



**ELECTORAL AREA B - SHAWNIGAN LAKE
SUB-REGIONAL SNAPSHOT
JANUARY 2021**

MAP OF CVRD

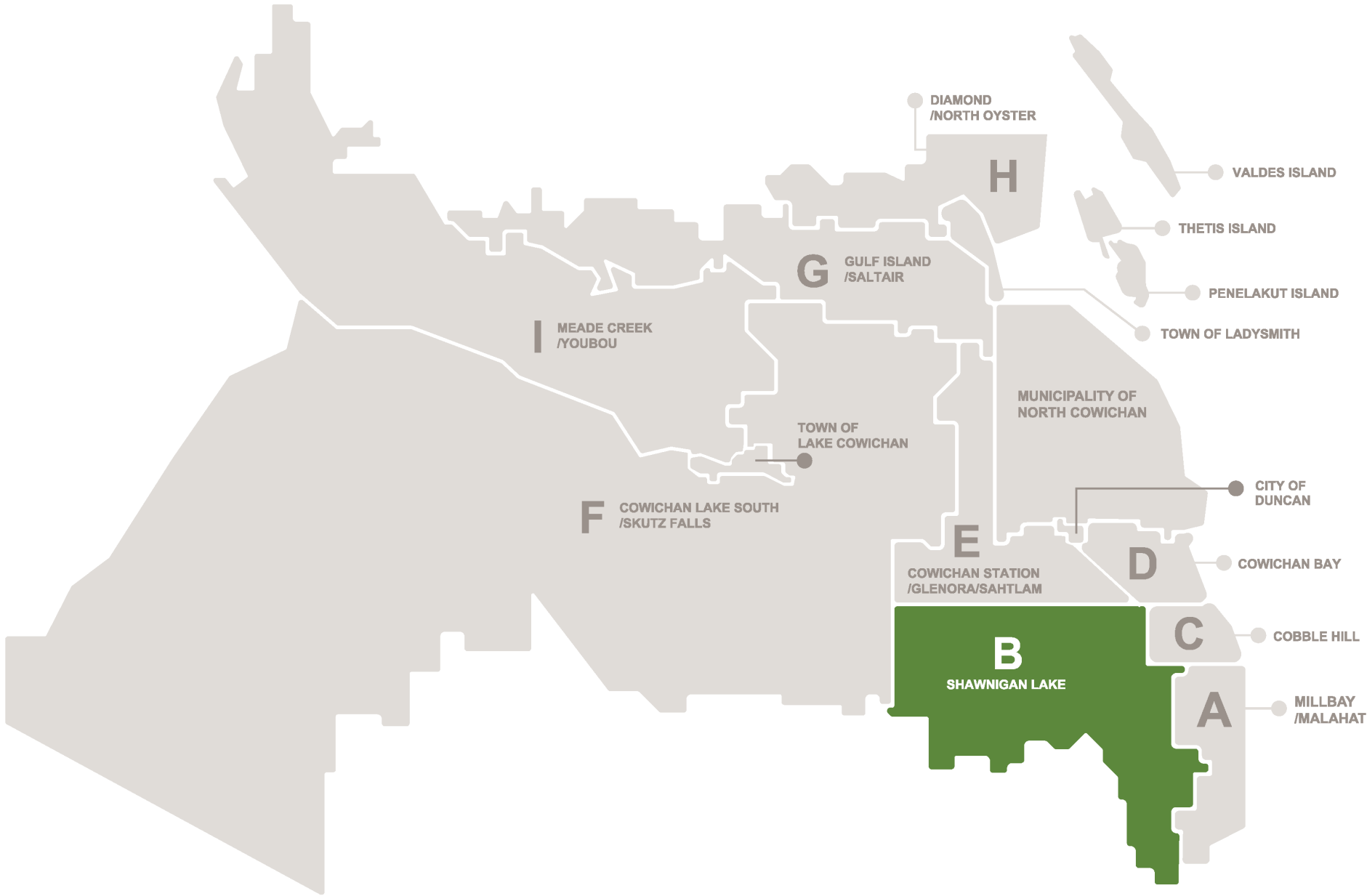


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INTRO/BACKGROUND

Have you ever wondered how you'll pay your mortgage or rent? Do you have a good paying job but can't seem to find a place to live? Do you have a safe and affordable place to call home?

These and similar questions are on the minds of many British Columbians. In 2017, as a response to the housing crisis, the Province of British Columbia committed more than 800 million dollars to invest in affordable housing throughout the province.

In April 2019, the Province went a step further and asked local governments to collect data, look at trends and report back on current and anticipated housing needs within their communities. These reports, known as Housing Needs Assessment Reports, are meant to help local governments better understand the existing and projected gaps in their housing supply, and use them to inform plans and decision making going forward.

These reports consider things like household income, labour, the economy, population growth and housing prices. The Province requires local governments to produce these reports every five years.

For the Cowichan Valley Regional District, a Housing Needs Assessment Report is required for the entire region, and subregional reports are required for each electoral area and member municipality.

The remainder of this document is meant to provide a 'snapshot' of the data and the trends observed on current and anticipated housing needs within Electoral Area B – Shawnigan Lake. For a more in-depth look at the full Housing Needs Report for electoral area B or to check out the project webpage, visit the following link: [Housing Needs Assessment | Cowichan Valley Regional District \(cvrd.bc.ca\)](https://www.cvrd.bc.ca/housing-needs-assessment)



DEMOGRAPHIC PROFILE

POPULATION GROWTH

Electoral area B is the second largest jurisdiction within the CVRD, behind the Municipality of North Cowichan. From 2006 to 2016 the area experienced a higher growth rate at 14%, compared to the CVRD at 8% and the province at 12%.

