VILLAGE OF CUMBERLAND

Housing Needs Report

Data Results

May 2020

WHAT TO EXPECT

The following report is result of the collection, consolidation, and analysis of multiple datasets prescribed by British Columbia's Housing Needs Report Regulation, approved April 16, 2019 as part of the *Local Government Statutes (Housing Needs Reports) Amendment Act, 2018,* S.B.C, c.20. Each report section is meant, where possible, to provide a summary of local trends, as well as discussions on notable findings. Comparison's to the Comox Valley Regional District (also referred to as Comox Valley or CVRD) and the Province of British Columbia (BC) are made to provide context for how the community relates to larger geographies.

Although the report aims to maintain consistency in the data it shares and analyzes, there are some notable considerations to keep in mind:

(1) In order to provide tenure specific information (e.g. owner and renter persons and/or residents), the report had to use the custom Statistics Canada dataset generated on behalf of the Province. When compared to the aggregate data on the Statistics Canada website, the reader may notice discrepancies; particularly, for total populations. Accordingly, the report puts added emphasis on percentages when discussing trends or making cross-geographical comparisons.
(2) Notwithstanding consideration (1), those sections that refer solely to the total population or total households (e.g. historical and anticipated), without reference to owners or tenures, use data acquired directly from Statistics Canada and not the custom dataset.
(3) Both traditional Statistics Canada data and the custom dataset may have small discrepancies between data categories for populations or households. The differences are due to statistical rounding within each individual category, which may result in those differing totals. No edits have been made to the data to remove discrepancies as it is impossible to know whether true figures are above or below those reported.
(4) Rental rate statistics reflect the average rent that is paid among all units in the market. In locations where rents are increasing, it is typical that asking rents for currently available (vacant) units are higher than average market rents. Occupied units may trail these asking rents for a variety of reasons: market changes since the lease contracts were executed, legislative controls on rental increases for existing tenants, the introduction of newly completed (more expensive) dwellings into the pool of available units, landlords applying less aggressive rent increases to current tenants to reduce unit turnover, etc. Rental statistics in this report likely understate the rents that households currently looking for rental accommodation would have to pay. CMHC does track the difference in rents between vacant and occupied units, but only for larger markets. The closest location for which data is available is the Victoria Census Metropolitan Area. The difference in rents between vacant and occupied units can vary significantly by unit type and location, in Victoria's submarkets this difference can vary from a 2 to 45 percent. Over the entire market, rents in Victoria are 20% higher in vacant units, compared to occupied.

Report discussions attempt to bridge data from separate sections where appropriate and/or possible. As such, it is important to consider the document as a whole and not solely as its individual parts. To understand how the Village of Cumberland compares to its neighbouring municipalities and electoral areas, please refer to Regional Housing Needs Profile for the Comox Valley Regional District, found at the beginning of this report.

TABLE SUMMARY OF FINDINGS

British Columbia's Housing Needs Report Regulation requires that a summary form be completed and submitted to the Ministry of Municipal Affairs & Housing. The collection of charts below reflects those requested data points, which can be found and discussed in greater detail within the report. For a list of definitions related to terms used throughout the text, please see the **Glossary** located on page 104 of the Regional Report.

Data Collection Summary Form

Population		**%Δ since 2016**
2016 census	3,770	-
2020 estimated	4,235	12.3%
2025 anticipated	4,920	30.5%

Seniors (65+)	**2016**	**2025**
Cumberland	15.0%	18.2%
Comox Valley	25.2%	32.7%
British Columbia	17.4%	23.7%

Median Age	**2016**	**2025**
Cumberland	37.9	40.5
Comox Valley	50.3	51.6
British Columbia	42.5	44.3

Households		**%Δ since 2016**
2016 census	1,560	-
2020 estimated	1,860	19.2%
2025 anticipated	2,210	41.7%

Household Units (est.)	**2016**	**2020**	**2025**
0 bedrooms	0	0	0
1 bedroom	135	155	185
2 bedroom	400	480	575
3+ bedrooms	1,025	1,225	1,450
Total	1,560	1,860	2,210
Household Size	2.4	2.3	2.2

Income	**Overall**	**Owners**	**Renters**
Cumberland	$65,203	$72,740	$39,146
Comox Valley	$63,397	$72,250	$37,977
British Columbia	$69,995	$84,333	$45,848

Economy	**Overall**	**Owners**	**Renters**
Participation rate	69.4%	68.5%	73.3%
Unemployment rate	7.5%	6.7%	10.1%
Employment rate	64.4%	63.9%	65.9%

Core Housing Need (%)	**2006**	**2011**	**2016**
Overall	7.0%	12.3%	9.7%
Owners	2.3%	7.2%	4.8%
Renters	30.8%	37.2%	26.4%

Core Housing Need (#)	**2006**	**2011**	**2016**
Overall	995	1,105	1,350
Owners	860	970	1,085
Renters	130	130	270

Extreme Housing Need (%)	**2006**	**2011**	**2016**
Overall	4.2%	8.3%	2.7%
Owners	1.1%	4.8%	1.8%
Renters	17.9%	25.6%	6.9%

Extreme Housing Need (#)	**2006**	**2011**	**2016**
Overall	995	1,085	1,425
Owners	855	970	1,100
Renters	140	160	305

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POPULATION

1. Historical Population

Cumberland's population grew to 3,770 people in 2016, up 36.3% over 10 years – 3.1 percent annually. Its growth surpasses that of the Comox Valley Regional District (CVRD) and the Province by about threefold. Cumberland is one of three urban areas within CVRD, but the smallest community by population totals, but its growth greatly exceeds any other municipality or electoral area.

Table Cumb 1.1: Historical Population, 2006 to 2016 *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%Δ06-16
Cumberland	2,765	3,395	3,770	36.3%
Comox Valley	56,645	61,575	64,355	13.6%
British Columbia	4,054,605	4,324,455	4,560,240	12.5%

As is common across Canada and BC, Cumberland's population is ageing. The population of seniors – defined as those persons at or above 65 years of age – grew 50.0% between 2006 and 2016 to 480 persons. This 4.1 percent annual increase is the fastest growing age cohort, surpassing working age persons (20 to 64 years of age) and youth (0 to 19). Accordingly, the proportion of seniors relative to total population is rising and is anticipated to continue to grow. Between 2006 and 2016, seniors grew 1.8 percent to 15.0 percent.

It is important to note that the Village of Cumberland demonstrates noticeably higher changes among all age groups, particularly for youth populations. Since 2006, Cumberland's youth grew 48.4 percent, the only community to experience growth in this cohort. The Village's rapid growth has mostly been thanks to the growth of couples with children, contributing to a rise in younger people and an increase in average household sizes.

Table Cumb 1.2: Proportion of Senior (65+) Population *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%Δ06-16
Cumberland	13.2%	13.4%	15.0%	54.8%
Comox Valley	18.1%	21.1%	25.2%	58.2%
British Columbia	14.0%	14.9%	17.4%	40.5%

Historically, Cumberland has lower rates of senior populations than CVRD and BC; however, its 10-year growth suggests that older cohorts will have greater impact in the future. It is important to note that due to Cumberland's smaller population, any changes over time are amplified and growth rates may not compare well to other geographies. Nevertheless, the degree of senior growth demonstrates an overall trend that should not be ignored.

2. Age

By 2016, residents between 65 and 84 had grown 60.0 percent over the previous 10 years, of which 75.0 percent was attributed to owner growth. For renter residents, 65.1 percent (down 3.3 percent since 2006) were 20 to 64 years old, higher than owners at 59.0 percent. Renters also demonstrated a slightly greater share of people between 0 to 14 (19.5 percent), down by 0.8 points since 2006.

Table Cumb 2.1: Proportion by Age Group & Tenure *(Statistics Canada)*

	Total			'16 % of	Owners			'16 % of	Renters			'16 % of
	2006	2011	2016	Total	2006	2011	2016	Total	2006	2011	2016	Total
Total	2,705	3,330	3,685	100.0%	2,310	2,660	2,840	100.0%	395	670	845	100.0%
< 14 years	500	640	715	19.4%	420	430	545	19.2%	80	210	165	19.5%
15 to 19 years	140	220	235	6.4%	120	170	190	6.7%	15	50	45	5.3%
20 to 24 years	160	140	125	3.4%	125	115	65	2.3%	35	20	55	6.5%
25 to 64 years	1,585	1,945	2,110	57.3%	1,350	1,620	1,610	56.7%	235	310	495	58.6%
65 to 84 years	300	340	480	13.0%	270	290	405	14.3%	30	25	80	9.5%
85+ years	20	20	0	0.0%	35	30	0	0.0%	30	25	10	1.2%
Median Age	40.4	37.2	37.9		41.7	40.2	39.8		35.4	31.2	32.1	
Average Age	38.6	37.9	38.1		39.2	39.6	39.4		35.5	31.1	33.5	

Like every other community, Cumberland's population is ageing at a faster pace than other cohorts. However, the actual resident growth for those aged 0 to 19 and 20 to 64 surpassed seniors with 310 and 490 additional residents. Consequently, the Village's median age has decreased 2.5 years since 2006 to 37.9 years of age. Residents belonging to the "owner" tenure category have historically been older than their renting counterparts. However, both owner and renter median ages fell between the 2006 and 2016 censuses. In 2016, the median age for owners was 39.8 and 32.1 for renters. The median age in both tenure categories was well below Comox Valley and perceptibly lower than British Columbia.

Figure Cumb 2.1: Historical Median Age by Tenure *(Statistics Canada)*

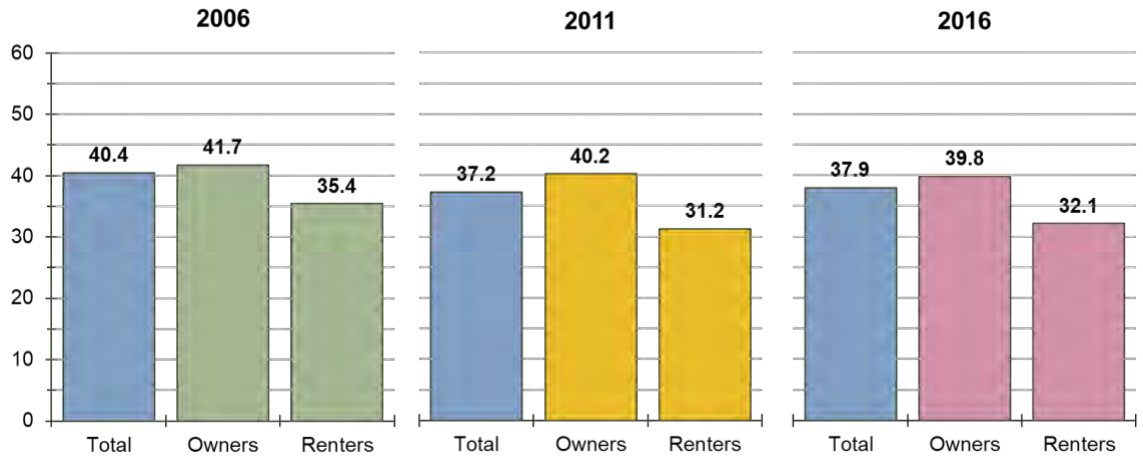


Table Cumb 1.2: Median Age, 2016 – Comparison *(Statistics Canada)*

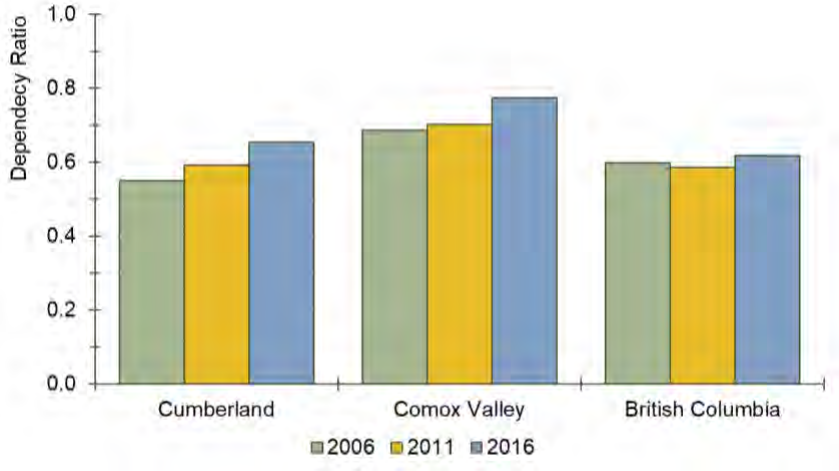
COMMUNITY	2006	2011	2016
Cumberland	37.9	39.8	32.1
Comox Valley	49.9	53.5	34.5
British Columbia	42.5	46.5	33.8

3. Dependency Ratio

The trajectory of life generally dictates that you flow through varying levels of independence as you mature – children are highly dependent on their family to take care of them until they themselves can effectively contribute to society; while seniors, having contributed economically to society for the majority of their lives, begin to lose their independence as they age, mostly due to declining health. Often times these seniors depend on their children or community services to maintain a high quality of life.

Based on the assumption that youth and senior populations are “dependent”, while those of working age are “independent”, a dependency ratio can be calculated. Simply, the ratio illustrates the relationship between persons drawing from community resources to those contributing.

Figure Cumb 3.1: Dependency Ratio, 2016 – Comparison *(Statistics Canada)*



Since at least 2006, Cumberland’s dependency ratio has been below 1.0, meaning that there are more persons contributing resources than drawing. A ratio of 1.0 means that there are equal amounts of people assumed to be working for each dependent. A lower ratio would indicate more working age people versus dependents, while a higher ratio would be the opposite. **Figure Cumb 3.1** illustrates the change in ratios over time for each compared geography.

Table Cumb 3.1: Dependency Ratio, 2016 – Comparison *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%△06-16
Cumberland	0.55	0.59	0.62	12.7%
Comox Valley	0.68	0.70	0.80	16.8%
British Columbia	0.60	0.59	0.62	3.4%

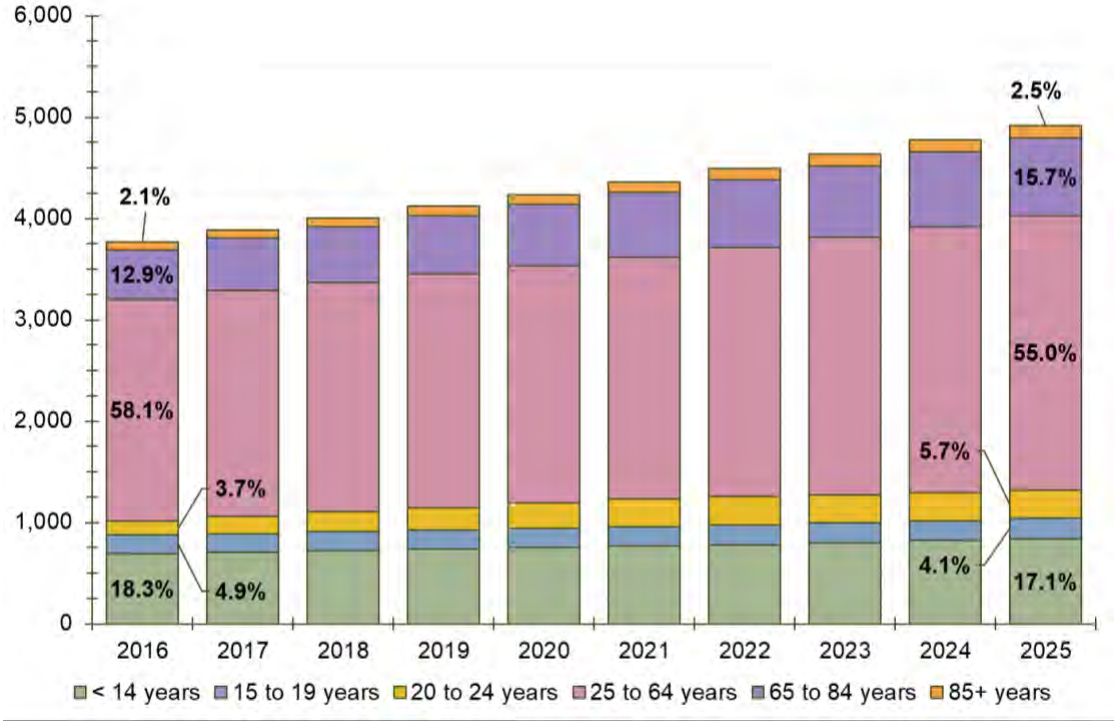
Similar to trends in median age, Cumberland has a lower ratio than CVRD and is equivalent to BC’s thanks to a rapid 10-year increase. In 2016, Cumberland’s ratio hit 0.62, 12.7 percent higher than 2006, but a lower growth than the Region. This indicates a population whose relative ageing impacts are less than its neighbouring communities. Even so, Cumberland’s ratio is rising almost four times faster than the Province. Although Cumberland has a lower dependency ratio than its neighbours and the Province, the faster growth does suggest that the relationship may occur quicker than anticipated, meaning added demand for community infrastructure and/or assets of which a dependent population is likely to rely. It would be prudent to take inventory of what assets are currently available and what may need to be added to accommodate greater demand, even if the greatest impacts will not likely occur for at least a decade or more.

4. Anticipated Population

Population projections use the Cohort Survival Method (CSM) to anticipate growth every five years using historical birth, mortality, and migration rates. Like any projection exercise, results become less accurate over longer periods. This method treats the community as being in a constant state economically, socially, and environmentally when, in reality, these factors constantly change due to local, regional, and wider influences.

Because the CSM generates results every five years, straight line change between projection periods is used to estimate the population on an annual basis. The results are as displayed in **Figure Cumb 4.1 and Table Cumb 4.1.**

Figure Cumb 4.1: Anticipated Population Age Group, 2016 to 2025 *(Statistics Canada)*



The 2020 estimated population is 4,235 residents (up 12.3 percent since 2016). In 5 years, this total will rise to about 4,920, marking a 30.5 percent increase since 2016. During this time, all age groups will likely experience growth: children 14 or younger will grow by 21.7 percent, persons aged 15 to 24 years will jump 47.7 percent, persons aged 25 to 64 will increase by 23.5 percent, and seniors will grow by 58.4 percent. Young persons are predicted to increase by 18.9 percent, working age persons by 28.1 percent, retired persons by 56.0 percent, and elderly persons by 65.5 percent.

All cohorts are expected to grow for the foreseeable future, but Cumberland will likely adjust to the regional trend of rapidly growing senior segments relative to total population. The second fastest proportional growth will occur for people 65 or older, after 20 to 24-year-olds, as shown in **Figure Cumb 4.1** above.

Table Cumb 4.1: Anticipated Population, 2016 to 2025 *(Statistics Canada)*

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	%Δ '16-'25
Total	3,770	3,890	4,005	4,125	4,235	4,360	4,495	4,635	4,775	4,920	30.5%
< 14 years	690	705	720	735	750	765	780	800	820	840	21.7%
15 to 19 years	185	185	190	190	190	190	195	195	195	200	8.1%
20 to 24 years	140	170	195	225	250	280	280	280	280	280	100.0%
25 to 64 years	2,190	2,230	2,265	2,305	2,340	2,380	2,460	2,540	2,625	2,705	23.5%
65 to 84 years	485	515	545	575	605	640	670	705	735	770	58.8%
85+ years	80	85	90	95	100	105	110	115	120	125	56.3%
Dependency Ratio	0.62	0.62	0.63	0.63	0.64	0.64	0.64	0.64	0.65	0.65	4.9%
Median Age	37.9	38.4	38.8	39.3	39.8	40.2	40.3	40.4	40.4	40.5	6.9%
Average Age	39.6	39.7	39.9	40.0	40.1	40.2	40.3	40.4	40.5	40.5	2.4%

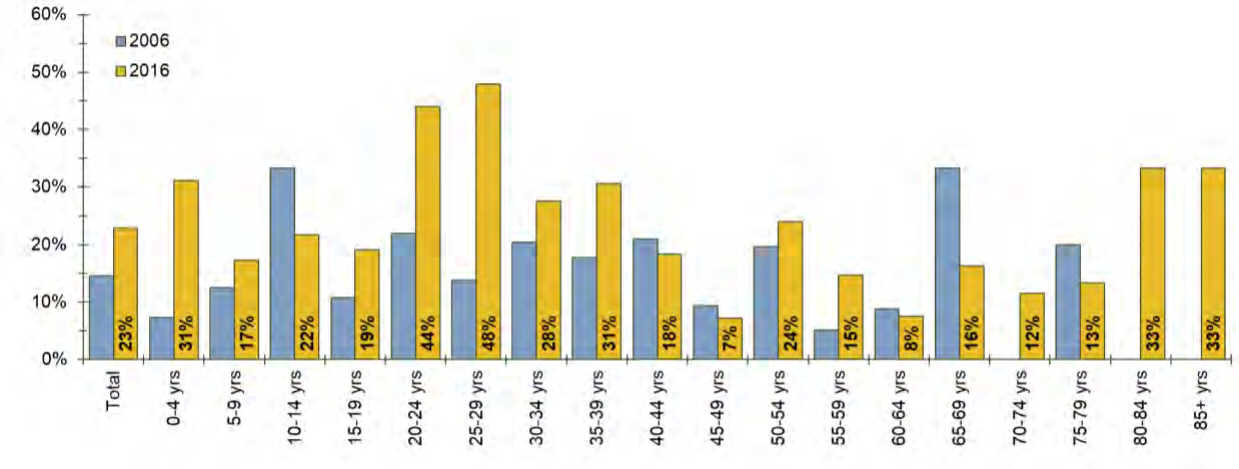
Median age is anticipated to stop decreasing, climbing to 40.5 in 2025 as the new, young residents themselves age. Similarly, the dependency ratio will climb to 0.65 in the same year, demonstrating much slower growth in dependent person demand (a 4.8 percent rise) than between 2006 and 2016. There will eventually be a shift in how the community will use, consume, and allocate assets among different age groups. However, Cumberland remains in a unique position relative to its CVRD peers as it has more time to consider public investments.

Please note that comments on dependency are generalized. Because of incoming families and their children, there may be significant present-day demand for facilities like daycares, camps, or sports arenas; whereas, the demand for senior centric amenities may grow more gradually.

5. Tenure

Overall, Cumberland has a renter to owner ratio of 23:77, meaning for every 23 renters there are 77 owners. Accordingly, approximately 845 residents rent their accommodation or belong to a household that rents – the report discusses maintainer tenure patterns later on.

