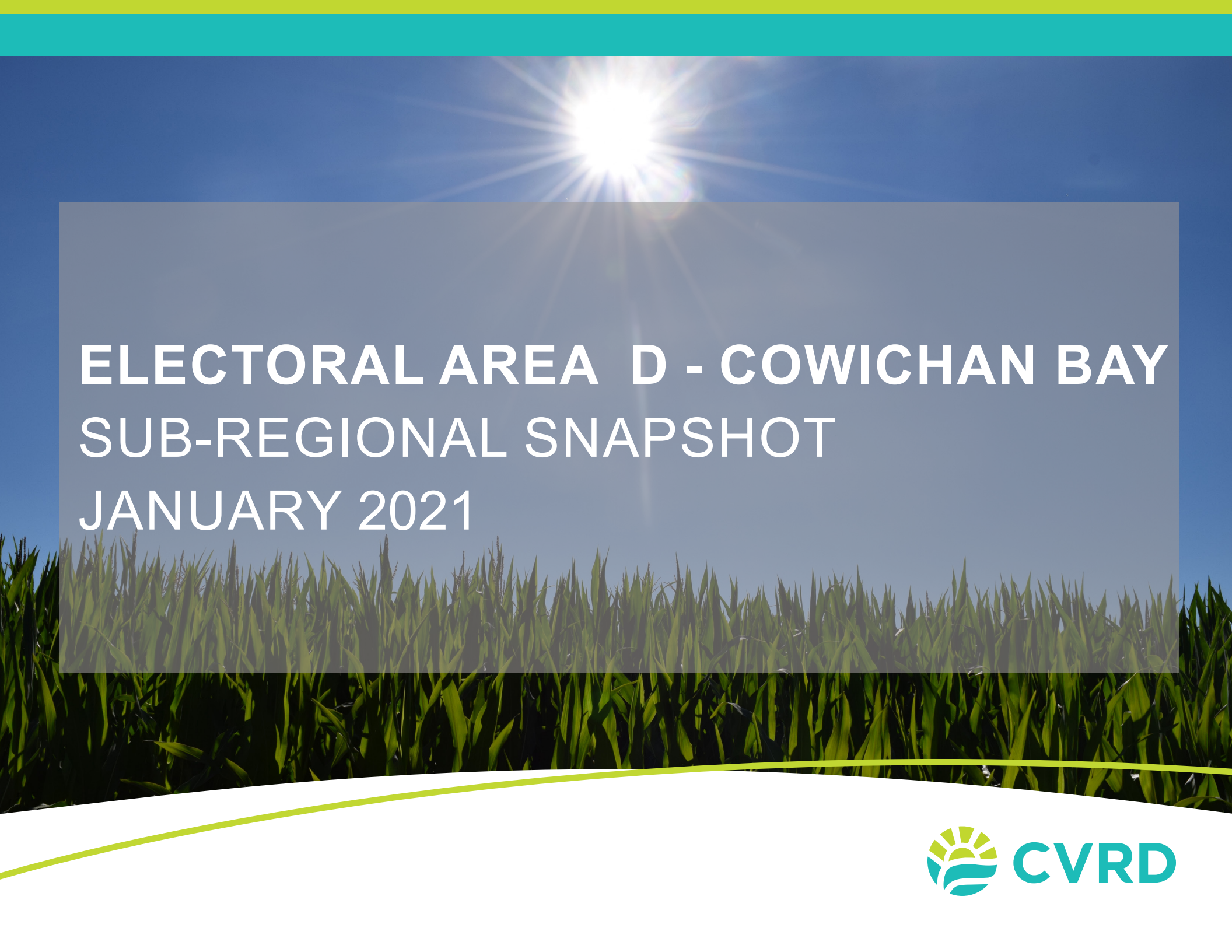




ELECTORAL AREA D - COWICHAN BAY SUB-REGIONAL SNAPSHOT JANUARY 2021

MAP OF CVRD

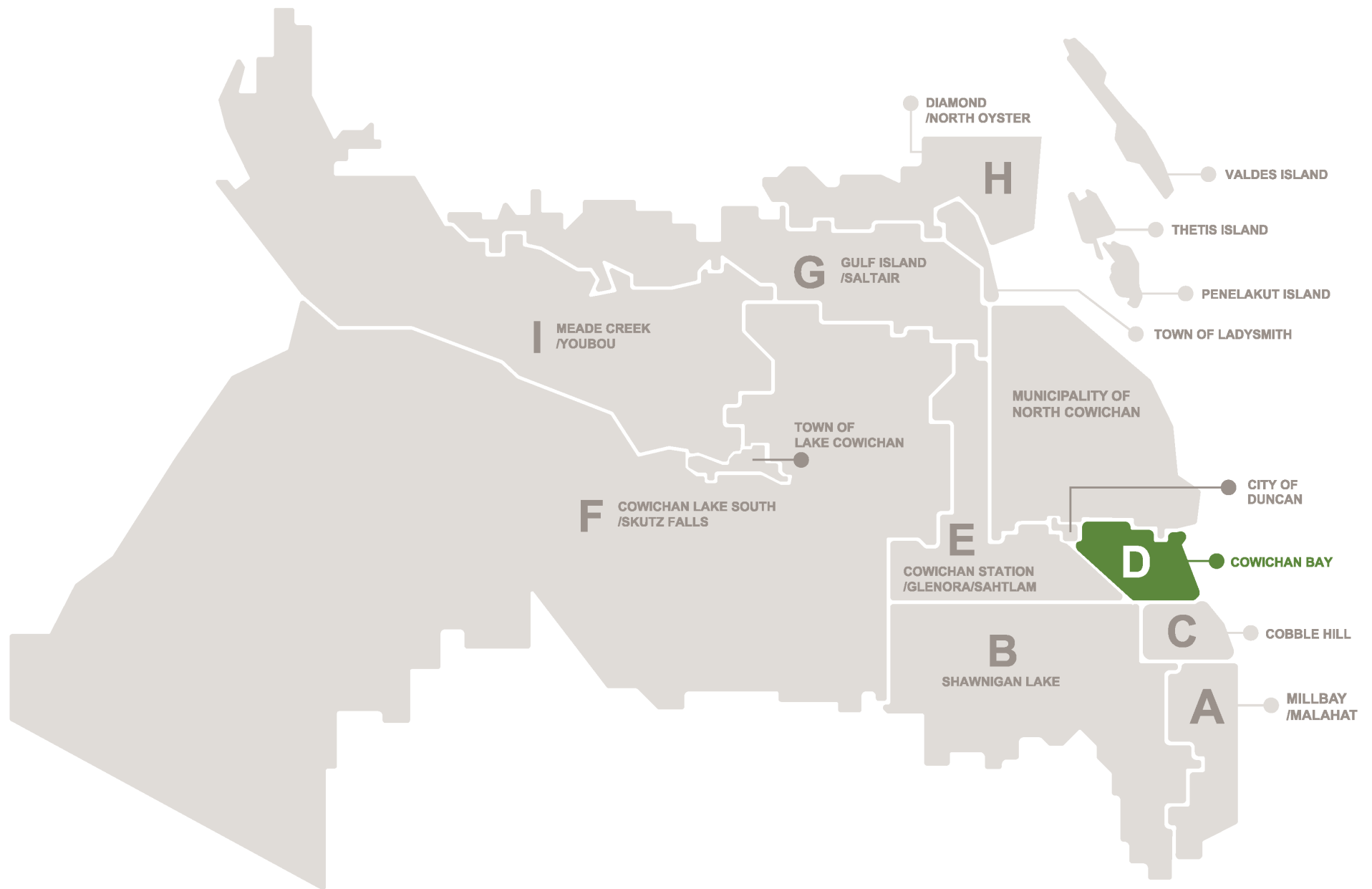


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INTRO/BACKGROUND

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 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 D – Cowichan Bay. For a more in-depth look at the full Housing Needs Report for electoral area D or to check out the project webpage, visit the following link: [Housing Needs Assessment | Cowichan Valley Regional District \(cvrd.ca\)](https://www.cvrld.ca/housing-needs-assessment)



DEMOGRAPHIC PROFILE

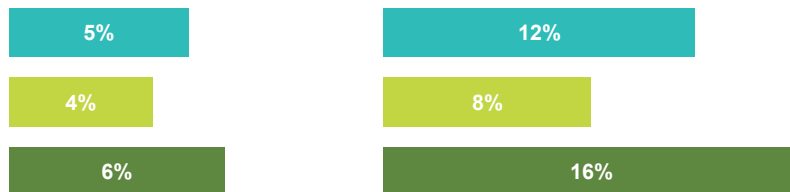
POPULATION GROWTH

Area D is the fastest growing electoral area. Its population grew from 2,705 residents in 2006 to 3,190 in 2016. From 2006–2016, BC grew in population from 4.1 million to 4.6 million, an increase of 12%. By comparison, the CVRD grew somewhat slower, from 75,000 to 82,000 for a total of 8% growth during this decade.

