Comox Valley REGIONAL DISTRICT

Staff Report

DATE: July 2, 2020

FILE: 6410-20 / 5 Year Review

TO: Chair and Directors
Electoral Areas Services Committee

FROM: Russell Dyson
Chief Administrative Officer

Supported by Russell Dyson
Chief Administrative Officer

R. Dyson

RE: Final Housing Needs Assessment – Electoral Areas

Purpose
To provide the Board with the final report of the Regional Housing Needs Assessment – Electoral Area findings.

Recommendation from the Chief Administrative Officer:
THAT the Electoral Areas Housing Needs Assessment be received and posted to the Comox Valley Regional District's website.

Executive Summary

- The final Housing Needs Assessment for the Electoral Areas (2020) is attached (Appendices A to C).
- As the Comox Valley's housing market is interconnected the reports for each electoral area should be read in the context of the Regional findings report (Appendix D).
- Each report documents the "what" and the "who" of our housing needs; they do not provide the "how" or the next steps in addressing housing needs in the electoral areas.
- The findings provide a solid baseline to track progress towards Goal No. 1 of the Regional Growth Strategy being "ensure a diversity of affordable housing options to meet evolving regional demographics and needs".
- The findings will also support the Regional Poverty Reduction Strategy project (underway), future updates to the Rural Official Community Plan and Regional Growth Strategy, and provide important insight for the Board when considering development applications.
- The reports, including the Regional report will be posted to the Comox Valley Regional Districts' website.
- The next step in the Housing Needs Assessment project is a public presentation of findings. Planning for a virtual community forum is underway.

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Government Partners and Stakeholder Distribution (Upon Agenda Publication)

K'ómoks First Nation	✔
Comox Valley Coalition to End Homelessness	✔
Comox Valley Community Health Network	✔
Comox Valley Economic Development Society	✔

Attachments: Appendix A – "Electoral Area A Housing Needs Assessment Report"
Appendix B – "Electoral Area B Housing Needs Assessment Report"
Appendix C – "Electoral Area C Housing Needs Assessment Report"
Appendix D – "Regional Housing Needs Assessment Report"

CVRD – Electoral Area A

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) This Housing Needs Report does not include the Denman and Hornby Island Trusts. Consequently, their associated demographic and economic data has been removed from overall Electoral Area A totals. Thus, readers may notice a difference between the data provided as part of this report versus the data shown by the Statistics Canada website.
(2) 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.
(3) 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.
(4) Between the 2006, 2011, and 2016 censuses, Electoral Area A's boundaries have changed (specifically in relation to the City of Courtenay boundaries), causing issues when comparing data across time. Although historical comparisons can be made using percentages/proportions, the discrepancies can have considerable impact on population projection dependability. Accordingly, the projection model required estimations. Calculating these estimates involved the addition or subtraction of Dissemination Area (DA) data from the individual community totals, adjusted by the proportion of land within that DA that was actually added or subtracted. The result is 2016 community boundaries applied to both 2006 and 2011, where necessary.
(5) 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 (i.e. household totals for dwelling age data may not be exactly the same as household totals for Core Housing Need).
(6) 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. For greater detail about the communities that make up the CVRD, please refer to their specific Housing Needs Reports.

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	5,030	-
2020 estimated	5,030	0.0%
2025 anticipated	5,000	-0.6%

Seniors (65+)	**2016**	**2025**
Electoral Area A	27.2%	35.6%
Comox Valley	25.2%	32.7%
British Columbia	17.4%	23.7%

Median Age	**2016**	**2025**
Electoral Area A	55.3	56.7
Comox Valley	49.9	51.6
British Columbia	42.5	44.3

Households		**%Δ since 2016**
2016 census	3,400	-
2020 estimated	3,360	-1.2%
2025 anticipated	3,350	-1.5%

Household Units (est.)	**2016**	**2020**	**2025**
0 bedrooms	50	50	50
1 bedroom	370	370	365
2 bedroom	1,090	1,070	1,075
3+ bedrooms	1,890	1,870	1,860
Total	3,400	3,360	3,350
Household Size	2.1	2.2	2.2

Income	**Overall**	**Owners**	**Renters**
Electoral Area A	$69,471	$71,516	$40,444
Comox Valley	$64,379	$73,367	$38,394
British Columbia	$69,995	$84,333	$45,848

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

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

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

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

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

DEMOGRAPHY

1. Historical Population

Electoral Area A's population grew to 5,030 people in 2016, up 7.2% over 10 years. Its growth is below that of the Regional District and Province. Electoral Area A is comparably sized to its counterparts Electoral Area B and Electoral Area C, and smaller than both Comox and Courtenay. All electoral areas have mid-range population counts in the context of the CVRD.

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

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area A	4,690	4,712	5,030	7.2%
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 A's population is ageing. Specifically, its senior populations – defined as those persons at or above 65 years of age – grew 53.1% between 2006 and 2016 to 1,370 persons, a 4.8 percent annual increase. This is the only age cohort to experience growth during the period, in contrast to a -1.1% change in working age population (herein described as those aged 20 to 64) and a -11.6% change in 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 8.1 percent to 27.2 percent.

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

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area A	19.1%	22.2%	27.2%	53.1%
Comox Valley	18.1%	21.1%	25.2%	58.2%
British Columbia	14.0%	14.9%	17.4%	40.5%

Compared to the CVRD and BC, Electoral Area A has historically had higher rates of senior populations, albeit only slightly higher than Regional figures. Its decade long growth is less than the Region overall (58.2 percent in 10 years), and faster than the Province (40.5 percent).

2. Age

In 2016, 56.2 percent of renter residents (down 14.4 percent since 2006) were 25 to 64 years old, higher than owners at 53.7 percent. Relatedly, renters also demonstrated a greater share of people between 0 to 14 (19.8 percent), down 1.3 points since 2006. Persons 65 to 84 grew 42.9 percent over 10 years, split between owners (+35.4 percent) and renters (+216.7 percent).

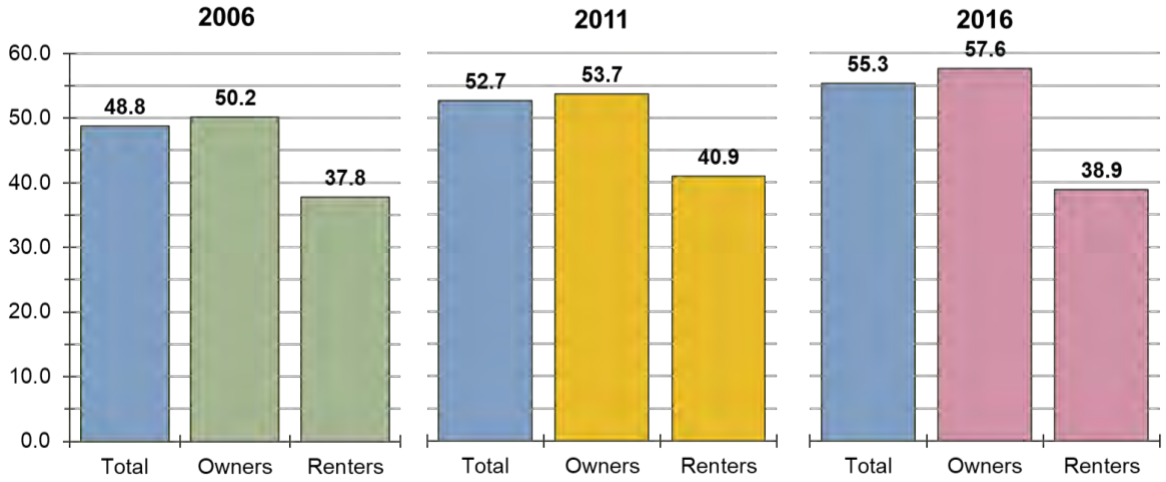
Table ElecA 2.1: Proportion by Age Group & Tenure *(Statistics Canada)*

			Total	'16 % of			Owners	'16 % of			Renters	'16 % of
	2006	2011	2016	Total	2006	2011	2016	Total	2006	2011	2016	Total
Total	4,875	4,910	4,955	100.0%	4,330	4,405	4,150	100.0%	545	500	810	100.0%
< 14 years	625	565	560	11.3%	525	510	400	9.6%	115	75	160	19.8%
15 to 19 years	330	290	165	3.3%	320	265	160	3.9%	5	30	20	2.5%
20 to 24 years	160	180	185	3.7%	130	135	130	3.1%	30	60	50	6.2%
25 to 64 years	2,855	2,835	2,715	54.8%	2,455	2,595	2,230	53.7%	385	410	455	56.2%
65 to 84 years	850	1,060	1,215	24.5%	820	965	1,110	26.7%	30	85	95	11.7%
85+ years	65	60	0	0.0%	115	115	0	0.0%	120	105	10	1.2%
Median Age	48.8	52.7	55.3		50.2	53.7	57.6		37.8	40.9	38.9	
Average Age	44.7	48.1	49.4		45.8	48.7	51.5		36.6	43.3	39.0	

As the population ages over time, unmatched by young migrants or births, the median age increases. Between 2006 and 2016, Electoral Area A's median age grew 6.5 years – or 1.3

percent annually – to 55.3 years of age. Residents belonging to the "owner" tenure category have historically been older (based on the median) than their renting counterparts. This is unsurprising due to the general 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.

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



In 2016, the median age for owners was 57.6; whereas, renters were 38.9. Both tenure categories surpassed that of the CVRD overall and BC.

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

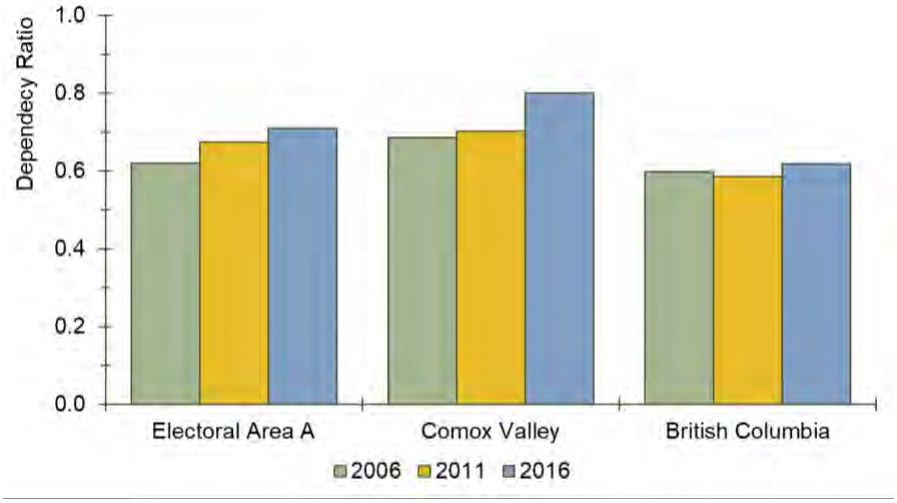
COMMUNITY	Overall	Owner	Renter
Electoral Area A	55.3	57.6	38.9
Comox Valley	49.9	53.5	34.5
British Columbia	42.5	46.5	33.8

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



Since at least 2006, Electoral Area A'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 ElecA 3.1** illustrates the change in ratios over time for each compared geography.

Electoral Area A has a lower age dependency ratio than CVRD and a higher one than BC. In 2016, its ratio hit 0.75, 20.9 percent higher than 10 years prior. This is among the highest growth in age dependency in the region and is over six times the provincial age dependency growth rate. This demonstrates a population whose relative ageing impacts are greater than its neighbouring communities.

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

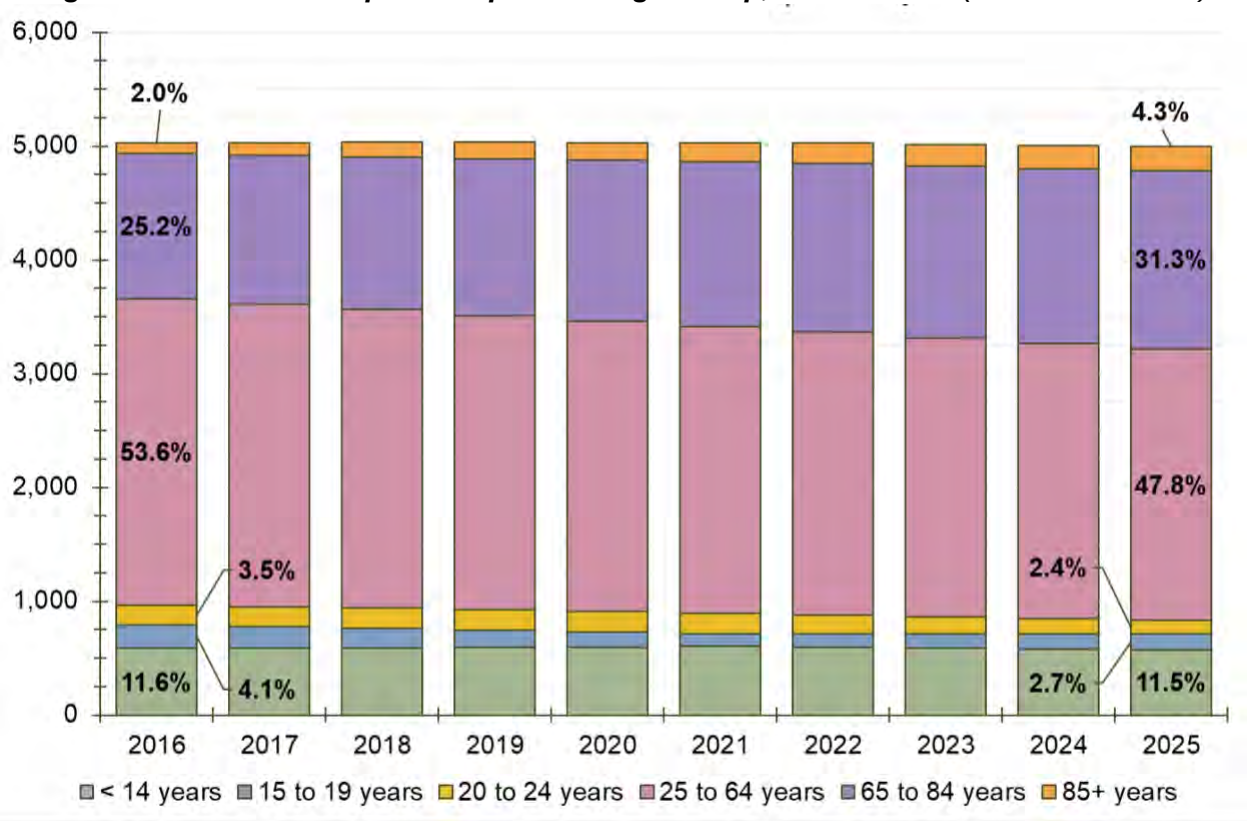
COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area A	0.62	0.67	0.75	20.9%
Comox Valley	0.68	0.70	0.80	16.8%
British Columbia	0.60	0.59	0.62	3.4%

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 ElecA 4.1 and Table ElecA 4.1.**

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



The 2020 estimated population is 5,030 residents (unchanged since 2016). In 5 years, this total will decline to about 5,000, marking a 0.6 percent decrease since 2016. During this time, all age groups will likely experience some degree of decline except for seniors: children aged 14 and under will decline 1.7 percent; the 15 to 19 age cohort will drop 34.1 percent, those aged 20 to 24 will decline 31.4 percent, and working aged population will decline 11.3 percent. Population drops are mostly attributed to overall shifts of the population to older cohorts as they age and out-migration of older students to other communities, unmatched and/or unsurpassed by births or in-migration.

In continuation of historical trends, senior populations will rise for the foreseeable future. By 2025, those 65 or older will reach 1,780, representing 29.9 percent growth over nine years, or 2.7 percent annually.

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

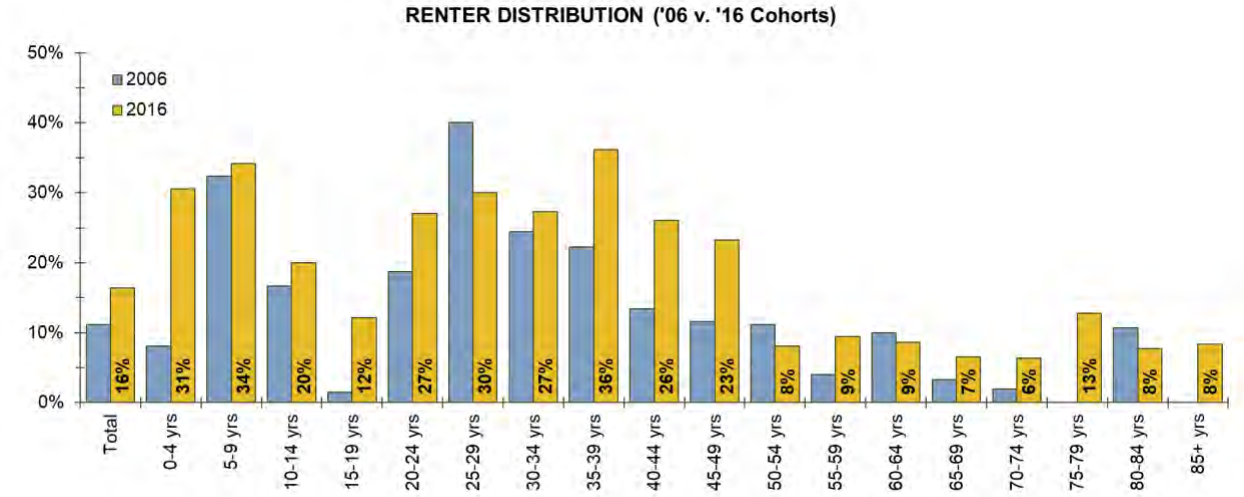
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	%Δ '16-'25
Total	5,030	5,030	5,035	5,035	5,030	5,030	5,025	5,015	5,005	5,000	-0.6%
< 14 years	585	590	590	595	595	600	595	585	580	575	-1.7%
15 to 19 years	205	185	170	150	135	115	120	125	130	135	-34.1%
20 to 24 years	175	175	180	180	180	180	165	150	135	120	-31.4%
25 to 64 years	2,695	2,660	2,625	2,585	2,550	2,515	2,485	2,455	2,420	2,390	-11.3%
65 to 84 years	1,270	1,305	1,340	1,380	1,415	1,450	1,480	1,505	1,535	1,565	23.2%
85+ years	100	115	130	145	155	170	180	195	205	215	115.0%
Dependency Ratio	0.75	0.78	0.80	0.82	0.84	0.87	0.90	0.93	0.96	0.99	31.5%
Median Age	55.3	55.5	55.8	56.0	56.2	56.5	56.5	56.6	56.7	56.7	2.6%
Average Age	48.6	48.9	49.2	49.4	49.7	50.0	50.2	50.4	50.6	50.7	4.3%

Median age will continue to increase as a function of the greater number of people in older cohorts, hitting 56.7 in 2025. Similarly, the dependency ratio will climb to 0.99 in the same year, effectively 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, Electoral Area A will have to review its provision of services to ensure there is capacity to take on the added burden.

5. Tenure

Overall, Electoral Area A has a renter to owner ratio of 16:84, meaning that for every 16 renters there are 84 owners. Accordingly, approximately 810 residents renting their accommodation or belonging to a household that rents – the report discusses maintainer tenure patterns later on.

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

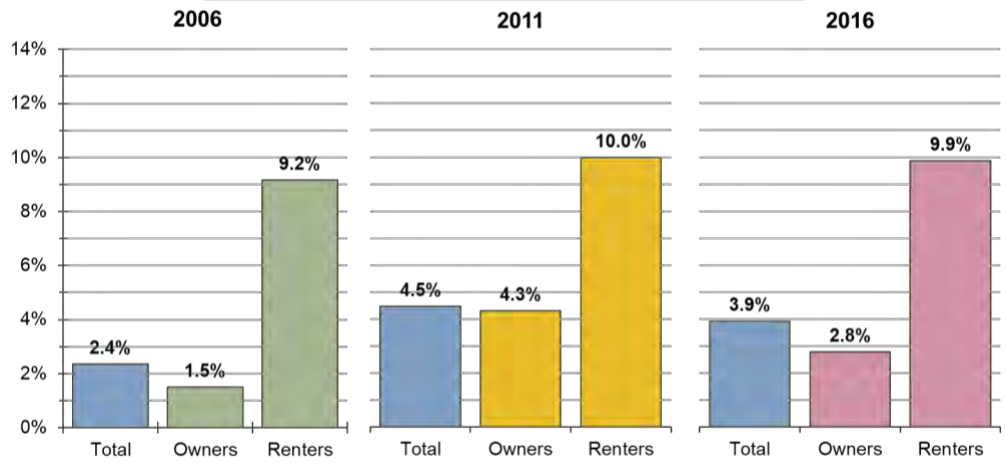


Renting gains momentum after the 15 to 19 age cohort as young adults choose to move away from home and become maintainers of their own households. It then peaks for persons between 35 to 39, reaching 36 percent, in contrast to the pattern in evidence in 2006, where renter peaked at 40 percent but in the 25 to 29 age cohort. The 2016, 35 to 39-year old peak is approximately 60 percent higher than the proportion of renters in that age bracket in 2006. Generally, renting rates increased over the period across most cohorts until about 50 years old, at which point tenure shifts by age bracket do not indicate a consistent trend.

6. Indigenous Identity

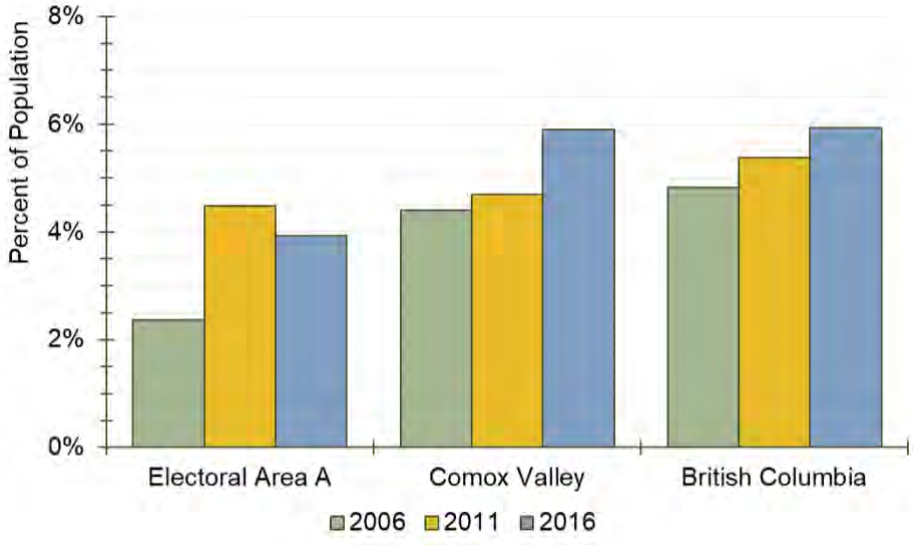
Since 2006, Electoral Area A's indigenous population increased by 69.6% from 115 to 195. This surpasses the decrease experienced by on reserve K'ómoks First Nation populations (70) in the same period. Overall, 3.9 percent of the population identifies as having an indigenous identity.

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



Renter households demonstrate higher rates of indigenous identity than owner households (9.9 percent and 2.8 percent). Between 2006 and 2016, the aboriginal population living in owned accommodation increased by 50 people, while the population living in rental accommodation increased by 30 people over the same period.

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



Relative to CVRD and BC, Electoral Area A had higher indigenous population growth between 2006 and 2016 – about 19 percent lower than the Region. Electoral Area A's indigenous population is considerably smaller than larger geographies; thus, any changes in population will result in amplified percentage change calculations.

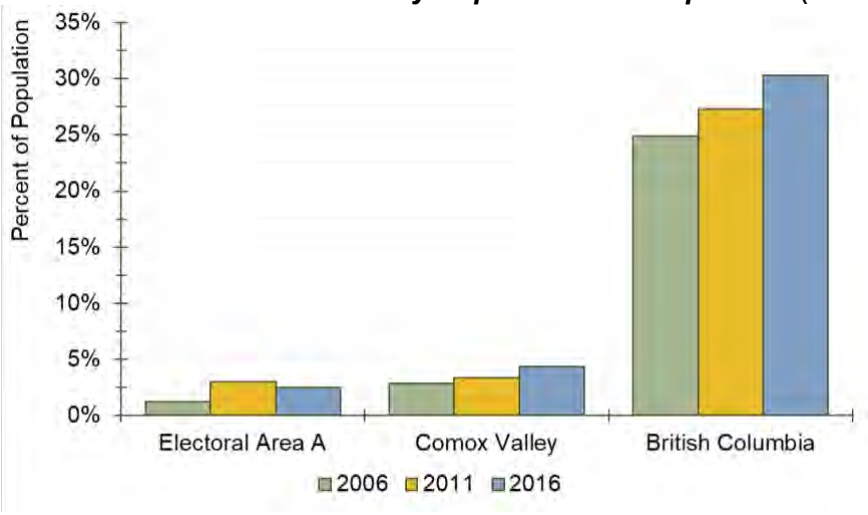
Table ElecA 6.1: Historical Indigenous Identity – Comparison *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area A	2.4%	4.5%	3.9%	69.6%
Comox Valley	4.4%	4.7%	5.9%	50.7%
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 A grew between 2006 and 2016 by 102.9 percent. This surpasses the Region, which experienced a 70.0% increase in population identifying as a minority, and the Province, which had a 36.9% increase. Relatedly, the Area's proportion of minority population increased from 1.2 percent to 2.5 percent during the period (still lower than either the regional or provincial proportion), reaching 125 persons.

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



The main contributor to the regional minority population growth is the City of Courtenay which welcomed 735 new minority persons (73.5 percent growth) as of the last census.

Table ElecA 7.1: Historical Visible Minority Population – Comparison *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area A	1.2%	3.0%	2.5%	102.9%
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 A's proportion of immigrant population decreased from 14.2 percent to 12.9 percent between 2006 and 2016. The total number of immigrants declined 4.2 percent – 670 to 640 persons. This indicates that population growth in Electoral Area A is not attributable to immigration.

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

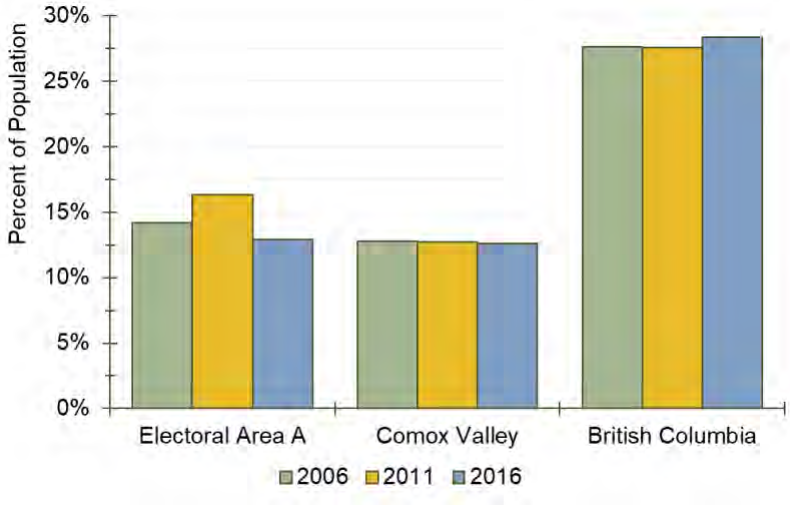


Figure ElecA 8.1: Historical Immigrant Population – Comparison *(Statistics Canada)*

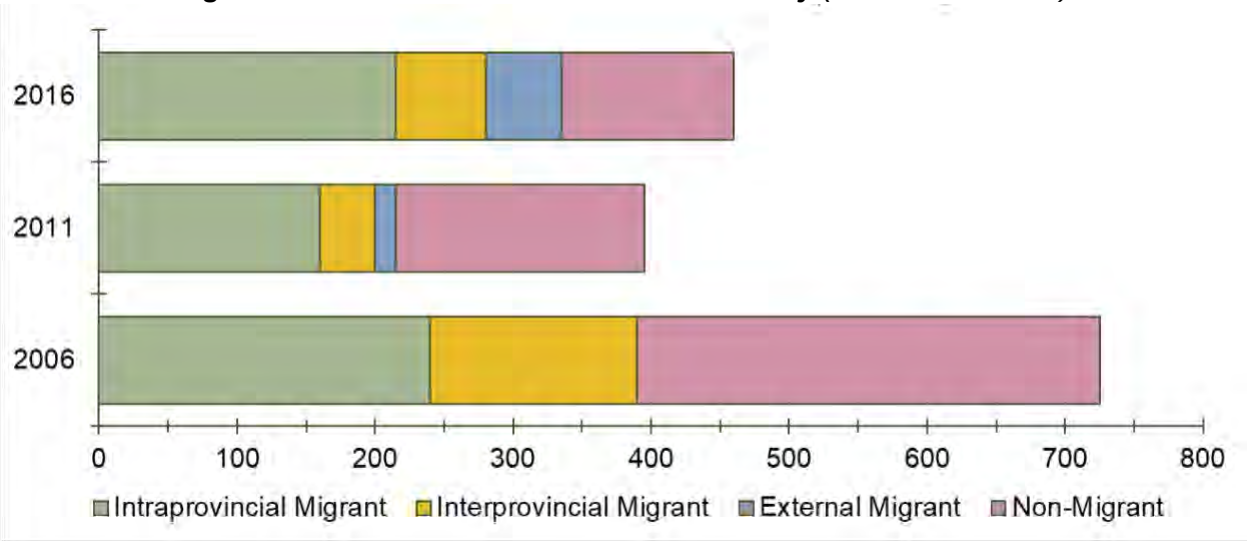
COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area A	14.2%	16.3%	12.9%	-4.2%
Comox Valley	12.8%	12.7%	12.6%	10.8%
British Columbia	27.6%	27.6%	28.3%	15.5%

Electoral Area A has consistently had a larger proportion of immigrant population than the Region overall throughout the study period. However, its proportion of immigrant population is falling at faster rates than CVRD and is below the Province. Nevertheless, British Columbia's proportion of immigrant population 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

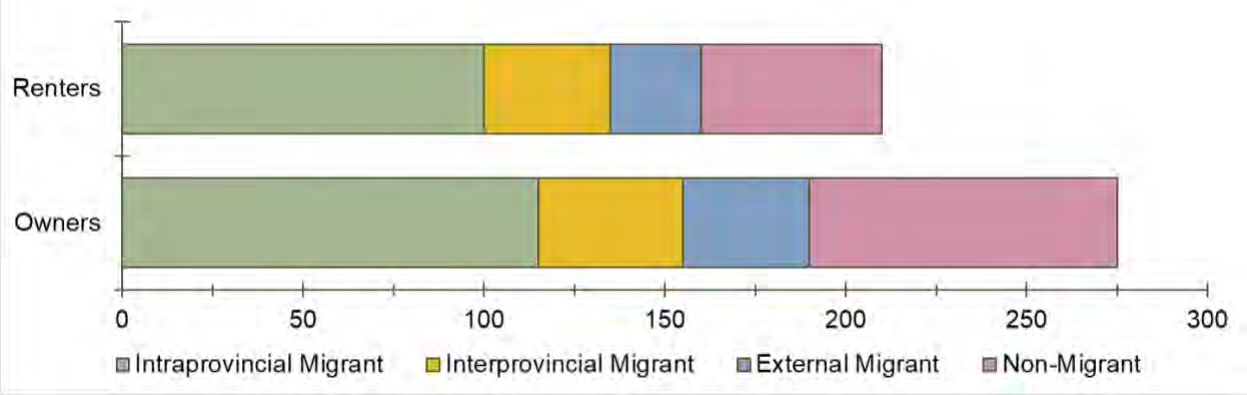
Changes in overall population are, at its simplest, defined by three primary variables: births, deaths, and migration. Although the two formers do change over time, their volatility is limited due to the social, economic, and political security offered by Canada, a country of high living standard that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

Figure ElecA 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 A experienced a decline in migrant totals within the last year than its 2006 counterpart – welcoming 340 new residents compared to 390. The major contributor to growth was persons moving to Electoral Area A from within the Province (inclusive of people moving from nearby communities), at 215 people, followed by 65 interprovincial migrants (moving from other provinces or territories), and 55 external (international) migrants.

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



Migrants were fairly evenly divided between owner and renter households (51.5 percent to 48.5 percent). Factors contributing to the decision over whether to rent or buy a home include economics – i.e. house prices versus rental rates and their relationship with household income – family size – e.g. owner household sizes are, on average, larger than renters; when owners move to the region they generally do so with family while renters may be alone – and uncertainty about the local area – i.e. it is common for newcomers to rent while they establish themselves and get to know the area, before opting for the more long-term ownership tenure. The relatively even distribution of migrants between owned and rented dwellings was consistent among all of intraprovincal, interprovincial, and external migrants.

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 A 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 A.

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

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	4,860	4,905	4,915	4,310	4,395	4,120	550	500	795
Non-Mover	4,130	4,520	4,450	3,855	4,150	3,860	280	380	590
Mover	725	375	465	450	250	260	265	135	205
Non-Migrant	335	180	125	150	145	85	185	75	50
Migrants	390	200	340	305	130	175	80	80	165
Internal Migrants	385	195	280	310	135	145	80	75	130
Intraprovincial Migrant	240	160	215	205	120	115	40	60	100
Interprovincial Migrant	150	40	65	105	20	40	45	0	35
External Migrant	0	15	55	0	10	35	10	0	25

10. Household Size

Smaller household sizes – i.e. 1 and 2 person households – experienced growth between 2006 and 2016 (55 and 45). Most of the increase in 2 person households were represented by owner households, while the increase in 1 person households was fairly evenly divided between homeowners and renters. 1 and 2 person households comprise the majority of households in Electoral Area A, at 73.4 percent, up from 71.5 percent in 2006. Growth in smaller households was in contrast to a decline in larger households: 4 person households counted 15 fewer in 2016 than 2006, while households with 5 or more people decline by 20. The number of 3 person households remained unchanged.

There is evidence of a shift from home ownership to rental accommodation led by larger sized households. The percentage of total households who are renters increased between 2006 and 2016 for each household size category. This was countered by a declining percentage of owners for each of 3-, 4-, and 5+ person households and an unchanged proportion of 2-person owner households, whereas the percentage of 1 person households in owned accommodation increased slightly. Possible explanations include single retirees downsizing from family homes to rental accommodation at one end of the spectrum, with increased demand from families for rental housing at the other end of the spectrum. Within the home ownership category, fewer people in 2016 were living in households with 3 or more people, with a corresponding increase in the number of people living in households with 2 or fewer people, suggesting that there may be a higher proportion of empty nester households. This is mirrored in the overall totals, where 1 and 2 person households each now represent a greater proportion of total households, with 3 and 4 person households each shrinking slightly in terms of proportionate share. Average household size dipped 0.1 percent between 2006 and 2016, to 2.2; owner households followed the same pattern exactly.

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

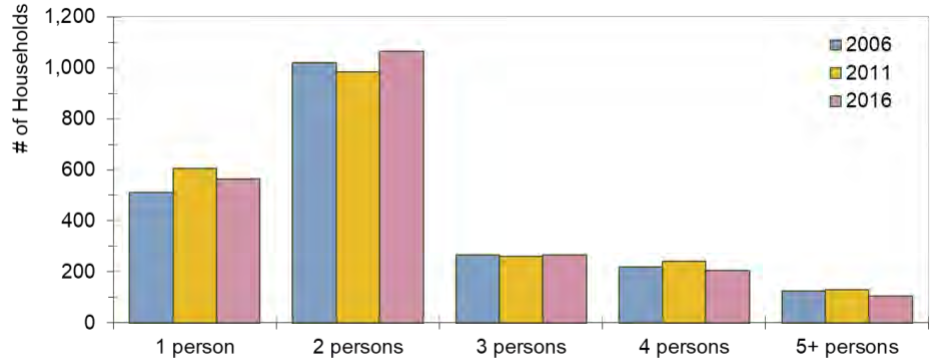
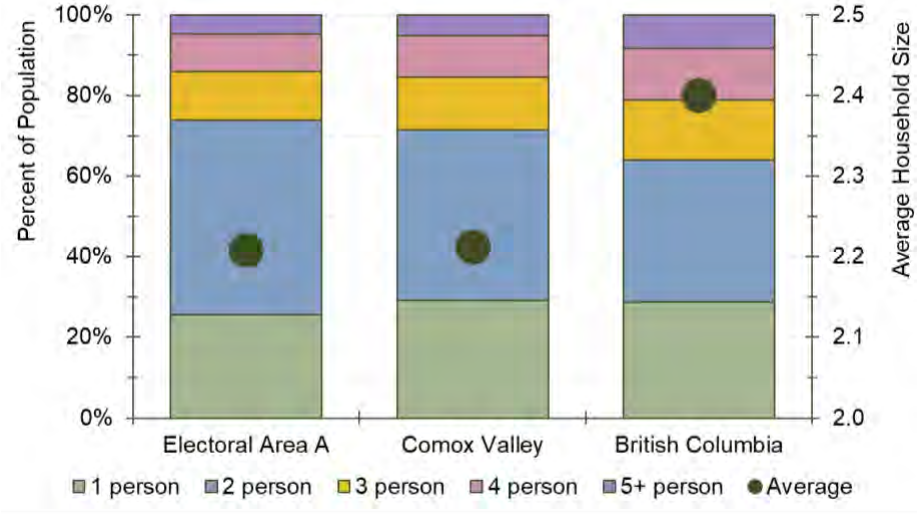


Table ElecA 10.1: Historical Household Sizes by Tenure *(Statistics Canada)*

			Total	'16 % of			Owners			Renters
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Private Households	2,140	2,200	2,220	100%	1,880	1,910	1,850	265	290	370
1 person	510	605	565	25.5%	400	450	425	110	170	140
2 persons	1,020	985	1,065	48.0%	925	895	960	95	115	110
3 persons	265	260	265	11.9%	250	230	200	20	45	70
4 persons	220	240	205	9.2%	185	235	175	25	0	40
5+ persons	125	130	105	4.7%	115	115	95	5	0	15
Average Household Size	2.3	2.2	2.2		2.3	2.3	2.2	2.0	1.6	2.2

Interestingly, average household size increased for renter households. This deviation from the overall trend is thanks to greater relative change for households of 3 or more persons. To illustrate, 33.8 percent of 2016 renter households had 3 or more people; whereas, it was 18.9 percent in 2006, a difference large enough to increase average size by 0.2 to 2.2, equivalent to the average size of owner households. The increase was driven mainly by 3 and 4 person households.

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

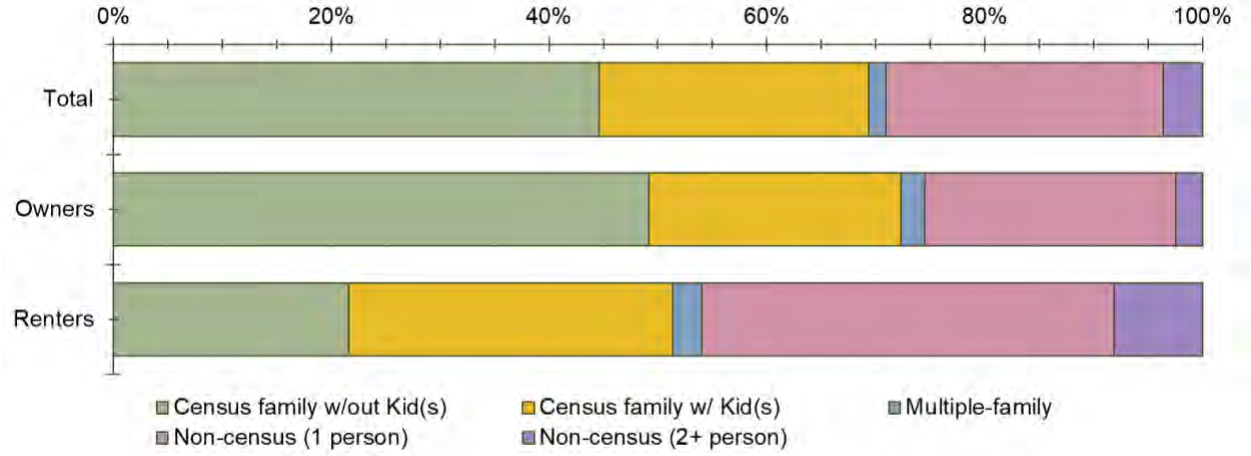


Electoral Area A's 2016 distribution of household sizes has a higher proportion of 2 person households, but a lower proportion of all other household sizes vis-à-vis the CVRD and BC. The end result is an average household size of 2.2, the same as the regional average, but lower than the provincial average of 2.4.

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 the additional 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 ElecA 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 72.9 percent, whereas renter households are more evenly split between census families and non-census families, at 51.4 percent and 48.6 percent. Overall, census families increased by 40 (2.7 percent), while non-census families grew by 80 (14.2 percent), meaning that non-census families have an increasing share of the household pie – up from 26.4 percent to 29.1 percent over 10 years.

Table ElecA 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	2,140	2,200	2,215	1,875	1,910	1,845	265	295	370
One-census Family	1,555	1,450	1,530	1,415	1,340	1,335	140	115	200
Census family w/out Kid(s)	880	905	990	815	830	915	65	90	80
Census family w/ Kid(s)	620	550	550	560	510	430	60	70	110
Multiple-family	30	50	35	25	55	40	0	0	10
Non-census Family	565	705	645	440	525	475	125	185	180
Non-census (1 person)	515	605	565	395	445	430	105	165	140
Non-census (2+ person)	55	115	80	35	75	45	10	35	30

Relatedly, renter households experienced greatest unit and percentage family type growth in census families with children (50 and 83.3 percent). Conversely, census families *without* children had the greatest owner growth in terms of units of owner-occupied housing (100 units, representing 12.3 percent).

One possible explanation of this shift could be that there are more lone parent households (which are included as census families with kids) who may be better able to afford rental accommodation than home ownership. The proportion of lone-parents versus couples among families with children grew 12.6 percent between 2006 and 2016, from 31.7 to 44.3 percent. Alternatively, couples with young children may not yet be able to afford a home in the rapidly appreciating Electoral Area A, CVRD, and BC markets, forcing them to choose rental accommodation instead. Taken in the context of an ageing population, a plausible explanation for the increase in census families without children living at home who live in owned accommodation is empty nester families, whose grown children have moved out and established their own households.

Non-census family households with 2 or more people, which represent a tiny portion of the overall market, had the greatest percentage increase in owner households: 25 additional households equates to a 45.5 percent increase, split relatively evenly between owner occupied dwellings and rental accommodation.

