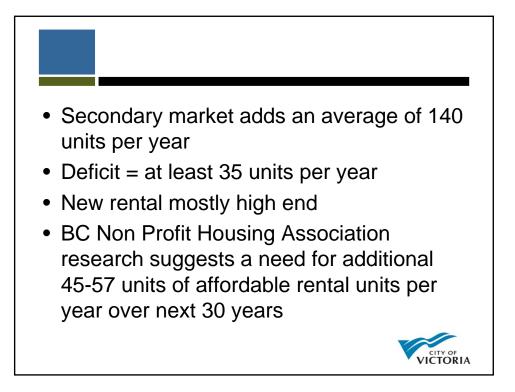
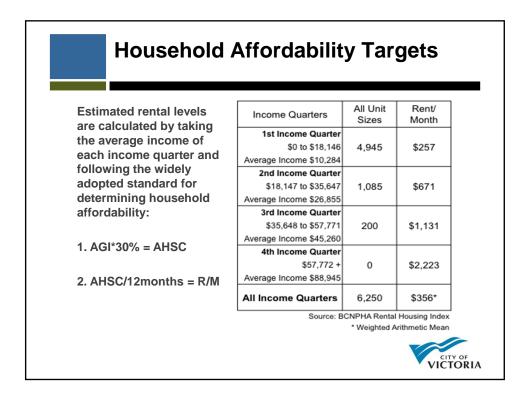


Current Rental Stock						
Year	Bachelor	1-Bed	2-Bed	3+ Bed	Total	
2010	2,166	9,409	4,156	182	15,912	
2011	2,165	9,443	4,140	192	15,940	
2012	2,226	9,539	4,206	161	16,132	
2013	2,246	9,492	4,167	150	16,055	
2014	2,279	9,567	4,243	190	16,270	
Total New	+113	+158	+87	+8	+358	
Average	+23	+32	+17	+2	+74	
Projected Need					250	
Deficit					-176	
				,	CITY OF VICTORIA	



	Number of Residents	Percent of City Population	Before-tax Median Income	
Lone Parent Families	2,930	3.6%	\$36,971	
Young People 15 -24 25 – 34	9,550 15,720	12% 20%	\$12,930 \$30,056	
Older People (75 years +)	8,250	10%	\$28,462	

Income	Range	Average	Typical Income by Source	Types of Employment	
Quarter			Source	Annual Income	
			Income Assistance	\$7,320	Cooks, Sales Clerks, Bakers
1 \$0 -	\$0 - \$18,146	\$10,284	Disability Benefits	\$10,872	Lancio
			Employment (Min Wage)	\$17,220	
			Employment - Living Wage	\$36,489	Hairstylists, Tour Guides, Managers, Financial
2 \$1	\$18,147 - \$35,647	\$26,855	Employment – BC Median	\$40,320	Officers, Social workers, Gov't Officers, Technicians
		•			



Renter Overspending						
Income Quarters	Studio	1 Bdrm	2 Bdrm	3 Brdm	4 Bdrm	All Unit Sizes
1st Income Quarter \$0 to \$18,146 Average Income \$10,284	685	3,060	1,035	110	45	4,945
2nd Income Quarter \$18,147 to \$35,647 Average Income \$26,855	35	405	555	90	0	1,085
3rd Income Quarter \$35,648 to \$57,771 Average Income \$45,260	0	30	45	75	20	200
4th Income Quarter \$57,772 + Average Income \$88,945	0	0	0	0	0	0
All Income Quarters	720	3,500	1,640	270	75	6,250
				Source: E	CNPHA Rental	Housing Index