CVRD – Electoral Area C

Housing Needs Report

Data Results

May 2020

Contents

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 (i.e. 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 its data categories for populations or households. The differences are due to statistical rounding within each individual category, which may result in those categorical sums differing from others.
(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. Therefore, 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 Electoral Area C 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 glossary of definitions related to terms used throughout the text, please see page 104 of the Regional Report.

Data Collection Summary Form

Population		**%Δ since 2016**
2016 census	8,620	-
2020 estimated	8,980	4.2%
2025 anticipated	9,400	9.0%

Seniors (65+)	**2016**	**2025**
Electoral Area C	20.1%	29.6%
Comox Valley	25.2%	32.7%
British Columbia	17.4%	23.7%

Median Age	**2016**	**2025**
Electoral Area C	37.9	40.5
Comox Valley	49.9	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	10	10	10
1 bedroom	230	230	240
2 bedroom	950	990	1,040
3+ bedrooms	2,385	2,485	2,590
Total	3,575	3,715	3,880
Household Size	2.4	2.4	2.4

Income	**Overall**	**Owners**	**Renters**
Electoral Area C	$70,341	$76,366	$41,991
Comox Valley	$64,379	$73,367	$38,394
British Columbia	$69,995	$84,333	$45,848

Economy	**Overall**	**Owners**	**Renters**
Participation rate	62.6%	60.7%	76.3%
Unemployment rate	7.7%	7.0%	11.4%
Employment rate	57.8%	56.5%	67.1%

Core Housing Need (%)	**2006**	**2011**	**2016**
Overall	6.3%	3.3%	7.6%
Owners	4.5%	3.7%	5.2%
Renters	17.6%	25.0%	21.4%

Core Housing Need (#)	**2006**	**2011**	**2016**
Overall	2,615	2,970	3,040
Owners	2,320	2,620	2,655
Renters	300	345	390

Extreme Housing Need (%)	**2006**	**2011**	**2016**
Overall	4.3%	2.5%	4.3%
Owners	3.5%	1.3%	3.6%
Renters	10.8%	9.8%	9.2%

Extreme Housing Need (#)	**2006**	**2011**	**2016**
Overall	2,555	3,055	3,010
Owners	2,265	2,685	2,595
Renters	300	395	400

DEMOGRAPHY

1. Historical Population

Electoral Area C's population grew to 8,620 people in 2016, up 15.9% over 10 years – 1.5 percent annually. Its growth surpasses that of the Comox Valley Regional District (CVRD) and the Province. Electoral Area C is comparably sized to its counterparts Electoral Area A and Electoral Area B, and smaller than either of Comox or Courtenay. The three electoral areas have mid-range population counts in the context of the CVRD.

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

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area C	7,440	8,335	8,620	15.9%
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, Electoral Area C's population is ageing. Specifically, its senior populations – defined as those persons at or above 65 years of age – grew 92.2% between 2006 and 2016 to 1,730 persons. This 6.8 percent annual increase is the fastest growth among age cohorts, greatly surpassing working age persons (herein defined as those aged 20 to 64) and youth (0 to 19). Accordingly, the proportion of seniors relative to total population is rising and is anticipated to continue as such – between 2006 and 2016, seniors grew 8.0 percent to 20.1 percent.

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

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area C	12.1%	15.2%	20.1%	92.2%
Comox Valley	18.1%	21.1%	25.2%	58.2%
British Columbia	14.0%	14.9%	17.4%	40.5%

Compared to CVRD, Electoral Area C has historically had lower rates of senior populations. Vis-à-vis the province, the rate of senior population in Electoral Area C crept above the provincial rate in 2011 and increased the spread in 2016. Its decade long growth outpaced that of the Region overall (58.2 percent in 10 years), and the Province (40.5 percent).

2. Age

In 2016, 65.8 percent of renter residents (down 4.0 percent since 2006) were 25 to 64 years old, higher than owners at 55.8 percent. Relatedly, renters also demonstrated a greater share of people between 0 to 14 (20.1 percent), down 2.2 points since 2006. Persons 65 to 84 grew 91.6 percent over 10 years, of which almost all was attributed to owner growth.

Table ElecC 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	7,365	8,270	8,545	100.0%	6,580	7,240	7,450	100.0%	785	1,035	1,095	100.0%
< 14 years	1,235	1,165	1,180	13.8%	1,060	995	955	12.8%	175	170	220	20.1%
15 to 19 years	650	575	400	4.7%	615	500	375	5.0%	30	75	25	2.3%
20 to 24 years	280	355	360	4.2%	240	315	310	4.2%	45	40	45	4.1%
25 to 64 years	4,310	4,910	4,890	57.2%	3,845	4,265	4,160	55.8%	485	655	720	65.8%
65 to 84 years	835	1,215	1,600	18.7%	785	1,115	1,540	20.7%	45	75	70	6.4%
85+ years	55	45	0	0.0%	55	50	0	0.0%	115	110	10	0.9%
Median Age	44.2	48.2	51.2		45.1	48.7	53.0		35.4	40.1	36.0	
Average Age	40.1	43.6	45.7		40.7	44.3	47.1		34.4	38.8	36.2	

As the population ages over time, unmatched by young migrants or births, the median age increases. Between 2006 and 2016, Electoral Area C's median age grew 7 years – or 1.5 percent annually – to 51.2 years of age. Residents belonging to the "owner" tenure category have historically been older (based on the median) then their renting counterparts. This is unsurprising due to the generally tendencies for home ownership to be more popular and/or accessible for older cohorts who trend towards higher incomes and investments that facilitate purchasing a home. In 2016, the median age for owners was 51.2; whereas, renters were 36.0. Electoral Area C has a higher median age than either CVRD overall or BC; this is mirrored by the Area's renters. Owners in Electoral Area C are slightly younger than their regional counterparts, but older versus the province overall.

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

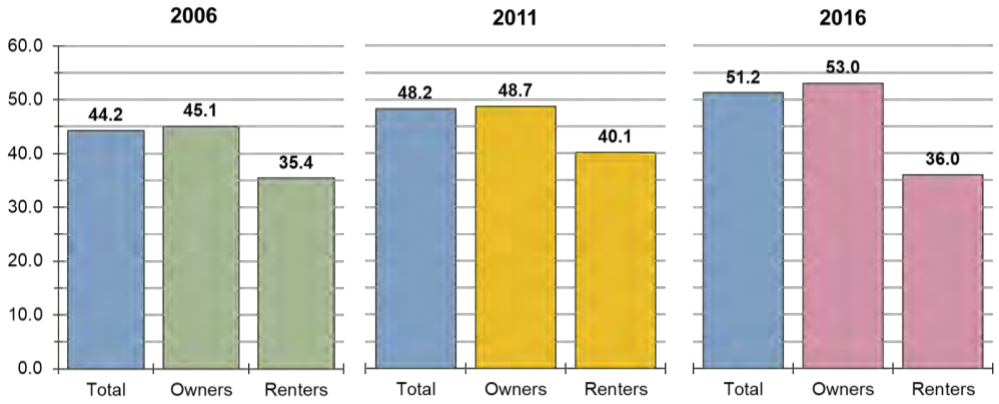


Table Elec 2.2: Median Age, 2016 – Comparison *(Statistics Canada)*

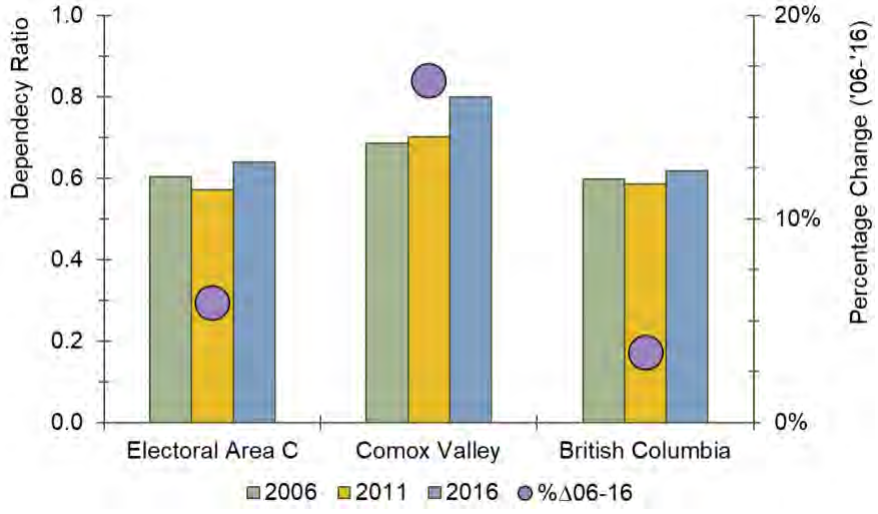
COMMUNITY	Overall	Owner	Renter
Electoral Area C	51.2	53.0	36.0
Comox Valley	49.9	53.5	34.5
British Columbia	42.5	46.5	33.8

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



Since at least 2006, Electoral Area C's dependency ratio has been below 1.0, which demonstrates that there are more persons contributing resources than otherwise. For clarity, 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 ElecC 3.1** illustrates the change in ratios over time for each compared geography.

Electoral Area C has a higher ratio than the CVRD; in comparison to the provincial ratio, Electoral Area C's has been similar over the past three censuses, ending the decade just 0.02 points higher than BC. In 2016, its ratio hit 0.64, 5.9 percent higher than 10 years prior. This change is on par with that of the Province, but substantially lower than the regional rate.

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

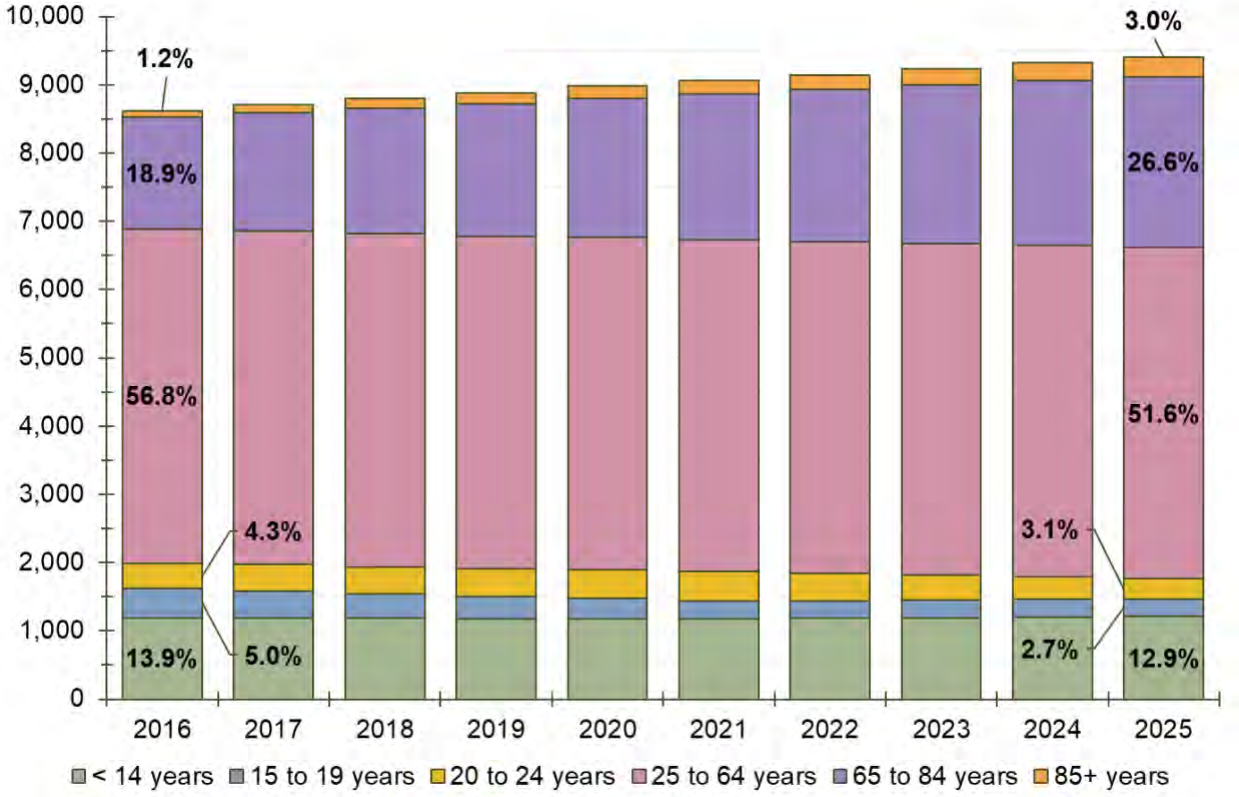
COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area C	0.60	0.57	0.64	5.9%
Comox Valley	0.68	0.70	0.80	16.8%
British Columbia	0.60	0.59	0.62	3.4%

4. Anticipated Population

Population projections use the Cohort Survival Method (CSM) to anticipate growth every five years a chosen cut-off period using historical birth, mortality, and migration rates. Similar to any projection exercise, results become less accurate over longer periods – this particular 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 ElecC 4.1 and Table ElecC 4.1.**

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



The 2020 estimated population is 8.980 residents (up 4.2 percent since 2016). In 5 years, this total will rise to about 9,400, marking a 9.0 percent increase since 2016. During this time, children below 15 will increase marginally (1.7 percent), while those 15 to 19 and 20 to 24 will drop significantly (41.9 and 20.3 percent). Total persons between 25 and 64 will decline by 0.8 percent.

In continuation of historical trends, senior populations will rise for the foreseeable future. By 2025, those 65 or older will reach 2,785. This represents 61.0 percent growth over nine years, or 5.4 percent annually.

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

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	%Δ '16-'25
Total	8,620	8,705	8,795	8,880	8,980	9,065	9,145	9,235	9,320	9,400	9.0%
< 14 years	1,195	1,190	1,185	1,180	1,180	1,175	1,185	1,195	1,205	1,215	1.7%
15 to 19 years	430	395	360	325	295	260	255	255	255	250	-41.9%
20 to 24 years	370	385	395	410	425	440	400	365	330	295	-20.3%
25 to 64 years	4,895	4,885	4,880	4,870	4,860	4,850	4,855	4,855	4,855	4,855	-0.8%
65 to 84 years	1,630	1,730	1,835	1,935	2,040	2,140	2,230	2,325	2,415	2,505	53.7%
85+ years	100	120	140	160	180	200	220	240	260	280	180.0%
Dependency Ratio	0.64	0.65	0.67	0.68	0.70	0.71	0.74	0.77	0.80	0.83	29.5%
Median Age	51.2	51.5	51.7	52.0	52.2	52.5	52.4	52.4	52.3	52.2	2.0%
Average Age	45.1	45.5	45.9	46.3	46.6	47.0	47.2	47.5	47.7	47.9	6.3%

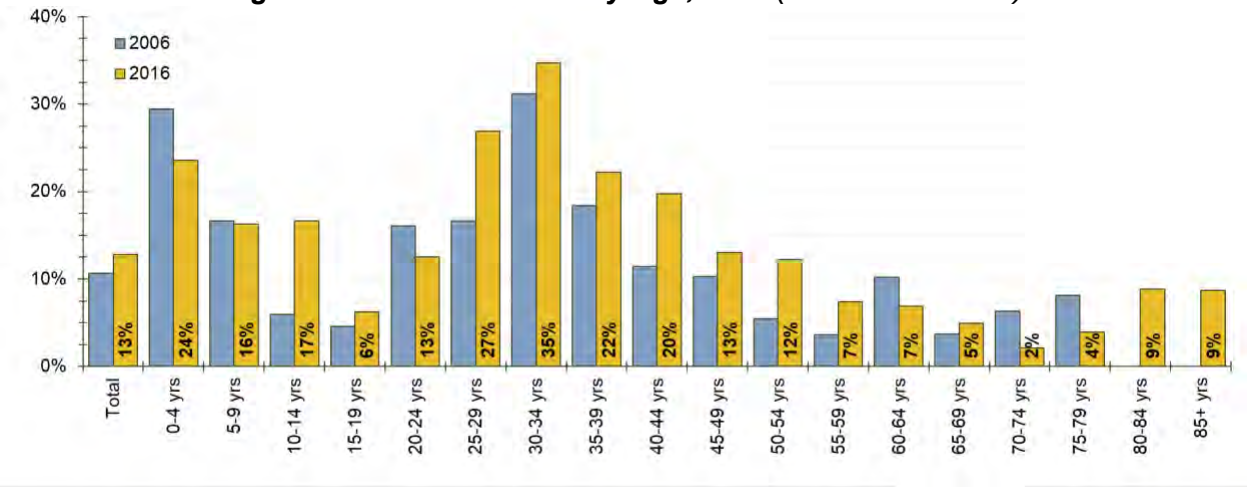
Median age will continue to increase as a function of the greater number of people in older cohorts, hitting 52.2 in 2025. Similarly, the dependency ratio will climb to 0.83 in the same year, approaching the turning point when the dependent population will begin to surpass those that are independent. This trend signifies an eventual shift in how community assets will be used,

consumed, or allocated to different age groups. Accordingly, as the dependency ratio continues to rise, Electoral Area C will have to review its provision of services to ensure there is capacity to take on the added burden.

5. Tenure

Overall, Electoral Area C has a renter to owner ratio of 13:87, meaning for every 13 renters there are 87 owners. Accordingly, approximately 1,095 residents rent their accommodation or belong to a household that rents – the report discusses maintainer tenure patterns later on.

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

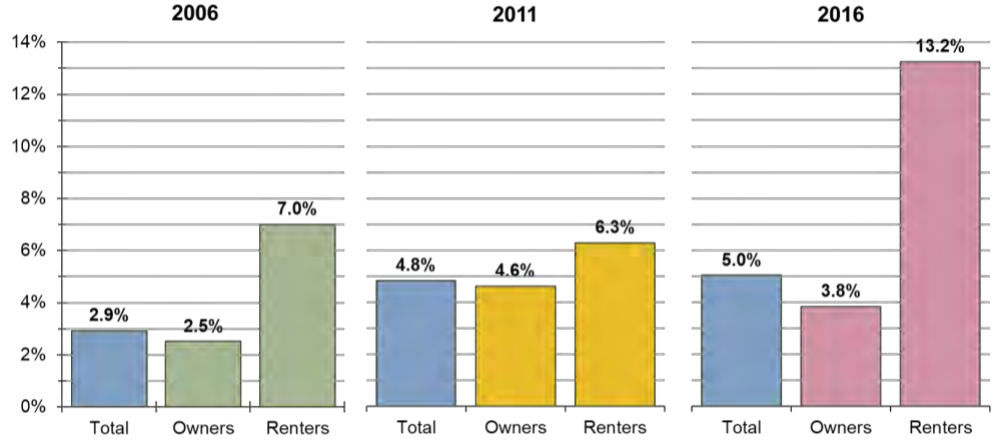


Renting gains momentum after the 15 to 19 age cohort as young adults choose to move away from home and become maintainers of their own households. It then peaks for persons between 30 to 34, reaching 35 percent – 4 percent higher than renters in that age bracket in 2006. Generally, renting rates increased between 2006 and 2016 across most adult-aged cohorts until about 60 years old, at which point tenure shifts by age bracket do not indicate a consistent trend. In the childhood age brackets, the proportion of renters drops off from younger to older cohorts, presumably in line with their parents, who are more likely to own a home as they age.