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

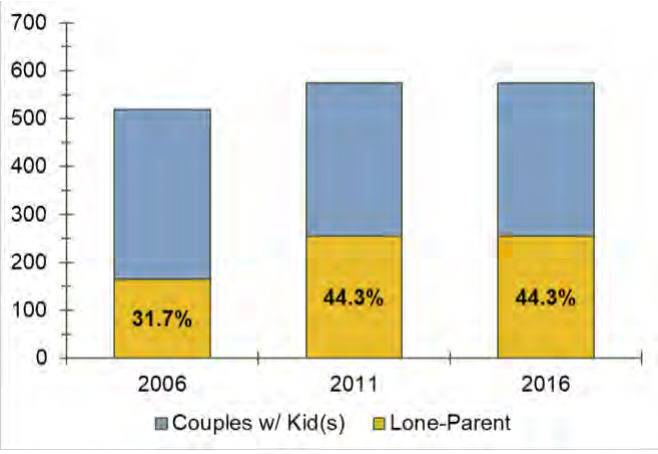


Table ElecA 11.2: Historical Couple Households *(Statistics Canada)*

	2006	2011	2016
Total Couples	1,440	1,980	2,045
Couples w/out Kid(s)	920	1,405	1,465
Couples w/ Kid(s)	520	575	575
Lone-Parent	165	255	255

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 55 to 64 years old, then continues to increase at a slower pace through age 75 to 84, before dropping off at age 85 and above. 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 A 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 ElecA 12.1: Tenure Distribution of Maintainers by Age, 2016 *(Statistics Canada)*

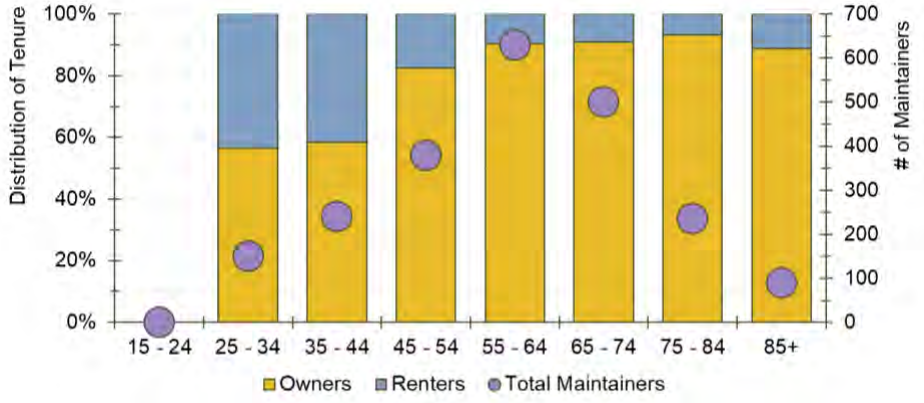
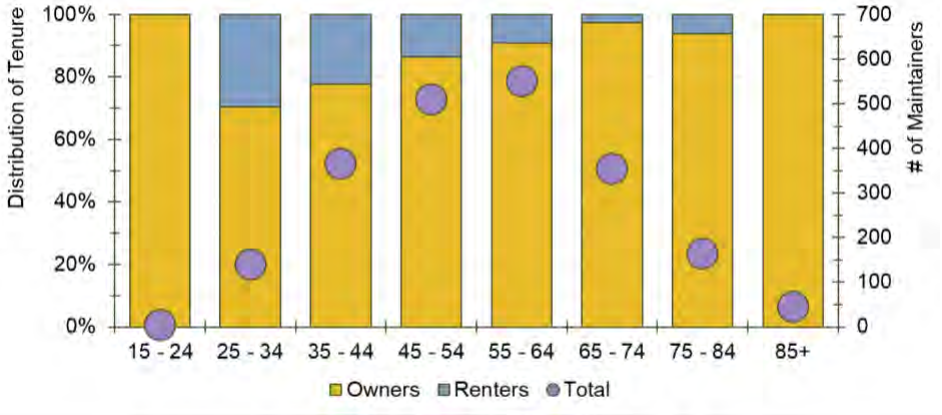


Figure ElecA 12.2: Tenure Distribution of Maintainers by Age, 2006 *(Statistics Canada)*



Electoral Area A's transition between renting and owning has not always been as gradual. As recently as 2006, 67.9 percent of maintainers aged 25 to 34 owned a dwelling compared to 56.7 percent in the latest census. Similarly, the proportion of owner maintainers between 35 to 44 dropped 18.4 percent to 58.3 percent. The overall ownership rate in 2016 declined versus 2006, from 87.6 to 83.3 percent, driven by declining home ownership rates across all age brackets.

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

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Household	2,140	2,210	2,215	1,875	1,915	1,845	265	295	370
15 - 24 yrs	5	40	0	10	0	0	0	20	0
25 - 34 yrs	140	195	150	95	105	85	40	85	65
35 - 44 yrs	365	200	240	280	155	140	80	65	100
45 - 54 yrs	510	440	380	440	395	305	70	65	65
55 - 64 yrs	550	605	630	490	570	575	50	45	60
65 - 74 yrs	355	445	500	355	390	450	10	60	45
75 - 84 yrs	165	240	235	155	210	210	10	40	15
85+ yrs	45	100	90	50	95	80	0	0	10

ECONOMY

13. Income

Since 2006, Electoral Area A has seen an increase in its overall households of about 75, which has been driven largely by an increase in the number of households in the $100,000-plus income bracket, as shown in **Figure ElecA 13.1** below. Of the six income brackets (measured in increments of $20,000), three experienced an increase in the number of households: (1) those making between $60,000 and $79,999 (from 330 to 380 – 15.2 percent), (2) those making between $80,000 and $99,999 (from 260 to 285 – 9.6 percent), and (3) those making over $100,000 (from 465 to 640 – 37.6 percent). Of those that decreased, the greatest decline occurred for households making between less than $20,000, falling from 255 to 170 – 33.3 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 are quoted from the previously reported tax year.

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

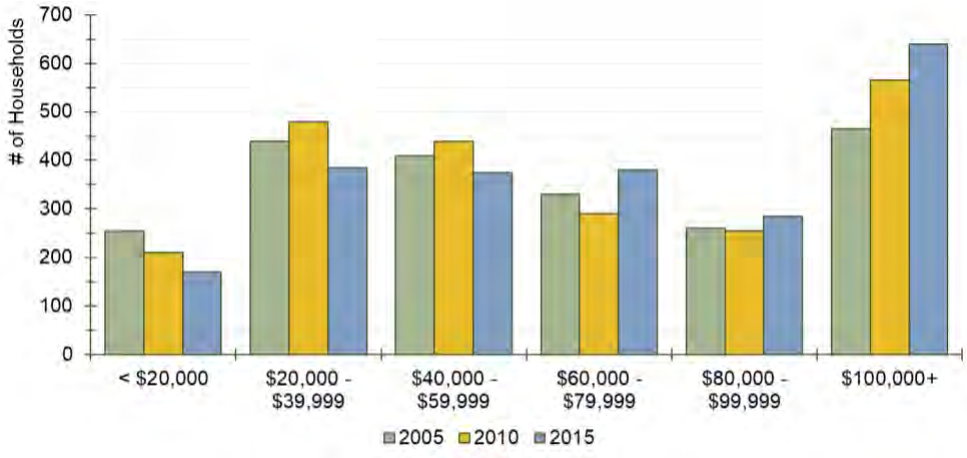


Table ElecA 13.1: Historical Before-Tax Income Distribution by Tenure, 2015 dollars *(Statistics Canada)*

			Total	% of			Owners	% of			Renters	% of
	2005	2010	2015	Total	2005	2010	2015	Total	2005	2010	2015	Total
Total Household	2145	2200	2220	100.0%	1875	1910	1845	100.0%	265	290	375	100.0%
< $5,000	50	40	15	0.7%	45	30	15	0.8%	5	0	5	1.3%
$5,000 - $9,999	40	20	15	0.7%	30	10	25	1.4%	15	20	5	1.3%
$10,000 - $14,999	50	60	55	2.5%	20	40	30	1.6%	25	20	30	8.0%
$15,000 - $19,999	115	90	85	3.8%	75	30	50	2.7%	35	70	35	9.3%
$20,000 - $24,999	90	95	70	3.2%	75	70	55	3.0%	20	25	5	1.3%
$25,000 - $29,999	100	110	75	3.4%	80	75	65	3.5%	20	55	5	1.3%
$30,000 - $34,999	125	175	120	5.4%	115	155	65	3.5%	10	25	50	13.3%
$35,000 - $39,999	125	100	120	5.4%	105	105	85	4.6%	20	0	35	9.3%
$40,000 - $44,999	110	115	95	4.3%	95	90	90	4.9%	10	30	0	0.0%
$45,000 - $49,999	120	95	110	5.0%	115	85	75	4.1%	10	0	25	6.7%
$50,000 - $59,999	180	230	170	7.7%	165	215	145	7.9%	0	35	40	10.7%
$60,000 - $69,999	140	145	205	9.2%	130	140	185	10.0%	5	0	25	6.7%
$70,000 - $79,999	190	145	175	7.9%	170	130	155	8.4%	15	10	15	4.0%
$80,000 - $89,999	130	125	175	7.9%	120	110	145	7.9%	20	0	20	5.3%
$90,000 - $99,999	130	130	110	5.0%	110	135	90	4.9%	15	0	20	5.3%
$100,000+	465	565	640	28.8%	440	540	585	31.7%	15	35	40	10.7%
$100,000 - $124,999	180	300	215	9.7%	155	280	205	11.1%	20	0	10	2.7%
$125,000 - $149,999	115	105	160	7.2%	105	90	150	8.1%	0	0	15	4.0%
$150,000 - $199,999	115	145	120	5.4%	110	140	110	6.0%	0	0	15	4.0%
$200,000+	70	75	130	5.9%	70	65	135	7.3%	0	0	20	5.3%
Median Income	$58,539	$58,374	$69,471		$59,564	$62,807	$71,516		$32,075	$20,781	$40,444	
Average Income	$87,295	$78,070	$85,039		$93,653	$82,974	$90,796		$42,587	$45,837	$56,672	

The distribution of incomes across tenure types is distinct, showcasing that 45.3 percent of renter households make less than $39,999, as of 2015, while 21.1 percent of owners fell within the same income range. On the other end, 31.7 percent of owner households make more than $100,000, compared to 10.7 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 71.4 percent between 2005 and 2015, while owner households increased by 19.6 percent.

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

Across Electoral Area A, 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 A's 2015 before-tax median household income surpasses that of the Region and is on par with that of the Province – $69,471 versus $64,379 and $69,995. Electoral Area A's percent growth between 2005 and 2015 (in 2015 constant dollars) was 18.7 percent – or 1.73 percent annually. CVRD and BC experienced 1.03 and 1.16 percent annual growth over the same period, adjusted for inflation.

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

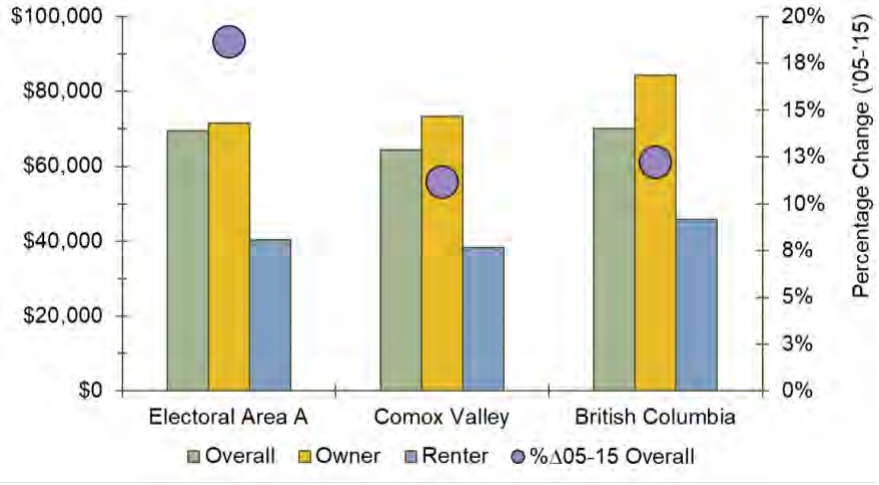


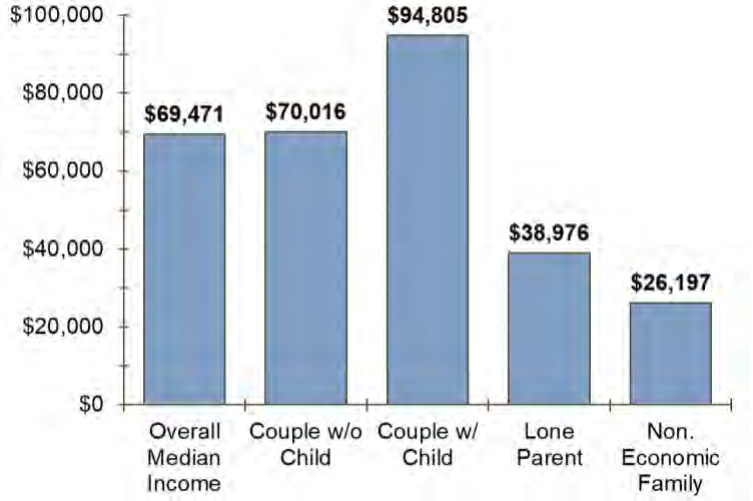
Table ElecA 13.2: Before-Tax Median Income by Tenure, 2015 – Comparison *(Statistics Canada)*

COMMUNITY	Overall	%Δ05-15	Owner	%Δ05-15	Renter	%Δ05-15
Electoral Area A	$69,471	18.7%	$71,516	20.1%	$40,444	26.1%
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 ElecA 14.1: Median Income by Economic Family Type, 2015 *(Statistics Canada)*



More than half of couples with children make more than $94,805 (median before-tax household income), the highest of Statistics Canada's defined family types. Next are couples without children or relatives at home at $70,016. 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 that of couples with children, largely having regard to the default position as a single income household.

Table ElecA 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 A	$69,471	$70,016	$94,805	$38,976	$26,197
Comox Valley	$64,379	$74,775	$103,797	$44,587	$30,084
British Columbia	$69,995	$80,788	$111,736	$51,056	$31,255

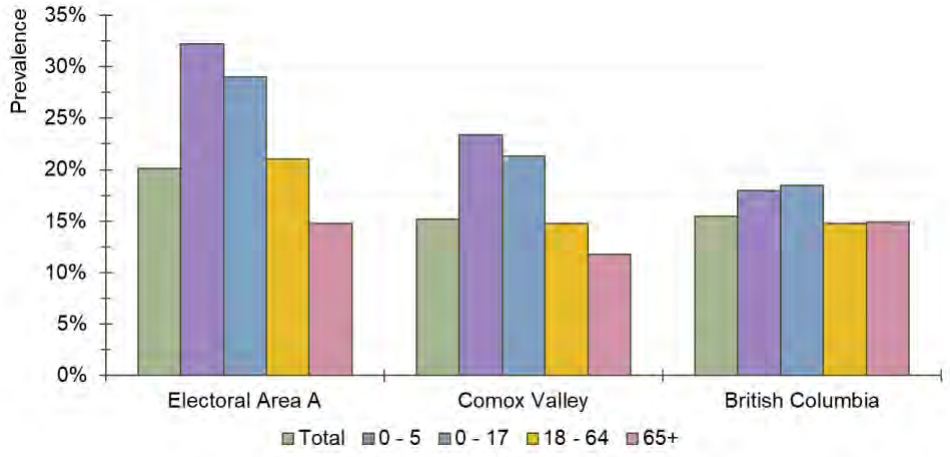
Electoral Area A has lower median incomes than each of CVRD and BC, across all family types, despite a higher overall median income than CVRD and a very similar overall median income to the province.[1]

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 increases. 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 regional/provincial medians, but not the median figures for individual cohorts.

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



Overall, 20.1 percent of Electoral Area A residents fall below the after-tax LIM. Generally, younger cohorts experience greatest difficulty to meet their needs – 32.2 percent of children between 0 to 5 years belong to a household below the measure, compared to 29.0 percent of children between 0 to 17. This suggests that younger households (associated with younger children) have less available income, particularly as they introduce new members to the family. Similarly, 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 21.0 percent for persons 18 to 64, and to 14.8 percent for those 65 or older.

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

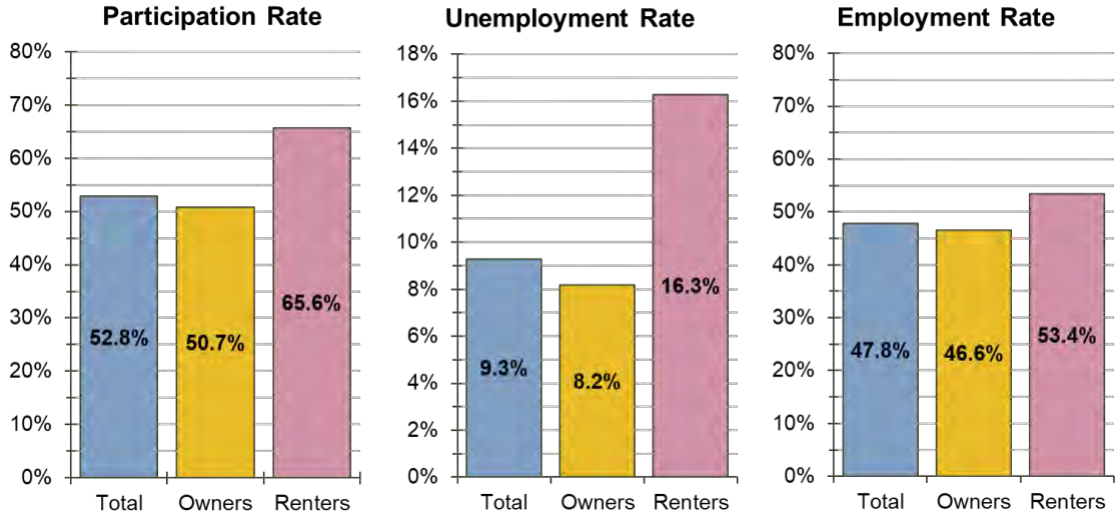
COMMUNITY	Total	0 - 17	0 - 5	18 - 64	65+
Electoral Area A	20.1%	29.0%	32.2%	21.0%	14.8%
Comox Valley	15.2%	21.3%	23.4%	14.8%	11.8%
British Columbia	15.5%	18.5%	18.0%	14.8%	14.9%

Electoral Area A's decreasing low income prevalence is not necessarily mirrored by all communities. The Regional District displays similar trends, though its rates are overall lower – total prevalence is 15.2 percent. On the other hand, 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 18 to 64. Compared to both higher levels of geography, Electoral Area A's residents are generally worse off.

16. Employment

Electoral Area A's participation rate (the proportion of people in the labour force relative to the size of the total working-age population) hit 52.8 percent in 2016, down from 59.0 in 2006. The primary cause is an increase in people not participating (18.0 percent since 2006) compared to a decrease in those participating (-7.6 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 55.4 to 47.8 percent, as the number of employed persons decreased by about 255.

Figure ElecA 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 9.3 percent in 2016, up from 6.0 percent. However, this is not entirely due to an ageing population. In 2016, more people were unemployed relative to all working-age persons (4.9 percent) than in 2006 (3.5 percent), indicating that a rise in unemployment is also the consequence of other market forces not necessarily tied to demography.

Table ElecA 16.1: Historical Local Labour Metrics (by Tenure)

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	4,245	4,350	4,385	3,805	3,900	3,735	445	455	655
In Labour Force	2,505	2,475	2,315	2,190	2,180	1,895	320	295	430
Employed	2,350	2,320	2,095	2,045	2,065	1,740	295	245	350
Unemployed	150	165	215	140	120	155	20	60	70
Not In Labour Force	1,750	1,885	2,065	1,620	1,720	1,845	125	160	230
Participation Rate (%)	59.0	56.9	52.8	57.6	55.9	50.7	71.9	64.8	65.6
Employment Rate (%)	55.4	53.3	47.8	53.7	52.9	46.6	66.3	53.8	53.4
Unemployment Rate (%)	6.0	6.7	9.3	6.4	5.5	8.2	6.3	20.3	16.3

Based on historical trends across tenures, it appears that the negative trends discussed above are experienced by owners (or those belonging to an owned household) and renters alike: both tenure types experienced declining participation and employment rates, and growing unemployment rates. Owners comprise 85 percent of the labour force and renters make up the remaining 15 percent.

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

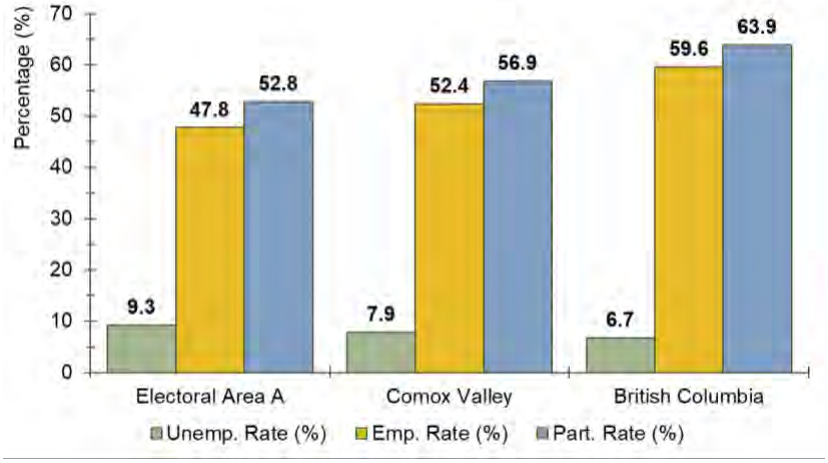


Table ElecA 16.2: Labour Metrics, 2016 – Regional Comparison

COMMUNITY	In Labour Force	Employed	Unemployed	Not Labour Force	Part. Rate (%)	Emp. Rate (%)	Unemp. Rate (%)
Electoral Area A	2,315	2,095	215	2,065	52.8	47.8	9.3
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 A had a higher 2016 unemployment rate than CVRD (7.9 percent) and the Province (6.7 percent). Like Electoral Area A, Comox Valley and BC had higher rates of unemployment since 2006 across all tenures. Comox Valley also had worsening employment and participation across all tenures; whereas, BC improved slightly in both metrics for renters while worsening for owner households.

17. Industry

As of 2016, the industries that employed the most Electoral Area A residents were: (1) Construction – 295, (2) Health Care & Social Assistance – 275 people, and (3) Retail Trade – 255. 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. Eleven of the 20 industry categories experienced declining numbers of employees between 2006 and 2016. Of those industries which comprise at least 5 percent of the total labour force, the most significant changes were as follows.

Construction declined by 7.8 percent overall; Manufacturing declined by 7.7 percent; Retail Trade declined by 20.3 percent; Accommodation and Food Services declined by 39.5 percent. In each of the foregoing, there was an increase in the number of people who live in rented accommodation working in the industry, but the decrease in those who lived in owned accommodation was sufficient to outpace these gains. Professional, Scientific and Technical Services declined by 25.6 percent, spread between owners and renters. Educational Services increased by 3.4 percent, entirely attributable to those in owner households. Health Care and Social Assistance increased across both owners and renters for an overall bump of 25.0 percent. Other Services excluding Public Administration, and Public Administration each increased, with gains across both tenures for the latter, whereas the former was attributable only to owner households.

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

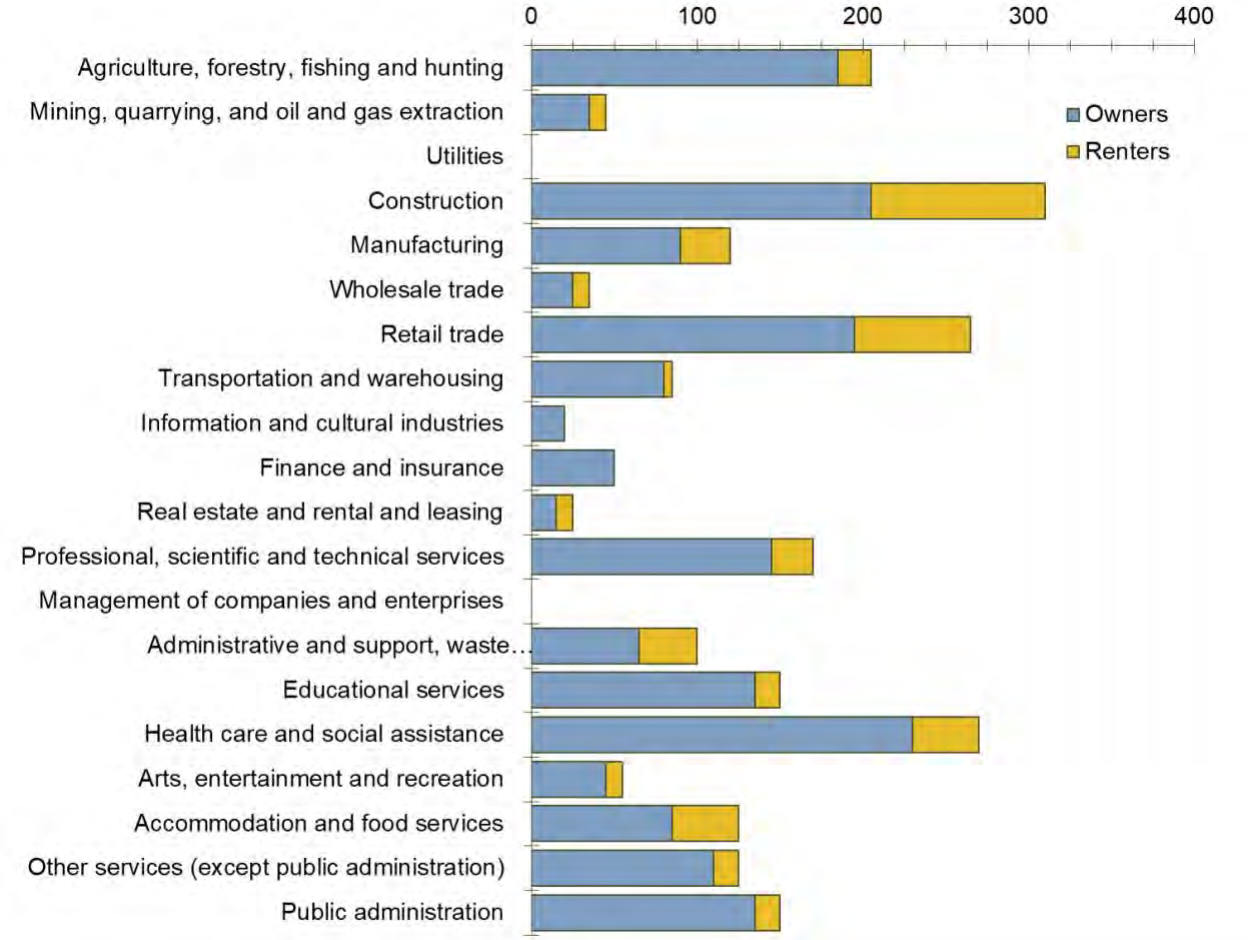


Table ElecA 17.1: NAICS Industry Employment Totals by Tenure, 2006 to 2016 *(Statistics Canada)*

			Total	'16 % of			Owners			Renters
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Labour Force	2,470	2,450	2,265	100.0%	2,155	2,160	1,850	310	290	415
Agriculture, forestry, fishing and hunting	210	225	205	9.1%	195	200	185	15	20	20
Mining, quarrying, and oil and gas extraction	45	30	45	2.0%	45	25	35	-10	0	10
Utilities	0	0	0	0.0%	0	10	0	0	0	0
Construction	320	250	295	13.0%	270	190	205	45	100	105
Manufacturing	130	120	120	5.3%	130	85	90	10	25	30
Wholesale trade	45	80	30	1.3%	25	70	25	15	0	10
Retail trade	320	305	255	11.3%	285	285	195	30	35	70
Transportation and warehousing	135	85	90	4.0%	95	80	80	40	20	5
Information and cultural industries	70	50	25	1.1%	45	45	20	20	0	0
Finance and insurance	90	70	60	2.6%	100	60	50	0	0	0
Real estate and rental and leasing	55	40	5	0.2%	60	40	15	10	0	10
Professional, scientific and technical services	215	140	160	7.1%	195	120	145	30	20	25
Management of companies and enterprises	0	0	0	0.0%	0	0	0	0	0	0
Administrative and support, waste management	70	100	95	4.2%	50	90	65	15	15	35
Educational services	145	200	150	6.6%	120	190	135	35	0	15
Health care and social assistance	220	275	275	12.1%	215	245	230	15	45	40
Arts, entertainment and recreation	40	70	40	1.8%	35	75	45	0	55	10
Accommodation and food services	215	185	130	5.7%	185	165	85	30	20	40
Other services (except public administration)	80	155	120	5.3%	70	135	110	20	0	15
Public administration	75	220	150	6.6%	65	225	135	0	0	15

18. Commuting

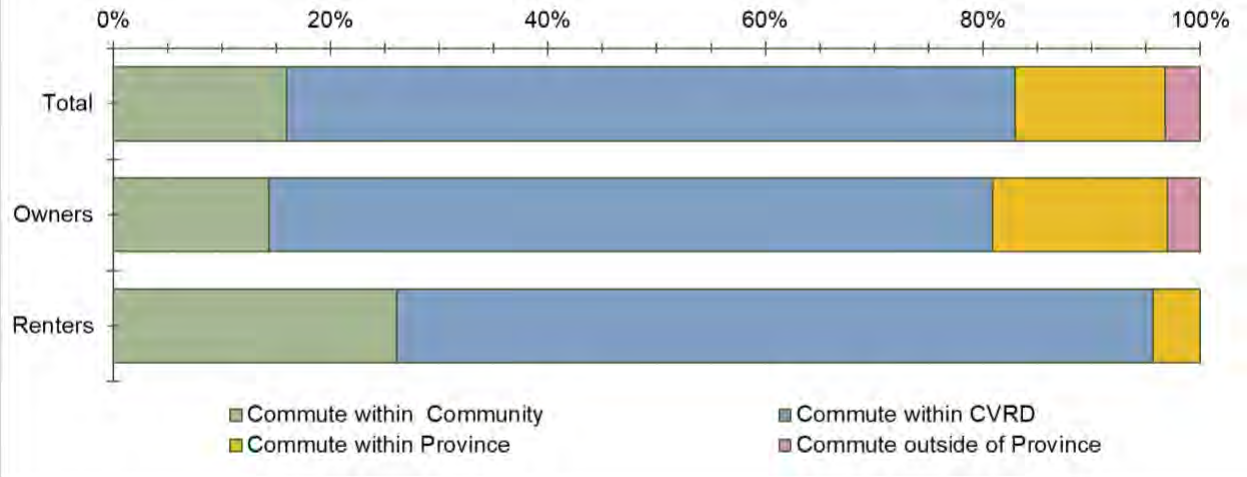
Commute data describes those patterns exhibited by "usual workers", or those workers that report themselves of generally having the same workplace location at the beginning of each workday. For instance, an office job would typically be classified as a same or usual workplace, whereas contractors (e.g.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

Electoral Area A reported 1,380 usual workers in 2016, about 60.9 percent of the total employed labour force. Of those workers, 15.9 percent commuted within the community, 67.0 percent commuted within CVRD, and 17.1 percent travelled even farther.

Table ElecA 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	1,530	1,555	1,380	100%	1,330	1,355	1,150	205	210	225
Commute within Community	275	320	220	15.9%	250	305	165	30	25	60
Commute within CVRD	1,140	1,065	925	67.0%	975	950	765	170	150	160
Commute within Province	95	130	190	13.8%	95	120	185	0	25	10
Commute outside of Province	15	80	45	3.3%	20	45	35	0	0	0

Table ElecA 18.1: Commuting Patterns for Usual Workers, 2016 *(Statistics Canada)*



Among tenure types, renters were more likely to commute within the same community (26.7 percent versus 14.3 percent for owners) and within CVRD (71.1 percent versus 66.5 percent of owners), but less likely to travel external of CVRD. All may be attributable to the greater mobility of renters who may more easily move to live closer to a new job rather than commute long distances. Conversely, the number of owners commuting within CVRD dropped by 210 persons (21.5 percent), while the number commuting external of CVRD increased by 105 persons (91.3 percent).

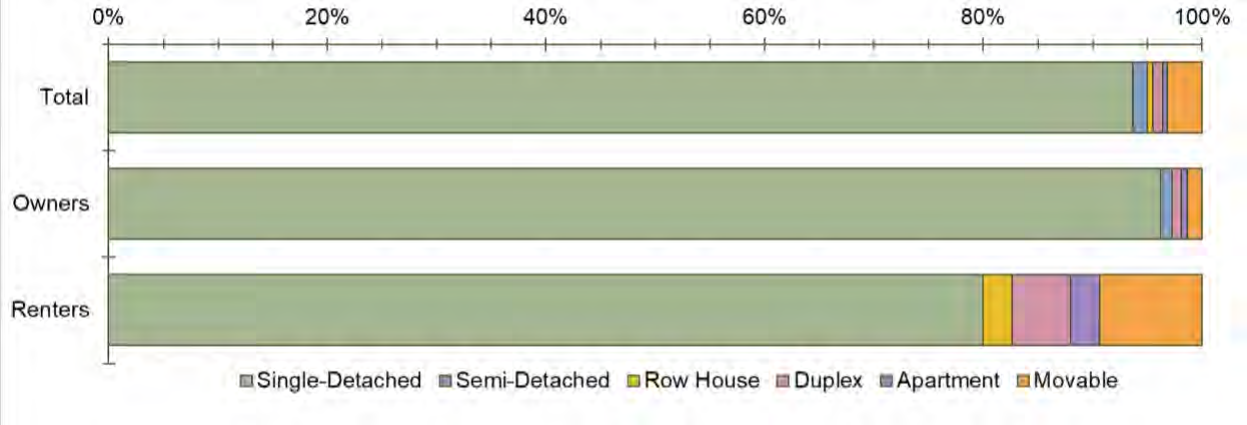
HOUSING

19. Dwelling Types

Electoral Area A's most popular dwelling type is the single-detached home, holding a 93.2 percent share of occupied dwellings in 2016, totalling 2,220. Second is movable dwellings, which numbered 70 in 2016 (3.2 percent). Greatest percentage growth across dwelling types occurred

in movable dwellings, increasing by 180 percent (to 70 units). However, single-family homes achieved the greatest actual unit increase – 295 between 2006 and 2016 (16.6 percent).

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



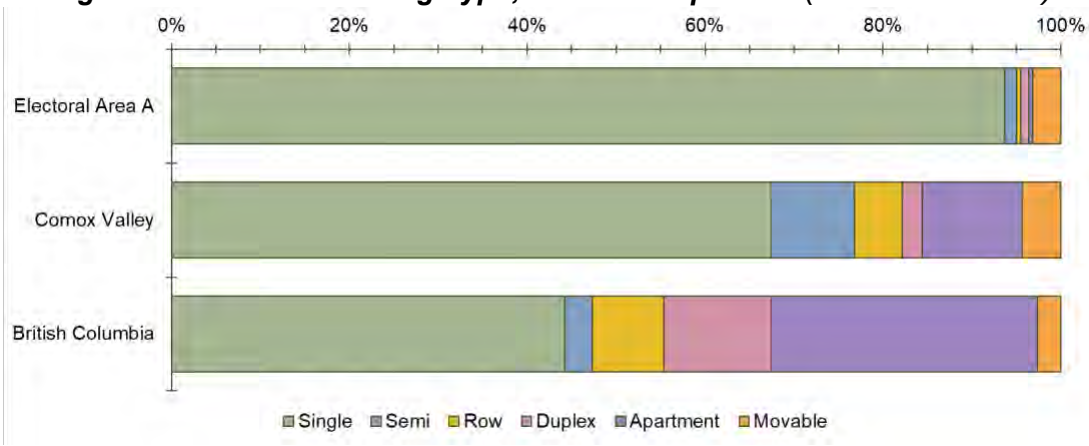
Accommodation tendencies follow the overall expectations of what owners and renters will occupy. Single-detached dwellings were most popular for owners, followed by movable dwellings and semi-detached houses. Rental accommodation is also primarily in single-detached dwellings, followed by movable dwellings and duplexes. Demand increased over the period, by 3.5 percent in total, attributable to a 39.6 percent increase in demand for rental accommodation, split between a 66.7 percent increase in demand for single-family housing (+120 units) and 35 movable dwellings (versus 0 in 2006). In the owner-occupied segment, overall demand contracted by 1.3 percent. However, single-detached and movable dwellings bucked this overall trend: single-detached demand grew by 175 units (10.9 percent) and demand for movable dwellings was up 5 units (25.0 percent).

Table ElecA 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	2,145	2,200	2,220	100%	1,875	1,910	1,850	265	290	370
Single-Detached	1,775	2,010	2,070	93.2%	1,600	1,815	1,775	180	190	300
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	345	115	75	3.4%	255	30	45	90	80	45
Semi-Detached	290	25	30	1.4%	240	0	20	35	0	0
Row House	20	20	10	0.5%	0	0	0	15	25	10
Duplex	20	45	20	0.9%	0	0	15	15	30	20
Apartment	10	0	10	0.5%	10	0	10	15	0	10
Other single-attached	-5	0	0	0.0%	0	0	0	0	0	0
Movable	25	115	70	3.2%	20	75	25	0	45	35

Overall, Electoral Area A has a higher percentage of single-family dwellings than the region as a whole. Like the other rural areas of the Comox Valley, Electoral Area A has a relatively small proportion of other dwelling types in contrast with the more urban areas.

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

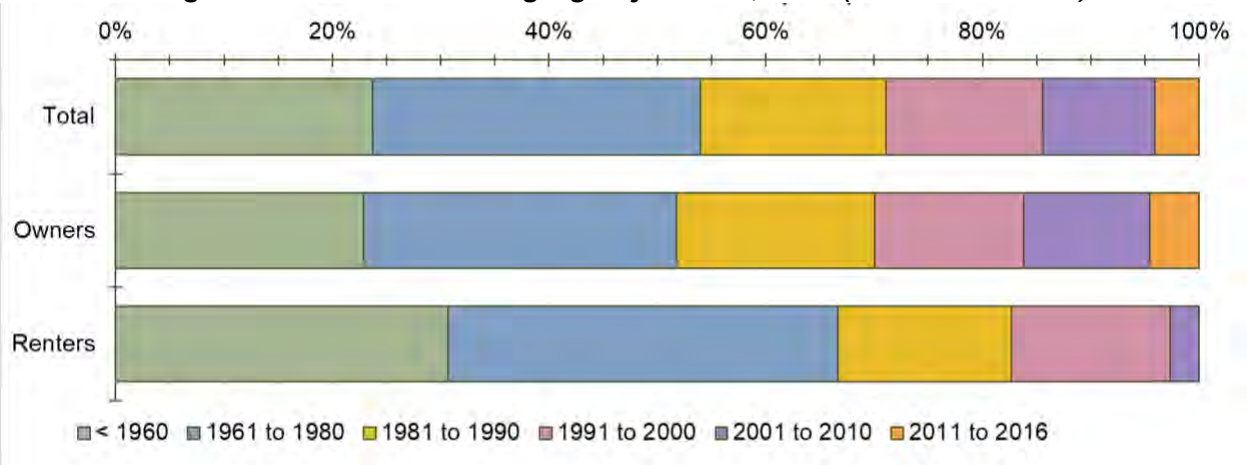


20. Dwelling Age

The brackets for dwelling age, as defined and required by Housing Needs Report legislation, are not uniform periods. Thus, while the 20-year period 1961 to 1980 appears to be the time most dwellings in Electoral Area A were constructed (30.2 percent), it falls short of the combined periods of 1981 to 1990 and 1991 to 2000, which represent 20 years in total, and during which time 31.5 percent of dwellings were constructed. In total, 1404 percent of dwellings were constructed between 2001 and 2016, totalling 320 units.

Readers may notice in **Table ElecA 19.1** 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 ElecA 20.1: Dwelling Age by Tenure, 2016 *(Statistics Canada)*



According to tenure data, 30.1 percent of owner households and 17.6 percent of renters live in a dwelling built in 1991 or later; whereas, 70.5 percent of owners and 83.8 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 A has historically built units predominantly intended for owners (e.g.

96.8 percent of units built 2001 were owner occupied), which results in relatively less rental housing stock. Accordingly, renter household options trend towards older buildings.

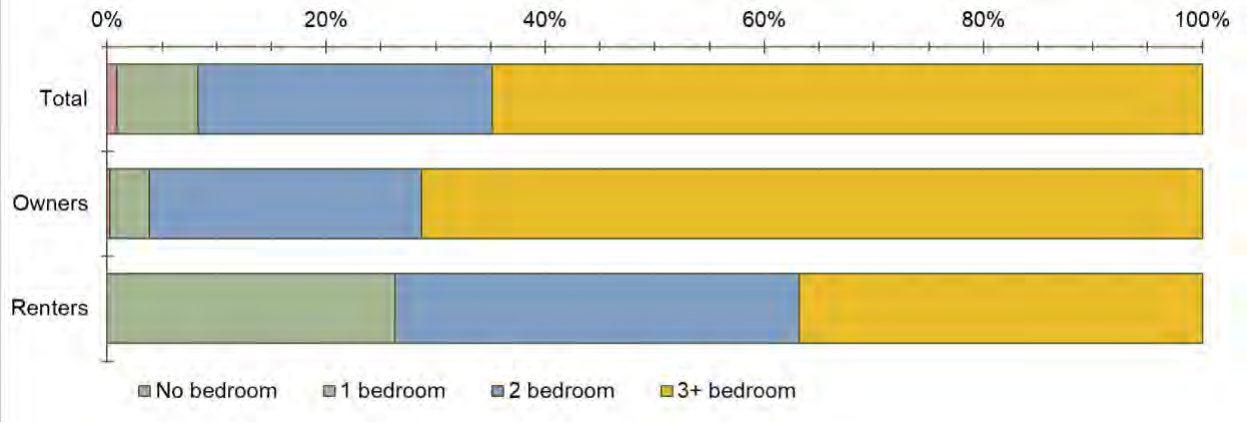
Table ElecA 20.1: Historical Dwelling Age by Tenure *(Statistics Canada)*

	Total			'16 % of	Owners			'16 % of	Renters		
	2006	2011	2016	Total	2006	2011	2016	Total	2006	2011	2016
Total Dwellings	2,140	2,205	2,220	100%	1,875	1,910	1,845	100%	265	290	370
< 1960	465	520	525	23.6%	370	400	425	23.0%	100	125	115
1961 to 1980	700	610	670	30.2%	620	495	535	29.0%	90	120	135
1981 to 1990	490	535	380	17.1%	450	495	340	18.4%	40	45	60
1991 to 2000	345	295	320	14.4%	315	285	255	13.8%	35	15	55
2001 to 2010	125	265	230	10.4%	125	265	215	11.7%	0	0	10
2011 to 2016	0	0	90	4.1%	0	0	85	4.6%	0	0	0

21. Bedroom Number

As of 2016, housing units within Electoral Area A typically have 3 or more-bedrooms, accounting for 65.3 percent of housing supply. However, between 2006 and 2016, the supply of 3 or more-bedroom units increased by 5.5 percent, while the supply of 1-beroom units increased by 17.9 percent. Supply of 2-bedroom units decreased by 0.8 percent, while the tiny segment of the market represented by units without bedrooms increased by 33.3 percent (5 units). This may be in response to demand for smaller units from an ageing population looking to downsize, which may go hand-in-hand with a shift to rental accommodation.

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



Owner occupied housing stock is dominated by 3 or more-bedroom units (70.7 percent), while rental is fairly evenly distributed between 1-, 2-, and 3 or more-bedroom units – 27.0, 37.8, and 37.8 percent. Between 2006 and 2016, in the owner-occupied category, supply growth occurred only in 3 or more-bedroom, with an increase of 2.8 percent, and 5 units were added in the no bedroom category. The rental market experienced supply growth for 1-, 2-, and 3 or more-bedroom units – 66.7, 75.0, and 33.3 percent.

The decrease in supply of 90 owner-occupied 1- and 2-bedroom units is likely correlated with the 100 unit *increase* in the supply of 1- and 2-bedroom rental units: most likely, a good percentage of the removed owner-occupied units have been repositioned as rental units.

Table ElecA 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	2,140	2,200	2,220	100%	1,875	1,910	1,845	270	295	370
No bedroom	15	50	20	0.9%	0	0	5	10	0	0
1 bedroom	140	125	165	7.4%	80	70	65	60	65	100
2 bedroom	605	570	600	27.0%	530	420	455	80	175	140
3+ bedroom	1,375	1,510	1,450	65.3%	1,270	1,415	1,305	105	95	140

22. Rental Inventory

Electoral Area A 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 significantly between the 2011 and 2016 census periods. In fact, there was a greater increase in renter occupied dwellings than the total increase in housing stock, indicating that in addition to adding rental households, some existing owner-occupied dwellings are shifting towards rental. As of 2016, there were 370 dwellings occupied in rental tenureship, with a distribution focussed more towards 2 and 3+ bedroom unit types.

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

			Primary		Secondary	
	Total	Rental	Market	% of Total	Market	% of Total
Total	2,220	370	*N/A*	*N/A*	370	100%
No Bedroom	20	0	*N/A*	*N/A*	0	0%
1 Bedroom	165	100	*N/A*	*N/A*	100	27%
2 Bedroom	600	140	*N/A*	*N/A*	140	38%
3+ Bedroom	1,450	140	*N/A*	*N/A*	140	38%

23. Recent Development Trends

CMHC does track housing construction information for Electoral Area A, however these figures include Hornby and Denman Islands, which are not within the scope of this study and cannot be adjusted for. Similarly, provincial building permit data is available but is provided for the Electoral Areas combined, including the islands. In order to minimize the impact of including the islands in the data, this report section presents housing development trends based on the permit data, which will be less influenced by the islands due to the larger geography. While total numbers will therefore not directly apply to Electoral Area A, this information for overall rural development will help provide insight into local housing trends.