Population Over Time from 2006 - 2016

	2006	2011	2016
British Columbia	4,054,605	4,324,455	4,560,240
CVRD	75,495	78,670	81,885
Electoral Area B	7,395	7,990	8,410

2011 - 2016 Growth Vs. 2006 - 2016 Growth



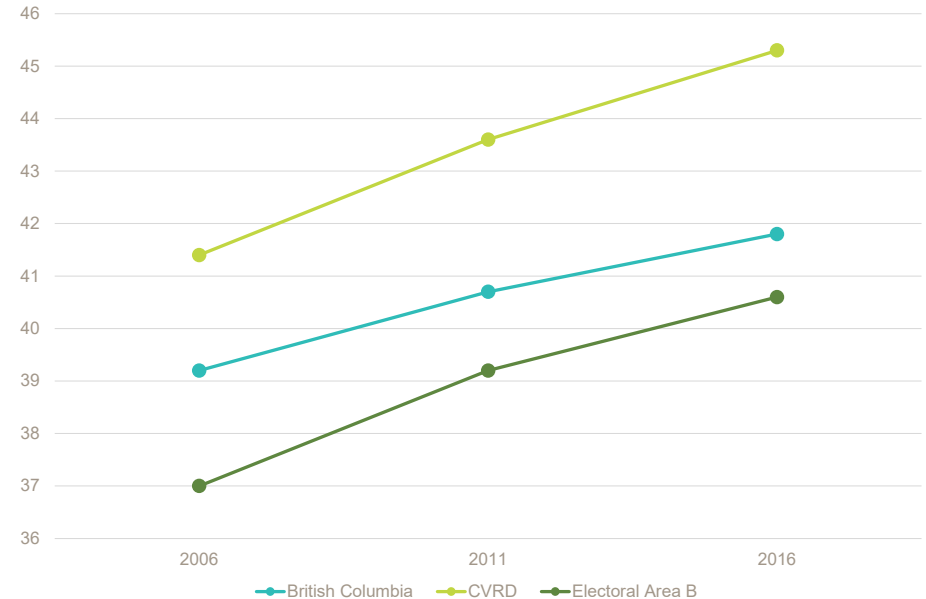
UNHOUSED POPULATION

It can be hard to locate and count people in rural areas. The 2017 Summer Point-in-Time Homeless Count and Homeless Needs Survey Community Report did not provide data specific to electoral area B. Many people who are homeless in the CVRD tend to stay close to a community hub where they can access vital services. Shawnigan Lake has relatively few of these vital services.

AGE

Area B residents are the youngest residents of all jurisdictions in the CVRD. The average age of residents increased from 37 to 40.6 between 2006 and 2016.

Average Age

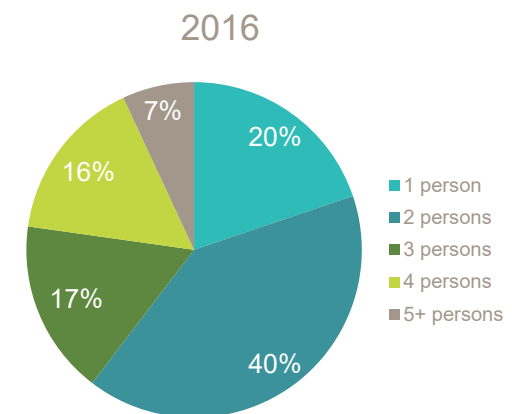
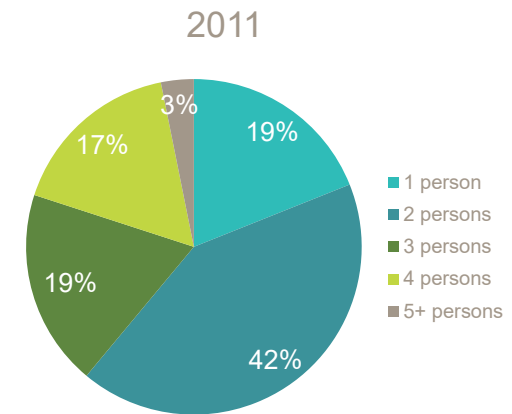
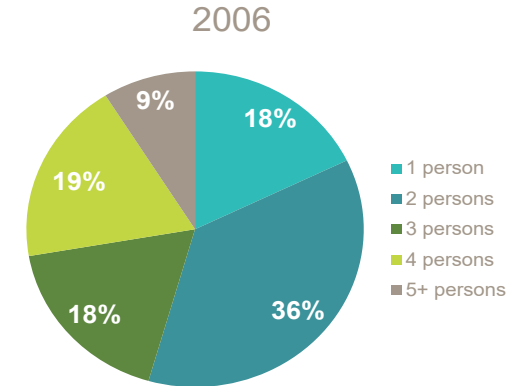
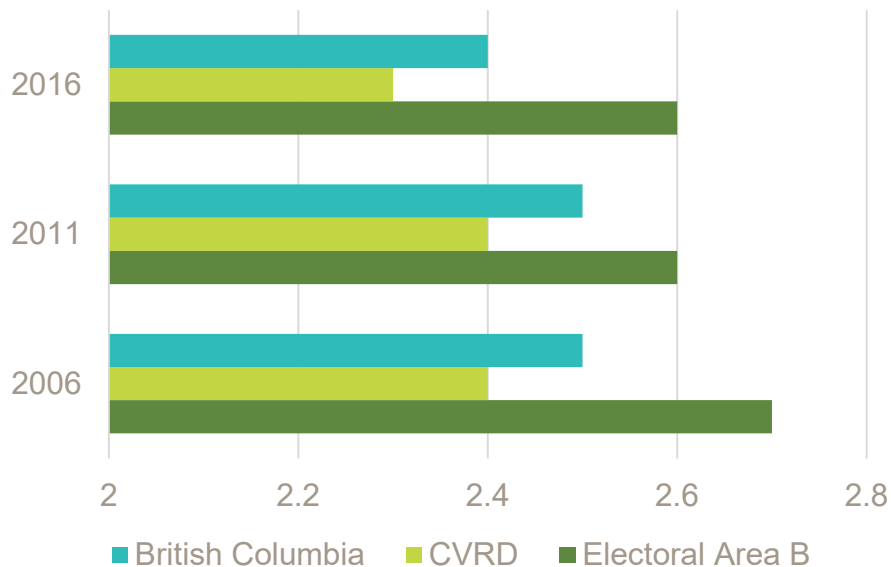