Figure Cumb 5.1: Renters by Age, 2016 *(Statistics Canada)*



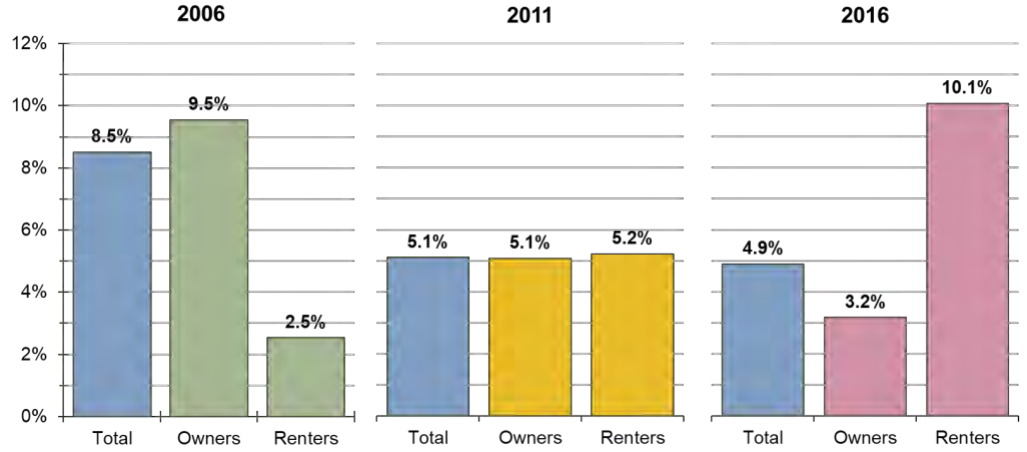
Likely due to a significant increase in Cumberland housing prices, renting was noticeably more common in 2016 than in 2006, with almost all cohorts experiencing a higher rate of rental tenure. The only decreases occurred for those aged 10 to 14, 40 to 44, 45, to 49, 65 to 69, and 75 to 79 years. The most significant changes happened for 20 to 24 and 25 to 29-year-olds, increasing by 22 and 34 percent. These age groups are generally associated with young professionals seeking work after finishing their education. With the large population gains between both censuses, said

age cohorts may have moved to Cumberland based on its proximity to CVRD employment, but wish to live in more affordable accommodation, whether rented or mortgaged.

6. Indigenous Identity

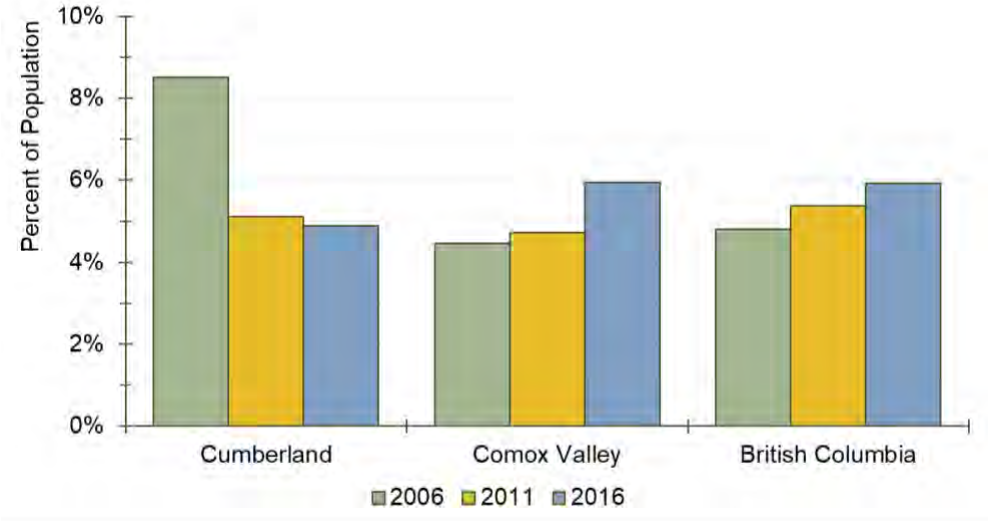
Since 2006, Cumberland's indigenous population fell from 280 to 130, a larger loss than that experienced by on reserve K'ómoks First Nation populations (70) during the same period. Overall, 4.9 percent of the population identifies as having an indigenous identity.

Figure Cumb 6.1: Historical Indigenous Identity by Tenure *(Statistics Canada)*



In 2016, renter households demonstrated more than three times the rates of indigenous identity than owner households (10.1 percent and 3.2 percent). Interestingly, this represents the complete opposite of 2006 – 9.5 percent of owners and 2.5 percent of renters were indigenous. The switch is the consequence of both the dilution of indigenous population share of the rapid community growth and the actual decrease in indigenous owners; indigenous renters increased over the 10-year period.

Figure Cumb 6.2: Historical Indigenous Identity – Comparison *(Statistics Canada)*



Cumberland used to have a significantly higher indigenous share of the population (almost double CVRD and BC). Since 2006, the actual decline in indigenous populations coupled with rapid growth reduced the percentage to below regional and provincial rates (5.9 percent for both).

Cumberland's indigenous population is considerably smaller than the larger geographies so any changes in population result in amplified percentage change calculations. However, Cumberland was the only compared geography to experience a decrease both in actual persons and share of population.

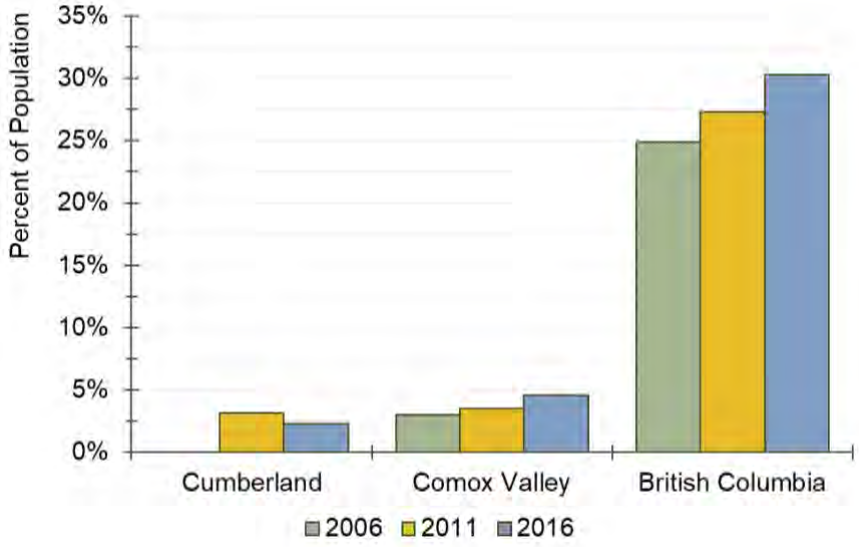
Table Cumb 6.1: Historical Indigenous Identity – Comparison *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%∆06-16
Cumberland	8.5%	5.1%	4.9%	-21.7%
Comox Valley	4.4%	4.7%	5.9%	49.1%
British Columbia	4.8%	5.4%	5.9%	38.5%

7. Visible Minority

In 2006, Cumberland reported no persons identifying as a visible minority. By 2016, the Village increased by 85 residents, up to 2.3 percent of the total population. Because the original data did not exist, a percentage change cannot be calculated. Even if possible, Cumberland's small population would result in amplified results. Importantly, minority populations are on the rise, contributing to Cumberland's cultural diversity.

Figure Cumb 7.1: Historical Visible Minority Population – Comparison *(Statistics Canada)*



The Regional District's 2016 proportion was 4.4 percent, representing 70 percent growth from 2006, higher than the Province. The main contributor to this growth is the City of Courtenay which welcomed 735 new minority persons (73.5 percent growth) as of the last census.

Table Cumb 7.1: Historical Visible Minority Population & %∆ of Population – Comparison *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%∆06-16
Cumberland	0.0%	3.2%	2.3%	0.0%
Comox Valley	2.9%	3.4%	4.4%	70.0%
British Columbia	24.9%	27.3%	30.3%	36.9%

*** Calculating a percentage change with a zero value as the denominator cannot be done; consequently, no value rate of change is provided.*

8. Immigrant Population

Cumberland's proportion of immigrant population declined from 8.3 to 7.9 percent between 2006 and 2016. However, the total number of immigrants increased 28.9 percent – 225 to 290 persons – indicating that overall growth outpaced immigrant growth. This demonstrates that Cumberland's rapid increase in population highly depends on increased levels of incoming nationals (whether by birth or in-migration).

Figure Cumb 8.1: Historical Immigrant Population – Comparison *(Statistics Canada)*

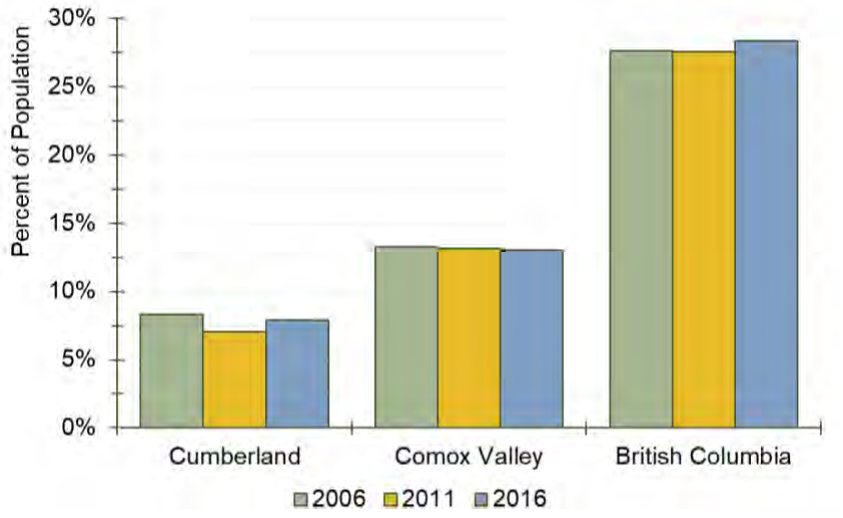


Table Cumb 8.1: Historical Immigrant Population – Comparison *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%Δ06-16
Cumberland	8.3%	7.1%	7.9%	28.9%
Comox Valley	12.8%	12.7%	12.6%	10.8%
British Columbia	27.6%	27.6%	28.3%	15.5%

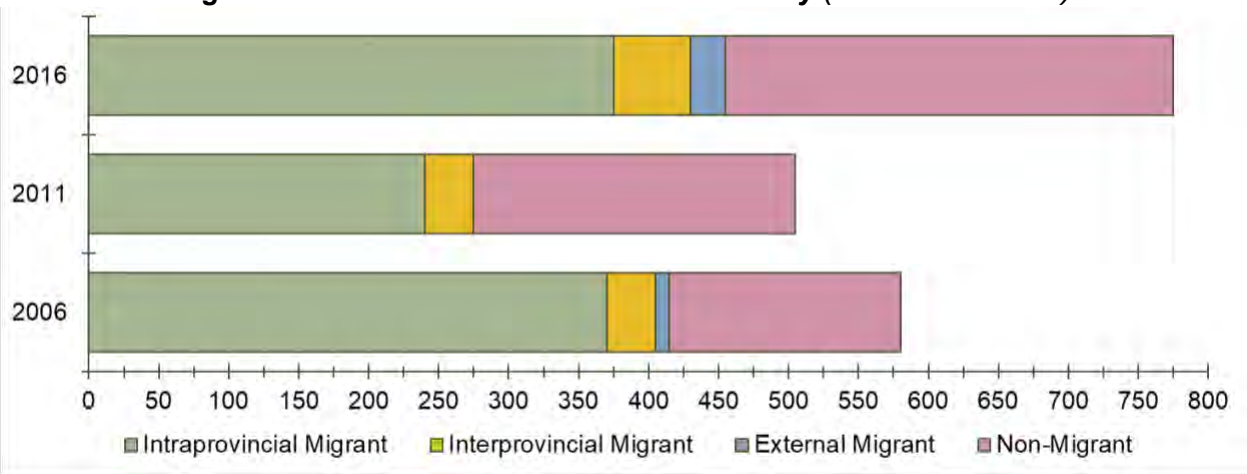
Cumberland's proportion of immigrant population is lower than Comox Valley and BC across all compared census years. Typically, urban communities attract greater immigration, however, smaller areas and/or villages like Cumberland are often exceptions to this trend. Consequently, immigrant growth has only begun to occur as Cumberland's population dramatically expands.

British Columbia more than doubles CVRD proportions of immigrant populations and more than triples those of Cumberland. However, this is largely attributed to the Vancouver Census Metropolitan Area which boasts a 40.8 percent rate of people identifying as immigrants (989,540 people in 2016 – more than the entire population of Vancouver Island, whose immigrant proportions closely follow that of Cumberland).

9. Mobility

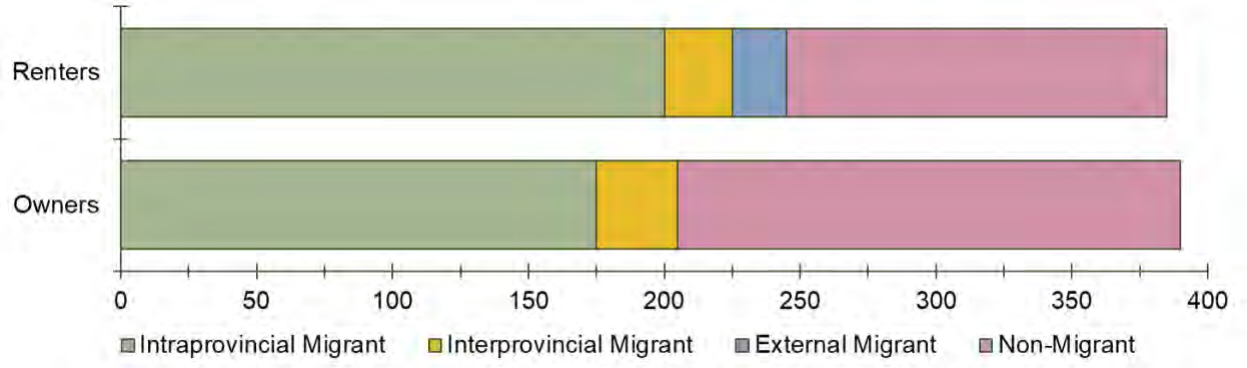
Changes in overall population are defined by three primary variables: births, deaths, and migration. Although birth and death rates change over time, their volatility is limited due to the social, economic, and political security offered by Canada, a country of high living standard that is simultaneously experiencing minimal conflict relative to other nations. However, migration can change quickly due to a combination of intra- and international forces.

Figure Cumb 9.1: Historical One-Year Mobility *(Statistics Canada)*



One-year mobility refers to the status of a person with regard to the place of residence on the reference day in relation to the place of residence on the same date one year earlier. According to the 2016 census, Cumberland experienced slightly greater migrant totals than its 2006 counterpart – welcoming 450 new residents versus 410 in their respective prior years. The major contributor to growth was persons moving to Cumberland from within the Province (inclusive of people moving from nearby communities). Total interprovincial (national) and external (international) migrants grew by 20 and 15.

Figure Cumb 9.2: One-Year Mobility by Tenure, 2016 *(Statistics Canada)*



In 2016, more migrants were renters. Typically, owners dominate migration trends due to their household sizes being, on average, larger than renters. However, household size data (discussed later) indicates that renter household sizes are on the rise, demonstrating that the migrant totals are in part related to family composition. 200 new renter residents came from within British Columbia versus 175 for owners. Conversely, 185 owners moved from within Cumberland compared to 140 renters.

Economic trends (discussed later on) demonstrate noticeable growth in high income households – a consistent change across the majority of the CVRD. This trend coupled with higher levels of in-migration could suggest that a strong proportion of those individuals and households moving to Cumberland are within higher income brackets. Their move may be stimulated by several factors, including: (1) local job creation (i.e. Comox Valley's new North Island Hospital) or (2)

maximizing returns on housing appreciation in another market to purchase a home of similar quality and size but for less money in Cumberland.

Table Cumb 9.1: Historical One-Year Mobility by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	2,670	3,280	3,620	2,275	2,615	2,790	395	660	830
Non-Mover	2,105	2,755	2,850	1,900	2,290	2,400	205	460	445
Mover	570	525	775	380	320	385	190	200	385
Non-Migrant	165	230	320	95	125	185	60	110	140
Migrants	410	295	450	280	195	205	130	95	245
Internal Migrants	400	275	425	280	180	205	125	95	220
Intraprovincial Migrant	370	240	375	245	155	175	125	90	200
Interprovincial Migrant	35	35	55	35	25	30	0	0	25
External Migrant	10	0	25	0	0	0	0	0	20

10. Household Size

All household sizes experienced some growth between 2006 and 2016. The greatest unit increases occurred for 1- and 2-person households (110 and 165), most of which came from owner households. The growth in 2-person households may suggest an increase of couples who are younger (based on the increases of younger population cohorts). Overall, the distribution of household sizes remained relatively consistent, keeping the average size at 2.4 between 2006 and 2016.

Figure Cumb 10.1: Historical Household Sizes *(Statistics Canada)*

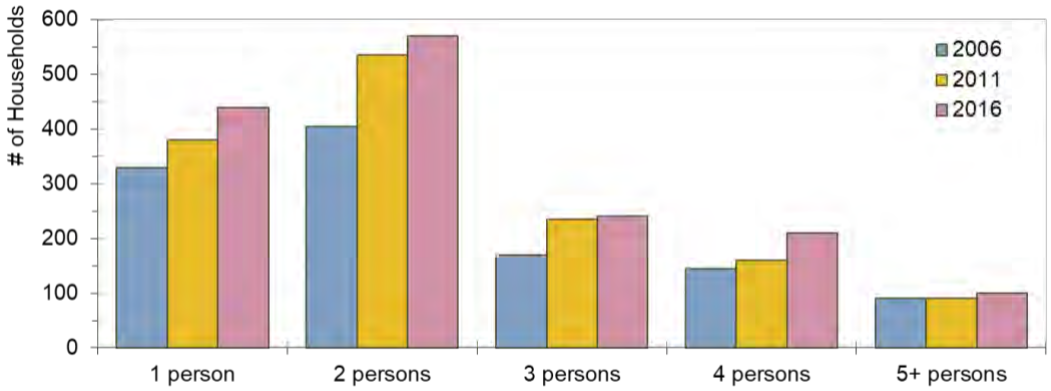


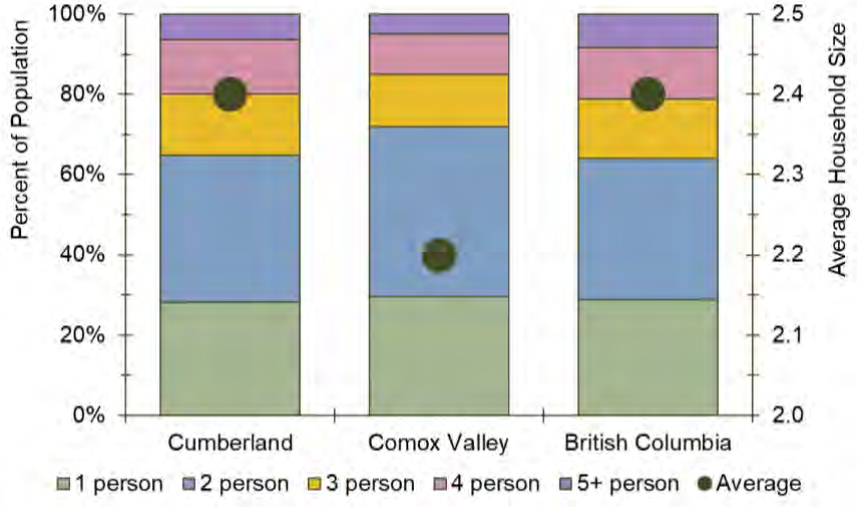
Table Cumb 10.1: Historical Household Sizes by Tenure *(Statistics Canada)*

	Total			'16 % of	Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Private	1,140	1,405	1,565	100%	910	1,150	1,150	225	255	410
1 person	330	380	440	28.1%	205	300	280	120	75	165
2 persons	405	535	570	36.4%	340	455	435	65	75	130
3 persons	170	235	240	15.3%	155	200	180	15	35	60
4 persons	145	160	210	13.4%	125	140	170	15	25	40
5+ persons	90	90	100	6.4%	80	55	90	10	0	10
Average Household Size	2.4	2.4	2.4		2.5	2.3	2.5	1.8	2.6	2.1

Interestingly, average household size increased for renter households. This suggests more young families relative to all renter households are renting rather than owning a home, as depicted by the greater relative change for households of 3 or more-persons. To illustrate, 26.8 percent of 2016 renter households had 3 or more people, while it was 17.8 percent in 2006. The change was

enough to increase average renter household size from 1.8 to 2.1 in 10 years. Comparatively, owner households with 3 or more people fell from 39.6 to 38.3 percent, possibly due to children growing old enough to leave home.

Figure Cumb 10.2: Household Size, 2016 – Comparison *(Statistics Canada)*

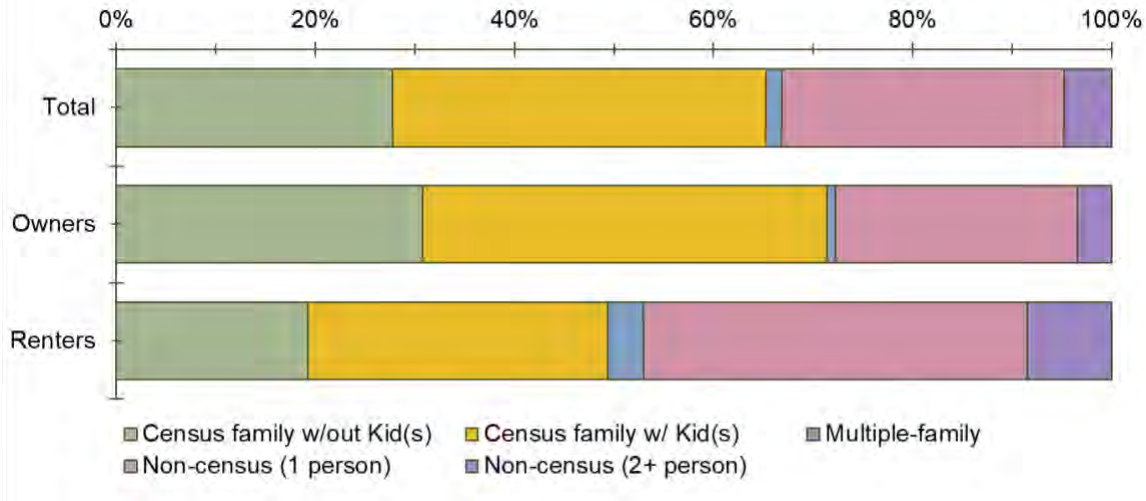


Cumberland's 2016 distribution of household sizes replicates that of BC, resulting in equivalent averages of 2.4. This is perceptibly higher than CVRD overall, which has an average household size of 2.2. The difference is due to the greater share of 3 or more-person households.

