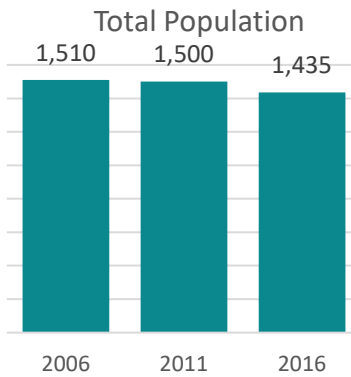


Community Profile

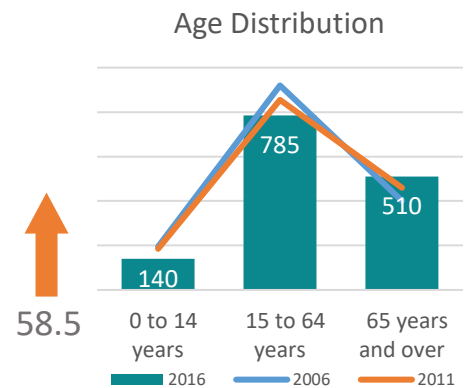
- The overall population of Harrison Hot Springs is 1,435 and the growth trend to 2016 is flat or declining. However, the Fraser Valley Regional District population as a whole is growing over the same time frame.
- The Village of Harrison Hot Springs has a higher proportion of older residents compared to the Fraser Valley Regional District and this population is aging with a median age of 58.5. About 36% or 510 residents are 65 years of age or older, with 190 over 75 years of age.
- A low proportion of Harrison's 720 households have children (17%) compared to the regional proportion of 38%.



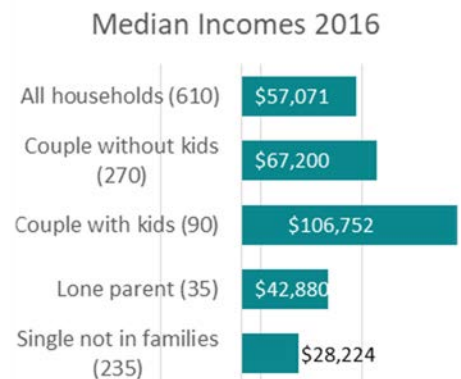
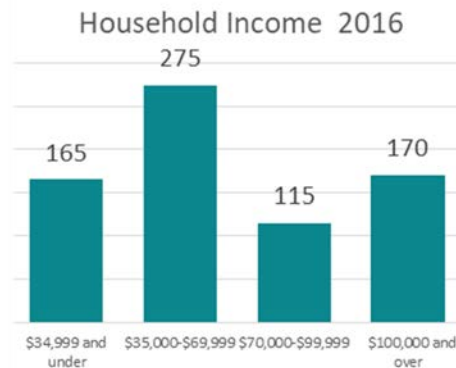
- Median household income (\$57,071) trended upwards from 2006 to 2016, yet is lower than the region.



- Owner households' median income of \$67,350 in 2016 was 80% higher than the renters' median income of \$37,851.



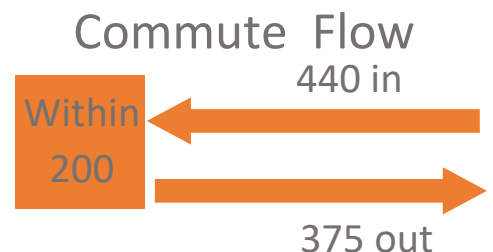
- In 2016 the median income of a one person household was \$33,088, and for two or more person households it was \$72,363.



- At a median income of \$42,880, lone parent households have significantly less income than couples with kids whose median incomes amount to \$106,752.
- Only about 35% or 200 of Harrison's 575 workers actually work in Harrison Hot Springs at a fixed address.

Harrison Workforce			
Sector	Rank	#	%
Accommodation and food services	1	120	19%
Health care and social assistance	2	80	13%
Construction	3	55	9%
Retail trade	4	55	9%
Educational services	5	50	8%

- 440 workers from the greater Fraser Valley Census Division (more than half from Kent) indicate that they commute to a fixed place of work in Harrison.



Housing Context

- There are 928 dwellings in Harrison Hot Springs yet only 78% or 720 of dwellings in Harrison Hot Springs are in use by residents.
- Of those, 580 or 81% are owner households and 145 or 19% are renter households.
- Single family homes provide almost three quarters (72%) of all housing options. In comparison, the provincial rate of single detached dwellings is only 44%.
- Apartments in buildings with less than five storeys is the second most common dwelling type at 17% of the housing options, and row houses at 7%.
- 68% of the current dwellings in the community were built from 1991 onward compared to the regional district as a whole, in which only 45% of the dwellings were built since 1991.
- Rented dwellings were mostly built before 1991 (57%).