6. Indigenous Identity

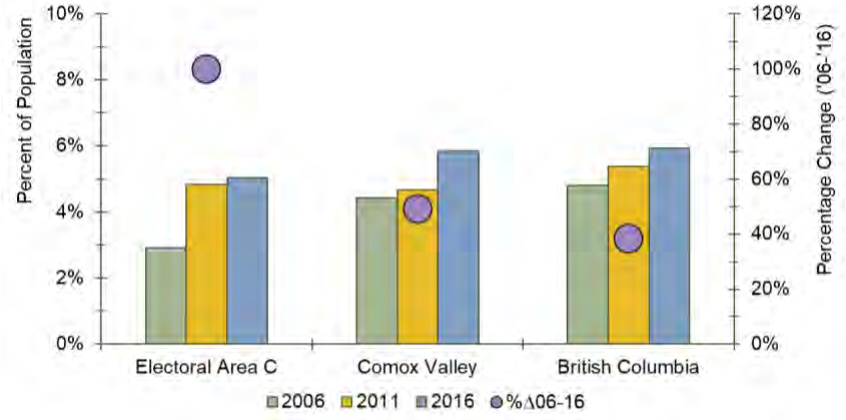
Since 2006, Electoral Area C's indigenous population doubled from 215 to 430. This surpasses the decrease experienced by on reserve K'ómoks First Nation populations (55) in the same period. Overall, 5.0 percent of the population identifies as having an indigenous identity.

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



Renter households demonstrate more than three times higher rates of indigenous identity than owner households (13.2 percent and 3.8 percent). Between 2006 and 2016, the aboriginal population living in owned accommodation increased by 120 people, while the population living in rental accommodation increased by 90 people over the same period.

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



Relative to the CVRD and BC, Electoral Area C had significantly higher indigenous population growth between 2006 and 2016 – about 51 percent higher than the Region. However, Electoral Area C's indigenous population is considerably smaller than larger geographies; thus, any changes in population will result in amplified percentage change calculations.

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

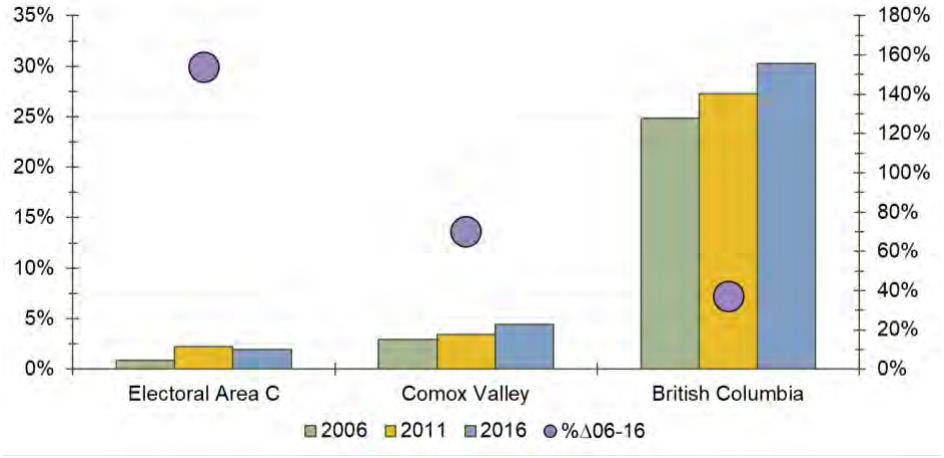
COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area C	2.9%	4.8%	5.0%	100.0%
Comox Valley	4.4%	4.7%	5.9%	49.1%
British Columbia	4.8%	5.4%	5.9%	38.5%

7. Visible Minority

The percentage of people identifying as a visible minority in Electoral Area C rose between 2006 and 2016, achieving 153.8 percent growth. This outpaces each of the Region, which experienced

a 70.0 percent increase in population identifying as a minority, and the Province, which had a 36.9 percent increase. Relatedly, the Area's proportion of minority population increased from 2.9 percent to 5.0 percent during the period (still lower than either the regional or provincial proportion), reaching 430 persons.

Figure ElecC 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 Town and 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 ElecC 7.1: Historical Visible Minority Population – Comparison *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area C	0.9%	2.2%	1.9%	153.8%
Comox Valley	2.9%	3.4%	4.4%	70.0%
British Columbia	24.9%	27.3%	30.3%	36.9%

8. Immigrant Population

Electoral Area C's proportion of immigrant population declined from 14.1 percent to 11.6 percent between 2006 and 2016. The total number of immigrants decreased 3.9 percent – 1,035 to 995 persons. This demonstrates that population growth is highly dependent on increased levels of incoming nationals (whether by birth or in-migration).

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

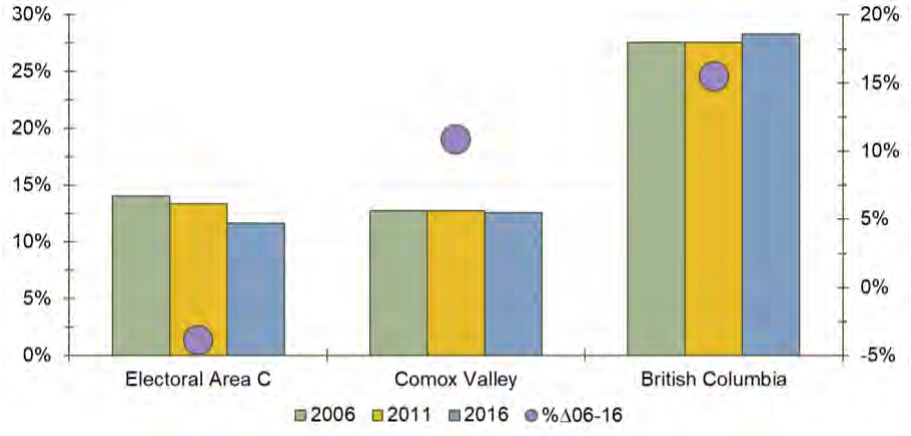


Table ElecC 8.1: Historical Immigrant Population – Comparison *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area C	14.1%	13.4%	11.6%	-3.9%
Comox Valley	12.8%	12.7%	12.6%	10.8%
British Columbia	27.6%	27.6%	28.3%	15.5%

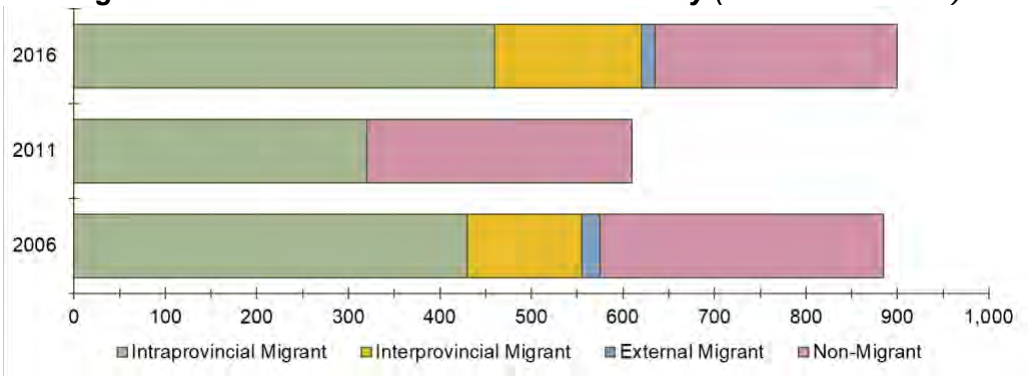
A comparison between Electoral Area C and the Region overall shows an inversion of percentage of immigrant population: Electoral Area C had a higher percentage in 2006 and 2011, and a lower percentage in 2016.

British Columbia's immigrant population about doubles Electoral Area B proportions. 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 entire population of Vancouver Island).

9. Mobility

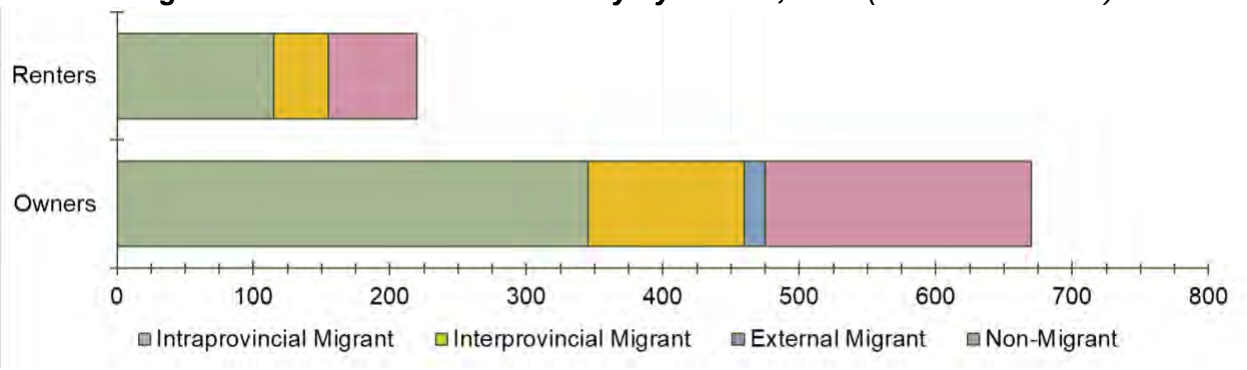
Changes in overall population are, at its simplest, defined by three primary variables: births, deaths, and migration. Although the two formers do change over time, their volatility is limited due to the social, economic, and political security offered by Canada, a country of high living standard that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

Figure ElecC 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, Electoral Area C experienced greater migrant totals within the last year than its 2006 counterpart – welcoming 635 new residents compared to 570. The major contributor to growth was persons moving to Electoral Area C from within the Province (inclusive of people moving from nearby communities), at 460 people, followed by 160 interprovincial migrants (moving from other provinces or territories), and 15 external (international) migrants.

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



The majority of migrants belonged to owner households; however, this is realistically more related to the trend that owner household sizes are, on average, larger than renters. In other words, when owners move to the region they generally do so with family while renters may be alone. Intraprovincial migrants are those moving from within British Columbia; the number of owners in this category who opted for home ownership was three times those opting to rent. The ratio was similar for interprovincial migrants in Electoral Area C in 2016. Few external migrants moved to Electoral Area C in the year leading up to the 2016 census, but all of them opted for home ownership.

Economic trends (discussed later on) demonstrate noticeable growth in high income households – a consistent change across the majority of CVRD. This trend coupled with higher levels of in-migration could suggest that a strong proportion of those individuals and households moving to Electoral Area C 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 Electoral Area C.

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

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	7,330	8,215	8,490	6,560	7,200	7,410	770	1,015	1,080
Non-Mover	6,450	7,590	7,595	5,910	6,840	6,735	540	750	855
Mover	880	625	895	650	355	675	230	265	225
Non-Migrant	310	290	265	235	140	195	65	150	65
Migrants	570	335	635	410	215	475	160	115	155
Internal Migrants	555	330	620	390	215	465	160	120	155
Intraprovincial Migrant	430	320	460	295	205	345	135	115	115
Interprovincial Migrant	125	0	160	95	0	115	25	0	40
External Migrant	20	0	15	20	0	15	0	0	0

10. Household Size

All household sizes except 4-person households, experienced some growth between 2006 and 2016. The greatest increases occurred for 1 and 2 person households (205 and 355). Most of the increase in 2 person households were represented by owner households, while the increase in 1 person households was split 70:30 between the owner and renter categories. Two or fewer person households now hold a greater proportion of the total; consequently, average household size sits at 2.4 – 0.1 lower than 2006. Average household size remained the same, at 2.0, for renter households, while the average household size for owners is 2.5, versus 2.6 in 2006.

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

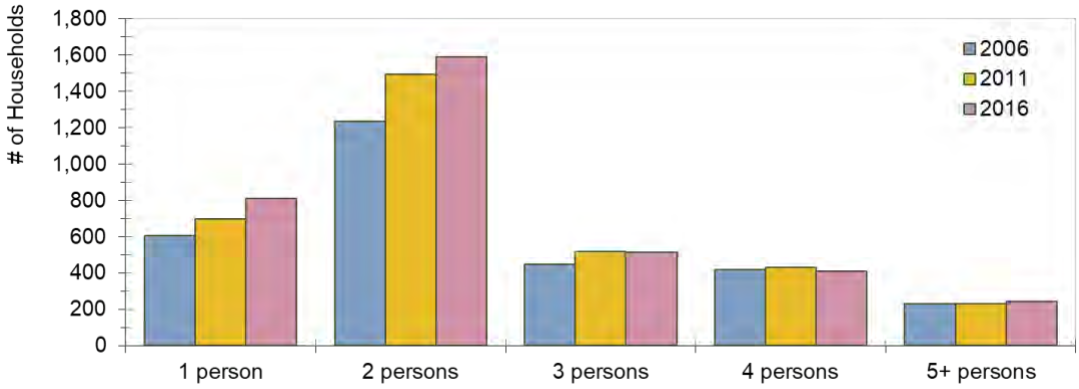
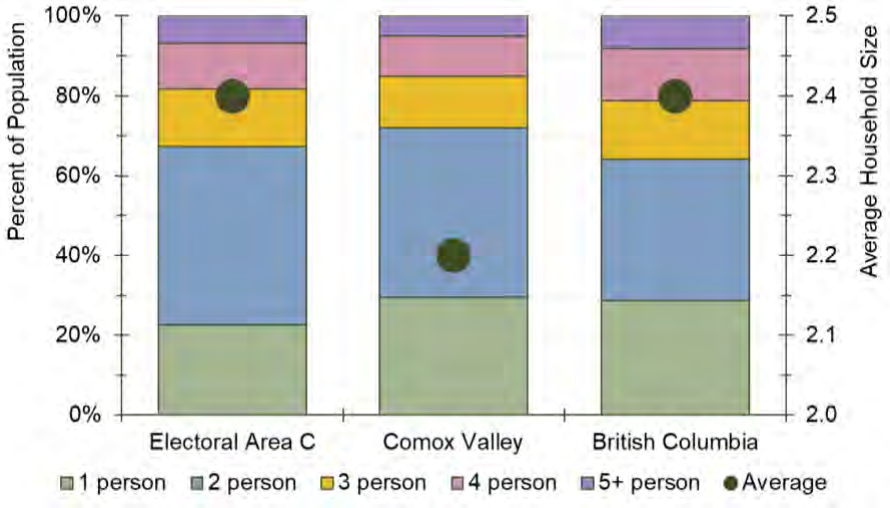


Table ElecC 10.1: Historical Household Sizes by Tenure *(Statistics Canada)*

			Total	'16 % of			Owners			Renters
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Private Households	2,935	3,370	3,570	100%	2,545	2,890	3,030	395	485	540
1 person	605	700	810	22.7%	440	485	570	165	215	240
2 persons	1,235	1,495	1,590	44.5%	1,095	1,365	1,430	140	130	160
3 persons	450	520	515	14.4%	405	455	445	45	70	70
4 persons	420	430	410	11.5%	385	395	380	30	35	35
5+ persons	230	230	245	6.9%	215	195	210	15	35	40
Average Household Size	2.5	2.5	2.4		2.6	2.5	2.5	2.0	2.1	2.0

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

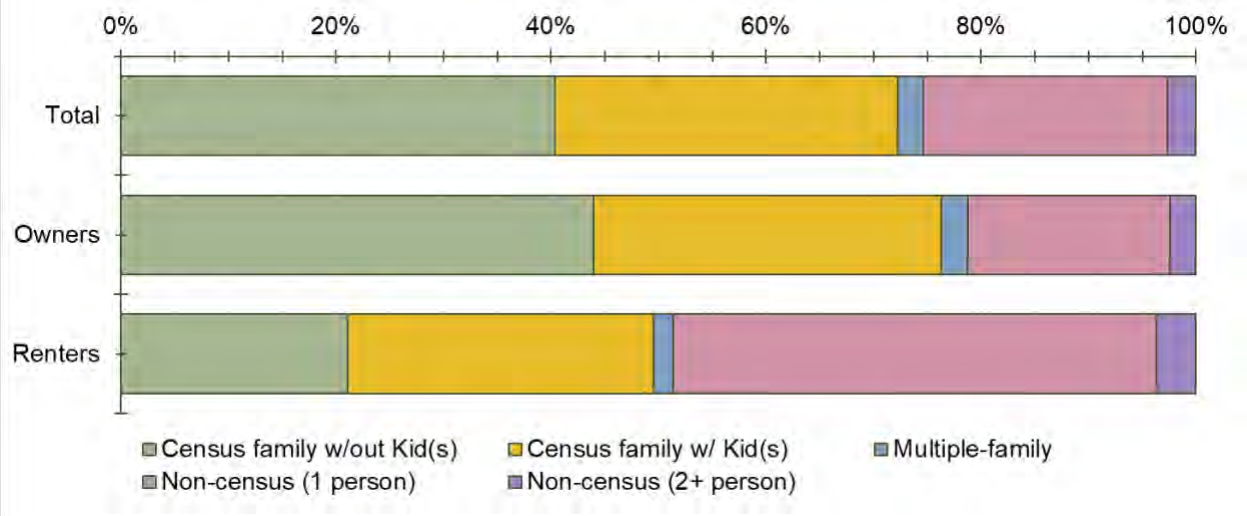


Electoral Area B's 2016 distribution of household sizes has a higher proportion of 2 person households, but a lower proportion of 1 person households as the CVRD, and a higher proportion of households with 3 or more people. The end result is an average household size of 2.4 compared to the regional average of 2.2. This is in line with BC overall, which has an average household size of 2.4. However, at the provincial level, 3 or more person households (35.9 percent versus Electoral Area C's 32.8 percent) contribute more heavily to this average size, despite a relatively higher proportion of 1 person households (28.8 percent versus Electoral Area C's 22.7 percent).

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; whereas, 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 ElecC 11.1: Distribution of Census Family Types by Tenure, 2016 *(Statistics Canada)*



Census families (i.e. couples with or without children) are the dominant owner household type at 76.6 percent, whereas renter households are evenly split between census families and non-census families, at 49.1 percent each. Overall, census families grew by 340 (15.2 percent), while non-census families grew by 230 (34.1 percent), meaning that non-census families have an increasing share of the household pie – up from 23.0 percent to 25.4 percent over 10 years.

