



**ELECTORAL AREA F - COWICHAN LAKE
SOUTH/SKUTZ FALLS
SUB-REGIONAL SNAPSHOT
JANUARY 2021**

MAP OF CVRD

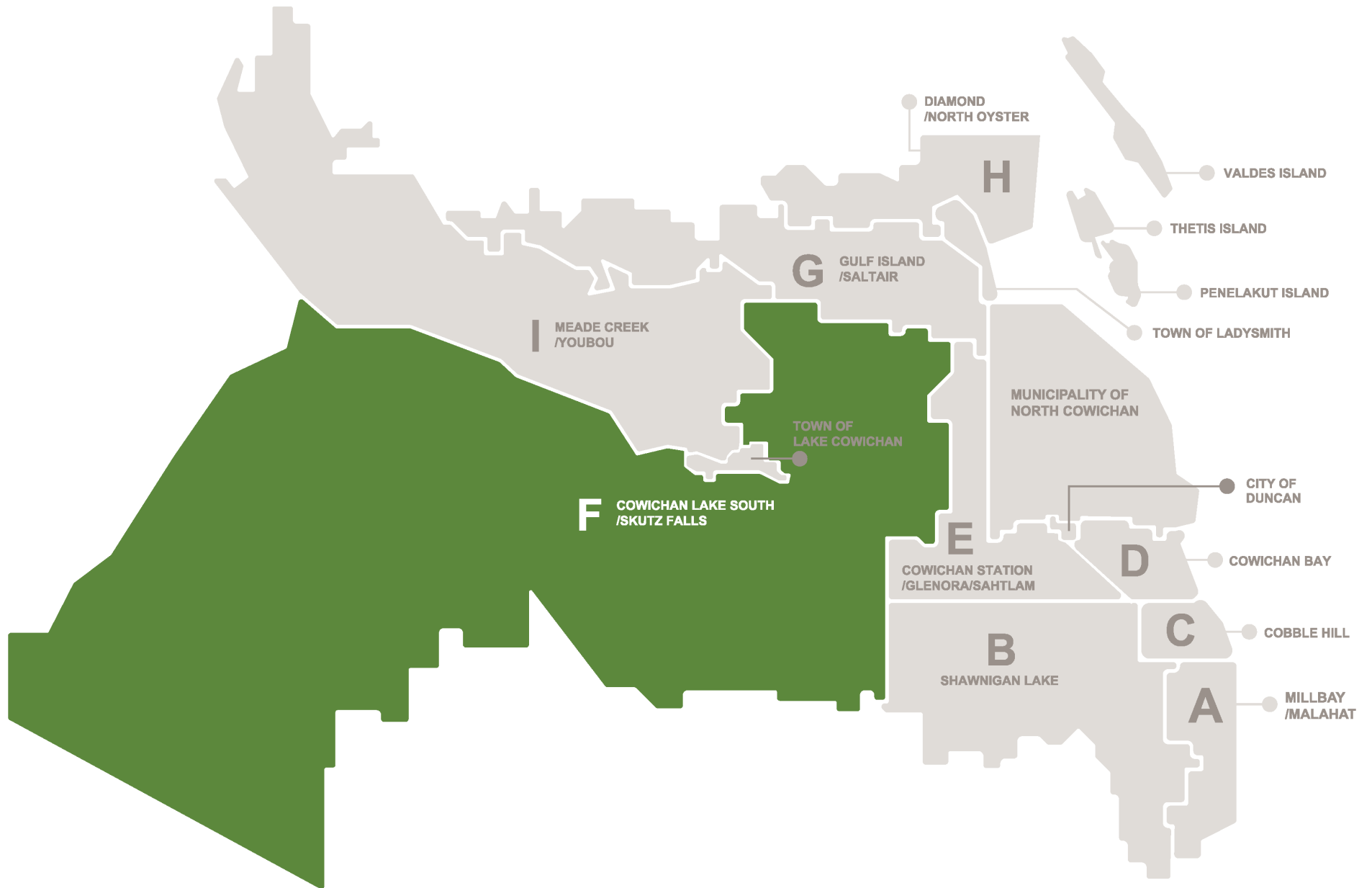


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INTRO/BACKGROUND

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?

