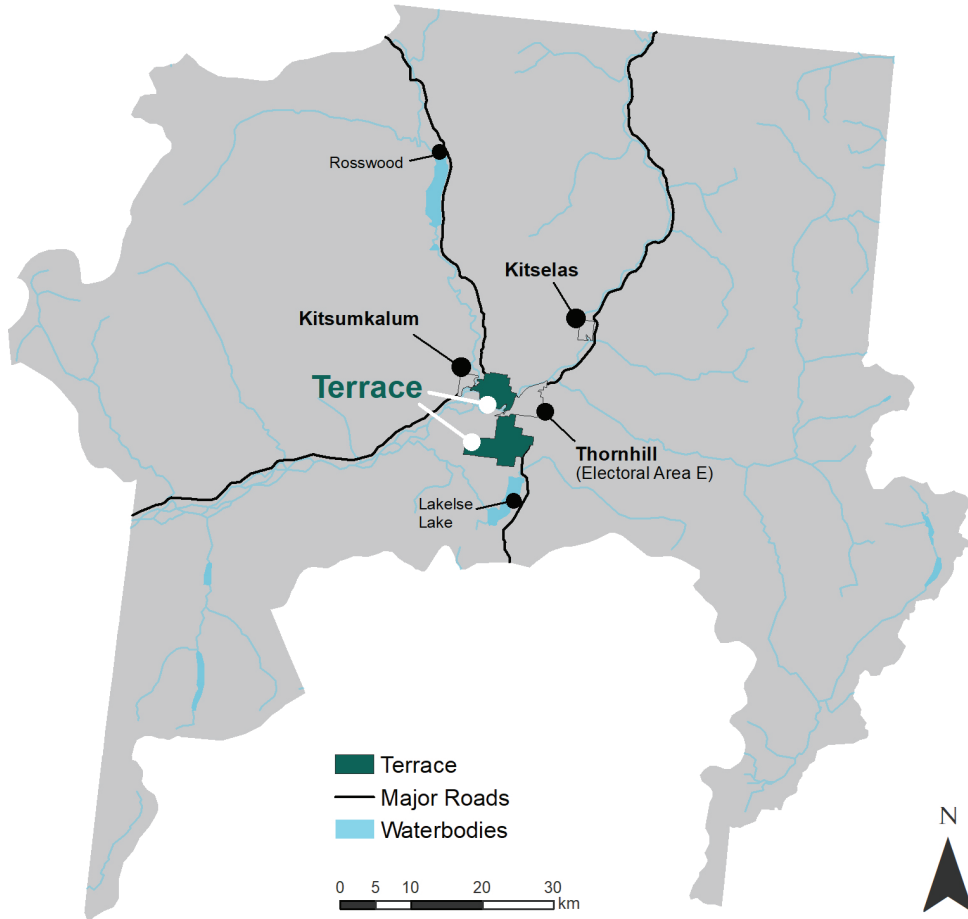


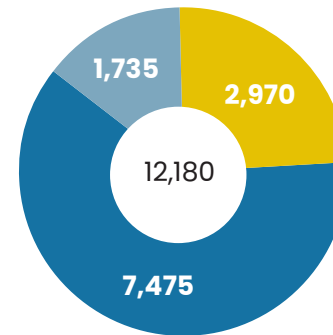
CITY OF TERRACE

Community Summary

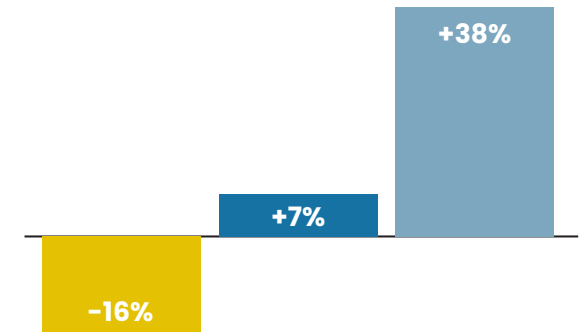


POPULATION

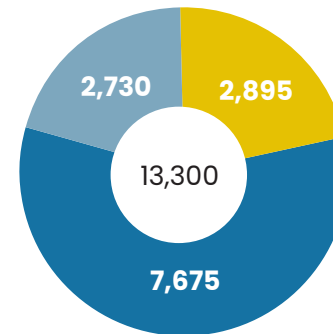
2016



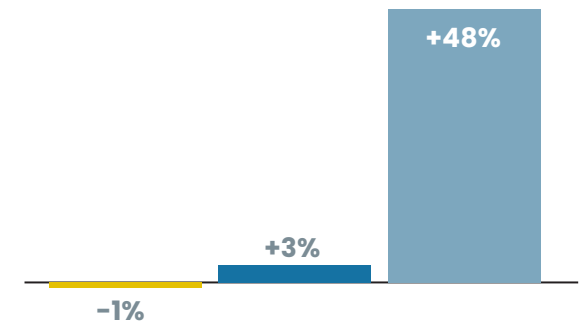
Change: '06-'16



2030



Change: '20-'30

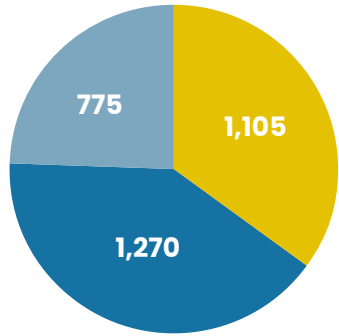


■ Youth (< 20)
 ■ Working Age (20-64)
 ■ Seniors (65+)

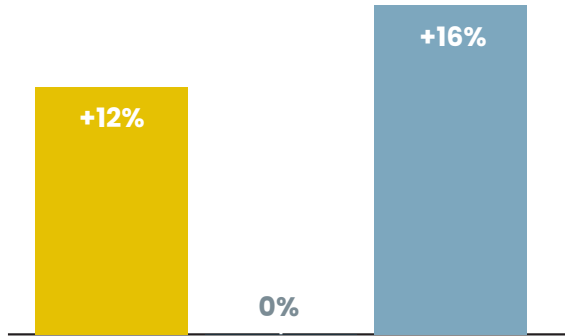
- Terrace's population rose 3% from 2006 to 2016, due to increases in working age and senior people (though youth totals fell noticeably). Projections of moderate economic development anticipate a 9% increase over the upcoming decade (2020 to 2030), reaching about 13,300 people.