% of dwellings that are
single family

72%

Owner Dwellings

81%

of Vacation Home
Dwellings

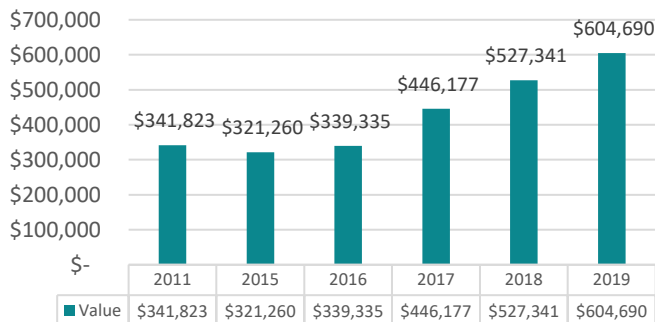
208

Rented Dwellings

19%

Dwelling Age	2016 #	2016 %	2016 #	2016 %
	All	All	Rented	Rented
1960 or before	35	5%	0	0%
1961 to 1980	155	21%	75	50%
1981 to 1990	45	6%	10	7%
1991 to 2000	300	41%	45	30%
2001 to 2005	125	17%	10	7%
2006 to 2010	45	6%	10	7%
2011 to 2016	20	3%	0	0%

Median Assessment of a Detached



- The median assessed value for a residential home in Harrison Hot Springs in 2019 was \$604,690. **This recent value represents an increase of 82% since 2011** when the median assessed value was \$341,823.
- Most dwellings are three plus bedrooms (70%) and only twenty or 2% are considered one bedrooms.

Renter Demographic Summary

- 145 or 19% of the 715 households are renter households.
- Median age of renters is 42 years.
- Average renter household size is 1.8.
- 17% of households, or 25, have children, 28% are couples without children, and the remaining 55% are almost all one person households.
- Participation and employment rates are 67.4% and 65.2% respectively.
- Of 145 people employed, 41% or 60 work in Harrison Hot Springs.
- Median household income is \$37,851.

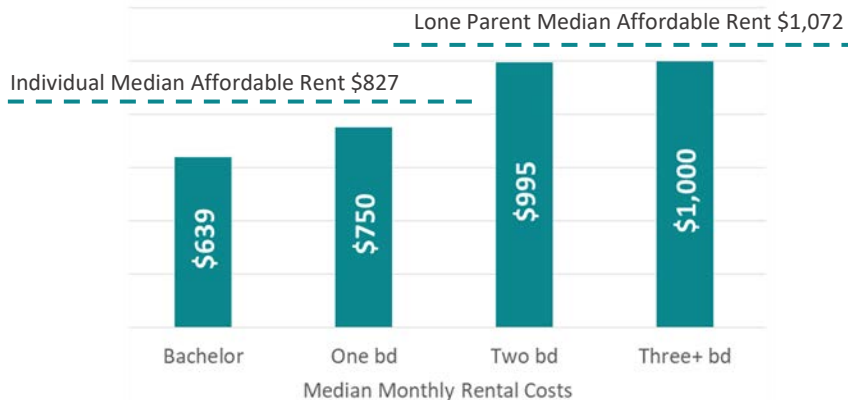
Owner Demographic Summary

- 580 or 81% of the 715 households are owner households.
- Median age of homeowners is 60.
- Average owner household size is 2.
- 16% of households or 95 have children, 50% are couples without children, and the remaining 34% are almost all one person households.
- Participation and employment rates are 45.1% and 40.4% respectively.
- Of 430 people employed, only 16% or 70 work in Harrison Hot Springs.
- Median household income is \$67,350.

Housing Need and Affordability

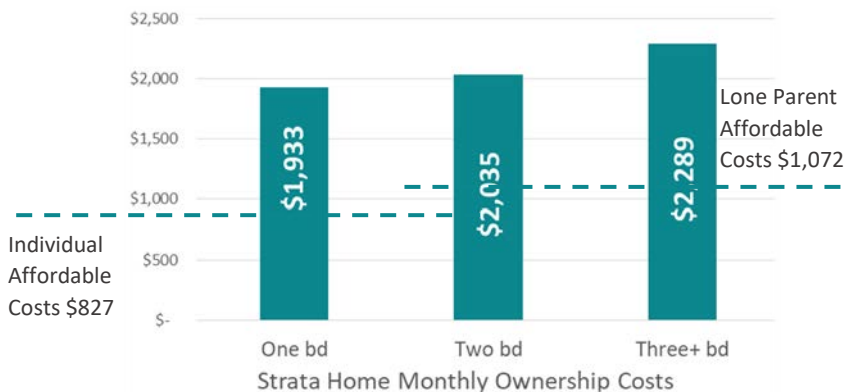
What is affordable rental?