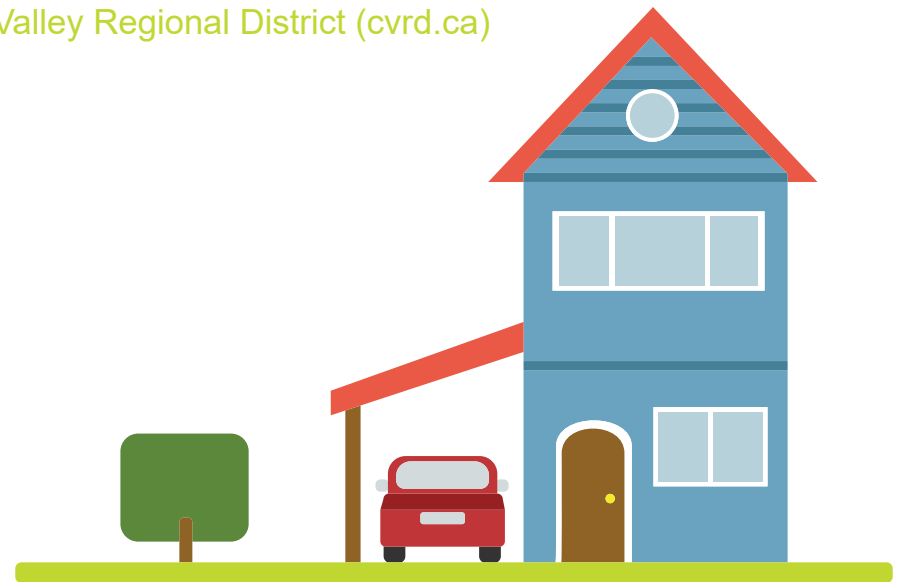
These and similar questions are on the minds of many British Columbians. In 2017, as a response to the housing crisis, the Province of British Columbia committed more than \$800 million to invest in affordable housing throughout the province.

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 sub-regional 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 F – Cowichan Lake South/ Skutz Falls. For a more in-depth look at the full Housing Needs Report for electoral area F 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

Electoral area F was one of only two jurisdictions in the CVRD to decrease in population from 1,735 people in 2006 to 1,605 in 2016. This represents a decline (-7%) between 2006 and 2016, although the population grew by 2% between 2011 and 2016.

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 F	1,735	1,570	1,605

2011 - 2016 Growth vs. 2006 - 2016 Growth



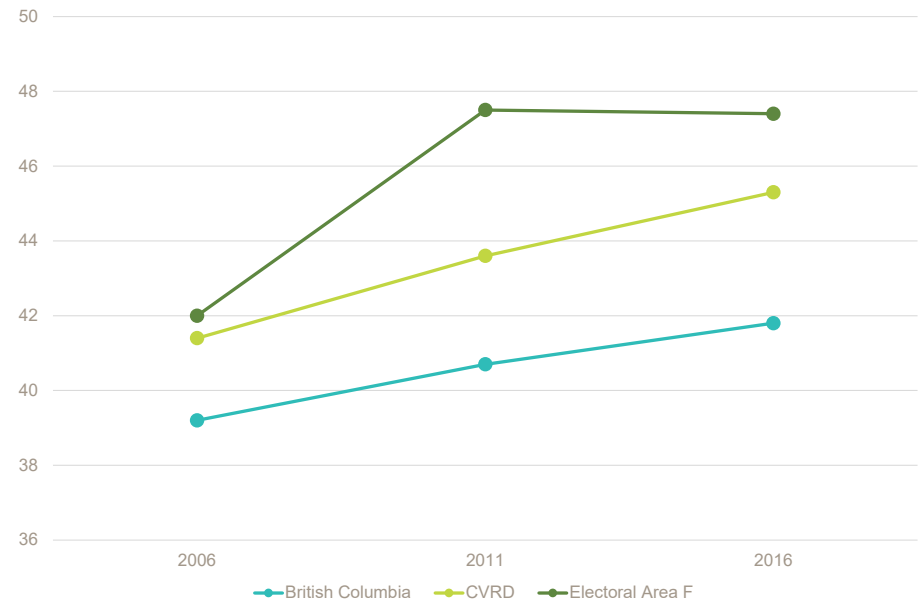
UNHOUSED POPULATION

It can be hard to locate and count people experiencing homelessness in rural areas. No data is available for area F from the 2017 Point-in-Time Homeless Count and Homeless Needs Survey Community Report. Many people who are homeless in the CVRD tend to stay close to a community hub where they can access vital services.

AGE

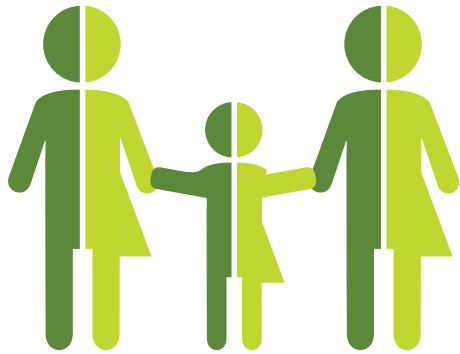
Electoral area F residents are older, on average, than CVRD residents. In 2016, the average age in area F was 47.4 years (an increase from 42 years of age in 2006), which is 2.1 years older than the CVRD's average age.