Table ElecC 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	2,940	3,375	3,570	2,545	2,890	3,030	395	485	540
One-census Family	2,240	2,520	2,580	2,025	2,285	2,320	220	240	265
Census family w/out Kid(s)	1,060	1,325	1,440	960	1,225	1,335	95	95	115
Census family w/ Kid(s)	1,090	1,200	1,140	975	1,055	985	120	145	155
Multiple-family	20	60	85	20	55	75	0	0	10
Non-census Family	675	790	905	500	550	645	175	240	265
Non-census (1 person)	605	700	810	440	485	570	165	215	245
Non-census (2+ person)	70	85	95	60	65	75	15	0	20

Relatedly, among renter households the greatest unit and percentage growth was in non-census families (90 units, representing 51.4 percent), with 88.9 percent of the growth stemming from 1 person households. This was followed by census families with children (35 units, representing 29.2 percent). Conversely, among owner households, census families *without* children had the greatest unit and percentage growth (375 units, representing 39.1 percent).

Figure ElecC 11.2: Couples with Kid(s) & Lone Parents as % of All Couples, 2016
(Statistics Canada)

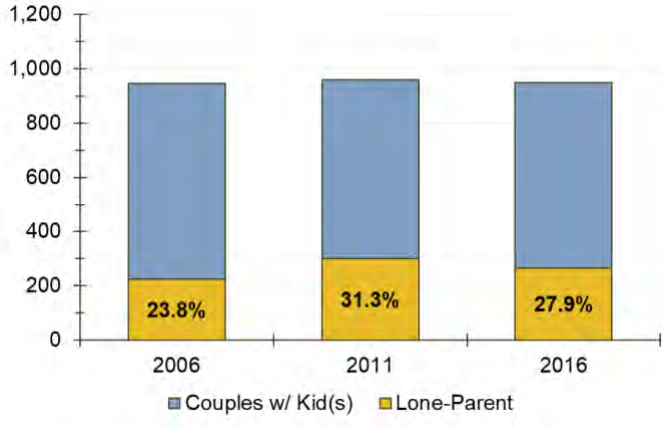


Table ElecC 11.2: Historical Couple Households *(Statistics Canada)*

	2006	2011	2016
Total Couples	2,050	2,340	2,475
Couples w/out Kid(s)	1,105	1,385	1,525
Couples w/ Kid(s)	945	960	950
Lone-Parent	225	300	265

One possible explanation of this shift could be the patterns of an ageing population: the children of couples with children at home in 2006 have aged ten years and thus many will have left their parents' homes to set up their own households. Thus, these same couples in 2016 are without children at home. In the oldest age cohorts, 1 person households become more prevalent due to widowhood or one partner requiring nursing care. At this stage of life, opting for smaller rental accommodation also becomes increasingly attractive (or necessary).

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.

The distribution between rental and owner household maintainers increases rapidly in favour of home ownership until about 45 to 54 years old, then continues to increase at a slower pace through age 65 to 74, before dropping off at age 75 to 84. One hundred percent of household maintainers aged 85 and above live in owned accommodation, which is somewhat of an anomaly given other patterns in the data for Electoral Area C and elsewhere in the region. The total number of household maintainers declines sharply after age 64. These two data points taken together suggest that older population cohorts living in rental accommodation are more likely to depart Electoral Area C than their peers in owned housing. The patterns suggested by these data also indicate that, generally, 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. smaller rentals or retirement homes).

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

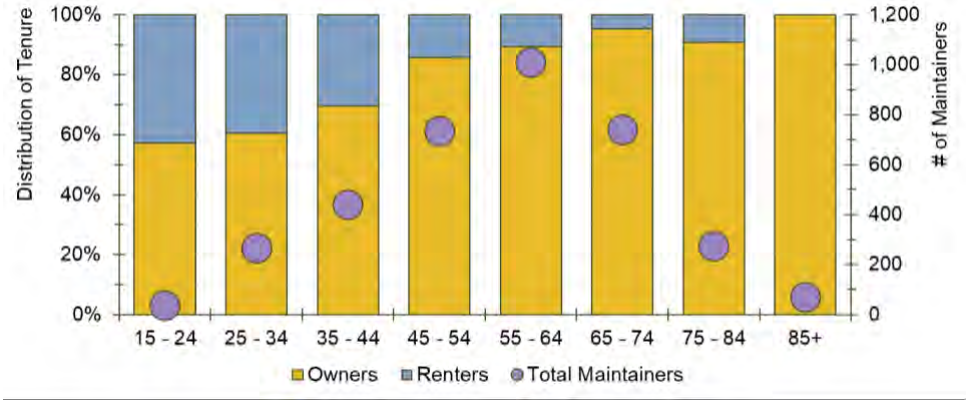
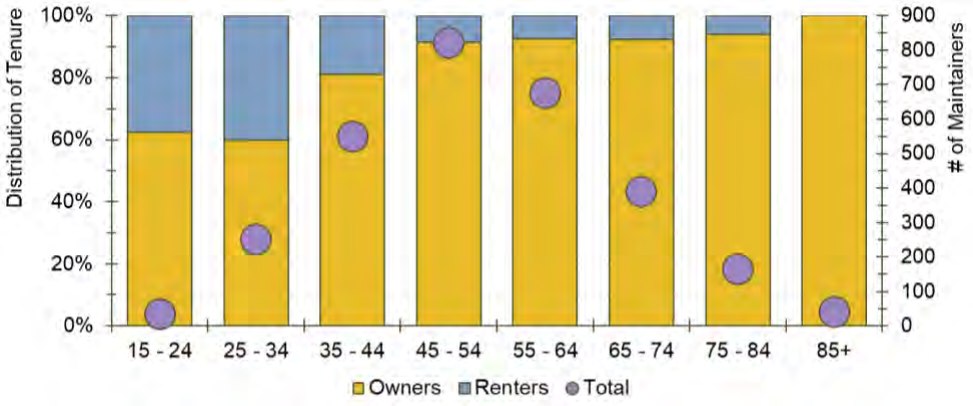


Figure ElecC 12.2: Tenure Distribution of Maintainers by Age, 2006 *(Statistics Canada)*



Electoral Area C's pattern of transition between renting and owning in 2016 is very similar to that of 2006, though overall home ownership rates have declined, from 86.6 percent in 2006 to 85.0 percent in 2016. The decline was limited to household maintainers under age 55; with the exception of the 25 to 34-year-old bracket, each age bracket below age 55 declined in terms of home ownership, whereas each bracket aged 55 and above showed growth. Renters experienced growth in all age brackets except for 15 to 24, which remained flat.

Table ElecC 12.1: Historical Number of Maintainers by Age & Tenure

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Household	2,940	3,375	3,570	2,545	2,890	3,035	395	485	535
15 - 24 yrs	35	0	35	25	0	20	15	0	15
25 - 34 yrs	250	295	265	150	175	160	100	120	105
35 - 44 yrs	550	430	440	450	380	310	105	45	135
45 - 54 yrs	820	900	735	750	800	625	70	100	105
55 - 64 yrs	675	960	1,010	620	820	900	50	145	105
65 - 74 yrs	390	455	740	360	415	710	30	45	35
75 - 84 yrs	165	275	275	155	250	250	10	25	25
85+ yrs	40	45	70	40	45	65	0	0	0

ECONOMY

13. Income

Since 2006, Electoral Area C has seen an increase in its overall households of about 640, which has resulted in increases within most income distributions, as shown in **Figure ElecC 13.1** below. Of the six distributions (measured in increments of $20,000), only one experienced a decrease in the number of households: those making between $20,000 and $39,999 (dropping from 630 to 625 – 0.8 percent), while those making between $60,000 and $79,999 came in at the same levels as of the two censuses (515 households). Of those that increased, the greatest growth occurred for households making more than $100,000, rising from 710 to 1,050 – 47.9 percent. 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 ElecC 13.1: Historical Before-Tax Income Distribution, 2015 dollars *(Statistics Canada)*

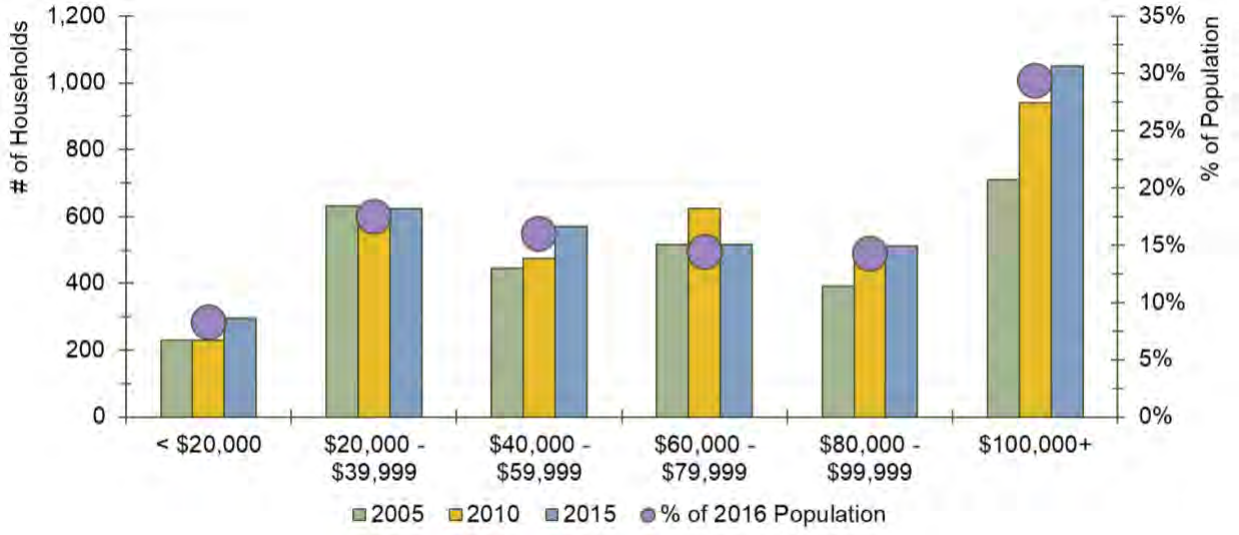


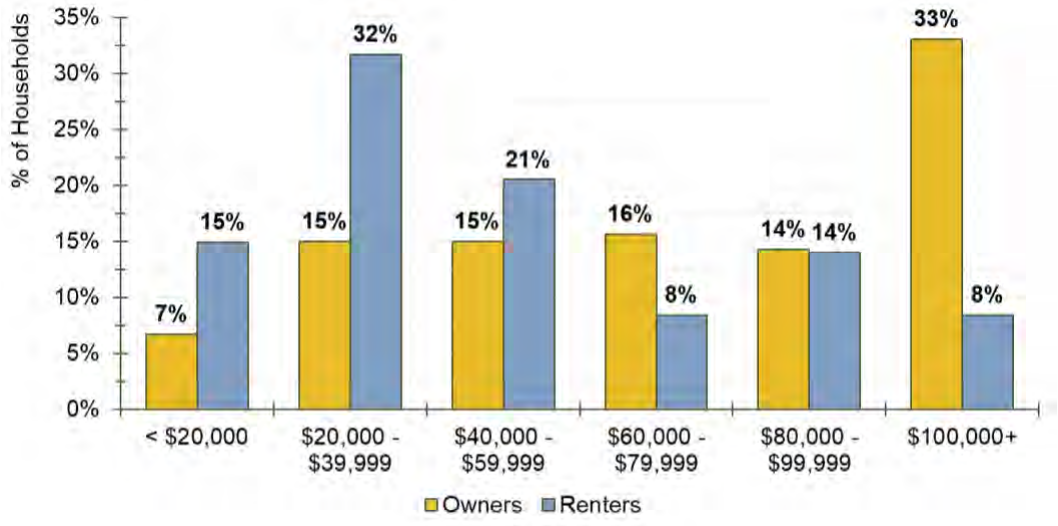
Table ElecC 13.1 Historical Before-Tax Income Distribution by Tenure, 2015 dollars

(Statistics Canada)

	Total			% of	Owners			% of	Renters			% of
	2005	2010	2015	Total	2005	2010	2015	Total	2005	2010	2015	Total
Total Household	2935	3370	3575	100.0%	2540	2890	3035	100.0%	395	485	535	100.0%
< $5,000	40	40	40	1.1%	20	30	20	0.7%	15	0	20	3.7%
$5,000 - $9,999	35	50	65	1.8%	15	25	35	1.2%	20	0	25	4.7%
$10,000 - $14,999	35	30	75	2.1%	20	15	55	1.8%	10	15	15	2.8%
$15,000 - $19,999	120	110	115	3.2%	85	55	95	3.1%	35	50	20	3.7%
$20,000 - $24,999	115	115	200	5.6%	90	75	135	4.4%	25	35	65	12.1%
$25,000 - $29,999	155	135	140	3.9%	130	105	120	4.0%	25	35	25	4.7%
$30,000 - $34,999	215	205	110	3.1%	165	150	90	3.0%	50	55	15	2.8%
$35,000 - $39,999	145	170	175	4.9%	115	130	110	3.6%	35	40	65	12.1%
$40,000 - $44,999	105	95	110	3.1%	90	75	80	2.6%	20	25	25	4.7%
$45,000 - $49,999	110	165	145	4.1%	85	140	115	3.8%	30	0	30	5.6%
$50,000 - $59,999	230	215	315	8.8%	210	190	260	8.6%	25	20	55	10.3%
$60,000 - $69,999	285	385	280	7.8%	280	340	270	8.9%	0	45	10	1.9%
$70,000 - $79,999	230	240	235	6.6%	210	240	205	6.8%	20	0	35	6.5%
$80,000 - $89,999	205	285	285	8.0%	170	270	250	8.2%	35	10	40	7.5%
$90,000 - $99,999	185	205	225	6.3%	185	205	185	6.1%	10	0	35	6.5%
$100,000+	710	940	1050	29.4%	675	860	1005	33.1%	40	80	45	8.4%
$100,000 - $124,999	335	405	410	11.5%	300	390	385	12.7%	35	15	20	3.7%
$125,000 - $149,999	150	200	240	6.7%	140	160	230	7.6%	0	40	10	1.9%
$150,000 - $199,999	140	250	205	5.7%	135	235	195	6.4%	0	0	10	1.9%
$200,000+	90	85	195	5.5%	95	75	195	6.4%	0	0	10	1.9%
Median Income	$66,582	$69,572	$70,341		$68,955	$73,447	$76,366		$37,975	$36,694	$41,991	
Average Income	$76,824	$79,463	$83,883		$81,392	$83,451	$89,725		$47,378	$55,703	$50,852	

The distribution of incomes across tenure types is distinct, showcasing that 47 percent of renter households make less than $39,999, as of 2015, while 22 percent of owners fell within the same category. On the other end, 33 percent of owner households make more than $100,000, compared to 8 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. Even with that consideration, the number of renter households making above $60,000 increased 57 percent between 2005 and 2015, while owner households increased by 26 percent.

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



Across Electoral Area C, 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; whereas, renters are generally younger and are just starting careers, and may live alone or with roommates in similar situations.

Electoral Area C's 2015 before-tax median household income surpasses that of the Region and the Province - $70,341 versus $64,379 and $69,995. However, Electoral Area C's percent growth in 2015 constant dollars fell behind at 5.6 percent, or 0.6 percent annually. CVRD and BC experienced 1.03 and 1.16 percent annual growth over the same period, adjusted for inflation.

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

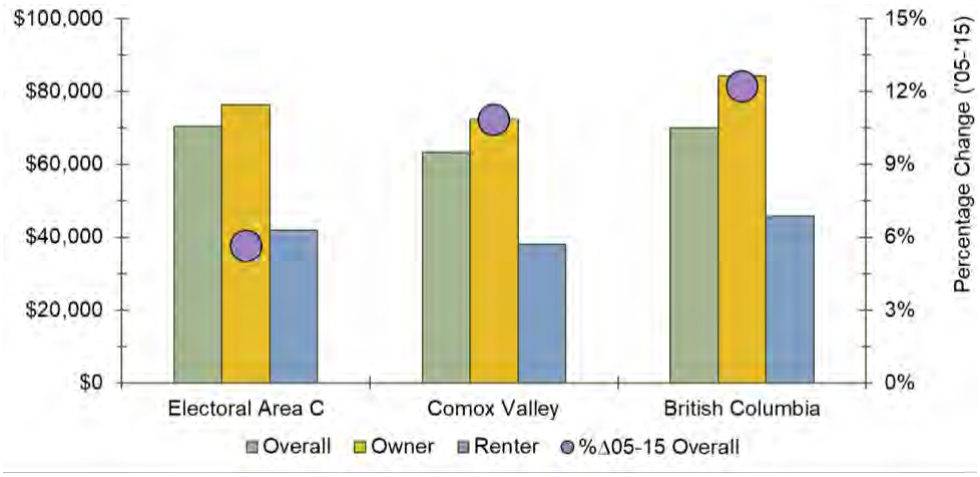


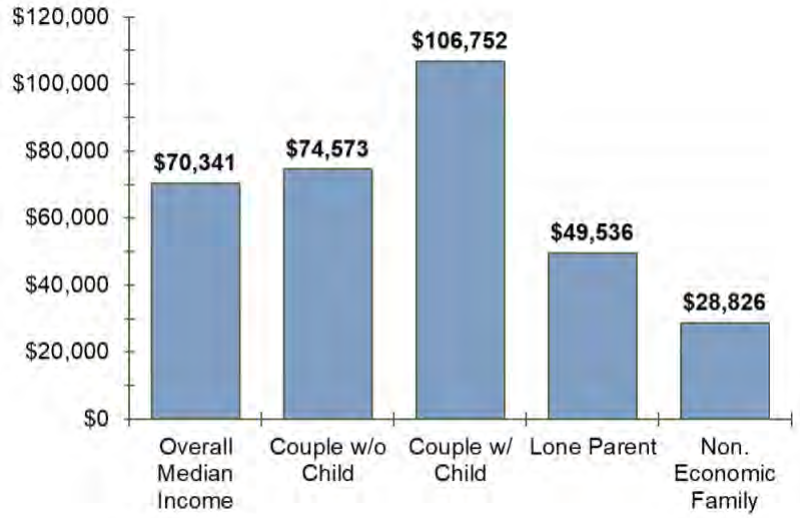
Table ElecC 13.2: Before-Tax Median Income by Tenure, 2015 – Comparison *(Statistics Canada)*

COMMUNITY	Overall	%Δ05-15	Owner	%Δ05-15	Renter	%Δ05-15
Electoral Area C	$70,341	5.6%	$76,366	10.7%	$41,991	10.6%
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 ElecC 14.1: Median Income by Economic Family Type, 2015 *(Statistics Canada)*



More than half of couples with children make more than $106,752 (median before-tax household income), the highest of Statistics Canada's defined family types. Next are couples without children or relatives at home at $74,573. The discrepancy between the two is mostly due to couples with children having a greater likelihood of being in the workforce based on age; whereas, 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 less than half of couples with children, largely having regard to the default position as a single income household.