11. Household Type

Generally, owner and renter households require that their accommodations meet different needs regarding size, quality, and price. For instance, a single person may not need many bedrooms or may not have as high an income as a dual income household, so a rental may be most appropriate. A family with children would require more space that is traditionally offered by owner dominated dwelling types like single-family homes. The aforementioned are discussed in terms of their "census-family" type. A census-family is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children.

Figure Cumb 11.1: Distribution of Census Family Types by Tenure, 2016 *(Statistics Canada)*



Remarkably, the number of census and non-census families are equivalent at 200 for renter households, a deviation from typical trends. This equivalency is thanks to a significant increase in the number of renter census families since 2006 compared to growth of non-census families. 1-person households hold the highest share of renter households at 38.6 percent. Census families with kids are closing in at 30.1 percent, the result of a 212 percent increase from 2006.

As expected, census-families (i.e. couples with or without children) make up 71.0 percent of owner homes, with 40.7 percent attributed to families with children. Overall, census families grew 295 (40.4 percent), while non-census families grew 115 (28.4 percent), meaning that census families have an increasing share of the household pie – up slightly from 64.3 percent to 65.5 percent over 10 years.

Table Cumb 11.1: Historical Census Family Types by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total - Private Households	1,135	1,405	1,565	915	1,150	1,155	225	255	415
One-census Family	730	930	1,025	650	765	820	80	170	200
Census family w/out Kid(s)	290	380	435	255	345	355	30	35	80
Census family w/ Kid(s)	385	550	590	340	415	470	40	130	125
Multiple-family	0	20	25	0	15	10	0	0	15
Non-census Family	405	455	520	260	370	320	150	90	200
Non-census (1 person)	325	375	445	205	300	280	120	80	160
Non-census (2+ person)	80	75	75	50	70	40	20	0	35

Families with children experienced the greatest unit increase overall between 2006 and 2016, of which a large proportion of growth occurred in renter households. The change is largely due to the simple fact that more families have moved to Cumberland, but additional factors may also account for the change. It is possible, for example, that there are more lone parent households (which count as census families with children), driven by comparatively lower Cumberland housing prices (as of the census).

Figure Cumb 11.2: Couples with Children & Lone Parents as % of All Couples, 2016
(Statistics Canada)

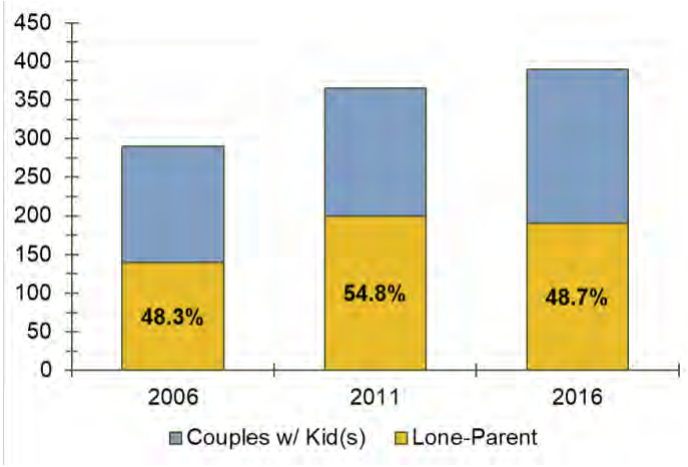


Table Cumb 11.2: Historical Couple Households *(Statistics Canada)*

	2006	2011	2016
Total Couples	600	765	870
Couples w/out Kid(s)	315	395	475
Couples w/ Kid(s)	290	365	390
Lone-Parent	140	200	190

Such a suggestion is a possibility, especially considering that there is an overall increase in lone-parents between 2006 to 2016. Nevertheless, the lone parents' share of census families with children increased only 0.4 percent to 48.7 percent, which represents 50 additional lone parent households – or 18.5 percent of the increase in said census families over 10 years.

12. Household Maintainers

A household maintainer refers to whether or not a person residing in the household is responsible for paying shelter costs (e.g. rent, mortgage, taxes, or utilities). Knowing the makeup of a community's maintainers provides greater understanding of the households mostly taking part in the market and hints at what economic or demographic circumstances may be impacting those households.

Cumberland's 2016 distribution of primary owner household maintainers follows a wide parabolic trend, illustrated in **Figure Cumb 12.1** by a quick increase in ownership rates during the first few cohorts and a gradual decline in the last. Generally, this indicates that as households age, their ability and willingness to take on home ownership increases. This is until circumstances (e.g. health) force some to part with their homes and seek alternative housing (i.e. rentals or retirement homes).

Figure Cumb 12.1: Tenure Distribution of Maintainers by Age, 2016 *(Statistics Canada)*

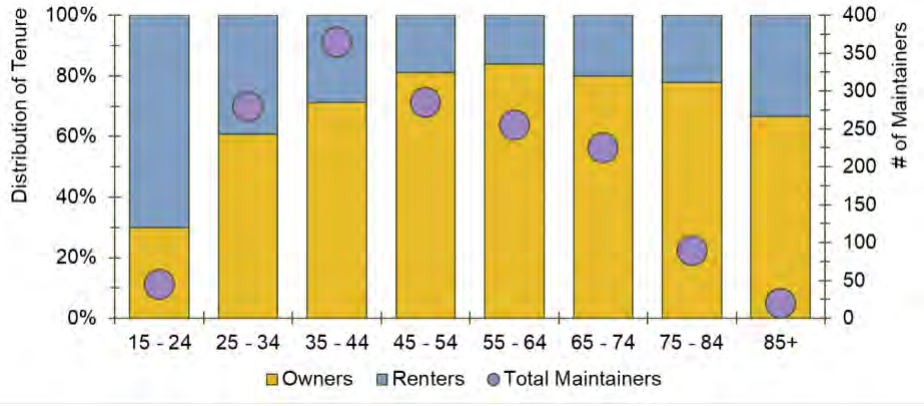
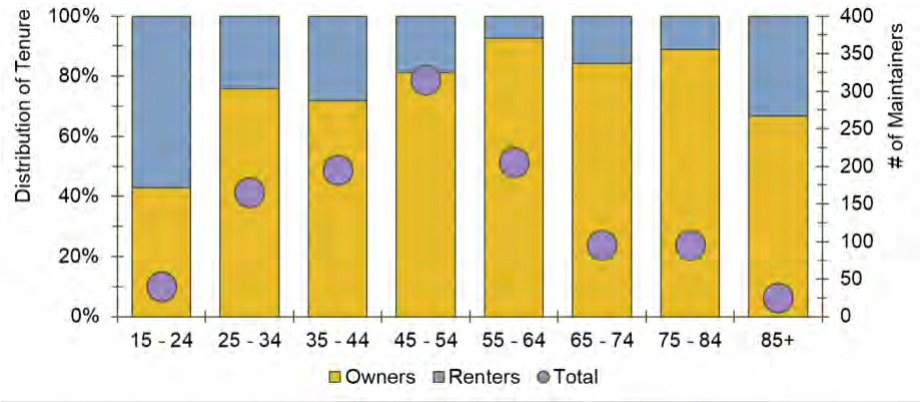


Figure Cumb 12.2: Tenure Distribution of Maintainers by Age, 2006 *(Statistics Canada)*



The ownership patterns of 2006 and 2016 are distinct. In the former, ownership was far more sporadic, falling and rising from one cohort to the next. According to Statistics Canada, 75.8 percent of primary maintainers between 25 and 34 belonged to an owner household in 2006, which has since fallen to 60.7 percent. For Cumberland, cohort totals are small, meaning each maintainer holds a higher share of the overall total. Consequently, minor changes are amplified. Renter households had a higher actual maintainer growth in the aforementioned cohort than owners, growing by 70 versus 45. Both census years had peaks for ownership among maintainers aged 55 to 64 (92.7 and 82.4 percent; however, 2006 households maintained higher ownership rates from 55 to 84 (minimum 84.2 percent).

The distribution of maintainers greatly differs between both census periods. In 2006, maintainers 45 to 54 were most frequent, dropping quickly in later age brackets. In 2016, the most frequent maintainer age fell between 35 to 44. Furthermore, maintainers 25 to 34 jumped 69.7 percent to 280. Overall, these trends demonstrate growth among most maintainer cohorts, with notable increases in those aged 25 to 44. This is consistent with other demographic trends that highlight the rise of younger persons.

Table Cumb 12.1: Historical Number of Maintainers by Age & Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Household	1,140	1,405	1,565	915	1,150	1,155	225	260	410
15 - 24 yrs	40	0	45	15	0	15	20	0	35
25 - 34 yrs	165	280	280	125	220	170	40	60	110
35 - 44 yrs	195	270	365	140	175	260	55	95	105
45 - 54 yrs	315	290	285	260	275	235	60	0	55
55 - 64 yrs	205	315	255	190	270	210	15	40	40
65 - 74 yrs	95	155	225	80	135	180	15	20	45
75 - 84 yrs	95	65	90	80	45	70	10	20	20
85+ yrs	25	20	20	20	0	20	10	0	10

ECONOMY

13. Income

Since 2006, Cumberland has seen an increase in its overall households by about 430, which has generally resulted in increases within all income distributions, as shown in **Figure 13.1** below. Of the six distributions (measured in increments of $20,000), only two remained relatively constant: (1) those making less than $20,000 dropped marginally from 155 to 150 households and (2) those making between $60,000 and $79,999 stayed at 210. Households earning a before-tax income greater than $100,000 experienced the highest growth, increasing from 110 to 405 (268 percent) over 10 years. This represents a shift from a 9.7 percent share of households to 25.9 percent. Households earning $20,000 to $39,999 and $40,000 to $59,999 held 20.4 and 19.8 percent shares of households in 2015.

Please note that all reported incomes within this report have been adjusted to 2015 dollars (adjusted for inflation) for better comparison. Readers may also notice that 2005 and 2015 comparison years differ from the normal 2006 and 2016. The reason is that census incomes come from the previously reported tax year.

Figure Cumb 13.1: Historical Before-Tax Income Distribution, 2015 dollars *(Statistics Canada)*

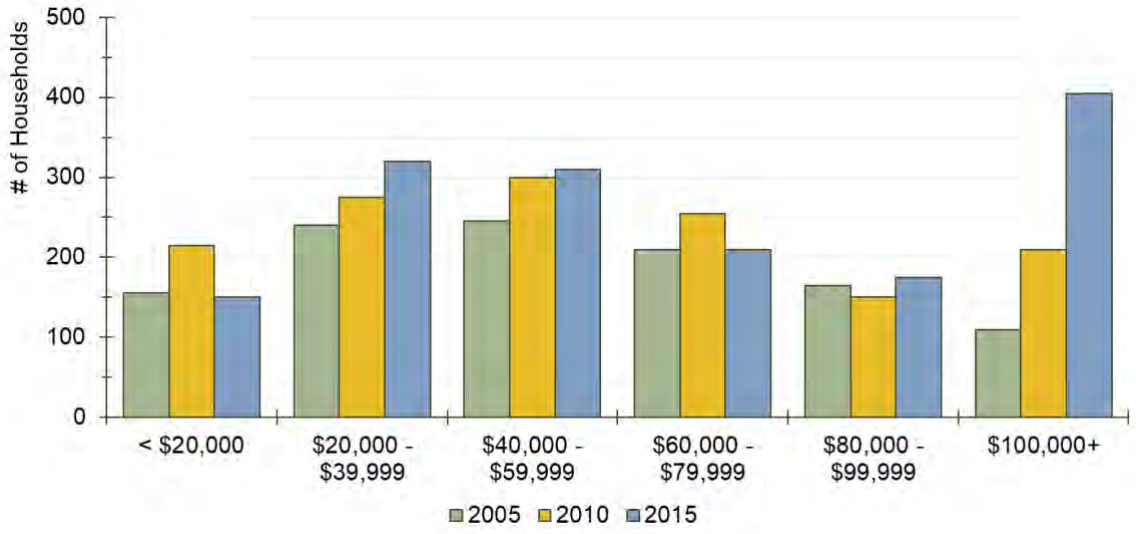


Table Cumb 13.1: Historical Before-Tax Income Distribution by Tenure, 2015 dollars *(Statistics Canada)*

			Total	% of			Owners	% of			Renters	% of
	2005	2010	2015	Total	2005	2010	2015	Total	2005	2010	2015	Total
Total Household	1135	1405	1565	100.0%	910	1150	1150	100.0%	225	255	410	100.0%
< $5,000	30	25	15	1.0%	25	10	10	0.9%	10	0	10	2.4%
$5,000 - $9,999	30	80	20	1.3%	10	75	0	0.0%	25	0	25	6.1%
$10,000 - $14,999	25	85	30	1.9%	10	35	10	0.9%	15	45	15	3.7%
$15,000 - $19,999	70	25	85	5.4%	45	0	35	3.0%	25	15	45	11.0%
$20,000 - $24,999	60	90	65	4.2%	40	35	40	3.5%	20	50	20	4.9%
$25,000 - $29,999	40	50	80	5.1%	35	30	45	3.9%	10	20	35	8.5%
$30,000 - $34,999	110	90	70	4.5%	75	85	55	4.8%	35	0	20	4.9%
$35,000 - $39,999	30	45	105	6.7%	10	35	65	5.7%	20	0	40	9.8%
$40,000 - $44,999	55	70	80	5.1%	40	60	50	4.3%	15	0	25	6.1%
$45,000 - $49,999	95	75	90	5.8%	90	65	55	4.8%	0	0	30	7.3%
$50,000 - $59,999	95	155	140	8.9%	85	140	105	9.1%	15	15	35	8.5%
$60,000 - $69,999	80	140	100	6.4%	75	130	75	6.5%	10	0	25	6.1%
$70,000 - $79,999	130	115	110	7.0%	110	110	90	7.8%	20	0	25	6.1%
$80,000 - $89,999	80	80	75	4.8%	75	75	65	5.7%	10	0	10	2.4%
$90,000 - $99,999	85	70	100	6.4%	85	70	90	7.8%	0	0	0	0.0%
$100,000+	110	210	405	25.9%	115	180	370	32.2%	0	30	40	9.8%
$100,000 - $124,999	65	125	215	13.7%	65	110	190	16.5%	0	0	25	6.1%
$125,000 - $149,999	15	50	105	6.7%	15	35	110	9.6%	0	0	0	0.0%
$150,000 - $199,999	25	25	70	4.5%	25	25	60	5.2%	0	0	15	3.7%
$200,000+	10	0	15	1.0%	10	0	15	1.3%	0	0	0	0.0%
Median Income	$51,502	$56,194	$65,203		$61,215	$59,326	$72,740		$30,771	$24,420	$39,146	
Average Income	$57,943	$61,109	$70,683		$64,100	$65,351	$79,427		$32,994	$42,047	$46,186	

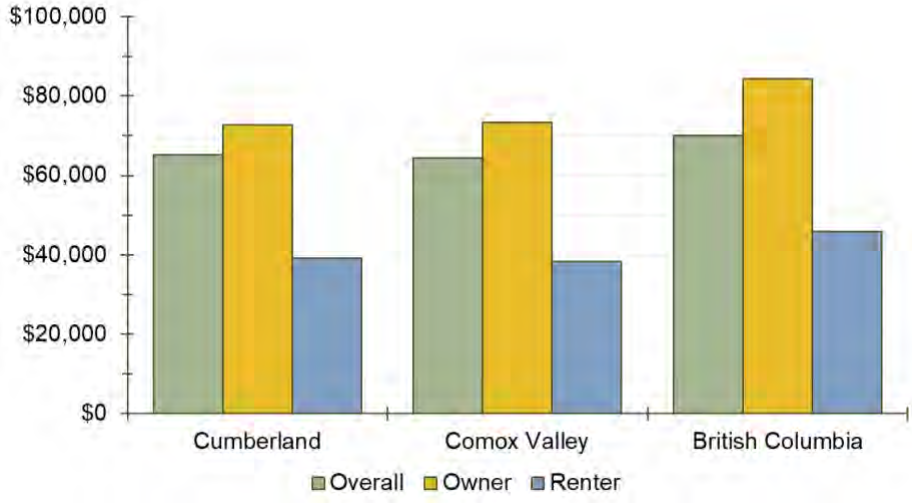
The distribution of incomes across tenure types is distinct, showcasing that 51 percent of renter households make less than $39,999, as of 2015, while 23 percent of owners fell within the same category. On the other end, 32 percent of owner households make more than $100,000, compared to 10 percent for renters. Although visually jarring, the results are not necessarily surprising as tenure type is highly determined by available income relative to housing prices.

Renter households had greatest unit growth for incomes between $40,000 and $59,999, rising by 60 households – 32.4 percent of the renter household increase. No renter income category experienced declining totals between 2006 and 2016. Conversely, only two income categories had an increase in the same time period: (1) those earning more than $100,000 and (2) those earning between $20,000 and $39,999. Based on the distribution of incomes across tenures, 36 percent of owner households earn between $20,000 and $59,999 before-tax. Although there are clearly some owner households that achieve these incomes while also being part of the labour force, it would be realistic to suggest that this distribution is in part due to retired households whose pensions or investments fall within lower income brackets.

Figure Cumb 13.2: Before-Tax Income Distribution by Tenure, 2015 *(Statistics Canada)*

Across Cumberland, CVRD, and BC, renter households generate less income than their owner counterparts, largely due to the difference in household makeup between both tenure types. For instance, owners tend to be older, have been in the workforce longer, and are more likely to have dual incomes. Renters are generally younger and are just starting careers and may live alone or with roommates in similar situations.

Figure Cumb 13.3: Before-Tax Median Income by Tenure, 2015 *(Statistics Canada)*



At $65,203, Cumberland's 2015 before-tax median household income surpasses that of the Region ($64,379) and falls below that of the Province ($69,995). However, Cumberland's percent growth in 2015 constant dollars more than doubled the other geographies at 26.6 percent – or 2.4 percent annually – thanks to dramatic increases in households earning more than $100,000 before-tax. CVRD and BC experienced 1.0 and 1.2 percent annual growth over the same period, adjusted for inflation. Renter household before-tax median income had the most significant growth of all geographies and their tenures, achieving a 10-year growth of 27.2 percent.

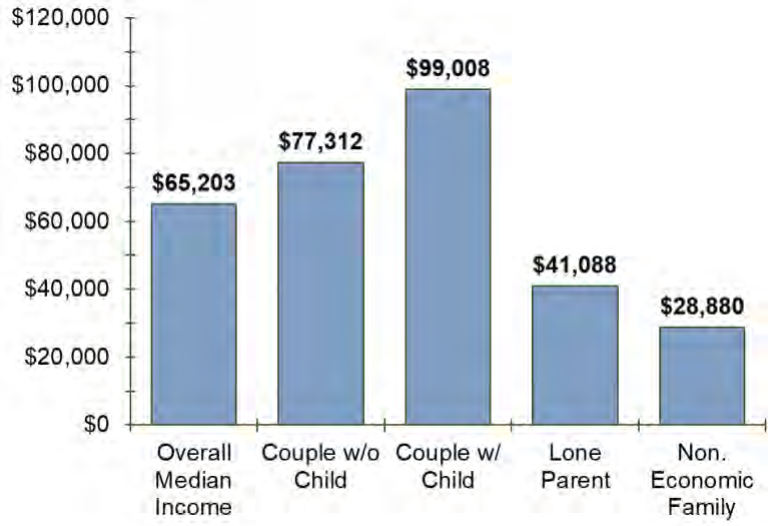
Table Cumb 13.2: Before-Tax Median Income by Tenure, 2015 – Comparison *(Statistics Canada)*

COMMUNITY	Overall	%Δ05-15	Owner	%Δ05-15	Renter	%Δ05-15
Cumberland	$65,203	26.6%	$72,740	18.8%	$39,146	27.2%
Comox Valley	$64,379	11.2%	$73,367	11.1%	$38,394	17.6%
British Columbia	$69,995	12.2%	$84,333	12.1%	$45,848	15.9%

14. Income by Household Type

Statistics Canada defines an Economic Family as a group of two or more persons of the same or opposite sex who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. Economic families can be "couples without children or relatives in the home," "couples with children," or "lone parents." All other cases are considered to be a non-economic family, such as a person living alone or with roommates.

Figure Cumb 14.1: Before-Tax Median Income by Economic Family Type, 2015 *(Statistics Canada)*



More than half of couples with children make more than $99,008 (before-tax median household income), the highest of Statistics Canada's defined Cumberland family types. Next are couples without children or relatives at home at $77,312. The discrepancy between the two is mostly due to couples with children having a greater likelihood of being in the workforce based on age. Couples without children could include retired individuals whose income are pensions or investments that produce minimum required returns/incomes to fulfill a particular quality of life. Median income for lone parents is about half of couples with children.

Table Cumb 14.1: Economic Family Type Before-Tax Median Incomes, 2015 – Comparison *(Statistics Canada)*

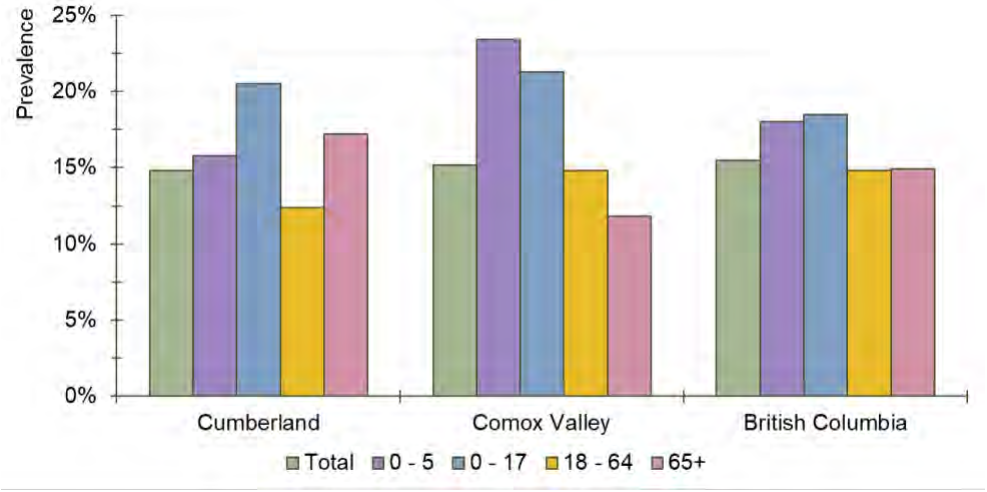
COMMUNITY	Overall	Couple w/o Kid(s)	Couple w/ Kid(s)	Lone Parent	Non Econ. Family
Cumberland	$65,203	$77,312	$99,008	$41,088	$28,880
Comox Valley	$64,379	$74,775	$103,797	$44,587	$30,084
British Columbia	$69,995	$80,788	$111,736	$51,056	$31,255

Cumberland family before-tax incomes fall short of those reported by CVRD and BC. The exception is couples without kids who make about $2,500 more than couples without kids in the Region. Since this family type is the most common within Cumberland, it boosts the overall median income to be above the Region as well.