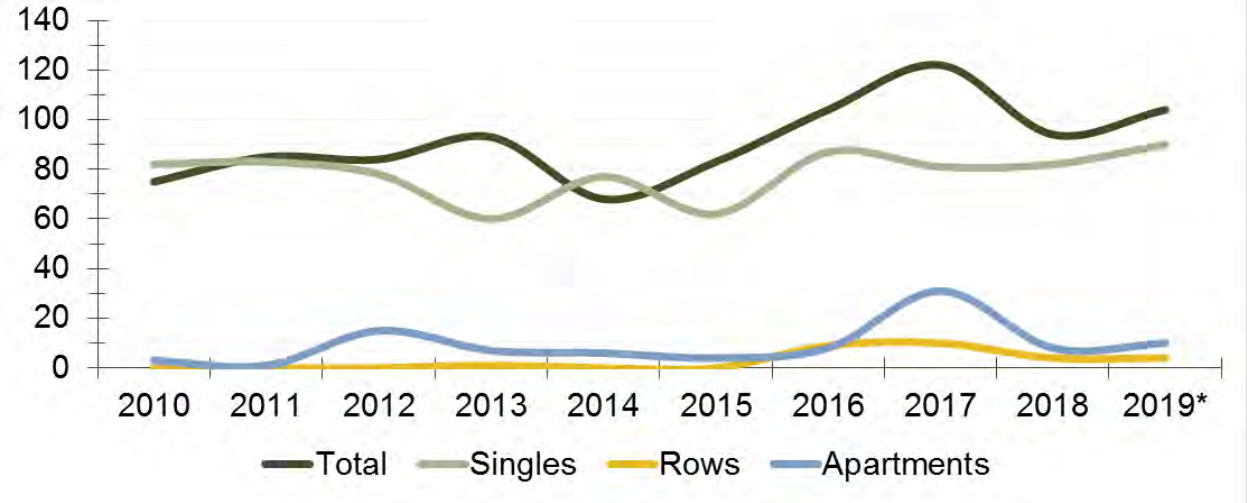
Units completed are tracked here using provincial data on issued building permits, to which 12 months have been added to account for construction and derive an assumed number of completions. This data is inclusive of all Electoral Areas in the CVRD.

Table ElecA 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 ElecA 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 599

households paid $6.911 million in rent, for an average monthly rate of $962 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 $833 per month, the least expensive rental market in the CVRD 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, including Hornby and Denman Islands. Therefore, this report section reflects a broader geographical scope than just Electoral Area A. Though total numbers are therefore not representative of conditions in Area A 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 ElecA 25.1: Historical Average Annual Days on Market by Dwelling Type
(Vancouver Island Real Estate Board - VIREB)

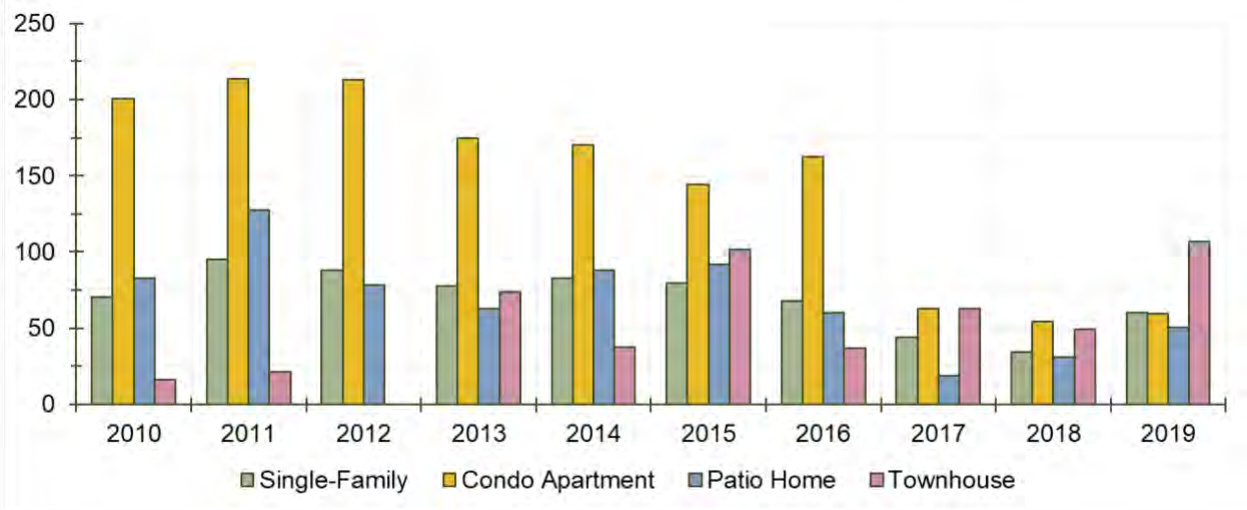


Table ElecA 25.1: Historical Average Annual Days on Market by Dwelling Type *(VIREB)*

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

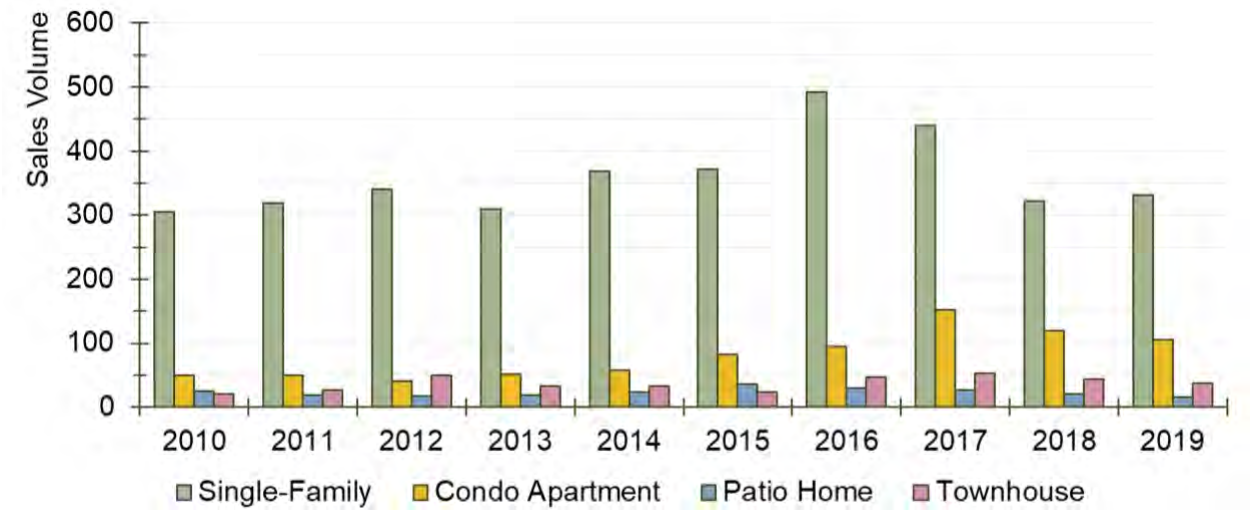


Table ElecA 25.2: Historical Annual Sales Volume by Dwelling Type *(VIREB)*

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 percent year-over-year in some dwelling categories, and generally continuing at a slower pace to the present.

Table ElecA 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%

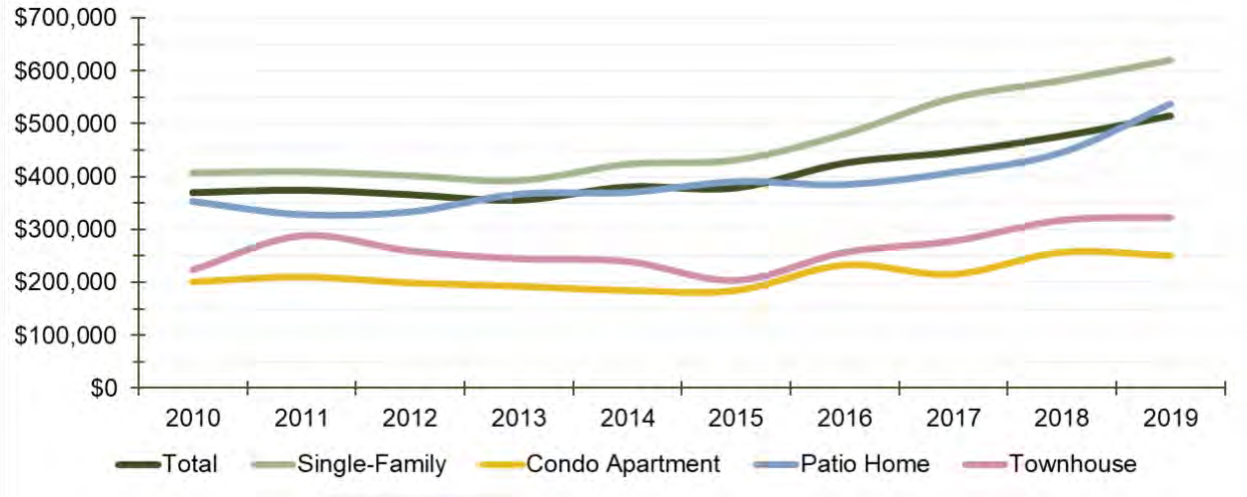
Figure ElecA 25.3: Historical Average Year/Year Housing Price Change by Dwelling Type *(VIREB)*

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 ElecA 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 ElecA 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 ElecA 26.1**, the overall STR market had grown to 201 individual units by October 2019, up 10 units since the same time in 2018 and 60 since 2017. Over time, the actual total has fluctuated as it mirrors the demand for accommodation during specific seasons. For

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

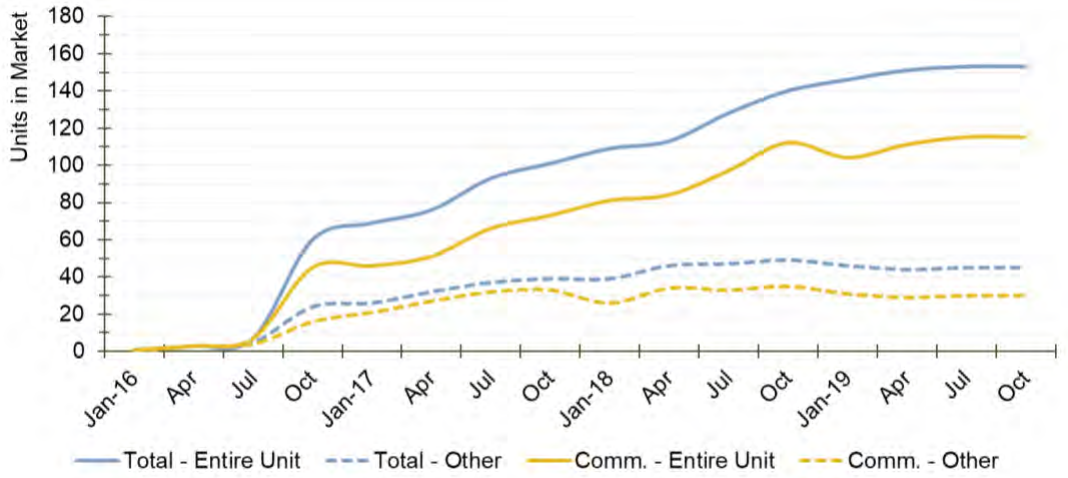
Table ElecA 26.1: Historical AirBnB Market (Electoral Area A) – Total versus Commercial Market *(AirDNA)*

	2016				2017				2018				2019			
	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct
Total Market	1	6	12	84	95	108	130	141	149	161	177	191	194	198	201	201
Entire Unit	1	3	7	60	69	76	93	101	109	113	128	140	146	151	153	153
Other	0	3	5	24	26	32	37	39	39	46	47	49	46	44	45	45
Commercial Market	1	6	11	61	67	78	98	106	107	118	130	147	135	140	145	145
Entire Unit	1	3	7	45	46	51	66	73	81	84	97	112	104	111	115	115
Other	0	3	4	16	21	27	32	33	26	34	33	35	31	29	30	30

Alongside the overall market's relatively steady growth over the last four years (see **Figure ElecA 26.1**) is growth in commercial units. In October 2016 there were 45 commercial entire units, 75 percent of the "entire unit" market. Since then it peaked in late 2019 at 115. As of October 2019 (the last date of data available), commercial entire units made up approximately 75 percent of the entire unit market.

At 115 units, commercial STR units represented an estimated 5 percent of total housing supply. If compared to rentals only, this represented about 35 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 ElecA 26.1: Historical AirBnB Market (Electoral Area A) – Total versus Commercial Market *(AirDNA)*

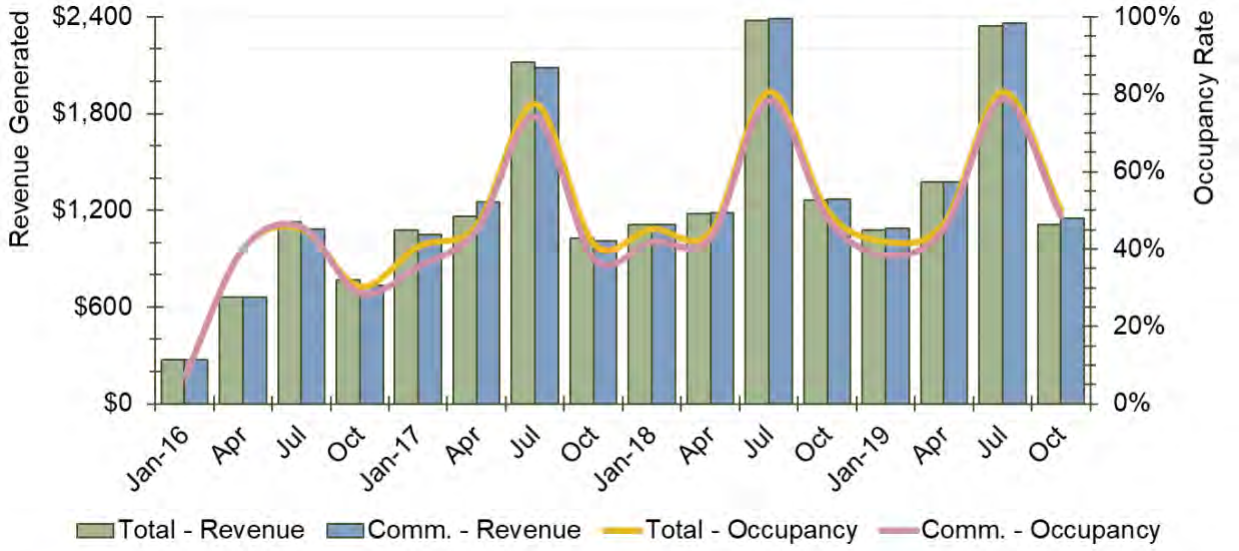


Regional revenue data provides interesting insights into the profitability of commercial AirBnBs. Specifically, that the median revenue of commercial units has remained at par with the total market (mostly since it holds the majority of units and thus influences the trend). Similarly, the median nightly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

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



27. Non-Market Housing

Electoral Area A 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 A does have 34 households (as of March 2019) receiving BC Housing rental assistance program support; 12 families and 18 seniors.

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

	Electoral Area A	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	23	58	39.7%
Rent Assistance in Private Market			
Rent Assist Families	13	191	6.8%
Rent Assist Seniors	46	417	11.0%
Community Total	82	1,183	6.9%

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 1 application from a local single person household. This number only reflects what is reported by BC Housing, more people or households may also be in need that have not been documented.

28. Subsidized Housing

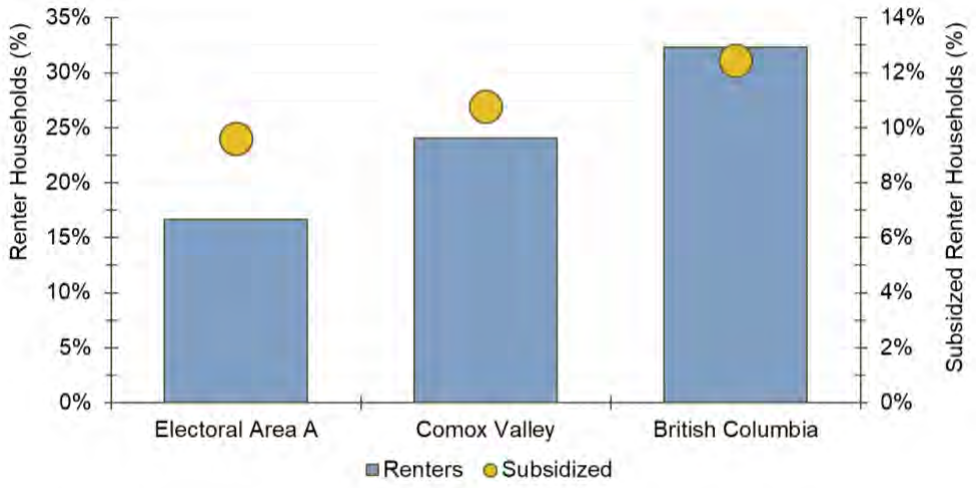
Of the 2,190 Electoral Area A households, about 16.7 percent are renters – a 4.3 percentage point increase since 2006, accompanied by an actual household increase of 105 since the same year. In 2016, 9.6 percent of those renter households received a form of subsidy to help pay for their rental accommodation.

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

	2006	2011	2016
Total - Owner & Renter	2,135	2,175	2,190
Median Shelter Cost	$555	$540	$628
Renters	265	295	365
In Subsidized Housing	0	40	35
% Renters	12.4%	13.6%	16.7%
% Subsidized	0.0%	13.6%	9.6%

Electoral Area A's renter population is the lowest, proportionally, when compared to CVRD and British Columbia. By virtue of less rentals and the greater likelihood of subsidy eligible units/households being in the urban areas, the Area had a lower rate of rental subsidy than the CVRD and BC.

Figure ElecA 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.

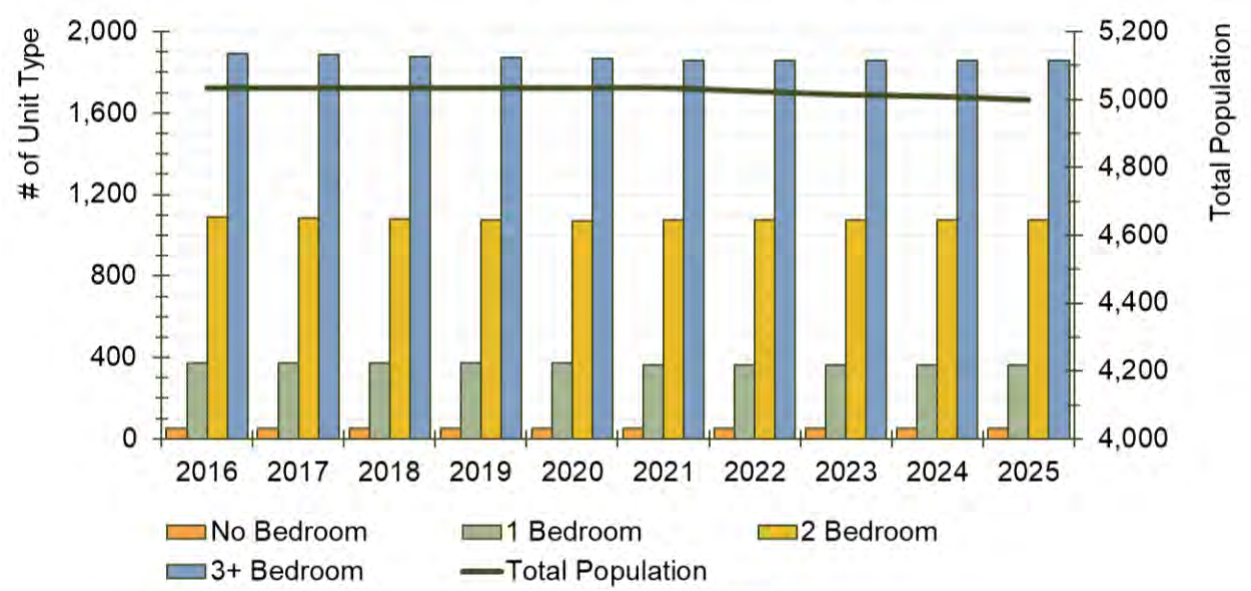
HOUSING NEED

30. Anticipated Household Demand

The housing market for Electoral Area A 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 Electoral Area A, 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 Comox 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 ElecA 30.1: Projected Population and Housing Demand by Unit Type (2016 to 2025)



Using this method, housing demand in Electoral Area A is anticipated to fall marginally to 3,350 in 2025 (down from an estimated 3,360 in 2020). Overall, about 17.3 percent of overall demand will be for rental-tenured units. Furthermore, the anticipated decrease in housing demand and total population will keep the average household size relatively constant (2.16 in 2025, up 0.02 from 2016).

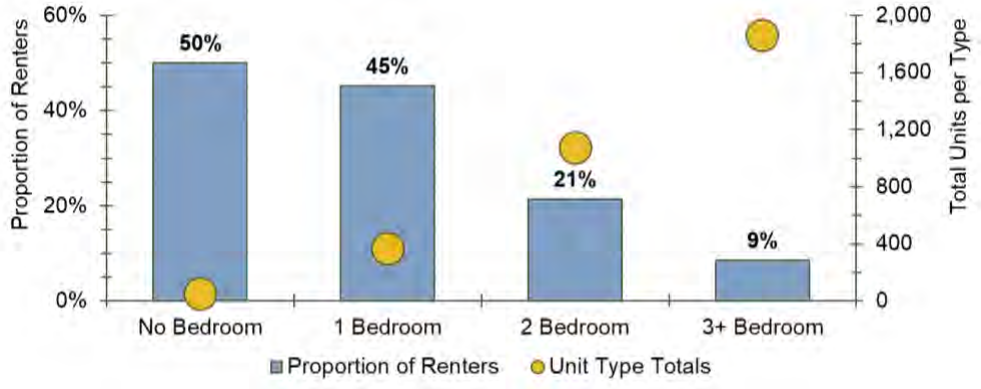
Table ElecA 30.1: Projected Housing Demand by Unit Type & Rental Proportion, 2016 to 2025

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Population	5,035	5,035	5,035	5,035	5,035	5,035	5,025	5,015	5,010	5,000
Total Households	3,400	3,390	3,380	3,370	3,360	3,350	3,350	3,350	3,350	3,350
No Bedroom	50	50	50	50	50	50	50	50	50	50
1 Bedroom	370	370	370	370	370	365	365	365	365	365
2 Bedroom	1,090	1,085	1,080	1,075	1,070	1,075	1,075	1,075	1,075	1,075
3+ Bedroom	1,890	1,885	1,880	1,875	1,870	1,860	1,860	1,860	1,860	1,860
Household Size	2.14	2.15	2.16	2.16	2.17	2.18	2.17	2.17	2.16	2.16
Renter Demand	17.2%	17.3%	17.3%	17.4%	17.4%	17.3%	17.3%	17.3%	17.3%	17.3%

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 or movable dwellings) are a very minor segment of the current housing stock and are expected to remain as such; about half are anticipated to be rentals.

Figure Elec A 30.1: Projected Demand and Proportion of Rental Tenure in 2025 by Unit Type



31. Housing Condition (Adequacy)

In 2016, Statistics Canada reported that 8.2 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 ElecA 31.1: Historical Inadequate Housing by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,025	2,100	2,125	1,770	1,825	1,775	255	275	355
Below Adequacy Standard	160	130	175	105	80	150	50	60	30
1 person household	30	85	60	30	55	40	0	35	15
2 persons household	80	40	75	50	30	75	35	0	10
3 persons household	20	60	30	0	45	35	15	0	0
4 persons household	30	0	20	25	0	5	0	0	0
5+ persons household	0	0	0	0	0	15	0	0	0
Inadequate Housing (%)	7.9%	6.2%	8.2%	5.9%	4.4%	8.5%	19.6%	21.8%	8.5%

Housing adequacy is worsening in Electoral Area A for owners but improving for renters. Owner households experienced an increase in inadequate housing since 2006 from 5.9 to 8.5 percent, while inadequate rental housing fell from 19.6 to 8.5 percent. The improvement in rental housing stock may be related to the increase in rental units on the market, whether it is new construction or was previously owner-occupied. Generally, older buildings will require greater repair or maintenance than newer construction, which amplifies over time if necessary, improvements are not made. Homeowners may be more prone to invest in repairs and maintenance due to pride of ownership, whereas tenants do not have the same control over maintaining their homes. At the same time, landlords may not have the same level of awareness of maintenance issues as they do not live on site. Changes over the period mean that whereas previously, renters were more than three times as likely to experience inadequate housing than owners, the two tenure types are now equally as likely to be inadequate.

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

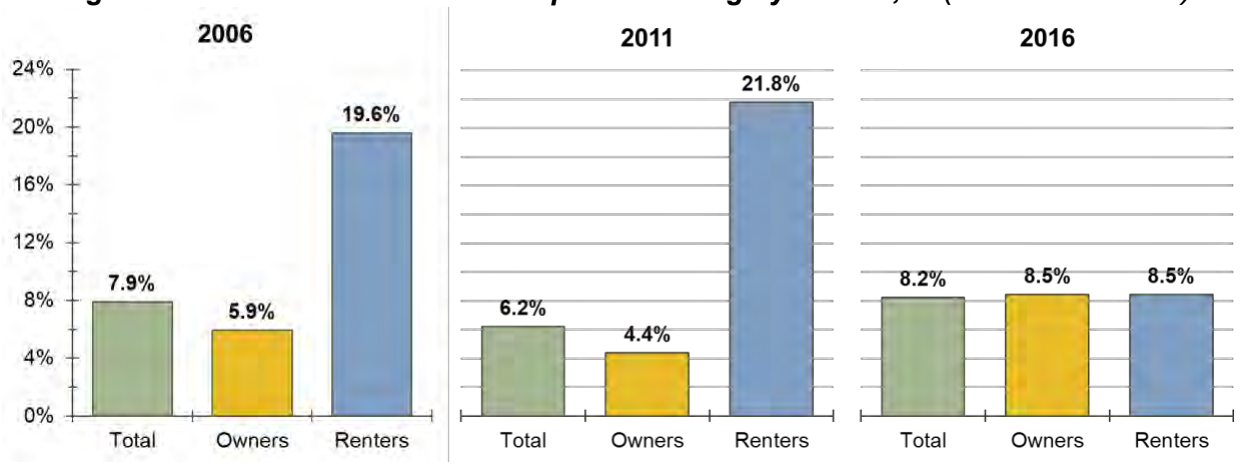
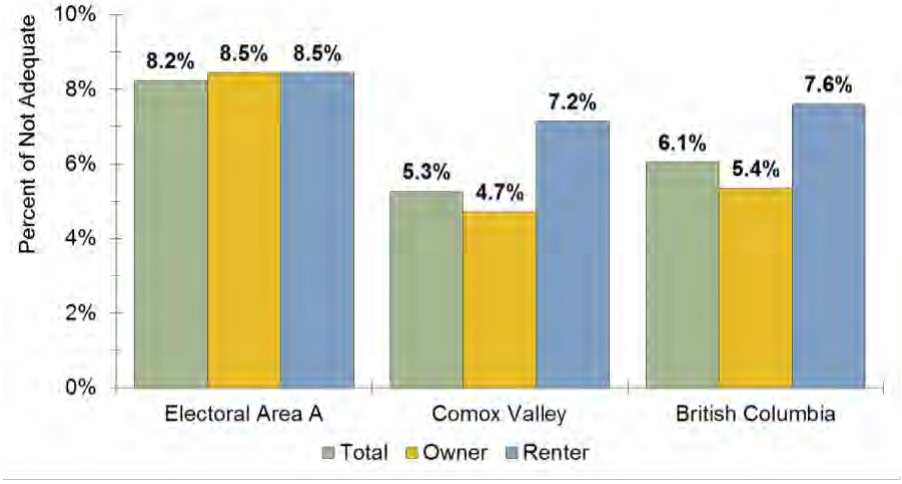


Figure ElecA 31.2: Inadequate Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



Overall, Electoral Area A demonstrates a noticeably higher rate of inadequacy compared to CVRD and BC – 5.7 and 6.1 percent. This is driven largely by the spread in rates of inadequate housing conditions for owner households, which are 3.8 and 3.1 percent higher than the region and the province; whereas the spread between rates for renter households is smaller, at 1.3 and 0.9 points, to the region and province.

32. Overcrowding (Suitability)

In 2016, 2.4 percent of Electoral Area A 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 ElecA 32.1: Historical Unsuitable Housing by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,025	2,100	2,125	1,770	1,825	1,775	255	275	355
Below Suitability Standard	25	100	50	35	90	35	10	0	15
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	0	0	0	10	0	5	0	0	0
3 Persons	0	0	5	5	0	5	-10	0	10
4 Persons	15	35	10	15	30	10	0	0	0
5+ Persons	10	35	25	5	30	30	0	0	10
Unsuitable Housing (%)	1.2%	4.8%	2.4%	2.0%	4.9%	2.0%	3.9%	0.0%	4.2%

While owner households are reported at the same level of unsuitability in 2006 and 2016, renter households experienced an increase in their proportions of unsuitable housing since 2006. Owners settled at 2.0 percent, while renters climbed from 3.9 to 4.2 percent. Unsurprisingly, 3 or more person households had greater probability of experiencing unsuitable housing than smaller household sizes.

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

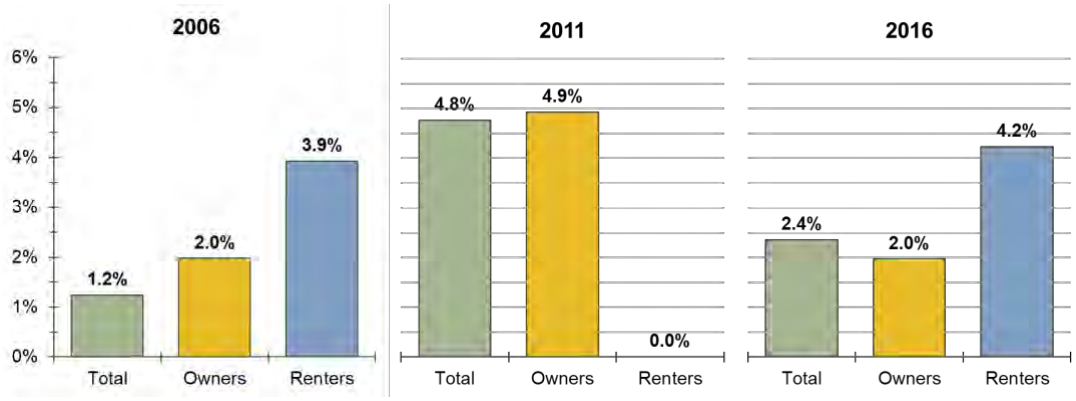
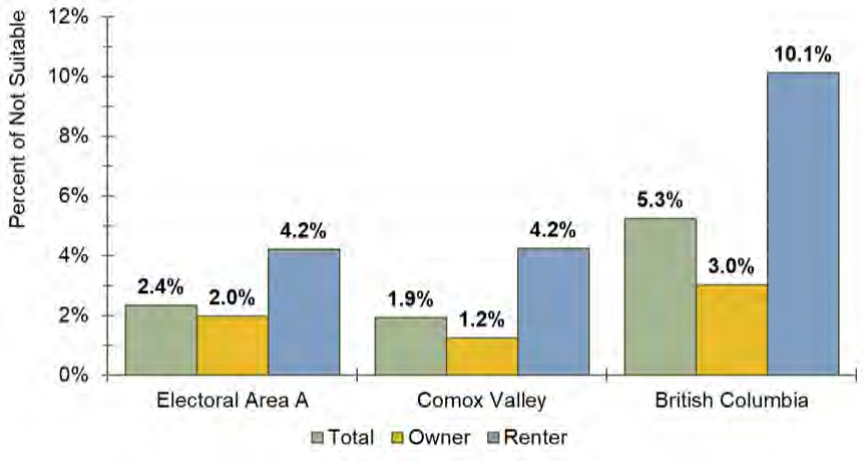


Figure ElecA 32.2: Unsuitable Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



For all tenures, Electoral Area A outperforms the province in terms of proportion of households living in unsuitable dwellings, at overall rates of 2.4 percent versus 5.3 percent. Regionally, the rate is 1.9 percent. Households in owner-occupied dwellings have a higher rate of unsuitability than the CVRD, at 2.0 versus 1.2 percent (3.0 percent provincially), while unsuitable rental

households in Electoral Area A are on par with the region overall at 4.2 percent (10.1 percent provincially). Unlike Electoral Area A, each of the regional and provincial 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.

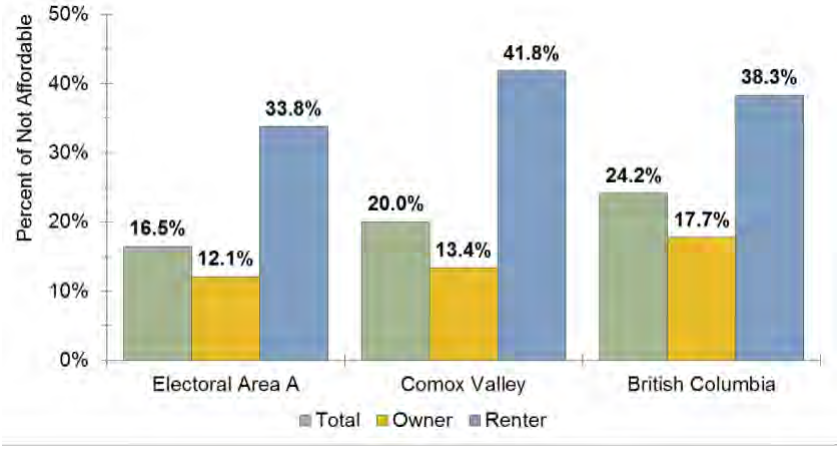
Table ElecA 34.1: Historical Unaffordable Housing by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,025	2,100	2,125	1,770	1,825	1,775	255	275	355
Above Affordable Threshold	415	320	350	315	210	215	105	115	120
1 person household	130	150	165	85	75	115	55	75	45
2 persons household	150	80	90	115	50	60	30	45	45
3 persons household	50	40	50	35	30	15	0	0	15
4 persons household	70	55	40	55	55	20	10	0	15
5+ persons household	20	0	10	20	0	0	0	0	10
Unaffordable Housing (%)	20.5%	15.2%	16.5%	17.8%	11.5%	12.1%	41.2%	41.8%	33.8%

Between 2006 and 2016, the proportion of households living in unaffordable accommodation dropped from 20.5 percent to 16.5 percent, reaching 350. Each of owners and renters experienced improving affordability conditions. Owner unaffordability dropped 5.7 percent and renters dropped 7.4 percent. 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 ElecA 33.1: Historical Unaffordable Housing by Tenure, % *(Statistics Canada)*

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



Compared to CVRD and BC, Electoral Area A appears more affordable, for each of owner and renter households. 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

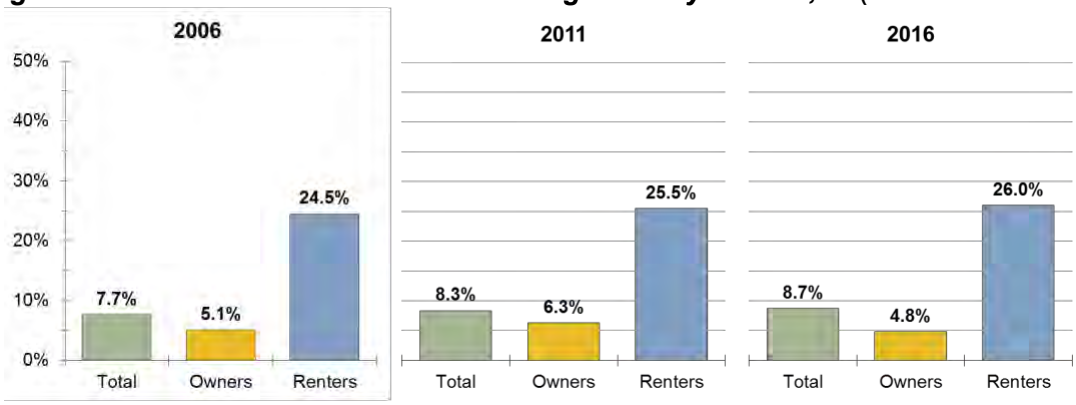
Statistics Canada defines "Core Housing Need" as a household whose dwelling is considered inadequate, unsuitable, or unaffordable, and whose income levels are such that they could not afford alternative housing in their community. In other words, it considers the three variables previously discussed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

Table ElecA 35.1: Historical Core Housing Need (CHN) by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,025	2,100	2,125	1,770	1,825	1,775	245	275	365
Household not in CHN	1,875	1,925	1,950	1,680	1,710	1,685	190	210	270
Household in CHN	155	175	185	90	115	85	60	70	95
1 person household	55	120	100	30	65	55	20	55	40
2 persons household	75	50	40	55	30	20	30	20	30
3 persons household	5	20	30	5	0	0	0	10	30
4 persons household	15	0	5	15	0	15	20	0	5
5+ persons household	10	0	10	0	0	0	0	0	-10
Household in CHN (%)	7.7%	8.3%	8.7%	5.1%	6.3%	4.8%	24.5%	25.5%	26.0%

In 2016, Electoral Area A reported that 185 households (8.7 percent) were in Core Housing Need (CHN), up from 7.7 percent in 2006. This increase was driven entirely by renter households, the percentage of which are in CHN increased from 24.5 to 26.0 percent between 2006 and 2016, whereas owner households in the category declined from 5.1 to 4.8 percent. Further, the overall increase was driven almost entirely by 1-person households: those in CHN increased from 2.7 to 4.7 percent of total households, split between the owner and renter categories. The number of 3-person households also increased, from 5 to 30, or 0.2 to 1.4 percent, entirely in the renter category. Households with 2 and 4 persons each enjoyed declining rates of CHN, while households with 5 or more persons remained unchanged over the period.

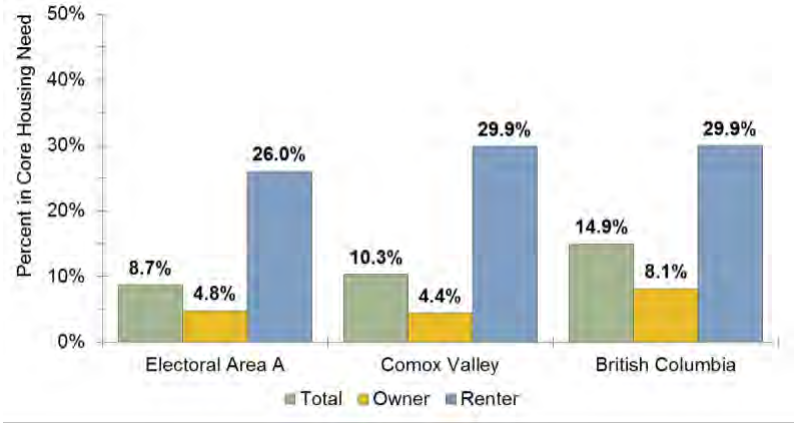
Figure ElecA 34.1: Historical Core Housing Need by Tenure, % *(Statistics Canada)*



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 16.5 percent, yet its rate of Core Housing Need is 8.7 percent, suggesting that the 7.8 percentage point difference could be due to households having other, more affordable options elsewhere in the community (according to Statistics Canada).

The difference between the two rates increased slightly since 2006, which had a 7.7 percentage point margin. Nevertheless, the differential suggests that the affordability problem may not be solely related to an unaffordable housing stock, but partially to households specifically deciding to spend more (perhaps in exchange for quality, size, or location of the unit). However, the decline in the spread between rates indicates that affordability may be emerging as the key factor in CHN.

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



Electoral Area A has better Core Housing Need metrics than those of the Province for each of owner and renter households, and better than the Regional District for renter households. The rate of CHN for owner households is slightly higher in Electoral Area A than CVRD. What differs from unaffordability is that all compared geographies have increasing rates of overall Core Housing Need. Like Electoral Area A, CVRD and BC did experience slight decreases in owner need but rose for renter need.

35. Extreme Core Housing Need

Extreme Core Housing Need 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 ElecA 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	2,025	2,100	2,125	1,770	1,825	1,775	245	275	365
Household not in ECHN	1,870	1,835	1,965	1,700	1,640	1,675	160	190	310
Household in ECHN	70	145	75	30	105	45	40	45	30
1 person household	40	120	40	5	80	30	25	40	10
2 persons household	35	0	25	25	0	15	20	0	15
3 persons household	0	0	10	0	0	10	0	0	0
4 persons household	0	0	10	0	0	0	0	0	0
5+ persons household	10	0	0	10	0	0	0	0	0
Household in ECHN (%)	3.5%	6.9%	3.5%	1.7%	5.8%	2.5%	16.3%	16.4%	8.2%

In 2016, 75 Electoral Area C households were in Extreme Core Housing Need (3.5 percent), the same level as 2006. An increase in owner extreme need from 1.7 to 2.5 percent (45 households), was countered by a decrease in extreme need for renter households, from 16.3 to 8.2 percent (30 households). Despite improving metrics, renters are still more than 3 times as likely to experience Extreme Core Housing Need, proportionally.

The simultaneous jump in Core Housing Need and no overall improvement in Extreme Core Housing Need suggests that there does indeed exist an issue of affordability. Based on Provincial data, recent immigrants face considerable need at 25.2 percent. We note that the percentage of the population in Electoral Area A who are immigrants increased substantially between 2006 and 2016, to 23.4 percent, so this may a factor in the metrics for housing need. However, immigrant rates for Electoral Area A, and to a greater extent, Comox Valley, remain lower 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).

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

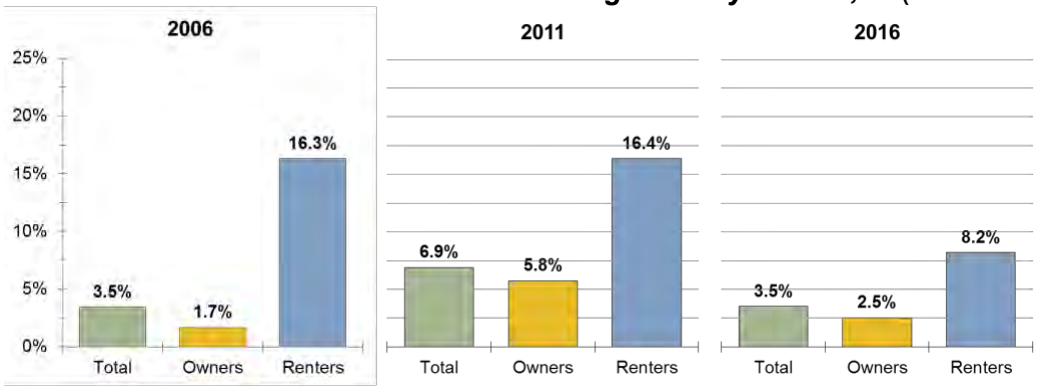
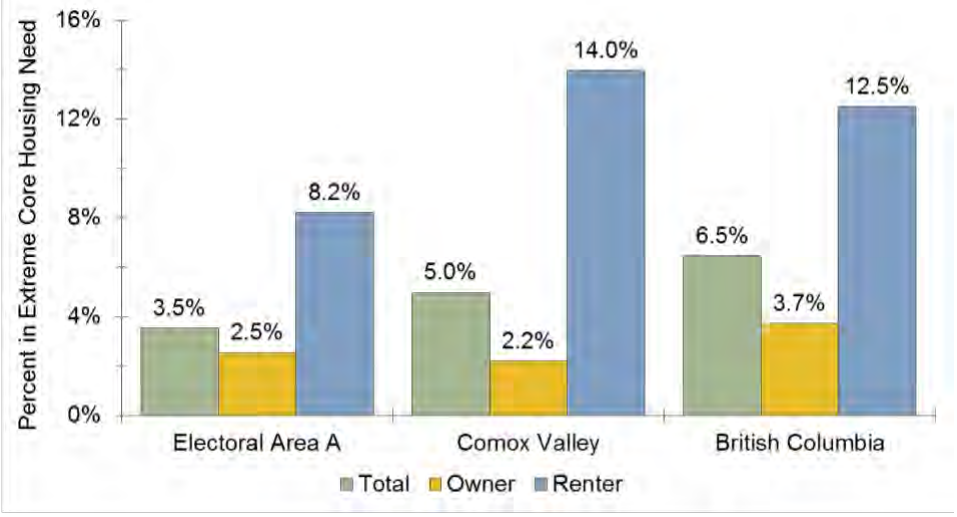


Figure ElecA 35.2: Extreme Core Housing Need by Tenure, 2016 – Comparison *(Statistics Canada)*



Electoral Area A demonstrates lower rates of Extreme Core Housing Need than both CVRD and BC – 5.0 and 6.5 percent. Comox Valley's overall rate fell from 2006 to 2016 for both renter and owner households, while BC's rose slightly, mostly due to a small rise in dire rental affordability.

