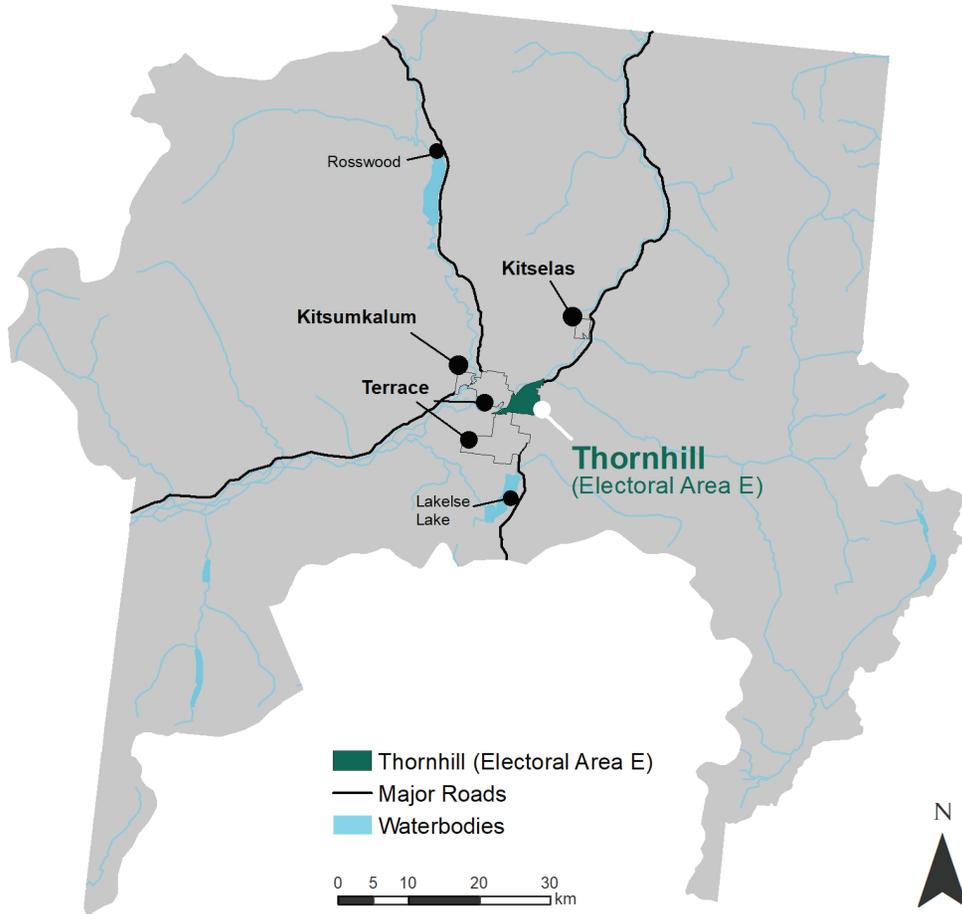


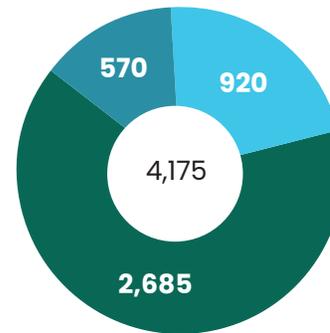
# THORNHILL

## Community Summary

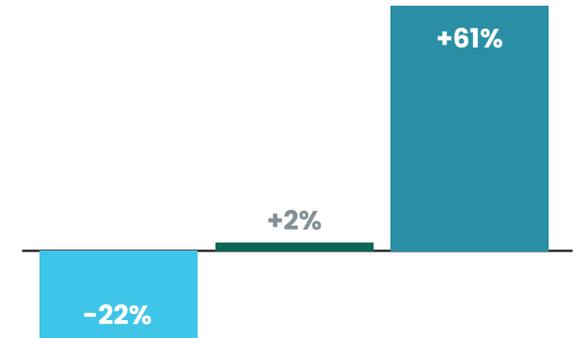


### POPULATION

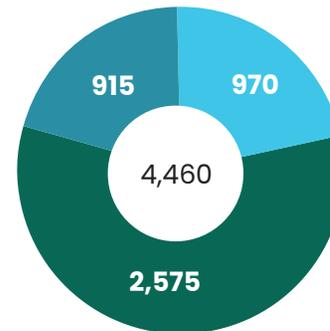
2016



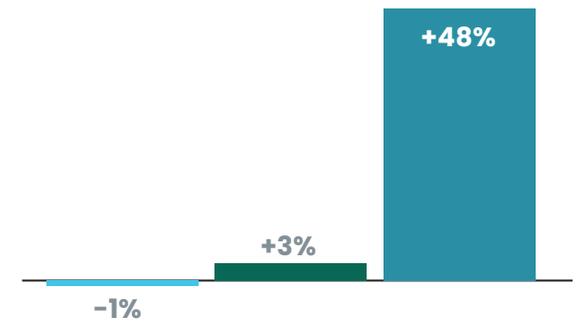
Change: '06-'16



2030



Change: '20-'30

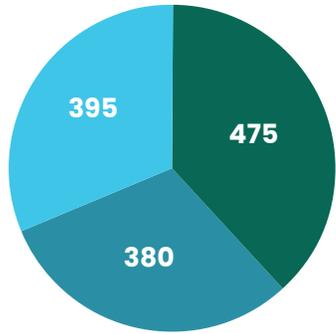


■ Youth (< 20)   ■ Working Age (20-64)   ■ Seniors (65+)

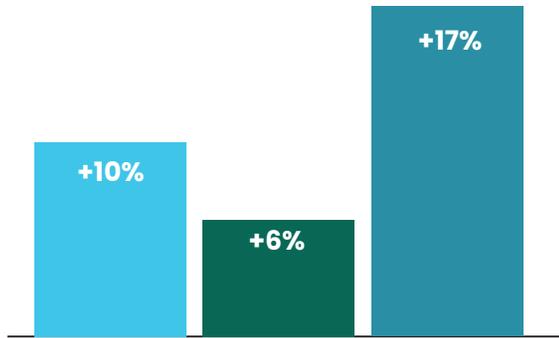
- Thornhill's population rose below 1% from 2006 to 2016; youth totals fell 22% while seniors grew 61%. Projections of moderate economic development anticipate a 9% increase over the upcoming decade (2020 to 2030), reaching about 4,460 people.