15. Low Income Measure (LIM) – After Tax

Low-Income Measures (LIMs) are a set of thresholds estimated by Statistics Canada that identify Canadians who belong to a household whose overall incomes are below 50 percent of median adjusted household income. "Adjusted" refers to the idea that household needs increase as the number of household members increase. Statistics Canada emphasizes that the LIM is not a measure of poverty but identifies those who are substantially worse off than the average.

Figure Cumb 15.1: LIM After-Tax Status, 2016 – Comparison *(Statistics Canada)*



Overall, 14.8 percent of Cumberland residents fall below the after-tax LIM. Generally, younger cohorts experience the greatest difficulty to meet their needs (or for their families to meet their needs.) 15.8 percent and 20.5 percent of children between 0 to 5 years and 0 to 17 years belong to a household below the measure. This suggests that younger households have less available income. Similarly, as cohorts age, their incomes and number of dependents decrease, which generally results in lower prevalence of low-income individuals. Accordingly, the prevalence of persons 18 to 64 below the LIM dropped to 12.4 percent in 2016. However, those 65 or more were at 17.2 percent.

Table Cumb 15.1: LIM After-Tax Status by Age, 2016 (%) – Comparison *(Statistics Canada)*

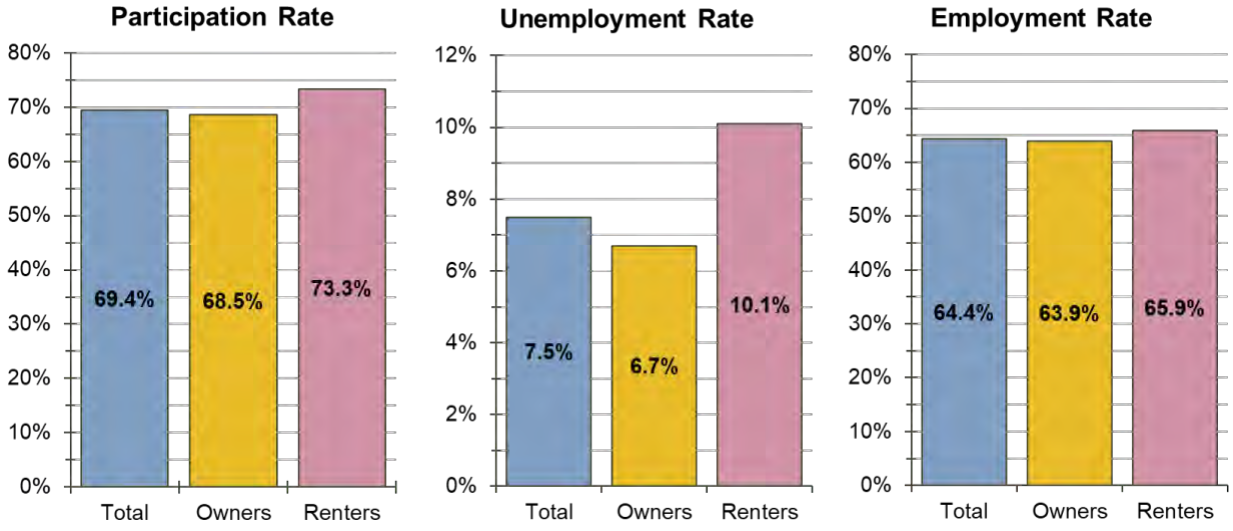
COMMUNITY	Total	0 - 17	0 - 5	18 - 64	65+
Cumberland	14.8%	20.5%	15.8%	12.4%	17.2%
Comox Valley	15.2%	21.3%	23.4%	14.8%	11.8%
British Columbia	15.5%	18.5%	18.0%	14.8%	14.9%

Cumberland's high senior low-income prevalence is not mirrored by Comox Valley or BC where rates are either lower than or about equal to the prevalence of low-income individuals aged 18 to 64. However, the Village does exhibit substantially lower rates for children 0 to 5 and working age persons, isolating the senior group as a particular point of focus.

16. Employment

National employment participation trends are trending downwards in part due to ageing populations who are still considered of working-age (defined as 15 years or older) but are retiring at higher rates than labour force growth. Cumberland is an exception, achieving a 69.4 percent participation rate (the proportion of people in the labour force relative to the size of the total working-age population) in 2016, up from 66.2 in 2006. Thanks to rapid growth in younger adults, there has been a larger relative increase in people active in the labour force (41.4 percent since 2006) compared to those not (20.7 percent). Relatedly, the employment rate rose from 61.9 to 64.4 percent, marked by an actual employed person increase of 550.

Figure Cumb 16.1: Historical Local Labour Metrics by Tenure, 2016 *(Statistics Canada)*



Common issues of rapid population growth include the inability to provide employment for all individuals at once. Consequently, the unemployment rate increased from 6.5 to 7.5 percent over 10 years. The reason is high growth in unemployed persons (57.9 percent) relative to employment growth (40.3 percent); however, it is important to note that total unemployed persons in 2006 was 95, meaning a 55 person increase (a marginal amount for larger populations) results in considerable percentage change.

Table Cumb 16.1: Historical Local Labour Metrics by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	2,210	2,685	2,970	1,885	2,230	2,295	320	455	680
In Labour Force	1,460	1,770	2,065	1,235	1,450	1,575	220	320	495
Employed	1,365	1,635	1,915	1,165	1,370	1,470	205	265	445
Unemployed	95	135	150	75	80	105	15	55	50
Not In Labour Force	750	915	905	650	780	725	100	140	185
Participation Rate (%)	66.2	65.9	69.4	65.3	64.8	68.5	68.8	69.6	73.3
Employment Rate (%)	61.9	60.9	64.4	61.4	61.2	63.9	62.5	57.6	65.9
Unemployment Rate (%)	6.5	7.6	7.5	6.1	5.2	6.7	9.1	18.8	10.1

Recent historical tenure trends suggest that people belonging to owner and renter households are achieving similar actual increases in labour force percentage. The owner labour force increased by 340 to 76.3% of people working or seeking work, while renters grew by 275. Both had about 30 more unemployed persons. Renters demonstrated higher rates of employment and participation than owners, likely due to renter demographics tending to be younger. The owner population had 3.4 percent less unemployment than renters.

Figure Cumb 16.2: Labour Metrics, 2016 – Comparison *(Statistics Canada)*

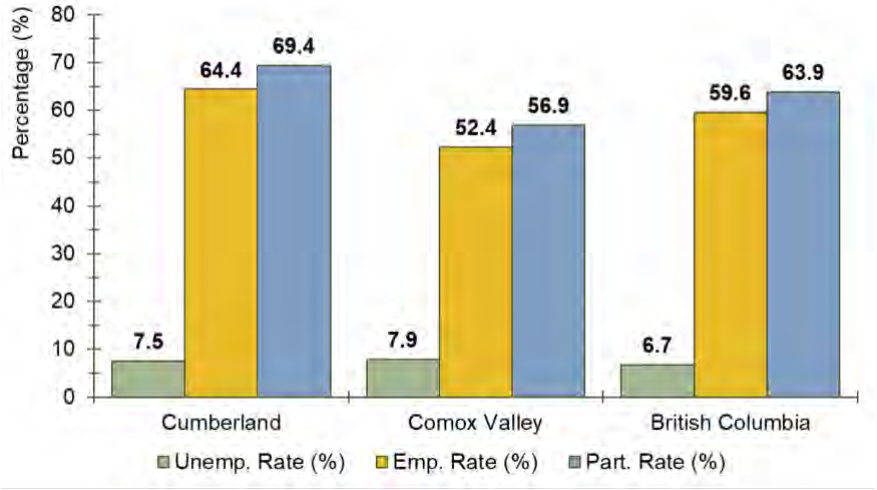


Table Cumb 16.2: Labour Metrics, 2016 – Comparison *(Statistics Canada)*

COMMUNITY	In Labour Force	Employed	Unemployed	Not Labour Force	Part. Rate (%)	Emp. Rate (%)	Unemp. Rate (%)
Cumberland	2,065	1,915	150	905	69.4	64.4	7.5
Comox Valley	30,815	28,380	2,435	23,385	56.9	52.4	7.9
British Columbia	2,471,665	2,305,690	165,975	1,398,710	63.9	59.6	6.7

Overall, Cumberland displays better employment metrics than CVRD; notably, employment and participation sit 12.1 and 12.7 percent higher than the Region. Although the Village's unemployment rate exceeds the Province (6.7 percent), it surpassed it in other measures. Comox Valley and BC experienced overall worsening employment conditions, with exception for BC renters, indicating Cumberland's economic health is better than the compared geographies. As will be discussed in the **Commuting** section of the report, a strong proportion of Cumberland workers commute within CVRD (e.g. Comox and Courtenay), suggesting that the relative abundance of employed and participating persons is due to the concentration of younger workers choosing Cumberland for its lifestyle and/or market, which requires an additional commute.

17. Industry

As of 2016, the industries that employed the most Cumberland residents were: (1) Health Care & Social Assistance – 965 people, (2) Retail Trade – 240, and (3) Construction – 200. Because changes between 2006 and 2016 include small totals, any increase or decrease will result in a significant percent change. Consequently, it is difficult to properly assess the condition of each individual industry. There are, however, some noteworthy trends.

Educational Services had a 50.0 percent increase since 2006, thanks to the owner tenure population adding 50 more workers. Health Care rose dramatically by 88.9 – renter health care workers tripled while owners almost doubled. This is an effect experienced across the Region, likely due to the Comox Valley North Island Hospital opening its doors between the compared census periods. Perhaps related to health care was the nine-fold increase in Professional, Scientific, and Technical Services, reaching 95. Retail Trade dropped 9.4 percent, most of which was due to decreases in owner residents. The number of renters working in Retail Trade actually increased. Lastly, Construction grew 76.0 percent, probably attributed to increased residential construction activity within the last decade across the CVRD.

Figure Cumb 17.1: NAICS Industry Employment Totals by Tenure, 2016 *(Statistics Canada)*

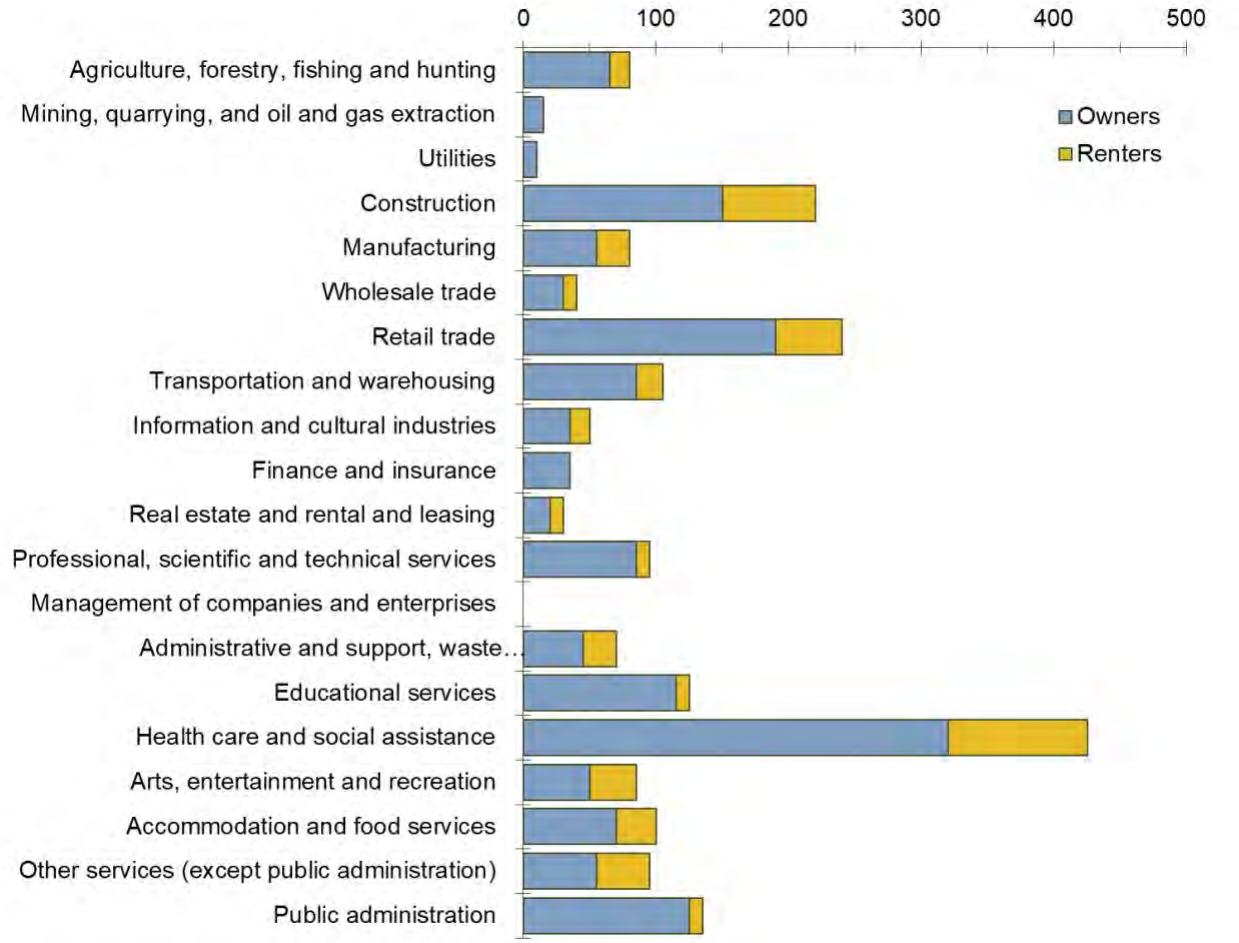


Table Cumb 17.1: NAICS Industry Employment Totals by Tenure, 2006 to 2016 *(Statistics Canada)*

			Total	'16 % of			Owners			Renters
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Labour Force	1,455	1,725	2,045	100.0%	1,235	1,435	1,560	220	290	485
Agriculture, forestry, fishing and hunting	150	95	80	3.9%	135	40	65	10	50	15
Mining, quarrying, and oil and gas extraction	10	0	20	1.0%	10	0	15	0	0	0
Utilities	0	35	0	0.0%	0	35	10	0	0	0
Construction	125	90	220	10.8%	100	65	150	25	25	70
Manufacturing	110	65	80	3.9%	105	55	55	10	10	25
Wholesale trade	30	65	40	2.0%	20	65	30	10	0	10
Retail trade	265	245	240	11.7%	235	225	190	30	20	50
Transportation and warehousing	45	70	115	5.6%	40	45	85	0	0	20
Information and cultural industries	10	20	50	2.4%	10	20	35	0	0	15
Finance and insurance	25	30	35	1.7%	30	20	35	0	0	0
Real estate and rental and leasing	25	0	25	1.2%	20	0	20	0	0	10
Professional, scientific and technical services	10	60	95	4.6%	0	50	85	0	0	10
Management of companies and enterprises	0	0	0	0.0%	0	0	0	0	0	0
Administrative and support, waste management	100	85	70	3.4%	100	60	45	0	25	25
Educational services	90	70	135	6.6%	65	60	115	20	0	10
Health care and social assistance	225	250	425	20.8%	185	210	320	35	40	105
Arts, entertainment and recreation	20	30	85	4.2%	25	25	50	0	0	35
Accommodation and food services	120	125	95	4.6%	70	95	70	45	30	30
Other services (except public administration)	35	160	95	4.6%	40	150	55	0	0	40
Public administration	70	190	135	6.6%	55	165	125	15	20	10

18. Commuting

Commute data describes those patterns exhibited by "usual workers", or those workers that report themselves as generally having the same workplace location at the beginning of each workday. For instance, an office job would typically be classified as a same or usual workplace, whereas contractors (e.g. landscaping or construction), truck drivers, or travelling salespeople would not.

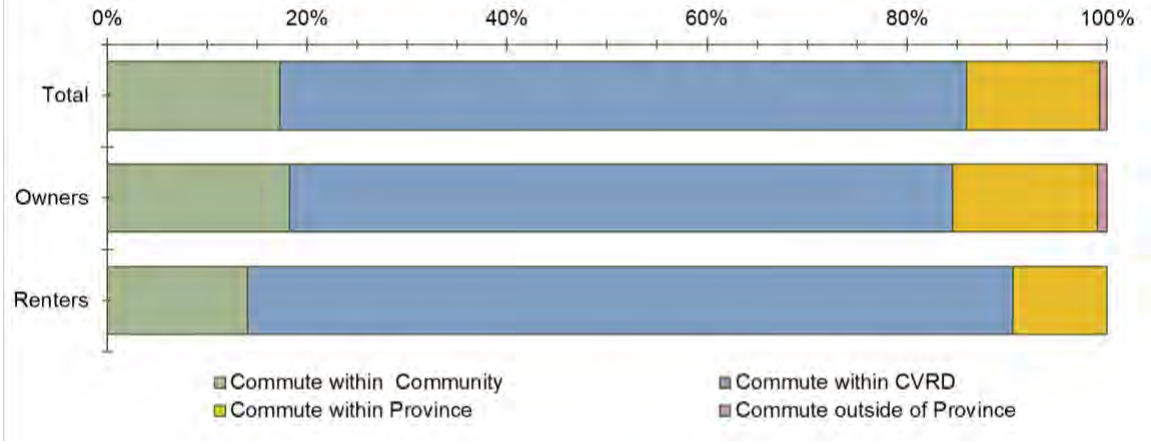
Cumberland reported 1,390 usual workers in 2016, about 68.0 percent of the total employed labour force. Of those workers, 17.3 percent commuted within Cumberland, 68.7 percent commuted within the CVRD, and 14.0 percent travelled even farther. The Village sits adjacent and within close proximity of the City of Courtenay and the Town of Comox. The high proportion of persons commuting outside of Cumberland is indicative of the concentration of jobs within those larger geographies.

Table Cumb 18.1: Historical Commuting Patterns for Usual Workers *(Statistics Canada)*

			Total	'16 % of			Owners			Renters
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Usual Workers	980	1,305	1,390	100%	845	1,090	1,065	145	215	320
Commute within Community	240	285	240	17.3%	190	240	195	55	45	45
Commute within CVRD	680	865	955	68.7%	600	730	710	85	135	245
Commute within Province	65	140	185	13.3%	60	105	155	0	0	30
Commute outside of Province	0	0	10	0.7%	0	0	10	0	0	0

Among tenure types, renters were more likely to commute within the same community (18.3 percent versus 14.1 percent for owners) and less likely to travel outside of the CVRD. Commutes within the CVRD jumped 18.3 percent for owners and 188 percent for renters since 2006. The latter is thanks to the increase in renter households within that same period relative to owners.

Figure Cumb 18.1: Commuting Patterns for Usual Workers, 2016 *(Statistics Canada)*



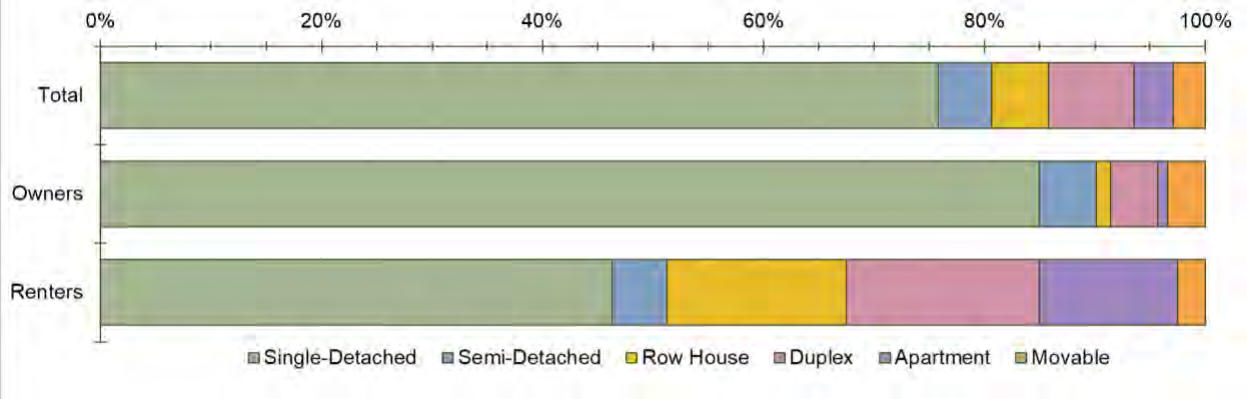
HOUSING

19. Dwelling Types

Cumberland's most popular dwelling type is the single-detached home, holding a 75.1 percent share of occupied dwellings in 2016, and totalling 1,175. Second are duplexes (120 or 7.7 percent), followed by row house and semi-detached dwellings. The greatest percentage growth across dwelling types occurred in duplexes and semis, increasing by 700 percent and 275 percent

(to 75); however, the dramatic growth is mostly associated with a small 2006 stock. Single-family homes achieved the greatest actual unit increase – up 265 between 2006 and 2016. Movable dwellings decreased by 15.