Average Age

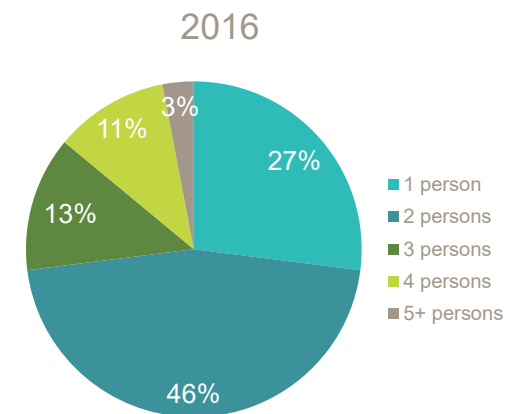
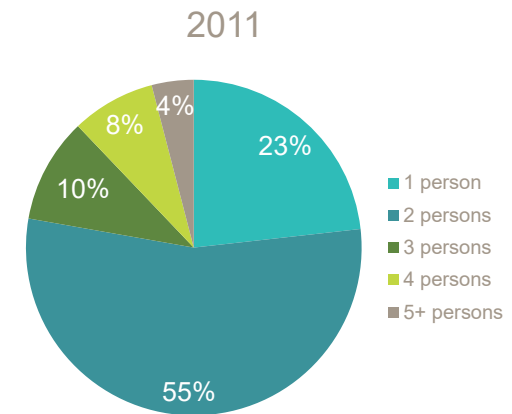
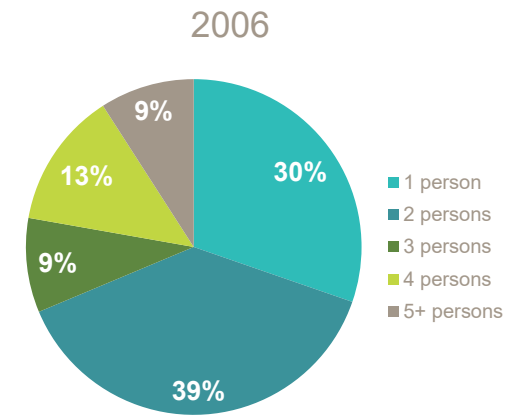
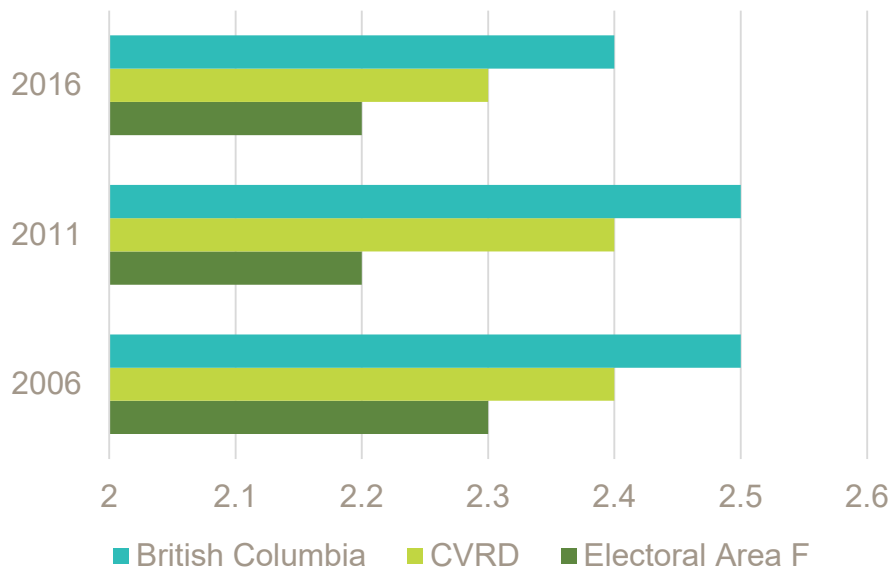


HOUSEHOLD SIZE

The average household size in electoral area F has decreased from 2.3 people per household in 2006 to 2.2 in 2016, consistent with change across the CVRD as a region. In general, jurisdictions with smaller households tend to be more senior in age composition. Household size in British Columbia and throughout the CVRD decreased from 2006 to 2016.



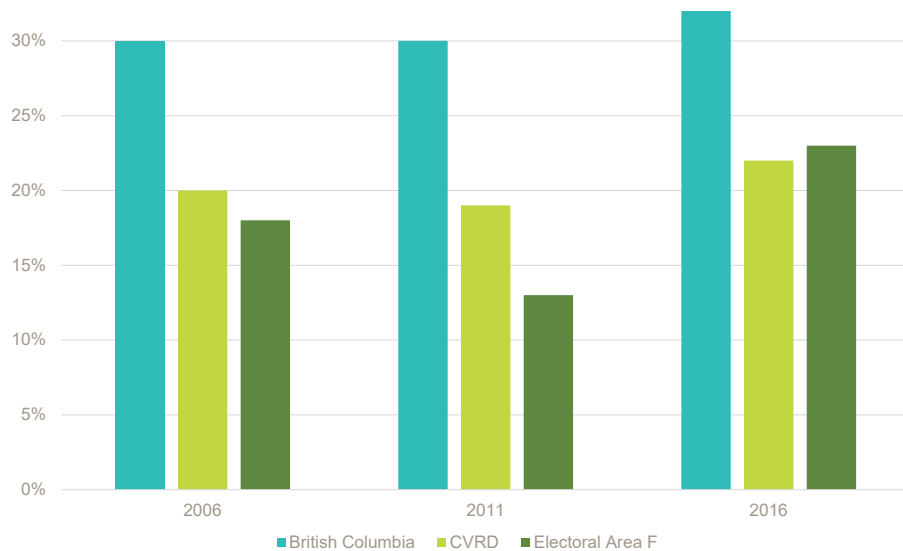
Average Household Size by Jurisdiction Over Time from 2006 - 2016



TENURE

Electoral area F has a similar share of renters (23%) than the CVRD. During 2006-2016 renters as a share of all households in British Columbia increased slightly, from about 30% to about 32%. As a share of all households, renter households in subsidized housing in British Columbia made up about 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 electoral area F, renter households in subsidized housing make up 2% of households, increasing from 0% in 2011.