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 D	2,705	3,020	3,190

2011 - 2016 Growth Vs. 2006 - 2016 Growth



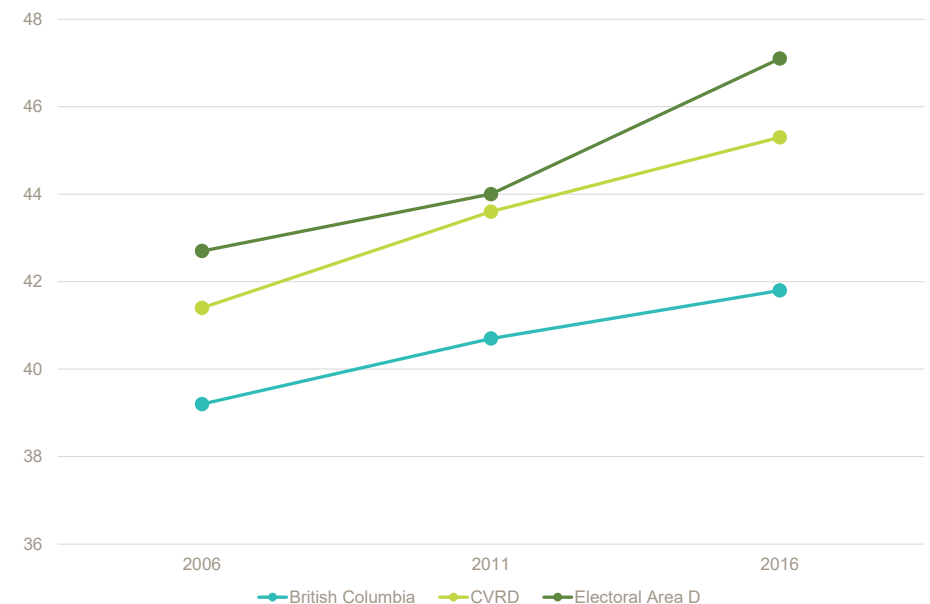
UNHOUSED POPULATION

It can be hard to locate and count homeless 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 D. Many people who are homeless in the CVRD tend to stay close to a community hub, such as Cowichan Bay Village, where they can access vital services.

AGE

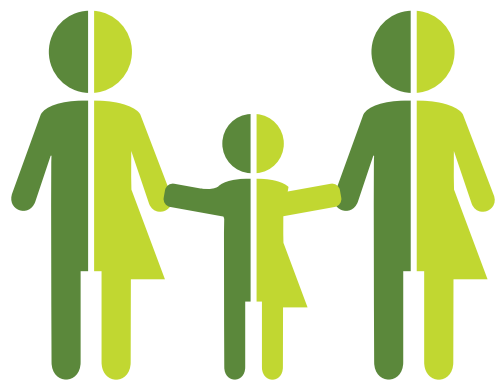
Electoral area D is older and aged faster than the CVRD and British Columbia. Its average age increased from 42.7 to 47.1 from 2006 to 2016.

Average Age

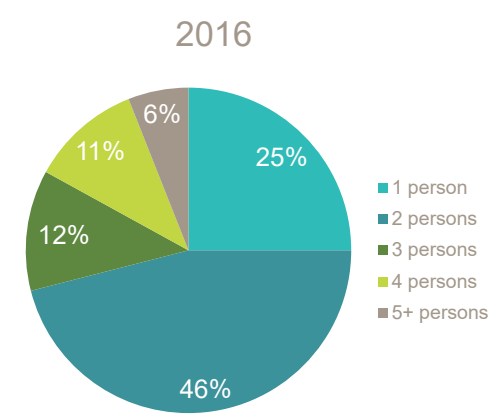
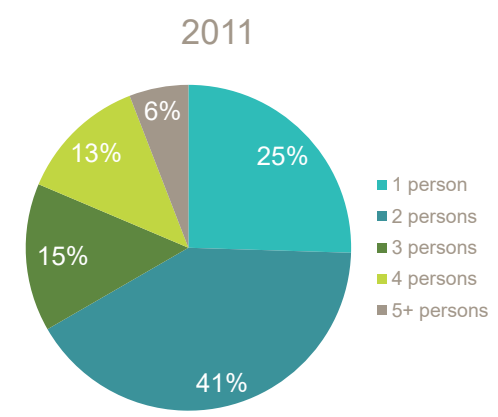
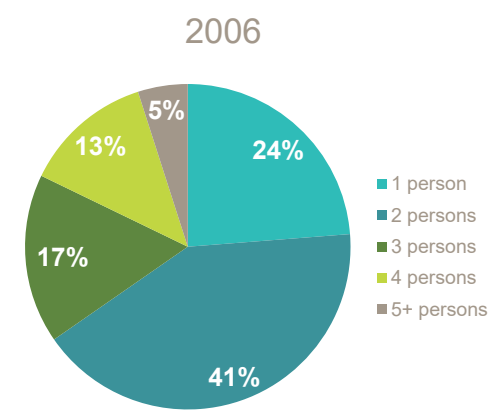
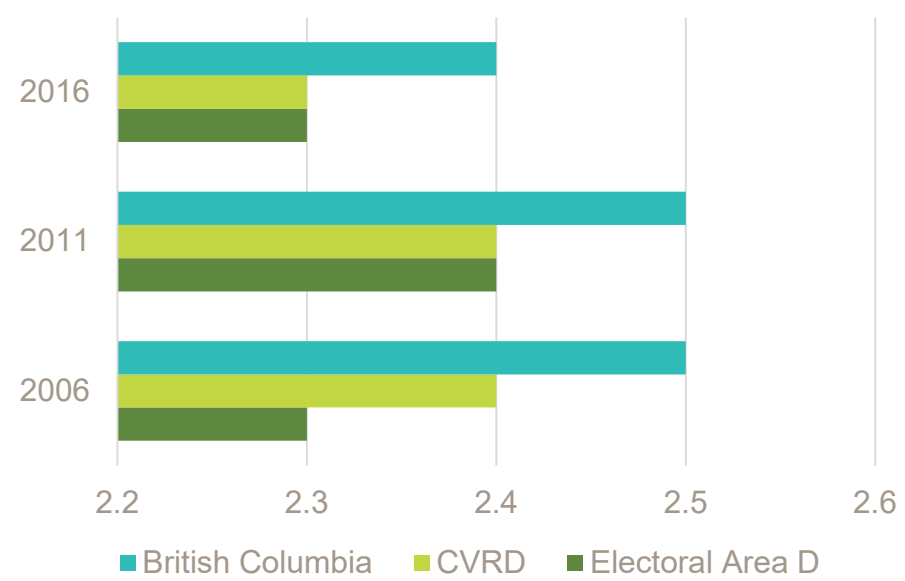