- The estimated median age in 2020 is about 40.4 years old.

# FAMILIES

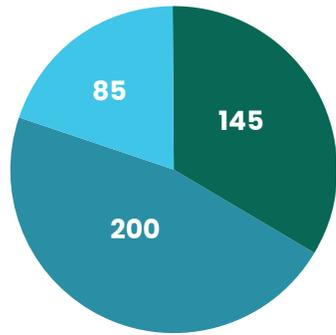
Owners 2016



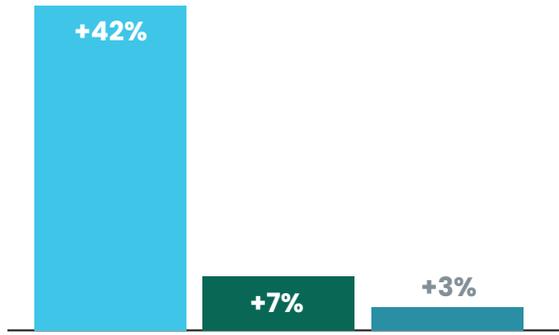
Change: '06-'16



Renters 2016



Change: '06-'16



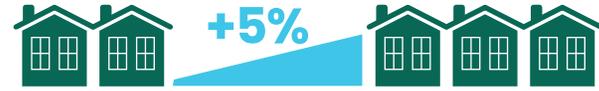
■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Owner households outpaced renter household growth between 2006 and 2016, thanks to a 17% increase in owner single/roommate households (e.g. retirees).

During the same period, families with children grew 6% and those without grew 10%.

# HOUSEHOLDS



Total permanent households grew 5% between 2006 and 2016 to 1,710.