Figure Cumb 19.1: Dwelling Type by Tenure, 2016 *(Statistics Canada)*



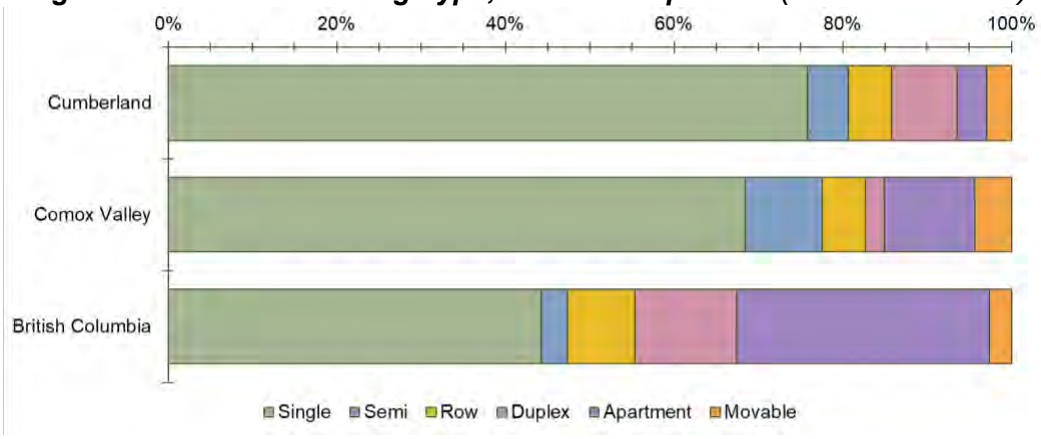
As a village with a predominantly low-density housing stock, accommodation tendencies across tenure types were relatively similar, with some additional diversity for renter households. Single-detached dwellings were most popular among both owners and renters, with the former 41.1 percent higher than the latter's 44.6 percent. Renters also occupied similar totals of row houses (65), duplexes (70), and apartments (50).

Table Cumb 19.1: Historical Dwelling Type by Tenure *(Statistics Canada)*

	Total			'16 % of	Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Occupied Dwellings	1,140	1,405	1,565	100%	910	1,150	1,155	225	255	415
Single-Detached	910	1,090	1,175	75.1%	790	980	990	120	110	185
Apartment (5+)	0	0	0	0.0%	10	0	0	0	0	0
Other	165	205	345	22.0%	60	115	130	100	95	215
Semi-Detached	20	60	75	4.8%	15	30	60	0	35	20
Row House	75	35	80	5.1%	30	25	15	50	0	65
Duplex	15	75	120	7.7%	10	55	50	10	20	70
Apartment	50	35	55	3.5%	15	0	10	30	35	50
Other single-attached	0	0	10	0.6%	0	0	0	0	0	10
Movable	60	105	45	2.9%	55	55	40	0	45	10

Overall, Cumberland's preference for single-detached dwellings is higher than that of CVRD and BC. Both other geographies exhibit higher rates of apartments, but similar aggregate shares of semi, row, and duplex dwellings (all of which are alternative low-density housing options) at about 20 percent. The major difference among the areas is once again Cumberland's renter reliance on low-density dwellings, defined mostly by its historical built form and subsequent rental offerings.

Figure Cumb 19.2: Dwelling Type, 2016 – Comparison *(Statistics Canada)*

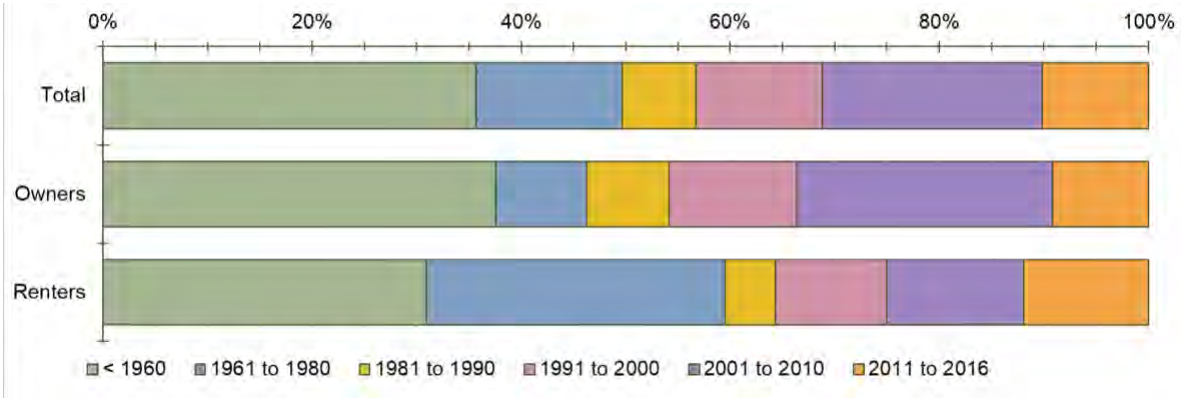


20. Dwelling Age

As of 2016, the most common Cumberland dwelling age belongs to units built pre-1961 (35.8 percent). Moderate unit build out occurred from 1961 to 2000 (about 13 per year), followed by greater construction post-2000 (about 30 per year). Accordingly, Cumberland households are increasingly living in newer dwellings, but most still occupy older homes.

As shown in **Table Cumb 20.1**, household totals per reported year do vary between census periods. Decreases are partially due to demolished housing stock, but discrepancies can be partially associated with changes in the quality of data collection between census periods.

Figure Cumb 20.1: Dwelling Age by Tenure, 2016 *(Statistics Canada)*



According to tenure data, 37.2 percent of owner households live in a dwelling built pre-1961, while 33.3 percent occupy post-2000 homes. About 61 percent of renter households occupy a unit built prior to 1980, which reflects general renter market trends where affordable units are often found in older buildings requiring greater maintenance. Renters occupied only 21.4 percent of new builds between 2001 and 2016, demonstrating again that owner households have greater tendency of having newer construction as their accommodation.

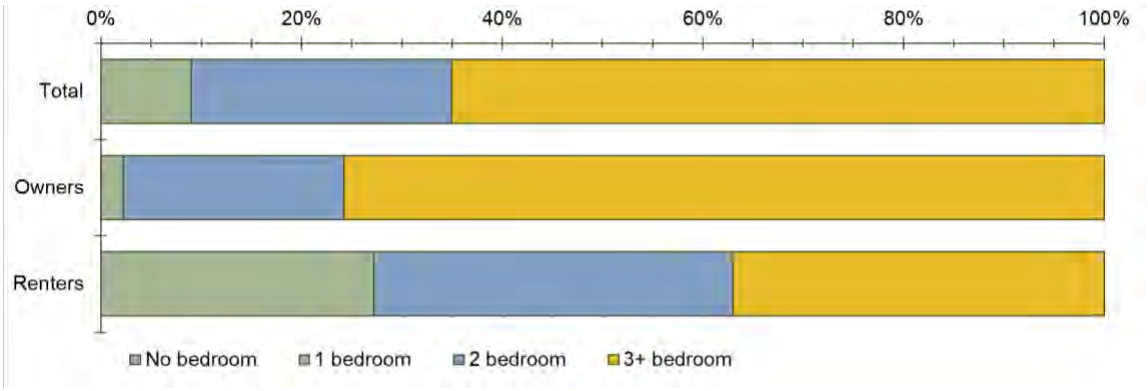
Table Cumb 20.1: Historical Dwelling Age by Tenure *(Statistics Canada)*

	Total			'16 % of	Owners			'16 % of	Renters			'16 % of
	2006	2011	2016	Total	2006	2011	2016	Total	2006	2011	2016	Total
Total Dwellings	1,140	1,405	1,565	100%	910	1,150	1,155	100%	225	255	410	100%
< 1960	485	505	560	35.8%	395	385	430	37.2%	90	120	130	31.7%
1961 to 1980	230	185	220	14.1%	170	135	100	8.7%	55	40	120	29.3%
1981 to 1990	175	150	110	7.0%	140	115	90	7.8%	35	35	20	4.9%
1991 to 2000	210	170	190	12.1%	175	155	140	12.1%	40	0	45	11.0%
2001 to 2010	35	390	330	21.1%	40	355	280	24.2%	0	30	55	13.4%
2011 to 2016	0	0	160	10.2%	0	0	105	9.1%	0	0	50	12.2%

21. Bedroom Number

As of 2016, housing units within Cumberland were mostly 3 or more-bedrooms large, occupying 64.9 percent of reported housing supply. Three-bedroom growth surpassed all other unit sizes at 48.2 percent since 2006, which could be partially attributed to greater availability of low-density housing types (single, semi, or rowhouse) that can accommodate these bedroom totals. No bedroom (i.e. bachelors) were the only ones to decrease (reaching 0), though their 2006 totals were originally small to begin with.

Figure Cumb 21.1: Bedroom Number by Tenure, 2016 *(Statistics Canada)*



Three-bedroom units dominate the owner housing stock at 76.1 percent; whereas, renter households are similarly distributed across 1-, 2-, and 3-bedroom units – though the greatest share still belongs to 3-bedrooms at 36.1 percent. Owner households had decreasing totals across all bedroom types except for 3-bedrooms, while renters grew in every category. This suggests that a portion of the 2006 owner stock has since converted to rentals. Notwithstanding, the owner decreases are below renter increases, indicating that some low-density construction has been added to the rental market, perhaps as investments or as future retirement homes that are rented until the owners actually retire.

Table Cumb 21.1: Historical Bedroom Number by Tenure *(Statistics Canada)*

	Total			'16 % of	Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Dwellings	1,140	1,405	1,565	100%	910	1,145	1,150	225	255	415
No bedroom	20	0	0	0.0%	0	0	0	15	0	0
1 bedroom	90	100	140	8.9%	30	35	25	55	65	110
2 bedroom	350	365	405	25.9%	265	290	255	80	75	145
3+ bedroom	685	930	1,015	64.9%	610	820	875	70	115	150

22. Rental Inventory

Cumberland does not yet meet the CMHC's minimum population threshold (10,000) to conduct a rental market survey in the area, and therefore information on the primary rental market (inventory of rental stock predominantly made up of purpose-built rental buildings) does not exist. Purpose-built rental markets tend not to arise until communities reach a size where land scarcity and development economics support the creation of rental housing as an investment. Until that point, most rental housing is provided in the secondary market which includes housing types such as single or semi-detached units which can easily flip between owner and renter occupied tenures, condominium apartments which are rented out by their owner, larger houses which have been internally converted to rental units, or other smaller multi-unit buildings, like duplexes or triplexes, or small mixed use buildings that contain a few apartments above a ground-floor commercial unit.

The size of the secondary market can be estimated by examining census data for rental tenured households. As presented in the previous report sections on dwelling characteristics, renter occupied dwellings increased significantly between the 2011 and 2016 census periods. In fact, renter occupied dwellings accounted for virtually all of the total increase in housing stock. As of 2016, there were 415 dwellings occupied in rental tenureship, with a relatively even distribution between 1, 2, and 3+ bedroom unit types.

Table Cumb 22.1: Primary & Secondary Rental Market Units, 2016 *(Statistics Canada)*

			Primary		Secondary	
	Total	**Rental**	**Market**	**% of Total**	**Market**	**% of Total**
Total	1,565	415	*N/A*	*N/A*	415	100%
No Bedroom	0	0	*N/A*	*N/A*	0	0%
1 Bedroom	140	110	*N/A*	*N/A*	110	27%
2 Bedroom	405	145	*N/A*	*N/A*	145	35%
3+ Bedroom	1,015	150	*N/A*	*N/A*	150	36%

23. Recent Development Trends

Similar to rental market data, CMHC does not track housing construction information for Cumberland. Housing development trends are tracked here using provincial data on issued building permits, to which 12 months have been added to account for construction and derive an assumed number of completions. Additional data from the Village of Cumberland is also presented which represents the municipality's own tracking of completed units. These figures generally substantiate the estimates based on provincial data but are not yet complete for 2019.

Table Cumb 23.1: Historical Building Trends by Dwelling Type *(BC Data Catalogue)*

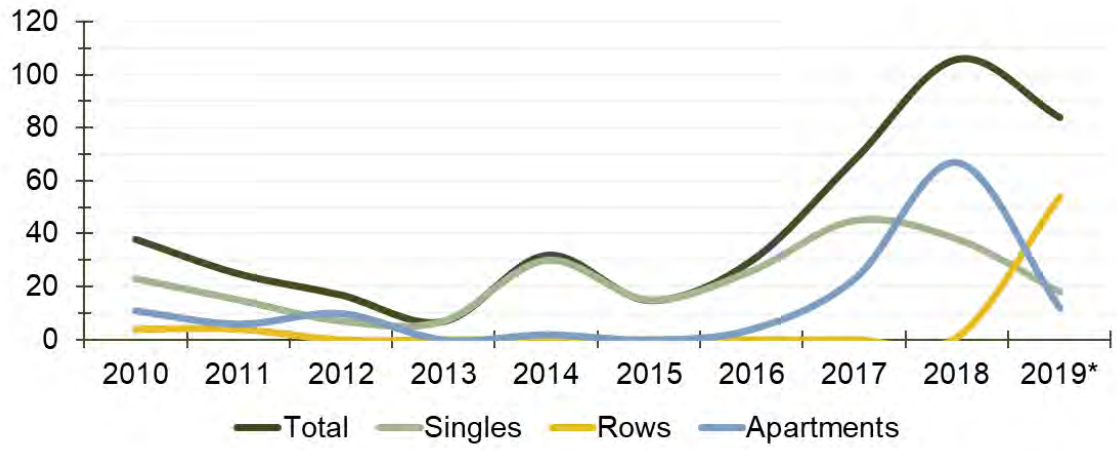
Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*
Total	38	25	17	7	32	15	30	68	106	84
Singles	23	15	7	7	30	15	26	45	38	18
Rows	4	4	0	0	0	0	0	0	1	54
Apartments	11	6	10	0	2	0	4	23	67	12

Table Cumb 23.2: Historical Building Trends by Dwelling Type *(Cumberland Units Completed)*

Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*
Total	40	25	17	16	36	24	45	64	91	2
Single-Family	26	13	6	9	29	15	30	46	40	0
Secondary Suite	9	7	7	7	7	9	12	18	24	0
Accessory Dwelling Unit	0	0	0	0	0	0	3	0	11	2
Duplex	4	2	2	0	0	0	0	0	2	0
Multi-Family	1	3	2	0	0	0	0	0	14	0

Cumberland has experienced a steady pace of housing construction for most of the past ten years, focussing predominantly on single-family homes. The overall rate of construction has been growing in more recent years, in part due to an increase in detached home construction, but also because of a significant increase in the production of secondary and accessory dwelling units. Most recently, there have also been an appreciable number of multiunit dwellings added to the housing stock. As a result, the rental housing stock today likely contains a larger number of smaller units than the 2016 data previously discussed would reflect.

Figure Cumb 23.1: Historical Completions by Dwelling Type *(BC Data Catalogue)*



Please note that New Homes Registry data was collected from BC's Data Catalogue; however, it offered only information for 2016 to 2018. For the periods available, this data was generally in line with provincial permit data.

24. Rental Market – Rent & Vacancy

Given that Cumberland is not yet large enough to qualify for the CMHC rental market survey, no direct data on rental vacancy or rates is available. While it is a distinct community in the Comox Valley region, it is reasonable to assume that rental market trends are similar to those observed in other nearby communities. This section presents rental market data for the Courtenay Census Metropolitan Area (City of Courtenay and Town of Comox combined).

Typically, a primary rental market is considered healthy and balanced when vacancy rates are in the 3 to 5 percent range. The Courtenay CMA has had a variable, but overall low vacancy rate, only rarely exceeding 2 percent. Vacancy has generally been lowest in 3-bedroom units, or larger.

Figure Cumb 24.1: Historical Rental Housing Vacancy by Unit Type, Courtenay CMA
(CMHC)

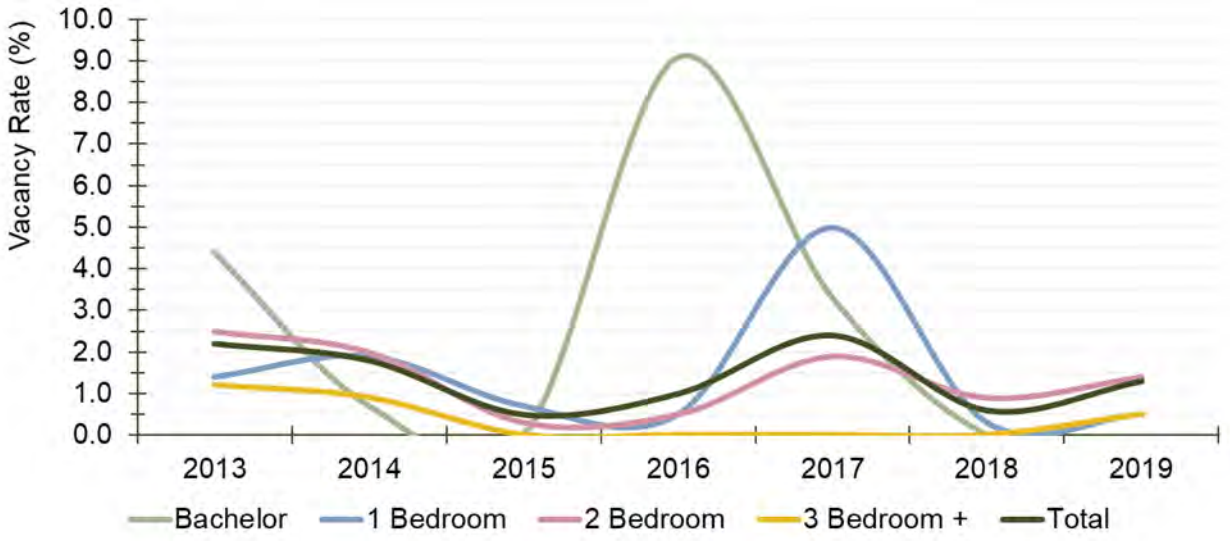


Table Cumb 24.1: Historical Rental Housing Vacancy by Unit Type, Courtenay CMA
(CMHC)

Unit Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	**	**	**	2.2	1.8	0.5	1.0	2.4	0.6	1.3
Bachelor	**	**	**	4.4	0.7	**	9.1	3.3	0.0	0.0
1 Bedroom	**	**	**	1.4	1.9	0.7	0.5	5.0	0.3	1.3
2 Bedroom	**	**	**	2.5	2.0	0.3	0.5	1.9	0.9	1.4
3+ Bedroom	**	**	**	1.2	0.9	0.0	0.0	0.0	0.0	0.8

** denotes data suppression by CMHC

Vacancy rates are a measure of market demand, with low and declining vacancy signalling high, and increasing demand. Accordingly, declining vacancy is a leading indicator of market rents, as prices increase to balance the changing demand with available supply. That said, vacancy can decrease without major price changes, but once unit availability hits a critical threshold of very low vacancy, rents tend to react disproportionately. Within this context, price increases generally lag a year or more as the impact of low vacancy ripples through the market.

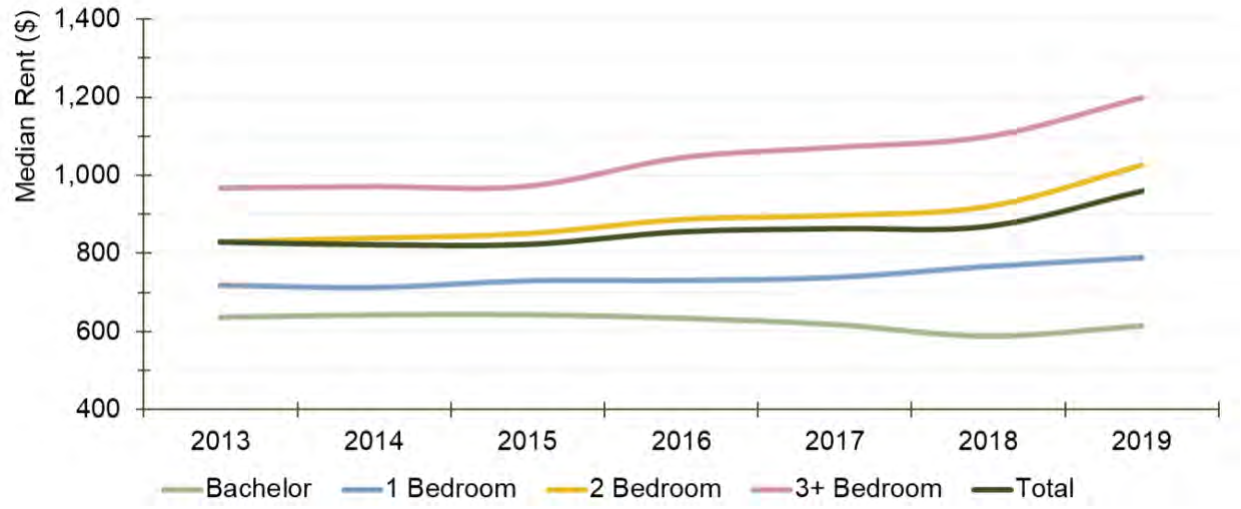
Despite consistently low vacancy rates, rents in the Courtenay CMA tended to increase gradually year to year. This changed in recent years, with a notable increase in market rents in 2018 and 2019. Reflecting vacancy data, rental growth has been strongest for 2 and 3+ bedroom units. Comparing census data for Cumberland between 2006 and 2016 tends to corroborate the past trend of gradual rent increases shown in CMHC data; shelter costs of renter households increased by 24% over this timeframe, which is little more than inflation for the same period. Unfortunately, the census does not allow for a direct examination of more recent trends in the Village since 2016.