HOUSEHOLD SIZE

The average household size in electoral area B decreased from 2006 to 2016, in line with change across the CVRD as a region. In general, jurisdictions with smaller households tend to be more senior in age composition.

Household sizes in British Columbia and throughout the CVRD decrease from 2006 to 2016 if they changed at all. Household sizes in electoral area A are close to those in the CVRD as a region. The average household size has decreased from 2.4 in 2006 to 2.3 in 2016.

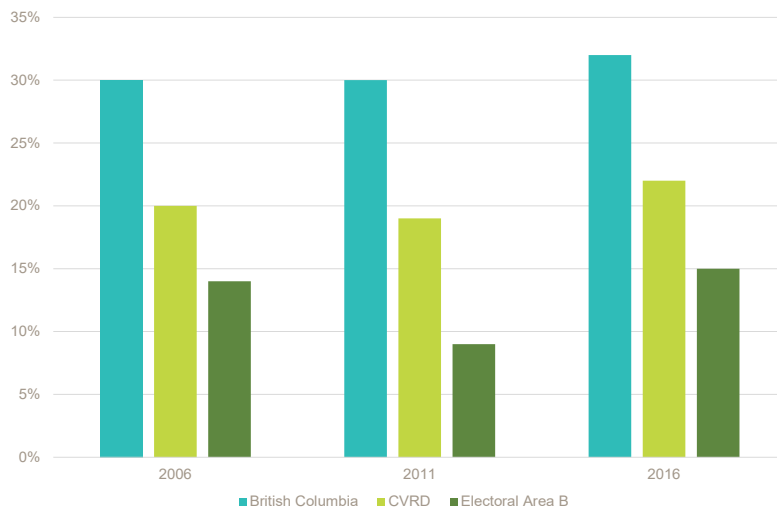
Average Household Size by Jurisdiction Over Time from 2006 - 2016



TENURE

There is a lower percentages of people who rent in area B (15%) than in the rest of the CVRD (22%). In the 2011 and 2016 census, only 4% of BC's renter's lived in subsidized housing. Meanwhile in the CVRD, households who rent and lived in subsidized housing made up only 2% (2016). In electoral area B, renter households in subsidized housing make up 1% of all households (up from 0% in 2011). In many cases, the total number of households in subsidized housing in smaller jurisdictions, such as electoral areas, is 10% or fewer.

Share of Households Renting from 2006 - 2016



Renters in Subsidized Housing as a Share of Total Households

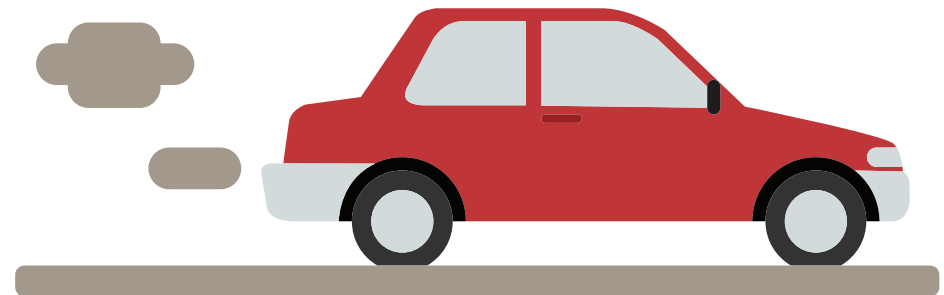
	2011	2016
British Columbia	4%	4%
CVRD	3%	2%
Electoral Area B	0	1%

TRANSPORTATION

93% of commuters use a private automobile to get to work. Predominately, low-density residential uses with sprawling street patterns encourage car use. There are some small-scale shops and services in Shawnigan Lake Village and a major institution, Shawnigan Lake School. Otherwise, there is little diversity of uses to help support the daily needs of residents and provide local employment opportunities within close proximity to home. Overall, distances from homes to nearest bus stops, frequency of transit service, lack of cycling facilities and low mix of uses mean the large majority of residents must travel by car to perform their daily activities, and there are few options available to residents should they desire to lessen their car dependency and subsequent living costs.