HOUSEHOLD SIZE

Household sizes in BC and throughout the CVRD decreased from 2006-2016. In general, jurisdictions with smaller households tend to be more senior in age. The average household size in electoral area D has remained consistent from 2006-2016 at 2.3 people per household.



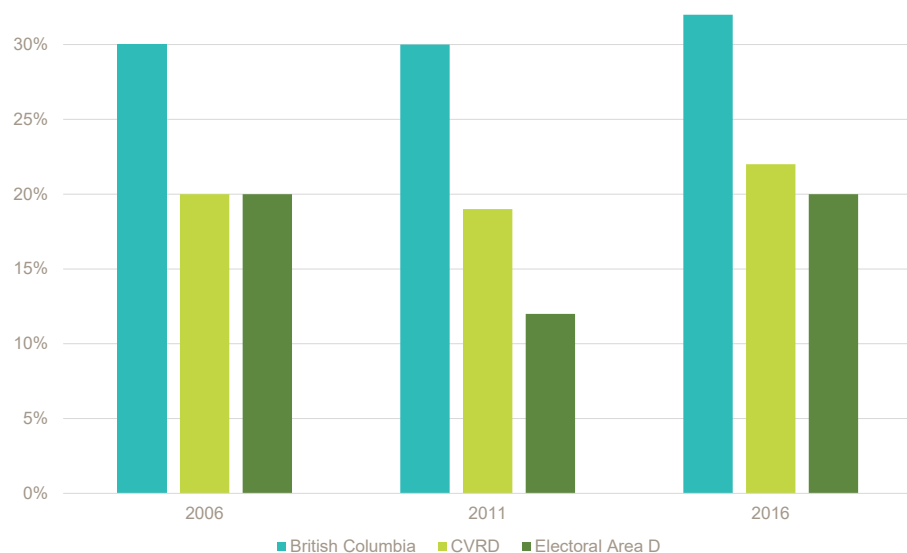
Average Household Size by Jurisdiction Over Time from 2006 - 2016



TENURE

Twenty percent of residents rent their dwelling (2016). This number is lower than both the CVRD average (22%) and provincial average (32%), but has increased from 12% in 2011. As a share of all households, renter households in subsidized housing in British Columbia made up 4% in both 2011 and 2016. In the CVRD, they make up a lower and decreasing share of households (from 3% in 2011 to 2% in 2016). In area D, renter households in subsidized housing make up 1% of households, increasing from 0% in 2011.

Share of Households Renting from 2006 - 2016



Renters in Subsidized Housing as a Share of Total Households

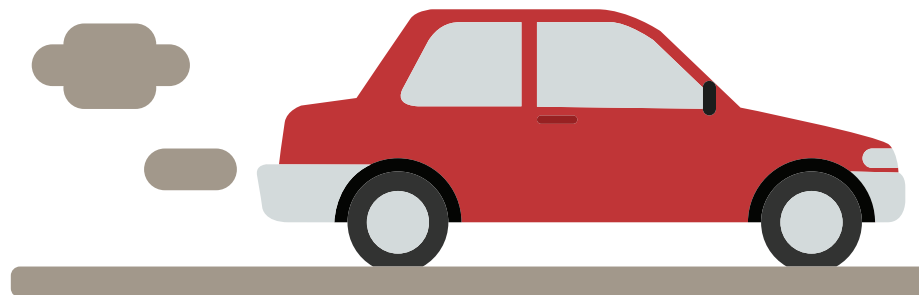
	2011	2016
British Columbia	4%	4%
CVRD	3%	2%
Electoral Area D	0	1%

TRANSPORTATION

Electoral area D has four routes delivered through a partnership between BC Transit, the Cowichan Valley Regional District, its member municipalities and local transit operators. Overall, Cowichan Bay Village has the potential of providing residents more affordable mobility options; however, the low frequency of buses and lack of cycling facilities mean the large majority of residents must travel by car to perform their daily activities—90% of commuters used a private automobile to get to work—which can increase the costs of living in electoral area D.