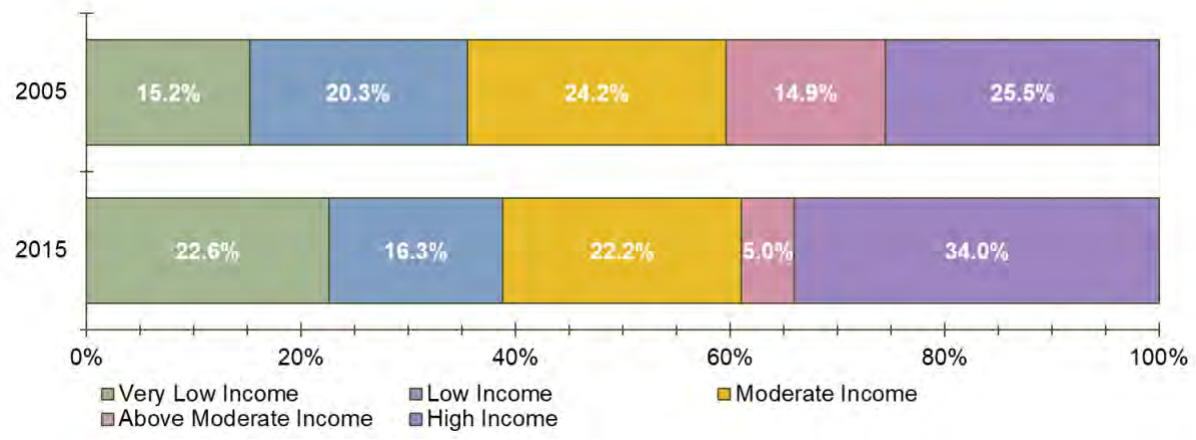
36. Affordability Gap

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



As depicted in **Figure ElecA 36.1**, the share of households earning a high income increased by about 8.5 percent since 2005. The only other category to rise (proportionally) were those in very low income, up 7.4 percent over the same period.

Households in very low income increased over the 10-year period by 230 households (51.1 growth since 2005). This combined with decreasing number of households of low, moderate, and above moderate incomes, and a significant jump in high income homes indicates an ever-widening divide between the most and least financially vulnerable. It is possible that the additional 230 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 ElecA 36.1: Historical Households Before-Tax Income Categories, 2015 dollars
(derived from Statistics Canada)

Year	Very Low	Low	Moderate	Above Moderate	High
2015	680	490	670	150	1,025
2010	535	515	705	340	830
2005	450	600	715	440	755

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

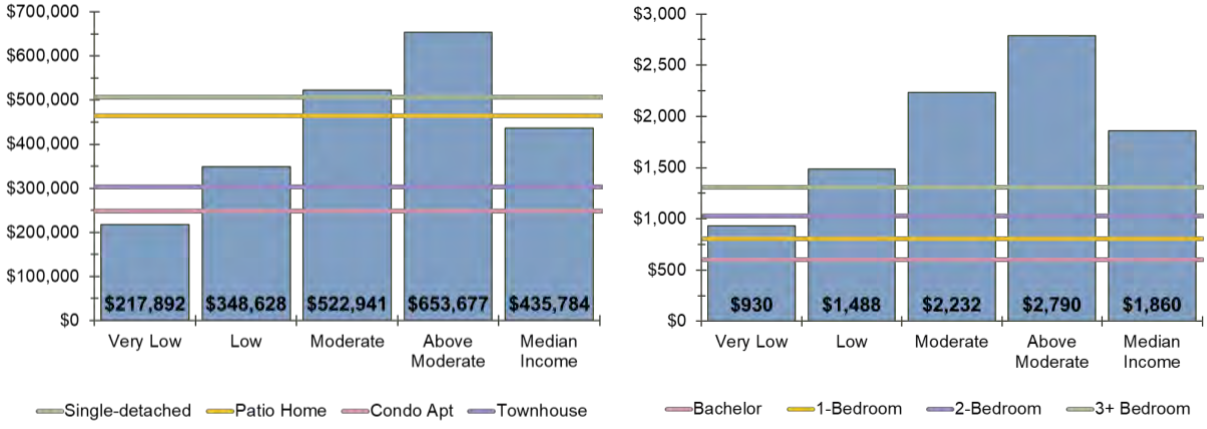
	Affordable (30%)			Rent Gap				Sale Price Gap			
Income Category	Maximum Income	Monthly Payment	Dwelling Value	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom	Single Family	Condo Apt.	Patio Home	Town House
Very Low	$37,198	$930	$217,892	$330	$130	-$95	-$370	-$289,608	-$32,108	-$247,108	-$87,108
Low	$59,516	$1,488	$348,628	$888	$688	$463	$188	-$158,872	$98,628	-$116,372	$43,628
Moderate	$89,274	$2,232	$522,941	$1,632	$1,432	$1,207	$932	$15,441	$272,941	$57,941	$217,941
Above Moderate	$111,593	$2,790	$653,677	$2,190	$1,990	$1,765	$1,490	$146,177	$403,677	$188,677	$348,677
Median Income	$74,395	$1,860	$435,784	$1,260	$1,060	$835	$560	-$71,716	$185,784	-$29,216	$130,784

The results of **Table ElecA 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. Briefly, a very low-income household (of which there are a maximum of 680) 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 the affordable costs permitted by the maximum income for that category). For home ownership, low income households cannot reasonably afford single-detached or patio home prices; all higher categories can afford to own.

Figure ElecA 36.2 graphically represents the result of **Table ElecA 36.2**. For instance, the left graphic for ownership shows that a low-income household cannot afford a single-detached or patio home since the maximum housing price they can afford (based on the maximum income associated with that category) 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 ElecA 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 ElecA 36.3**.

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

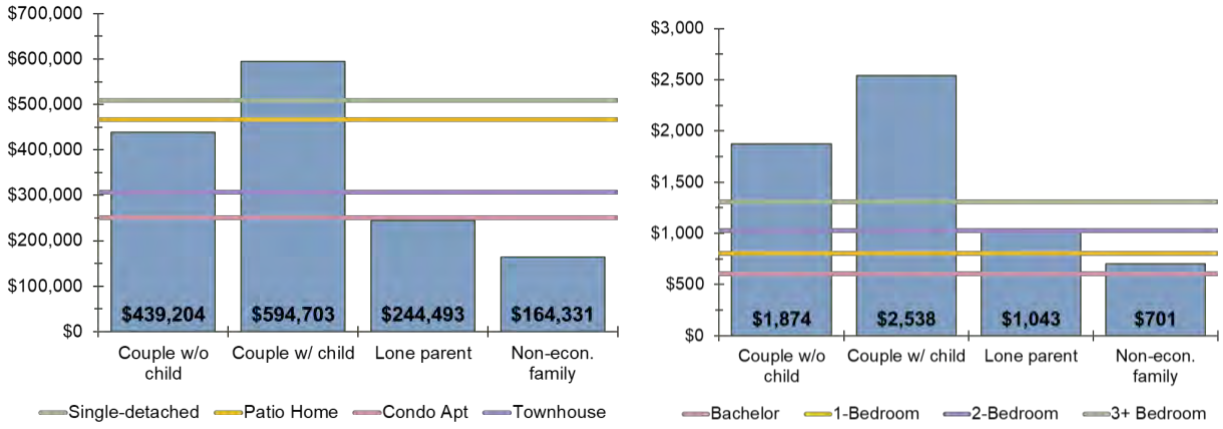
		Affordable (30%)		Rent Gap				Sale Price Gap			
Economic Families	Median Income	Monthly Payment	Dwelling Value	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom	Single Family	Condo Apt.	Patio Home	Town House
Non-econ. family	$28,054	$701	$164,331	$101	-$99	-$324	-$599	-$343,169	-$85,669	-$300,669	-$140,669
Lone parent	$41,739	$1,043	$244,493	$443	$243	$18	-$257	-$263,007	-$5,507	-$220,507	-$60,507
Couple w/ child	$101,525	$2,538	$594,703	$1,938	$1,738	$1,513	$1,238	$87,203	$344,703	$129,703	$289,703
Couple w/o child	$74,979	$1,874	$439,204	$1,274	$1,074	$849	$574	-$68,296	$189,204	-$25,796	$134,204
Median Income	$74,395	$1,860	$435,784	$1,260	$1,060	$835	$560	-$71,716	$185,784	-$29,216	$130,784

At least 50 percent of non-economic families can only afford a bachelor or 1-bedroom 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 homes.

Figure ElecA 36.3 graphically represents the result of **Table ElecA 36.3**. For instance, the left graphic for ownership shows that half of lone parent households (because median defines the midpoint) cannot afford only afford a condominium apartment since its maximum affordable purchase price only touches or surpasses the horizontal line associated with that dwelling type. Conversely, the right shows that at least half of lone parents can 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 ElecA 36.3: Affordable Prices (blue) by Income Level versus Home Ownership (left) & Rental (right) Costs, 2019 dollars *(Statistics Canada, VIREB, CMHC)*



CVRD – Electoral Area B

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) Between the 2006, 2011, and 2016 censuses, Electoral Area B's boundaries have changed, causing issues when comparing across time. Although historical comparisons can be made using percentages/proportions, the discrepancies can have considerable impact on population projection dependability. Accordingly, the projection model required estimations. Calculating these estimates involved the addition or subtraction of Dissemination Area (DA) data from the community total, adjusted by the proportion of land within that DA that was actually added or subtracted. The result is a 2016 community boundary applied to both 2006 and 2011, where necessary.

(4) 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.

(5) 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 Electoral Area B 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	7,075	-
2020 estimated	6,950	-1.8%
2025 anticipated	6,800	-3.9%

Seniors (65+)	**2016**	**2025**
Electoral Area B	24.5%	33.6%
Comox Valley	25.2%	32.7%
British Columbia	17.4%	23.7%

Median Age	**2016**	**2025**
Electoral Area B	53.0	55.9
Comox Valley	49.9	51.6
British Columbia	42.5	44.3

Households		**%Δ since 2016**
2016 census	3,030	-
2020 estimated	3,010	-0.7%
2025 anticipated	2,985	-1.5%

Household Units (est.)	**2016**	**2020**	**2025**
0 bedrooms	10	10	10
1 bedroom	180	180	175
2 bedroom	775	775	765
3+ bedrooms	2,065	2,045	2,035
Total	3,030	3,010	2,985
Household Size	2.3	2.3	2.2

Income	**Overall**	**Owners**	**Renters**
Electoral Area B	$74,701	$81,432	$46,782
Comox Valley	$64,379	$73,367	$38,394
British Columbia	$69,995	$84,333	$45,848

Economy	**Overall**	**Owners**	**Renters**
Participation rate	52.8%	50.7%	65.6%
Unemployment rate	9.3%	8.2%	16.3%
Employment rate	47.8%	46.6%	53.4%

Core Housing Need (%)	**2006**	**2011**	**2016**
Overall	7.7%	8.3%	8.7%
Owners	5.1%	6.3%	4.8%
Renters	24.5%	25.5%	26.0%

Core Housing Need (#)	**2006**	**2011**	**2016**
Overall	1,875	1,925	1,950
Owners	1,680	1,710	1,685
Renters	190	210	270

Extreme Housing Need (%)	**2006**	**2011**	**2016**
Overall	3.5%	6.9%	3.5%
Owners	1.7%	5.8%	2.5%
Renters	16.3%	16.4%	8.2%

Extreme Housing Need (#)	**2006**	**2011**	**2016**
Overall	70	145	75
Owners	30	105	45
Renters	40	45	30

POPULATION

1. Historical Population

Electoral Area B's population grew to 7,075 people in 2016, up 0.1% over 10 years. Its growth is substantially below that of the Regional District and Province. Electoral Area B is comparably sized to its counterparts Electoral Area A and Electoral Area C, and smaller than both Comox and Courtenay. All electoral areas have mid-range population counts in the context of the CVRD.

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

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area B	7,065	6,945	7,075	0.1%
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 B's population is ageing. Specifically, its senior populations – defined as those persons at or above 65 years of age – grew 53.8% between 2006 and 2016 to 1,735 persons, a 4.4 percent annual increase. This is the only age cohort to experience growth during the period, in contrast to a -8.1% change in working age population (herein described as those aged 20 to 64) and a -16.0% change in 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 8.5 percent to 24.5 percent.

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

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area B	16.0%	19.6%	24.5%	53.8%
Comox Valley	18.1%	21.1%	25.2%	58.2%
British Columbia	14.0%	14.9%	17.4%	40.5%

Compared to BC, Electoral Area B has historically had higher rates of senior populations, and slightly lower rates than CVRD. Its decade long growth follows a similar pattern is slower than the Region overall (58.2 percent in 10 years), and faster than the Province (40.5 percent).

2. Age

In 2016, 57.4 percent of renter residents (up 1.2 percent since 2006) were 25 to 64 years old, higher than owners at 51.9 percent. Relatedly, renters also demonstrated a greater share of people between 0 to 14 (19.3 percent), up 3.6 points since 2006. Persons 65 to 84 grew 51.2 percent over 10 years, of which all was due to growth in owner residents.

Table ElecB 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	7,190	6,915	7,090	100.0%	6,425	6,015	6,075	100.0%	765	900	1,010	100.0%
< 14 years	1,080	950	890	12.6%	955	720	695	11.4%	120	230	195	19.3%
15 to 19 years	500	455	445	6.3%	445	405	365	6.0%	65	50	80	7.9%
20 to 24 years	290	270	275	3.9%	245	230	215	3.5%	45	35	55	5.4%
25 to 64 years	4,160	3,870	3,735	52.7%	3,735	3,380	3,150	51.9%	430	470	580	57.4%
65 to 84 years	1,065	1,245	1,610	22.7%	970	1,160	1,520	25.0%	100	60	90	8.9%
85+ years	90	80	10	0.1%	110	105	0	0.0%	135	120	10	1.0%
Median Age	47.1	50.1	53.0		47.8	52.0	54.9		41.2	35.3	37.1	
Average Age	43.1	45.4	47.7		43.5	46.9	49.5		39.8	35.0	37.2	

As the population ages over time, unmatched by young migrants or births, the median age increases. Between 2006 and 2016, Electoral Area B's median age grew 5.9 years – or 1.2 percent annually – to 53.0 years of age. Residents belonging to the "owner" tenure category have historically been older (based on the median) than their renting counterparts. This is unsurprising due to the general 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.

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

In 2016, the median age for owners was 54.9; whereas, renters were 37.1. Both tenure categories surpassed that of CVRD overall and BC. However, Comox Valley's

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

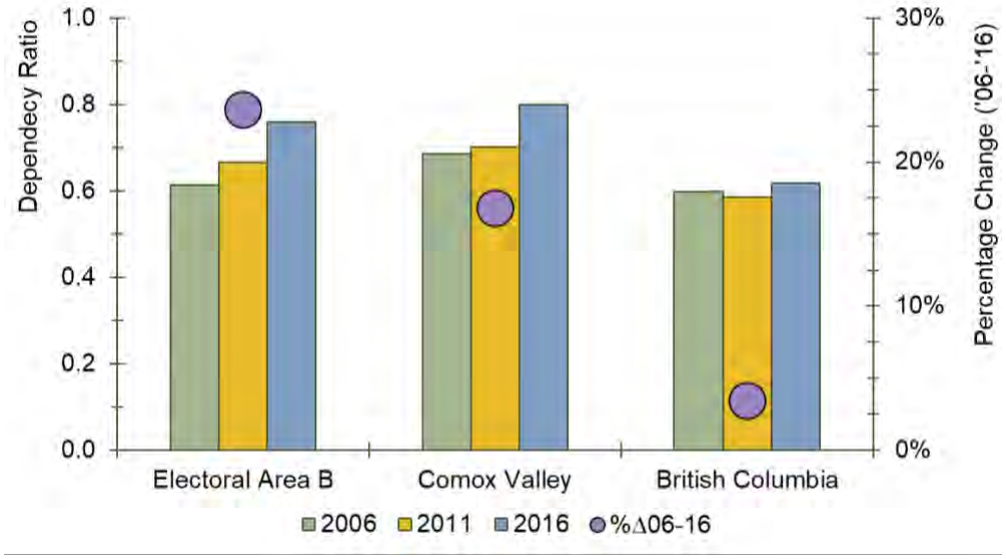
COMMUNITY	Overall	Owner	Renter
Electoral Area B	53.0	54.9	37.1
Comox Valley	49.9	53.5	34.5
British Columbia	42.5	46.5	33.8

3. Dependency Ratio

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

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

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



Since at least 2006, Electoral Area B'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 ElecB 3.1** illustrates the change in ratios over time for each compared geography.

Electoral Area B has a lower age dependency ratio than CVRD and a higher one than BC. In 2016, its ratio hit 0.76, 23.7 percent higher than 10 years prior. This represents the highest growth in age dependency in the region and is over seven times the provincial age dependency growth rate. This demonstrates a population whose relative ageing impacts are greater than its neighbouring communities.

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

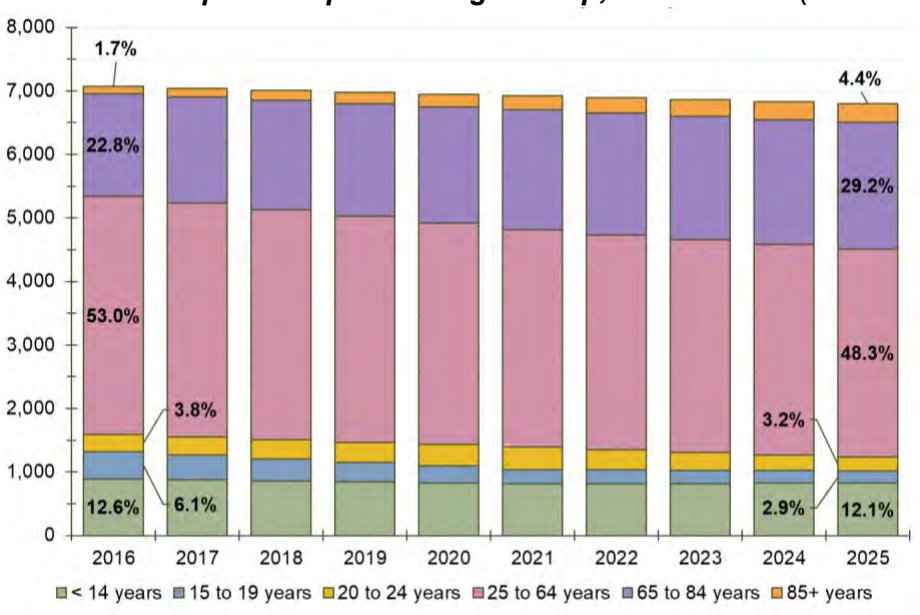
COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area B	0.61	0.67	0.76	23.7%
Comox Valley	0.68	0.70	0.80	16.8%
British Columbia	0.60	0.59	0.62	3.4%

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 ElecB 4.1 and Table ElecB 4.1.**

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



The 2020 estimated population is 6,950 residents (down 1.8 percent since 2016). In 5 years, this total will decline to about 6,800, marking a 3.9 percent decrease since 2016. During this time, all age groups will likely experience some degree of decline except for seniors – the 15 to 19 age cohort will drop 54.7, while those less than 14-years-old decline 7.9 percent. Population drops are mostly attributed to overall shifts of the population to older cohorts as they age and out-migration of older students to other communities, unmatched and/or unsurpassed by births or in-migration.

In continuation of historical trends, senior populations will rise for the foreseeable future. By 2025, those 65 or older will reach 2,285, representing 31.7 percent growth over nine years, or 3.1 percent annually.

Table ElecB 4.2: Anticipated Population, 2016 to 2025 *(Statistics Canada)*

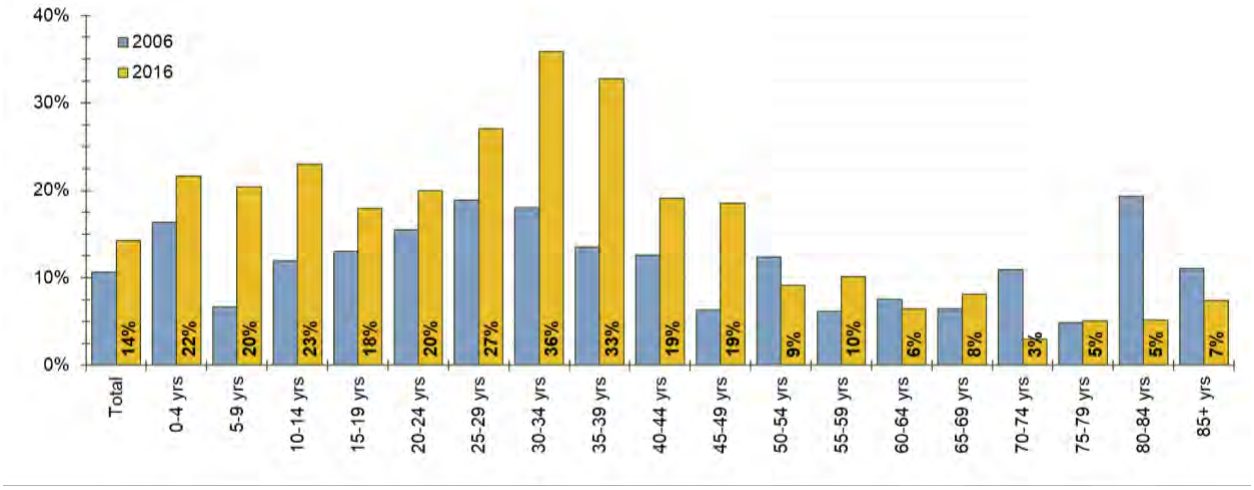
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	%Δ '16-'25
Total	7,075	7,045	7,010	6,980	6,950	6,920	6,890	6,860	6,825	6,800	-3.9%
< 14 years	890	875	860	845	830	815	815	815	820	820	-7.9%
15 to 19 years	430	390	345	305	265	220	215	210	200	195	-54.7%
20 to 24 years	270	285	305	320	335	355	320	285	250	215	-20.4%
25 to 64 years	3,750	3,685	3,615	3,550	3,485	3,420	3,385	3,350	3,315	3,285	-12.4%
65 to 84 years	1,615	1,670	1,725	1,780	1,835	1,890	1,915	1,940	1,960	1,985	22.9%
85+ years	120	140	160	180	200	220	240	260	280	300	150.0%
Dependency Ratio	0.76	0.77	0.79	0.80	0.82	0.83	0.86	0.89	0.91	0.94	24.2%
Median Age	53.0	53.4	53.9	54.3	54.8	55.2	55.4	55.6	55.8	55.9	5.5%
Average Age	47.2	47.6	48.0	48.4	48.8	49.2	49.4	49.6	49.8	50.0	6.1%

Median age will continue to increase as a function of the greater number of people in older cohorts, hitting 55.9 in 2025. Similarly, the dependency ratio will climb to 0.94 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, Electoral Area B will have to review its provision of services to ensure there is capacity to take on the added burden.

5. Tenure

Overall, Electoral Area B has a renter to owner ratio of 15:85, meaning for every 15 renters there are 85 owners. Accordingly, approximately 1,010 residents are renting their accommodation or belong to a household that rents – the report discusses maintainer tenure patterns later on.

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

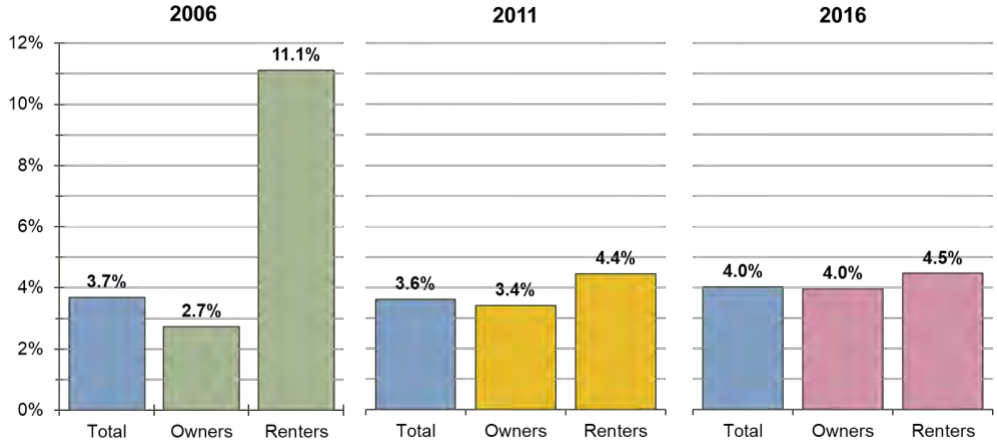


Renting gains momentum after the 15 to 19 age cohort as young adults choose to move away from home and become maintainers of their own households. It then peaks for persons between 30 to 34, reaching 36 percent – double the proportion of renters in that age bracket in 2006. Generally, renting rates increased over the period across most cohorts until about 50 years old, at which point tenure shifts by age bracket do not indicate a consistent trend.

6. Indigenous Identity

Since 2006, Electoral Area B's indigenous population increased by 7.5% from 265 to 285. This surpasses the decrease experienced by on reserve K'ómoks First Nation populations (70) in the same period. Overall, four percent of the population identifies as having an indigenous identity.

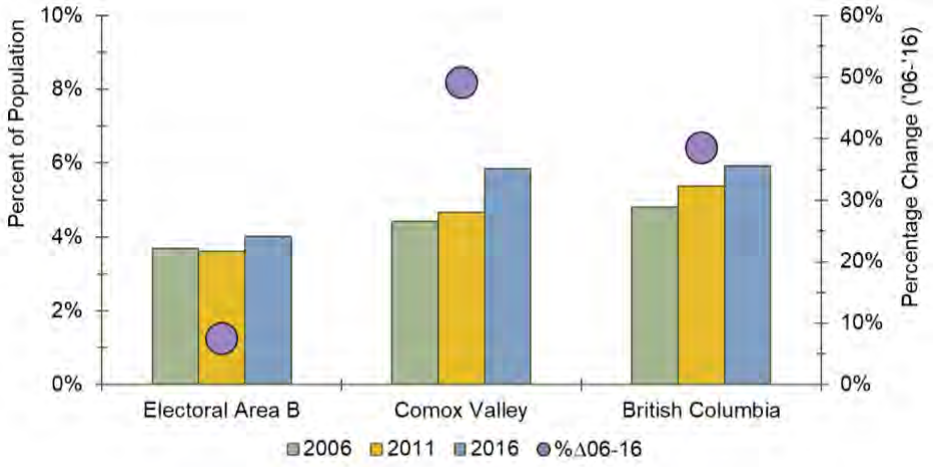
Figure ElecB 6.1: Historical Indigenous Identity by Tenure *(Statistics Canada)*



Renter households demonstrate slightly higher rates of indigenous identity than owner households (4.5 percent and 4.0 percent). Between 2006 and 2016, the aboriginal population

living in owned accommodation increased by 65 people, while the population living in rental accommodation decreased by 40 people over the same period.

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



Relative to CVRD and BC, Electoral Area B had lower indigenous population growth between 2006 and 2016 – about 42 percent lower than the Region. Electoral Area B's indigenous population is considerably smaller than larger geographies; thus, any changes in population will result in amplified percentage change calculations.

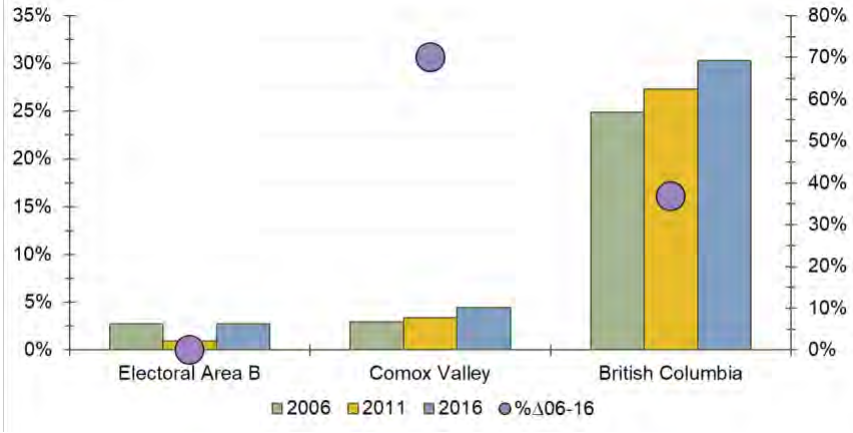
Table ElecB 6.1: Historical Indigenous Identity – Comparison *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area B	3.7%	3.6%	4.0%	7.5%
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 B fell between 2006 and 2011, then crept up again in 2016; the overall percentage thus remained unchanged over the period. This is in contrast to the Region, which experienced a 70.0% increase in population identifying as a minority, and the Province, which had a 36.9% increase.

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



The main contributor to the regional minority population growth is the City of Courtenay which welcomed 735 new minority persons (73.5 percent growth) as of the last census.

Table ElecB 7.1: Historical Visible Minority Population – Comparison *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area B	2.7%	0.9%	2.8%	0.0%
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 B's proportion of immigrant population declined from 15.1 percent to 12.3 percent between 2006 and 2016. The total number of immigrants decreased 19.4 percent – 1,085 to 875 persons. This demonstrates that population decline was somewhat mitigated by in-migration from elsewhere in Canada, albeit at levels insufficient to achieve growth.

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

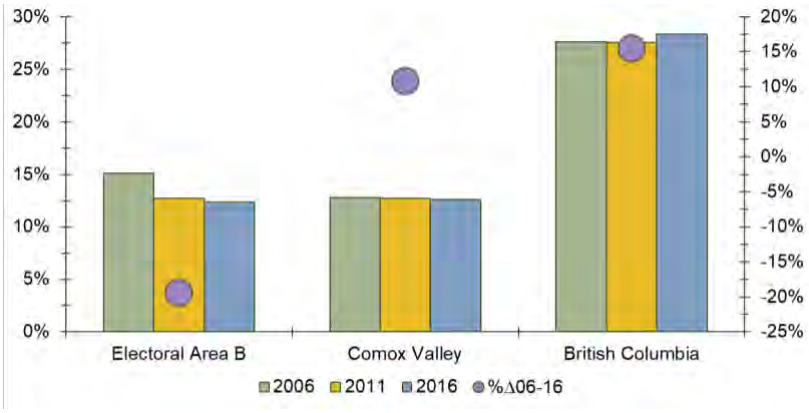


Figure ElecB 8.1: Historical Immigrant Population – Comparison *(Statistics Canada)*

COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area B	15.1%	12.7%	12.3%	-19.4%
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 B and the Region overall shows an inversion of percentage of immigrant population: Electoral Area B had a higher percentage in 2006, the same percentage in 2011, and a slightly lower percentage in 2016.

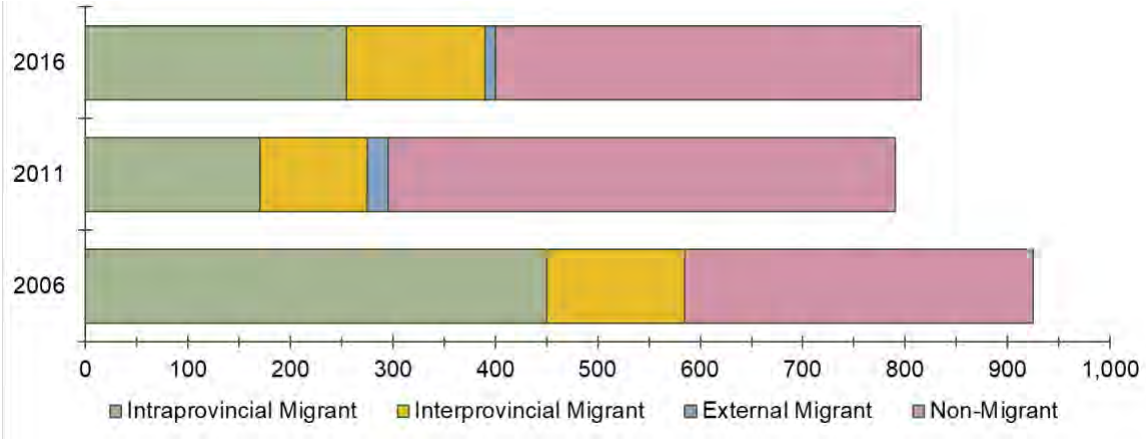
British Columbia's immigrant population about doubles Electoral Area B proportions. However, this is largely attributed to the Vancouver Census Metropolitan Area which boasts a 40.8 percent rate of people identifying as immigrants (989,540 people in 2016 – more than entire population of Vancouver Island).

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

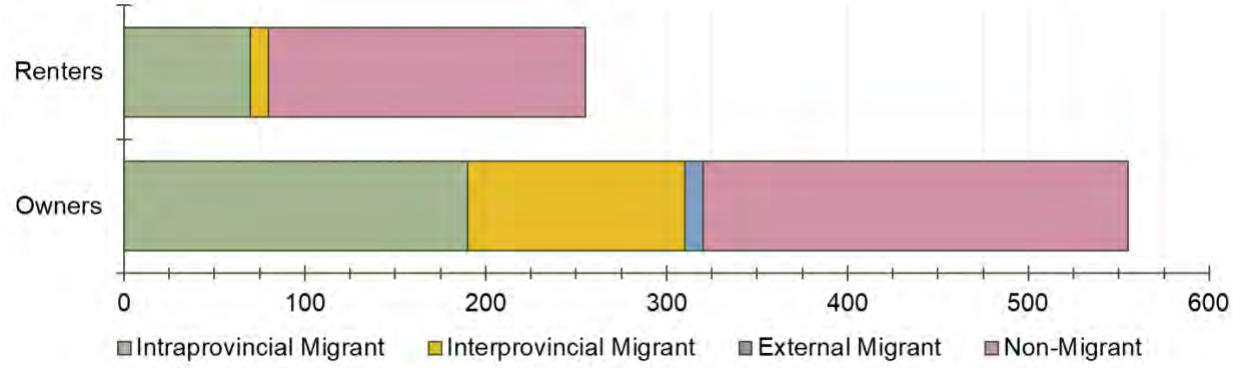
that is simultaneously experiencing minimal conflict relative to other nations. However, migration can change quickly due to a combination of intra- and international forces.

Figure ElecB 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 B experienced a decline in migrant totals within the last year than its 2006 counterpart – welcoming 810 new residents compared to 925. The major contributor to growth was persons moving to Electoral Area B from within the Province (inclusive of people moving from nearby communities). Total interprovincial migrants did not change, while external (international) migrants fell by 195.

Figure ElecB 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 almost three times those opting to rent. Home ownership was the choice of the vast majority of interprovincial migrants in Electoral Area B in 2016, at a ratio of 12:1 versus renters. Few external migrants moved to Electoral Area B 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 B 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 B.

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

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	7,155	6,880	7,050	6,395	5,980	6,050	755	895	1,005
Non-Mover	6,225	6,090	6,240	5,775	5,505	5,495	455	590	750
Mover	925	785	810	625	475	555	305	310	255
Non-Migrant	340	495	415	185	260	235	150	235	175
Migrants	585	290	400	440	220	320	150	70	75
Internal Migrants	580	275	390	430	200	315	145	70	75
Intraprovincial Migrant	450	170	255	320	95	190	125	70	70
Interprovincial Migrant	135	105	135	110	100	120	20	0	10
External Migrant	0	20	10	0	20	10	0	0	0

10. Household Size

All household sizes experienced some growth between 2006 and 2016. The greatest increase occurred for 1 and 2 person households (80 and 95). Most of the increase in 2 person households were represented by owner households, while the majority of the increase in 1 person households came from the renter category. There is evidence of a shift from home ownership to rental accommodation, led by 1 person households, but closely followed by 4 person households. Possible explanations include single retirees downsizing from family homes to rental units at one end of the spectrum, with increased demand from families for rental housing at the other end of the spectrum. Within the home ownership category, fewer people in 2016 were living in households with 3 or more people, with a corresponding increase in the number of people living in households with 2 or fewer people, suggesting that there may be a higher proportion of empty nester households. This is mirrored in the overall totals, where 1 and 2 person households each now represent a slightly greater proportion of total households, with 3 and 4 person households each shrinking slightly in terms of proportionate share; average household size now sits at 2.3 – 0.1 lower than 2006.

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

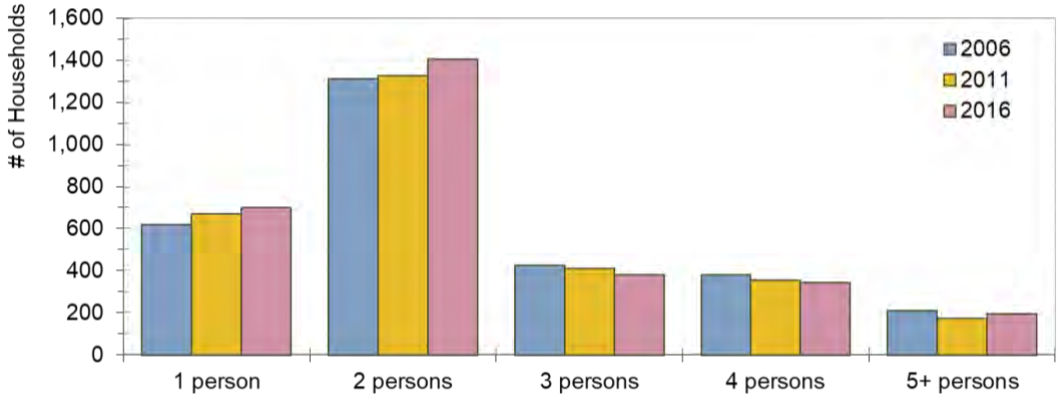
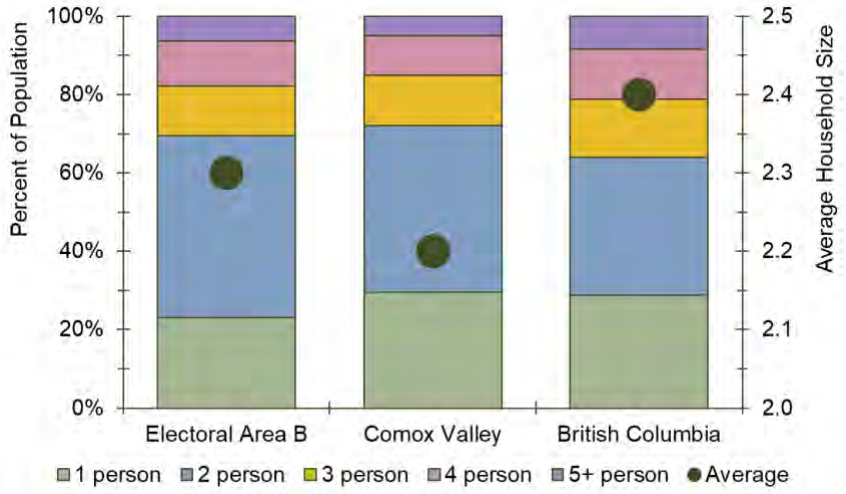


Table ElecB 10.1: Historical Household Sizes by Tenure *(Statistics Canada)*

	Total			'16 % of	Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Total Private	2,955	2,925	3,025	100%	2,600	2,560	2,560	350	375	470
1 person	620	670	700	23.1%	490	570	520	130	100	185
2 persons	1,310	1,325	1,405	46.4%	1,165	1,180	1,250	145	140	155
3 persons	425	410	380	12.6%	395	350	330	35	55	55
4 persons	380	355	345	11.4%	380	305	295	10	50	50
5+ persons	210	175	195	6.4%	175	150	165	40	30	25
Average Household Size	2.4	2.4	2.3		2.5	2.3	2.4	2.1	2.4	2.2

Interestingly, average household size increased for renter households. This deviation from the overall trend is thanks to greater relative change for households of 3 or 4 persons. To illustrate, 27.7 percent of 2016 households had 3 or more people; whereas, it was 24.3 percent in 2006. Although a small difference, it is enough to increase average size by 0.1 to 2.2. The increase was driven almost entirely by 4 person households.

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

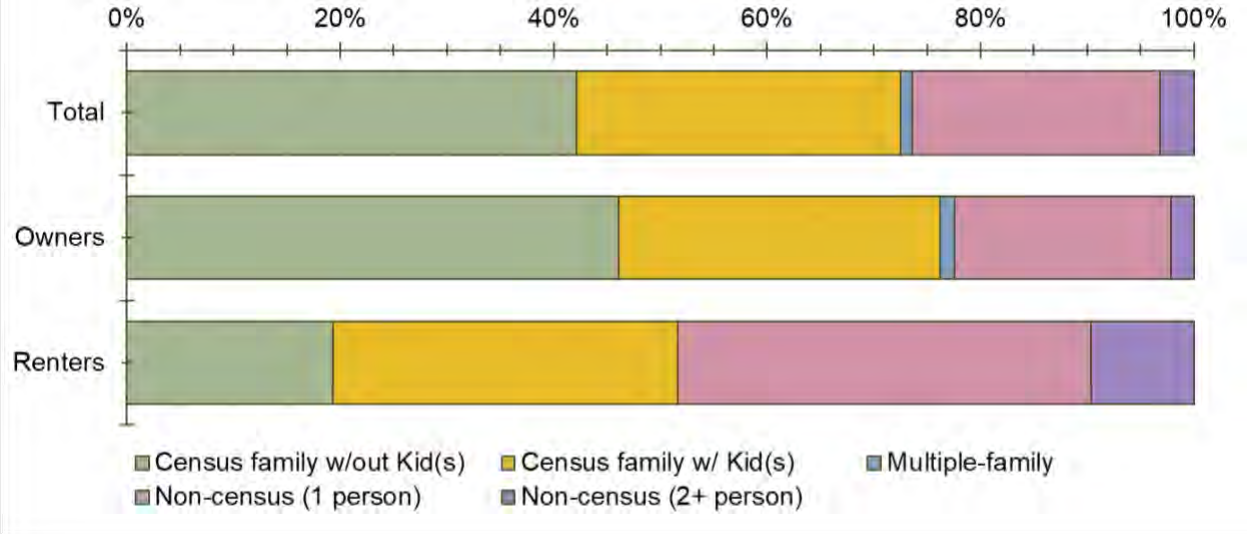


Electoral Area B's 2016 distribution of household sizes has a higher proportion of 2 person households, but a lower proportion of 1 person households as CVRD, and a slightly higher proportion of households with 3 or more people. The end result is an average household size of 2.3 compared to the regional average of 2.2. This is lower than BC overall, which has an average household size of 2.4. The difference is due to the province's higher proportion of 3 or more person households – 35.9 percent versus Electoral Area B's 30.4 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 the additional 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 ElecB 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 76.2 percent, whereas renter households are more evenly split between census families and non-census families, at 51.1 percent and 47.9 percent. Overall, census families contracted by 30 (-1.35 percent), while non-census families grew by 90 (12.68 percent), meaning that non-census families have an increasing share of the household pie – up from 24.0 percent to 26.3 percent over 10 years.

Table ElecB 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	2,955	2,925	3,025	2,600	2,555	2,560	355	375	470
One-census Family	2,220	2,145	2,190	2,030	1,900	1,950	185	245	240
Census family w/out Kid(s)	1,175	1,205	1,270	1,060	1,110	1,180	115	100	90
Census family w/ Kid(s)	950	940	915	890	790	770	65	145	150
Multiple-family	30	25	35	20	20	35	10	0	0
Non-census Family	710	760	800	550	635	575	160	125	220
Non-census (1 person)	625	670	700	490	570	520	135	100	180
Non-census (2+ person)	85	90	95	65	65	55	25	0	45

Relatedly, renter households experienced greatest unit and percentage family type growth in census families with children (85 and 130.8 percent). Conversely, census families *without* children had the greatest owner growth in terms of units of owner-occupied housing (120 units, representing 11.3 percent).

One possible explanation of this shift could be that there are more lone parent households (which are included as census families with kids) who may be better able to afford rental accommodation than home ownership. The proportion of lone-parents versus couples among families with children grew 5.8 percent between 2006 and 2016, from 23.3 to 29.1 percent. Alternatively, couples with young children may not yet be able to afford a home in the rapidly appreciating Electoral Area B, CVRD, and BC markets, forcing them to choose rental accommodation instead. Taken in the context of an ageing population, a plausible explanation for the increase in census families without children living at home who live in owned accommodation is empty nester families, whose grown children have moved out and established their own households.

Multiple family households, which represent a tiny portion of the overall market, had the greatest percentage increase in owner households: 15 additional households equates to a 75 percent increase. Worth noting in this category is that in 2006, multiple family households were split between owner occupied dwellings and rental accommodation at a ratio of 2:1, whereas by 2016, all of the multiple family households lived in owned homes.