Annual Rides and Trips by Bus Route in the CVRD in 2019
(-- Data is Unavailable)

	Rides	Trips
Conventional Routes		
Mill Bay (Telegraph)	29,079	2,292
Mill Bay (Shawnigan Lake)	29,340	1,961
Commuter Routes		
Duncan/Victoria	55,302	--
Shawnigan Lake/Victoria	22,386	--
Saturday (Duncan/Victoria)	3,922	--

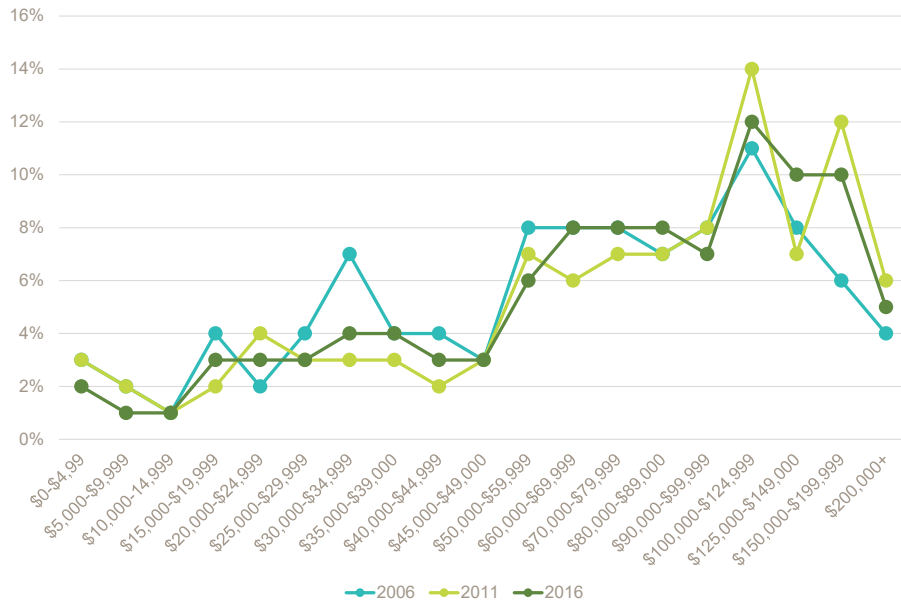


INCOME AND ECONOMY

HOUSEHOLD INCOME

The median household income in 2016 was \$81,081. After inflation is removed from the analysis, median household incomes in BC and electoral area B show no change between 2006 and 2016, and the CVRD experienced a downward trend.

Share of Household by Annual Income in 2006 - 2016
Electoral Area B



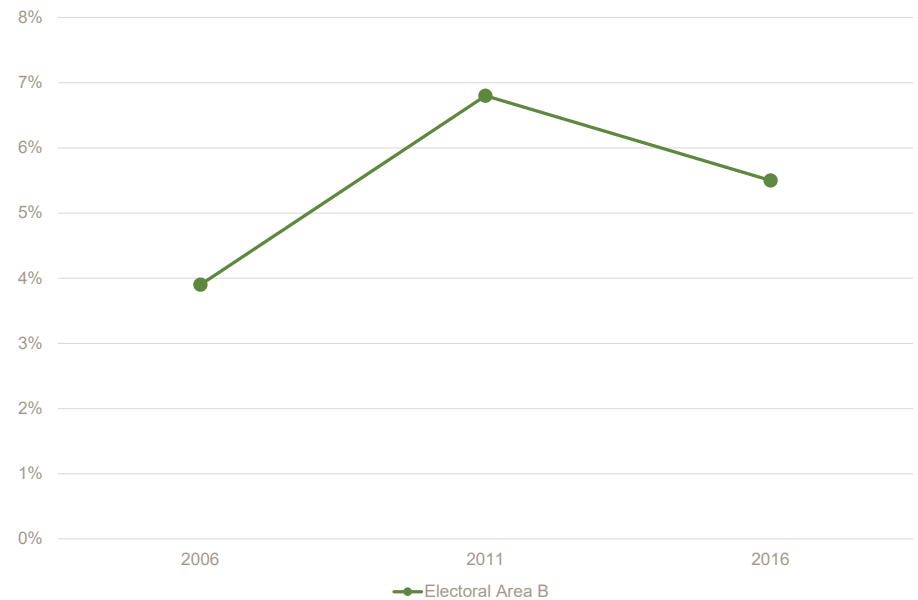
Average Annual Income in 2006 - 2016

	2006	2011	2016
Electoral Area B	\$72,586	\$85,747	\$81,081

EMPLOYMENT

Since 2006, electoral area B has had the lowest unemployment rate in the CVRD. The rate of unemployment spiked for a time (2011) and has been declining ever since.

Unemployment Rates



INDUSTRY

In 2016, the top three employment sectors in electoral area B were construction (14%), retail (11%), and health care and social assistance (11%). This was a slight change from 2011 when the top three employment sectors were construction, health care and social assistance, and public administration.

HOUSING PROFILES

DWELLING TYPES

The CVRD has a much lower-density housing composition than BC, with single-detached dwellings making up a larger share of all dwelling types. Single-detached dwellings make up 90% of the housing stock in electoral area B. Meanwhile, the presence of manufactured homes has increased from 1% in 2006 to 9% in 2016.