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

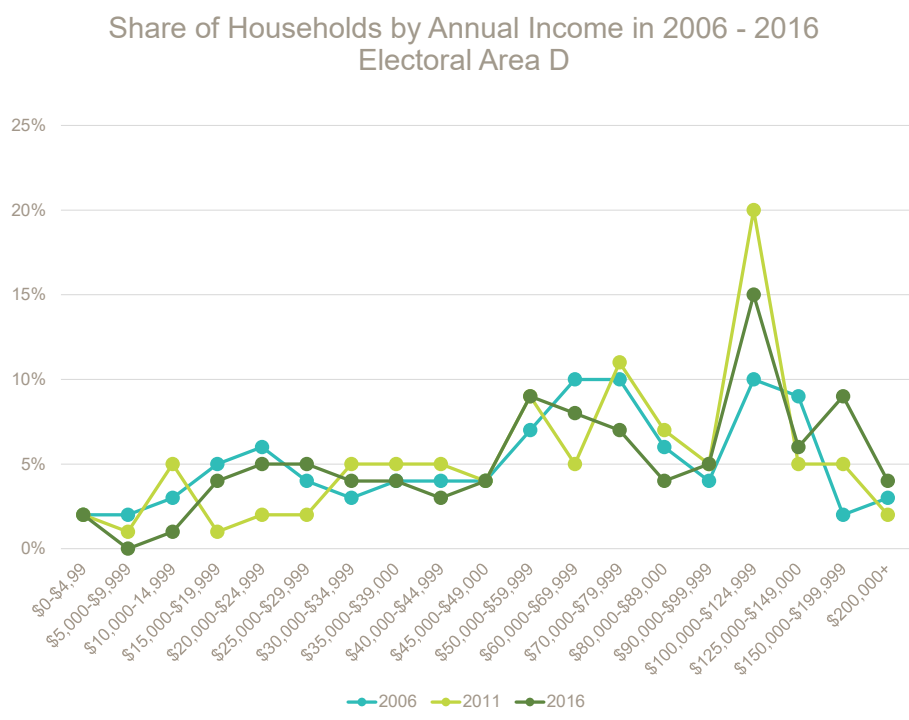
	Rides	Annual Trips
Conventional Routes		
Eagle Heights	12,414	1,674
Mill Bay (Telegraph)	29,079	2,292
Mill Bay (Shawnigan Lake)	29,340	1,961
Commuter Routes		
Duncan/Victoria	55,302	--



INCOME AND ECONOMY

HOUSEHOLD INCOME

The median household income in area D dropped from \$74,561 in 2011 to \$70,220 in 2016. Nevertheless, area D remains one of the more affluent areas within the CVRD and on par with the provincial average.

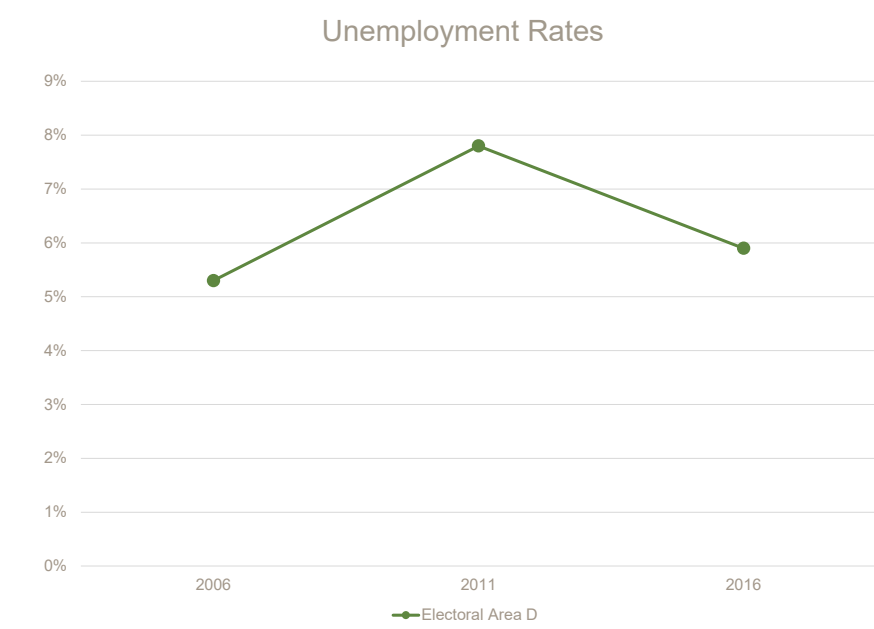


Average Annual Income in 2006 - 2016

	2006	2011	2016
Electoral Area D	\$62,015	\$74,561	\$70,220

EMPLOYMENT

The labour force includes those employed or unemployed but looking for employment. The most current census data indicates 1,605 people are apart of the labour force in area D. This number has been increasing since 2006. Electoral area D has one of the lowest unemployment rates in the region at 5.9% (2016). The participation rate (total number of people or individuals who are currently employed or in search of a job) in area D is 57.8% and has been declining since 2006.



INDUSTRY

In 2016, the top three employment sectors in electoral area D were health care and social assistance (14%), retail (13%) and educational services (10%).

HOUSING PROFILES

DWELLING TYPES

Eighty percent of all dwellings in area D are single-detached dwellings. This is almost double the provincial average (44%), and higher than the regional average (73%). Apartment buildings (1-4 storeys) account for 5% of total housing types in area D (2016), well below the provincial average of 20%.