- The estimated median age in 2020 is about 40.4 years old.

FAMILIES

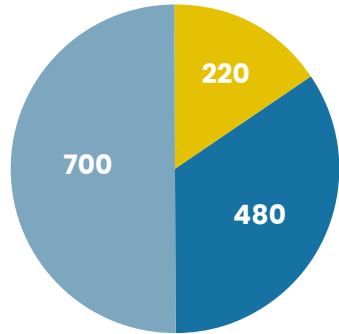
Owners 2016



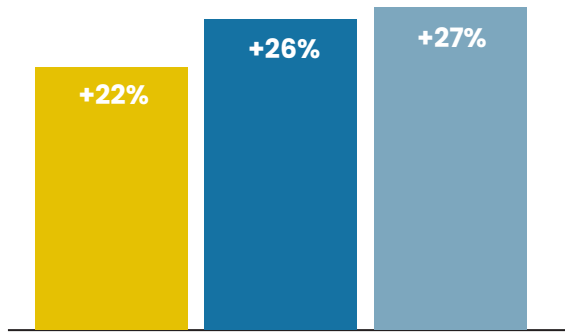
Change: '06-'16



Renters 2016



Change: '06-'16



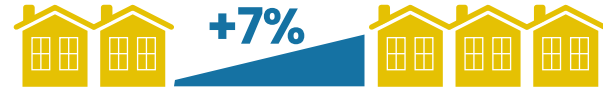
■ Families w/out Children
 ■ Families w/ Children
 ■ Non-families (e.g. singles/roommates)



Renter households outpaced owner household growth (6x faster) between 2006 and 2016, thanks to similar growth across most renting family types.

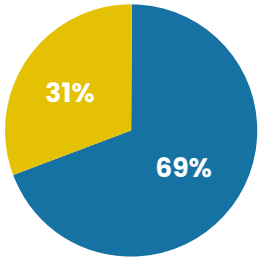
During the same period, overall families with children grew 6% while those without grew 13%.

HOUSEHOLDS



Total permanent households grew 7% between 2006 and 2016 to 4,625.