Share of Total Housing Units by Type in 2006 - 2016

	Single-detached	Semi-detached	Other single attached	Row House	Apartment in Duplex	Apartment (1-4 Storeys)	Apartment (5+ Storeys)	Movable Dwelling
2006	95%	0%	1%	0%	3%	0%	0%	1%
2011	95%	0%	0%	0%	1%	0%	0%	4%
2016	90%	0%	0%	0%	1%	0%	0%	9%

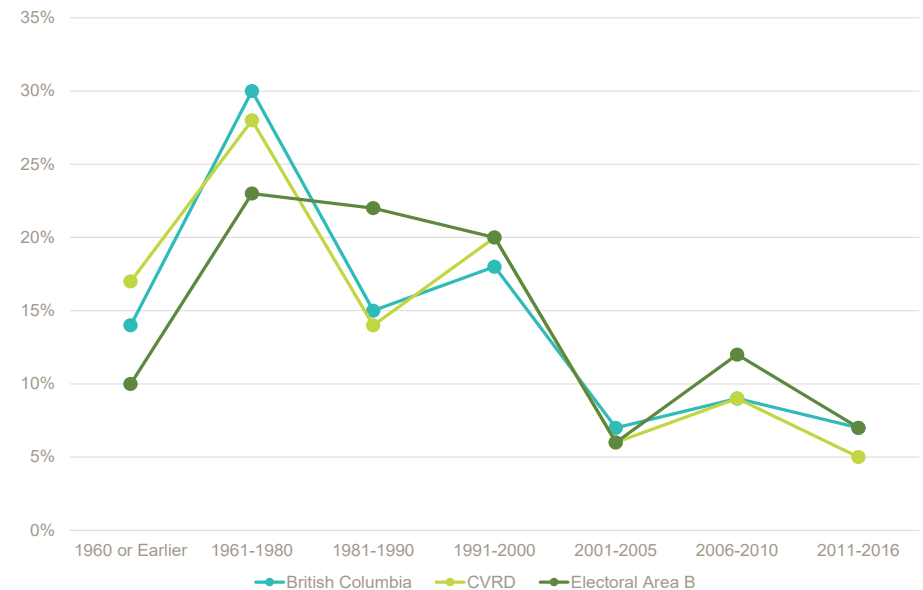
DWELLING AGE

Electoral area B has a disproportionate number of housing units built in the 1981 - 1990 range compared to British Columbia and the CVRD, and a lower percentage of housing units built in 1980 or earlier.

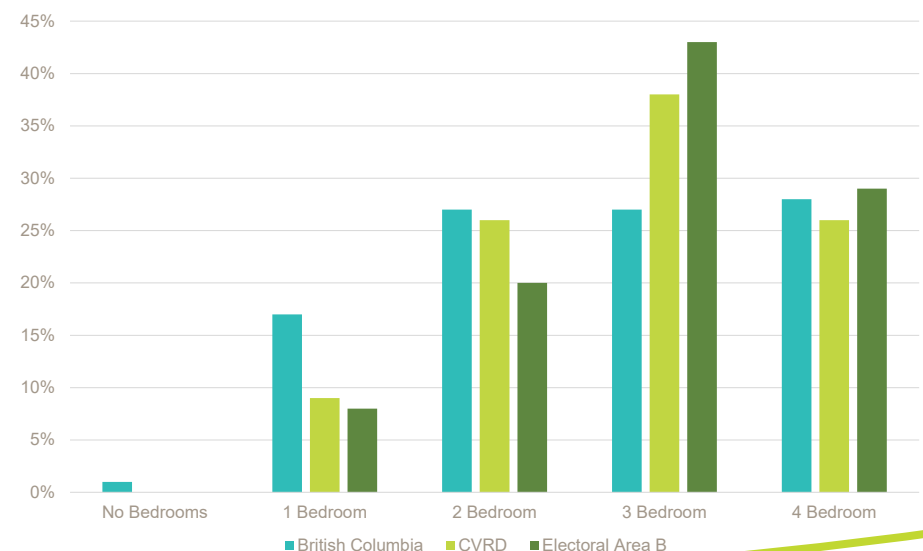
BEDROOM NUMBER

Electoral area B has similar range of dwelling sizes as the CVRD, with a higher share of three-bedroom units and lower share of one-bedroom and four-bedroom units than the CVRD. The CVRD has a much higher share of three-bedroom units and a much lower share of one-bedroom units than BC.

Share of Dwellings by Year of Construction in 2016



Composition of Housing Stock by Room Count and Jurisdiction in 2016



NON-MARKET HOUSING

Electoral area B has no non-market units and 28 households receiving rent assistance in the private market from BC Housing.

Non-Market Rental: Housing with rents lower than average rates in private market rental housing. Includes the Rental Assistance Program, a type of rent supplement that BC Housing offers to eligible low-income families.

MARKET RENTAL HOUSING

There is limited data on the supply of market rental housing, and most of the supply is likely provided through the secondary rental market.

Market Rental: Units available for rent in the private market without subsidy provided by the government.