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	88%	1%	0%	3%	3%	3%	0%	3%
2011	86%	0%	0%	4%	0%	2%	0%	8%
2016	80%	1%	1%	3%	1%	5%	0%	10%

DWELLING AGE

The majority of homes in area D were built between 1961 and 1980. Growth during this period surpassed the provincial and regional average by 9% and 11%, respectively.

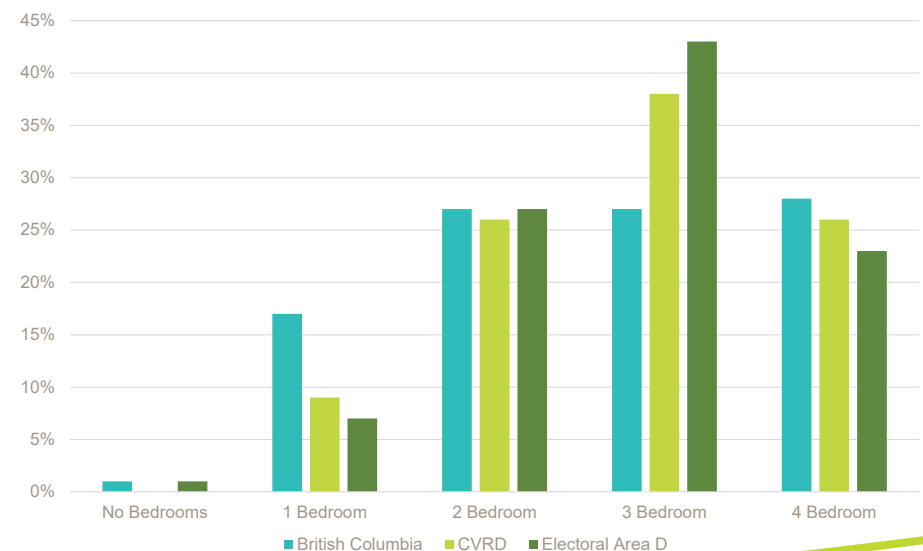
BEDROOM NUMBER

Sixty-six percent of single-family dwellings in area D have three or more bedrooms. Compared to BC, the CVRD has a much higher share of three-bedroom apartments (39%) and a much lower share of one-bedroom apartments (9%) but similar shares of two-bedroom and four-plus-bedroom apartments.

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 D has no non-market units and 18 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

Most of the rental stock is provided through the secondary rental market (e.g., owners renting condominium apartments, houses, etc.). There is limited information on the secondary rental market in Canada, including electoral area D, so the true size of the rental market is hard to determine.

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

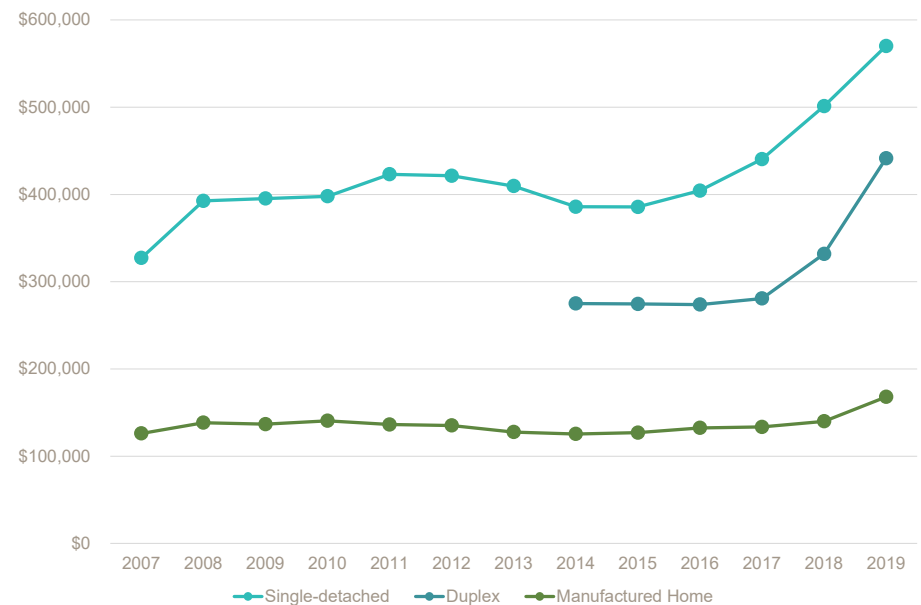


Secondary Rental: Any rental property with only one or two self-contained residential rental units, including units within dwellings.

MARKET OWNERSHIP HOUSING

Single-detached homes and townhomes have been the most desirable and expensive form of housing. Duplexes have been valued similarly to townhomes, followed by apartments and finally manufactured homes. This market saw price stability from 2007 to 2016 as Vancouver Island's economy gradually recovered from the financial crisis of 2008. From 2017 to 2019, prices increased considerably each year for single-detached homes, townhomes, and duplexes.

Average Value per Dwelling Unit by Type in Electoral Area D



PROJECTIONS

HOUSEHOLD PROJECTIONS

Between 2019 and 2025, electoral area D is expected to grow from 1,389 households to 1,675 households, an increase of 21% in six years, which would be slightly faster than the 20% growth observed between 2006 and 2016.