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

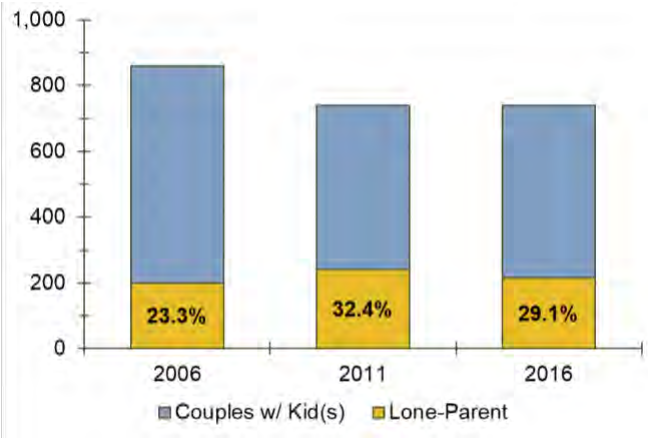


Table ElecB 11.2: Historical Couple Households *(Statistics Canada)*

	2006	2011	2016
Total Couples	2,075	1,960	2,070
Couples w/out Kid(s)	1,210	1,215	1,330
Couples w/ Kid(s)	860	740	740
Lone-Parent	200	240	215

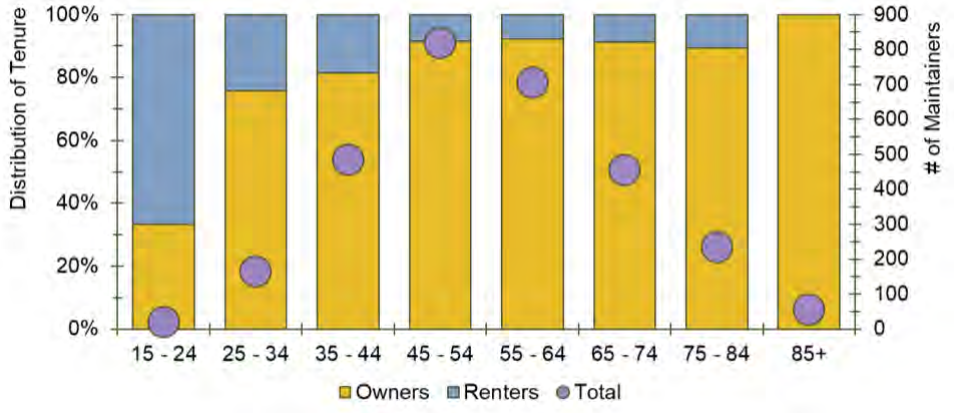
12. Household Maintainers

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 75 to 84, before dropping off at age 85 and above. 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 B 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 ElecB 12.1: Tenure Distribution of Maintainers by Age, 2016 *(Statistics Canada)*

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



Electoral Area B's transition between renting and owning has not always been as gradual. As recently as 2006, three quarters of maintainers aged 25 to 34 owned a dwelling compared to just over half in the latest census. Similarly, the proportion of owner maintainers between 35 to 44 dropped 16.4 percent to 65.1 percent. The overall ownership rate in 2016 declined versus 2006, from 88.1 to 84.6 percent, driven by declining home ownership rates between age 45 to 64 and in the 85-plus category.

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

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Household	2,950	2,925	3,025	2,600	2,560	2,560	350	370	465
15 - 24 yrs	20	15	30	10	0	10	20	0	15
25 - 34 yrs	165	170	170	125	110	90	40	60	75
35 - 44 yrs	485	400	315	395	270	205	90	135	110
45 - 54 yrs	820	780	600	750	745	510	70	35	90
55 - 64 yrs	705	725	850	650	635	750	55	90	100
65 - 74 yrs	455	475	655	415	440	595	40	35	55
75 - 84 yrs	235	285	310	210	275	305	25	0	10
85+ yrs	55	75	100	50	70	90	0	0	10

ECONOMY

13. Income

Since 2006, Electoral Area B has seen an increase in its overall households of about 70, which has been driven largely by an increase in the number of households in the $100,000-plus income bracket, as shown in **Figure ElecB 13.1** below. Of the six income brackets (measured in increments of $20,000), only two experienced an increase in the number of households: (1) those making between $60,000 and $79,999 (from 455 to 465 – 2.2 percent) and (2) those making over $100,000 (from 755 to 1,025 – 35.8 percent). Of those that decreased, the greatest decline occurred for households making between $80,000 and $99,999, falling from 440 to 355 – 19.3 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 are quoted from the previously reported tax year.

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

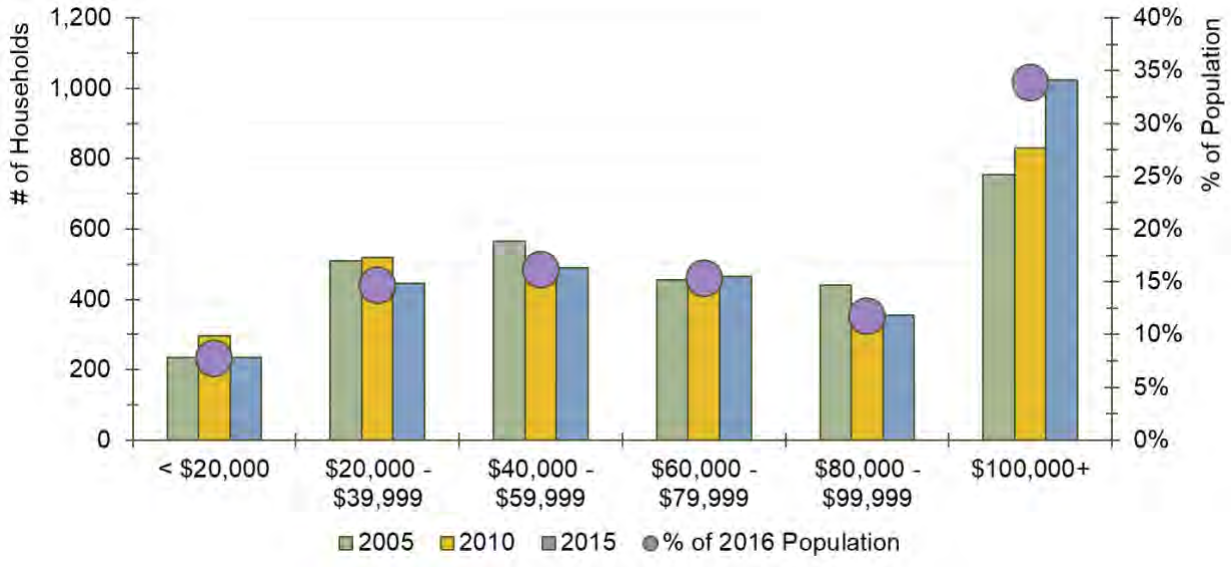


Table ElecB 13.1: Historical Before-Tax Income Distribution by Tenure, 2015 dollars *(Statistics Canada)*

	Total			% of	Owners			% of	Renters			% of
	2005	2010	2015	Total	2005	2010	2015	Total	2005	2010	2015	Total
Total Household	2955	2930	3025	100.0%	2600	2555	2560	100.0%	355	370	465	100.0%
< $5,000	30	35	35	1.2%	20	20	25	1.0%	0	15	10	2.2%
$5,000 - $9,999	60	40	25	0.8%	50	15	20	0.8%	15	0	10	2.2%
$10,000 - $14,999	40	50	60	2.0%	25	50	20	0.8%	15	0	45	9.7%
$15,000 - $19,999	105	170	115	3.8%	70	125	80	3.1%	35	40	30	6.5%
$20,000 - $24,999	80	150	85	2.8%	70	90	60	2.3%	10	60	30	6.5%
$25,000 - $29,999	135	90	80	2.6%	90	70	55	2.1%	45	25	25	5.4%
$30,000 - $34,999	70	125	150	5.0%	60	110	110	4.3%	10	15	40	8.6%
$35,000 - $39,999	225	155	130	4.3%	205	135	110	4.3%	20	20	25	5.4%
$40,000 - $44,999	165	75	110	3.6%	130	60	90	3.5%	30	0	20	4.3%
$45,000 - $49,999	140	160	150	5.0%	130	115	125	4.9%	15	50	25	5.4%
$50,000 - $59,999	260	270	230	7.6%	200	250	190	7.4%	60	15	40	8.6%
$60,000 - $69,999	230	235	230	7.6%	200	220	180	7.0%	25	15	50	10.8%
$70,000 - $79,999	225	200	235	7.8%	210	170	200	7.8%	15	0	40	8.6%
$80,000 - $89,999	210	195	205	6.8%	180	185	190	7.4%	25	0	15	3.2%
$90,000 - $99,999	230	145	150	5.0%	220	145	135	5.3%	10	0	15	3.2%
$100,000+	755	830	1025	33.9%	730	785	970	37.9%	20	45	55	11.8%
$100,000 - $124,999	325	335	325	10.7%	315	315	300	11.7%	10	20	30	6.5%
$125,000 - $149,999	175	210	265	8.8%	170	200	260	10.2%	10	15	0	0.0%
$150,000 - $199,999	150	175	205	6.8%	145	175	205	8.0%	10	0	0	0.0%
$200,000+	95	105	225	7.4%	100	100	210	8.2%	0	0	20	4.3%
Median Income	$67,651	$67,524	$74,701		$73,106	$70,291	$81,432		$44,872	$35,477	$46,782	
Average Income	$79,122	$78,235	$91,792		$83,107	$82,601	$97,553		$49,828	$48,146	$60,169	

The distribution of incomes across tenure types is distinct, showcasing that 46.2 percent of renter households make less than $39,999, as of 2015, while 18.8 percent of owners fell within the same income range. On the other end, 37.9 percent of owner households make more than $100,000, compared to 11.8 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 84.2 percent between 2005 and 2015, while owner households increased by 8.8 percent.

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

Across Electoral Area B, 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 B's 2015 before-tax median household income surpasses that of the Region and the Province – $74,701 versus $64,379 and $69,995. Electoral Area B's percent growth between 2005 and 2015 (in 2015 constant dollars) was 10.4 percent – or 0.99 percent annually. CVRD and BC experienced 1.03 and 1.16 percent annual growth over the same period, adjusted for inflation.

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

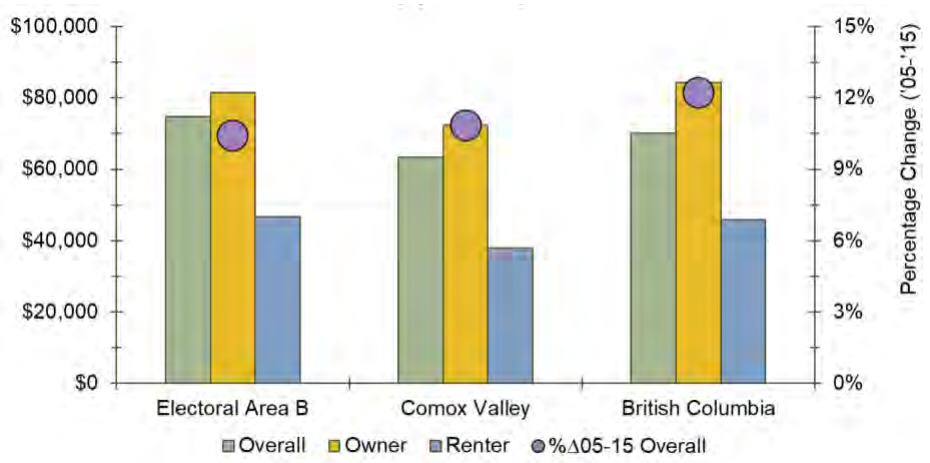


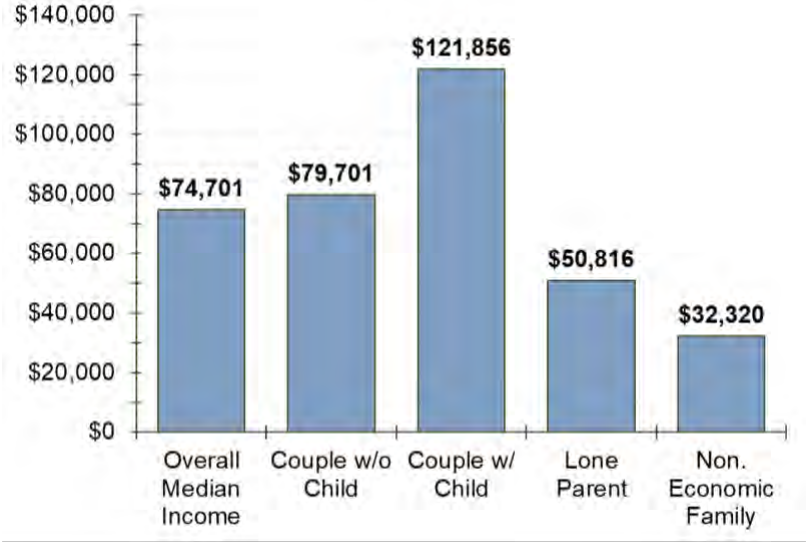
Table ElecB 13.2: Before-Tax Median Income by Tenure, 2015 – Comparison *(Statistics Canada)*

COMMUNITY	Overall	%Δ05-15	Owner	%Δ05-15	Renter	%Δ05-15
Electoral Area B	$74,701	10.4%	$81,432	11.4%	$46,782	4.3%
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 ElecB 14.1: Median Income by Economic Family Type, 2015 *(Statistics Canada)*



More than half of couples with children make more than $121,856 (median before-tax household income), the highest of Statistics Canada's defined family types. Next are couples without children or relatives at home at $79,701. 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 that of couples with children, largely having regard to the default position as a single income household.

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

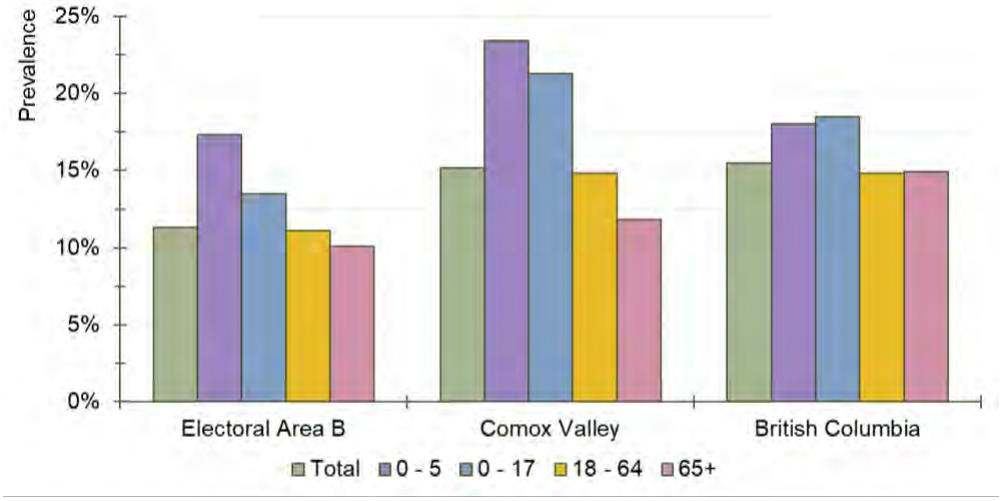
COMMUNITY	Overall	Couple w/o Kid(s)	Couple w/ Kid(s)	Lone Parent	Non Econ. Family
Electoral Area B	$74,701	$79,701	$121,856	$50,816	$32,320
Comox Valley	$63,397	$74,775	$103,797	$44,587	$30,084
British Columbia	$69,995	$80,788	$111,736	$51,056	$31,255

Electoral Area B couples with children and non-economic families enjoy a higher median income than CVRD and BC, contributing to an overall higher median income. Electoral Area B outperforms the CVRD across all economic family categories but falls below provincial medians for couples without children and lone parent families.

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 increases. Statistics Canada emphasizes that the LIM is not a measure of poverty but identifies those who are substantially worse off than the average.

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



Overall, 11.3 percent of Electoral Area B residents fall below the after-tax LIM. Generally, younger cohorts experience greatest difficulty to meet their needs – 17.3 percent of children between 0 to 5 years belong to a household below the measure, compared to 13.5 percent of children between 0 to 17. This suggests that younger households (associated with younger children) have less available income, particularly as they introduce new members to the family. Similarly, 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 11.1 percent for persons 18 to 64, and to 10.1 percent for those 65 or older.

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

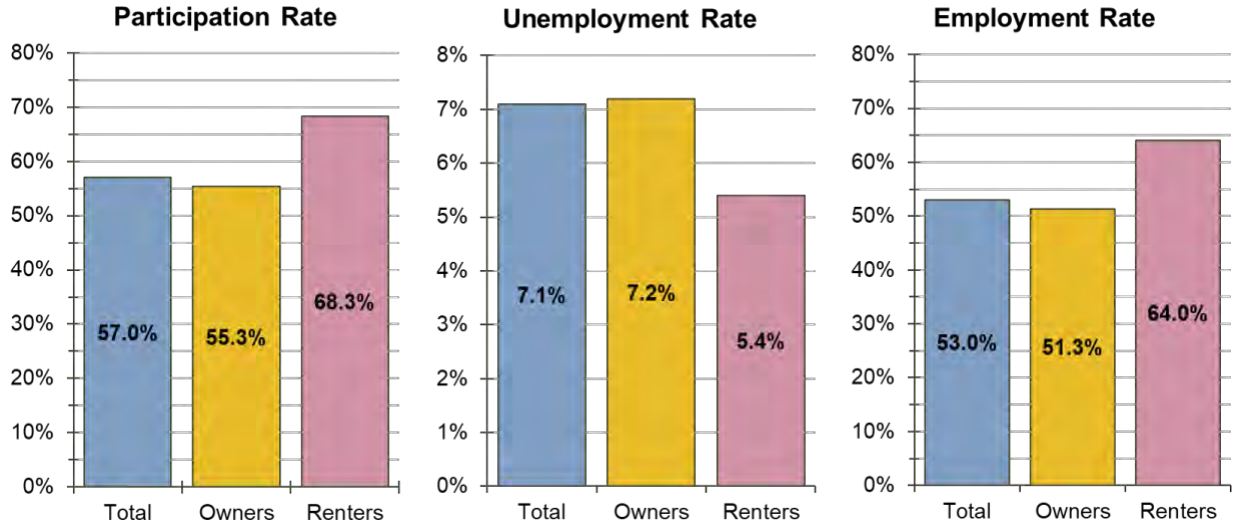
COMMUNITY	Total	0 - 17	0 - 5	18 - 64	65+
Electoral Area B	11.3%	13.5%	17.3%	11.1%	10.1%
Comox Valley	15.2%	21.3%	23.4%	14.8%	11.8%
British Columbia	15.5%	18.5%	18.0%	14.8%	14.9%

Electoral Area B's decreasing low income prevalence is not necessarily mirrored by all communities. The Regional District displays similar trends, though its rates are overall higher – total prevalence is 15.2 percent. On the other hand, 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 18 to 64. Compared to both higher levels of geography, Electoral Area B's residents are generally better off.

16. Employment

Electoral Area B's participation rate (the proportion of people in the labour force relative to the size of the total working-age population) hit 57.0 percent in 2016, down from 61.3 in 2006. The primary cause is an increase in people not participating (12.7 percent since 2006) compared to a decrease in those participating (-5.7 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 59.5 to 53.0 percent, as the number of employed persons decreased by about 350.

Figure ElecB 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 7.1 percent in 2016, up from 3.1 percent. However, this is not entirely due to an ageing population. In 2016, more people were unemployed relative to all working-age persons (4.0 percent) than in 2006 (1.9 percent), indicating that a rise in unemployment is also the consequence of other market forces not necessarily tied to demography.

Table ElecB 16.1: Historical Local Labour Metrics (by Tenure)

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population (15+ yrs)	6,110	5,960	6,195	5,465	5,295	5,380	645	665	815
In Labour Force	3,745	3,765	3,530	3,350	3,240	2,970	400	525	555
Employed	3,635	3,435	3,285	3,260	2,960	2,750	370	470	525
Unemployed	115	330	250	85	280	215	25	50	30
Not In Labour Force	2,365	2,195	2,665	2,115	2,055	2,405	240	140	260
Participation Rate (%)	61.3	63.2	57.0	61.2	61.3	55.3	62.5	79.0	68.3
Employment Rate (%)	59.5	57.6	53.0	59.6	56.0	51.3	58.6	71.4	64.0
Unemployment Rate (%)	3.1	8.8	7.1	2.7	8.6	7.2	7.5	9.5	5.4

Based on historical trends across tenures, it appears that the negative trends discussed above are mostly due to those experienced by owners (or those belonging to an owned household), who represent 86.8 percent of all people aged 15+. Generally, all owner labour metrics worsened between 2006 and 2016; whereas, most renter metrics improved. These inconsistencies suggest changes can be associated with lifestyles common within the tenures – renters tend to be younger and seeking employment, while owners are comparatively older and nearing/reaching retirement. Previously discussed population tenure trends support this idea. Specifically, that about 92.6 percent of people older than the median age of 53 are in an owner household.

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

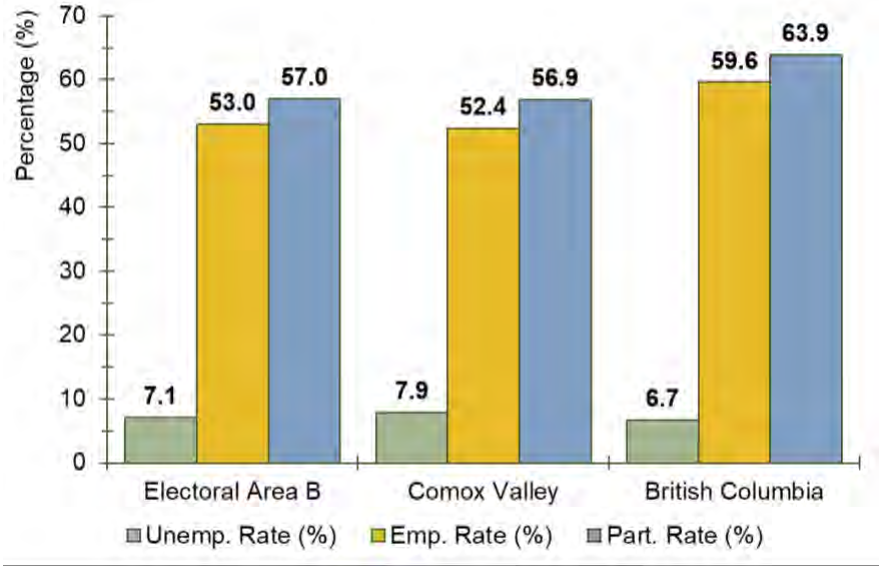


Table ElecB 16.2: Labour Metrics, 2016 – Regional Comparison

COMMUNITY	In Labour Force	Employed	Unemployed	Not Labour Force	Part. Rate (%)	Emp. Rate (%)	Unemp. Rate (%)
Electoral Area B	3,530	3,285	250	2,665	57.0	53.0	7.1
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 B demonstrates a better 2016 unemployment rate than the CVRD (7.9 percent), but higher than the Province (6.7 percent). Interestingly, only Electoral Area B experienced overall improving employment conditions for renters – Comox Valley and BC had higher rates of unemployment since 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 B residents were: (1) Health Care & Social Assistance – 540 people, (2) Retail Trade – 400, and (3) Construction – 360. 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.

Administrative and Support, Waste Management and Remediation Services had a 63.2 percent increase since 2006, which occurred almost entirely thanks to owner households. The 62.5 percent increase in the Transportation and Warehousing sector is mostly attributable to renter households. Electoral Area B's main labour force sector, Health Care & Social Assistance, grew by 22.7 percent, broken down by housing tenure as an 11 percent increase of homeowners and a 200 percent increase of renters. Despite a 171.4 percent increase in the Retail Trade sector for renters, the 31.1 percent contraction in homeowners working in the sector caused it to shrink overall by 17.5 percent. Lastly, a contraction of 40.8 percent in the Educational Services sector – possibly a symptom of an ageing population with fewer school-age children.

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

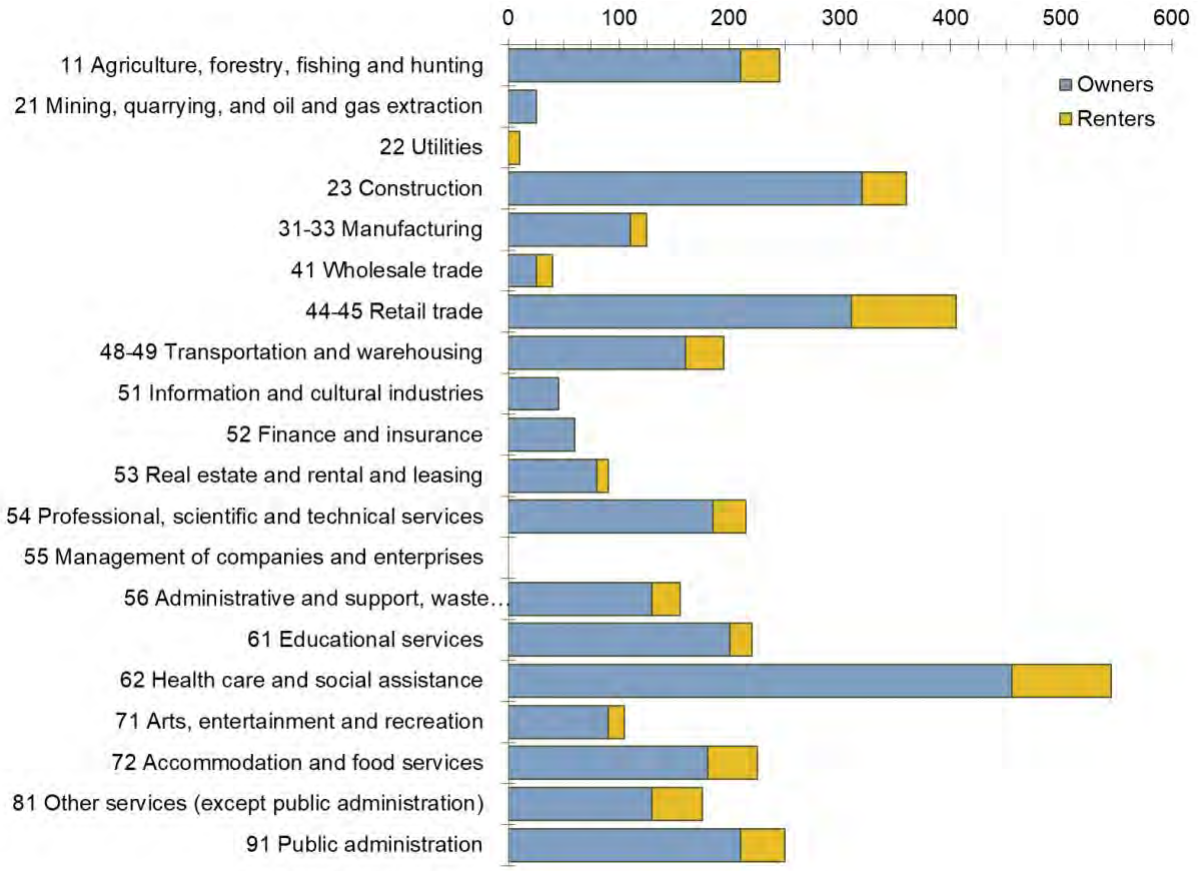


Table ElecB 17.1: NAICS Industry Employment Totals by Tenure, 2006 to 2016 *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Labour Force	3,730	3,725	3,485	3,340	3,205	2,935	390	520	550
11 Agriculture, forestry, fishing and hunting	350	250	245	310	200	210	40	50	35
21 Mining, quarrying, and oil and gas extraction	10	75	25	15	75	25	0	0	0
22 Utilities	35	0	10	25	0	0	10	0	10
23 Construction	315	415	360	255	380	320	55	40	40
31-33 Manufacturing	145	120	125	145	110	110	0	0	15
41 Wholesale trade	65	95	45	70	85	25	0	0	15
44-45 Retail trade	485	530	400	450	420	310	35	105	95
48-49 Transportation and warehousing	120	205	195	105	200	160	15	0	35
51 Information and cultural industries	35	50	45	20	30	45	10	0	0
52 Finance and insurance	130	60	60	125	55	60	10	0	0
53 Real estate and rental and leasing	120	105	90	100	105	80	20	0	10
54 Professional, scientific and technical services	300	235	215	250	200	185	50	40	30
55 Management of companies and enterprises	10	0	0	10	0	0	0	0	0
56 Administrative and support, waste managemer	95	115	155	55	65	130	40	50	25
61 Educational services	380	275	225	360	255	200	20	10	20
62 Health care and social assistance	440	590	540	410	490	455	30	95	90
71 Arts, entertainment and recreation	145	80	105	140	55	90	10	0	15
72 Accommodation and food services	240	135	225	225	110	180	15	0	45
81 Other services (except public administration)	120	150	175	100	140	130	20	0	45
91 Public administration	195	230	250	185	220	210	15	15	40

18. Commuting

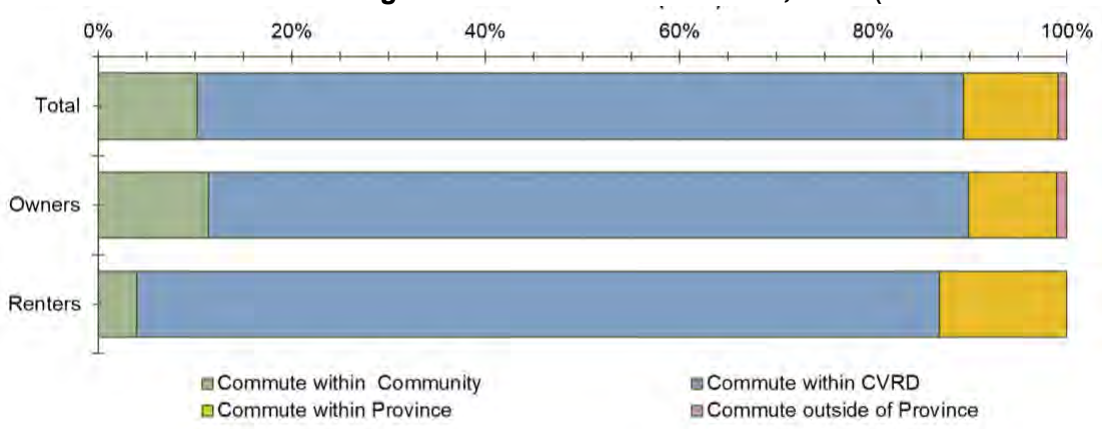
Commute data describes those patterns exhibited by "usual workers", or those workers that report themselves of generally having the same workplace location at the beginning of each workday. For instance, an office job would typically be classified as a same or usual workplace, whereas contractors (e.g.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

Electoral Area B reported 2,305 usual workers in 2016, about 66.1 percent of the total employed labour force. Of those workers, 10.2 percent commuted within the community, 79.0 percent commuted within CVRD, and 10.9 percent travelled even farther.

Table ElecB 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	2,595	2,360	2,305	100%	2,380	2,075	1,920	220	285	380
Commute within Community	270	260	235	10.2%	250	230	220	20	30	15
Commute within CVRD	2,135	1,750	1,820	79.0%	1,940	1,530	1,510	200	225	315
Commute within Province	155	290	225	9.8%	155	265	175	0	25	50
Commute outside of Province	40	55	20	0.9%	30	55	20	0	0	0

Table ElecB 18.1: Commuting Patterns for Usual Workers, 2016 *(Statistics Canada)*



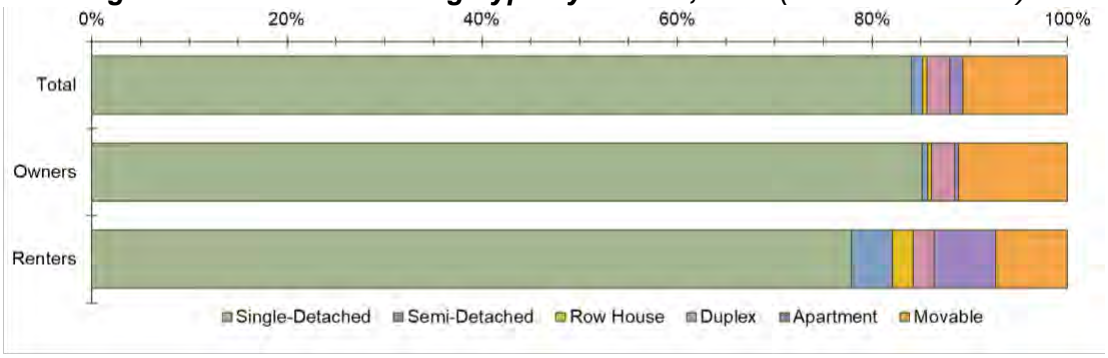
Among tenure types, renters were less likely to commute within the same community (3.9 percent versus 11.5 percent for owners) and less likely to travel external of CVRD. The former is likely due to less renters engaging in home-based businesses. Conversely, renters were more likely to commute within CVRD at 82.9 percent. Interestingly, the number of owners commuting within CVRD dropped by 430 persons (22.2 percent). This mimics the 19.3 percent decline of owner usual workers.

HOUSING

19. Dwelling Types

Electoral Area B's most popular dwelling type is the single-detached home, holding an 84.1 percent share of occupied dwellings in 2016, totalling 2,545. Second is movable dwellings, which numbered 325 in 2016 (10.7 percent). Greatest percentage growth across dwelling types occurred in duplexes, increasing by 133.3 percent (to 70). However, single-family homes achieved the greatest actual unit increase – 70 between 2006 and 2016.

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



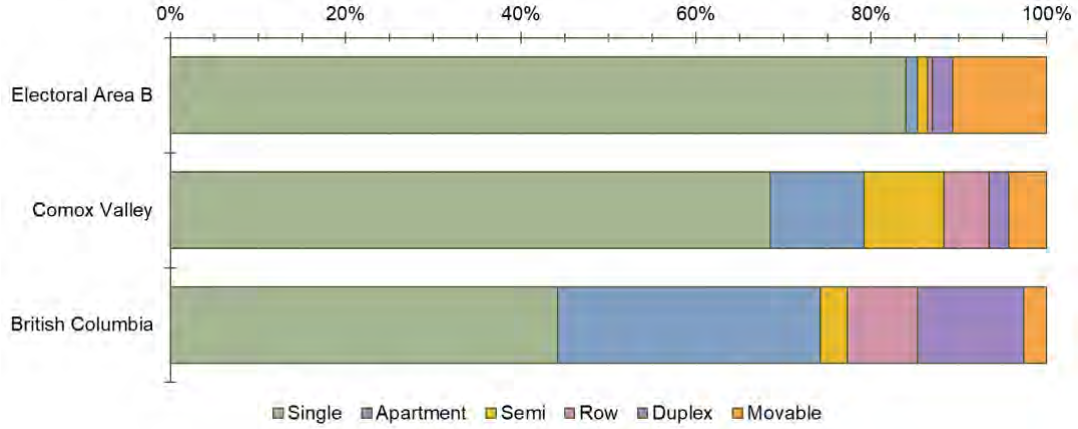
Accommodation tendencies follow the overall expectations of what owners and renters will occupy. Single-detached dwellings were most popular for owners, followed by movable dwellings and duplexes. Rental accommodation is also primarily in single-detached dwellings, followed by movable dwellings and apartments. Demand rose over the period; notably, for owners in duplexes (100 percent) and semi-detached houses (50 percent), while renters occupied 54.2 percent more single-family houses and 33.3 percent more semi-detached houses in 2016 than 2006.

Table ElecB 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	2,955	2,930	3,025	100%	2,600	2,555	2,555	350	370	470
Single-Detached	2,475	2,450	2,545	84.1%	2,230	2,170	2,170	240	280	370
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	120	90	160	5.3%	60	60	100	60	30	60
Semi-Detached	30	0	35	1.2%	10	0	15	15	0	20
Row House	0	0	15	0.5%	10	0	10	0	0	10
Duplex	30	60	70	2.3%	30	45	60	0	15	10
Apartment	35	20	40	1.3%	10	0	10	30	10	30
Other single-attached	20	0	0	0.0%	0	0	0	15	0	0
Movable	360	390	325	10.7%	310	325	285	50	60	35

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

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

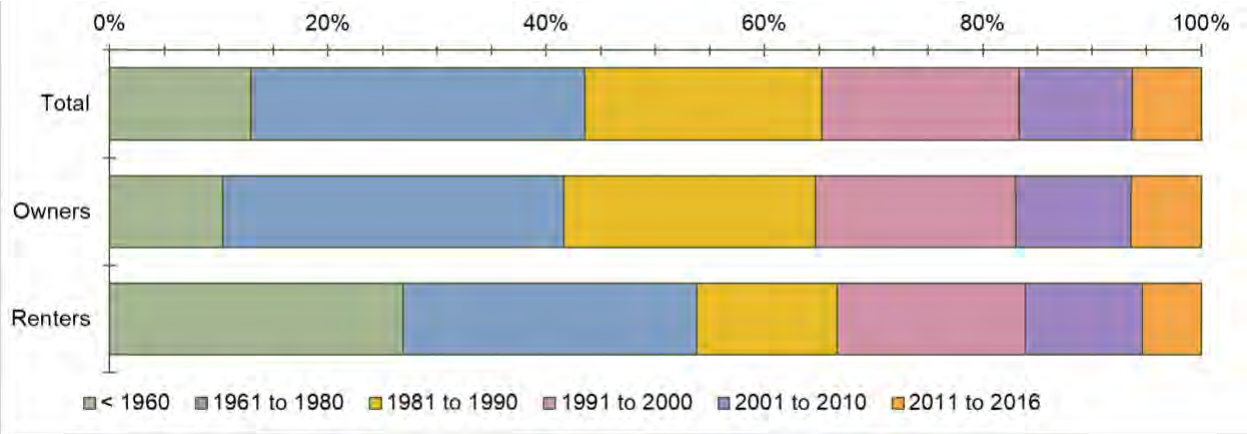


20. Dwelling Age

The brackets for dwelling age, as defined and required by Housing Needs Report legislation, are not uniform periods. Thus, while the 20-year period 1961 to 1980 appears to be the time most dwellings in Electoral Area B were constructed (30.6 percent), it falls short of the combined periods of 1981 to 1990 and 1991 to 2000, which represent 20 years in total, and during which time 39.7 percent of dwellings were constructed. In total, 16.7 percent of dwellings were constructed between 2001 and 2016, totalling 505 units.

Readers may notice in **Table ElecB 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 ElecB 20.1: Dwelling Age by Tenure, 2016 *(Statistics Canada)*



According to tenure data, 35.4 percent of owner households and 33.3 percent of renters live in a dwelling built in 1991 or later; whereas, 64.6 percent of owners and 66.7 percent of renters live in housing pre-dating 1991. The difference is slight, but given that both owners and renters predominantly occupy the same type of housing (single-family), the fact that the stock allocated to renters is generally older 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 B has historically built units predominantly intended for owners (e.g. 85.3 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.

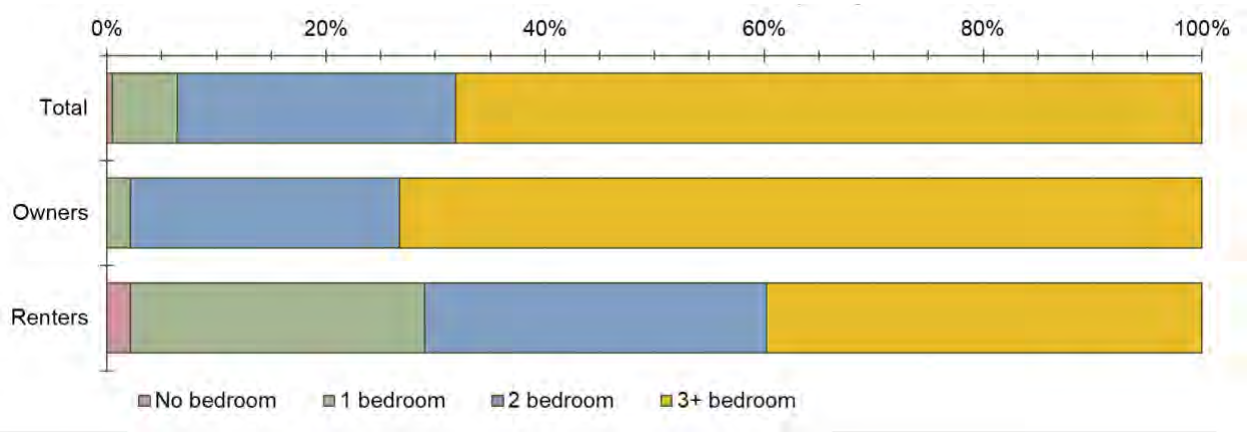
Table ElecB 20.1: Historical Dwelling Age by Tenure *(Statistics Canada)*

	Total				Owners				Renters			
	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total	2006	2011	2016	'16 % of Total
Total Dwellings	2,950	2,925	3,025	100%	2,600	2,560	2,560	100%	355	375	465	100%
< 1960	340	445	390	12.9%	265	360	265	10.4%	70	85	125	26.9%
1961 to 1980	1,110	980	925	30.6%	950	815	800	31.3%	160	165	125	26.9%
1981 to 1990	775	630	655	21.7%	705	585	590	23.0%	70	45	60	12.9%
1991 to 2000	610	540	545	18.0%	560	505	470	18.4%	50	40	80	17.2%
2001 to 2010	120	335	315	10.4%	120	290	270	10.5%	0	0	50	10.8%
2011 to 2016	0	0	190	6.3%	0	0	165	6.4%	0	0	25	5.4%

21. Bedroom Number

As of 2016, housing units within Electoral Area B typically have 3 or more-bedrooms, accounting for 68.3 percent of housing supply. Notably, between 2006 and 2016, the supply of 3 or more-bedroom units did not change, while the supply of 1- and 2-bedroom units increased by 16.1 and 11.6 percent. This may be in response to demand for smaller units from an ageing population looking to downsize, which may go hand-in-hand with a shift to rental accommodation.

Figure ElecB 21.1: Bedroom Number by Tenure, 2016



Owner occupied housing stock is dominated by 3 or more-bedroom units (73.4 percent), while rental is fairly evenly distributed between 1-, 2-, and 3 or more-bedroom units – 26.9, 31.2. and 39.8 percent. Between 2006 and 2016, in the owner-occupied category, supply growth occurred only in 2-bedroom units, with an increase of 8.6 percent. The rental market also experienced supply growth for 2-bedroom units of 31.8 percent, indicating new construction of this unit type.

A 50 percent (55 units) decrease in supply of owner-occupied 1-bedroom units is likely correlated with a 177.8 percent (80 units) *increase* in the supply of 1-bedroom rental units: most likely, a good percentage of the removed owner-occupied units have been repositioned as rental units.

Table ElecB 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	2,955	2,930	3,025	100%	2,600	2,560	2,560	350	370	465
No bedroom	50	0	15	0.5%	20	0	0	30	0	10
1 bedroom	155	155	180	6.0%	110	90	55	45	65	125
2 bedroom	690	705	770	25.5%	580	570	630	110	140	145
3+ bedroom	2,060	2,070	2,065	68.3%	1,895	1,900	1,880	170	165	185

22. Rental Inventory

Electoral Area B does not meet the CMHC's minimum population threshold (10,000) to conduct its 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 465 dwellings occupied in rental tenureship, with a distribution focussed more towards 3+ bedroom unit types.

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

	Total	Rental	Primary Market	Primary % of Total	Secondary Market	Secondary % of Total
Total	3,030	465	*N/A*	*N/A*	465	100%
No Bedroom	10	10	*N/A*	*N/A*	10	2%
1 Bedroom	180	125	*N/A*	*N/A*	125	27%
2 Bedroom	775	145	*N/A*	*N/A*	145	31%
3+ Bedroom	2,065	185	*N/A*	*N/A*	185	40%

23. Recent Development Trends

Unlike areas A and C, CMHC does track housing development information for Electoral Area B. Housing construction in Area B has been steady, with a notable low point in 2013-2014. The pace of housing completions typically average around 30 units/year.