Table Cumb 24.2: Historical Median Market Rents by Unit Type, Courtenay CMA, 2019 dollars *(CMHC)*

Unit Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	**	**	**	$830	$824	$824	$856	$864	$870	$959
Bachelor	**	**	**	$636	$642	$643	$634	$618	$589	$615
1 Bedroom	**	**	**	$719	$714	$731	$732	$740	$768	$790
2 Bedroom	**	**	**	$830	$840	$852	$888	$898	$921	$1,027
3+ Bedroom	**	**	**	$968	$972	$973	$1,046	$1,056	$1,037	$1,280

** denotes data suppression by CMHC

Figure Cumb 24.2: Historical Median Market Rents by Unit Type, Courtenay CMA, 2019 dollars *(CMHC)*



25. Ownership Market – Prices & Sales

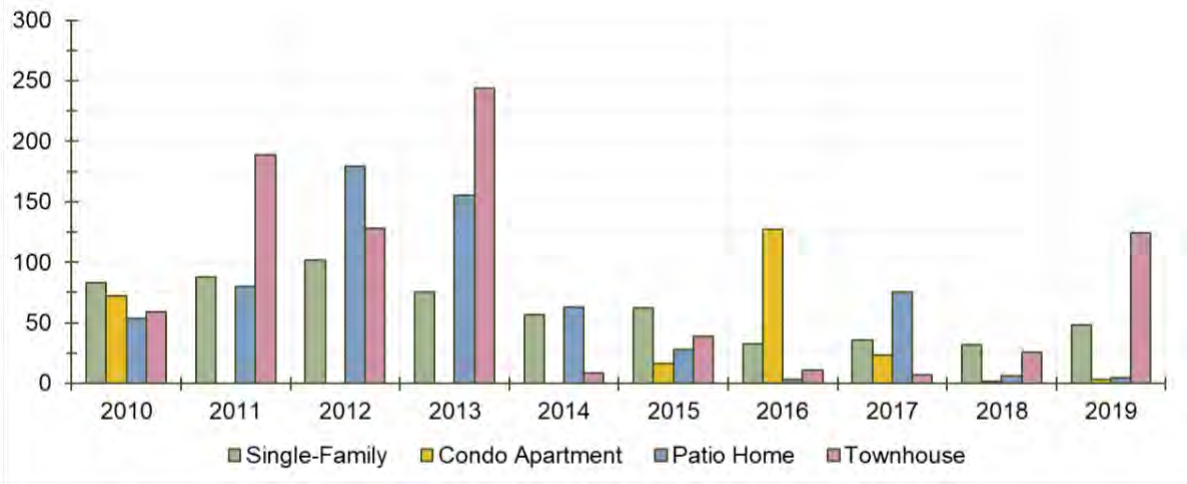
The previously discussed trends in Cumberland's rental market are likely a product of trends in its owner-occupied market. Conditions were stable for most of the last decade, however, 2016 to 2019 saw a general strengthening of market conditions. As demand and prices increased across the board in the owner-occupied market, a larger market for rental housing developed for citizens that could no longer meet the cost requirements for entering the ownership market.

Days on market indicates the length of time a property listing takes to find a buyer. It is therefore a measure of market demand; the ownership equivalent to vacancy rates. Cumberland has had a reasonably strong market for the last ten years; however, demand showed a notable increase starting as early as 2014 and continues to grow to the present. In this case, the figures for single family dwellings are most informative, other dwelling types are volatile due to the small number of units traded in a given year.

Table Cumb 25.1: Historical Average Annual Days on Market by Dwelling Type *(VIREB)*

Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	80	99	110	93	56	56	33	36	29	63
Single-Family	83	88	102	75	57	62	33	36	32	48
Condo Apartment	72	0	0	0	0	16	127	23	2	3
Patio Home	54	80	179	155	63	28	3	75	6	5
Townhouse	59	189	128	244	9	39	11	7	26	124

Figure Cumb 25.1: Historical Average Annual Days on Market by Dwelling Type
(Vancouver Island Real Estate Board - VIREB)



This period of increasing market demand also matches with notable patterns of market activity in terms of total number of sales. Similar to days on market, total sales volumes were fairly stable for the first half of the last decade in Cumberland. As the pace of sales increased in 2014, so too did the total number of sales. While still elevated, sales volumes have come down in recent years from their peak in 2018, likely due to the upswing in new construction.

Also notable in Cumberland is the sales volume by unit type. Single family dwellings dominate the market, however in recent years there have been a significant increase in townhouse style units, indicating that the development industry is starting to deliver smaller, more affordable, housing options to the local market. This growth is due to a single strata townhouse development which delivered 84 units as of March 2018 and had all sold.

Figure Cumb 25.2: Historical Annual Sales Volume by Dwelling Type *(VIREB)*

Table Cumb 25.2: Historical Annual Sales Volume by Dwelling Type *(VIREB)*

Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	76	78	70	68	80	84	81	87	160	102
Single-Family	68	61	58	58	73	68	76	84	91	76
Condo Apartment	1	0	0	0	0	1	1	1	1	1
Patio Home	4	8	5	5	5	7	3	1	4	3
Townhouse	3	9	7	5	2	8	1	1	64	22

Pricing in Cumberland's housing market generally aligns with the demand patterns already discussed. Annual price changes were mixed for the most of the 2010s, but showed an increase starting in 2016 a few years after demand trends showed signs of growth. Price escalation peaked in 2017 at a dramatic 20-40 percent year over year increase, depending on dwelling type, and generally continuing at a slower pace to the present. The most recent year in particular indicated showed comparatively subdued price growth, likely the result of increased housing production overall.

Table Cumb 25.3: Historical Year/Year Housing Price Change by Dwelling Type *(VIREB)*

Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	5%	-1%	-7%	5%	4%	-3%	27%	21%	-4%	11%
Single-Family	7%	2%	-9%	4%	4%	0%	23%	20%	6%	5%
Condo Apartment							-6%	17%	37%	28%
Patio Home	31%	-1%	-6%	5%	-20%	0%	20%	41%	4%	1%
Townhouse		-4%	-4%	5%	8%	-2%	2%	17%	27%	6%

Note: Total price trends in 2018 show a negative year-over-year change while all individual dwelling types show strongly positive figures. This is due to compositional effects; 2018 had a significantly higher proportion of townhouse style units sold, which dilute the overall weighted price in comparison to the previous year's figures which are dominated by more expensive, detached homes.

Figure Cumb 25.3: Historical Year/Year Housing Price Change by Dwelling Type *(VIREB)*

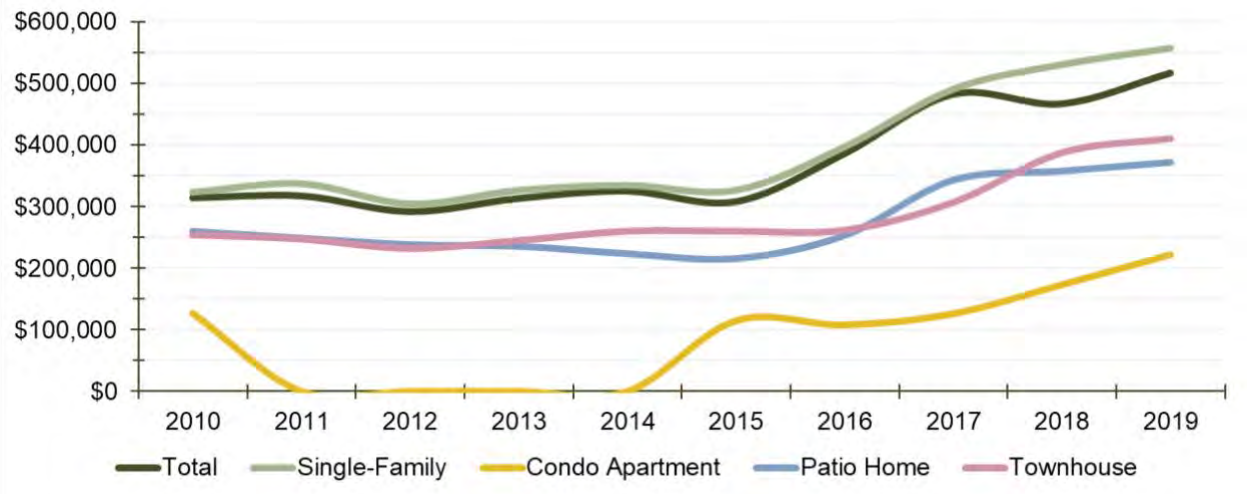
Accordingly, median sale price across all dwelling types in Cumberland was generally stable for the first half of the past 10 years, with a significant increase observed in 2016 to 2018. The overall price in 2019 was 56 percent higher than the 2010 to 2016 average. This is mostly due to newer

construction entering the market during that time which command higher prices than other Cumberland homes.

Table Cumb 25.4: Historical Median Sale Price by Dwelling Type, 2019 Dollars *(VIREB)*

Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	$323,921	$320,249	$296,406	$311,319	$324,893	$314,272	$399,006	$483,243	$462,532	$511,925
Single-Family	$333,735	$340,105	$308,833	$322,078	$334,912	$335,206	$410,774	$491,247	$522,073	$550,000
Condo Apartment	$127,507	-	-	-	-	$115,399	$108,384	$126,668	$174,024	$223,000
Patio Home	$260,446	$257,712	$241,466	$254,452	$203,144	$203,322	$243,322	$343,345	$358,286	$362,500
Townhouse	$251,576	$241,255	$232,682	$243,384	$263,538	$258,273	$262,289	$307,425	$388,894	$413,900

Figure Cumb 25.4: Historical Median Sale Price by Dwelling Type, 2019 Dollars *(VIREB)*



26. Short-term Rentals (AirBnB)

Over the last decade or so, short-term rentals (STRs) have grown significantly as a new form of residential property tenureship, a more fluid and flexible use of residential dwelling space for temporary accommodations that blurs the line between rental housing and commercial hospitality use. At the epicentre of the STR boom is the technology company AirBnB, an internationally used STR marketplace that connects STR "landlords" and users. Especially since 2016, AirBnB – and the STR market with it – have experienced exponential growth worldwide.

Alongside this market growth is concern about the impact of STR units on traditional residential market sectors. There has been notable concern by local residents and governments in the Comox Valley region about STR impacts on the availability of long-term rental housing; specifically, whether STRs are removing traditional rentals from the market, thereby reducing supply and causing greater difficulty for households to find a suitable place to live. This concern is exacerbated by the general lack of authoritative data on the extent of local STR markets due to the fact that AirBnB, and other platforms like it, are private companies which do not publish data on their users.

The following discussion aims to identify the actual number of units that are potentially being removed from the market, and whether the developing trends warrant immediate concern. To do so required the use of third-party data provided by the company AirDNA, which provides monthly (as of January 2016) data on STR markets, scraped from the public-facing websites of several

STR platforms, including AirBnB. This report's analysis combed said data and applied the following definitions to the exercise:

Total market: all short-term rental units that were active (meaning, offering lodging) within a given time period.

Commercial market: all short-term rental units that were active within a given time period but are available and/or reserved more than 50 percent of the days that they have been active. For instance, if a property was active in 2017 and provided booking availability for 200 days (about 55 percent of the year), it would be considered as "commercial" as the primary use of the unit is for STR accommodations, rather than being a minority use of a residential dwelling. In other words, the 50 percent cut off is meant to separate residents using the service to create supplemental income from their dwellings, from non-resident STR operators using the unit principally for income/investment purposes.

Additional Notes

The data includes listings from several STR platforms. In examining the data, it was noted that AirBnB accounted for the vast majority of listings (>90%), with other platforms mostly serving as another avenue to advertise properties which were also available on AirBnB. To minimise double-counting units, only data for listings on AirBnB are used.

In this report, market types are divided into "entire unit" and "other." The former means an STR listing that is the entirety of an apartment or dwelling, while the latter can be a room in a dwelling, a hotel room, or other type. For the purpose of this analysis, only "entire unit" listings are considered to represent units that may be impacting traditional housing market sectors.

According to **Table Cumb 26.1**, the overall STR market had grown to 73 individual units by October 2019, up 13 units since the same time in 2018 and 29 since 2017. Over time, the actual total has fluctuated as it mirrors the demand for accommodation during specific seasons. For instance, there are typically higher volumes in the fall of each year, specific to end of summer vacation rentals. Overall, 80 percent of the total market are entire units.

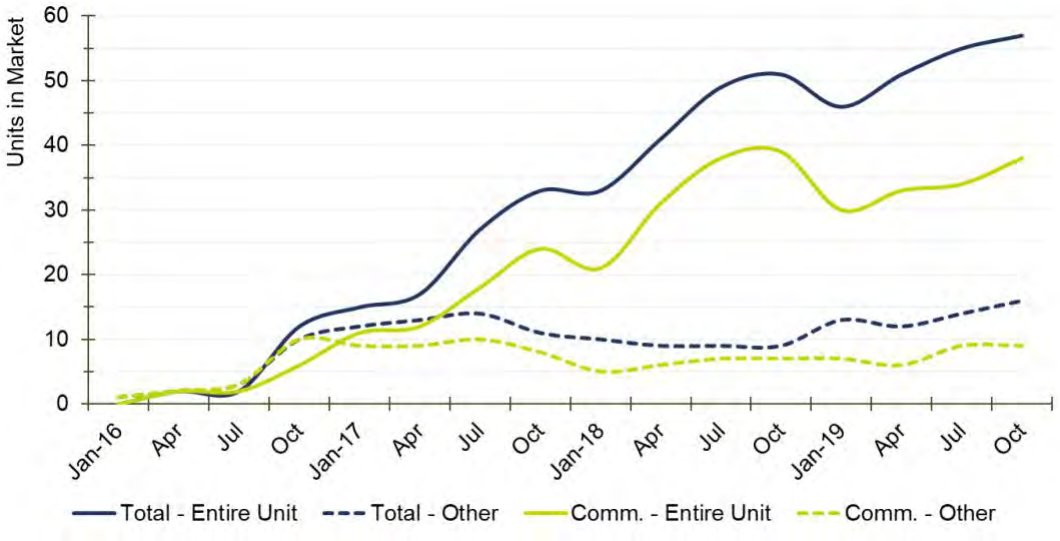
Table Cumb 26.1: Historical AirBnB Market (Cumberland) – Total versus Commercial Market *(AirDNA)*

	2016				2017				2018				2019			
	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct
Total Market	1	4	5	22	27	30	41	44	43	50	58	60	59	63	69	73
Entire Unit	0	2	2	12	15	17	27	33	33	41	49	51	46	51	55	57
Other	1	2	3	10	12	13	14	11	10	9	9	9	13	12	14	16
Commercial Market	1	4	5	16	20	21	28	32	26	37	45	46	37	39	43	47
Entire Unit	0	2	2	6	11	12	18	24	21	31	38	39	30	33	34	38
Other	1	2	3	10	9	9	10	8	5	6	7	7	7	6	9	9

Alongside the overall market's relatively steady growth over the last four years (see **Figure Cumb 26.1**) is growth in commercial units, which historically maintain a strong majority of listing types within the Village of Cumberland. In October 2016 there was 6 commercial entire units, 50 percent of the "entire unit" market. Since then it peaked in October 2018 at 39. As of October 2019 (the last date of data available), commercial entire units made up approximately 67 percent of the entire unit market.

At 38 units by the end of 2019, commercial STR units represented an estimated 2 percent of total housing supply. If compared to rentals only, this represented about 9 percent. There is no way to conclude how many of these units would convert to renter or owner housing if they had not been listed on an STR website.

Figure Cumb 26.1: Historical AirBnB Market – Total versus Commercial Market *(AirDNA)*

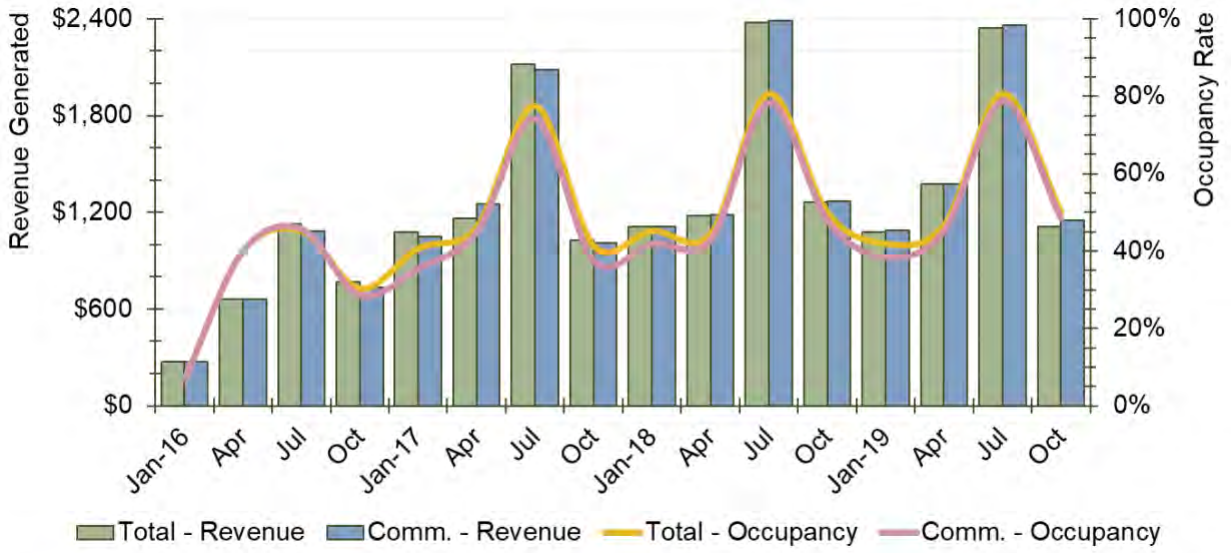


Regional revenue data provides interesting insights into the profitability of commercial AirBnBs. Specifically, that the median revenue of commercial units has remained at par with the total market (mostly since it holds the majority of units and thus influences the trend). Similarly, the median nightly asking price has remained relatively constant at around $110 to $120 (adjusted for inflation to October 2019). **Table** and **Figure Cumb 26.2** illustrate the parallel revenue generation and booking occupancy over time for both markets.

Table Cumb 26.2: Historical AirBnB Occupancy & Revenue (All CVRD) – Total versus Commercial Market *(October 2019 dollars, AirDNA)*

				2016				2017				2018				2019
	Jan-16	Apr	Jul	Oct	Jan-17	Apr	Jul	Oct	Jan-18	Apr	Jul	Oct	Jan-19	Apr	Jul	Oct
Total Market																
Occupancy	7%	40%	45%	30%	41%	46%	77%	41%	45%	44%	81%	50%	42%	47%	81%	50%
Median Rate	$136	$70	$98	$99	$106	$106	$111	$105	$104	$108	$120	$107	$122	$113	$121	$106
Median Revenue	$272	$663	$1,128	$767	$1,077	$1,164	$2,116	$1,024	$1,109	$1,180	$2,376	$1,262	$1,075	$1,376	$2,342	$1,111
Commercial Market																
Occupancy	7%	40%	46%	29%	36%	45%	74%	38%	42%	43%	78%	48%	38%	45%	79%	48%
Median Rate	$136	$70	$97	$100	$106	$110	$114	$105	$106	$109	$120	$106	$122	$114	$121	$107
Median Revenue	$272	$663	$1,083	$736	$1,051	$1,252	$2,083	$1,012	$1,109	$1,184	$2,387	$1,270	$1,091	$1,378	$2,362	$1,150

Figure Cumb 26.2: Historical AirBnB Occupancy & Revenue – Total versus Commercial Market *(October 2019 dollars, AirDNA)*



27. Non-Market Housing

The Village of Cumberland contains very little non-market housing options associated with BC Housing. Those seeking non-market options are generally directed towards the City of Courtenay, which is the major provider. Cumberland does provide independent social housing for 15 low income senior households. It is important to note that there does exist one offering for transitional supported and assisted living, though the population group served was not listed by BC Housing.

Cumberland has 21 households (as of March 2019) receiving BC Housing rental assistance program support; 12 families and 9 seniors.

Figure Cumb 27.1: Non-Market Housing, March 2019 *(BC Housing)*

	Cumberland	Comox Valley	% of Total
Emergency Shelter / Homeless Housing			
Homeless Housed	0	52	0.0%
Homeless Rent Supplements	0	60	0.0%
Homeless Shelters	0	14	0.0%
Transitional Supported / Assisted Living			
Frail Seniors	0	111	0.0%
Special Needs	0	31	0.0%
Women and Children Fleeing Violence	0	14	0.0%
Independent Social Housing			
Low Income Families	0	235	0.0%
Low Income Seniors	15	58	25.9%
Rent Assistance in Private Market			
Rent Assist Families	12	191	6.3%
Rent Assist Seniors	9	417	2.2%
Community Total	37	1,183	3.1%

There is a present need for more non-market housing options in Cumberland. As of January 2020, the BC Housing wait list for subsidised units has 11 applications from local households, specific to: 4 families, 3 residents with disabilities, 3 seniors. Additionally, there was 1 individual on the waitlist to receive rent supplements.

28. Subsidized Housing

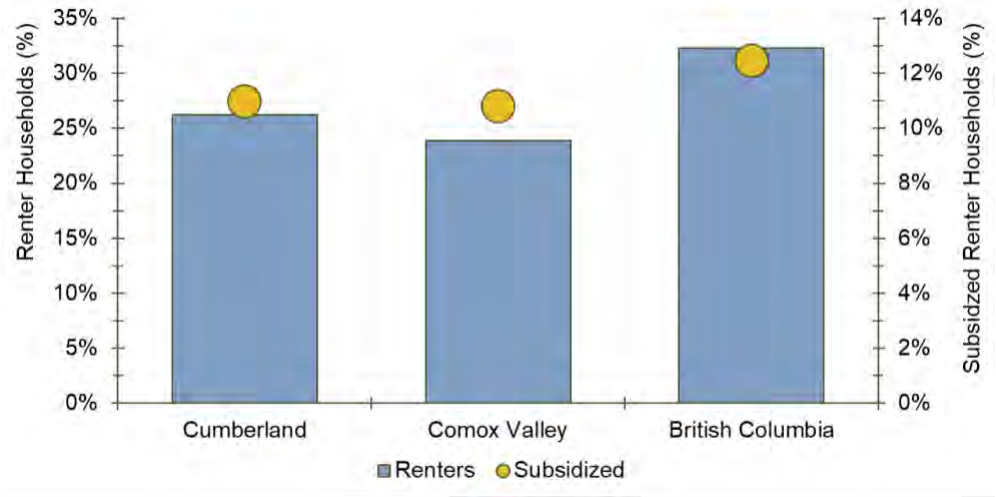
Of the 1,565 Cumberland households, about 26.2 percent are renters, this was both an absolute increase (185 households) and a proportional increase (6.4 percent) over 2006. In 2016, 11.0 percent of those renter households received a form of subsidy to help pay for their rental accommodation.

Table Cumb 28.1: Historical Median Shelter Cost & Renter Subsidized Housing *(Statistics Canada)*

	2006	2011	2016
Total - Owner & Renter	1,135	1,405	1,565
Median Shelter Cost	$827	$1,151	$1,167
Renters	225	255	410
In Subsidized Housing	0	75	45
% Renters	19.8%	18.1%	26.2%
% Subsidized	0.0%	29.4%	11.0%

At 26.2 percent, Cumberland's renter share of the population sits between the CVRD's and BC's – 23.9 and 32.3 percent. Similarly, Cumberland reported a subsidy rate also between the rates of the two other geographies. Unfortunately, 2006 data is unavailable, and 2011 data is unreliable due to the use of the National Household Survey in place of the long-form census. As a result, it is difficult to identify whether trends are worsening or improving. Nevertheless, the slightly higher rate in the CVRD is likely due to the relatively higher proportion of renter households, which in turn increases the total of households eligible to receive a subsidy.