- Rental households in Harrison earning the median household income of \$37,851 are able to afford \$946.30/month in housing costs.
- There are 50 renter and 70 owner households that cannot afford the lowest case median rent in the region of \$639/month.



What is affordable ownership?

- Owner households in Harrison earning the median household income of \$67,350 are able to afford \$1,684/month in housing costs.
- Fraser Valley Region owner households earning the median household income of \$81,807 are able to afford \$2,045/month in housing costs.
- 110 (75%) renter households have incomes that cannot afford the costs of a median one bedroom strata dwelling in Harrison of \$1,933/month.



Renters with a median income are paying 35% of it on the median rent costs.

58% or 75-80 renters are spending 30% or more of their before tax income on shelter costs.

Owners with a median income are spending 19% of it on the median ownership costs.

20% or 110 owners are spending 30% or more of their before tax income on shelter costs.

Regional vacancy rate for private rentals is:

1.7%

About 8% or 10 of Harrison's rental households are inadequately housed.

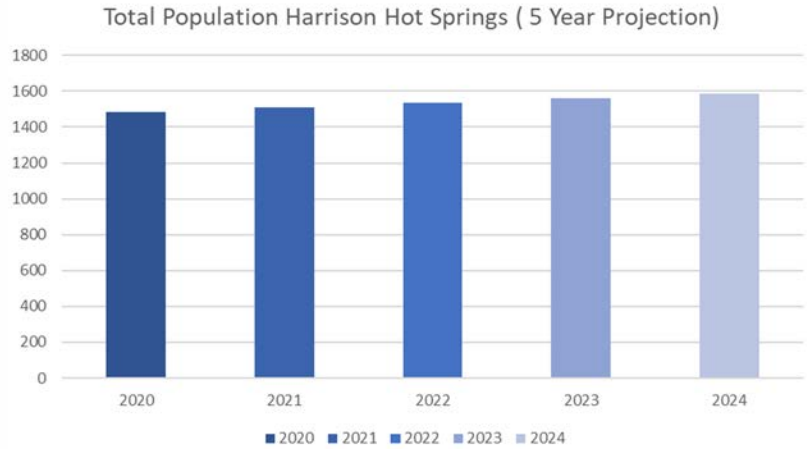
About 35 owner homes need major repairs.

*Data sources: Population, income, dwellings, households: Statistics Canada Census. Rent, Vacancy rate: CMHC and Census. Assessed Value, specific dwelling types: BC Assessment. Building permits: BC Stats. Pop growth: BC Stats Local Health Area

Anticipated Housing Need and Supply (5 years)


Context

- Assumes that population of Harrison Hot Springs Village will increase slightly over the next 5 years based on:
 - a. A significant increase in building permits being issued in 2017 (36 total) and 2018 (43 total) compared to previous recent years.
 - b. Harrison Hot Springs is exploring rezoning possibilities to allow for higher density residential buildings.
 - c. BC Stats projections of 5.8% growth over 5 years (2020-2024) in the Local Health of Agassiz- Harrison.
 - d. Stagnant growth in nearby comparable resort towns (Valemount and Radium).



Trends and Needs

- An ageing population and an average household size of 2.0 demonstrates a potential need for smaller housing in the future as those currently living in detached homes look to potentially downsize.
- An ageing population and shift towards seniors ageing in place will require more housing units for fixed or low-income seniors.

Next 5 years
 **65.5**
 12% Median Age

The 2020 anticipated housing need projection shows **an increase in bachelor, 1 and 2 bedroom housing** to support a variety of family and lifestyle needs.

From 2022 onwards, **the number of bachelor dwellings decrease**; instead an anticipated need for 1-2 bedroom units is indicated with a potential need to transition into smaller accommodations as the community ages.

We do not anticipate a need for new 3-bedroom units over the next five years as the majority of the households in Harrison Hot Springs Village consist of 1-2 people.

We anticipate that in the next five years, the **addition of several units of 1-2 bedroom housing will adequately service the community as its demographics shift.**

*Data sources: Population, income, dwellings, households: Statistics Canada Census. Rent, Vacancy rate: CMHC and Census. Assessed Value, specific dwelling types: BC Assessment. Building permits: BC Stats. Pop growth: BC Stats Local Health Area