Share of Household Renting from 2006 - 2016



Renters in Subsidized Housing as a Share of Total Households

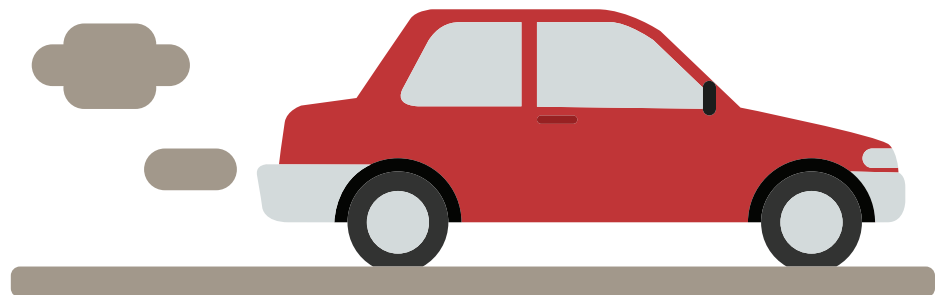
	2011	2016
British Columbia	4%	4%
CVRD	3%	2%
Electoral Area F	0%	2%

TRANSPORTATION

Electoral area F has limited transit service. Though bus service is available through two bus routes, 90% of residents travel by private car to commute to work. In comparison to other areas, however, area F residents travel by car for shorter durations—likely to Lake Cowichan where there are more jobs, shops and services. Transportation costs in electoral area F may be high, but residents aren't travelling as far as their peers who live in the South Cowichan.

Annual Rides and Trips by Bus Route in Electoral Area F in 2019

	Rides	Trips
Conventional Routes		
Lake Cowichan	52,337	7,993
Honeymoon Bay	567	2,026

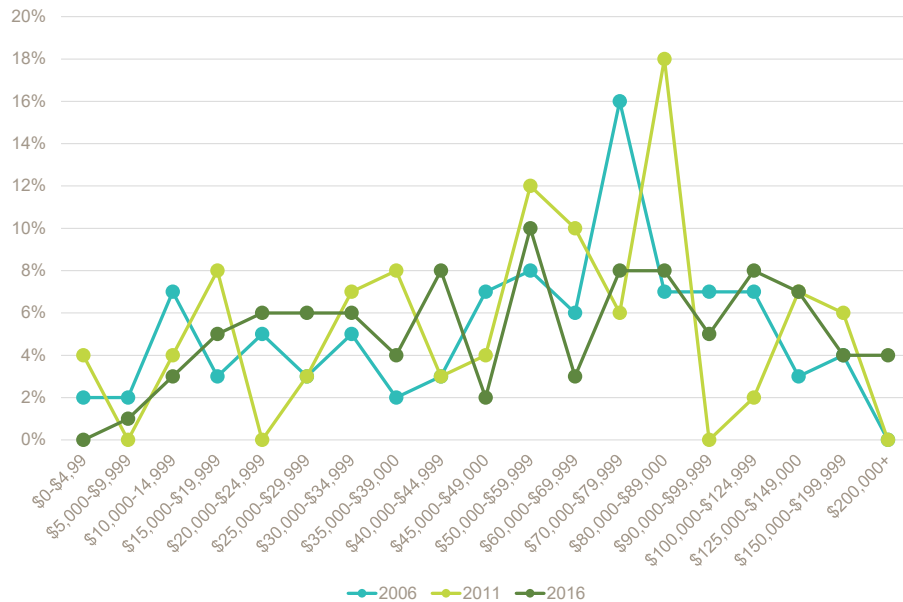


INCOME AND ECONOMY

HOUSEHOLD INCOME

The median household income in electoral area F was \$56,804 in 2016, below the median income across the CVRD as a whole. After inflation is removed from the analysis, median household incomes in BC show little change between 2006 and 2016. The median household income in the CVRD as a region shows a downward trend, as does electoral area F.