Figure Cumb 28.1: Renter Households versus Subsidized Households, 2016 *(Statistics Canada)*



29. Homelessness

Point-in-Time (PiT) counts of persons experiencing homelessness were produced in 2018 the Government of British Columbia and several public and private partners. The data illustrates what is occurring over the entirety of the Comox Valley Regional District, inclusive of the communities of Comox, Courtenay, Cumberland, and Denman Island. Because the data is regional in scope, it is discussed in greater detail within the CVRD Regional Profile Report.

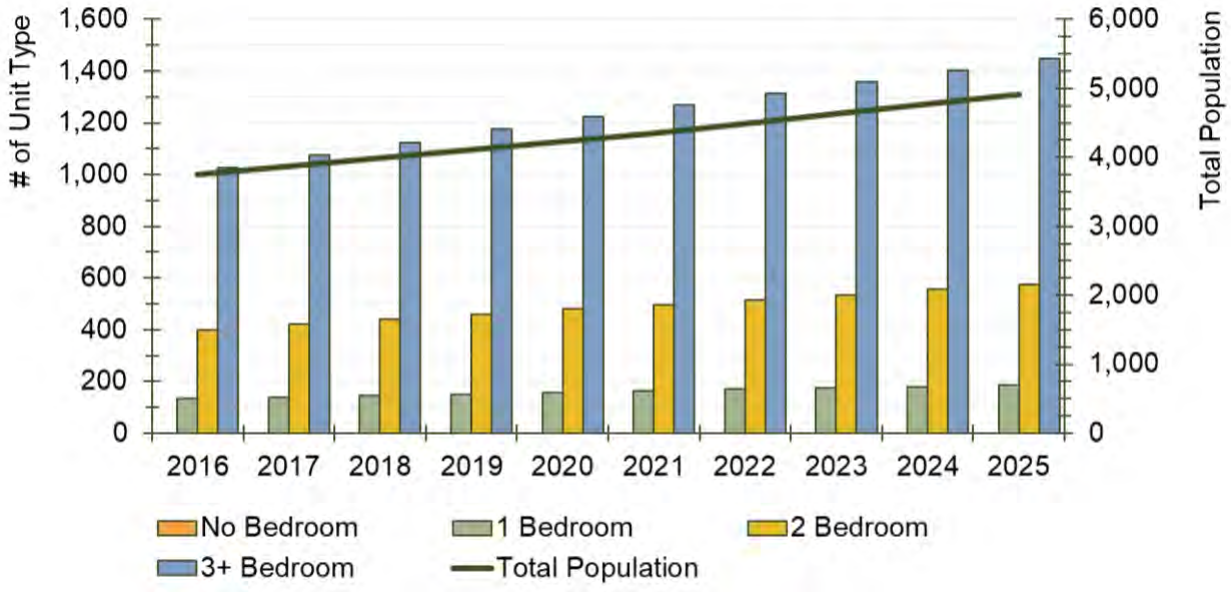
HOUSING NEED

30. Anticipated Household Demand

The housing market for Cumberland is somewhat integrated with its neighbouring communities. Examining future housing supply and demand solely on the basis of individual communities within the broader market can be misleading. This Housing Needs Analysis contains a fulsome discussion of housing demand and supply in the section specific to this broader context, the Comox Valley Regional District. This report section, specific to the Village of Cumberland, focusses on the projected housing demand in terms of units and tenure.

Projected demand for housing is derived from the population projections discussed in the Demographic section of this report. Using data for age-specific household sizes, the projected number of Cumberland residents is translated into a projected number of households. This method takes into account both the changes in total number of people, as well as changes to the age profile of that population. Each household is anticipated to create demand for one dwelling unit, and the distribution of unit types and tenures is based on trends in the observed proportional breakdown of the housing stock for these factors. Finally, the total number of demanded units is adjusted to account for units required to house non-usual residents (e.g. student housing or second homes) and baseline 'slack' in the market.

Figure Cumb 30.1: Projected Population and Housing Demand by Unit Type (2016 to 2025)



Using this method, housing demand in Cumberland can be expected to reach 2,210 units in 2025, an increase of 425 units over 2019 for an average annual increase of 71 units. Overall, about 27 percent of this demand will be for rental-tenured units.

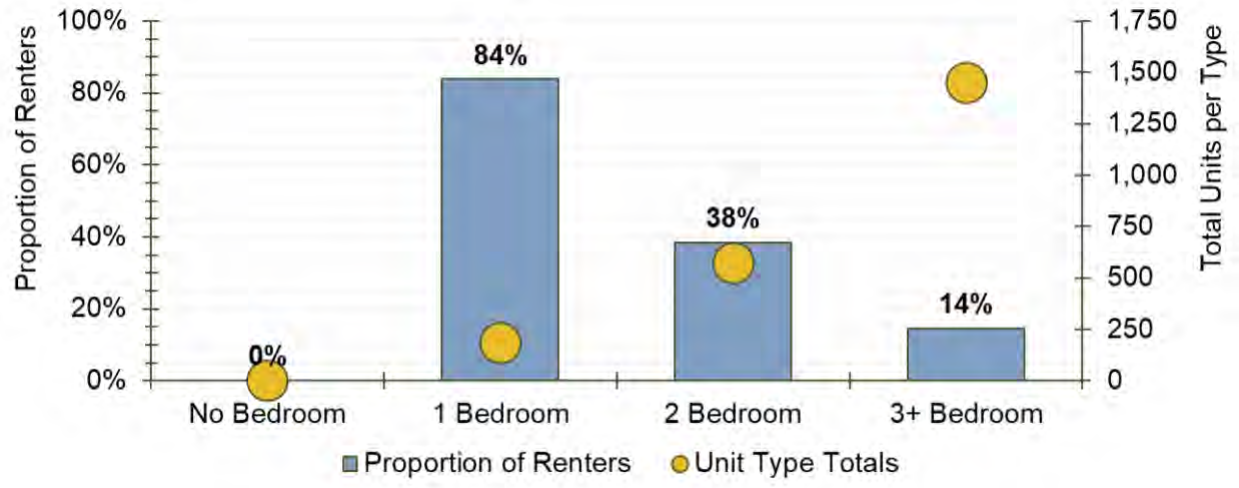
Demand for rental units is not evenly spread through the total unit type projections. Applying the historical breakdown of owners and renters by unit type to the projected demand, it is evident that rental demand is highly concentrated in smaller unit sizes, though a sizable minority of larger, family-friendly rental units will also be required.

Table Cumb 30.1: Projected Housing Demand by Unit Type, Household Size, & Rental Proportion, 2016 to 2025

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Population	3,755	3,875	3,995	4,115	4,235	4,355	4,495	4,640	4,780	4,920
Total Households	1,560	1,635	1,710	1,785	1,860	1,930	2,000	2,070	2,140	2,210
No Bedroom	0	0	0	0	0	0	0	0	0	0
1 Bedroom	135	140	145	150	155	165	170	175	180	185
2 Bedroom	400	420	440	460	480	495	515	535	555	575
3+ Bedroom	1,025	1,075	1,125	1,175	1,225	1,270	1,315	1,360	1,405	1,450
Household Size	2.40	2.36	2.33	2.30	2.27	2.25	2.24	2.22	2.21	2.20
Renter Demand	26.0%	26.3%	26.6%	26.9%	27.2%	26.2%	26.3%	26.3%	26.4%	26.5%

Overall, Cumberland can expect rental tenured households to represent 84, 38, and 14 percent of 1-, 2-, and 3 or more-bedroom unit demand. No-bedroom units (bachelor/studio style apartments) are a virtually non-existent in the current housing stock, and are expected to remain as such.

Figure Cumb 30.2: Projected Demand & Proportion of Rental Tenure in 2025 by Unit Type



31. Housing Condition (Adequacy)

In 2016, Statistics Canada reported that 8.0 percent of Cumberland households lived in a dwelling inadequate for their needs. Statistics Canada defines “adequacy” as a structure that requires only minor repair or periodic maintenance. Accordingly, any unit that requires major repair is deemed “inadequate.”

Table Cumb 31.1: Historical Inadequate Housing by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,070	1,260	1,500	875	1,045	1,140	190	215	360
Below Adequacy Standard	75	100	120	55	75	85	15	20	40
1 person household	30	25	30	20	20	15	10	0	15
2 persons household	30	25	30	20	20	30	10	0	10
3 persons household	0	15	20	0	15	10	0	0	15
4 persons household	15	15	25	15	0	20	0	0	0
5+ persons household	0	0	10	0	0	0	0	0	0
Inadequate Housing (%)	7.0%	7.9%	8.0%	6.3%	7.2%	7.5%	7.9%	9.3%	11.1%

Housing adequacy is closely tied to the age of the housing stock within a community. Most of Cumberland's units were built before 1980 and consequently, both owners and renters experienced an increase in inadequate housing since 2006 – 6.3 to 7.5 percent for owners and 7.9 to 11.1 percent for renters. The greater renter household inadequacy is attributed to its higher share of older dwellings. Generally, older buildings will require more repair or maintenance than newer construction, which amplifies over time if necessary improvements are not made. In 2016, renters were about 50 percent more likely to experience inadequate housing than owners.

Figure Cumb 31.1: Historical Inadequate Housing by Tenure, % *(Statistics Canada)*

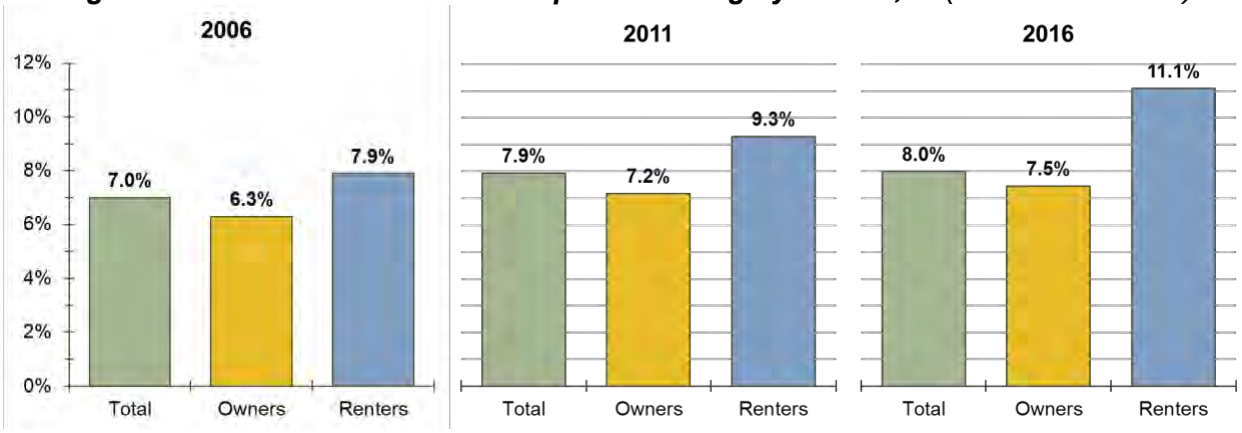
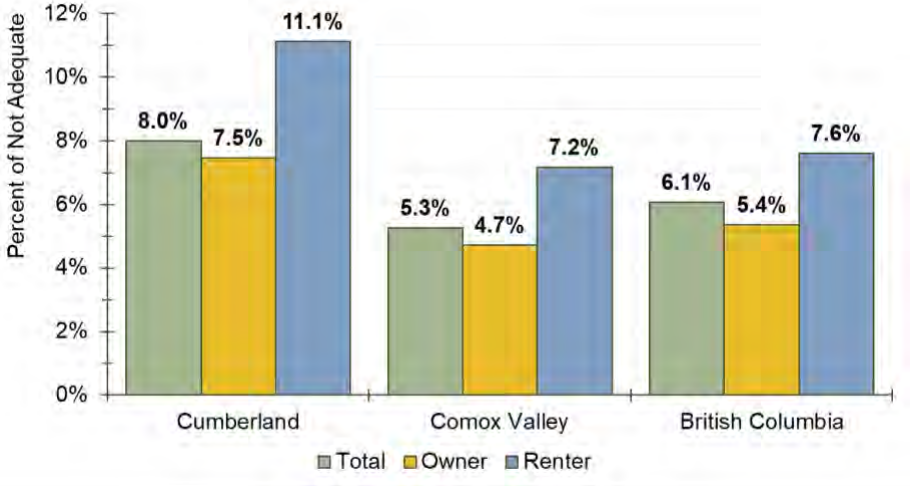


Figure Cumb 31.2: Inadequate Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



Overall, Cumberland demonstrates a noticeably higher rate of inadequacy compared to CVRD and BC – 5.3 and 6.1 percent – driven by its older housing stock for both owners and renters. Cumberland was the only jurisdiction compared above that had increasing inadequacy since 2006.

32. Overcrowding (Suitability)

In 2016, 3.7 percent of Cumberland households lived in an unsuitable dwelling. Statistics Canada defines "suitability," according to whether a structure has enough bedrooms for the size and composition of the household. Any unit that does not have enough bedrooms is "unsuitable."

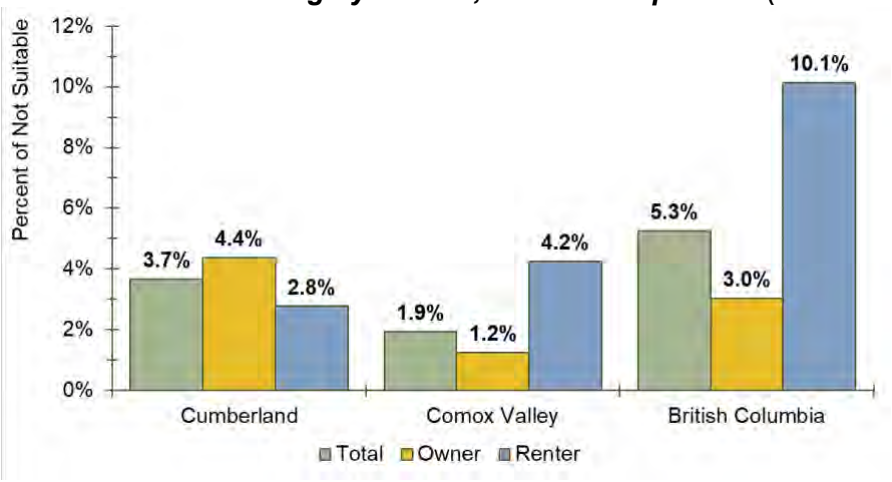
Table Cumb 32.1: Historical Unsuitable Housing by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,070	1,260	1,500	875	1,045	1,140	190	215	360
Below Suitability Standard	55	40	55	45	35	50	10	0	10
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	10	0	10	0	0	0	0	0	0
3 Persons	0	0	10	10	0	0	0	0	0
4 Persons	20	0	20	15	0	15	10	0	10
5+ Persons	25	0	35	25	0	30	0	0	0
Unsuitable Housing (%)	5.1%	3.2%	3.7%	5.1%	3.3%	4.4%	5.3%	0.0%	2.8%

Both owner and renter households experienced decreases in their proportions of unsuitable housing since 2006. For owners, unsuitable housing dropped from 5.1 to 4.4 percent, while for renters, it dropped from 5.3 to 2.8 percent. The only households to report unsuitability belonged to 4 or more-person households.

Figure Cumb 32.1: Historical Unsuitable Housing by Tenure, % *(Statistics Canada)*

Figure 32.2: Unsuitable Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



Cumberland has lower rates of unsuitability than the CVRD and BC for renter households and higher for owner. An older housing stock in not only more likely to need additional repairs, but also typically means smaller homes (e.g. post-war one-and-a-half storey singles). These dwelling floor areas, perhaps a luxury a half century ago, may not practically accommodate the modern family with children. Newer construction continues to proceed, likely reducing the rates of unsuitable housing over the foreseeable future.

Lastly, all compared geographies improved from 2006, suggesting that either new construction is satisfying market demand or that households have overall moved to alternative housing that meets their needs.

33. Affordability

Statistics Canada defines “affordable” as whether a household spends less than 30 percent of its overall income on shelter expenses (including utilities, taxes, condo fees, rent, or mortgage payment). Any household spending equal to or more than 30 percent is considered as experiencing a housing affordability problem.

Table Cumb 33.1 - Historical Unaffordable Housing by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,070	1,260	1,500	875	1,045	1,140	190	215	360
Above Affordable Threshold	180	360	310	95	260	190	90	105	125
1 person household	70	140	120	30	100	70	40	40	55
2 persons household	70	105	95	35	70	70	35	30	25
3 persons household	15	65	50	10	45	35	10	0	15
4 persons household	20	50	35	15	35	10	10	10	25
5+ persons household	10	0	10	10	0	10	0	0	0
Unaffordable Housing (%)	16.8%	28.6%	20.7%	10.9%	24.9%	16.7%	47.4%	48.8%	34.7%

Between 2006 and 2016, the proportion of households living in unaffordable accommodation rose from 16.8 percent to 20.7 percent, reaching 310 households. Only owner households experienced worsening affordability conditions, up 5.8 percent over 10 years; renter affordability actually improved, dropping from 47.4 percent to 34.7 percent. The likely cause is the increase of younger families who are taking on large mortgage payments (potentially for the first time). Coupled with appreciating housing prices, owner households now pay more monthly than in 2006 to maintain

their expected standard of living. For instance, between 2006 and 2016, median shelter cost for owners rose from $846 to $1,259 (48.8 percent) while renters increased from $731 to $906 (23.9 percent). In addition, 245 more households had a mortgage, up 26.9 percent.

Figure Cumb 33.1: Historical Unaffordable Housing by Tenure, % *(Statistics Canada)*

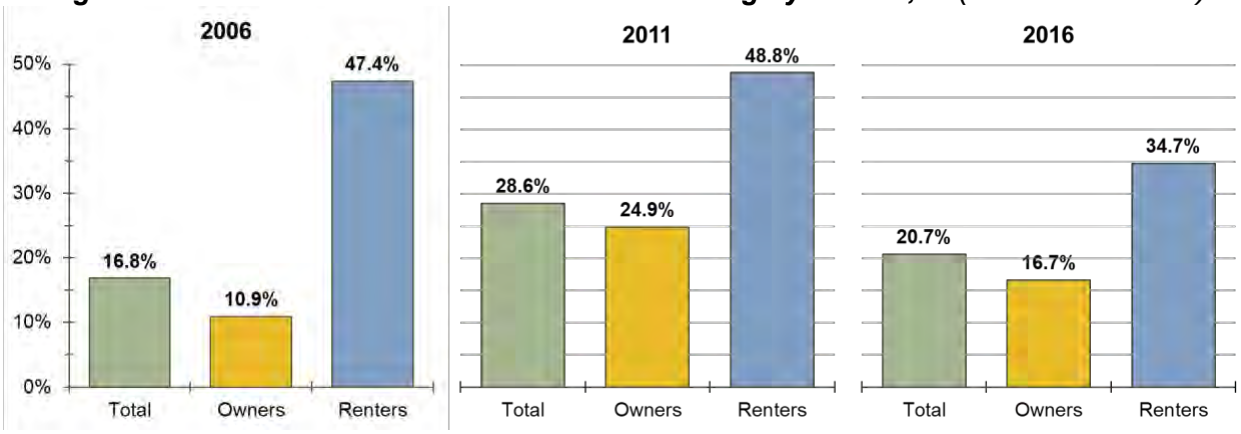
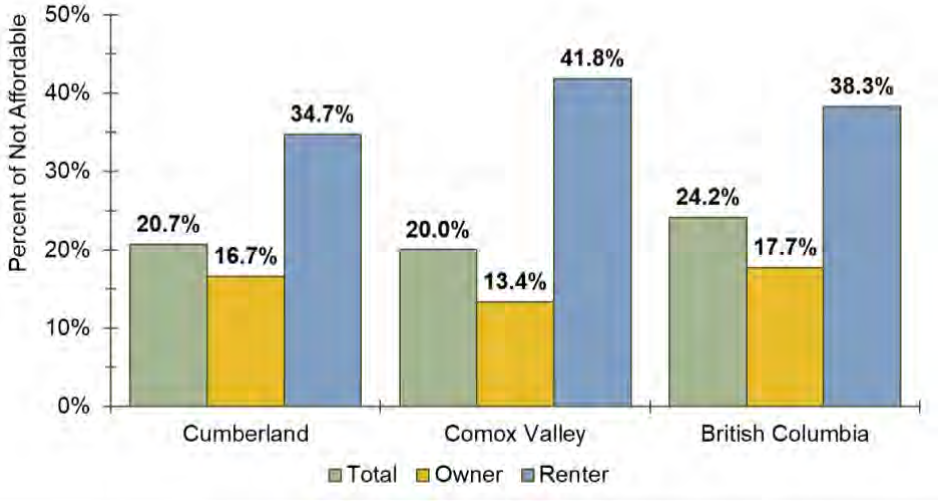


Figure Cumb 33.2: Unaffordable Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



Cumberland's rental unaffordability rates are lower than in the CVRD or BC, but its owner households are statistically harder off than in the Region (once again, driven by the dramatic growth of younger households taking on mortgages). Cumberland is the only compared geography to have overall increasing unaffordability rates between 2006 and 2016; however, its improvement for renters exceeds Comox Valley or BC by a minimum of 12.4 percent.

34. Core Housing Need

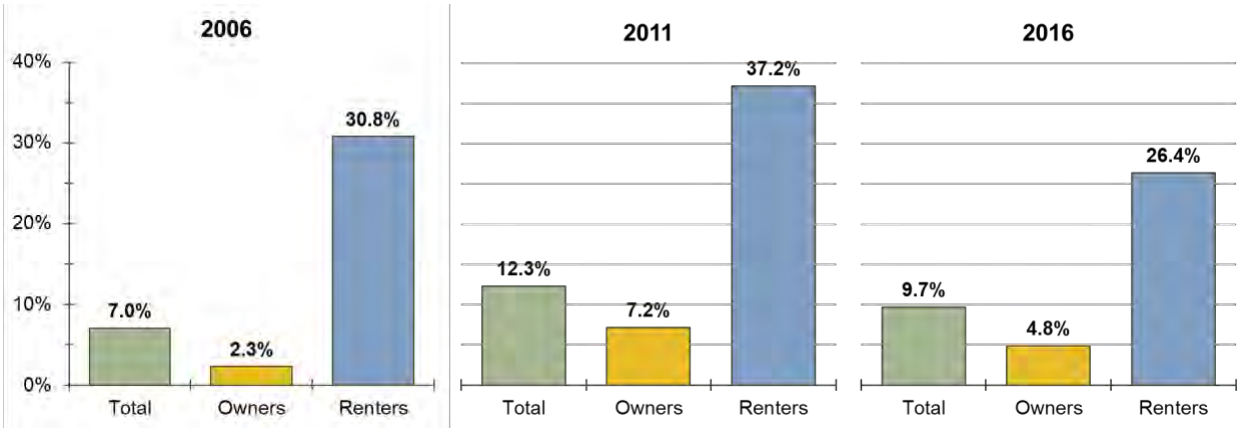
Statistics Canada defines "Core Housing Need" as a household whose dwelling is considered inadequate, unsuitable, or unaffordable, and whose income levels are such that they could not afford alternative housing in their community. It considers the three variables previously discussed and contextualises them within the community.