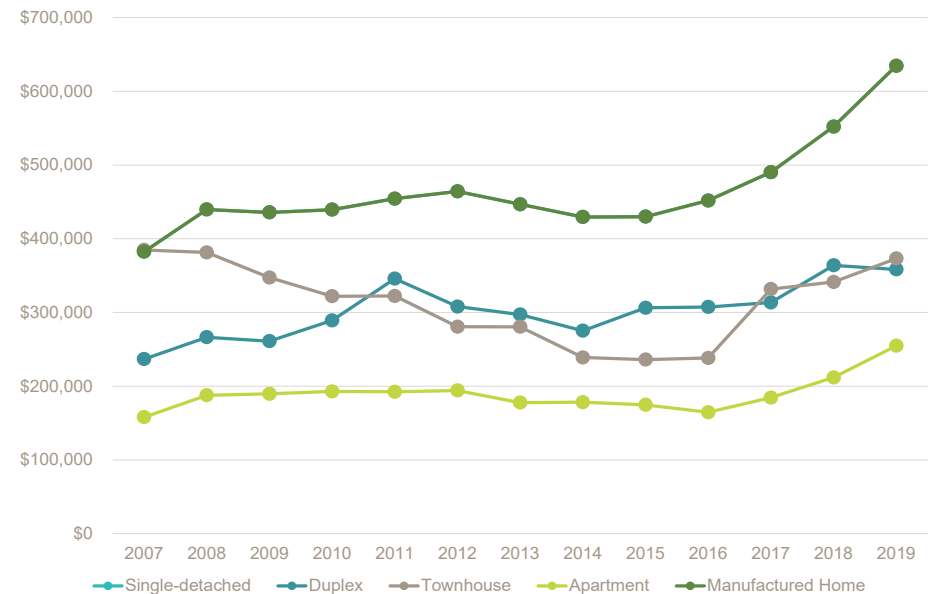


Secondary Rental: Any rental property with only one or two self-contained residential rental units, including units within dwellings.

MARKET OWNERSHIP HOUSING

Single-detached homes have been the most desirable and expensive form of housing, followed by apartments and duplexes. From 2017 to 2019, prices increased considerably each year for single-detached and manufactured homes and increased intermittently for apartments and duplexes. This suggests that since 2017 the electoral area's supply of available land has been insufficient to meet growing demand for single-detached and manufactured homes.

Average Value per Dwelling Unit by Type in Electoral Area B



PROJECTIONS

HOUSEHOLD PROJECTIONS

Between 2019 and 2025, electoral area B is expected to grow from 3,176 households to 3,897 households, an increase of 23% in six years, which would be faster than the 19% growth observed between 2006 and 2016.

Projected Households from 2019 - 2025

	2019 (Estimate)	2025 (Projection)	2019-2025 Growth
Electoral Area B	3,176	3,897	15%
Cowichan Valley	34,744	39,967	23%

POPULATION PROJECTIONS

Between 2019 and 2025, electoral area B is expected to grow from 8,512 residents to 10,090 residents, an increase of 19% in six years.

Projected Population from 2019 - 2025

	2019 (Estimate)	2025 (Projection)	2019-2025 Growth
Electoral Area B	8,512	10,090	19%
Cowichan Valley	80,404	93,071	16%

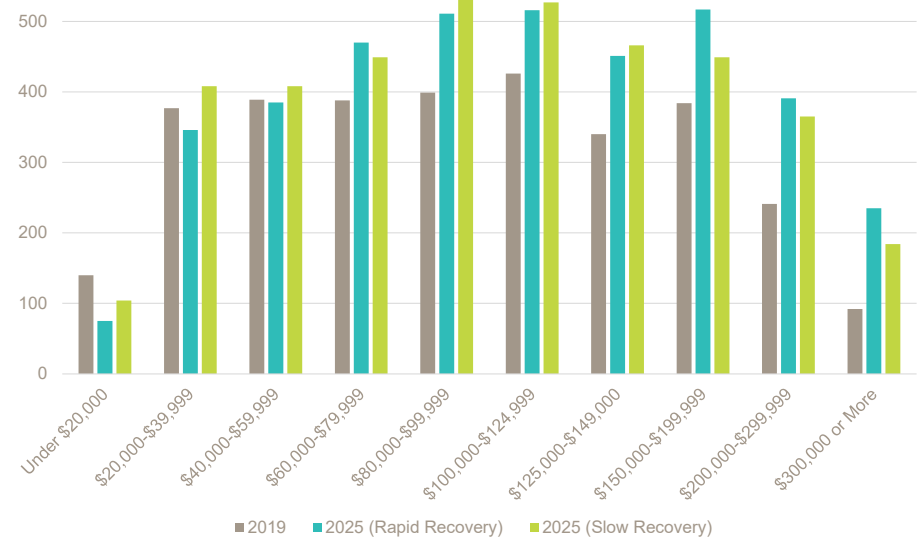
TENURE PROJECTIONS

Based on the income projection, the percentage of renters (19% of households) compared to owners (81% of households) is not anticipated to change significantly in electoral area B.

HOUSEHOLD INCOME PROJECTIONS

Due to the uncertainty of COVID-19, two income projections were done to 2025. One projection assumes a rapid economic recovery from the COVID-19 pandemic, while the other assumes a slower economic recovery. In 2025 (and in 2025 dollars), electoral area B is expected to have a median household income of \$126,249 in the rapid recovery scenario or \$59,999 in the slow recovery scenario.

Estimated Number of Households by Income Bracket in 2019 and 2025 by Scenario



HOUSING NEEDS

PROJECTION OF HOUSING NEED BY NUMBER OF BEDROOMS

Many households possess more bedrooms than they need, according to the National Occupancy Standard's definition of suitable housing. It is projected that by 2025 electoral area B will need an additional 721 units of housing, most of which need only be one-bedroom units.