Share of Households by Annual Income in 2006 - 2016
Electoral Area F



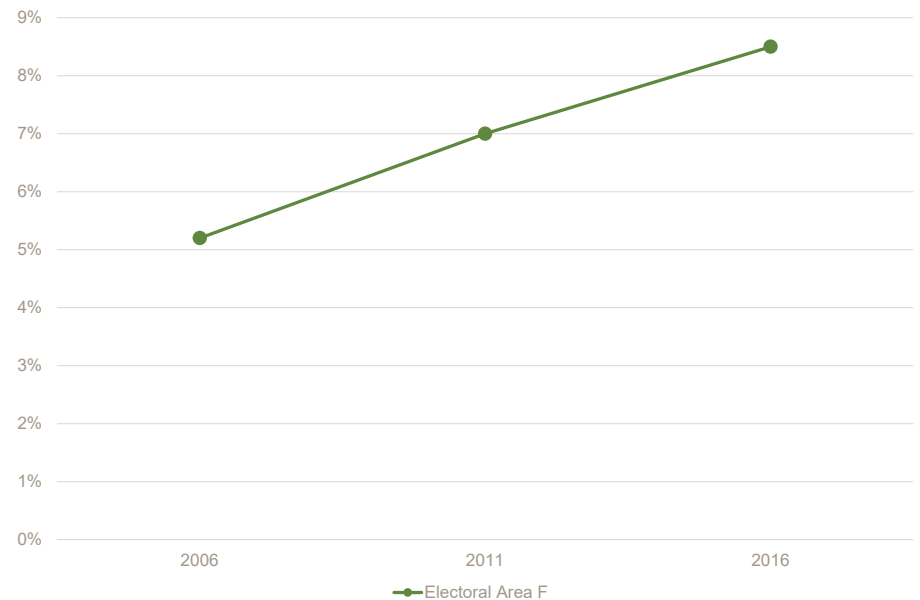
Average Annual Income in 2006 - 2016

	2006	2011	2016
Electoral Area F	\$60,647	\$58,592	\$56,804

EMPLOYMENT

The unemployment rate in electoral area F increased from 5.2% in 2006 to 8.5% in 2016, and it is now higher than the unemployment rate across the CVRD.

Unemployment Rates



INDUSTRY

Within the CVRD, the labour force is somewhat geographically clustered. Electoral area F includes clusters of manufacturing workers, agriculture, forestry, fishing and hunting workers.

HOUSING PROFILES

DWELLING TYPES

Electoral area F has a lower-density housing composition than the CVRD's, which has a much lower-density housing composition than BC. Single-detached homes make up the vast majority of the housing supply in area F (88% in 2006, 98% in 2011 and 89% in 2016). Movable dwellings make up the next most common housing type at 5% of the housing stock (2016). There are no apartments or townhouses in electoral area F.

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	88%	4%	0%	0%	0%	0%	0%	8%
2016	98%	0%	0%	0%	0%	0%	0%	2%

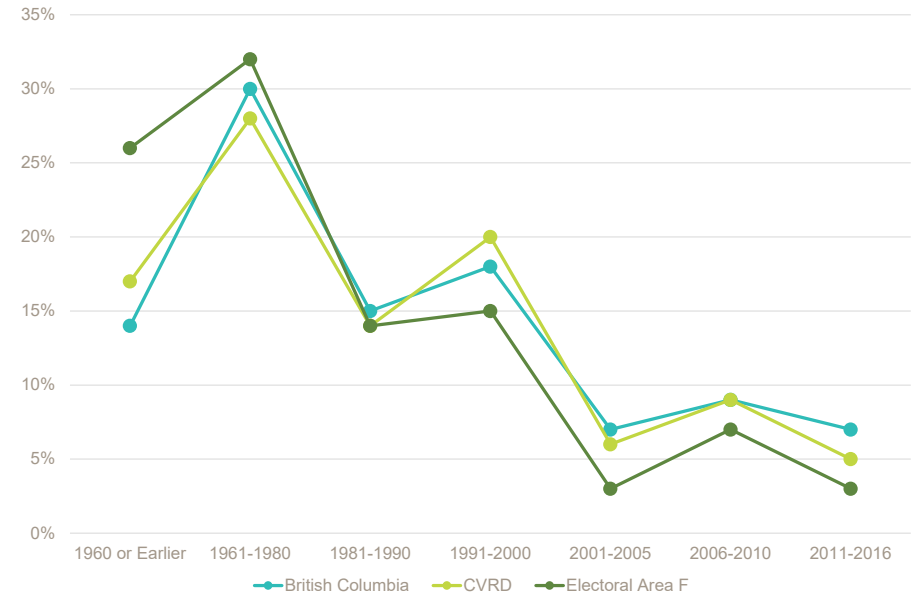
DWELLING AGE

Electoral area F has an older housing stock in comparison to the CVRD, with approximately 60% of dwellings built before 1990.