Table ElecC 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
Electoral Area C	$70,341	$74,573	$106,752	$49,536	$28,826
Comox Valley	$63,397	$74,775	$103,797	$44,587	$30,084
British Columbia	$69,995	$80,788	$111,736	$51,056	$31,255

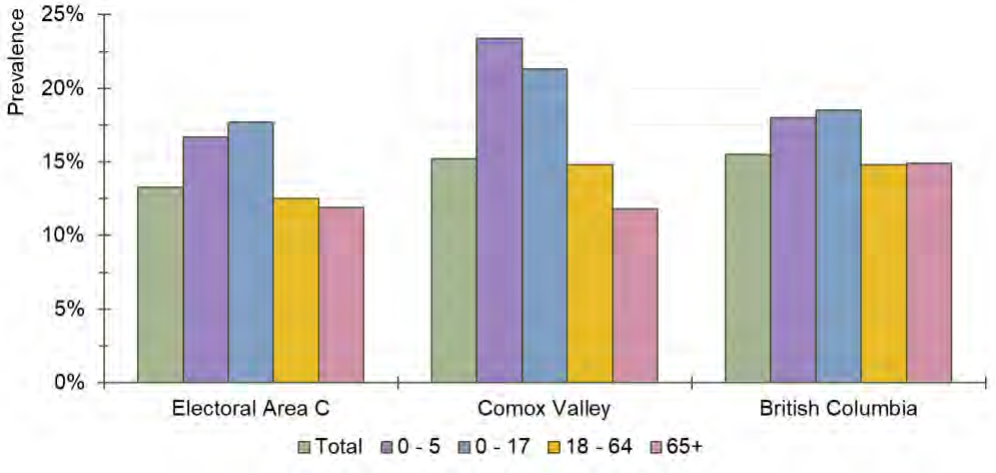
Electoral Area C has median incomes higher than the regional ones for lone parents and couples with children and is on par with the CVRD for median incomes of couples without children, culminating in an overall higher median income, despite falling below the regional median for non-economic families. Electoral Area C has median incomes below provincial levels for all family types, but a higher overall median income[1]

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.

[1] This is likely caused by overall distribution of incomes: a higher volume of lower incomes overall may pull down the provincial median, but not the median figures for individual cohorts.

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



Overall, 13.3 percent of Electoral Area C residents fall below the after-tax LIM. Generally, younger cohorts experience greatest difficulty to meet their needs, since oftentimes younger households (associated with younger children) have less available income, particularly as they introduce new members to the family. However, this does not appear to be the case in Electoral Area C, where 16.7 percent of children between 0 to 5 years belong to a household below the measure, compared to 17.7 percent of children between 0 to 17. This may be related to greater tendency to have larger average household sizes, which is a component of the calculation of LIM.

As cohorts age, their incomes and number of dependents decrease, thereby reducing the prevalence of low-income individuals. The prevalence of persons below the LIM in 2016 drops to 12.5 percent for persons 18 to 64, and to 11.9 percent for those 65 or older.

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

COMMUNITY	Total	0 - 17	0 - 5	18 - 64	65+
Electoral Area C	13.3%	17.7%	16.7%	12.5%	11.9%
Comox Valley	15.2%	21.3%	23.4%	14.8%	11.8%
British Columbia	15.5%	18.5%	18.0%	14.8%	14.9%

Electoral Area C's decreasing low income prevalence is not necessarily mirrored by all communities. The Regional District displays similar trends, though its rates are overall higher, with the exception of age 65+; total prevalence of LIM is 15.2 percent. Like Electoral Area C, the Province demonstrates a smaller rate for children between 0 to 5 than 0 to 17 (18.0 and 18.5 percent) while more persons 65 or older are deemed worse off than those 0 to 64.

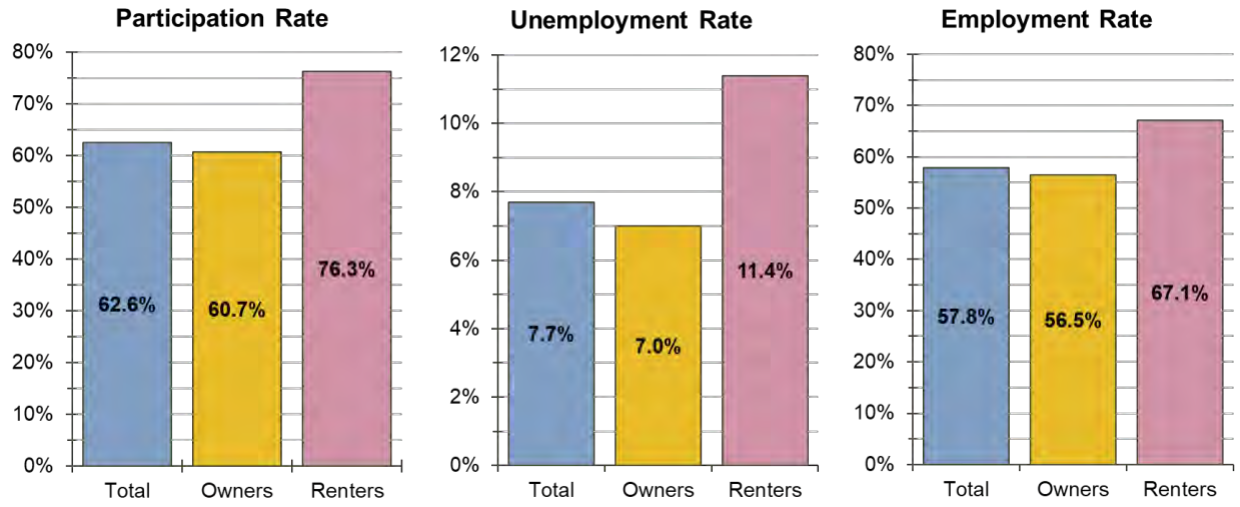
Compared to both other compared geographies, Electoral Area C's residents are generally better off.

16. Employment

Electoral Area C's participation rate (the proportion of people in the labour force relative to the size of the total working-age population) hit 57.8 percent in 2016, down from 61.5 in 2006. The primary cause is the larger relative increase in people not participating (28.4 percent since 2006) compared to those participating (16.0 percent). Based on national trends, the trajectory of non-labour force individuals is largely due to ageing populations who are still considered of working-age (defined as 15 years or older) but are retiring at higher rates than increases in

employment. Consequently, the employment rate also dropped, from 61.5 to 57.8 percent, even as the actual number of employed persons increased by about 490.

Figure ElecC 16.1: Historical Local Labour Metrics by Tenure *(Statistics Canada)*



As the share of non-labour force individuals to total working-age persons increases, the share of people in the labour force decreases, impacting the unemployment rate (those unemployed and seeking employment divided by the total labour force). Accordingly, unemployment grew to 7.7 percent in 2016, up from 5.2 percent. However, this is not entirely due to an ageing population. In 2016, more people were unemployed relative to all working-age persons (4.7 percent) than in 2006 (3.3 percent), indicating that a rise in unemployment is also the consequence of other market forces not necessarily tied to demography.

Table ElecC 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)	6,130	7,105	7,370	5,520	6,240	6,505	610	865	870
In Labour Force	3,975	4,655	4,610	3,525	4,080	3,955	450	575	655
Employed	3,765	4,275	4,255	3,335	3,750	3,675	435	525	580
Unemployed	205	385	350	185	330	275	20	45	75
Not In Labour Force	2,150	2,450	2,760	1,995	2,160	2,550	155	290	210
Participation Rate (%)	64.8	65.5	62.6	63.8	65.4	60.7	75.2	66.5	76.3
Employment Rate (%)	61.5	60.2	57.8	60.5	60.0	56.5	71.1	60.7	67.1
Unemployment Rate (%)	5.2	8.2	7.7	5.3	8.2	7.0	4.4	8.7	11.4

Based on historical trends across tenures, it appears that the negative trends discussed above are impacting both owners (or those belonging to an owned household) and renters in Electoral Area C. Generally, all owner labour metrics worsened between 2006 and 2016; whereas, renters experienced positive growth in participation, but the employment rate was down and the unemployment rate up. The uptick in participation among renters may be associated with lifestyles common within the tenures – renters tend to be younger and seeking employment, while owners are comparatively older and nearing retirement. Previously discussed population tenure trends support this idea. Specifically, that about 92.9 percent of people older than the median age of 51 are in an owner household.

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

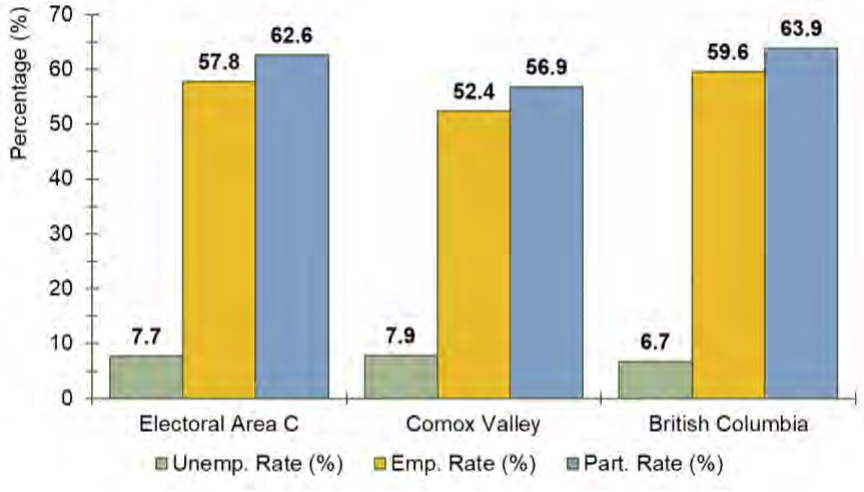


Table ElecC 16.2: Labour Metrics, 2016 – Regional Comparison

COMMUNITY	In Labour Force	Employed	Unemployed	Not Labour Force	Part. Rate (%)	Emp. Rate (%)	Unemp. Rate (%)
Electoral Area C	4,610	4,255	350	2,760	62.6	57.8	7.7
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

Electoral Area C demonstrates a better 2016 unemployment rate than CVRD (7.9 percent), but higher than the Province (6.7 percent). Like Electoral Area C, renters in Comox Valley and BC had higher rates of unemployment than 2006. The former also had worsening employment and participation; whereas, the latter improved slightly in both metrics. All jurisdictions experienced worsening conditions for owner households.

17. Industry

As of 2016, the industries that employed the most Electoral Area C residents were: (1) Agriculture, Forestry, Fishing and Hunting – 620 people, (2) Construction – 565, and (3) Health Care & Social Assistance – 560. 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. Nevertheless, there are some noteworthy trends.

Educational Services had a 68.1 percent increase since 2006, entirely attributable to owner households. Health Care's rise by 64.7 percent is mostly associated with the new North Island Hospital situated in Courtenay, an effect experienced across the Region; the majority of people working in this sector live in owned accommodation, and 140 of the 220 person increase in workers lived in owner occupied housing, but it is noteworthy that the total number of health care workers living in rental units was 90 in 2016, a significant increase over the 10 reported in 2006. Construction grew 28.4 percent, probably attributed to increased residential construction activity within the last decade across CVRD. There were also large percentage increases in employment in each of Finance and Insurance (55.6 percent), and Real Estate/Rental and Leasing (30 percent), though the overall number of people working in each of these industries remains low (70 and 65).

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

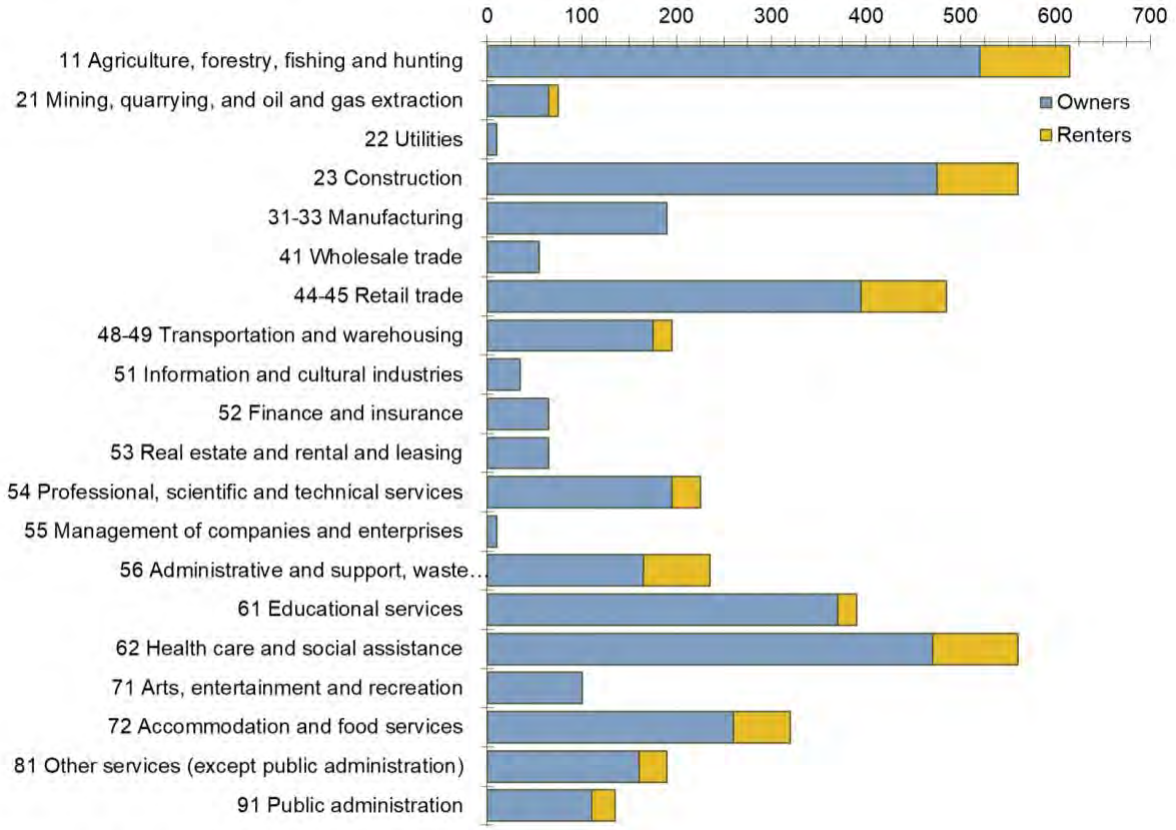


Table ElecC 17.1: NAICS Industry Employment Totals by Tenure, 2006 to 2016 *(Statistics Canada)*

			Total	'16 % of			Owners			Renters
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Labour Force	3,920	4,570	4,540	100.0%	3,475	4,020	3,890	450	560	645
11 Agriculture, forestry, fishing and hunting	535	560	620	13.7%	485	495	520	50	60	95
21 Mining, quarrying, and oil and gas extraction	65	175	70	1.5%	60	170	65	10	0	10
22 Utilities	35	20	15	0.3%	35	20	10	0	0	0
23 Construction	440	430	565	12.4%	385	355	475	55	70	85
31-33 Manufacturing	180	165	200	4.4%	175	150	190	10	0	0
41 Wholesale trade	60	80	55	1.2%	45	75	55	15	0	0
44-45 Retail trade	545	445	480	10.6%	440	365	395	105	80	90
48-49 Transportation and warehousing	185	150	195	4.3%	165	150	175	15	0	20
51 Information and cultural industries	45	65	40	0.9%	45	60	35	0	0	0
52 Finance and insurance	45	50	70	1.5%	50	45	65	0	0	0
53 Real estate and rental and leasing	50	90	65	1.4%	45	45	65	0	0	0
54 Professional, scientific and technical services	190	395	230	5.1%	175	375	195	15	20	30
55 Management of companies and enterprises	0	0	10	0.2%	0	0	10	0	0	0
56 Administrative and support, waste management	195	135	230	5.1%	150	125	165	50	0	70
61 Educational services	235	455	395	8.7%	200	430	370	40	25	20
62 Health care and social assistance	340	465	560	12.3%	330	430	470	10	35	90
71 Arts, entertainment and recreation	75	175	105	2.3%	75	135	100	0	40	0
72 Accommodation and food services	325	325	320	7.0%	280	260	260	45	65	60
81 Other services (except public administration)	220	165	195	4.3%	200	150	160	20	20	30
91 Public administration	150	230	135	3.0%	145	180	110	10	45	25

18. Commuting

Commute data describes those patterns exhibited by “usual workers”, or those workers that report themselves of generally having the same workplace location at the beginning of each work day.

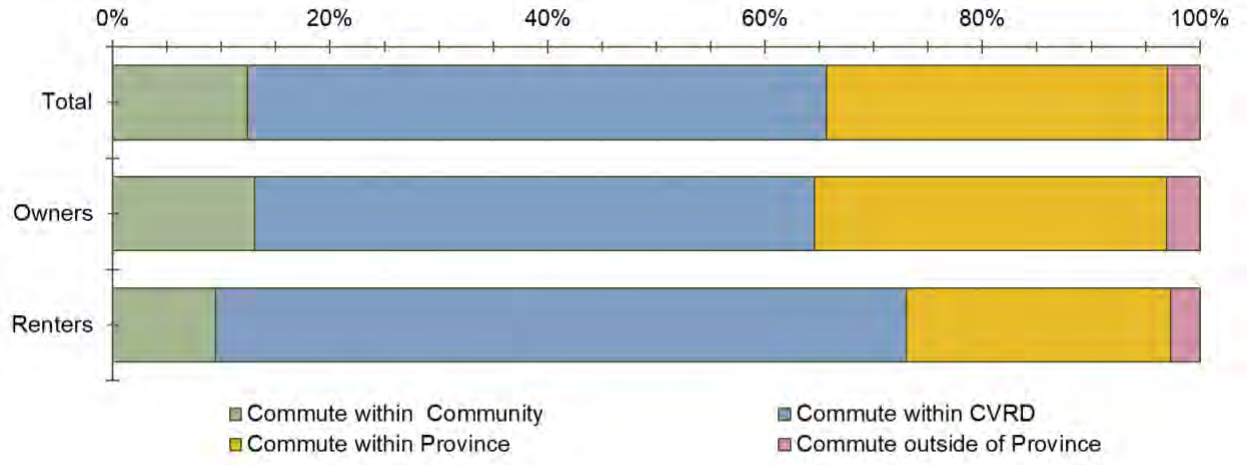
For instance, an office job would typically be classified as a same or usual workplace, whereas contractors (e.g. landscaping or construction), truck drivers, or travelling salespeople would not.

Electoral Area C reported 2,670 usual workers in 2016, about 58.8 percent of the total employed labour force. Of those workers, 12.4 percent commuted within the Area, 53.2 percent commuted within CVRD, and 34.3 percent travelled even farther. Those commuting with the Province jumped 626 percent over the last 10 years, which is mostly due to the change in geographical boundaries that separated Comox Valley and Strathcona – some may commute north to Campbell River.