Table Cumb 34.1: Historical Core Housing Need (CHN) by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,070	1,260	1,500	875	1,045	1,135	195	215	360
Household not in CHN	995	1,105	1,350	860	970	1,085	130	130	270
Household in CHN	75	155	145	20	75	55	60	80	95
1 person household	25	65	60	0	40	15	25	35	40
2 persons household	25	25	45	10	0	25	20	30	20
3 persons household	10	45	15	0	30	0	10	0	15
4 persons household	15	0	20	10	0	0	0	0	20
5+ persons household	0	0	10	0	0	0	0	0	0
Household in CHN (%)	7.0%	12.3%	9.7%	2.3%	7.2%	4.8%	30.8%	37.2%	26.4%

In 2016, 145 households (9.7 percent) of Cumberland households were in Core Housing Need, up from 7.0 percent in 2006. Proportional to their respective totals, only owners are technically now worse off than they were in 2006 – their need rose from 2.3 to 4.8 percent, while renters improved from 30.8 down to 26.4 percent. In actual numbers, there was an increase for both tenures, with renters having a greater total. However, there was a greater percentage of new renters not experiencing Core Housing Need. The opposite occurred for owners. Most of the owners in Core Housing Need lived in a household no larger than 2 persons, which could suggest older couples with low pension incomes impacted by rising prices (i.e. home appreciation increases individual household tax burdens). For renters, Core Housing Need was distributed across most household sizes, but was most associated with 1 person households.

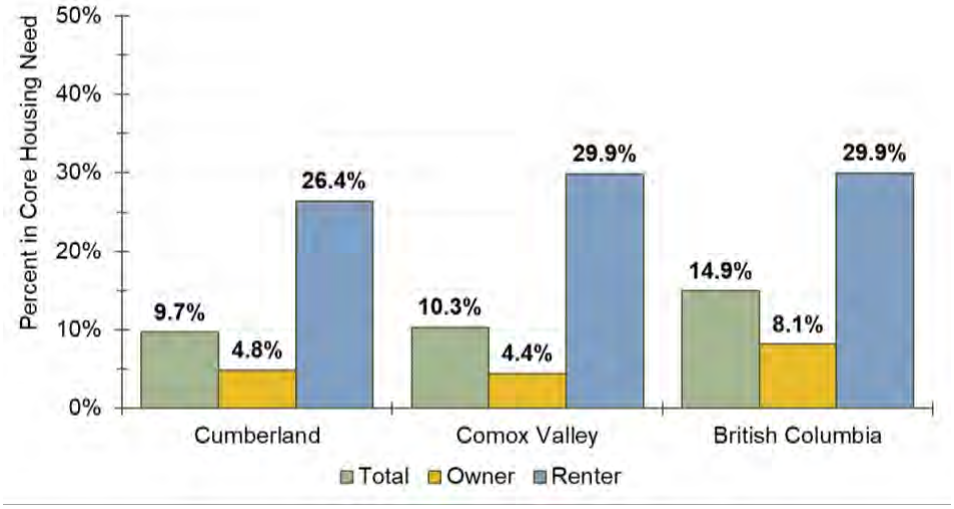
Figure Cumb 34.1: Historical Core Housing Need by Tenure, % *(Statistics Canada)*



It is important to note that if no household had an alternative housing option for their relative income, then the rate of Core Housing Need would equate to the highest percentage between inadequate, unsuitable, and unaffordable households. For instance, Cumberland's rate of unaffordable housing is 20.7 percent, yet its rate of Core Housing Need is 9.7 percent, suggesting that the 11.0 percentage point difference could be due to households having other, more affordable options elsewhere in the community (according to Statistics Canada).

The difference between the unaffordable and Core Housing Need rates increased since 2006, which had a 9.8 percentage point margin, further suggesting that the affordability problem may not be solely related to an unaffordable housing stock, but partially to households specifically deciding to spend more (perhaps in exchange for quality, size, or location of the unit).

Figure Cumb 34.2: Core Housing Need by Tenure, 2016 – Comparison *(Statistics Canada)*



Cumberland has better Core Housing Need metrics than that of the Regional District and the Province, for both owner and renter households. All compared geographies had increasing rates of overall Core Housing Need. CVRD and BC did experience slight decreases in owner need but rose for renter need. Cumberland's improved renter need does mark a significant difference from the other jurisdictions; however, the degree of change is partially attributed to the smaller sample size for which small deviations are amplified.

Based on provincial data, recent immigrants face considerable need at 25.2 percent. However, Cumberland and Comox Valley have lower immigrant rates than the Province, signifying that need may be most dire in particular age cohorts. According to 2016 census information for BC, 15.5 percent of children between 0 to 14 were in Core Housing Need (the highest of any cohort). This may indicate that those households most in need are young families with children (whether couples or lone parent).

35. Extreme Core Housing Need

Extreme Core Housing Need modifies the definition of Core Housing Need with respect to its affordability metrics. Instead of measuring affordability by a 30 percent threshold, it uses 50 percent. The result is a demonstration of how many households are truly experiencing dire housing circumstances. As discussed above, some households may actually choose to live in more expensive circumstances; however, the 50 percent adjustment largely removes these situations from consideration, apart from a few outliers.

Table Cumb 35.1: Historical Extreme Core Housing Need (ECHN) by Tenure
(Statistics Canada)

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	1,070	1,260	1,500	875	1,045	1,135	195	215	360
Household not in ECHN	995	1,085	1,425	855	970	1,100	140	160	305
Household in ECHN	45	105	40	10	50	20	35	55	25
1 person household	20	40	25	0	25	15	20	0	10
2 persons household	0	0	0	0	0	0	0	0	0
3 persons household	0	30	0	0	0	0	0	0	10
4 persons household	10	0	10	10	0	0	0	0	10
5+ persons household	0	0	0	0	0	0	0	0	0
Household in ECHN (%)	4.2%	8.3%	2.7%	1.1%	4.8%	1.8%	17.9%	25.6%	6.9%

In 2016, 40 Cumberland households were in Extreme Core Housing Need (2.7 percent), down from 4.2 percent in 2006. Proportional to their respective totals, owners were technically worse off than they were in 2006 (1.1 to 1.8 percent), while renters improved by 11 percent to 6.9 percent. Again, it is important to note the small sample sizes available, which any small change will appear greater than it is in actuality. Nevertheless, it appears that Cumberland conditions are improving overall or that recent in-migrants are generally financially better off than long-term residents.

Figure Cumb 35.1: Historical Extreme Core Housing Need by Tenure, % *(Statistics Canada)*

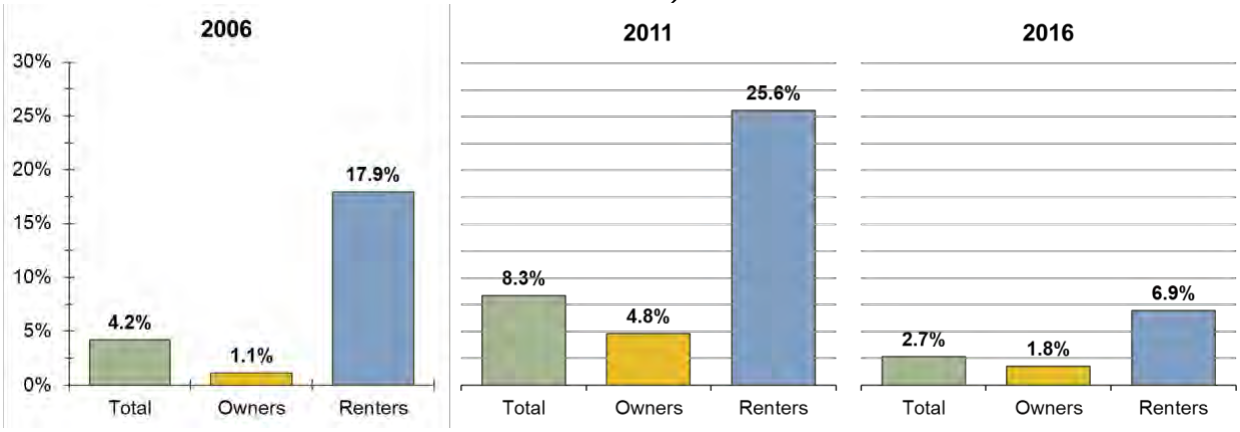
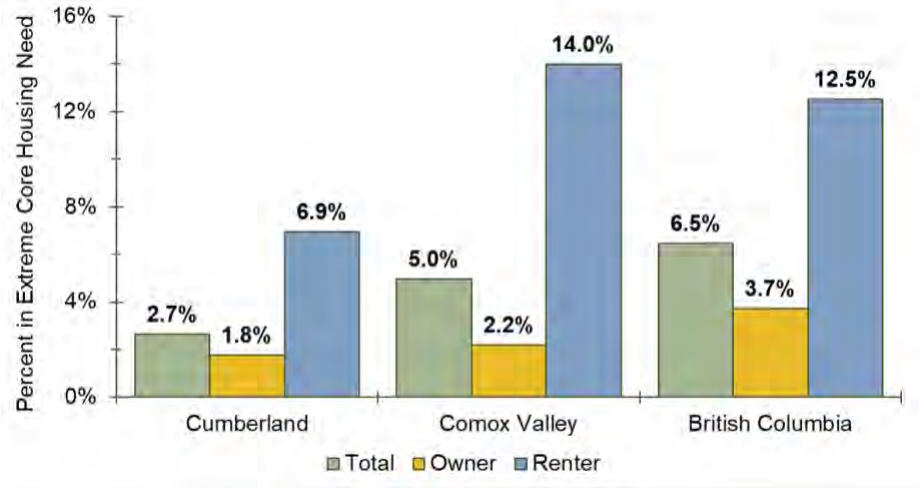


Figure Cumb 35.2: Extreme Core Housing Need by Tenure, 2016 – Comparison *(Statistics Canada)*



Cumberland demonstrates lower rates of Extreme Core Housing Need than both CVRD and BC – 5.0 and 6.5 percent. Comox Valley's overall rate fell from 2006 to 2016 for both renter and owner households, while BC's rose slightly, mostly due to a small rise in dire rental affordability. Much like traditional Core Housing Need, Cumberland's improvement for renters is significant compared to the other geographies, though it is once again partially attributed to the smaller sample size for which small deviations are amplified.

36. Affordability Gap

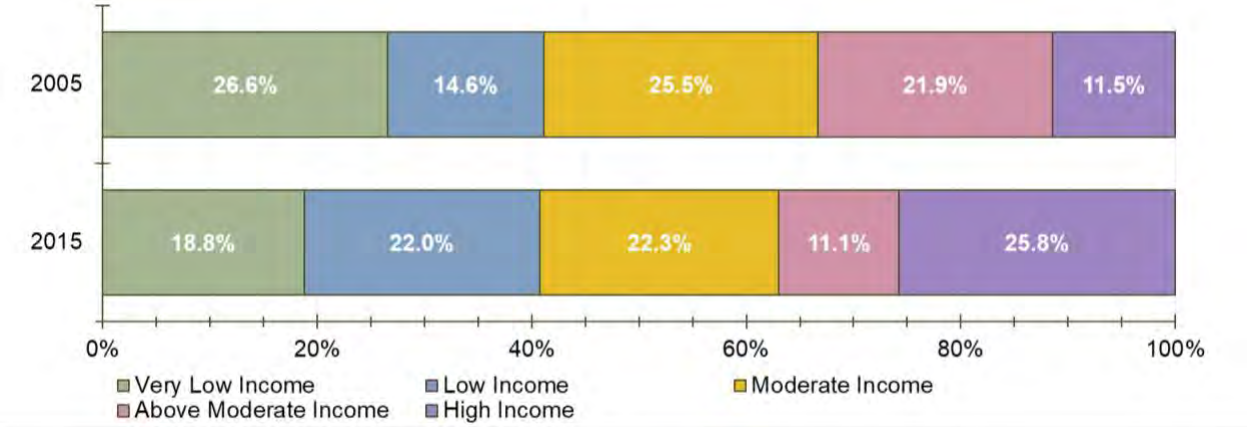
Note: As rental market data specifically for Cumberland is not available, all discussion of rental affordability in this section is based on data provided by CMHC for the Courtenay Census Metropolitan Area. As previously discussed in the **Rental Market – Rent & Vacancy** section of this report, while it is a distinct community in the Comox Valley region, it is reasonable to assume that rental market trends in Cumberland are similar to those observed in other nearby communities. To aid in interpreting the analysis in this report section, a comparison of census data on rental shelter costs for Cumberland and communities in the Courtenay CMA shows that rental costs in Cumberland have historically been approximately 5 percent lower. However, as housing prices in Cumberland are now comparable with, or in some cases higher, than prices in Courtenay or Comox, one can expect rents to follow the same pattern. That is, one would expect that Cumberland no longer has cheaper rents than elsewhere in the Region. It is important to note that those rent values reported by CMHC reflect the overall value and are not indicative of current asking prices. Consequently, some households may find it more difficult to afford asked prices (particularly, for those associated with newer construction), meaning the following graphics may capture those circumstances.

Each individual or household has a different financial relationship with the accommodation that they occupy. Some live in dire financial circumstances that cannot be avoided due to the market; whereas, others voluntarily choose a type of dwelling that exceeds typical thresholds of affordability despite the presence of less expensive housing options if they feel it is a compromise that better meets their lifestyle needs. Since it is impossible to express every household's experience, this report chooses to develop specific income categories. The intent is to facilitate discussion around groups of households with different financial capacity.

The household income categories are defined as follows:

very low income – making less than 50 percent of median income;
low income – making between 50 and 80 percent of median income;
moderate income – making between 80 and 120 percent of median income;
above moderate income – making between 120 and 150 percent of median income; and
high income – those making above 150 percent of median income.

Figure Cumb 36.1: Historical Before-Tax Income Categories, 2015 dollars
(derived from Statistics Canada)



As depicted in **Figure Cumb 36.1**, the share of households earning a high-income increased dramatically, by about 14 percent since 2005. The only other category to rise (proportionally) were those in low income, up more than 7 percent over the same period.

The proportion of households in very-low-income decreased over the 10-year period by 7.8 percent. This would normally be indicative of a positive trend; however, the actual change in the number of very low-income households from 2005 to 2015 was an increase of 40 households. This indicates that the proportional change is mostly due to increasing total households in other income categories. Notably, the number of high-income households grew 368.2 percent.

Table Cumb 36.1: Historical Households Before-Tax Income Categories, 2015 dollars
(derived from Statistics Canada)

Year	Very Low	Low	Moderate	Above Moderate	High
2015	295	345	350	175	405
2010	355	135	440	115	210
2005	255	140	245	210	110

Decreases in moderate- and above-moderate-households suggests there has been movement in the amount of before-tax income that households are earning, whether decreasing or increasing. The changes can be due to individuals having worked longer, thus commanding greater salaries, or people retiring which would typically reduce annual earnings. Regardless, the greatest impact appears to be from the number of people entering the market.

As discussed, the chosen income categories are defined by thresholds related to median income (e.g. very low is below 50 percent of the median). Based on those thresholds, we can:

1) determine the maximum income achievable by a particular group;
2) calculate what an affordable monthly payment or dwelling price would be (based on the 30 percent affordability threshold); and
3) compare these calculations to median market rents and median house prices.

Please note that this exercise rounds rents and dwelling prices for simplicity; that affordable dwelling values assume a 10 percent down payment, a 3 percent interest rate, and a 25-year amortization period; and that median income will grow by the historical growth rate until 2019 to facilitate a comparison.

Table Cumb 36.2: Income Level Maximum Ownership & Rental Cost Gaps, 2019 dollars

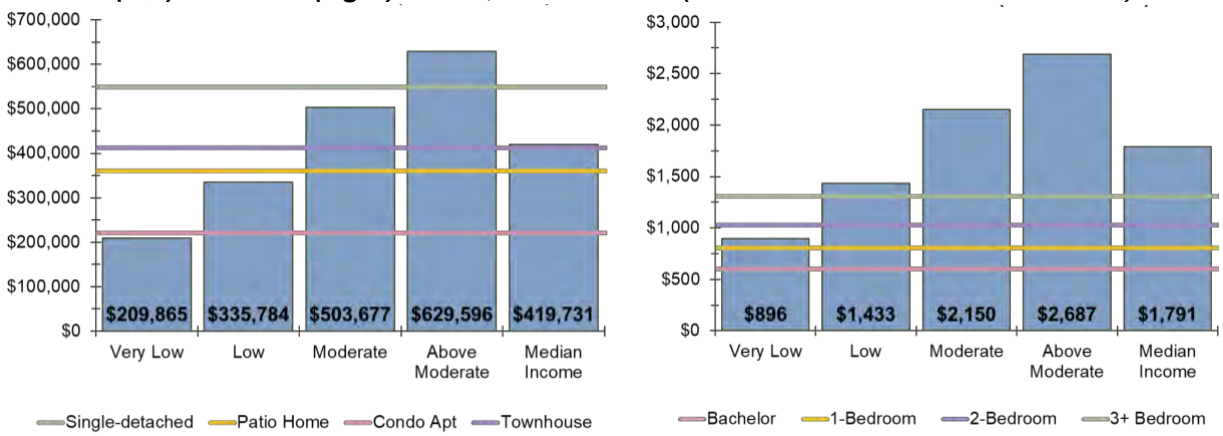
		Affordable (30%)		Rent Gap				Sale Price Gap			
Income Thresholds	Median Income	Monthly Payment	Dwelling Value	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom	Single Family	Condo Apt.	Patio Home	Town House
Very Low	$35,827	$896	$209,865	$296	$96	-$129	-$404	-$340,135	-$13,135	-$152,635	-$204,035
Low	$57,324	$1,433	$335,784	$833	$633	$408	$133	-$214,216	$112,784	-$26,716	-$78,116
Moderate	$85,986	$2,150	$503,677	$1,550	$1,350	$1,125	$850	-$46,323	$280,677	$141,177	$89,777
Above Moderate	$107,482	$2,687	$629,596	$2,087	$1,887	$1,662	$1,387	$79,596	$406,596	$267,096	$215,696
Median Income	$71,655	$1,791	$419,731	$1,191	$991	$766	$491	-$130,269	$196,731	$57,231	$5,831

The results of **Table Cumb 36.2** illustrate which income categories can or cannot afford certain accommodation types, and by how much. Red table cells indicate that the particular household would exceed their affordable budget for that unit by the dollar value provided; green cells indicate when the unit is below budget.

To summarize, a very-low-income household (of which there are a maximum of 295) could potentially afford a bachelor or 1-bedroom unit but cannot afford any other rental size or conventional dwelling type. All other income groups can reasonably afford all rental types (based on maximum attainable incomes). For home ownership, very low-income households cannot reasonably afford all dwelling type prices. Low-income households are similarly challenged but can afford a condominium apartment. All higher categories can afford to own, with the exception of single-family homes for moderate-income households.

Figure Cumb 36.2 graphically represents the result of **Table Cumb 36.2**. For instance, the left graphic for ownership shows that a moderate-income household cannot afford a single-detached home at its maximum income since the affordable purchase price generated by said income (in blue) does not surpass the horizontal line attributed to that dwelling type. Please note that high-income households are not displayed in either the table or graph since no maximum can be reasonably set for this category.

Figure Cumb 36.2: Affordable Prices (blue) by Income Level versus Home Ownership (left) & Rental (right) Costs, 2019 dollars *(Statistics Canada, VIREB, CMHC)*



Similarly, we can calculate which specific economic family types can or cannot afford certain types of accommodation based on the same approach as used above. Using the before-tax median incomes provided earlier in this report, adjusting them to 2019 dollars, calculating affordable monthly payments and purchase values, and comparing these to market rental and ownership prices, we obtain the result of **Table Cumb 36.2**.

Table Cumb 36.3: Economic Family Ownership & Rental Cost Gaps, 2019 dollars

		Affordable (30%)		Rent Gap				Sale Price Gap			
Economic Families	Median Income	Monthly Payment	Dwelling Value	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom	Single Family	Condo Apt.	Patio Home	Town House
Non-econ. family	$31,738	$793	$185,909	$193	-$7	-$232	-$507	-$364,091	-$37,091	-$176,591	-$227,991
Lone parent	$45,154	$1,129	$264,495	$529	$329	$104	-$171	-$285,505	$41,495	-$98,005	-$149,405
Couple w/ child	$108,805	$2,720	$637,343	$2,120	$1,920	$1,695	$1,420	$87,343	$414,343	$274,843	$223,443
Couple w/o child	$84,962	$2,124	$497,680	$1,524	$1,324	$1,099	$824	-$52,320	$274,680	$135,180	$83,780
Median Income	$71,655	$1,791	$419,731	$1,191	$991	$766	$491	-$130,269	$196,731	$57,231	$5,831

At least 50 percent of non-economic families can only afford a bachelor unit within the overall market; however, they are relatively close to affording the median rent of a 1-bedroom apartment. About half of lone parents can afford all but the largest rental units but cannot reasonably afford any of the defined dwellings within the ownership market save for condominium apartments.

Couples with children can generally afford any unit, while those without children have difficulty paying for single-family homes.

Figure Cumb 36.3 graphically represents the result of **Table Cumb 36.3**. For instance, the left graphic for ownership shows that half of lone parent households (because median defines the midpoint) cannot afford any unit type other than condominium apartments since their relative affordable purchase price (in blue, generated from their maximum potential income) does not surpass the horizontal lines associated with those dwelling types. Conversely, the right shows that at least half of lone parents can afford all but the largest rental unit types.

Once again, please note that this discussion considers "reasonable affordability" as not paying more than 30 percent of before-tax household income. It is still possible for the defined categories or families to rent or purchase a unit; however, the greater the discrepancy between the affordable budget and said prices, the greater the financial impact on that household.

Figure Cumb 36.3: Affordable Prices (blue) by Economic Family Type versus Home Ownership (left) & Rental (right) Costs, 2019 dollars *(Statistics Canada, VIREB, CMHC)*