Projected Households from 2019 - 2025

	2019 (Estimate)	2025 (Projection)	2019-2025 Growth
Electoral Area D			
	1,389	1,675	21%
Cowichan Valley			
	34,744	39,967	15%

POPULATION PROJECTIONS

Between 2019 and 2025, electoral area D is expected to grow from 3,278 residents to 3,952 residents, an increase of 21% in six years, which would be somewhat faster than the 18% growth observed between 2006 and 2016.

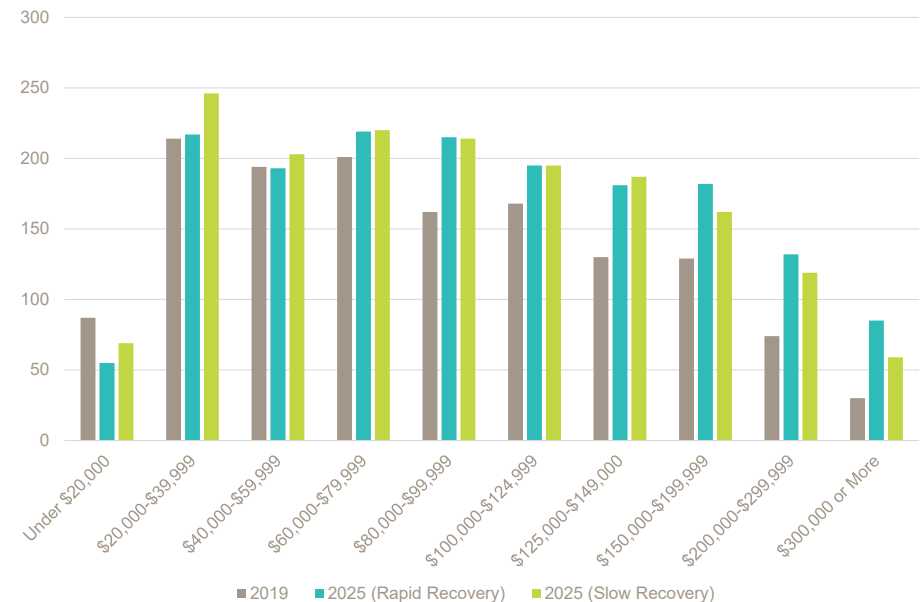
Projected Population from 2019 - 2025

	2019 (Estimate)	2025 (Projection)	2019-2025 Growth
Electoral Area D			
	3,278	3,952	21%
Cowichan Valley			
	80,404	93,071	16%

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 D is expected to have a median household income of \$94,202 in the rapid recovery scenario or \$89,282 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 D will need an additional 286 units of housing, most of which should be one-bedroom units.

Projection of Housing Needs by Number of Bedrooms

	2019	2025	Projected Units
Electoral Area D			
1 Bedroom	905	1,100	195
2 Bedrooms	201	256	55
3+ Bedrooms	283	319	36
Total:	1,389	1,675	286

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

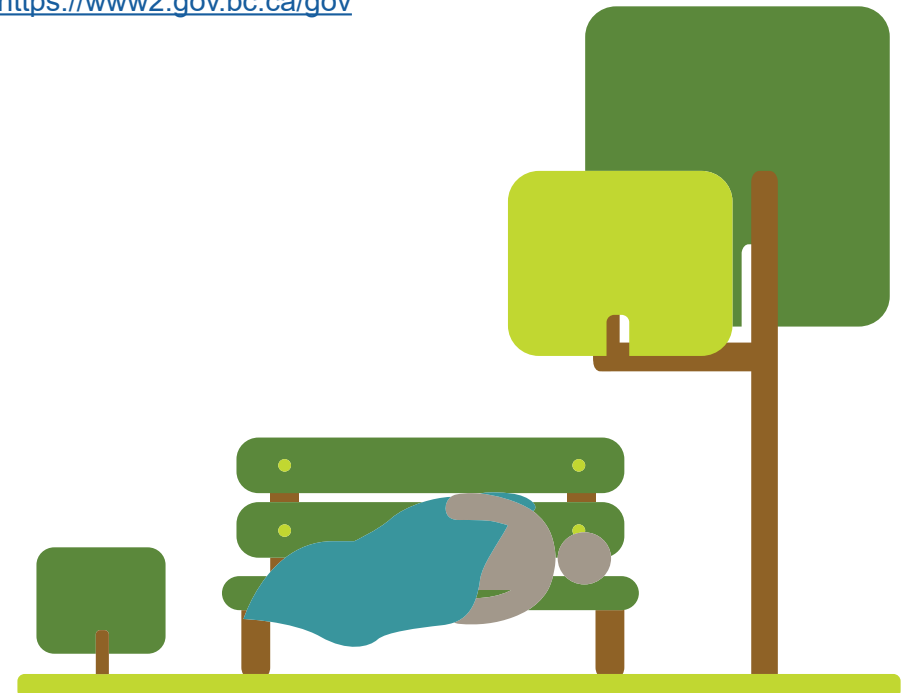
HOMELESSNESS

There are no emergency shelters or long-term options for those experiencing homelessness in electoral area D. 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 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 D. Households with incomes below approximately \$56,000 will not be able to afford renting market rental new homes.