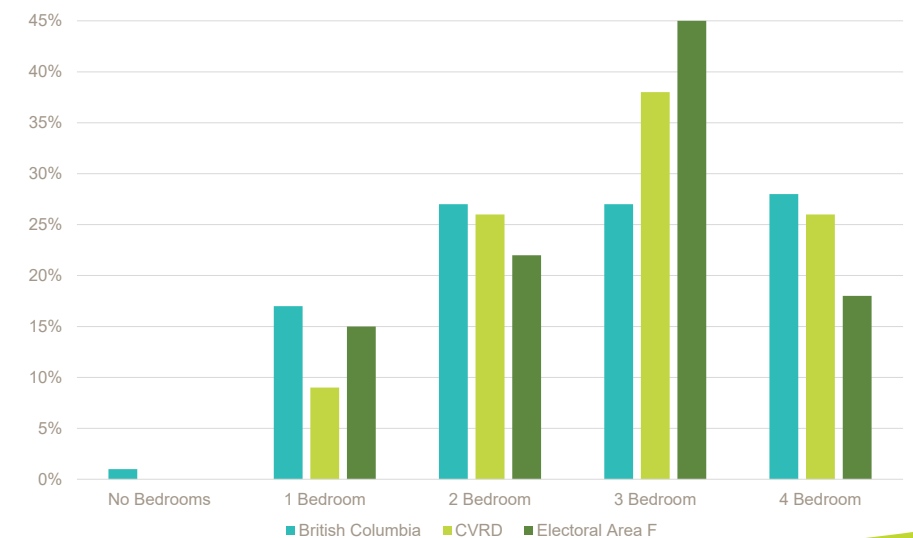
BEDROOM NUMBER

Electoral area F has a slightly higher share of one-bedroom units (15%) and three-bedroom units (45%) and a lower share of four-or-more-bedroom units (18%) than the CVRD.

Share of Dwellings by Year of Construction in 2016



Share of Housing Units by Bedroom Count in 2016



NON-MARKET HOUSING

Electoral area A has no non-market units and 15 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 in area F, followed by manufactured homes and then duplexes. The area F 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 all unit types. This suggests that since 2017 the electoral area's supply of available land has been insufficient to meet growing demand.

Average Value per Dwelling Unit by Type in Electoral Area F



PROJECTIONS

HOUSEHOLD PROJECTIONS

Between 2019 and 2025, area F is expected to grow from 681 households to 1,050 households, an increase of 54% in six years, which would be a reversal from previous trends for a jurisdiction that decreased in population (-7%) from 2006 to 2016.

Projected Households from 2019 - 2025

	2019 (Estimate)	2025 (Projection)	2019-2025 Growth
Electoral Area F	681	1,050	54%
Cowichan Valley	34,744	39,967	15%

POPULATION PROJECTIONS

Between 2019 and 2025, electoral area F is expected to grow from 1,607 residents to 2,498 residents, an increase of 55% in six years.

Projected Population from 2019 - 2025

	2019 (Estimate)	2025 (Projection)	2019-2025 Growth
Electoral Area F	1,607	2,498	55%
Cowichan Valley	80,404	93,071	16%

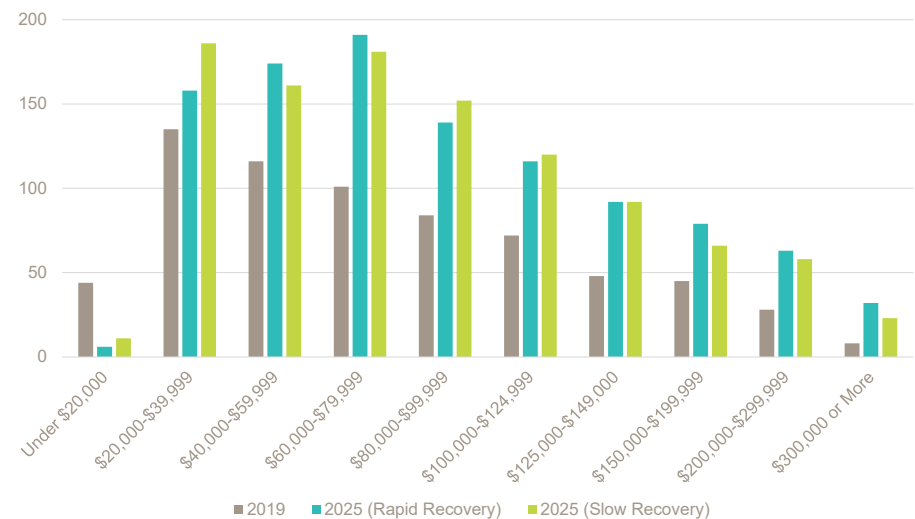
TENURE PROJECTIONS

Based on income projection, the percentage of owners is projected to rise from 77% to 83%.

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 F is expected to have a median household income of \$79,550 in the rapid recovery scenario or \$78,475 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

A large majority of households in 2019 and 2025 need only one bedroom for the composition of their household. Electoral area F contains an over-supply of homes with two or more bedrooms, which implies that many households possess more bedrooms than needed, according to National Occupancy Standard's definition. It is projected that in 2025 electoral area F will need an additional 369 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 F			
1 Bedroom	457	700	243
2 Bedrooms	94	145	51
3+ Bedrooms	129	204	75
Total:	681	1,050	369