Projection of Housing Needs by Number of Bedrooms

	2019	2025	Projected Units
Electoral Area B			
1 Bedroom	1,784	2,313	529
2 Bedrooms	530	622	92
3+ Bedrooms	862	963	101
Total:	3,176	3,897	721

Suitable Housing: Suitable housing has enough bedrooms for the size and composition of resident households, according to National Occupancy Standard (NOS) requirements.

HOMELESSNESS

There are no emergency shelters or long-term options for those experiencing homelessness in electoral area B. As a result, many people are seeking shelter outside of their communities.

Housing for the Homeless: Housing or rent supplement for people who are at risk of homelessness or formerly homeless. This type of housing includes on- or off-site support services to help people move toward independence and self-sufficiency.

The Province has committed to addressing housing and support needed for people who are homeless. There are more than 11,000 subsidized units, rent supplements and emergency shelter spaces for people who are homeless or at risk of homelessness across BC. In addition, a number of programs have been created to provide help to those who need it most. To learn more about these programs follow this link:

<https://www2.gov.bc.ca/gov>



NON-MARKET HOUSING

BC Housing breaks down the types of housing support it provides into four high-level categories: emergency shelter and housing for the homeless, transitional supported and assisted living, independent social housing and rent assistance in the private market. Seniors make up the largest funding group in the three largest high-level categories and therefore receive the majority of BC Housing support in the CVRD.

The market will struggle to provide new housing that is affordable for lower income households in electoral area B. Households with incomes below approximately \$57,000 will not be able to afford renting new market rental homes.

Number of Units Under BC Housing Administration by Service Allocation Group in 2020

Emergency Shelters & Housing for the Homeless	Electoral Area B	CVRD
Homeless Housed	0	24
Homeless Rent Supplements	0	55
Homeless Shelters	0	15
SUBTOTAL	0	94

Independent Social Housing	Electoral Area B	CVRD
Low Income Families	0	136
Low Income Seniors	0	273
SUBTOTAL	0	409

Transitional Supported & Assisted Living	Electoral Area B	CVRD
Frail Seniors	0	118
Special Needs	1	47
Women and Children Fleeing Violence	0	10
SUBTOTAL	1	175

Rent Assistance in Private Market	Electoral Area B	CVRD
Rent Assistance for Families	15	188
Rent Assistance for Seniors	13	466
SUBTOTAL	28	654

THE HOUSING CONTINUUM



MARKET RENTAL HOUSING

Renter households in electoral area B making less than \$48,400 per year tend to spend more than 30% of their annual income on housing expenses, placing these households in core housing need. Renter households making less than \$26,600 per year tend to spend more than 50% of their annual income on housing expenses, placing them in extreme core housing need. This analysis suggests that 30% of electoral area B's renter households are in core housing need and 12% are in extreme core housing need.

Estimated Housing Costs Versus Household Income for Renter Households

	Household Income	30% of Income	50% of Income	Estimated Housing Cost
Electoral Area B				
	\$20,000	\$6,000	\$10,000	\$12,775
	\$40,000	\$12,000	\$20,000	\$13,855
	\$60,000	\$18,000	\$30,000	\$15,441
	\$80,000	\$24,000	\$40,000	\$17,214
	\$100,000	\$30,000	\$50,000	\$18,853
	\$120,000	\$36,000	\$60,000	\$20,166
	\$140,000	\$42,000	\$70,000	\$21,117
	\$160,000	\$48,000	\$80,000	\$21,803
	\$180,000	\$54,000	\$90,000	\$22,267
	\$200,000	\$60,000	\$100,000	\$22,571
	\$220,000	\$66,000	\$110,000	\$22,779
	\$240,000	\$72,000	\$120,000	\$22,924
	\$260,000	\$78,000	\$130,000	\$23,079
	\$280,000	\$84,000	\$140,000	\$23,079
	\$300,000	\$90,000	\$150,000	\$23,109

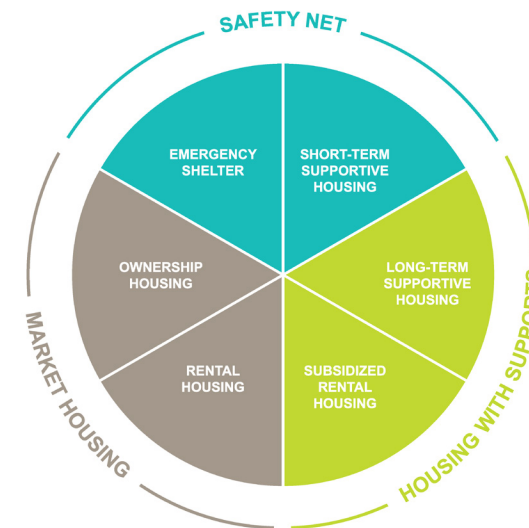
Teal items indicate that housing costs for this group in this jurisdiction exceed the 30% affordability threshold.

Core Housing Need: A household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and if the household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that meets all three housing standards.

Extreme Core Housing Need: Those who meet the definition of core housing need and spend 50% or more of their income on housing.