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

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

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

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

Rent Assistance in Private Market	Electoral Area D	CVRD
Rent Assistance for Families	--	188
Rent Assistance for Seniors	--	466
SUBTOTAL	--	654

THE HOUSING CONTINUUM



MARKET RENTAL HOUSING

Renter households in electoral area D 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 48% of electoral area D's renter households are in core housing need and 23% 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 D				
	\$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

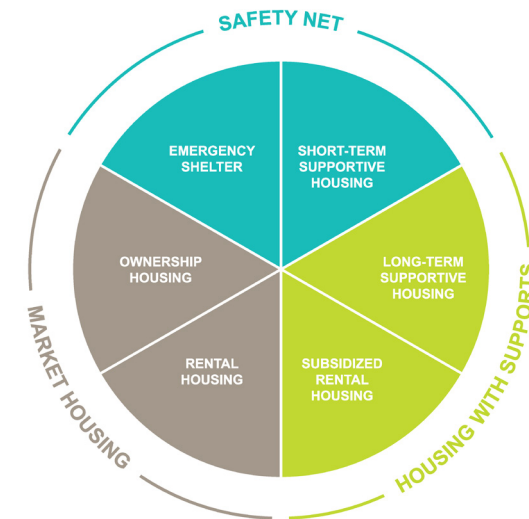
Teal items indicate that housing costs for this group in this jurisdiction exceed the 30% affordability threshold.

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 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

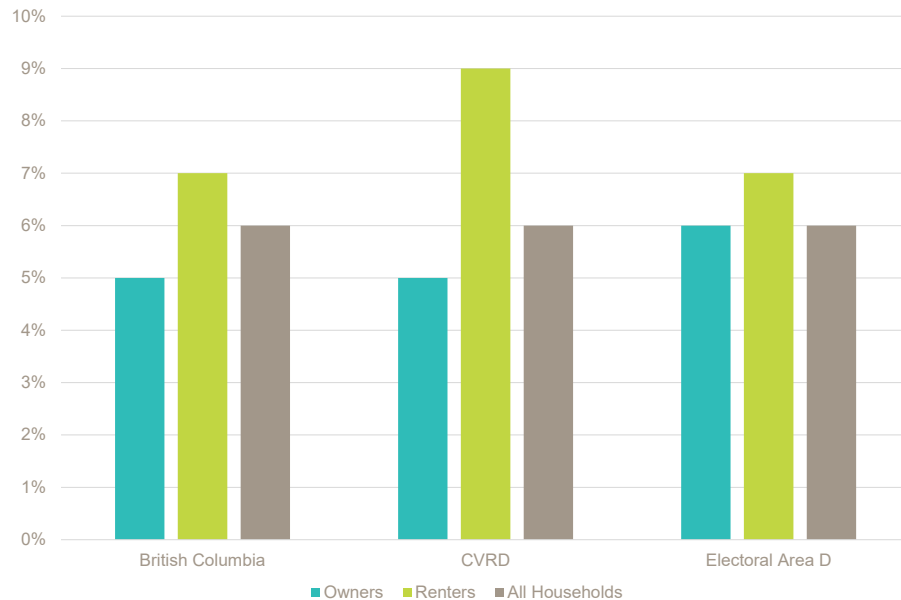
The majority of owner households with mortgages in electoral area D making between \$21,100 and \$61,600 per year spend more than 30% of their annual income on housing expenses, placing these households in core housing need. This analysis suggests that 15% of electoral area D's owner households are in core housing need, somewhat worse than the trend evident in the last censuses (13% in 2006 and 2011, then 11% in 2016).



HISTORIC AND CURRENT HOUSING CONDITION (ADEQUACY)

Adequacy of housing in electoral area D is similar to the CVRD and British Columbia, with 6% of households living in housing below adequate standards. Similar shares of renters (7%) and owners (6%) live in housing below adequacy standards. The share of owner households needing major repair increased from 4% 2006 to 6% in 2016 in electoral area D.

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



HISTORIC AND CURRENT OVERCROWDING (SUITABILITY)

Overcrowding is less of an issue in electoral area D than it is in the rest of BC. More renter households than owner households experience overcrowding (5% of renter households compared to 1% of owner households), but both renter and owners experience less overcrowding than the CVRD as a whole.

HISTORIC AND CURRENT AFFORDABILITY

Compared to the CVRD, the affordability situation in electoral area D is better for owners (11%–13%) and renters (23%–38%).

CORE HOUSING NEED AND EXTREME CORE HOUSING NEED

Twenty-two percent of electoral area D's households are in core housing need and 5% are in extreme core housing need. This is higher than reported in the last several censuses, which showed a downward trend from 19% in 2006 to 14% in 2011 and 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 D.

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 D's households to afford new construction was calculated. The capacity will increase 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	\$351,000	\$1,180	\$1,360

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 D - COWICHAN BAY
SUB-REGIONAL SNAPSHOT
JANUARY 2021

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