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

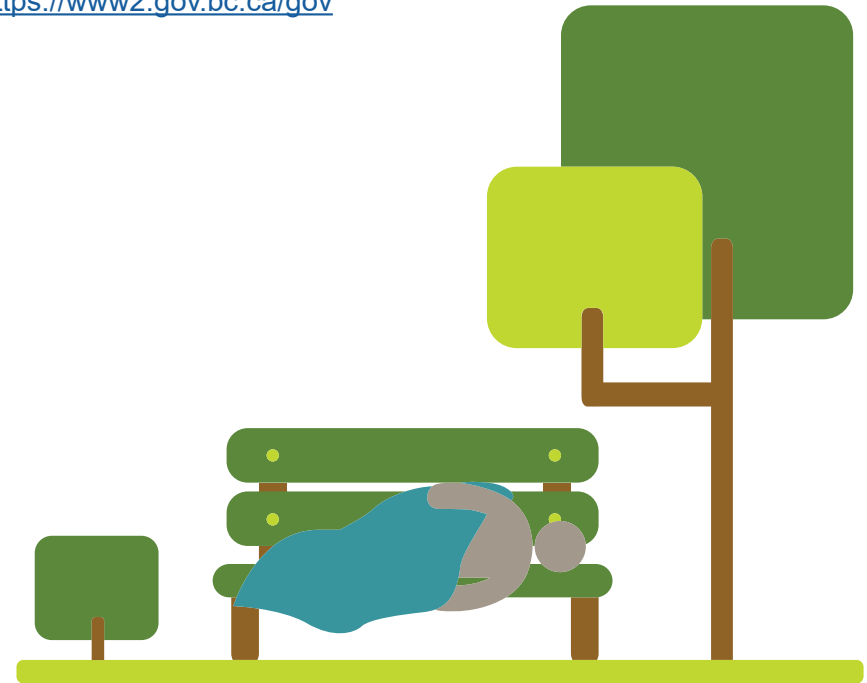
Housing for the Homeless: Housing or rent supplement for people who are at risk of homelessness or formerly homeless. This type of housing includes on- or off-site support services to help people move toward independence and self-sufficiency.

HOMELESSNESS

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

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 visit the following 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 rental assistance in the private market. These four categories form a rough housing continuum such that, from left to right, the categories become less intensive and have more units. 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.

Results of engagement highlight the need for more affordable rental units and suggest secondary suites as part of the solution. Electoral area F respondents also spoke to the need for assisted living (housing with supports) to meet housing challenges and favoured the development of numerous, small units over large developments.

Number of Units Under BC Housing Administration by Service Allocation Group in 2020
(-- No Data Available)

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

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

Transitional Supported & Assisted Living	Electoral Area F	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 F	CVRD
Rent Assistance for Families	--	188
Rent Assistance for Seniors	--	466
SUBTOTAL	--	654

THE HOUSING CONTINUUM



MARKET RENTAL HOUSING

Renter households in electoral area F 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 42% of electoral area F's renter households are in core housing need and 18% are in extreme core housing need. Engagement results identified the need to increase the stock of rental properties, especially affordable and larger sized units.

Estimated Housing Costs Versus Household Income for Renter Households

	Household Income	30% of Income	50% of Income	Estimated Housing Cost
Electoral Area F				
	\$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.

HISTORIC AND CURRENT HOUSING CONDITION (ADEQUACY)

The share of all households requiring major repair (the adequacy standard) remained constant in BC between 2006 and 2016:

- For owners: 5%–6%
- For renters: 7%–8%
- Average of all households: 6%

Compared to the CVRD, the situation in electoral area F is slightly worse for owners (7% in 2016) and better for renters (0% in 2016), with the share of households requiring major repair increasing slightly for owners (from 6% in 2006 to 7% in 2016) and significantly decreasing for renters (from 31% in 2006 to 0% in 2016).



HISTORIC AND CURRENT OVERCROWDING (SUITABILITY)

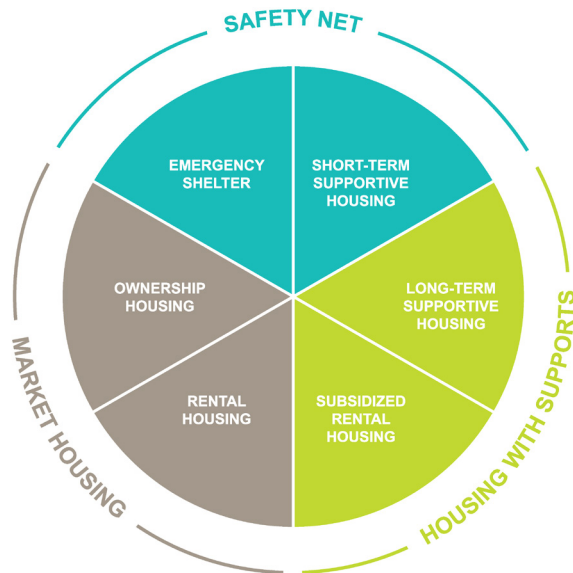
The percentage of homes experiencing overcrowding in electoral area F is similar to that in the CVRD and lower than the percentage in BC. More renters experience overcrowding (6% of households) than owners (2% of households).