Household Tenure



■ Rental Households
 ■ Owner Households

Rental Households

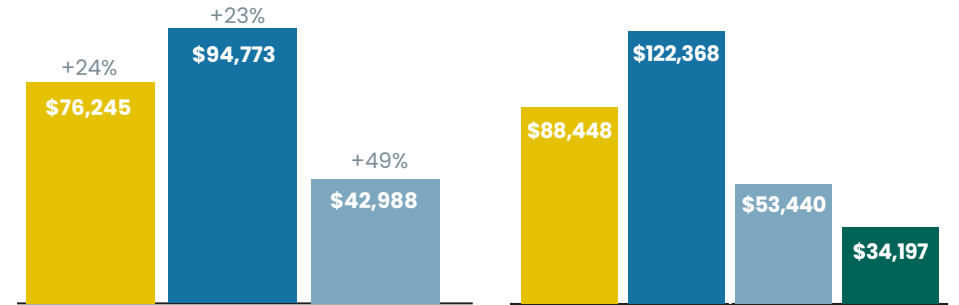


Owner Households



INCOME

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



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

Households Earning more than \$100,000



Households Earning less than \$100,000

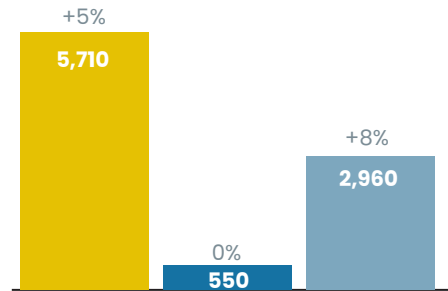


13%

of Terrace residents are in "Low Income" according to Statistics Canada; 20% of children below 18 belong to a low income household.

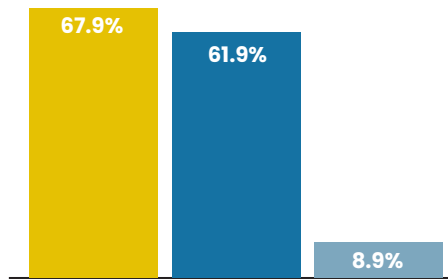
EMPLOYMENT

Labour Force '16 • Change: '06-'16



■ Employed
■ Unemployed
■ Non-Participants

Labour Rate 2016



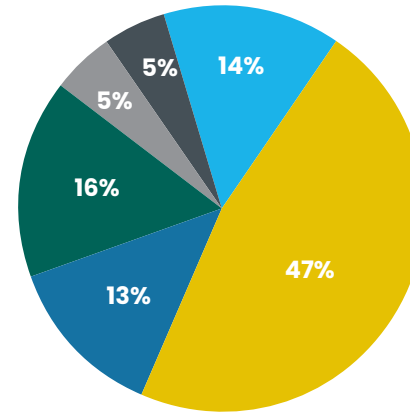
■ Labour Participation
■ Employed
■ Unemployed

- Terrace's labour force (people working or seeking work) grew from 2006 to 2016, though by less than those not in the labour force (e.g. retirees).
- Although the total unemployed remained the same, the unemployment rate decreased – more people are finding work relative to the labour force size.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Retail	930	15.1%	+16%	30%
Health Care	835	13.5%	+6%	24%
Food & Lodging	700	11.3%	+23%	53%

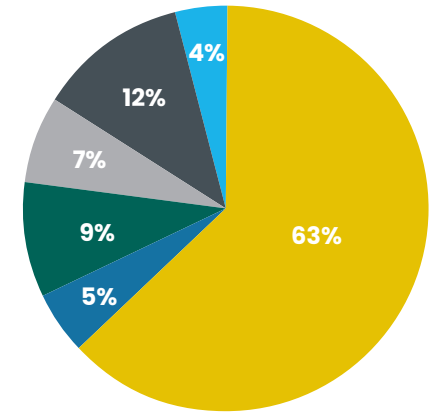
HOUSING

Dwelling Age 2016



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

Dwelling Type 2016

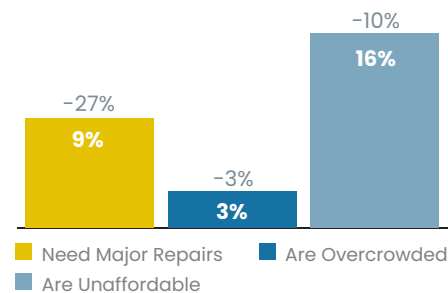


■ Single-Detached
■ Semi-Detached
■ Row House
■ Apartment
■ Duplex
■ Mobile

- About 7% of renter households occupy dwellings built after 2000 versus 11% of owners.
- The majority of dwellings are single-detached, followed by apartments and row houses.
- Terrace builds about 29 units annually.

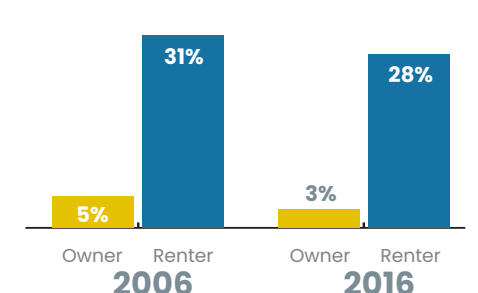
HOUSING CONDITION

% of HHs '16 • Change: '06-'16



■ Need Major Repairs
■ Are Overcrowded
■ Are Unaffordable

Core Housing Need: '06-'16



- The number and percentage of homes in disrepair, that are overcrowded, and are unaffordable fell since 2006.
- Overall Core Housing Need fell between 2006 and 2016; core need for renter households was about 10x more prevalent (proportionally) than for owner households

87%

of workers commute within Terrace.



