

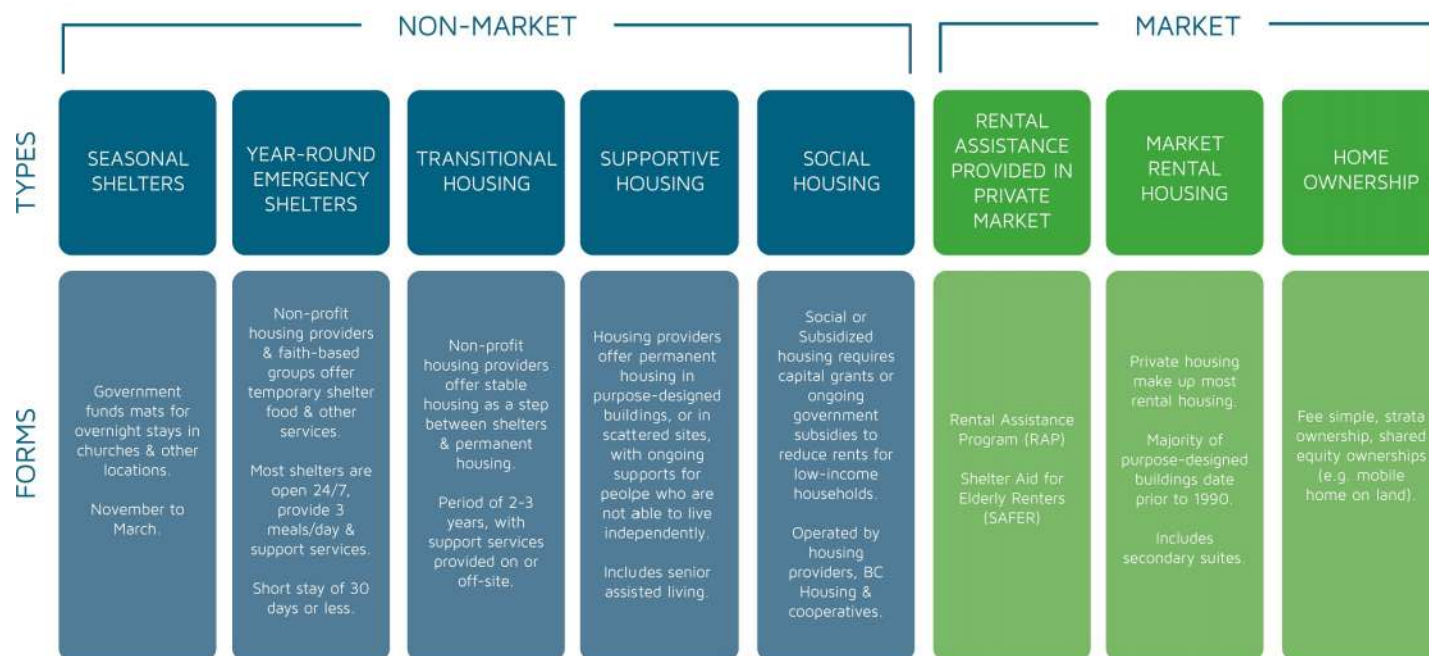


Port Moody Housing and Affordability 2020

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Photo: Joep Olthuis

Housing Spectrum



Port Moody Demographics (2016)

Population



33,551

An increase of 540/1.6% over 2011 Census compared to 6.5% regionally

Port Moody Jobs



7,500

Unemployment



13.4%

(May 2020)

Age of Residents

5.5%

18.1%

17.5%

24.5%

21.6%

9.6%

2.2%

0-4 years

5-19 years

20-34 years

35-49 years

50-64 years

65-79 years

80+ years

Average Age



39.0 years old

Education

65% of residents over 15 years old has post-secondary certificate, diploma, degree or trade certification



Top 5 Occupations

- 21% Sales and Service
- 18% Business, Finance and Admin
- 14% Management
- 14% Education, Law, Social, and Govt.
- 11% Trades, Transport and Equip Ops.

Immigration

- 67% Non-Immigrants
- 32% Immigrants
- 1% Non-Permanent Residents

Top three places of birth of immigrants was South Korea, China and the United Kingdom

Sources:

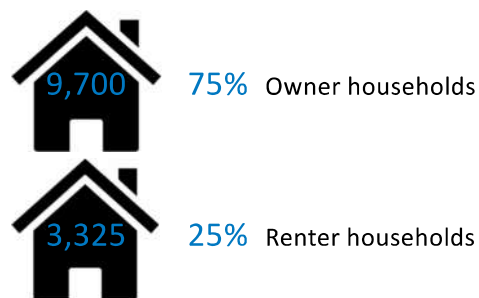
2016 Port Moody Economic Profile

2016 Canada Census

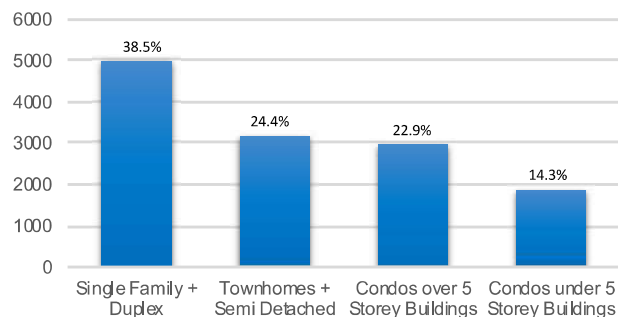
2020 WorkBC Labour Market Snapshots

Port Moody Housing Stock

Total Housing Units - 12,975



Type of Units



Non-Market Housing

245 Non-profit housing units

336 Cooperative housing units

52 Transitional/supportive and assisted living units

1,214

Approved for/Under Construction

1,127 Market townhomes/condos

390 Market purpose-built rentals

117 Non-market rentals

1,634

Age of Units

1960 + older 7%

1960 - 1980 27%

1981 - 2000 12%

2001 + newer 54%



Units by Numbers of Bedrooms

1% 0 bedrooms

10% 1 bedrooms

30% 2 bedrooms

33% 3 bedrooms

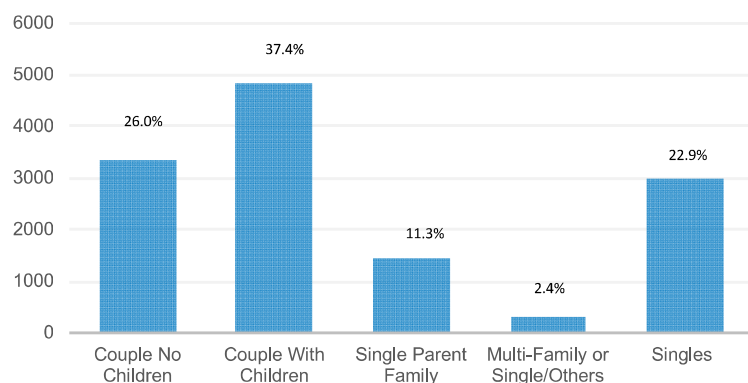
27% 4+ bedrooms

Homelessness

117 persons in the Tri-Cities were identified as experiencing homelessness in the Metro Vancouver 2017 count, this was an increase of the 55 identified in 2014.

Port Moody Households

Who Lives in Port Moody?



Household Earnings

46%
of households earning
over \$100,000

Household Types

75% Owner households
25% Rental households

Rental Housing Expenditures

35% of renters paying over
30% of income on
rent/utilities

17% of renters paying over
50% of income on
rent/utilities

How Much Do They Earn?

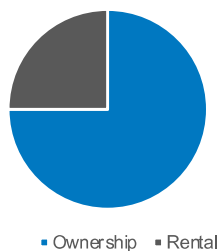
Average Total Income of Households \$112,027
Average Total Income of 1-Persons Households \$ 61,980

Persons per Household

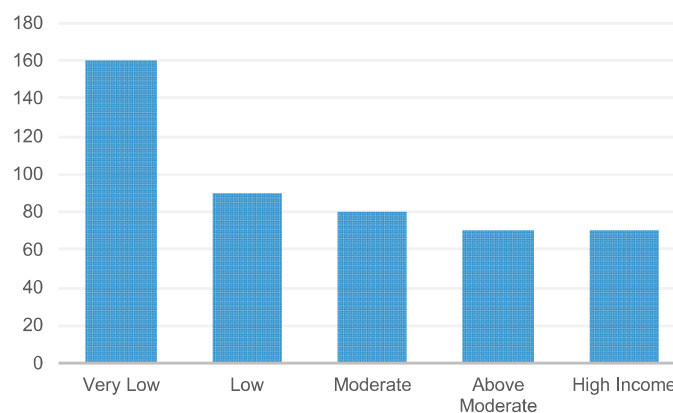
 2.6 persons

Greater Vancouver Regional District Port Moody: 10—Year Housing Need and Demand (2016 – 2024)

Housing Demand By Tenure Based on 2,000 New Households



Rental Demand by Income Level



Annual Household Income Level

Very Low	< \$30,000
Low	\$40,000-\$50,000
Moderate.	\$50,000-\$75,000
Above Moderate	\$ 75,000-\$100,000
High Income.	\$100,000+

****While the City is on track to meet the projections as identified in the 2016 report, the City will be completing a comprehensive Housing Needs Assessment Report, based on 2016 census data, to be completed in Fall 2020**

Source: Metro Vancouver Regional Affordable Housing Strategy