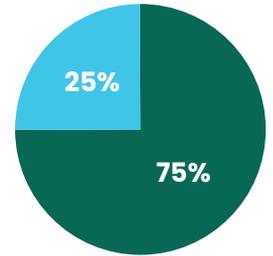
Rental Households



Owner Households



Household Tenure



■ Rental Households ■ Owner Households

# INCOME

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



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

Households Earning more than \$100,000



Households Earning less than \$100,000

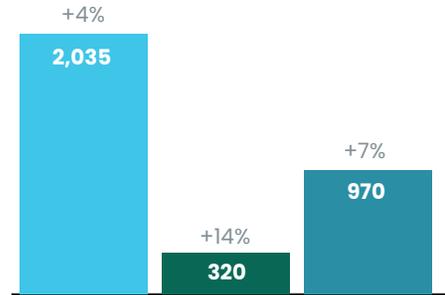


**15%**

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

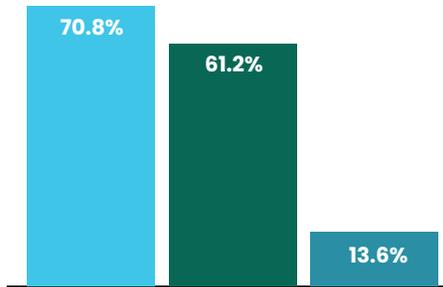
# EMPLOYMENT

Labour Force '16 • Change: '06-'16



■ Employed  
■ Unemployed  
■ Non-Participants

Labour Rate 2016



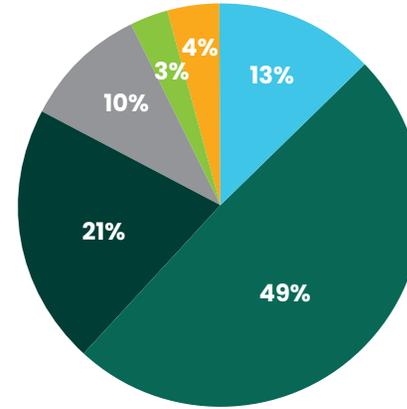
■ Labour Participation  
■ Employed  
■ Unemployed

- Thornhill'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).
- Both the total and proportion of unemployed persons increased over the decade, meaning less people are finding work relative to growth in the labour force.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Retail	310	13.7%	+11%	31%
Construction	270	11.9%	+59%	21%
Health Care	255	11.2%	-4%	16%

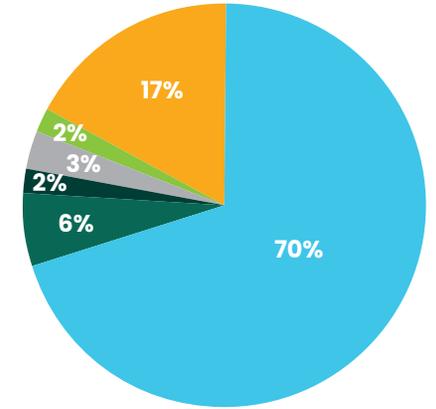
# HOUSING

Dwelling Age 2016



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

Dwelling Type 2016

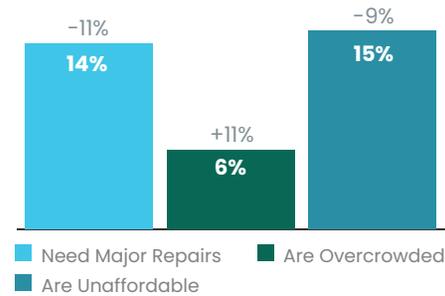


■ Single-Detached  
■ Semi-Detached  
■ Row House  
■ Duplex  
■ Apartment  
■ Mobile

- About 18% of households occupy dwellings built after 1990.
- The majority of dwellings are single-detached, followed by movable dwellings and semi-detached homes.
- The electoral areas build about 25 units annually (total).

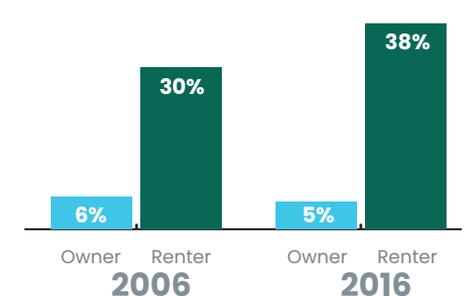
# HOUSING CONDITION

% of HHs '16 • Change: '06-'16



■ Need Major Repairs  
■ Are Unaffordable  
■ Are Overcrowded

Core Housing Need: '06-'16



- The number and percentage of homes in disrepair and that are unaffordable fell since 2006; more homes experience overcrowding (not enough bedrooms).
- Overall Core Housing Need rose between 2006 and 2016, due to substantial increases in renter households in need; renters are about 7x more likely to experience core housing need than owners.

**15%**

of workers commute within the boundaries of Thornhill.