Figure ElecB 23.1: Historical Unit Completions by Intended Tenure *(CMHC)*

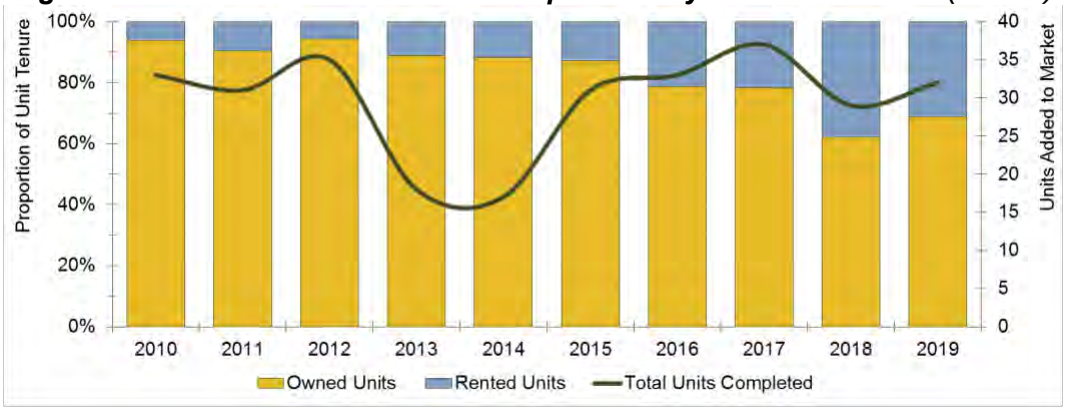


Table ElecB 23.1: Historical Unit Completions by Intended Tenure *(CMHC)*

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Units	33	31	35	18	17	31	33	37	29	32
Owned	31	28	33	16	15	27	26	29	18	22
Rented	2	3	2	2	2	4	7	8	11	10

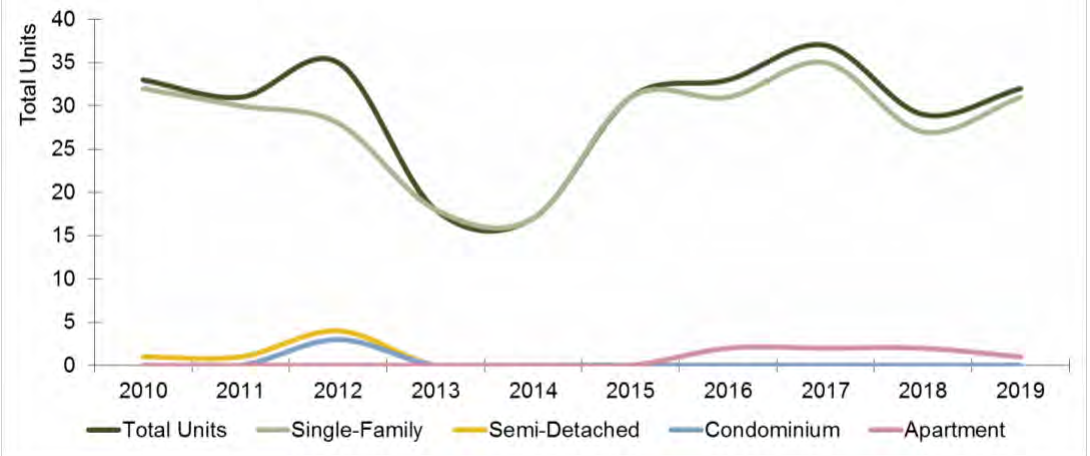
Area B has historically built housing with an overwhelming focus on owner-occupied tenures. While this continues to be the case, there is an increasing minority of construction intended for the rental market.

Despite the increasing prevalence of rental housing construction, development remains heavily focussed on single-family homes.

Table ElecB 23.2: Historical Unit Completions by Dwelling Type *(CMHC)*

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total Units	33	31	35	18	17	31	33	37	29	32
Single-Family	32	30	28	18	17	31	31	35	27	31
Semi-Detached	1	1	4	0	0	0	0	0	0	0
Condominium	0	0	3	0	0	0	0	0	0	0
Apartment	0	0	0	0	0	0	2	2	2	1

. ***Figure ElecB 23.2: Historical Completions by Dwelling Type*** *(CMHC)*



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 498 households paid $6.917 million in rent, for an average monthly rate of $1,157 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 B rental rate would be approximately $1,003 per month, roughly comparable with average rents in the City of Courtenay by this measure, and slightly cheaper than the Town of Comox.

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 B. Though total numbers are therefore not representative of conditions in Area B 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 ElecB 25.1: Historical Average Annual Days on Market by Dwelling Type
(Vancouver Island Real Estate Board - VIREB)

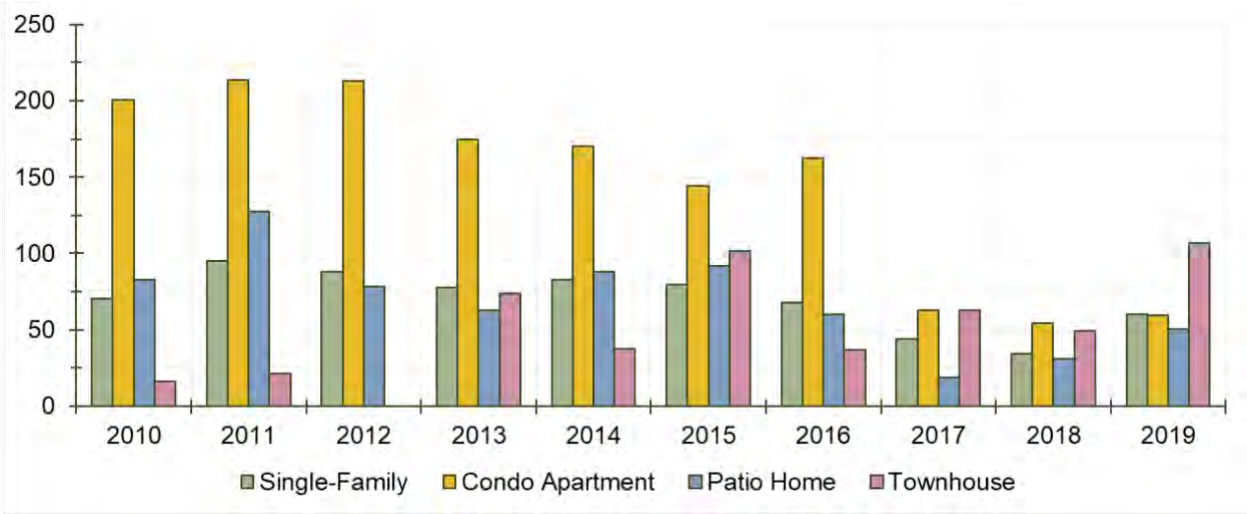


Table ElecB 25.1: Historical Average Annual Days on Market by Dwelling Type *(VIREB)*

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

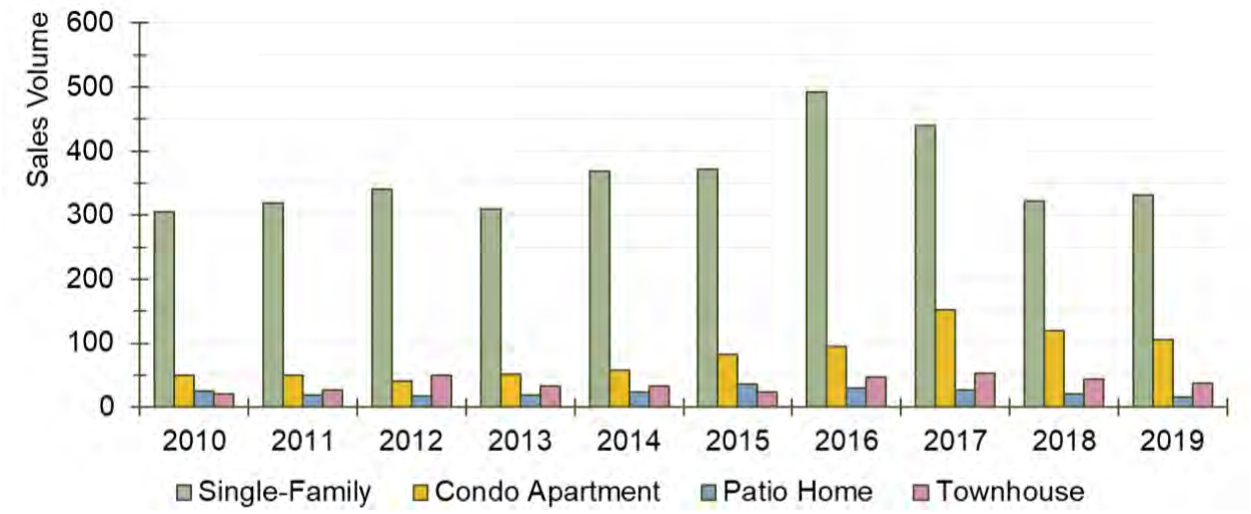


Table ElecB 25.2: Historical Annual Sales Volume by Dwelling Type *(VIREB)*

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 slower pace to the present.

Table ElecB 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%

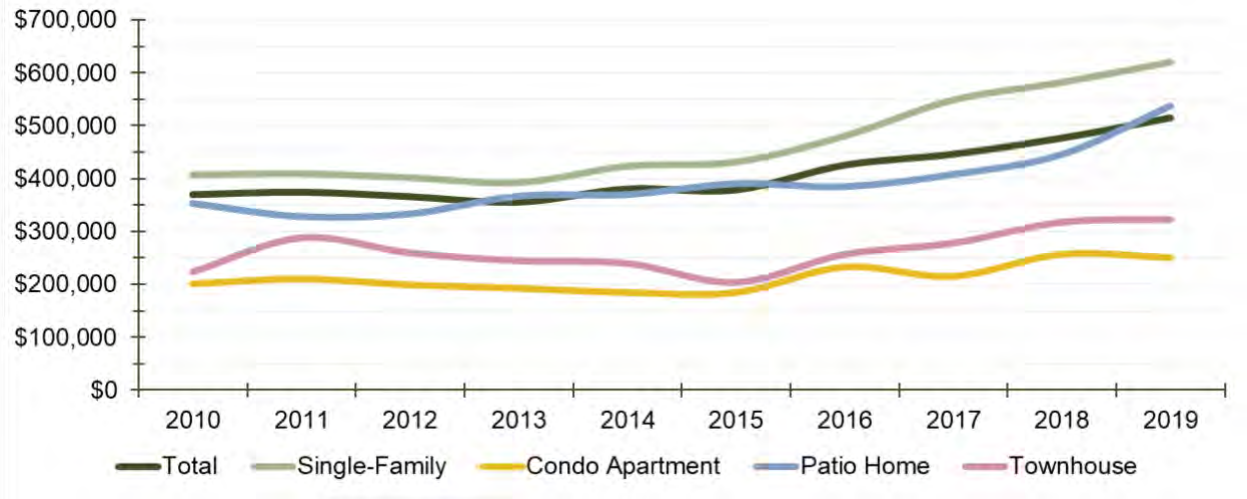
Figure ElecB 25.3: Historical Average Year/Year Housing Price Change by Dwelling Type *(VIREB)*

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 ElecB 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 ElecB 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 ElecB 26.1**, the overall STR market had grown to 86 individual units by October 2019, up 16 units since the same time in 2018 and 42 since 2017. Over time, the actual total has fluctuated as it mirrors the demand for accommodation during specific seasons. For

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

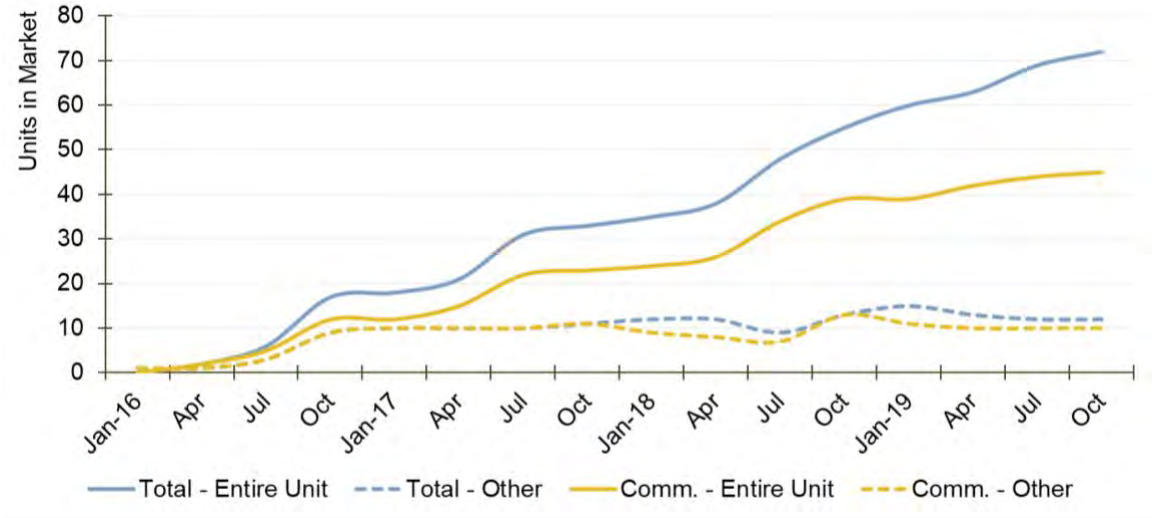
Table ElecB 26.1: Historical AirBnB Market (Electoral Area B) – Total versus Commercial Market *(AirDNA)*

	2016				2017				2018				2019			
	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct
Total Market	1	3	9	26	28	31	41	44	47	50	57	70	77	78	83	86
Entire Unit	0	2	6	17	18	21	31	33	35	38	48	55	60	63	69	72
Other	1	1	3	9	10	10	10	11	12	12	9	13	15	13	12	12
Commercial Market	1	3	8	21	22	25	32	34	33	34	41	52	50	52	54	55
Entire Unit	0	2	5	12	12	15	22	23	24	26	34	39	39	42	44	45
Other	1	1	3	9	10	10	10	11	9	8	7	13	11	10	10	10

Alongside the overall market's relatively steady growth over the last four years (see **Figure ElecB 26.1**) is growth in commercial units, which historically maintain a strong majority of listing types within Electoral Area B. In October 2016 there were 12 commercial entire units, 71 percent of the "entire unit" market. Since then it peaked in October 2019 at 45, which made up approximately 63 percent of the entire unit market.

At 45 units, commercial STR units represented an estimated 1.5 percent of total housing supply. If compared to rentals only, this represented about 11 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 ElecB 26.1: Historical AirBnB Market (Electoral Area B) – Total versus Commercial Market *(AirDNA)*

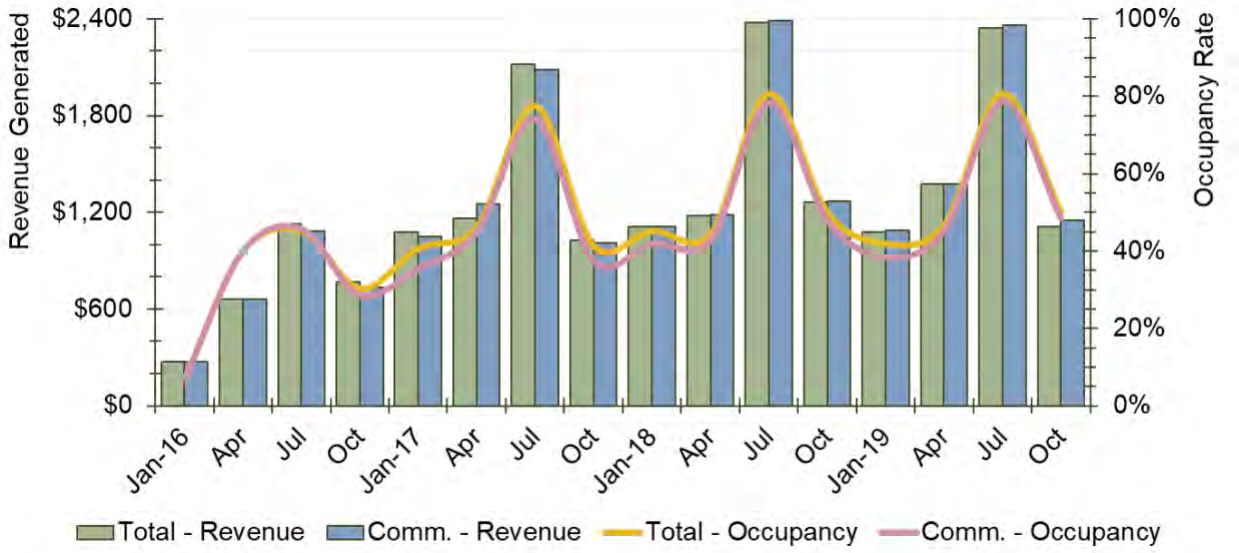


Regional revenue data provides interesting insights into the profitability of commercial AirBnBs. Specifically, that the median revenue of commercial units has remained at par with the total market (mostly since it holds the majority of units and thus influences the trend). Similarly, the median nightly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

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



27. Non-Market Housing

Electoral Area B 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 B does have 34 households (as of March 2019) receiving BC Housing rental assistance program support; 12 families and 18 seniors.

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

	Electoral Area B	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	12	191	6.3%
Rent Assist Seniors	18	417	4.3%
Community Total	34	1,183	2.9%

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 1 application from a local single person household. This number only reflects what is reported by BC Housing, more people or households may also be in need that have not been documented.

28. Subsidized Housing

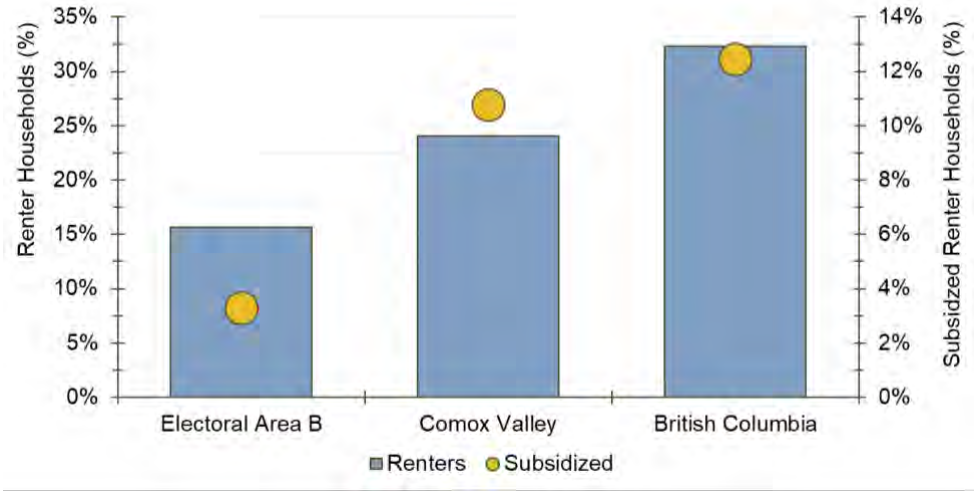
Of the 2,940 Electoral Area B households, about 15.6 percent are renters – a larger proportional increase since 2006 than the rate of household growth. In 2016, 3.3 percent of those renter households received a form of subsidy to help pay for their rental accommodation.

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

	2006	2011	2016
Total - Owner & Renter	2,920	2,800	2,940
Median Shelter Cost	$582	$664	$718
Renters	350	370	460
In Subsidized Housing	0	0	15
% Renters	12.0%	13.2%	15.6%
% Subsidized	0.0%	0.0%	3.3%

Electoral Area B's renter population is the lowest, proportionally, when compared to the CVRD and British Columbia (24.1 and 32.3 percent). Similarly, the Area reported the lowest subsidy rate of the compared geographies.

Table ElecB 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.

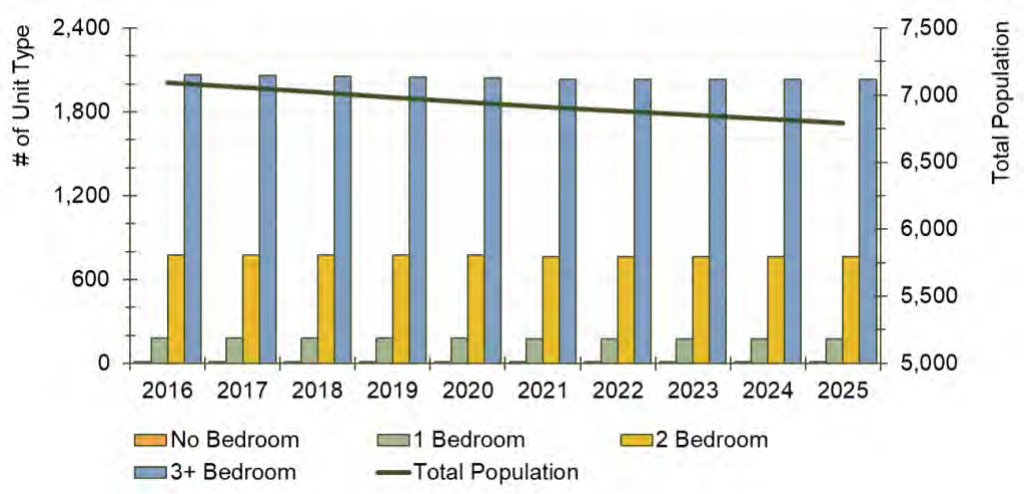
HOUSING NEED

30. Anticipated Household Demand

The housing market for Electoral Area B 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 therefor 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, 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 Electoral Area B 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 ElecB 30.1: Projected Population and Housing Demand by Unit Type (2016 to 2025)



Using this method, housing demand in the Area can be expected to reach 2,985 units in 2025, a decrease 30 units over. Overall, about 15 percent of demand will be for rental-tenured units. Furthermore, anticipated housing demand will be mostly from smaller household sizes, as suggested by the decline the average from 2.3 to 2.2 between 2016 and 2025.

Table ElecB 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	7,095	7,060	7,025	6,985	6,950	6,915	6,885	6,855	6,825	6,795
Total Households	3,030	3,025	3,020	3,015	3,010	2,985	2,985	2,985	2,985	2,985
No Bedroom	10	10	10	10	10	10	10	10	10	10
1 Bedroom	180	180	180	180	180	175	175	175	175	175
2 Bedroom	775	775	775	775	775	765	765	765	765	765
3+ Bedroom	2,065	2,060	2,055	2,050	2,045	2,035	2,035	2,035	2,035	2,035
Household Size	2.30	2.30	2.29	2.29	2.28	2.28	2.27	2.26	2.25	2.24
Renter Demand	15.3%	15.4%	15.4%	15.4%	15.4%	15.2%	15.2%	15.2%	15.2%	15.2%

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, and are expected to remain as such; all are anticipated to be rentals. The most common unit type will remain 3 or more-bedrooms (attributed to low-density options like singles); 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 175 (5.9 percent of anticipated 2025 households).

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

31. Housing Condition (Adequacy)

In 2016, Statistics Canada reported that 4.3 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 ElecB 31.1: Historical Inadequate Housing by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,860	2,635	2,845	2,520	2,340	2,420	340	300	430
Below Adequacy Standard	220	145	100	160	125	65	60	25	30
1 person household	75	40	35	40	40	20	25	0	20
2 persons household	85	55	30	65	40	30	20	0	10
3 persons household	45	20	0	35	15	0	10	0	0
4 persons household	0	20	10	10	20	0	0	0	10
5+ persons household	15	0	10	10	0	0	10	0	0
Inadequate Housing (%)	7.7%	5.5%	3.5%	6.3%	5.3%	2.7%	17.6%	8.3%	7.0%

Housing adequacy is improving in Electoral Area B. Owner households experienced a drop in inadequate housing since 2006 from 6.3 to 2.7 percent, while the decline in inadequate rental housing fell from 17.6 to 7.0 percent. The improvement in rental housing stock may be related to the increase in rental units on the market, whether it is new construction or was previously owner-occupied. Generally, older buildings will require greater repair or maintenance than newer construction, which amplifies over time if necessary, improvements are not made. Homeowners may be more prone to invest in repairs and maintenance due to pride of ownership, whereas tenants do not have the same control over maintaining their homes. At the same time, landlords may not have the same level of awareness of maintenance issues as they do not live on site. Despite the significant improvement in adequacy of rental accommodation over the period, in 2016, renters were still more than two times more likely to experience inadequate housing than owners.

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

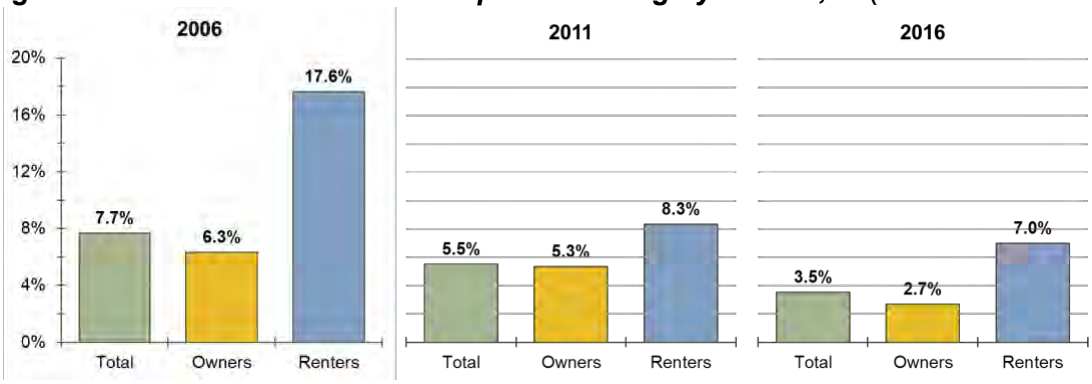
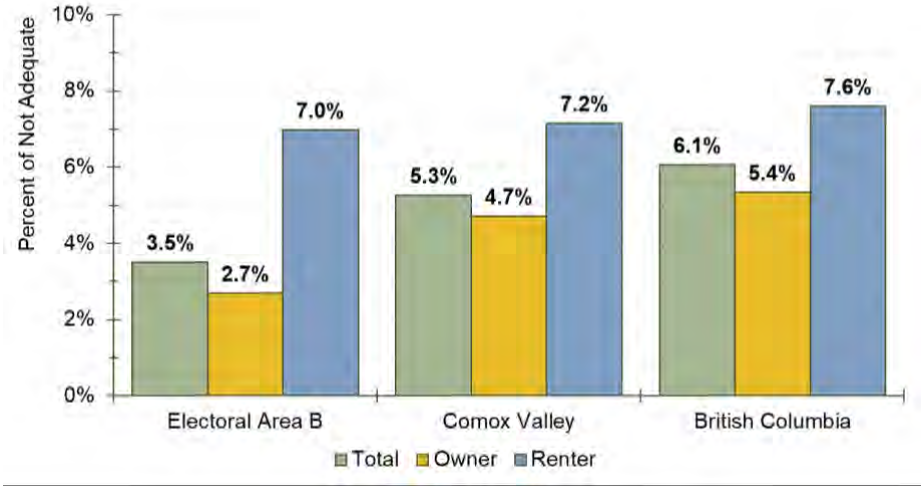


Figure ElecB 31.2: Inadequate Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



Overall, Electoral Area B demonstrates a noticeably lower rate of inadequacy compared to CVRD and BC – 5.7 and 6.1 percent. Better housing conditions in Electoral Area B are mostly supported by owner households; Electoral Area B dwellings occupied by renters have a similar level of need for repair as each of the Region and Province.

32. Overcrowding (Suitability)

In 2016, 2.5 percent of Electoral Area B 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 ElecB 32.1: Historical Unsuitable Housing by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,860	2,635	2,845	2,520	2,340	2,420	340	300	430
Below Suitability Standard	120	80	70	85	50	35	30	25	35
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	30	0	10	20	0	0	10	0	0
3 Persons	20	0	20	15	0	0	0	0	15
4 Persons	15	25	10	15	15	10	0	0	10
5+ Persons	50	30	35	35	30	30	25	0	10
Unsuitable Housing (%)	4.2%	3.0%	2.5%	3.4%	2.1%	1.4%	8.8%	8.3%	8.1%

Both owner and renter households experienced decreases in their proportions of unsuitable housing since 2006. Owners dropped from 3.4 to 1.4 percent, while renters dropped from 8.8 to 8.1 percent. Unsurprisingly, 3 or more person households had greater probability of experiencing unsuitable housing than smaller household sizes.

Figure ElecB 321: Historical Unsuitable Housing by Tenure, % *(Statistics Canada)*

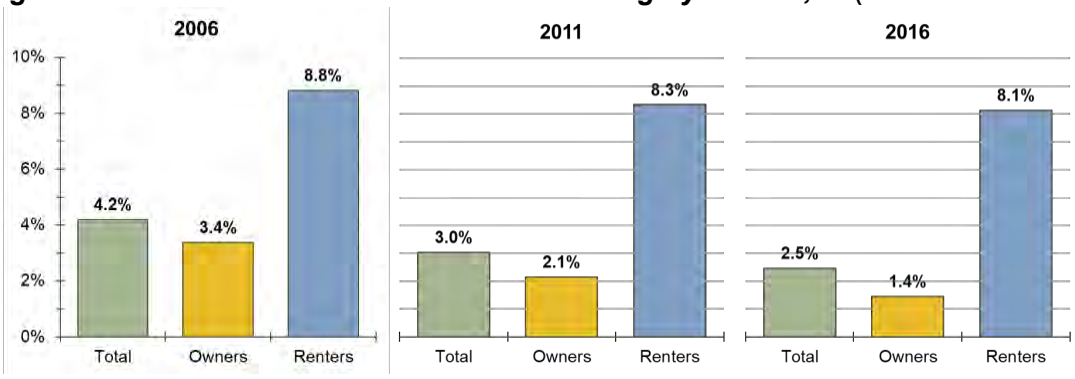
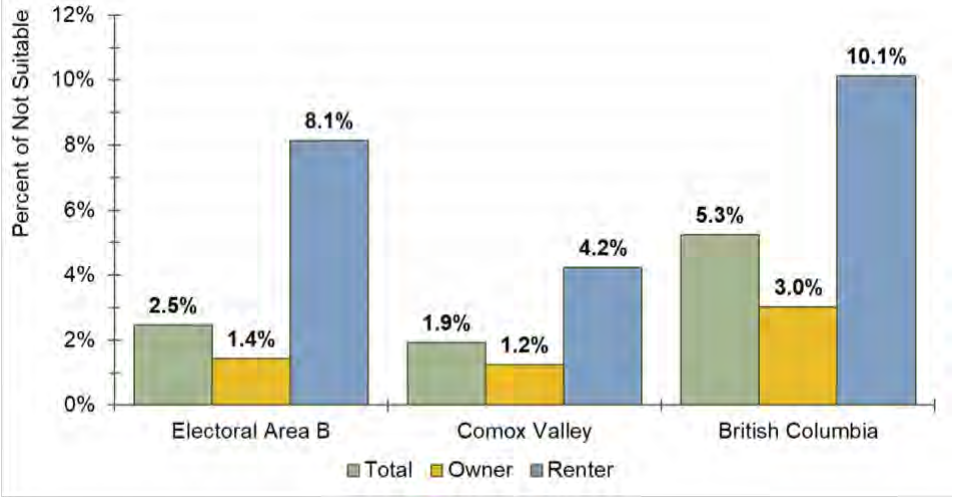


Figure ElecB 32.2: Unsuitable Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



For all tenures, Electoral Area B outperforms the province in terms of proportion of households living in unsuitable dwellings, at overall rates of 2.5 percent versus 5.3 percent. Regionally, the rate is 1.9 percent. Households in owner-occupied dwellings are on par with the CVRD, at 1.4 percent (3.0 percent provincially), but unsuitable rental households in Electoral Area B are substantially higher than in the region overall – 8.1 and 4.6 percent (10.1 percent provincially). 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 ElecB 33.1: Historical Unaffordable Housing by Tenure *(Statistics Canada)*

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,860	2,635	2,845	2,520	2,340	2,420	340	300	430
Above Affordable Threshold	415	435	410	300	315	265	120	120	145
1 person household	130	145	150	80	130	80	50	20	70
2 persons household	135	130	170	105	110	120	40	25	50
3 persons household	65	60	35	60	30	25	0	30	10
4 persons household	20	50	25	20	15	20	0	0	10
5+ persons household	65	40	35	35	35	20	30	0	15
Unaffordable Housing (%)	14.5%	16.5%	14.4%	11.9%	13.5%	11.0%	35.3%	40.0%	33.7%

Between 2006 and 2016, the proportion of households living in unaffordable accommodation dropped slightly from 14.5 percent to 14.4 percent, reaching 410. Each of owners and renters experienced improving affordability conditions. Owner unaffordability dropped 0.9 percent points and renters dropped 1.6 percent. 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 ElecB 33.1: Historical Unaffordable Housing by Tenure, % *(Statistics Canada)*

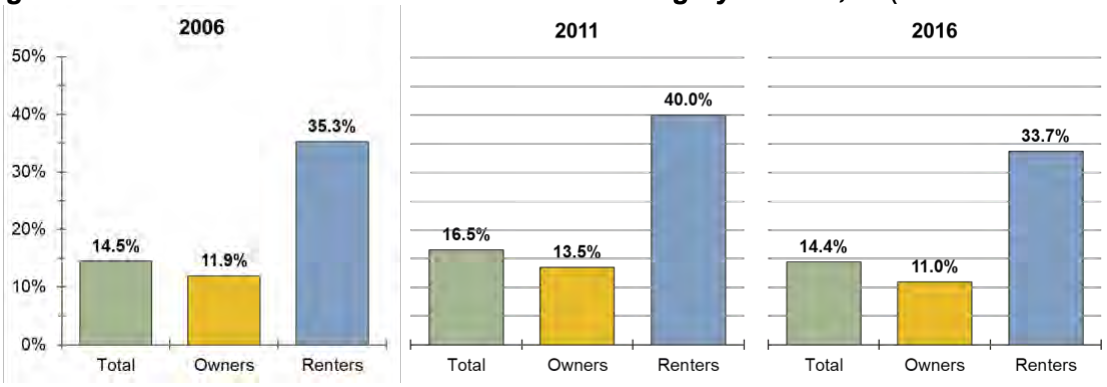
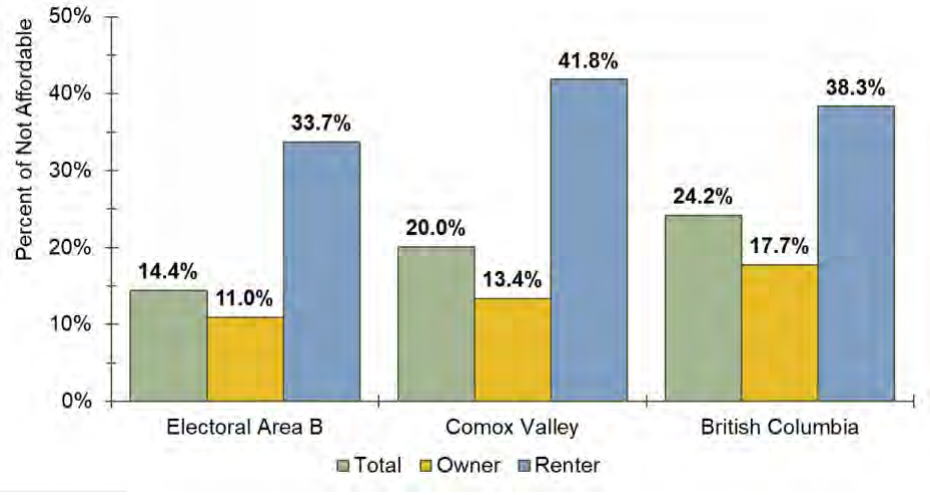


Figure ElecB 33.2: Unaffordable Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



Compared to CVRD and BC, Electoral Area B 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

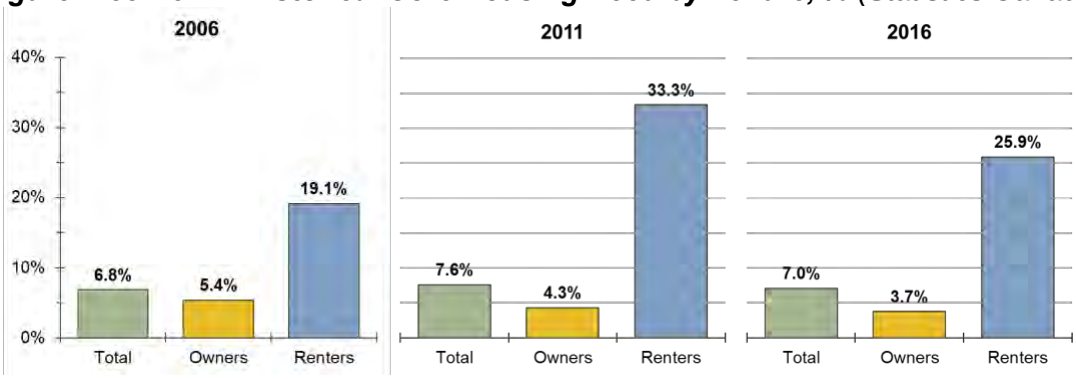
Statistics Canada defines "Core Housing Need" as a household whose dwelling is considered inadequate, unsuitable, or unaffordable, and whose income levels are such that they could not afford alternative housing in their community. In other words, it considers the three variables previously discussed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

Table ElecB 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	2,860	2,635	2,845	2,520	2,335	2,415	340	300	425
Household not in CHN	2,660	2,435	2,645	2,385	2,235	2,330	275	195	315
Household in CHN	195	200	200	135	100	90	65	100	110
1 person household	65	60	100	35	55	40	30	0	65
2 persons household	70	45	50	60	20	30	10	30	20
3 persons household	30	45	25	30	15	0	0	25	15
4 persons household	0	45	10	0	0	10	0	0	0
5+ persons household	30	0	20	0	0	10	20	0	10
Household in CHN (%)	6.8%	7.6%	7.0%	5.4%	4.3%	3.7%	19.1%	33.3%	25.9%

In 2016, 200 households (7.0 percent) were in Core Housing Need (CHN), up from 6.8 percent in 2006. This increase was driven entirely by renter households, the percentage of which are in CHN increased from 19.1 to 25.9 percent between 2006 and 2016, whereas owner households in the category declined from 5.4 to 3.7 percent. Further, the overall increase was driven almost entirely by 1-person households: those in CHN increased from 2.3 to 3.5 percent, predominantly in the renter category. The number of 4-person households also increased, from 0 to 10, or 0.0 to 0.4 percent, entirely in the owner category. Households with 2, 3, or 5+ persons each enjoyed declining rates of CHN.

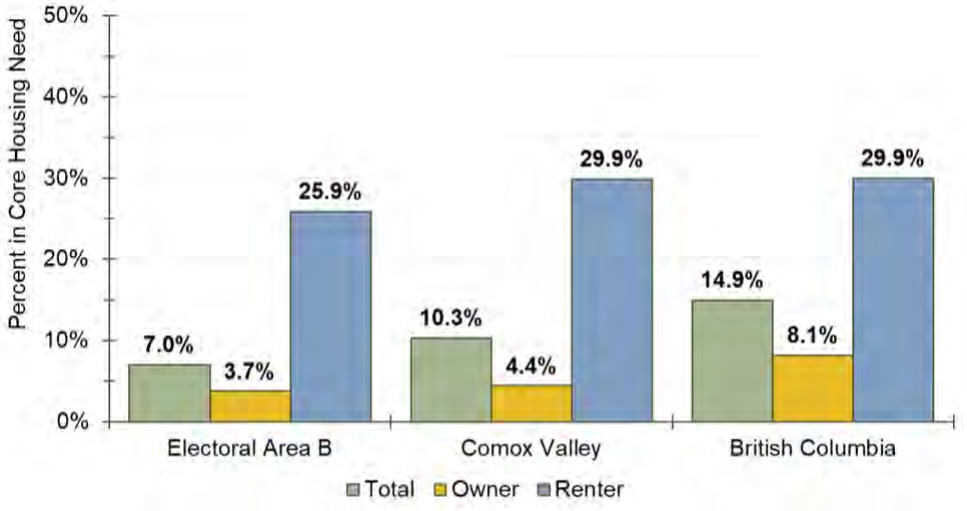
Figure ElecB 34.1: Historical Core Housing Need by Tenure, % *(Statistics Canada)*



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. However, at 7.0 percent, Core Housing Need falls 7.4 percent lower than the rate of unaffordability, suggesting that there are several households technically living outside of their means – as defined by the 30 percent affordability threshold. The difference between both rates increased marginally since 2006, which had a 7.7 percent margin, further suggesting that the affordability problem may not be solely related to an

unaffordable housing stock, but partially to households specifically deciding to spend more (perhaps in exchange for quality, size, or location of the unit).

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



Electoral Area B has better Core Housing Need metrics than that of the Regional District and the Province, for each of owner and renter households. What differs from unaffordability is that 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 B's degree of worsening for renter's needs 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.

35. Extreme Core Housing Need

Extreme Core Housing Need 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 ElecB 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	2,860	2,635	2,845	2,520	2,335	2,415	340	300	425
Household not in ECHN	2,665	2,470	2,635	2,390	2,245	2,320	295	250	305
Household in ECHN	95	100	105	65	50	45	25	50	60
1 person household	30	20	50	10	20	10	20	0	40
2 persons household	40	30	20	35	20	20	0	0	10
3 persons household	15	15	15	10	0	10	0	0	0
4 persons household	0	0	10	0	0	10	0	0	0
5+ persons household	15	0	10	10	0	0	0	0	10
Household in ECHN (%)	3.3%	3.8%	3.7%	2.6%	2.1%	1.9%	7.4%	16.7%	14.1%

In 2016, Electoral Area B reported that 105 households were in Extreme Core Housing Need (3.7 percent, up from 3.3 percent in 2006). Again, the increase is attributable entirely to renter

households: owner extreme need fell from 2.6 to 1.9 percent (20 households), whereas renter extreme need jumped from 7.4 to 14.1 percent (35 households). Renters are about 7 times more likely to experience Extreme Core Housing Need.

The simultaneous jump in both Core and Extreme Core Housing Need suggests that there does indeed exist an issue of affordability. Based on Provincial data, recent immigrants face considerable need at 25.2 percent. However, Electoral Area B 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).

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

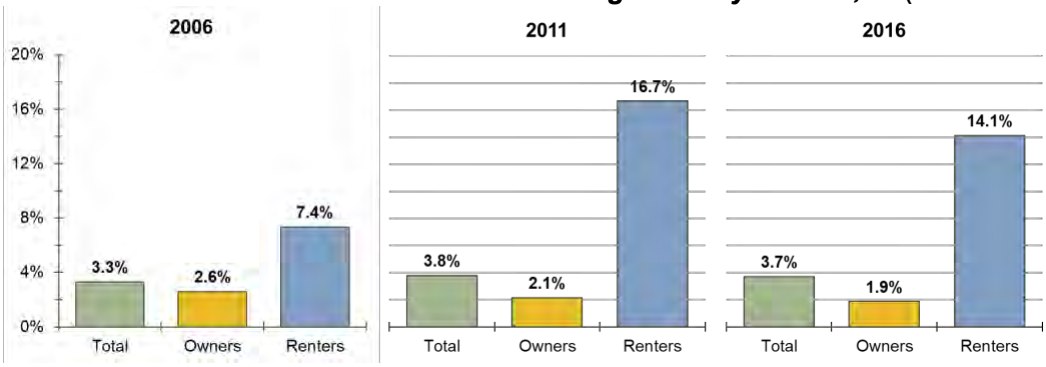
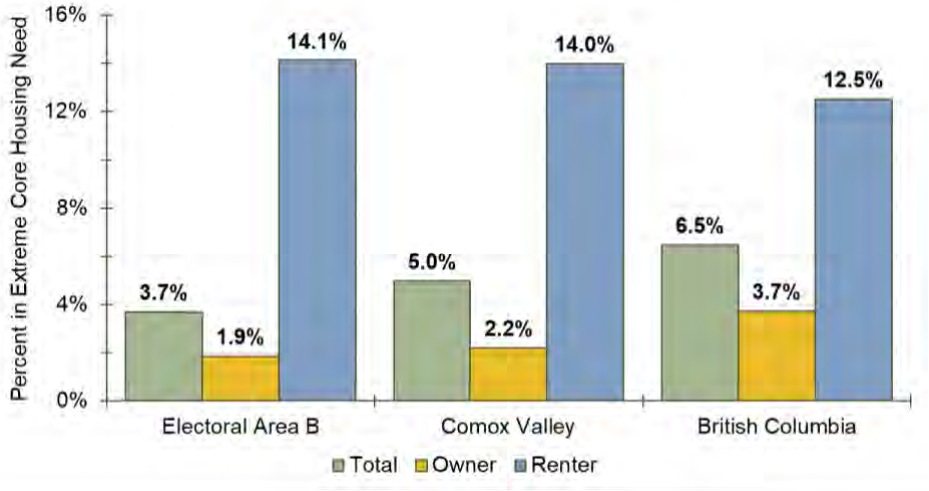


Figure ElecB 35.2: Extreme Core Housing Need by Tenure, 2016 – Comparison *(Statistics Canada)*



Electoral Area B 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. Much like traditional Core Housing Need, Electoral Area B's degree of worsening for renters is significant compared to the other geographies, though it is once again partially attributed to the smaller sample size for which small deviations are amplified.