Table ElecC 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	2,505	2,810	2,670	100%	2,205	2,480	2,300	305	335	365
Commute within Community	375	245	330	12.4%	260	205	300	110	40	35
Commute within CVRD	1,985	1,695	1,420	53.2%	1,805	1,520	1,185	180	175	235
Commute within Province	115	820	835	31.3%	95	705	745	15	115	90
Commute outside of Province	35	50	80	3.0%	35	50	70	0	0	10

Figure ElecC 18.1: Commuting Patterns for Usual Workers by Tenure, 2016 *(Statistics Canada)*



Among tenure types, renters were less likely to commute within the same community (9.6 percent versus 13.0 percent for owners) and less likely to travel external of CVRD. The former is likely due to less renters engaging in home-based businesses. Conversely, renters were more likely to commute within CVRD at 64.4 percent. Interestingly, the increase of owner usual workers commuting outside of CVRD (685) closely coincides with the decrease in those commuting within CVRD (620), again suggesting that the boundary change has altered commute patterns.

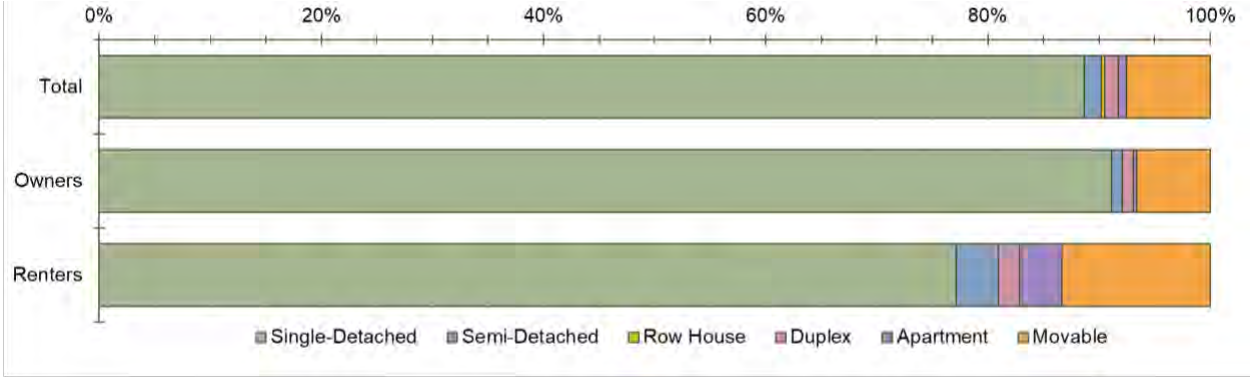
HOUSING

19. Dwelling Types

Electoral Area C's most popular dwelling type is the single-detached home, holding an 88.5 percent share of occupied dwellings in 2016, totalling 3,165. Second is movable dwellings, which numbered 270 in 2016 (7.6 percent). Greatest percentage growth across dwelling types occurred in semi-detached and duplex dwellings, increasing by 450 percent (to 55) and 125 percent (to 45): the percentage increases are magnified due to the small total numbers.

Single-family homes achieved the greatest actual unit increase between 2006 and 2016 (420 units, 15.3 percent) followed by movable dwellings (125 units, 86.2 percent).

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



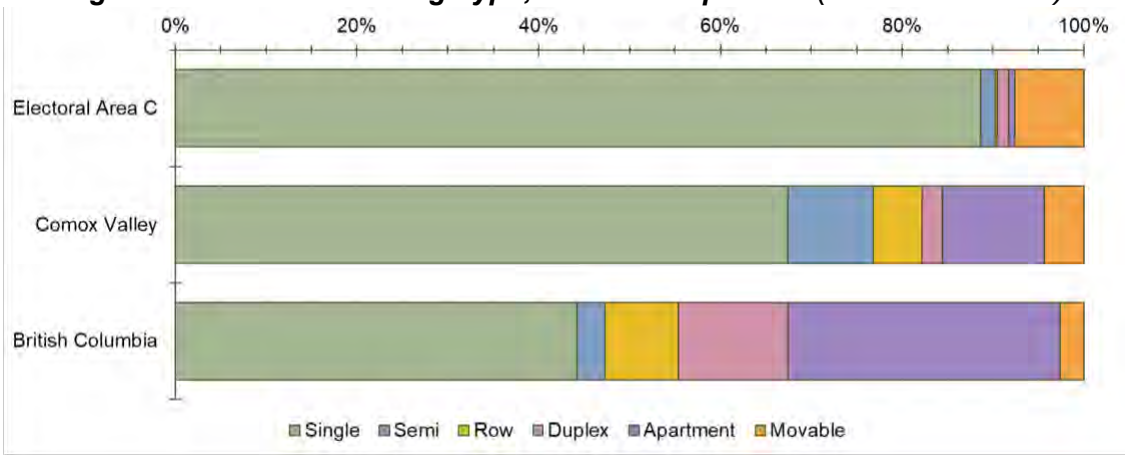
Accommodation tendencies follow the overall expectations of what owners and renters will occupy. Single-detached dwellings were most popular for owners, followed by movable dwellings and a split between semi-detached and duplex units. Rental accommodation is also primarily in single-detached dwellings, followed by movable dwellings and a split between semi-detached and apartment units. Demand rose over the period; notably, for owners in single-family units (340 units, 14 percent) and movable dwellings (110 units, 122.2 percent), while renters occupied 24.6 percent more single-family houses (80 units) and 27.3 percent more movable dwellings (15 units) in 2016 than 2006. “Other” unit types include semi-detached, row, duplex, apartment and other single-attached units. Considered as a category, 85 units of other housing types were added to the market, for 170 percent increase, split between the owner and rental sectors.

Table ElecC 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	2,935	3,375	3,575	100%	2,540	2,890	3,035	395	485	535
Single-Detached	2,745	3,045	3,165	88.5%	2,420	2,670	2,760	325	375	405
Apartment (5+ storeys)	0	0	0	0.0%	0	0	0	0	0	0
Other	50	60	135	3.8%	30	20	75	20	40	65
Semi-Detached	10	0	55	1.5%	0	0	30	0	0	20
Row House	0	0	10	0.3%	0	0	0	0	0	0
Duplex	20	25	45	1.3%	15	0	30	0	0	10
Apartment (<5 storeys)	15	25	25	0.7%	0	0	10	10	15	20
Other single-attached	0	0	10	0.3%	0	0	0	0	0	0
Movable	145	270	270	7.6%	90	200	200	55	70	70

Overall, Electoral Area C has a higher percentage of single-family dwellings than the region as a whole. The Area is third behind K'ómoks First Nation and Electoral Area B in terms of percentage of movable dwellings. Like the other rural areas of the Comox Valley, Electoral Area C has a relatively small proportion of other dwelling types, notably apartments and row houses in contrast with the more urban areas.

Figure ElecC 19.1: Dwelling Type, 2016 – Comparison *(Statistics Canada)*

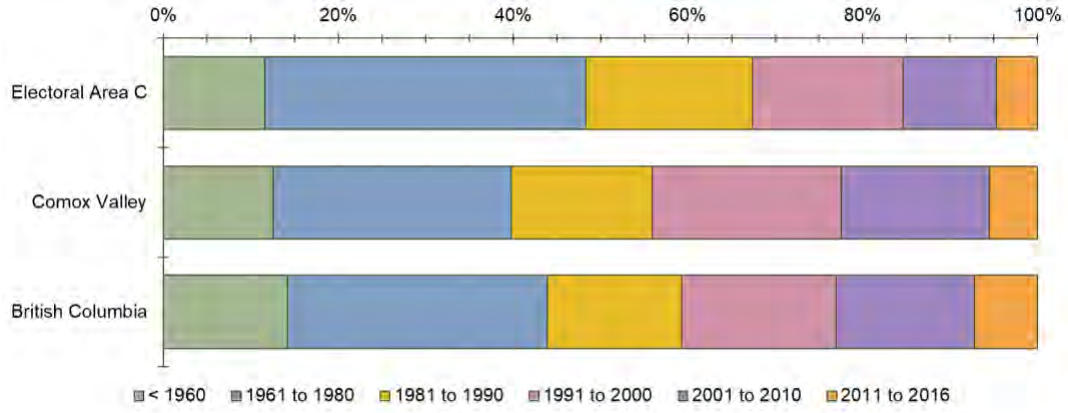


20. Dwelling Age

The brackets for dwelling age, as defined and required by Housing Needs Report legislation, are not uniform periods. We therefore aggregated shorter periods in order to compare construction quantum over time. Most dwellings in Electoral Area C were constructed in the 20-year period 1961 to 1980 (37.7 percent), followed by the combined periods of 1981 to 1990 and 1991 to 2000, which represent 20 years in total, and during which time 36.3 percent of dwellings were constructed. In total, 15.4 percent of dwellings were constructed between 2001 and 2016, totalling 550 units.

Readers may notice in **Table ElecC 20.1** that household totals per reported year do vary between census periods. Decreases are partially due to demolished housing stock; however, discrepancies for increases as well, can be partially associated with changes in the quality of data collection between census periods.

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



According to tenure data, 34.1 percent of owner households and 25.2 percent of renter households live in a dwelling built in 1991 or later; whereas, 65.9 percent of owners and 74.8 percent of renters live in housing pre-dating 1991. The difference reflects general market trends: greater affordability for renters is often found in buildings that have aged and require updating, while owners with sufficient disposable income seek out newer options that require less maintenance or repairs. Furthermore, Electoral Area C has historically built units predominantly intended for owners (e.g. 89.7 percent of units built between 2006 and 2016 were owner

occupied), which results in relatively less rental housing stock. Accordingly, renter household options trend towards older buildings.

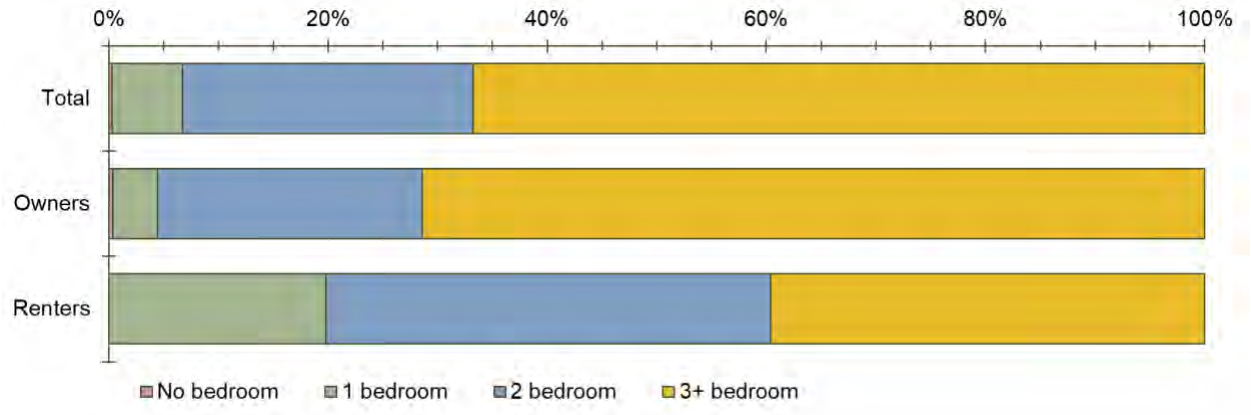
Table ElecC 20.1: Historical Dwelling Age by Tenure *(Statistics Canada)*

	Total			'16 % of	Owners			'16 % of	Renters			'16 % of
	2006	2011	2016	Total	2006	2011	2016	Total	2006	2011	2016	Total
Total Dwellings	2,940	3,375	3,570	100%	2,545	2,890	3,035	100%	395	485	535	100%
< 1960	415	390	415	11.6%	360	320	330	10.9%	55	70	85	15.9%
1961 to 1980	1,130	1,300	1,310	36.7%	910	1,090	1,090	35.9%	220	210	215	40.2%
1981 to 1990	675	765	680	19.0%	615	660	580	19.1%	60	105	100	18.7%
1991 to 2000	635	625	615	17.2%	575	565	550	18.1%	60	65	65	12.1%
2001 to 2010	85	290	380	10.6%	80	245	335	11.0%	0	35	45	8.4%
2011 to 2016	0	0	170	4.8%	0	0	150	4.9%	0	0	25	4.7%

21. Bedroom Number

As of 2016, housing units within Electoral Area C were typically 3 or more-bedrooms large, occupying 66.9 percent of housing supply. Three or more-bedroom dwellings grew 23.8 percent since 2006, surpassed by 2-bedroom growth (26.7 percent). Two-bedroom stock increased by 200 units to 950, which may be in response to demand for smaller units from an ageing population looking to downsize, though we note that 1-bedroom stock totals shrank over the period by 5 units, or 2.1 percent.

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



Owner occupied housing stock is dominated by 3 or more-bedroom units (71.7 percent), while rental is predominantly 2-bedroom units (40.2 percent). Between 2006 and 2016, in the owner-occupied category, supply growth occurred for units with 2 or more bedrooms, with most of the growth in units with 3 or more-bedrooms, with an increase of 22.5 percent. The rental market supply growth was dominated by 2-bedroom units, which increased by 79.2 percent, followed by a 40 percent increase for units with 3 or more-bedrooms (note that this equates to 60 units).

Table ElecC 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	2,935	3,370	3,570	100%	2,545	2,890	3,035	395	485	535
No bedroom	30	0	10	0.3%	10	0	10	20	0	0
1 bedroom	235	135	230	6.4%	140	65	125	100	75	105
2 bedroom	750	995	950	26.6%	630	755	735	120	235	215
3+ bedroom	1,930	2,245	2,390	66.9%	1,775	2,070	2,175	150	170	210

22. Rental Inventory

Electoral Area C does not meet the CMHC's minimum population threshold (10,000) to conduct it's 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. True, 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 between the 2011 and 2016 census periods, but not disproportionately. The increase in renter households only accounted for 25.6% of the overall increase. As of 2016, there were 530 dwellings occupied in rental tenureship, with a distribution focussed more towards 2 and 3+ bedroom unit types.

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

	Total	Rental	Primary Market	Primary % of Total	Secondary Market	Secondary % of Total
Total	3,575	530	*N/A*	*N/A*	530	100%
No Bedroom	10	0	*N/A*	*N/A*	0	0%
1 Bedroom	230	105	*N/A*	*N/A*	105	20%
2 Bedroom	950	215	*N/A*	*N/A*	215	41%
3+ Bedroom	2,385	210	*N/A*	*N/A*	210	40%

23. Recent Development Trends

CMHC does not track housing construction information for Electoral Area C. Provincial building permit data is available but is provided for the Electoral Areas combined. This report section presents housing development trends based on the permit data, so while total numbers will therefore not directly apply to Electoral Area C, this information for overall rural development will help provide insight into local housing trends.

Units completed 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. This data is inclusive of all Electoral Areas in the CVRD.

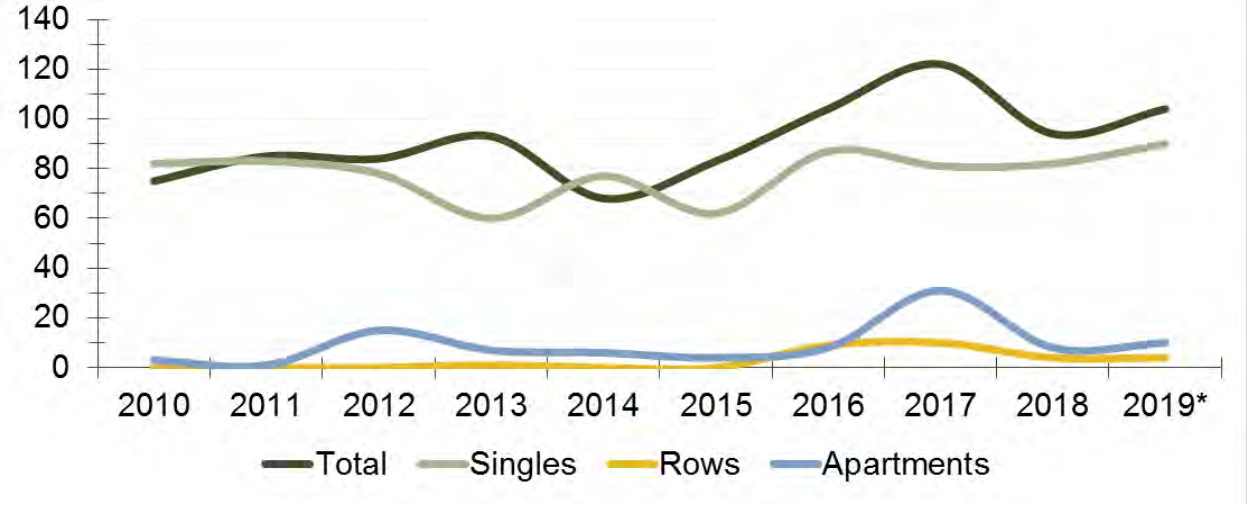
Table ElecC 23.1: Historical Building Trends by Dwelling Type *(BC Stats)*

Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*
Total	75	85	84	93	68	83	104	122	94	104
Singles	82	83	78	60	77	62	87	81	82	90
Rows	0	0	0	1	0	0	9	10	4	4
Apartments	3	1	15	7	6	4	8	31	8	10

The Electoral Areas have experienced a steady pace of housing construction for most of the past ten years, focussing overwhelmingly on single-family homes. The overall rate of construction has

been growing slightly in more recent years, in part due to a slight increase in apartment style dwelling construction, particularly in 2017.

Figure ElecC 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 does not offer information for the specific CVRD electoral areas. Furthermore, it offers only information for 2016 to 2018.

24. Rental Market – Rent & Vacancy

Given that the Electoral Areas are not within the CMHC rental market survey, no detailed data on rental vacancy or rates is available. While they are integrated with the broader market area, it is unlikely that trends within the data that does exist (Courtenay and Comox combined) will provide reasonable insights into rental conditions within the rural areas. Thus, the CMHC data for other nearby communities is not presented here for discussion. Readers may refer to the other community reports for these insights if desired.

Despite the lack of CMHC data, limited information on rental rates can be gleaned from the Statistics Canada Survey of Household Spending (SHS). This is a significantly different survey from the CMHC market data, so figures cannot be compared directly. However, the Electoral Areas SHS data can be compared to other communities in CVRD where both datasets are available in order to derive some informative estimates. In 2019, the SHS estimated that 547 households paid $7.386 million in rent, for an average monthly rate of $1,125 per dwelling. Comparing CMHC and SHS data for Courtenay and Comox, it appears that SHS rental rates are 10%-20% higher than CMHC reported rates. Overall, CMHC data is more reliable as it is weighted by unit composition. Therefore, a similar adjustment to the Electoral Area A rental rate would be approximately $975 per month, roughly comparable with average rents in the City of Courtenay by this measure.