MARKET OWNERSHIP

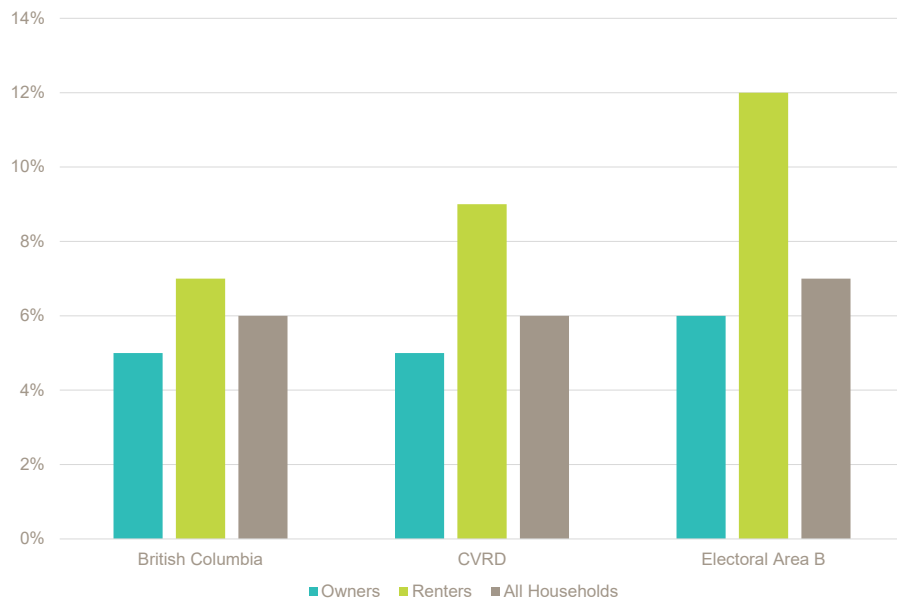
The majority of owner households with mortgages in electoral area B making below \$60,300 per year spend more than 30% of their annual income on housing expenses, placing these households in core housing need. This analysis suggests that 18% of electoral area B's owner households are in core housing need, in line with trends evident in the census (19% in 2006 and 2011, then 16% in 2016).



HISTORIC AND CURRENT HOUSING CONDITION (ADEQUACY)

Adequacy of housing in electoral area B is similar to the CVRD and British Columbia, with more renters (12%) living in housing below adequacy standards than owners (6%).

Share of Households by Tenure Below Adequacy Standard (Major Repairs Required) in 2016



HISTORIC AND CURRENT OVERCROWDING (SUITABILITY)

Overcrowding is less of an issue in area B than it is in the rest of BC. Compared to BC, households in the CVRD are less crowded for both tenure groups, and improvement was also observed for owners from 2% to 1%, and from 8% to 6% for renters.

HISTORIC AND CURRENT AFFORDABILITY

Compared to the CVRD, affordability in electoral area B is slightly worse for owners (16%–19%) and slightly better for renters (35% in 2006, decreasing to 30% in 2011 and 2016), to produce an overall share of 18-20% of households facing affordability challenges.

CORE HOUSING NEED AND EXTREME CORE HOUSING NEED

Twenty percent of electoral area B's households are in core housing need and 2% are in extreme core housing need. This is in line with the rates reported in the last several censuses, which showed a downward trend from 21% in 2006 to 20% in 2011 and 18% in 2016.



AFFORDABILITY OF NEW DEVELOPMENT

FINANCIAL ANALYSIS RESULTS

The analysis reviewed the incomes required and percentages of households that will be able to afford buying or renting in new developments in electoral area B in 2020 and 2025.

Based on a calculation of the household income that would be required to purchase or rent a new unit in 2025 paying no more than 30% of one's income on housing expenses, the capacity of electoral area B's households to afford new construction was calculated. The capacity will increase slightly in the rapid recovery scenario and will decrease slightly in the slow recovery scenario.

The overall difference between the two scenarios is minor, suggesting that the electoral area's housing market is unlikely to be severely impacted by the COVID-19 pandemic. Townhomes will tend to increase in cost faster than the region's incomes, and apartments will tend to increase in cost more slowly: this is probably the result of townhomes being in such short supply and high demand versus apartments which are much less desirable in this part of Vancouver Island.

The Most Affordable New Units by Type and Tenure in 2020 and 2025

	Sale Price (2020)	Sale Price (2025)	Monthly Rental Rate (2020)	Monthly Rental Rate (2025)
Single-Detached	\$651,000	\$747,000	-	-
Townhouse	\$449,000	\$525,000	\$1,670	\$2,035
Apartment	\$320,000	\$363,000	\$1,180	\$1,400

Minimum Household Income Required to Purchase or Rent a New Home by Unit Type in 2020

	Minimum Household Income	Share of Households
Single-Detached for Purchase	\$119,000	36%
Townhouse for Purchase	\$85,000	56%
Apartment for Purchase	\$63,000	69%
Townhouse for Rent	\$76,000	61%
Apartment for Rent	\$57,000	73%

Minimum Household Income Required to Purchase or Rent a New Home by Unit Type in 2025

	Minimum Household Income	Share of Households	
		Rapid Recovery	Slow Recovery
Single-Detached for Purchase	\$135,000	36%	33%
Townhouse for Purchase	\$98,000	55%	53%
Apartment for Purchase	\$71,000	73%	70%
Townhouse for Rent	\$91,000	60%	57%
Apartment for Rent	\$66,000	76%	73%

ELECTORAL AREA B - SHAWNIGAN LAKE
SUB-REGIONAL SNAPSHOT
JANUARY 2021

FOR THE FULL REPORT SEE:
HOUSING NEEDS ASSESSMENT
COWICHAN VALLEY REGIONAL DISTRICT
(CVRD.CA)