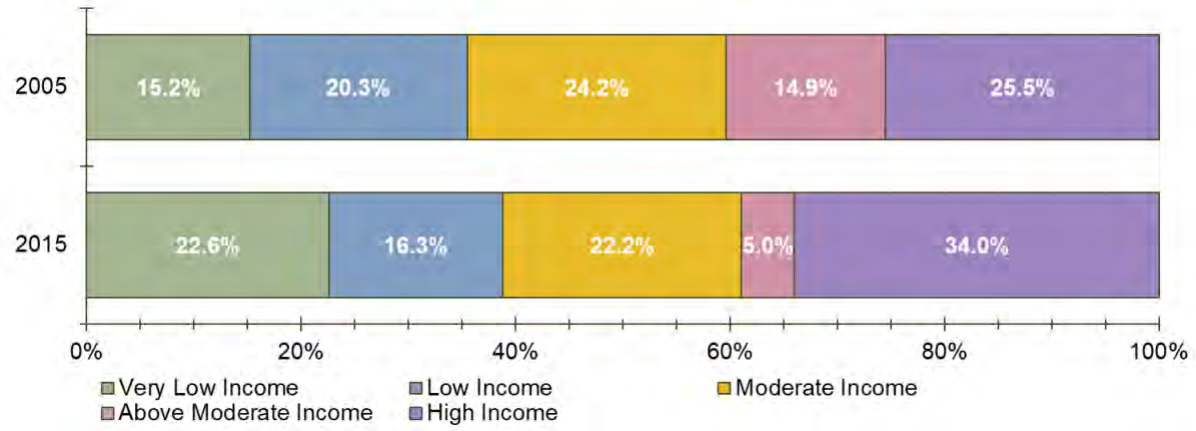
36. Affordability Gap

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



As depicted in **Figure ElecB 36.1**, the share of households earning a high income increased by about 8.5 percent since 2005. The only other category to rise (proportionally) were those in very low income, up 7.4 percent over the same period.

Households in very low income increased over the 10-year period by 230 households (51.1 growth since 2005). This combined with decreasing number of households of low, moderate, and above moderate incomes, and a significant jump in high income homes indicates an ever-widening divide between the most and least financially vulnerable. It is possible that the additional 230 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 ElecB 36.1: Historical Households Before-Tax Income Categories, 2015 dollars
(derived from Statistics Canada)

Year	Very Low	Low	Moderate	Above Moderate	High
2015	680	490	670	150	1,025
2010	535	515	705	340	830
2005	450	600	715	440	755

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.

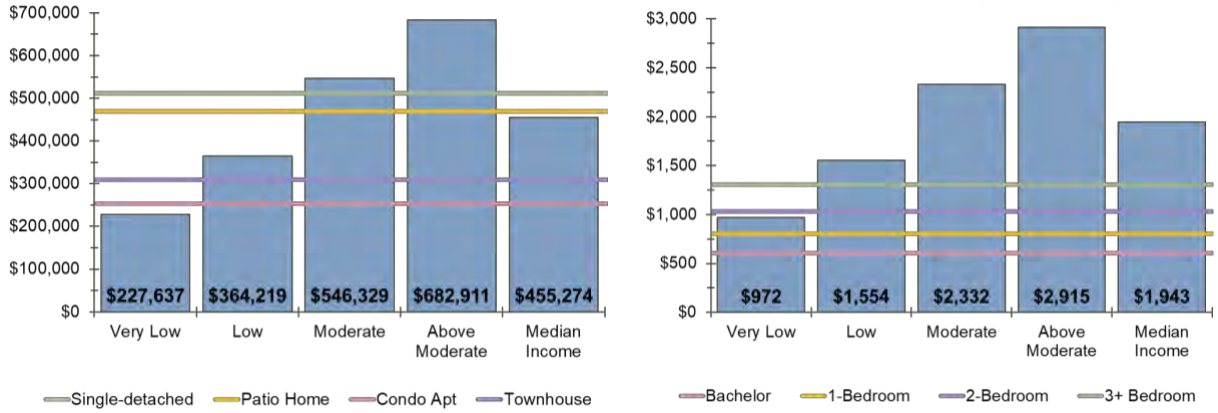
Table ElecB 36.2: Income Level Ownership & Rental Cost Gaps, 2019 dollars

		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	$38,861	$972	$227,637	$372	$172	-$53	-$328	-$279,863	-$22,363	-$237,363	-$77,363
Low	$62,178	$1,554	$364,219	$954	$754	$529	$254	-$143,281	$114,219	-$100,781	$59,219
Moderate	$93,267	$2,332	$546,329	$1,732	$1,532	$1,307	$1,032	$38,829	$296,329	$81,329	$241,329
Above Moderate	$116,584	$2,915	$682,911	$2,315	$2,115	$1,890	$1,615	$175,411	$432,911	$217,911	$377,911
Median Income	$77,723	$1,943	$455,274	$1,343	$1,143	$918	$643	-$52,226	$205,274	-$9,726	$150,274

The results of **Table ElecB 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. Briefly, a very low-income household (of which there are a maximum of 680) 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.

Figure ElecB 36.2 graphically represents the result of **Table ElecB 36.2**. For instance, the left graphic for ownership shows that a low-income household cannot afford a single-detached or patio home since the affordable price they can pay (based on maximum potential 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 ElecB 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 ElecB 363**.

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

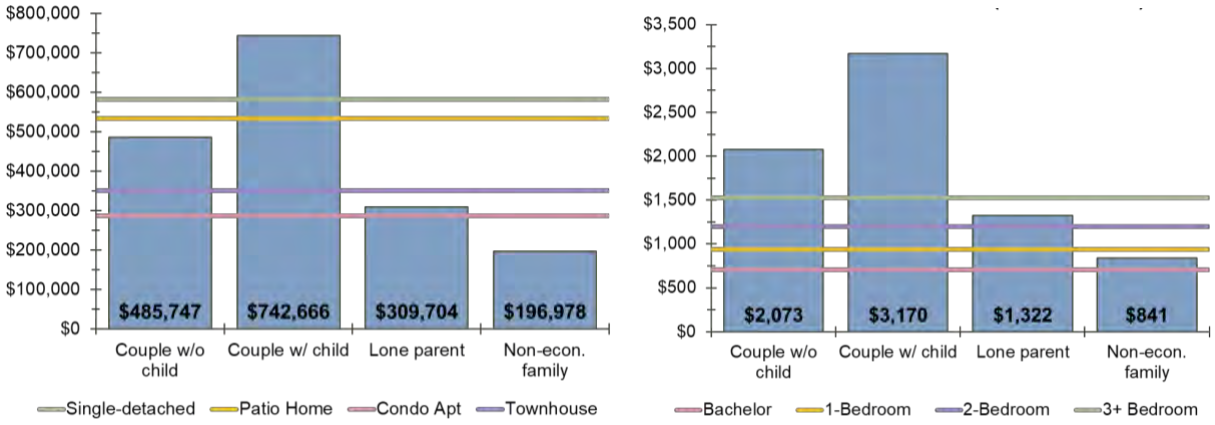
		Affordable (30%)		Rent Gap				Sale Price Gap			
Economic Families	Median Income	Monthly Payment	Dwelling Value	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom	Single Family	Condo Apt.	Patio Home	Town House
Non-econ. family	$33,627	$841	$196,978	$241	$41	-$184	-$459	-$310,522	-$53,022	-$268,022	-$108,022
Lone parent	$52,871	$1,322	$309,704	$722	$522	$297	$22	-$197,796	$59,704	-$155,296	$4,704
Couple w/ child	$126,785	$3,170	$742,666	$2,570	$2,370	$2,145	$1,870	$235,166	$492,666	$277,666	$437,666
Couple w/o child	$82,925	$2,073	$485,747	$1,473	$1,273	$1,048	$773	-$21,753	$235,747	$20,747	$180,747
Median Income	$77,723	$1,943	$455,274	$1,343	$1,143	$918	$643	-$52,226	$205,274	-$9,726	$150,274

At least 50 percent of non-economic families can only afford a bachelor or 1-bedroom 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 homes.

Figure ElecB 36.3 graphically represents the result of **Table ElecB 36.3**. For instance, the left graphic for ownership shows that half of lone parent households (because median defines the midpoint) cannot afford any unit type (except a condominium apartment) since the affordable price they can pay (based on maximum potential income) does not surpass the horizontal lines associated to a dwelling type. Conversely, the right shows that at least half of lone parents can afford all rental types (except a 3-bedroom).

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)*



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)*

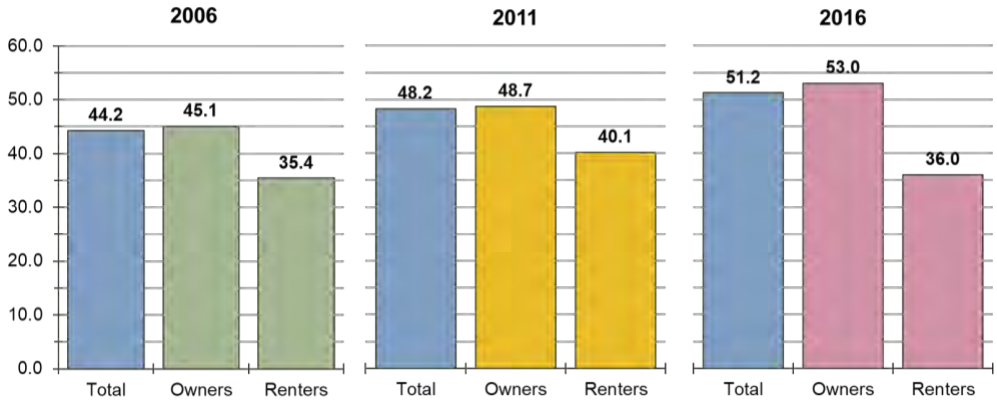


Table Elec 2.2: Median Age, 2016 – Comparison *(Statistics Canada)*

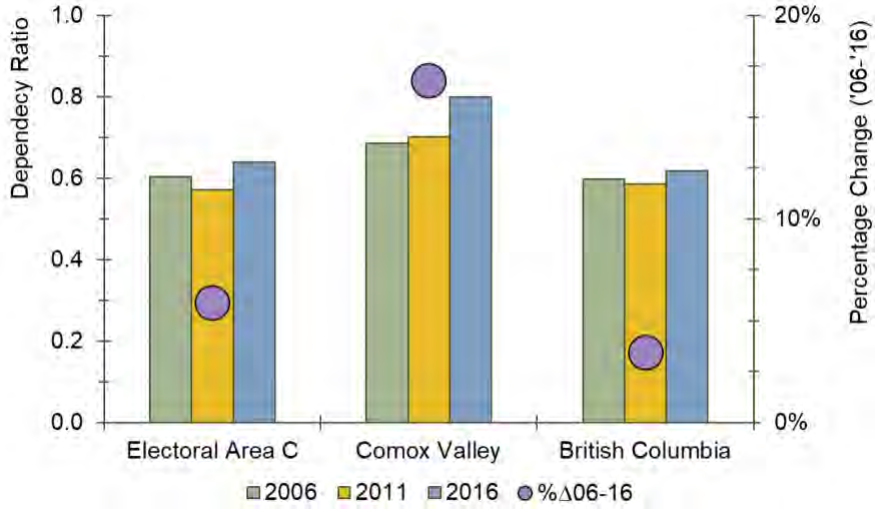
COMMUNITY	Overall	Owner	Renter
Electoral Area C	51.2	53.0	36.0
Comox Valley	49.9	53.5	34.5
British Columbia	42.5	46.5	33.8

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)*

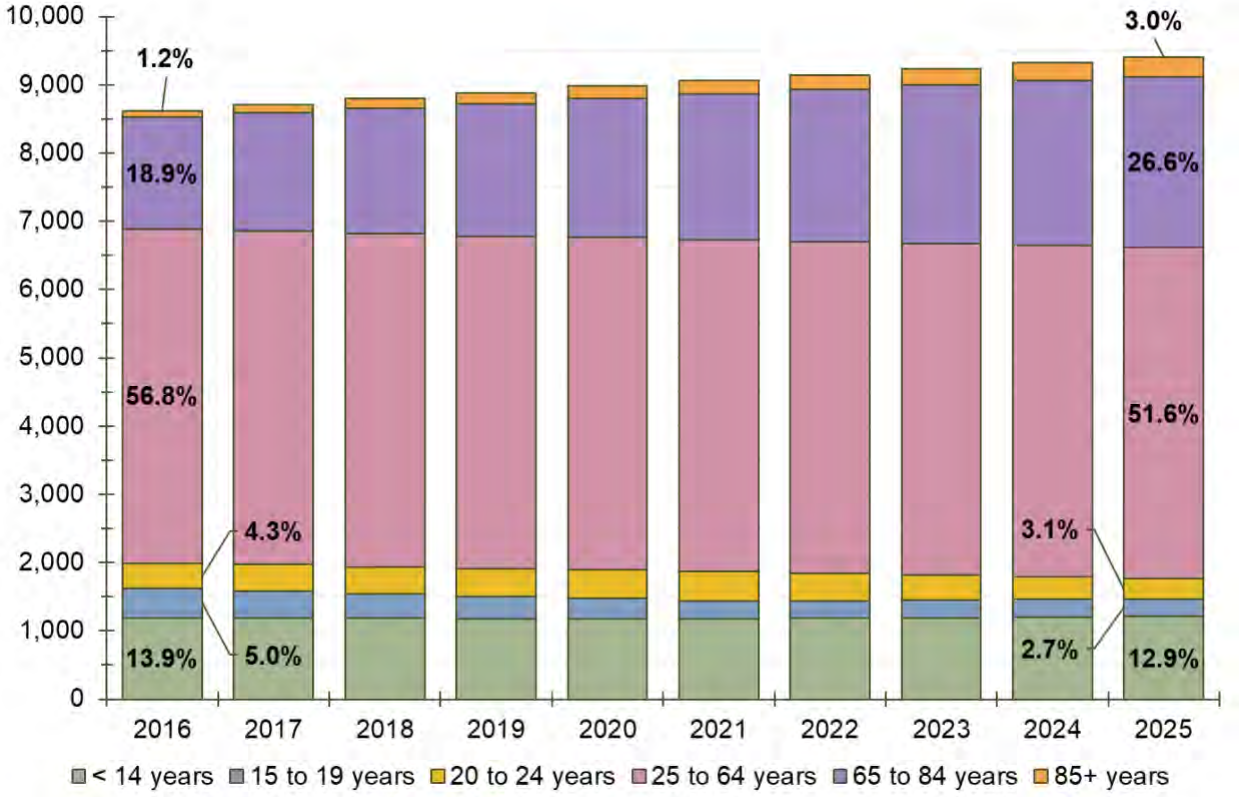
COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area C	0.60	0.57	0.64	5.9%
Comox Valley	0.68	0.70	0.80	16.8%
British Columbia	0.60	0.59	0.62	3.4%

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%

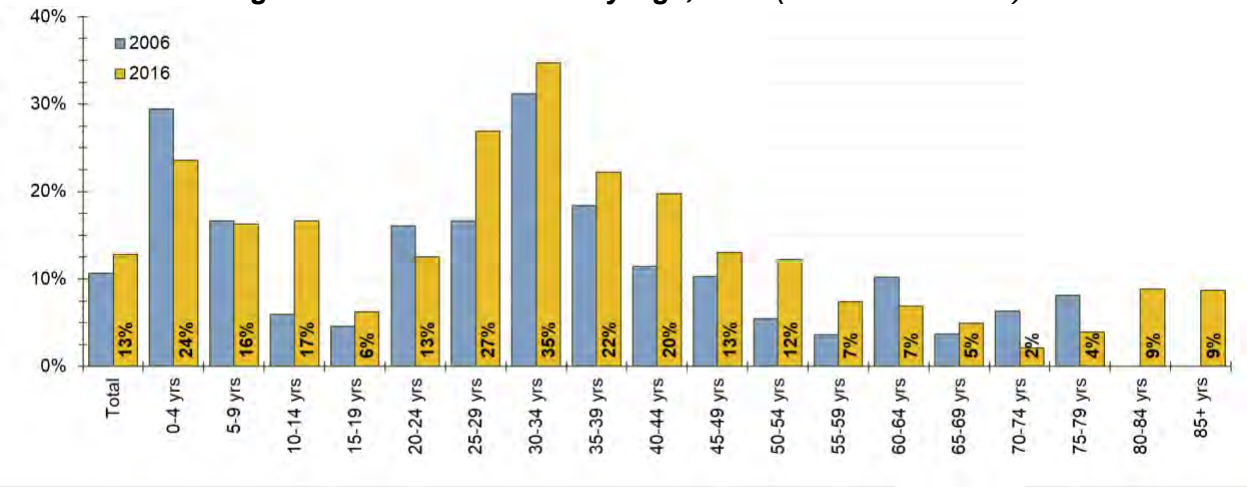
Median age will continue to increase as a function of the greater number of people in older cohorts, hitting 52.2 in 2025. Similarly, the dependency ratio will climb to 0.83 in the same year, approaching the turning point when the dependent population will begin to surpass those that are independent. 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)*

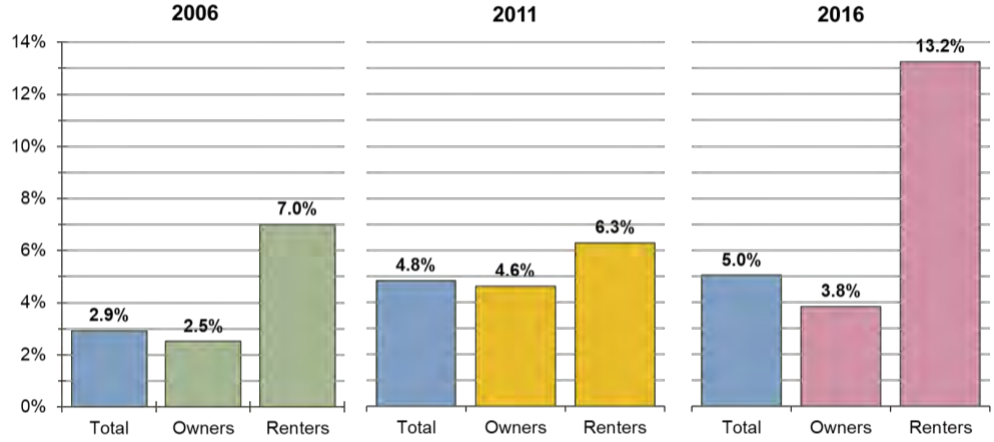


Renting gains momentum after the 15 to 19 age cohort as young adults choose to move away from home and become maintainers of their own households. It then peaks for persons between 30 to 34, reaching 35 percent – 4 percent higher than renters in that age bracket in 2006. Generally, renting rates increased 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

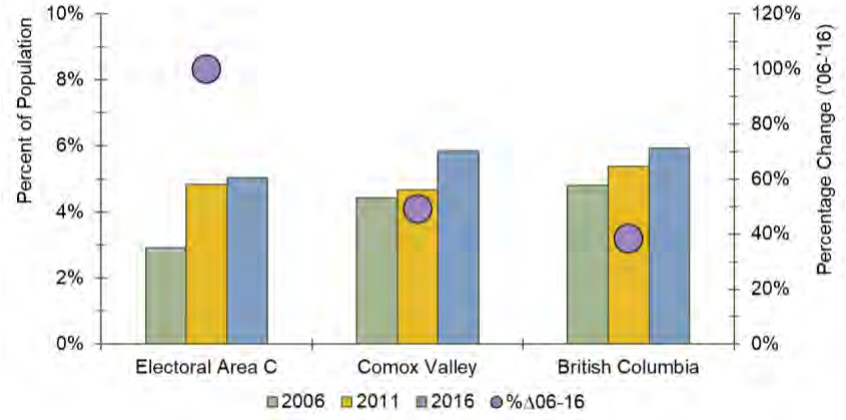
Since 2006, Electoral Area C's indigenous population doubled from 215 to 430. This surpasses the decrease experienced by on reserve K'ómoks First Nation populations (55) in the same period. Overall, 5.0 percent of the population identifies as having an indigenous identity.

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)*

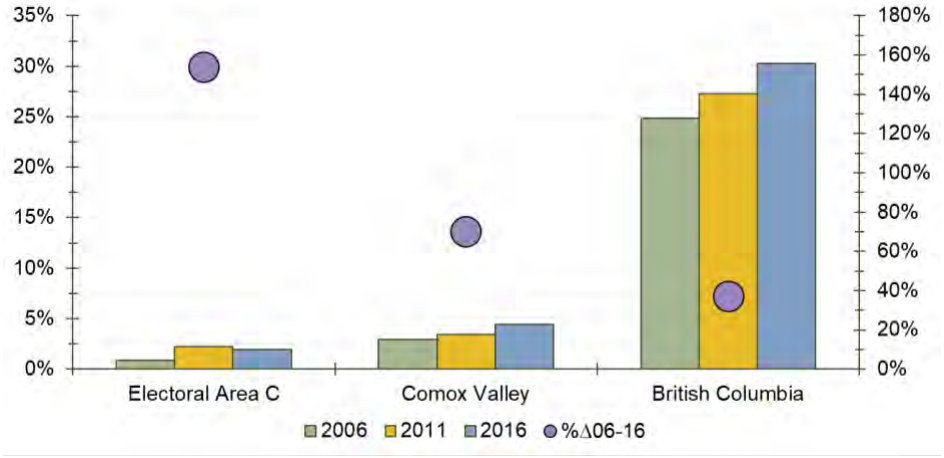
COMMUNITY	2006	2011	2016	%Δ06-16
Electoral Area C	2.9%	4.8%	5.0%	100.0%
Comox Valley	4.4%	4.7%	5.9%	49.1%
British Columbia	4.8%	5.4%	5.9%	38.5%

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)*

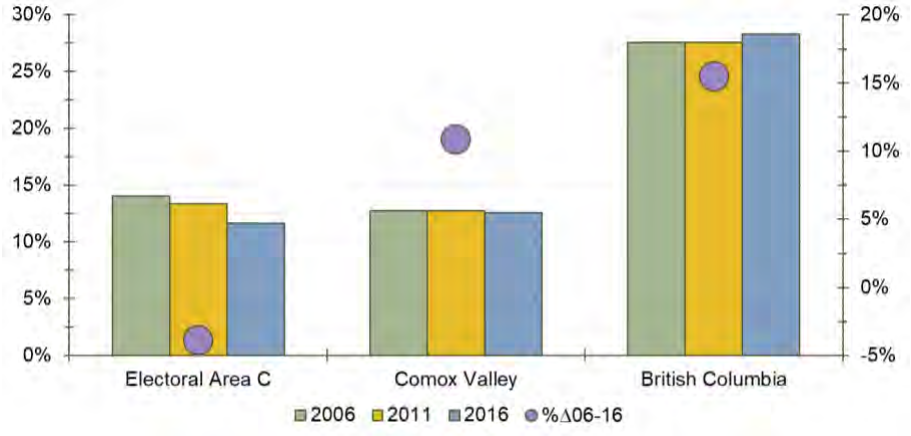


Table ElecC 8.1: Historical Immigrant Population – Comparison *(Statistics Canada)*

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%

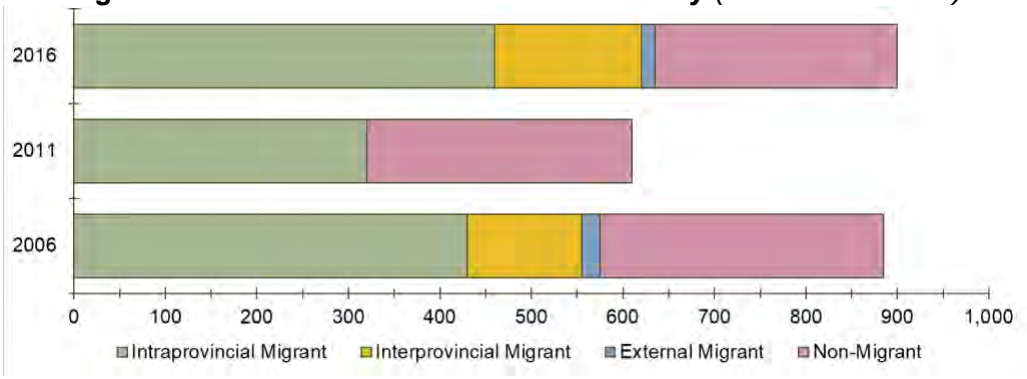
A comparison between Electoral Area C and the Region overall shows an inversion of percentage of immigrant population: Electoral Area C had a higher percentage in 2006 and 2011, and a lower percentage in 2016.

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

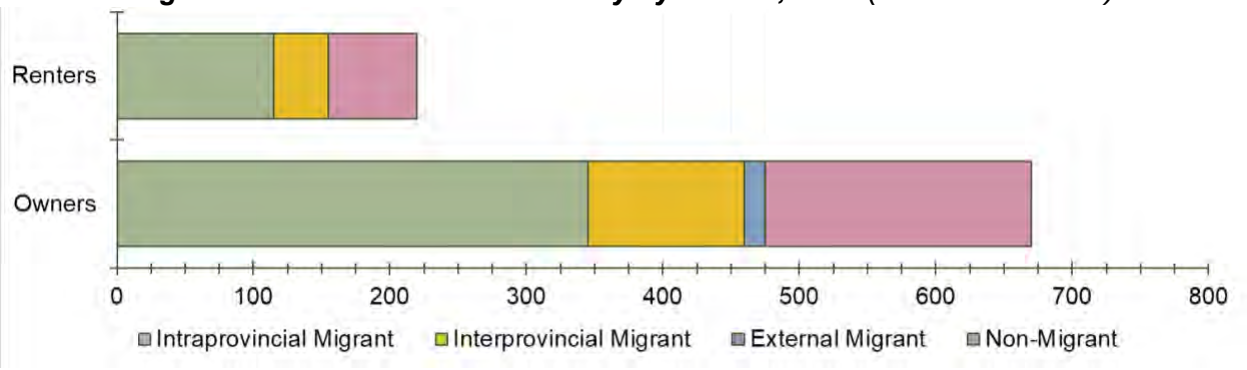
Changes in overall population are, at its simplest, defined by three primary variables: births, deaths, and migration. Although the two formers do change over time, their volatility is limited due to the social, economic, and political security offered by Canada, a country of high living standard that 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)*

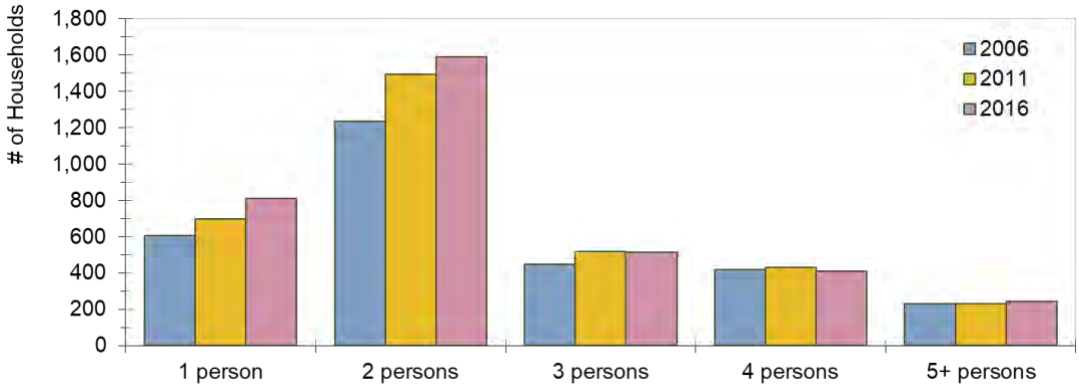
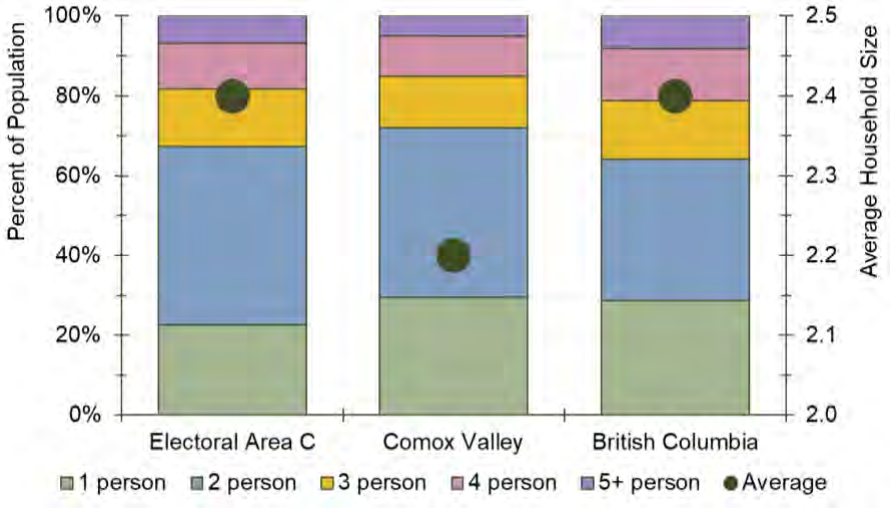


Table ElecC 10.1: Historical Household Sizes by Tenure *(Statistics Canada)*

			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)*

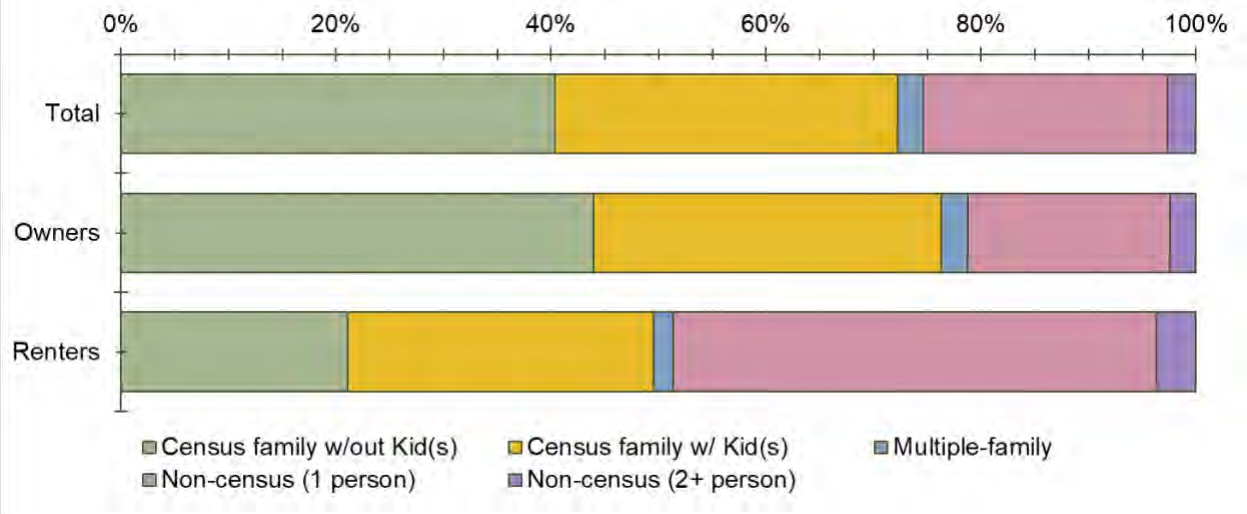


Electoral Area B's 2016 distribution of household sizes has a higher proportion of 2 person households, but a lower proportion of 1 person households as the CVRD, and a higher proportion of households with 3 or more people. The end result is an average household size of 2.4 compared to the regional average 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)

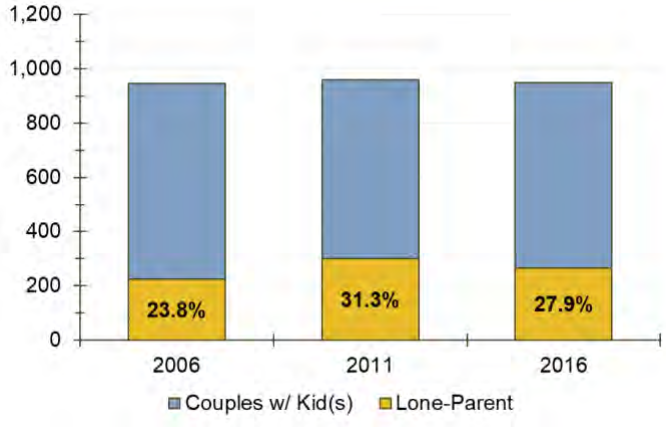


Table ElecC 11.2: Historical Couple Households *(Statistics Canada)*

	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)*

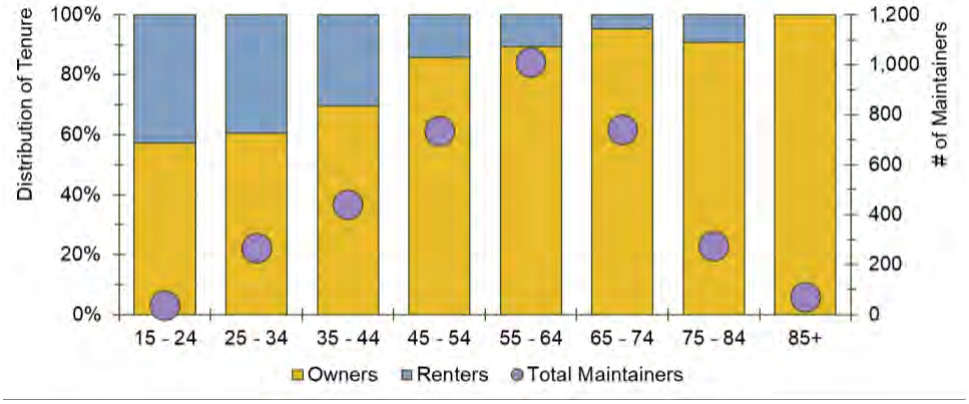
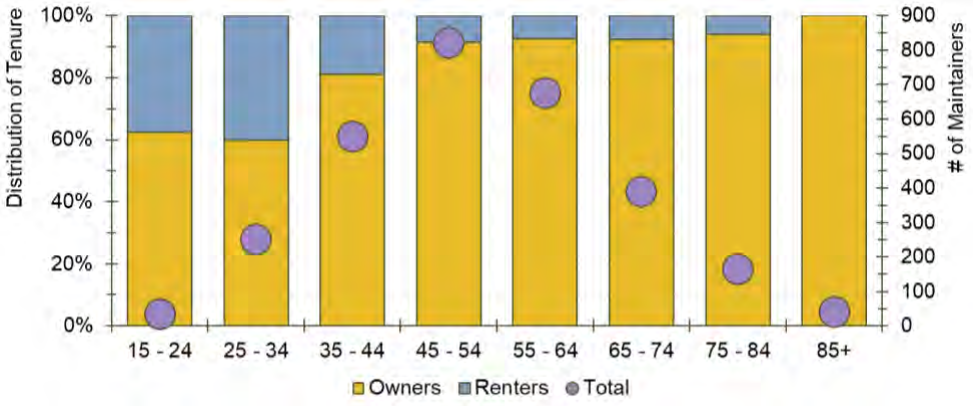


Figure ElecC 12.2: Tenure Distribution of Maintainers by Age, 2006 *(Statistics Canada)*



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)*

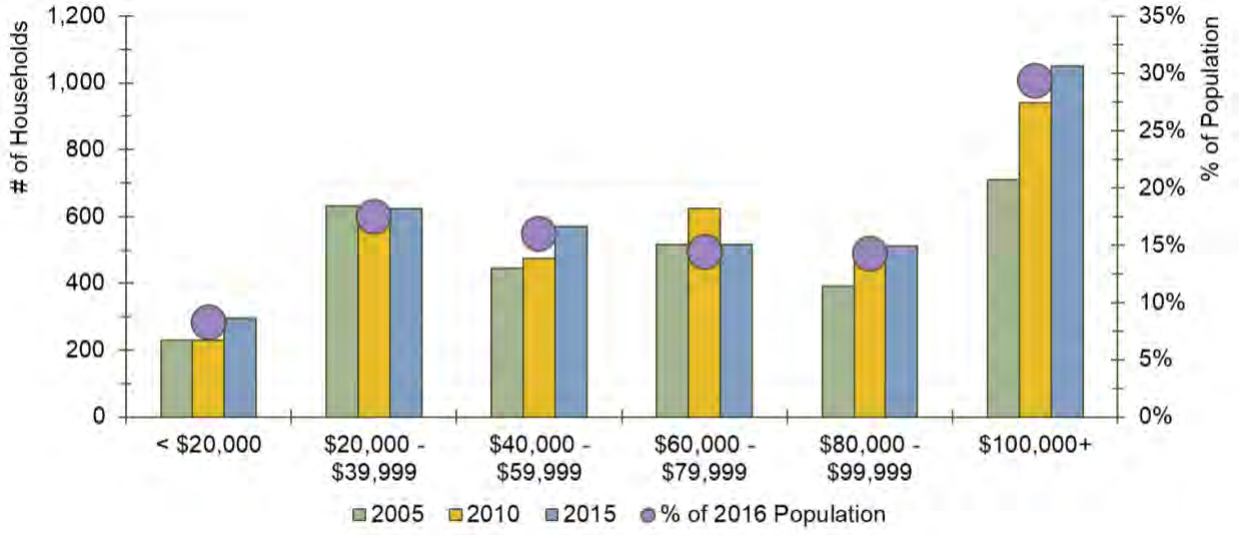
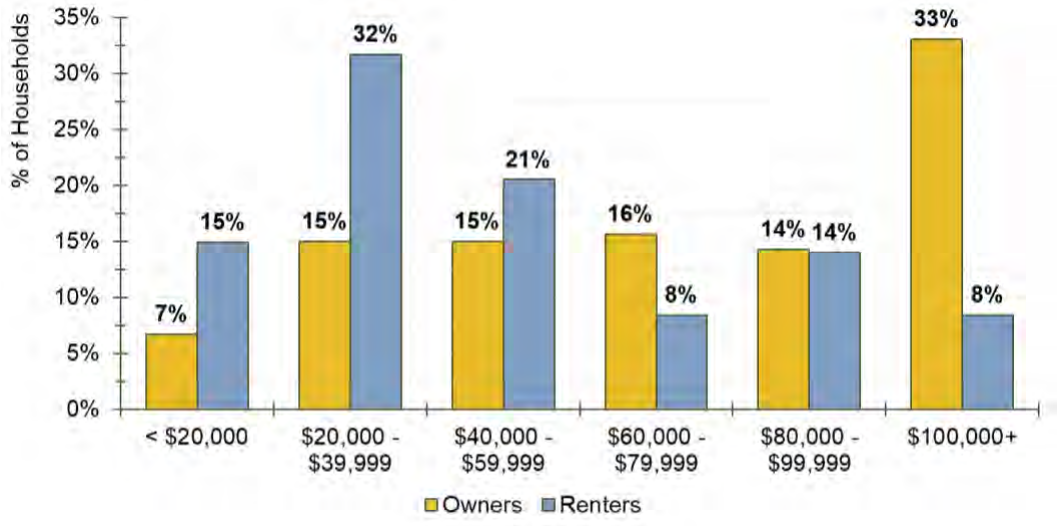


Table ElecC 13.1 Historical Before-Tax Income Distribution by Tenure, 2015 dollars *(Statistics Canada)*

	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)*

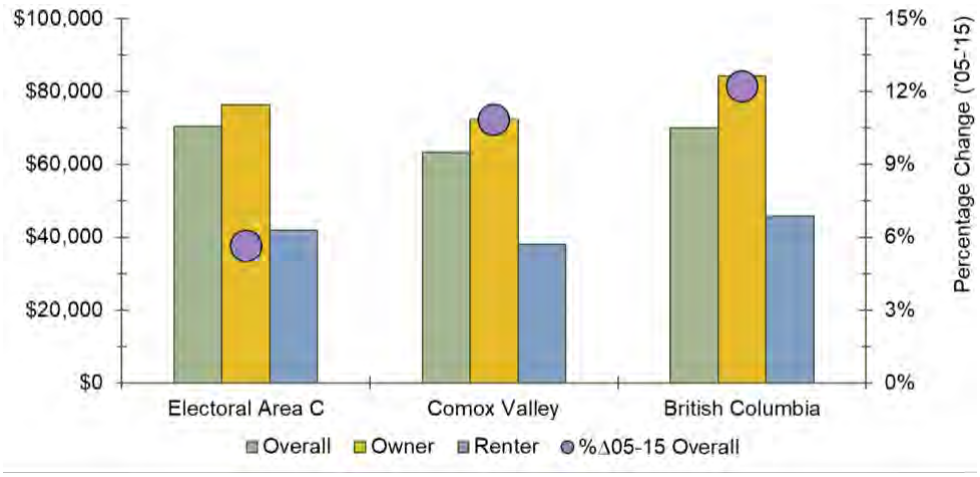


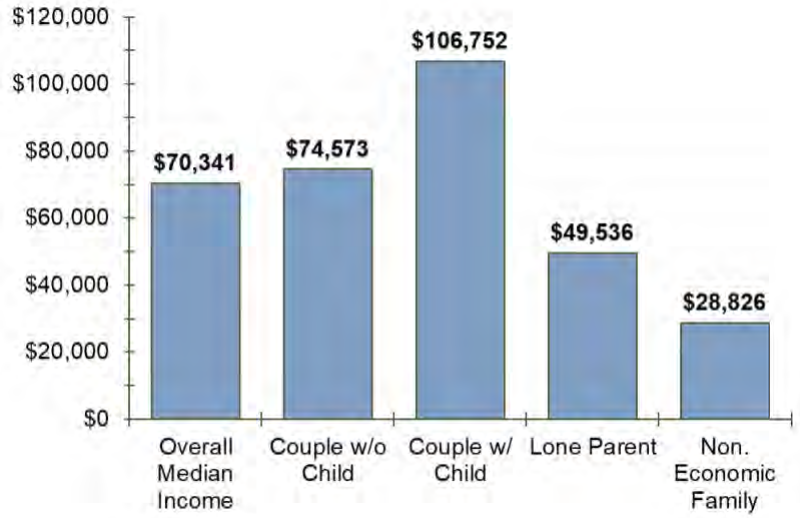
Table ElecC 13.2: Before-Tax Median Income by Tenure, 2015 – Comparison *(Statistics Canada)*

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

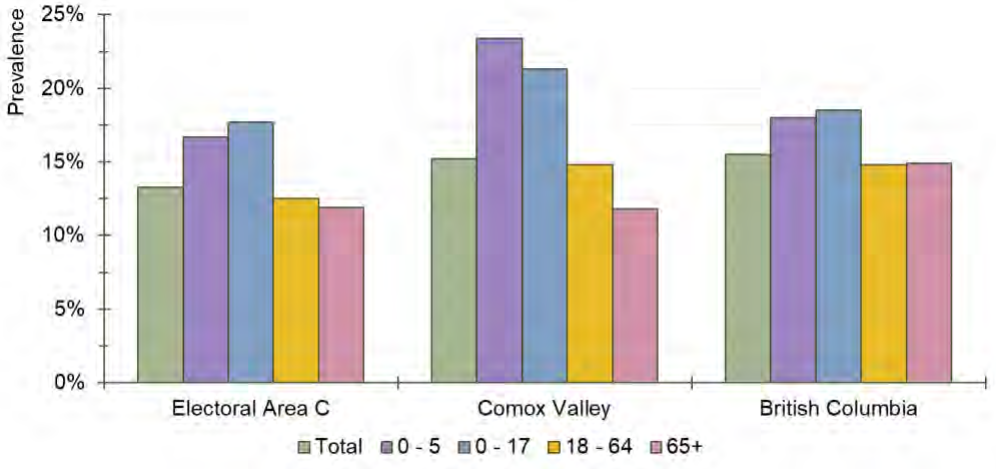
Electoral Area C has median incomes higher than the regional ones for lone parents and couples with children and is on par with the CVRD for median incomes of couples without children, culminating in an overall higher median income, despite falling below the regional median for non-economic families. 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.