HISTORIC AND CURRENT AFFORDABILITY

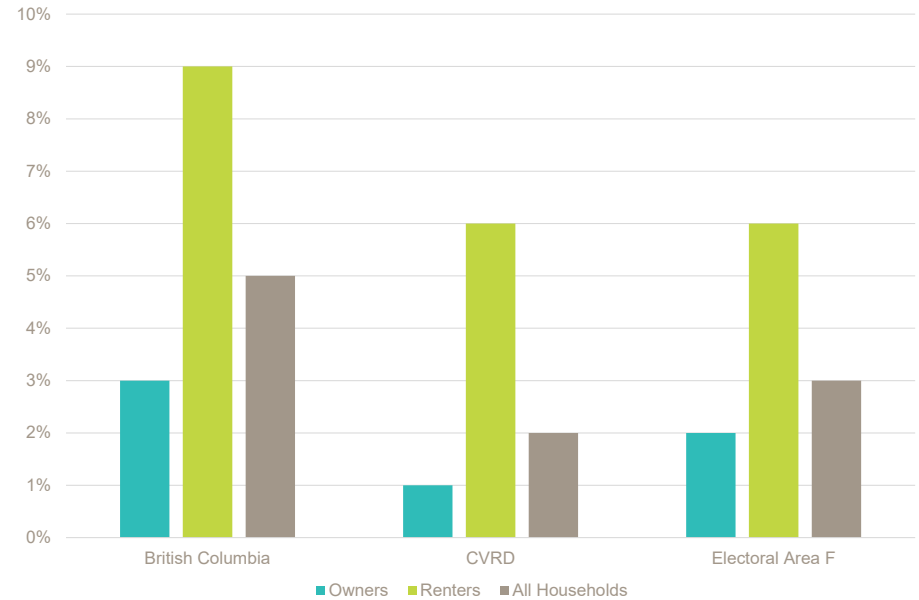
Compared to the CVRD, affordability in electoral area F is worse for both owners (19%) and renters (44%), to produce an overall share of 25% of households across tenures experiencing affordability challenges.

CORE HOUSING NEED AND EXTREME CORE HOUSING NEED

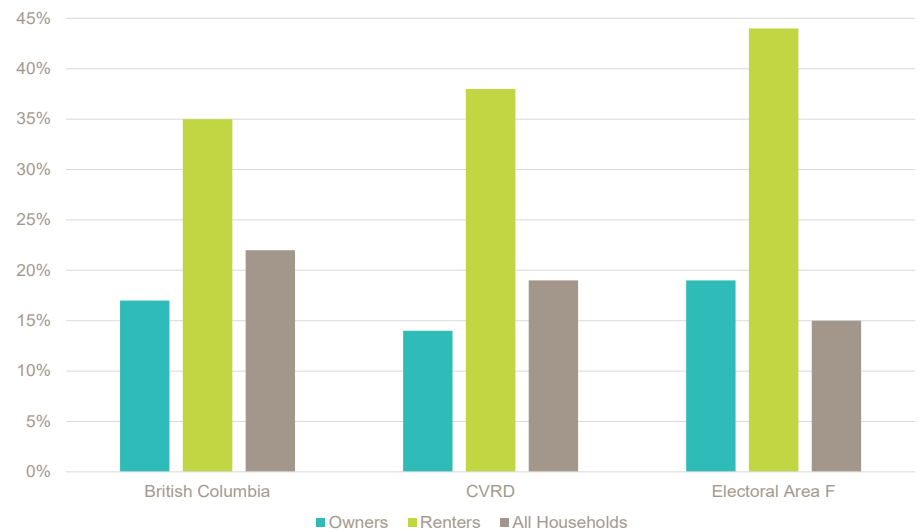
A significant number (23%) of households are in core housing need. This is in line with the rates reported in the last several censuses (20% in 2006, 23% in 2011 and 25% in 2016).



Share of Households by Tenure Below Suitability Standard (Overcrowded) in 2016



Share of Households by Tenure Below Affordability Standard in 2016



AFFORDABILITY OF NEW DEVELOPMENT

FINANCIAL ANALYSIS RESULTS

A financial model analyzing the cost of residential development for a variety of housing types and tenures was created. Using this model, the lowest sale price or rental rate per unit that a builder could afford to charge for the finished product while still achieving a minimal level of profit was calculated.

Based on the construction cost assumptions, the housing prices represent the most affordable units that a developer or building could afford to produce in area F. More affordable new units may exist, but these would arise from exceptional circumstances, such as unusually cheap land.

These minimum prices and rental rates indicate what levels of household income would be required to purchase or rent new units in area F without paying more than 30% of one's household income. The tables show results of analysis in area F in 2020 and 2025.

The price of a new single-detached home in 2020 is \$651,000, requiring a minimum household income of \$119,000. In 2025, that is projected to increase such that a single-detached unit sale price of \$747,000 requires a minimum household income of \$135,000. The capacity of area F's households to afford new construction would tend to increase slightly in the rapid recovery scenario and decrease slightly in the slow recovery scenario.

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%

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SOUTH/SKUTZ FALLS
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FOR THE FULL REPORT SEE:
HOUSING NEEDS ASSESSMENT
COWICHAN VALLEY REGIONAL DISTRICT
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