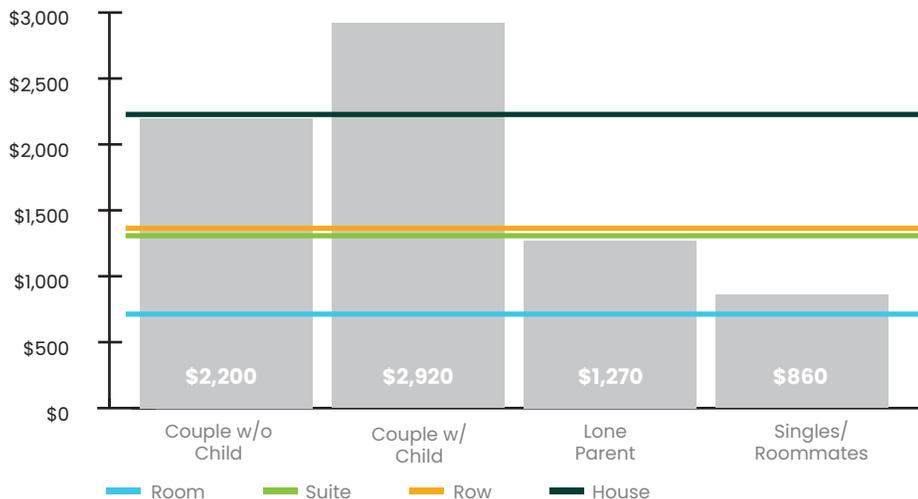
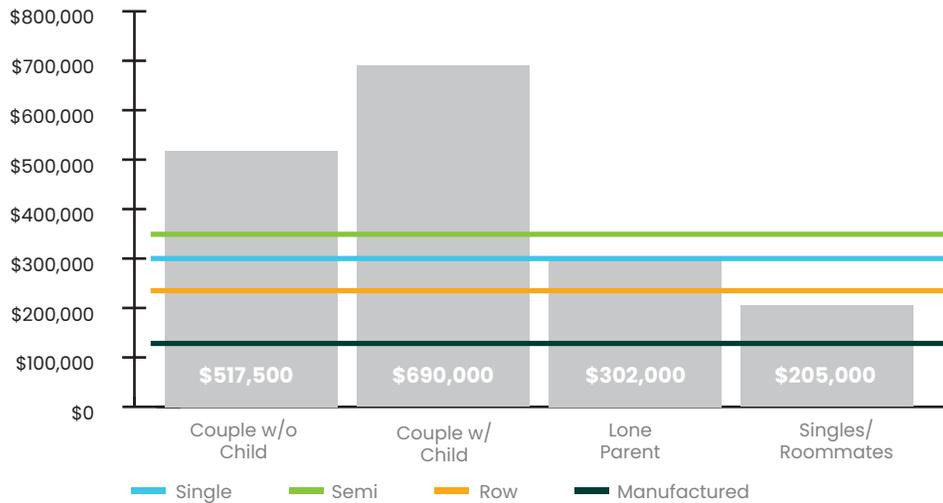
**83%**

of workers commute to another Kitimat-Stikine community.

# HOUSING AFFORDABILITY

- Dwelling rents are generally affordable for couples with or without children. Lone parent and single/roommate households cannot reasonably rent a row house or larger.
- 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	\$244,000	+88%
Single-detached	\$385,000	+77%
Median Rent**	\$1,000	+26%
1 Bedroom	\$750	+9%
3 Bedroom	\$1,200	+9%

\* adjusted for inflation \*\* CMHC



71 dwellings sold in 2019;  
**58% were manufactured homes.**

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

# ENGAGEMENT HIGHLIGHTS



- 67% of renters who responded to the survey indicated that their current housing did not meet their needs, mostly because they felt it was too expensive.
- Over the next five years 89% of renters think the cost of housing will be a problem for them and were worried about stable housing.
- Homeowners were most concerned about the cost to repair and maintain their home as well as utilities.

*"The rental prices in Terrace, Thornhill and Kitimat are absolutely ridiculous. Asking \$2,100 or more for a 1 bedroom place is like robbery, especially for low income people or people on income assistance. Something drastically needs to change or soon no one will be able to afford to live in our little communities."*

*"I moved here with my partner 4 years ago to escape the housing difficulties of the lower mainland and for us to hopefully work towards purchasing our own home. That goal is nowhere closer today the rental market is so expensive and the real-estate market is impossible to purchase into for us."*

*"I watched my mom move here live with a roommate just to have to move back to [Prince George] because she couldn't find a cheap enough place for herself."*

*"Having children or a pet should not make it difficult for you to find housing."*