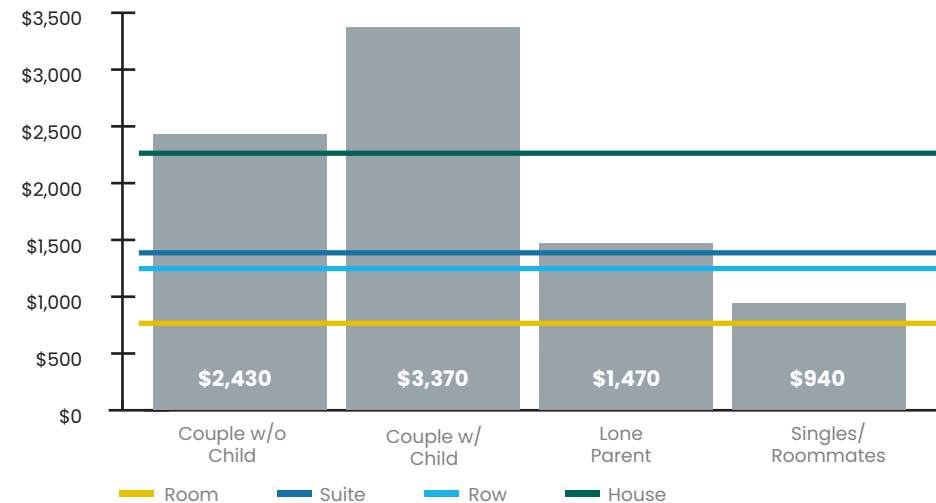
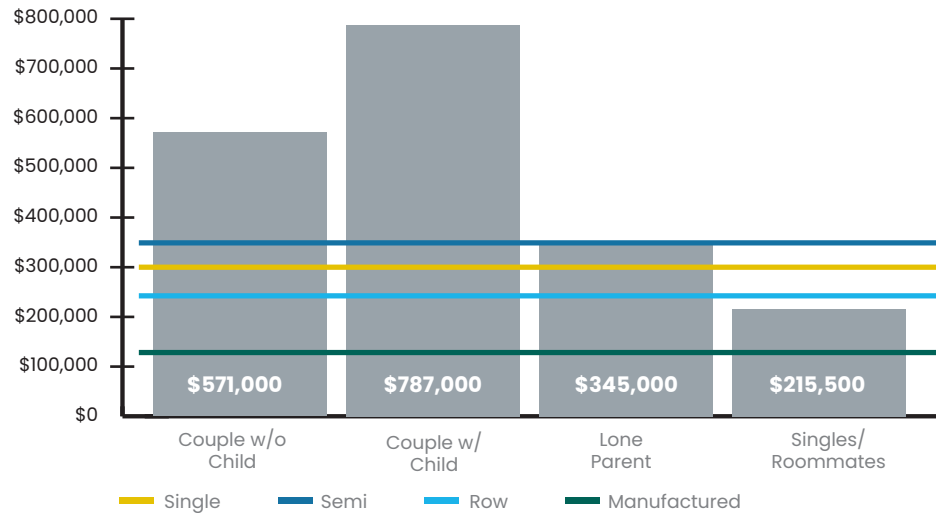
12%

of workers commute to another Kitimat–Stikine community.

HOUSING AFFORDABILITY

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

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



HOUSING PRICE & AVAILABILITY

	2019	'10-'19 %Δ*
Median House	\$329,000	+50%
Single-detached	\$366,000	+47%
Median Rent**	\$1,000	+26%
1 Bedroom	\$750	+9%
3 Bedroom	\$1,200	+9%



258 residential properties sold in 2019;
78% were single-family homes.

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

ENGAGEMENT HIGHLIGHTS



- 62% of renters who responded to the survey indicated that their current housing did not meet their needs, mostly because they felt it was too expensive.
- Over the next five years 76% of renters think the cost of housing and utilities will be a problem for them. 48% were worried about stable housing.
- Homeowners were most concerned about the cost to repair and maintain their home as well as utilities.

"Rent is unaffordable to even those that make good money with a good career. People are putting so much money to afford rent that they don't have any money to save to purchase a house and invest in their own future."

"I know of many seniors who are still living in the large house they raised their families in, and they would like to downsize but there is nothing to buy or rent that would suit their needs."

"Not enough rentals for the demand. We have a rental suite and we got over 30 people interested in it. It's sad to see so many people so desperate to find a safe clean place to call home."

"There are many homeless people in our community. Many families may have shelter, but then go hungry. The price of housing here is too high."