25. Ownership Market – Prices & Sales

Ownership market data is supplied by the Vancouver Island Real Estate Board (VIREB), and includes all Electoral Areas combined. Therefore, this report section reflects a broader geographical scope than just Electoral Area C. Though total numbers are therefore not

representative of conditions in Area C alone, it is reasonable to assume that general trends in the data reflect the local conditions.

Days on market shows 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. The Electoral Areas have had a reasonably strong market for the last ten years; however demand showed a notable increase starting as early as 2016, and continuing 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 smaller number of units traded in a given year.

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

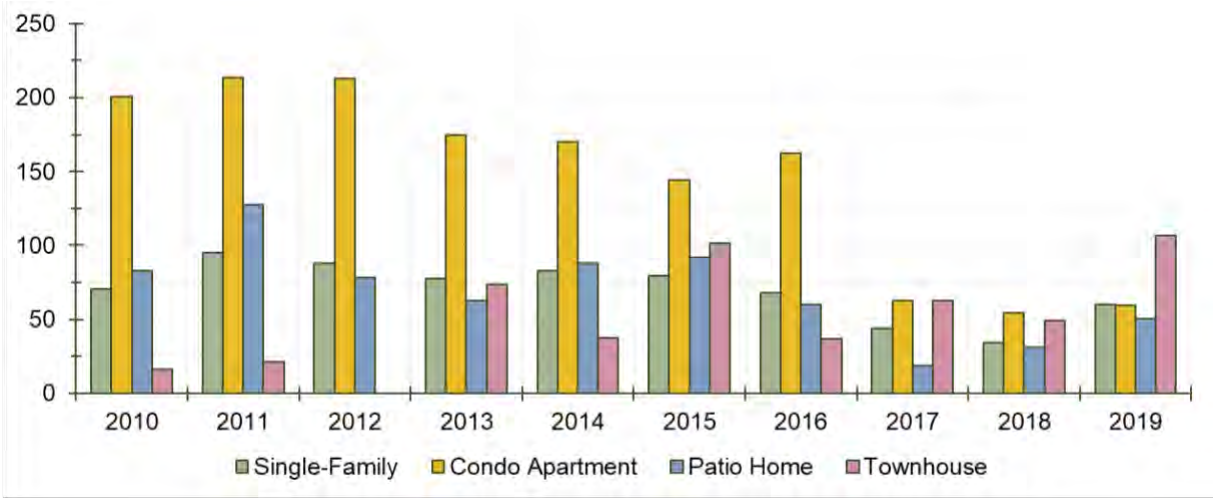


Table ElecC 25.1: Historical Average Annual Days on Market by Dwelling Type *(VIREB)*

Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	85	106	85	88	90	92	79	49	40	63
Single-Family	71	95	88	77	83	80	68	44	34	60
Condo Apartment	201	214	213	175	170	144	162	63	54	60
Patio Home	83	128	78	63	88	92	60	19	31	50
Townhouse	16	22	-41	74	37	102	37	63	50	107

This period of increasing market demand also matches somewhat with patterns of market activity in terms of total number of sales. Total sales volumes have been fairly stable for the last 10 years, increasing notably in 2016-2017, coincident with the notable drop in days on market. The volume of sales has since declined, but still remains slightly above the average for 2010-2015.

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

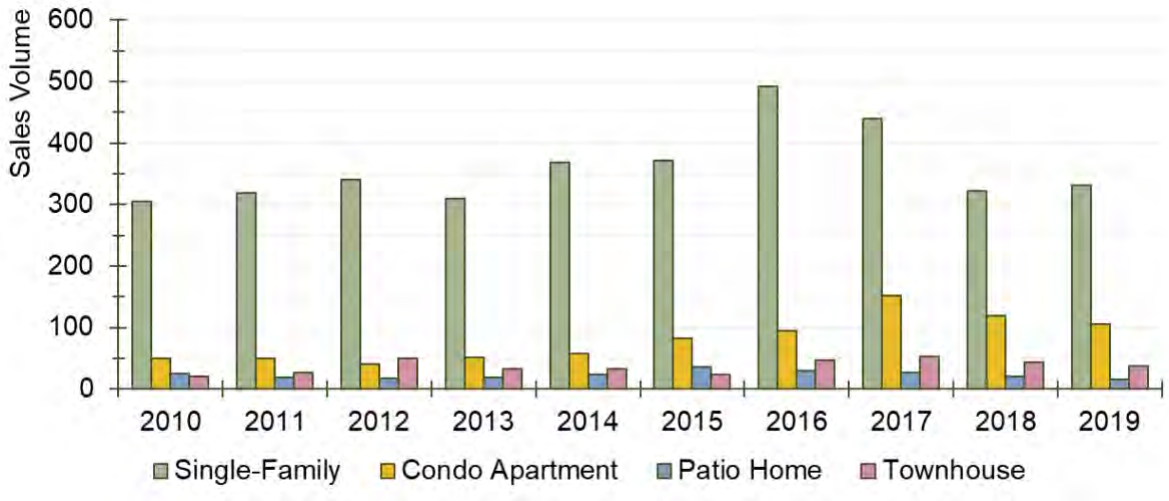


Table ElecC 25.2: Historical Annual Sales Volume by Dwelling Type *(VIREB)*

Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	399	414	447	411	481	515	664	672	505	489
Single-Family	305	319	340	309	368	372	493	440	322	331
Condo Apartment	49	50	40	51	57	83	94	152	120	105
Patio Home	25	19	18	19	23	36	30	27	20	15
Townhouse	20	26	49	32	33	24	47	53	43	38

Price action in the Electoral Area's housing market matches with the demand patterns already discussed. Annual price changes were mixed for the most of the 2010s, but showed an increase starting in 2016, coincident with increasing demand trends. Price escalation peaked in 2016, up 28% year-over-year in some dwelling categories, and generally continuing at a lower pace to the present.

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

Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	2%	2%	-2%	-4%	8%	-1%	14%	8%	10%	11%
Single-Family	1%	2%	-2%	-3%	9%	2%	13%	17%	9%	9%
Condo Apartment	1%	6%	-5%	-4%	-3%	0%	28%	-5%	23%	0%
Patio Home	6%	-6%	1%	9%	2%	5%	0%	9%	13%	23%
Townhouse	3%	30%	-10%	-7%	-1%	-15%	28%	11%	18%	4%

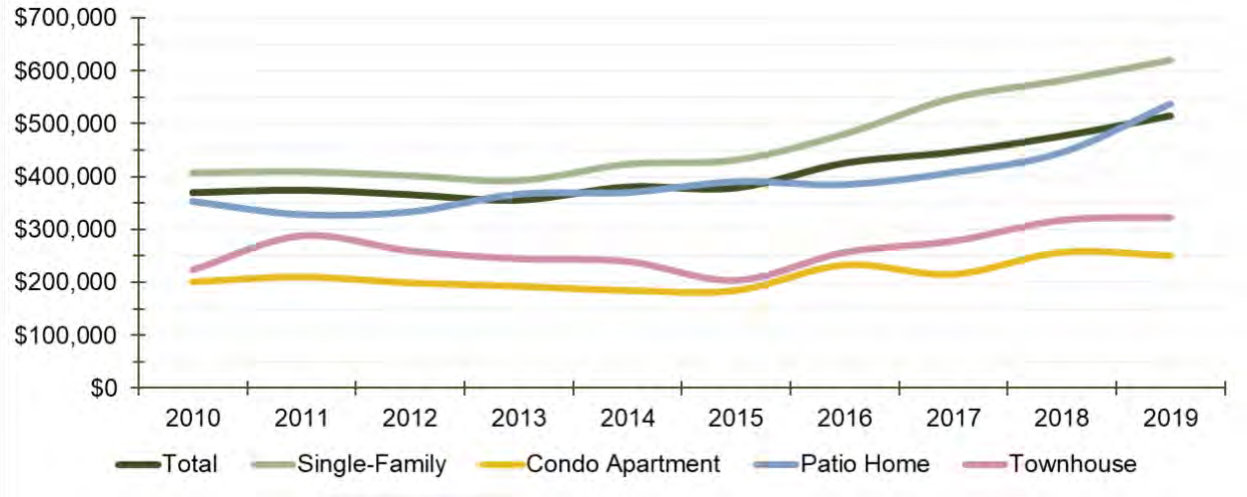
Figure ElecC 25.3: Historical Average Year/Year Housing Price Change by Dwelling Type *(VIREB)*

Accordingly, average sale price across all dwelling types in the Electoral Areas was generally stable for the first half of the past 10 years, with increases observed in 2016 onwards. The overall price in 2019 was 36 percent higher than the 2010 to 2016 average.

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

Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	$369,530	$374,296	$365,739	$355,459	$380,344	$378,439	$425,391	$446,153	$476,586	$514,775
Single-Family	$407,467	$409,717	$402,309	$393,068	$423,839	$431,727	$480,611	$548,473	$581,560	$619,620
Condo Apartment	$201,176	$210,544	$199,209	$192,761	$184,994	$184,825	$232,968	$215,289	$256,985	$250,452
Patio Home	$353,284	$328,411	$333,567	$367,019	$370,173	$390,517	$385,010	$408,198	$445,851	$537,685
Townhouse	$223,760	$288,158	$259,751	$244,738	$239,822	$203,943	$256,790	$278,143	$317,636	$322,839

Figure ElecC 25.4: Historical Average 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 ElecC 26.1**, the overall STR market had grown to 182 units by October 2019, up 57 units since the same time in 2018 and 101 since 2017. Over time, the actual total has fluctuated as it mirrors the demand for accommodation during specific seasons. For instance,

there are typically larger volumes in the fall of each year, which captures end of summer vacation rentals. Overall, 80 percent of the total market are entire units.

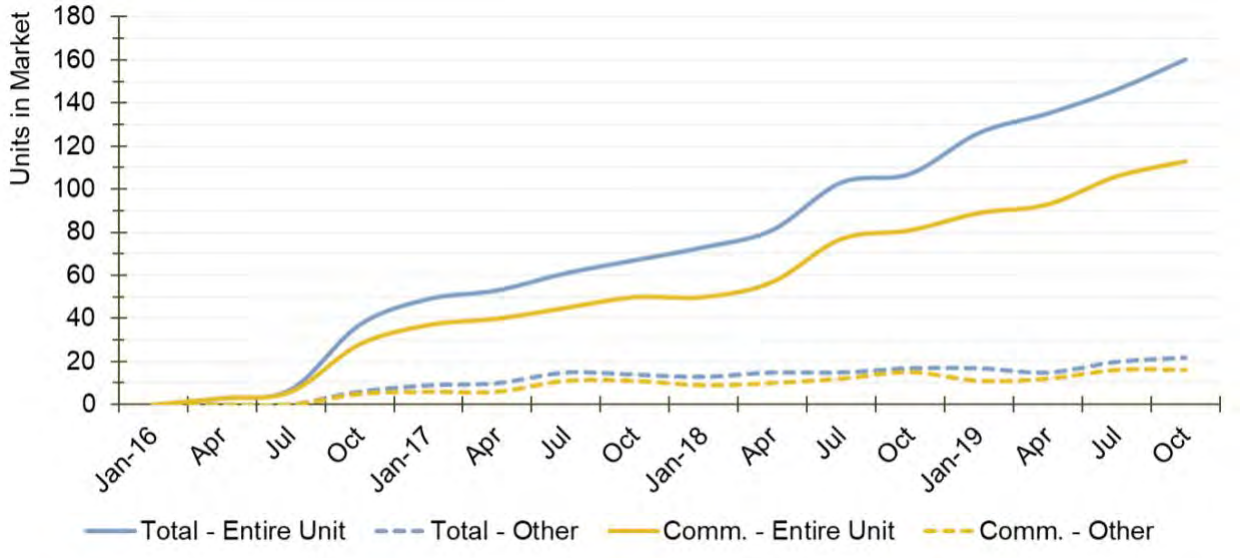
Table ElecC 26.1: Historical AirBnB Market (Electoral Area C) – Total versus Commercial Market *(AirDNA)*

	2016				2017				2018				2019			
	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct
Total Market	0	3	7	43	58	63	76	81	86	96	119	125	144	151	166	182
Entire Unit	0	3	7	37	49	53	61	67	73	81	103	107	126	135	146	160
Other	0	0	0	6	9	10	15	14	13	15	15	17	17	15	20	22
Commercial Market	0	3	6	33	43	46	56	61	59	67	89	96	100	105	122	129
Entire Unit	0	3	6	28	37	40	45	50	50	57	77	81	89	93	106	113
Other	0	0	0	5	6	6	11	11	9	10	12	15	11	12	16	16

Alongside the overall market's relatively steady growth over the last four years (see **Figure ElecC 26.1**) is growth in commercial units, which historically maintain a strong majority of listing types within Electoral Area C. In October 2016 there were 28 commercial entire units, 76 percent of the "entire unit" market. Since then it peaked in October 2019 at 113, which made up approximately 71 percent of the entire unit market.

At 113 units, commercial STR units represented an estimated 1 percent of total housing supply. If compared to rentals only, this represented about 23 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 ElecC 26.1: Historical AirBnB Market (Electoral Area C) – Total versus Commercial Market *(AirDNA)*

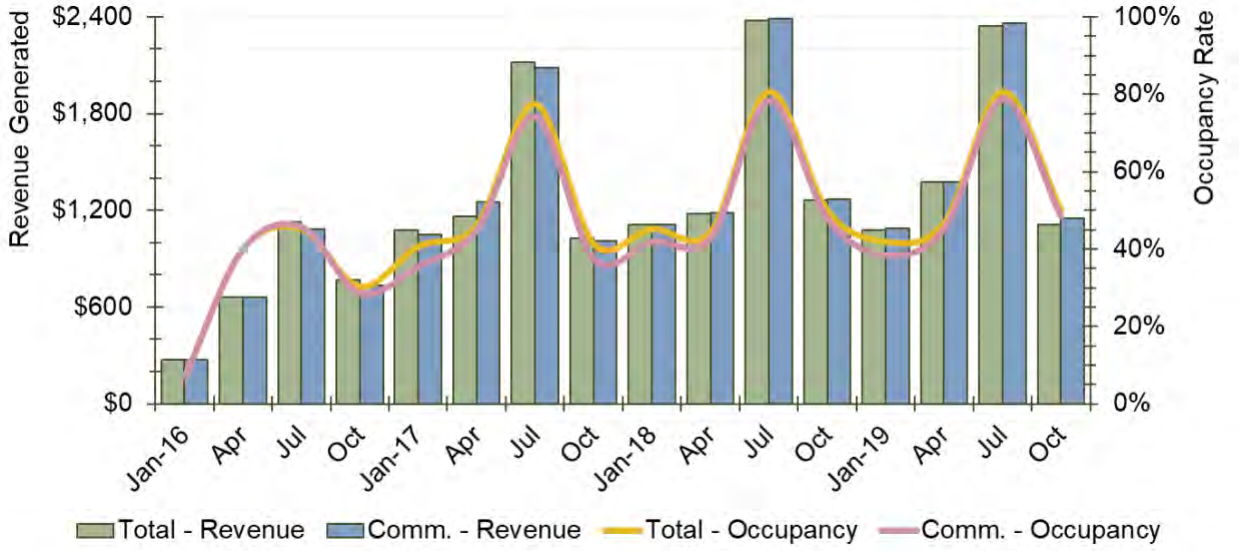


Regional revenue data provides interesting insights into the profitability of commercial AirBnBs. Specifically, that the median revenue of commercial units has remained at par with the total market (mostly since it holds the majority of units and thus influences the trend). Similarly, the median nightly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

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



27. Non-Market Housing

Electoral Area C does not contain any non-market housing options associated with BC Housing in the form of emergency shelters, transitional and assisted living, or independent social housing units. Consequently, those seeking non-market options are generally directed towards the City of Courtenay, which is the major provider.

Nevertheless, Electoral Area C does have 42 households (as of March 2019) receiving BC Housing rental assistance program support; 19 families and 23 seniors.

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

	Electoral Area C	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	0	58	0.0%
Rent Assistance in Private Market			
Rent Assist Families	19	191	9.9%
Rent Assist Seniors	23	417	5.5%
Community Total	42	1,183	3.6%

There is a present need for more non-market housing options within the community. As of January 2020, the BC Housing wait list for subsidised units had the following applications on file: 3 for families, 1 for persons with disabilities, and 1 for a single person. These numbers only reflect what is reported by BC Housing, more people or households may also be in need that have not been documented.

28. Subsidized Housing

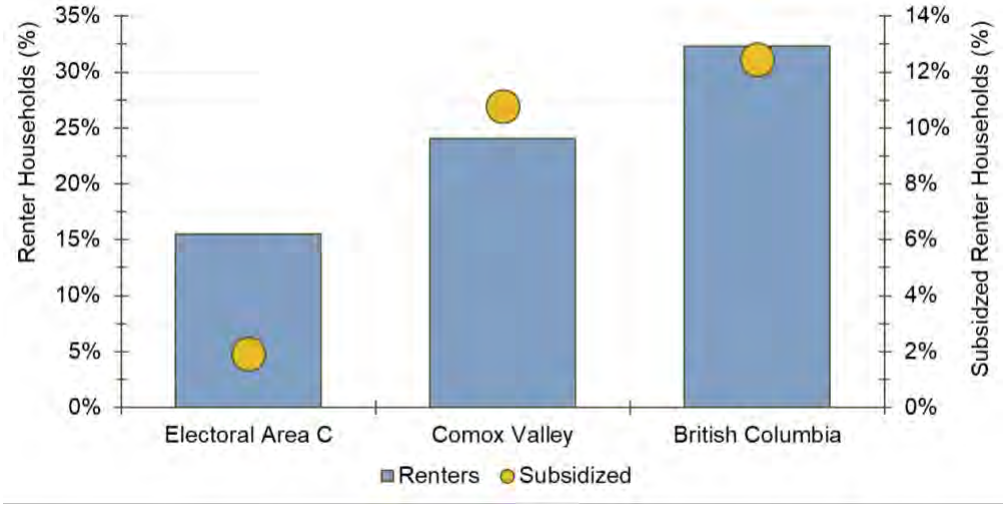
Of the 3,385 Electoral Area C households, about 15.5 percent are renters – a proportional increase since 2006, but at a lesser pace than overall household growth. In 2016, 1.9 percent of those renter households received a form of subsidy to help pay for their rental accommodation.

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

	2006	2011	2016
Total - Owner & Renter	2,865	3,265	3,385
Median Shelter Cost	$669	$715	$771
Renters	390	480	525
In Subsidized Housing	0	35	10
% Renters	13.6%	14.7%	15.5%
% Subsidized	0.0%	7.3%	1.9%

Electoral Area C's renter population is the lowest, proportionally, when compared to CVRD and British Columbia. Similarly, the Area reported the lowest subsidy rate among compared geographies.

Table ElecC 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.

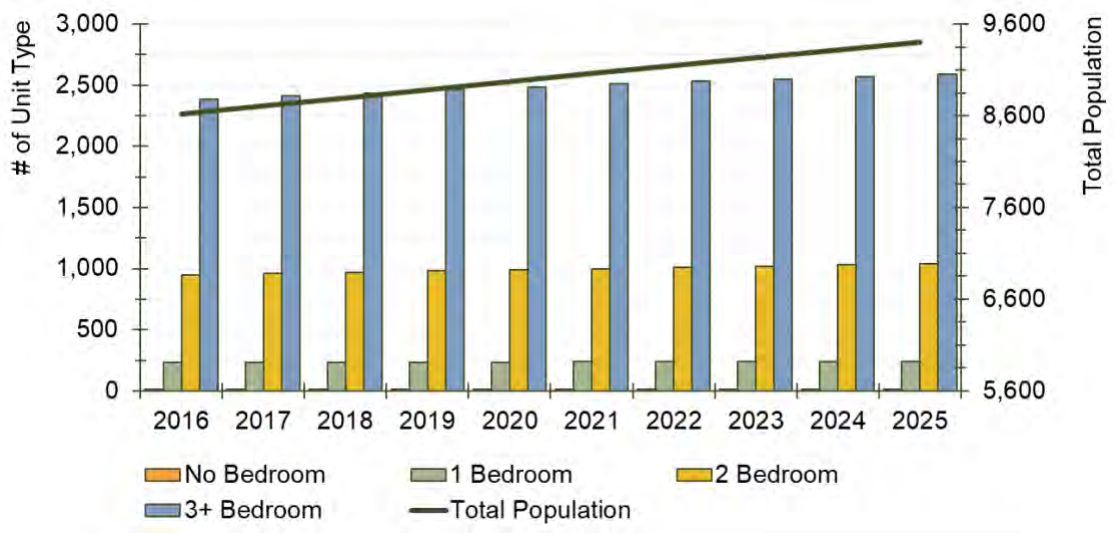
HOUSING NEED

30. Anticipated Household Demand

The housing market for Electoral Area C is functionally integrated with its neighbouring communities. Examining future housing demand, and supply in particular, solely on the basis of individual communities within the broader market can be misleading, and therefore 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 Electoral Area, 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 people in the Area 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 ElecC 30.1: Projected Population and Housing Demand by Unit Type (2016 to 2025)



Using this method, housing demand in Electoral Area C can be expected to reach 3,880 units in 2025, an increase of 200 units over 2019 for an average annual increase of 33 units. Overall, about 15 percent of this demand will be for rental-tenured units. Furthermore, anticipated housing demand versus total population is not anticipated to have any impact on household sizes, remaining at 2.4 persons per household between 2016 and 2025.

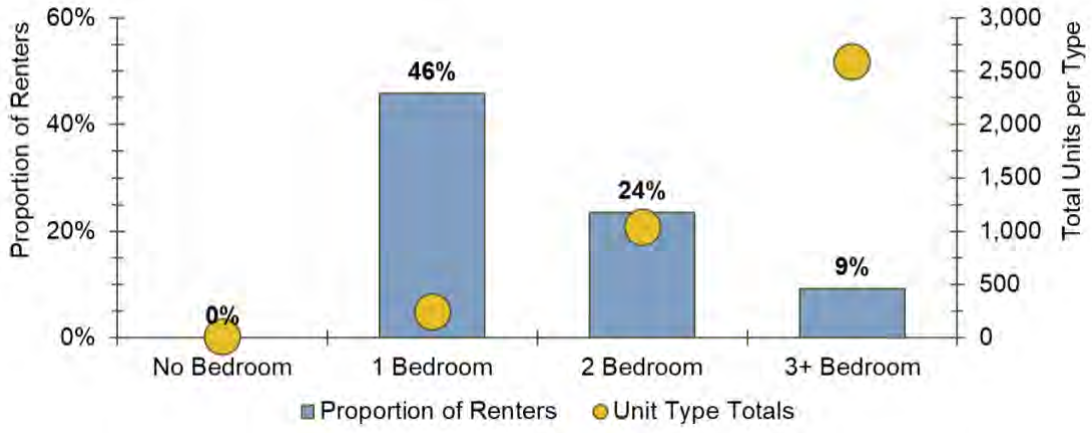
Table ElecC 30.1: Projected Housing Demand by Unit Type & Rental Proportion, 2016 to 2025

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Population	8,620	8,710	8,795	8,885	8,975	9,065	9,150	9,235	9,320	9,405
Total Households	3,575	3,610	3,645	3,680	3,715	3,760	3,790	3,820	3,850	3,880
No Bedroom	10	10	10	10	10	10	10	10	10	10
1 Bedroom	230	230	230	230	230	240	240	240	240	240
2 Bedroom	950	960	970	980	990	1,000	1,010	1,020	1,030	1,040
3+ Bedroom	2,385	2,410	2,435	2,460	2,485	2,510	2,530	2,550	2,570	2,590
Household Size	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.41
Renter Demand	14.8%	14.7%	14.5%	14.4%	14.3%	14.8%	14.9%	15.1%	15.2%	15.3%

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.

No-bedroom units (bachelor/studio style apartments) are a very minor segment of the current housing stock (10 units) and are expected to remain as such; none are anticipated to be rentals. The most common unit type will remain 3 or more-bedrooms; however, only 9 percent of these will be occupied by renters. One-bedroom units are the preferred rental stock, though their total is small at 240 (6.2 percent of anticipated 2025 households).

Figure ElecC 30.2: Projected Demand and Proportion of Rental Tenure in 2025 by Unit Type



31. Housing Condition (Adequacy)

In 2016, Statistics Canada reported that 7.8 percent of 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 "inadequate."

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

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,795	3,180	3,290	2,430	2,720	2,795	365	460	495
Below Adequacy Standard	265	305	255	185	300	230	75	0	25
1 person household	55	55	65	35	55	70	20	0	0
2 persons household	100	125	100	60	125	90	40	0	10
3 persons household	25	65	50	20	65	35	10	0	10
4 persons household	50	30	25	40	30	25	10	0	0
5+ persons household	30	30	20	30	30	15	0	0	0
Inadequate Housing (%)	9.5%	9.6%	7.8%	7.6%	11.0%	8.2%	20.5%	0.0%	5.1%

Housing adequacy is closely tied to the age of the housing stock within a community. In Electoral Area C, where the vast majority (84.6 percent) of housing was constructed in 2000 or before, owner households experienced a relative increase in inadequate housing since 2006 (7.6 to 8.2 percent). Meanwhile renters, for whom the supply of housing stock constructed since 2000 increase from zero to 13.1 percent between 2006 and 2016, enjoyed improving conditions in terms of housing inadequacy (20.5 to 5.1 percent). While a greater proportion of owners than renters live in newer housing stock (built after 1990), overall in Electoral Area C, the 2016 census reported a lower percentage of renters living in inadequate housing.

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

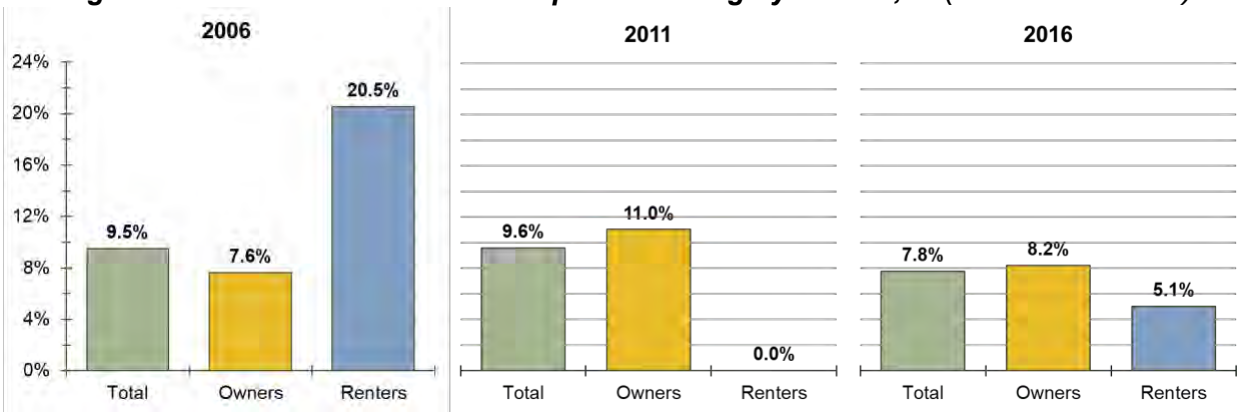
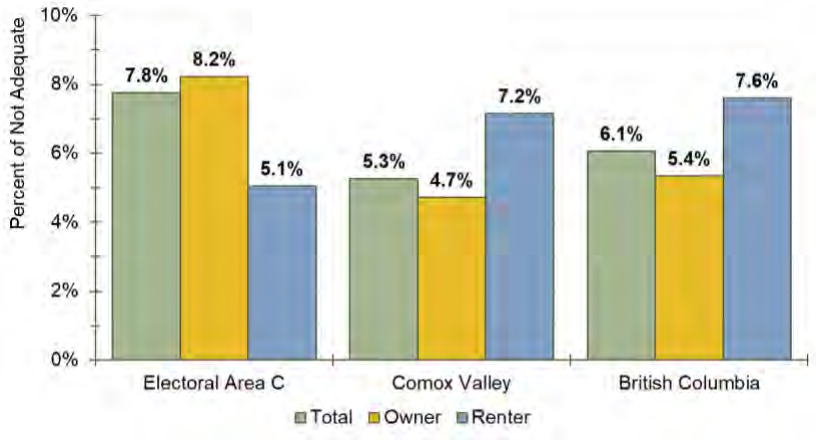


Figure ElecC 32.2: Inadequate Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



Overall, Electoral Area C demonstrates a higher rate of inadequacy compared to CVRD and BC – 5.3 and 6.1 percent. This is entirely attributable to owner households: inadequacy rates for renter households are lower in Electoral Area C than in either CVRD or BC, at 5.15 percent versus 7.1 and 7.6 percent.

32. Overcrowding (Suitability)

In 2016, 2.4 percent of Electoral Area C households lived in an unsuitable dwelling. Statistics Canada defines "suitability" as whether a structure has enough bedrooms for the size and composition of the household. Accordingly, any unit that does not have enough bedrooms is "unsuitable."

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

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,795	3,180	3,290	2,430	2,720	2,795	365	460	495
Below Suitability Standard	145	110	80	125	80	50	20	35	30
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	15	0	10	10	0	0	10	0	0
3 Persons	15	0	15	0	0	10	0	0	10
4 Persons	30	40	20	30	30	15	0	0	10
5+ Persons	85	50	35	80	40	25	10	0	10
Unsuitable Housing (%)	5.2%	3.5%	2.4%	5.1%	2.9%	1.8%	5.5%	7.6%	6.1%

Owner households experienced a decrease in the proportion of unsuitable housing since 2006, dropping from 5.1 to 1.8 percent. Renter households, on the other hand, are increasingly housed in unsuitable dwellings, at 6.1 percent versus 5.5 percent in 2006. Unsurprisingly, 3 or more person households had greater probability of experiencing unsuitable housing than smaller household sizes.

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

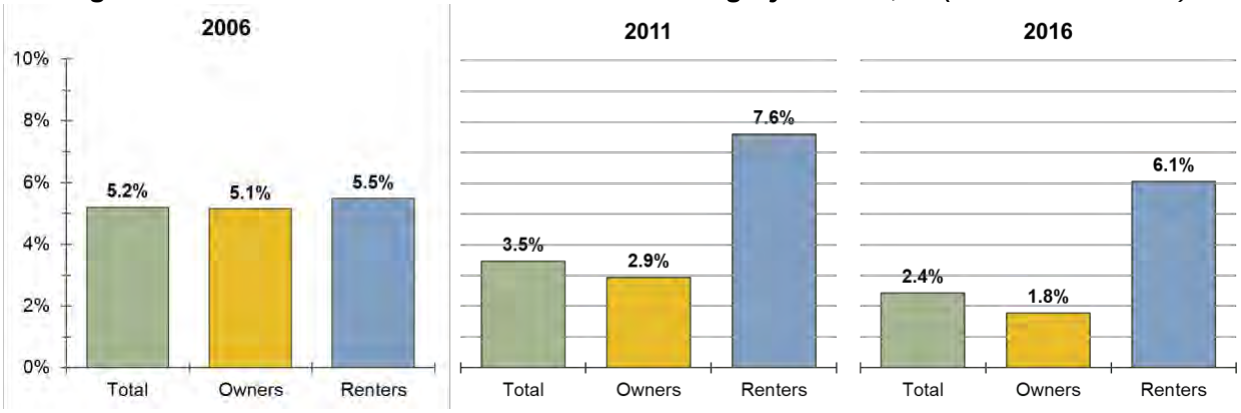
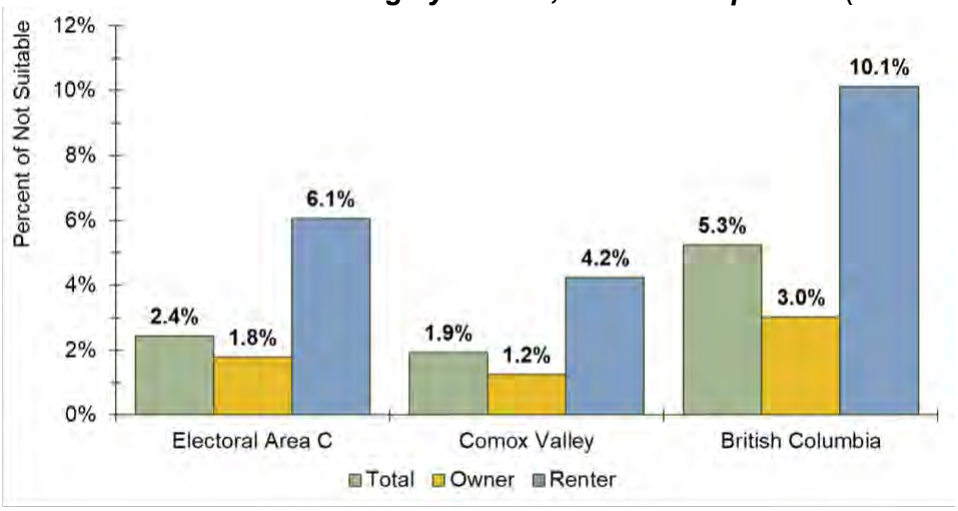


Figure ElecC 32.2: Unsuitable Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



For all tenures, Electoral Area C has higher rates of unsuitability than CVRD, but lower rates than BC, which experience 1.9 and 5.3 percent rates. All jurisdictions 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.

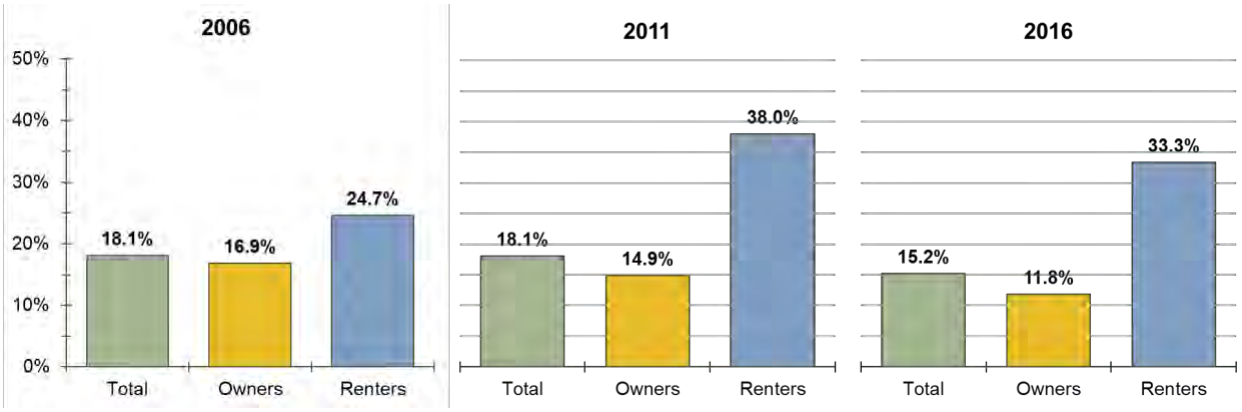
33. Affordability

Statistics Canada defines “affordability” 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). Accordingly, any household spending equal to or more than 30 percent is considered as experiencing a housing affordability problem.

Table ElecC 33.1: Historical Unaffordable Housing by Tenure *(Statistics Canada)*

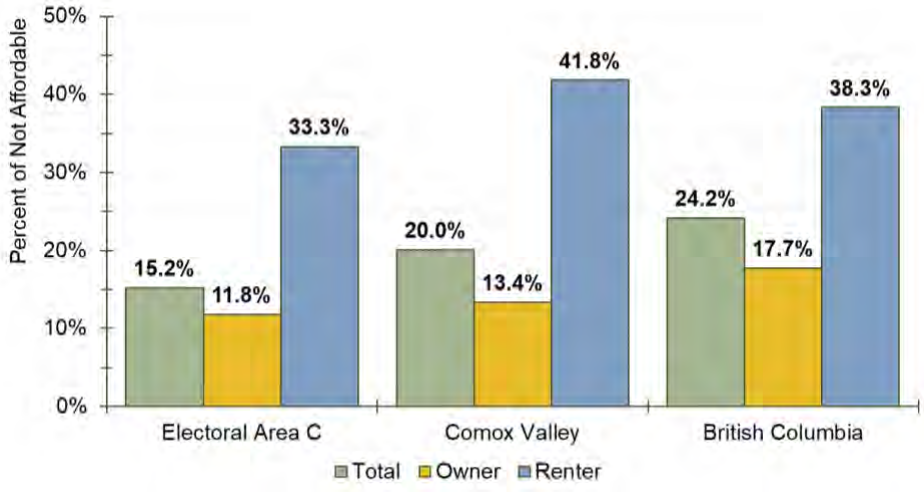
	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,795	3,180	3,290	2,430	2,720	2,795	365	460	495
Above Affordable Threshold	505	575	500	410	405	330	90	175	165
1 person household	120	220	190	80	110	105	40	110	90
2 persons household	160	175	160	140	145	110	10	35	50
3 persons household	70	55	70	60	35	50	10	0	20
4 persons household	95	95	35	80	95	35	20	0	0
5+ persons household	50	30	40	40	25	25	15	0	10
Unaffordable Housing (%)	18.1%	18.1%	15.2%	16.9%	14.9%	11.8%	24.7%	38.0%	33.3%

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



Between 2006 and 2016, the proportion of households living in unaffordable accommodation fell from 18.1 percent to 15.2 percent, or 500 households. In the decade between 2006 and 2016, owners experienced improving affordability conditions, dropping 5.1 percent. Renters, meanwhile, experienced worsening affordability, rising 8.6 percent, though we note that conditions have improved since the 2011 peak of 38 percent unaffordable rental housing. As previously discussed, the price of both owner and rental market housing has been generally increasing over time, adjusted for inflation. Large appreciations in housing prices over the last decade have made owner housing particularly more expensive, driven by higher mortgage principals and associated mortgage payments.

Figure ElecC 33.1: Unaffordable Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



Compared to the CVRD and BC, Electoral Area C appears more affordable, for each of owner and renter households, substantially vis-à-via the province. Each of the three geographies enjoyed falling rates of households living below the affordability standard, i.e. households living in unaffordable housing.

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. In other words, it considers the three variables previously discussed and contextualises them within the greater context of the community.

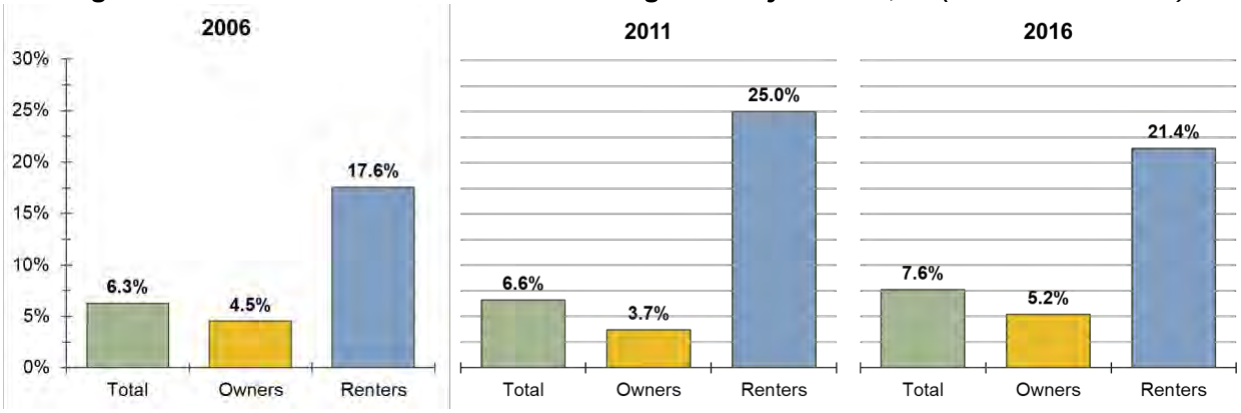
Table ElecC 34.1: Historical Core Housing Need (CHN) by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,795	3,180	3,290	2,430	2,720	2,795	370	460	490
Household not in CHN	2,615	2,970	3,040	2,320	2,620	2,655	300	345	390
Household in CHN	175	210	250	110	100	145	65	115	105
1 person household	40	80	140	10	15	65	30	60	80
2 persons household	45	65	45	30	40	40	15	25	10
3 persons household	35	0	30	30	0	25	0	0	0
4 persons household	25	30	20	15	0	20	15	0	0
5+ persons household	25	0	0	20	0	0	10	0	10
Household in CHN (%)	6.3%	6.6%	7.6%	4.5%	3.7%	5.2%	17.6%	25.0%	21.4%

In 2016, 250 households (7.6 percent) were in Core Housing Need (CHN), up from 6.3 percent in 2006. Proportional to their respective totals, both owners and renters are now worse off than they were in 2006 – owner need rose from 4.5 to 5.2 percent, while renters increased from 17.6 to 21.4 percent. The increase is almost entirely attributable to worsening conditions for 1-person households, which comprise the majority of households in CHN, and which saw a 250 percent increase, split between owner and renter households. Overall, all larger household sizes either improved or remained the same, but there was some variation between owners and renters: a slight uptick in the number of 2- and 4-person owner households in CHN was balanced by fewer

of the same type of renter households in CHN, whereas declining numbers of 3- and 5-or-more-person households in CHN were met with unchanged figures for the same on the rental side. Overall, the number of 2-person households in CHN remained unchanged, while 3-, 4-, and 5-or-more-person person households in CHN declined by 14.3, 20.0, and 100.0 percent.

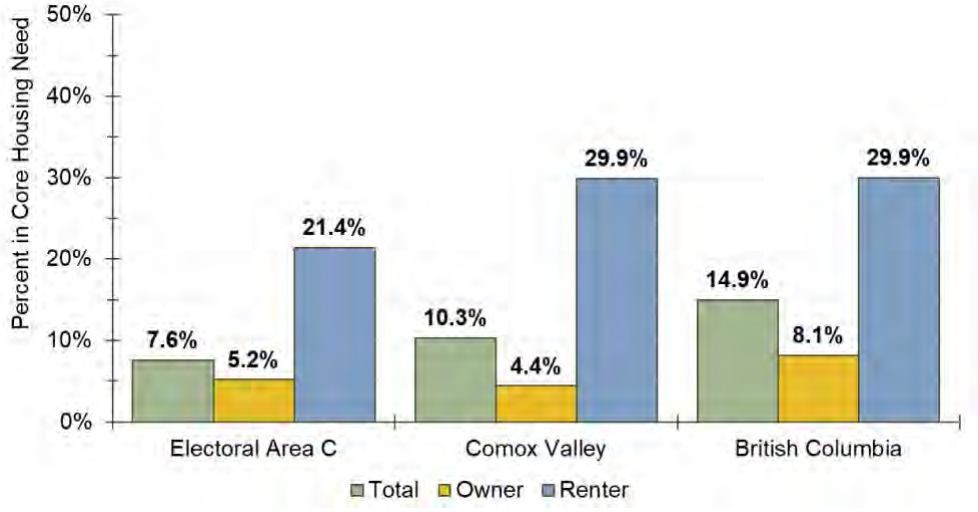
Figure ElecC 34.1: Historical Core Housing Need by Tenure, % *(Statistics Canada)*



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, the Area's rate of unaffordable housing is 15.2 percent, yet its rate of Core Housing Need is 7.6 percent, suggesting that the 7.6 percent difference could be due to households having other, more affordable options elsewhere in the community (according to Statistics Canada).

The difference between both rates decreased since 2006, which had an 11.8 percent margin, this may be linked to increasing unaffordability in rental households.

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



Electoral Area C has better Core Housing Need metrics than that of the Regional District and the Province, overall and for renter households, but trails the CVRD for owner households. All compared geographies have increasing rates of overall Core Housing Need. CVRD and BC did experience slight decreases in owner need but rose for renter need. Electoral Area C's degree of

worsening for 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, Electoral Area C 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 had greatest 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 (ECHN) modifies the definition of Core Housing Need via 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 – some outliers may still exist.

Table ElecC 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	2,795	3,180	3,290	2,430	2,720	2,795	370	460	490
Household not in ECHN	2,555	3,055	3,010	2,265	2,685	2,595	300	395	400
Household in ECHN	120	80	140	85	35	100	40	45	45
1 person household	30	25	70	0	0	40	20	20	35
2 persons household	25	20	35	20	0	25	0	0	10
3 persons household	25	0	25	30	0	20	0	0	0
4 persons household	15	0	10	10	0	15	10	0	0
5+ persons household	25	0	0	20	0	0	0	0	0
Household in ECHN (%)	4.3%	2.5%	4.3%	3.5%	1.3%	3.6%	10.8%	9.8%	9.2%

In 2016, 140 households were in Extreme Core Housing Need (4.3 percent, the same percentage as 2006). Both tenure types experienced an increase in the number of households in ECHN between 2006 and 2016 (15 more owner households and 5 more renter households). Proportional to their respective totals, owners are worse off than they were in 2006 – owner extreme need rose from 3.5 to 3.6 percent (100 households), whereas renter households are now comparatively better off than in 2006 – renter extreme need dropped from 10.8 to 9.2 percent (45 households). Renters are about 2.5 times more likely to experience Extreme Core Housing Need.

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

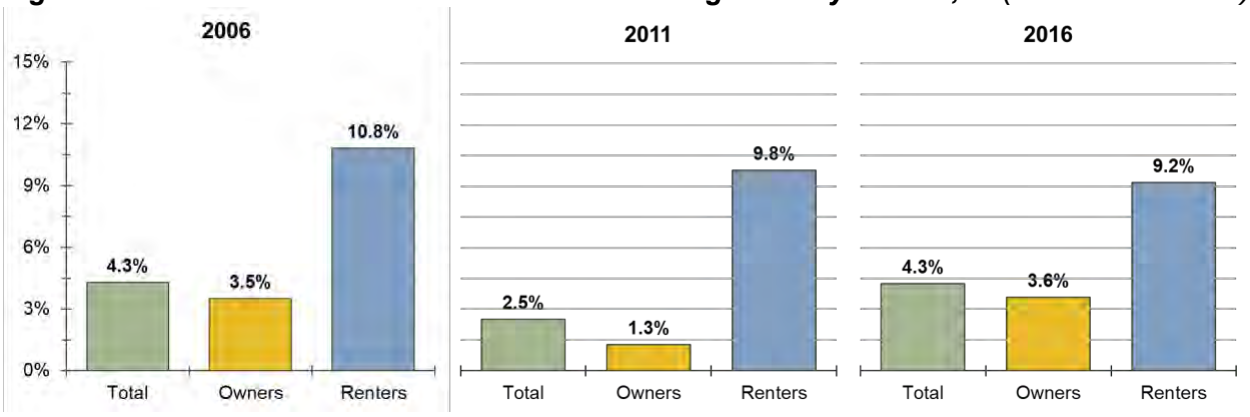
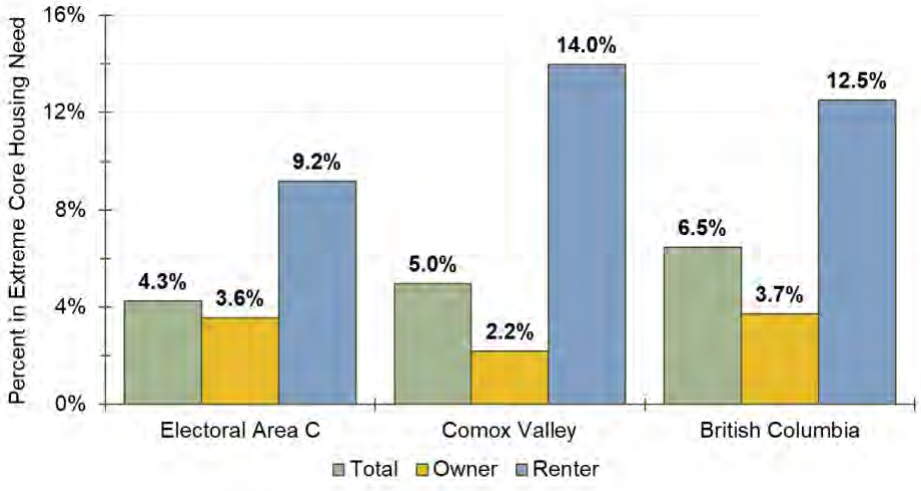


Figure ElecC 35.1: Extreme Core Housing Need by Tenure, 2016 – Comparison *(Statistics Canada)*



Electoral Area C demonstrates lower rates of Extreme Core Housing Need than both CVRD and BC – 5.1 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.

36. Affordability Gap

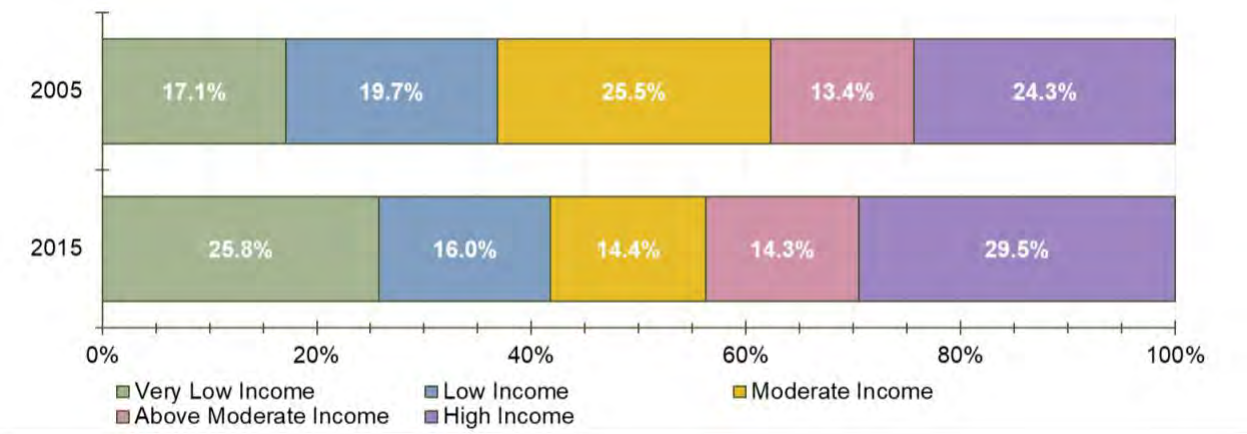
Each individual or household has a different financial relationship with the accommodation that they occupy. Some live in dire financial circumstances that cannot be avoided due to the market; whereas, others voluntarily choose a type of dwelling that exceeds typical thresholds of affordability, despite 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 ElecC 36.1: Historical Before-Tax Income Categories, 2015 dollars
(derived from Statistics Canada)



As depicted in **Figure ElecC 36.1**, the share of households earning a high income increased by about 5.2 percent since 2005. The other two categories to rise (proportionally) were those in very low income, up 8.7 percent over the same period, and those in above moderate income, up 0.9 points.

Households in very low income increased over the 10-year period by 420 households (84 percent growth). This combined with decreasing number of households of low and moderate incomes, and a large jump in above moderate- and high-income homes indicates an ever-widening divide between the most and least financially vulnerable. It is possible that the additional 420 households in very low income are retirees based on the demographic trajectory of the area. Nevertheless, greater attention should be given to this data point when compared to the upcoming 2021 census.

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

Year	Very Low	Low	Moderate	Above Moderate	High
2015	920	570	515	510	1,050
2010	480	850	625	490	940
2005	500	575	745	390	710

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 ElecC 36.2: Income Level Ownership & Rental Cost Gaps, 2019 dollars

		Affordable (30%)		Rent Gap				Sale Price Gap			
Income Category	Maximum Income	Monthly Payment	Dwelling Value	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom	Single Family	Condo Apt.	Patio Home	Town House
Very Low	$35,952	$899	$210,593	$299	$99	-$126	-$401	-$296,907	-$39,407	-$254,407	-$94,407
Low	$57,523	$1,438	$336,949	$838	$638	$413	$138	-$170,551	$86,949	-$128,051	$31,949
Moderate	$86,284	$2,157	$505,424	$1,557	$1,357	$1,132	$857	-$2,076	$255,424	$40,424	$200,424
Above Moderate	$107,855	$2,696	$631,780	$2,096	$1,896	$1,671	$1,396	$124,280	$381,780	$166,780	$326,780
Median Income	$71,903	$1,798	$421,187	$1,198	$998	$773	$498	-$86,313	$171,187	-$43,813	$116,187

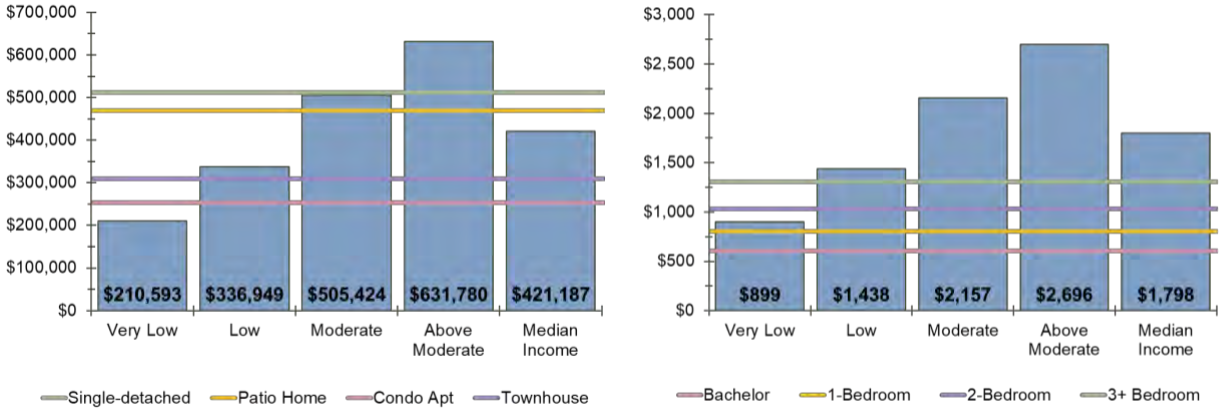
The results of **Table ElecC 36.2** illustrate which income categories can or cannot afford certain accommodation types, and by how much. Red table cells indicate that the particular household would exceed their affordable budget for that unit by the dollar value provided; green cells indicate when the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

To summarize, a very low-income household (of which there are a maximum of 920) 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, low income households cannot reasonably afford single-detached or patio home prices; all higher categories can afford to own, except single-detached dwellings for moderate income earners.

Figure ElecC 36.2 graphically represents the result of **Table ElecC 36.3**. For instance, the left graphic for ownership shows that a low-income household cannot afford a single-detached or patio home since its maximum affordable dwelling price (based on maximum potential available income) does not surpass the horizontal line attributed to those dwelling types.

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 ElecC 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 ElecC 36.3**.

Table ElecC 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	$29,466	$737	$172,604	$137	-$63	-$288	-$563	-$334,896	-$77,396	-$292,396	-$132,396
Lone parent	$50,636	$1,266	$296,611	$666	$466	$241	-$34	-$210,889	$46,611	-$168,389	-$8,389
Couple w/ child	$109,123	$2,728	$639,208	$2,128	$1,928	$1,703	$1,428	$131,708	$389,208	$174,208	$334,208
Couple w/o child	$76,229	$1,906	$446,527	$1,306	$1,106	$881	$606	-$60,973	$196,527	-$18,473	$141,527
Median Income	$71,903	$1,798	$421,187	$1,198	$998	$773	$498	-$86,313	$171,187	-$43,813	$116,187

At least 50 percent of non-economic families can only afford a bachelor unit within the overall market. About half of lone parents can afford all rental units, but cannot reasonably afford any of the defined dwellings within the ownership market. Couples with children can generally afford any unit, while those without children have difficulty paying for single-family and patio homes.

Figure ElecC 36.3 graphically represents the result of **Table ElecC 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 except a condominium apartment since the maximum affordable purchase price (based on available income for that family type) does not surpass any of the horizontal lines associated with the remaining three dwelling types. Conversely, the right shows that at least half of lone parents can almost afford all rental 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 ElecC 36.3: Affordable Prices (blue) by Economic Family Type versus Home Ownership (left) & Rental (right) Costs, 2019 dollars *(Statistics Canada, VIREB, CMHC)*