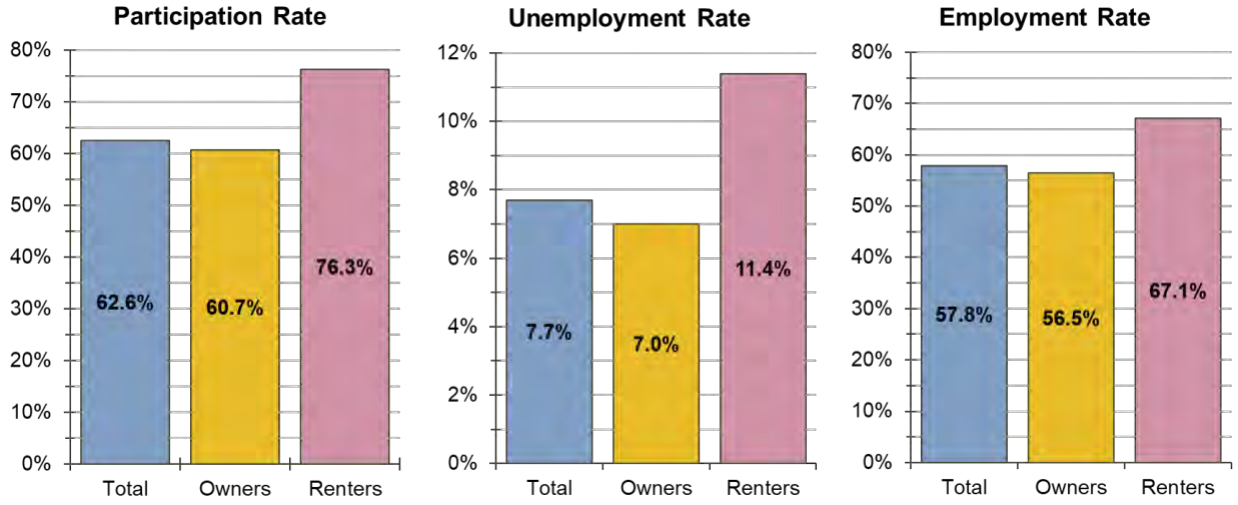
Compared to both other compared geographies, Electoral Area C's residents are generally better off.

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)*

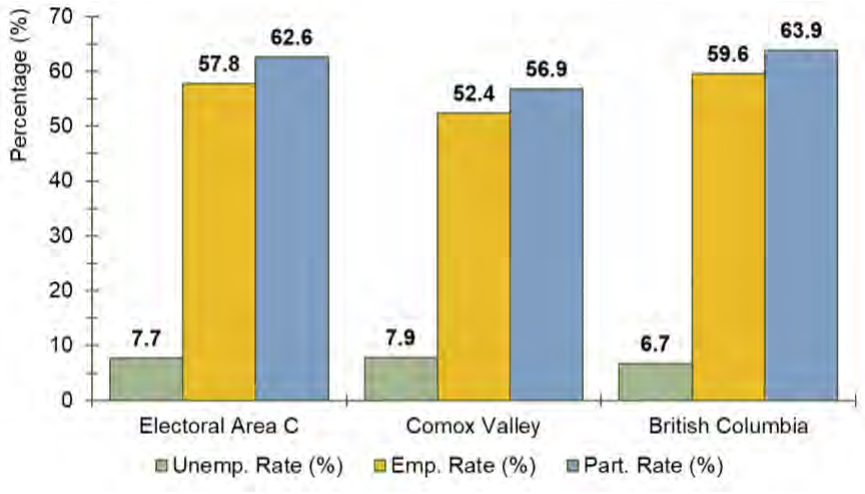


Table ElecC 16.2: Labour Metrics, 2016 – Regional Comparison

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)*

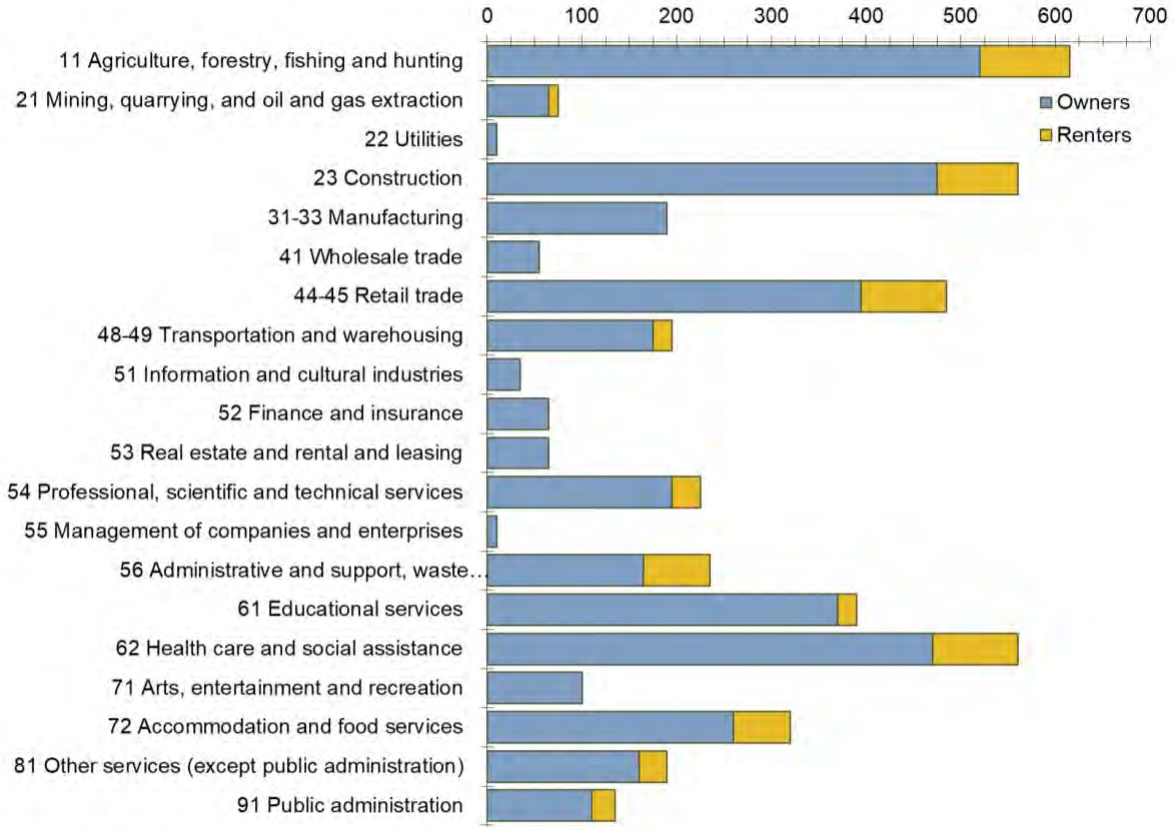


Table ElecC 17.1: NAICS Industry Employment Totals by Tenure, 2006 to 2016 *(Statistics Canada)*

	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.

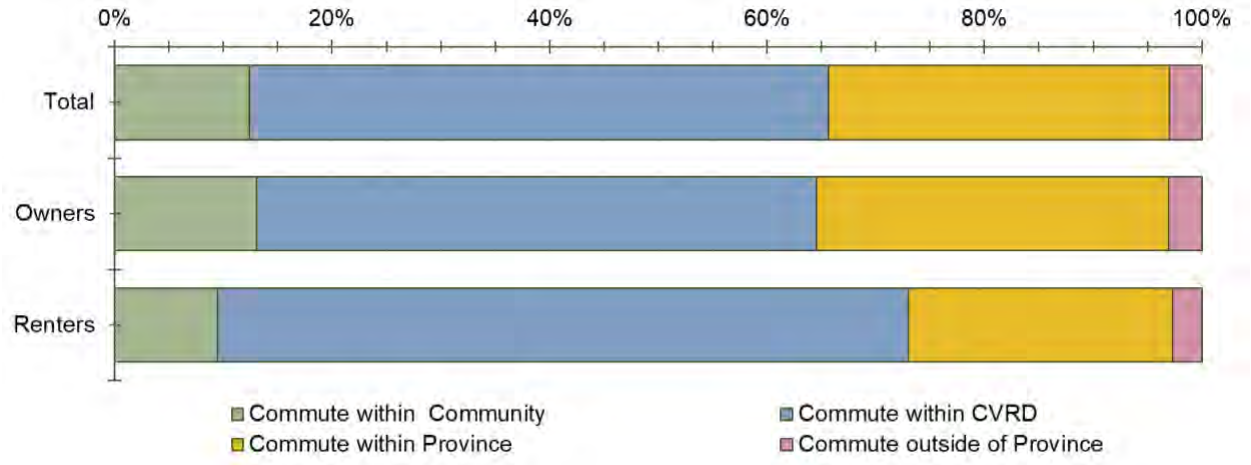
For instance, an office job would typically be classified as a same or usual workplace, whereas contractors (e.g. landscaping or construction), truck drivers, or travelling salespeople would not.

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.

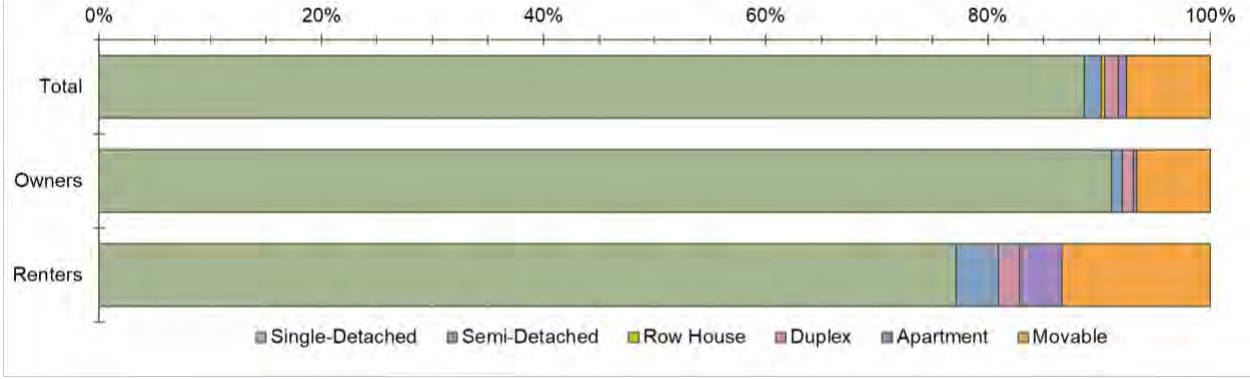
HOUSING

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)*



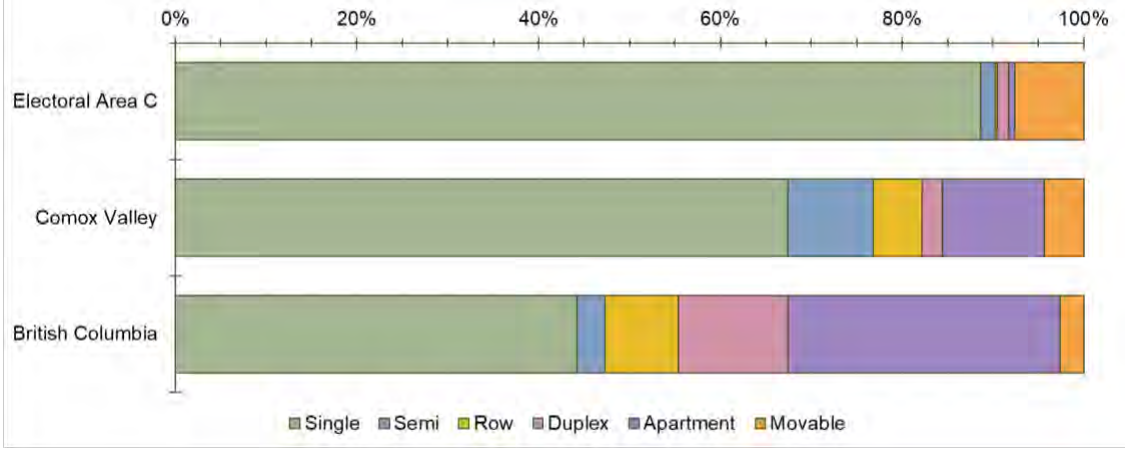
Accommodation tendencies follow the overall expectations of what owners and renters will occupy. Single-detached dwellings were most popular for owners, followed by movable dwellings and a split between semi-detached and duplex units. Rental accommodation is also primarily in single-detached dwellings, 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)*

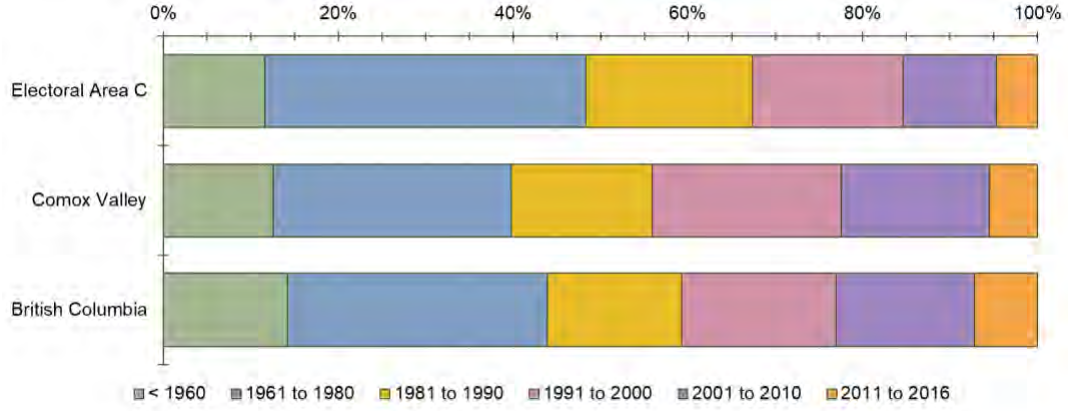


20. Dwelling Age

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.

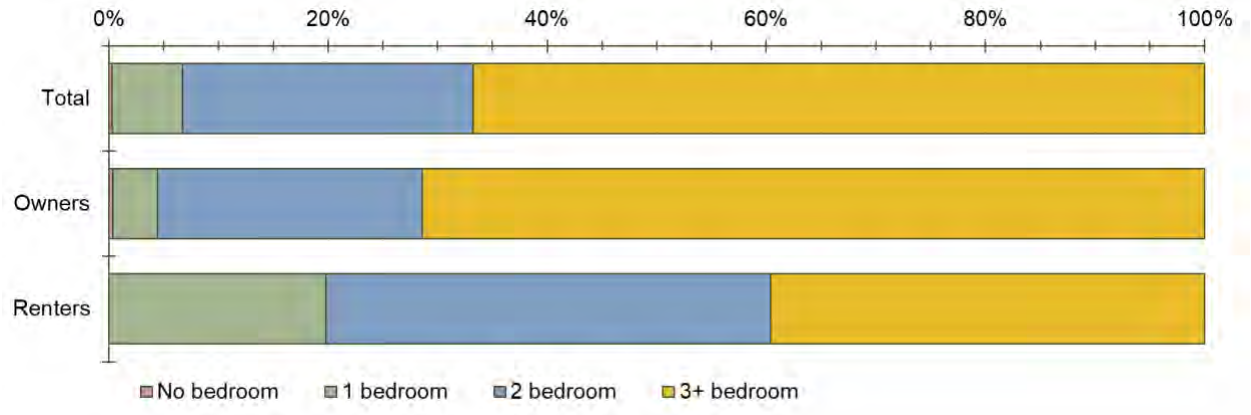
Table ElecC 20.1: Historical Dwelling Age by Tenure *(Statistics Canada)*

	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.

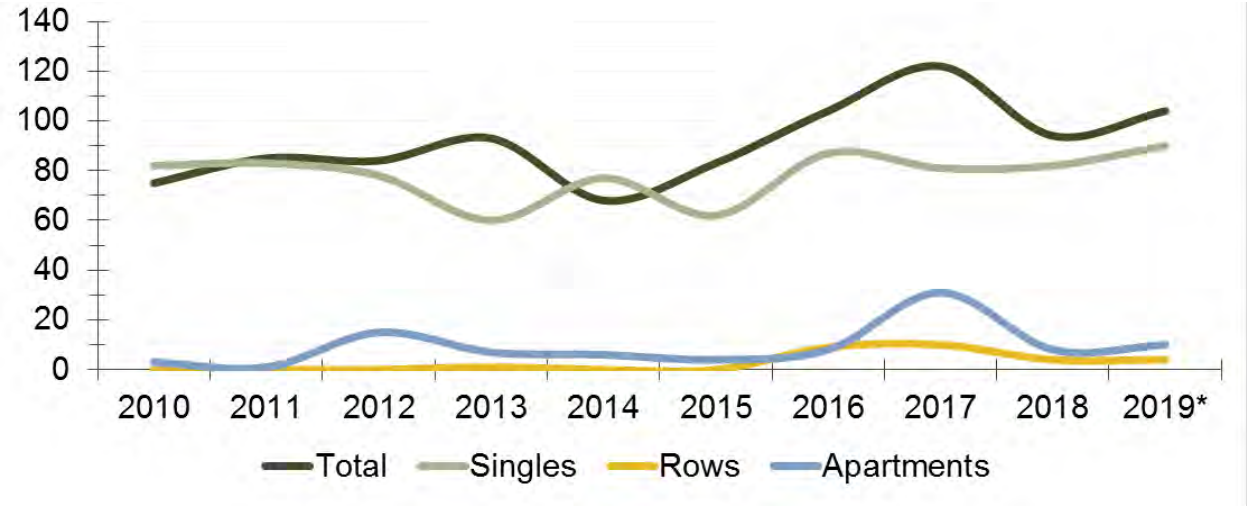
Table ElecC 23.1: Historical Building Trends by Dwelling Type *(BC Stats)*

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)

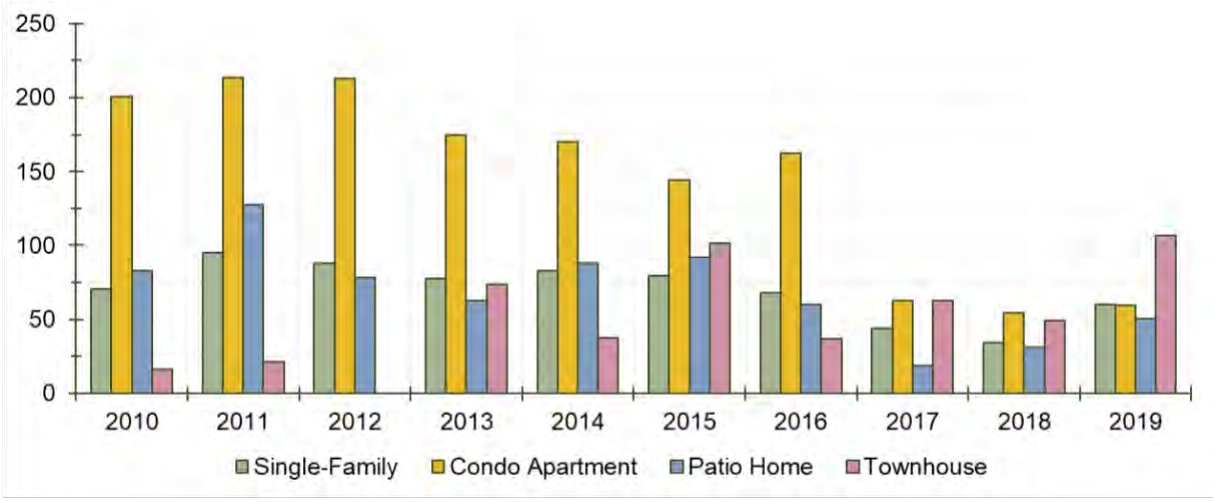


Table ElecC 25.1: Historical Average Annual Days on Market by Dwelling Type *(VIREB)*

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)*

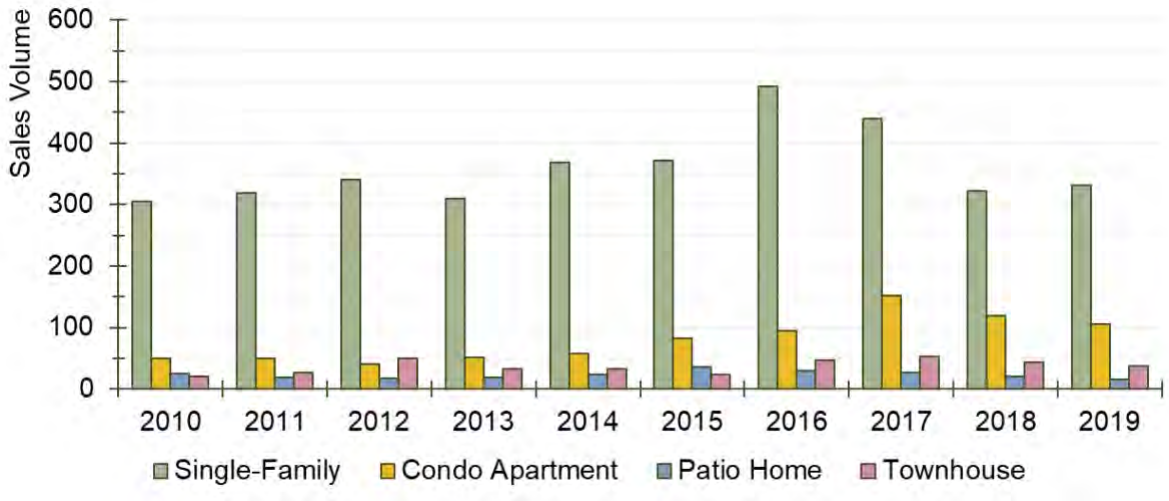


Table ElecC 25.2: Historical Annual Sales Volume by Dwelling Type *(VIREB)*

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%

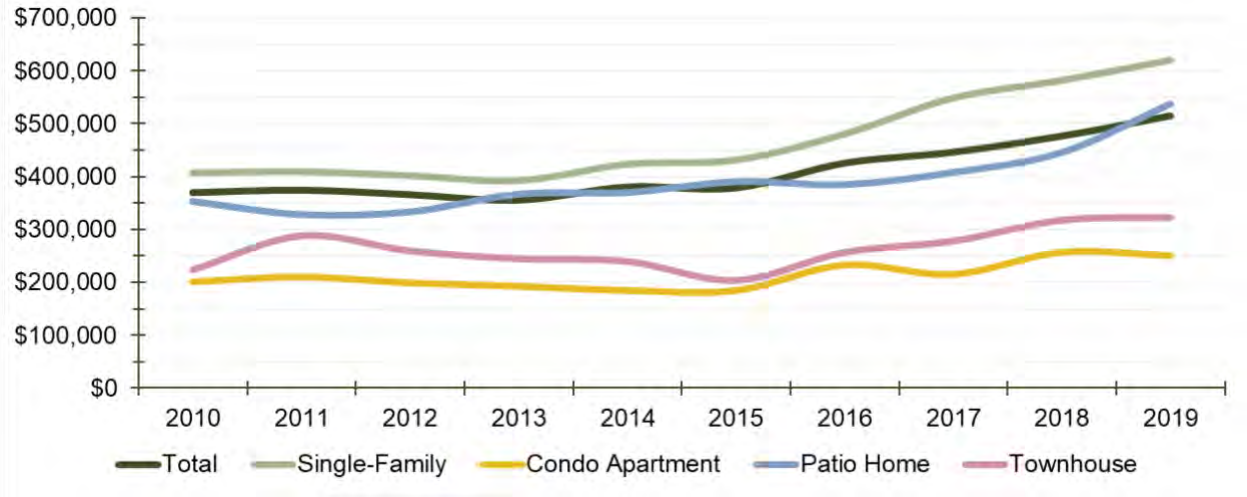
Figure ElecC 25.3: Historical Average Year/Year Housing Price Change by Dwelling Type *(VIREB)*

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.

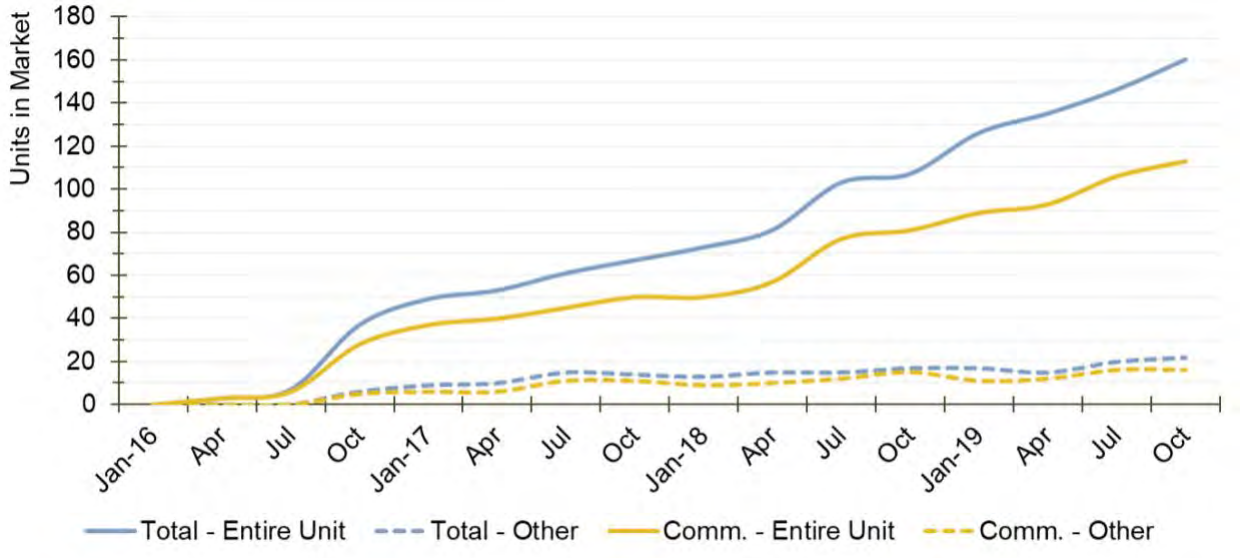
Table ElecC 26.1: Historical AirBnB Market (Electoral Area C) – Total versus Commercial Market *(AirDNA)*

	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)*

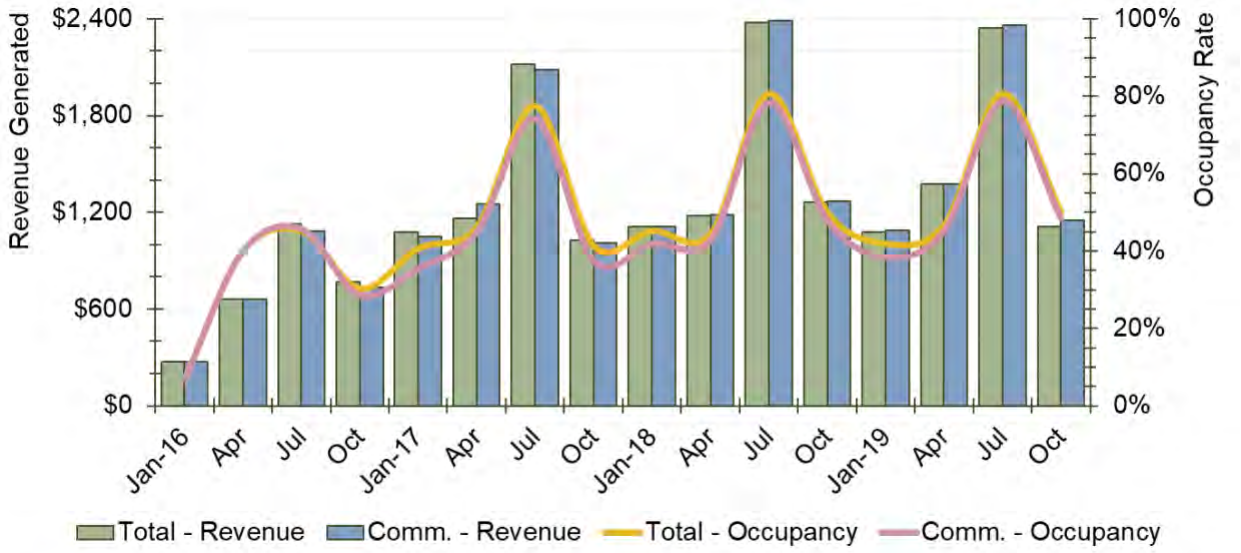


Regional revenue data provides interesting insights into the profitability of commercial AirBnBs. Specifically, that the median revenue of commercial units has remained at par with the total market (mostly since it holds the majority of units and thus influences the trend). Similarly, the median nightly 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

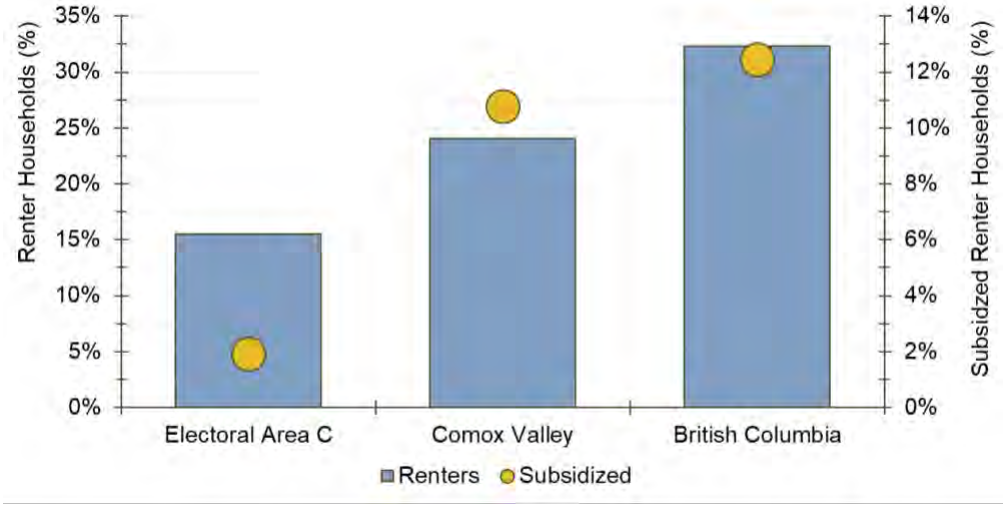
Of the 3,385 Electoral Area C households, about 15.5 percent are renters – a proportional increase since 2006, but at a lesser pace than overall household growth. In 2016, 1.9 percent of those renter households received a form of subsidy to help pay for their rental accommodation.

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.

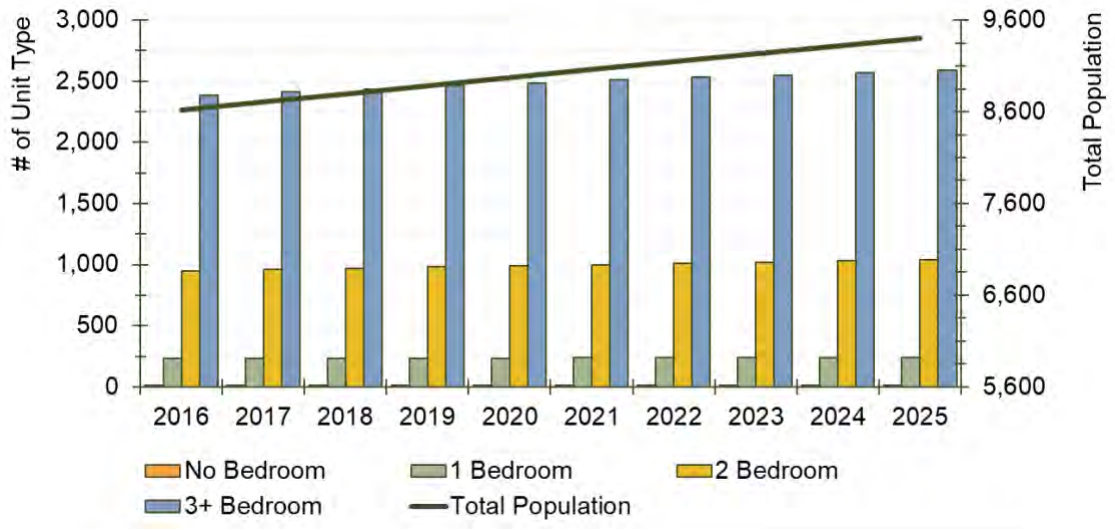
HOUSING NEED

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.

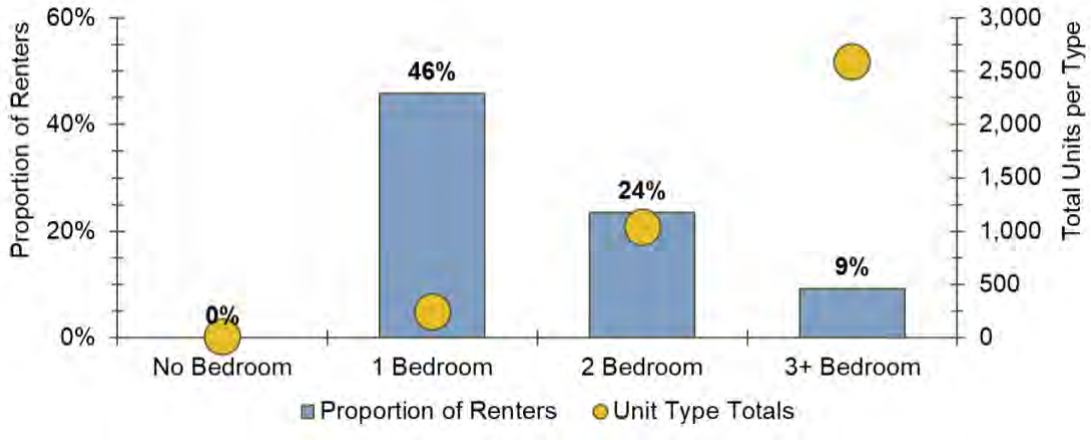
Table ElecC 30.1: Projected Housing Demand by Unit Type & Rental Proportion, 2016 to 2025

	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)*

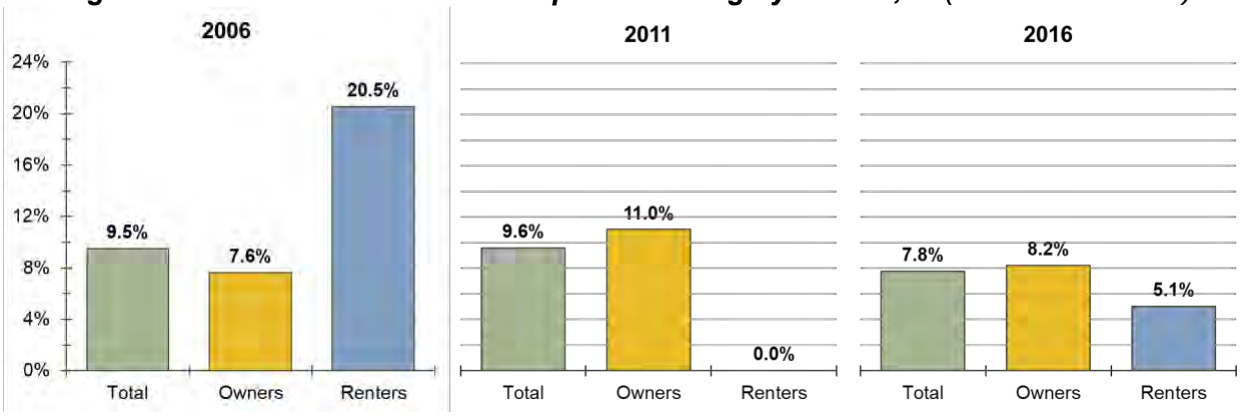
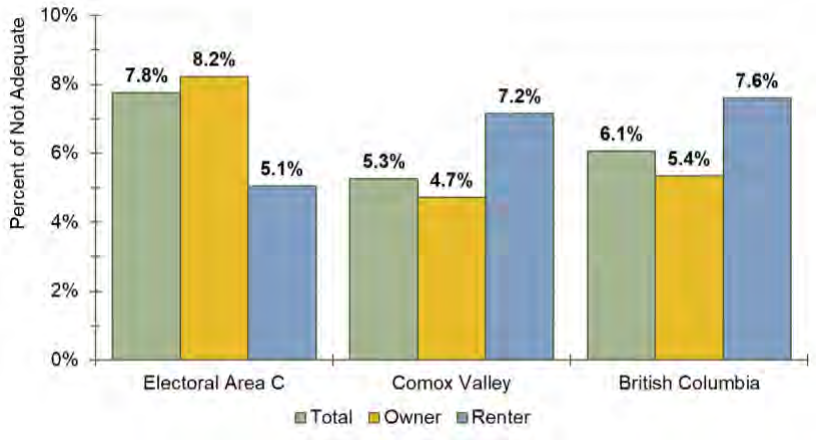


Figure ElecC 32.2: Inadequate Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



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)*

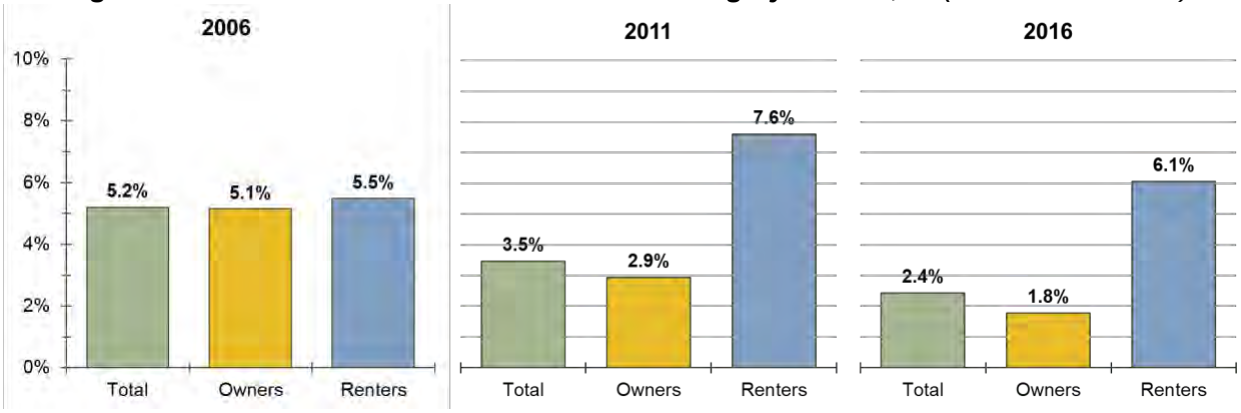
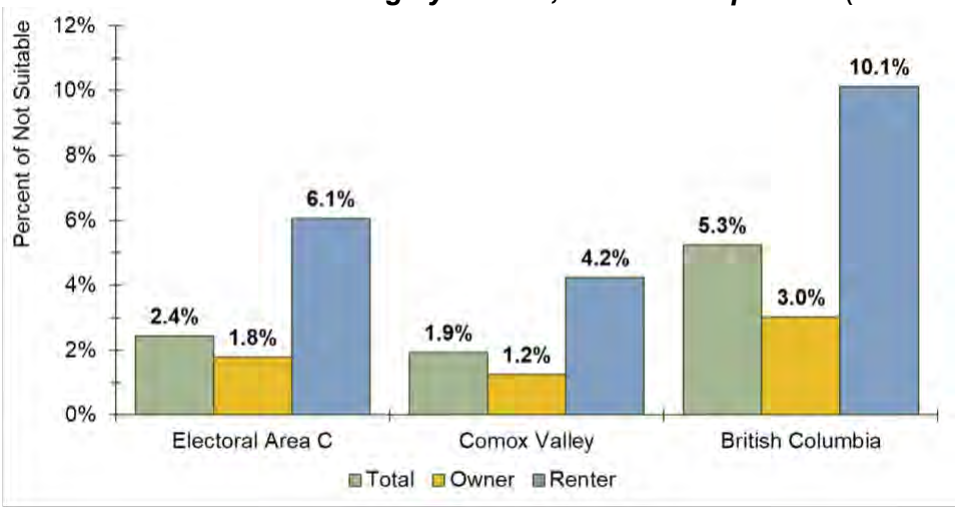


Figure ElecC 32.2: Unsuitable Housing by Tenure, 2016 – Comparison *(Statistics Canada)*



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.

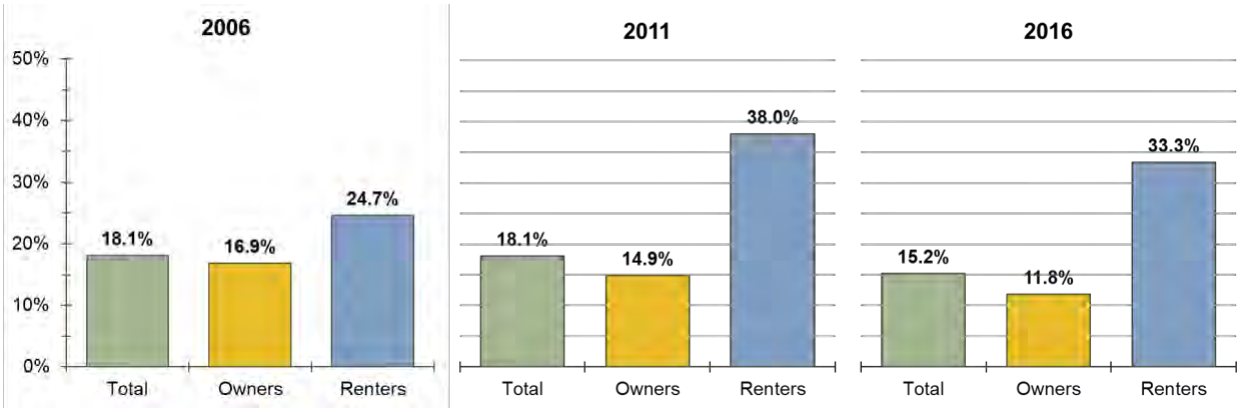
33. Affordability

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)*

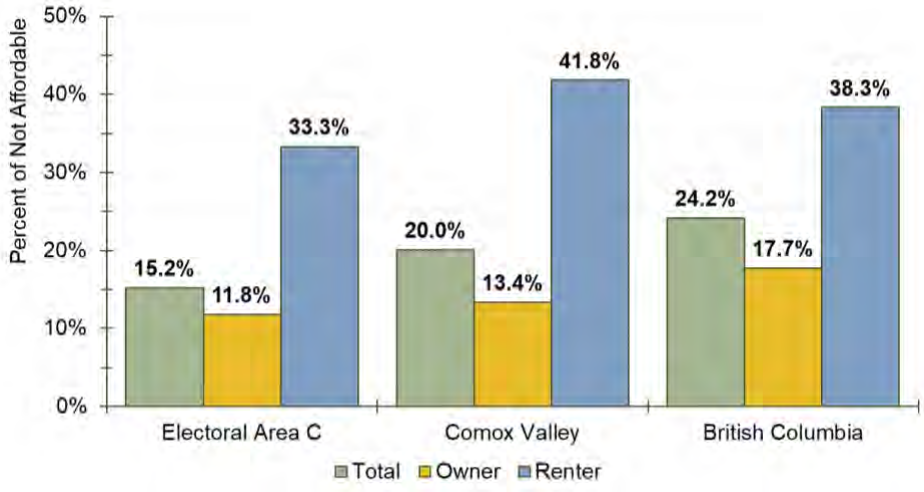
	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Households	2,795	3,180	3,290	2,430	2,720	2,795	365	460	495
Above Affordable Threshold	505	575	500	410	405	330	90	175	165
1 person household	120	220	190	80	110	105	40	110	90
2 persons household	160	175	160	140	145	110	10	35	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.

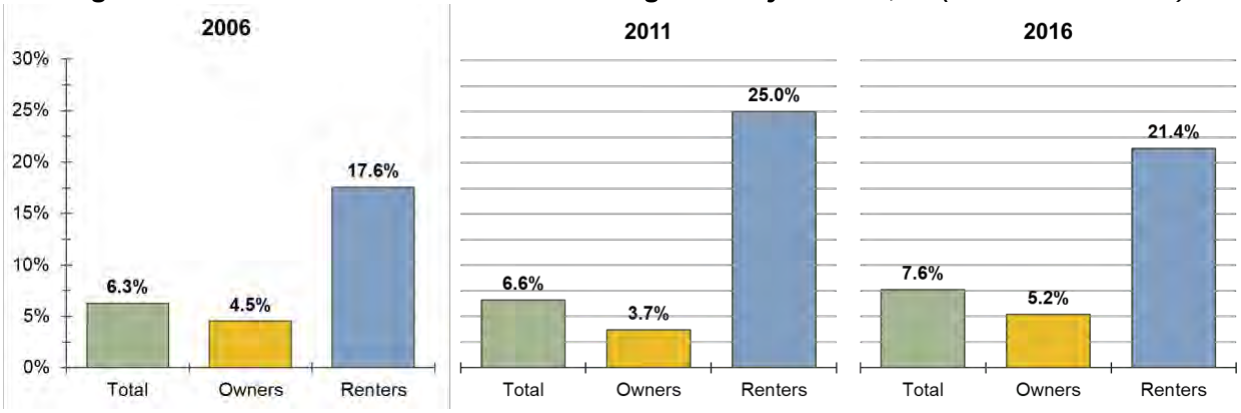
Table ElecC 34.1: Historical Core Housing Need (CHN) by Tenure *(Statistics Canada)*

	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.

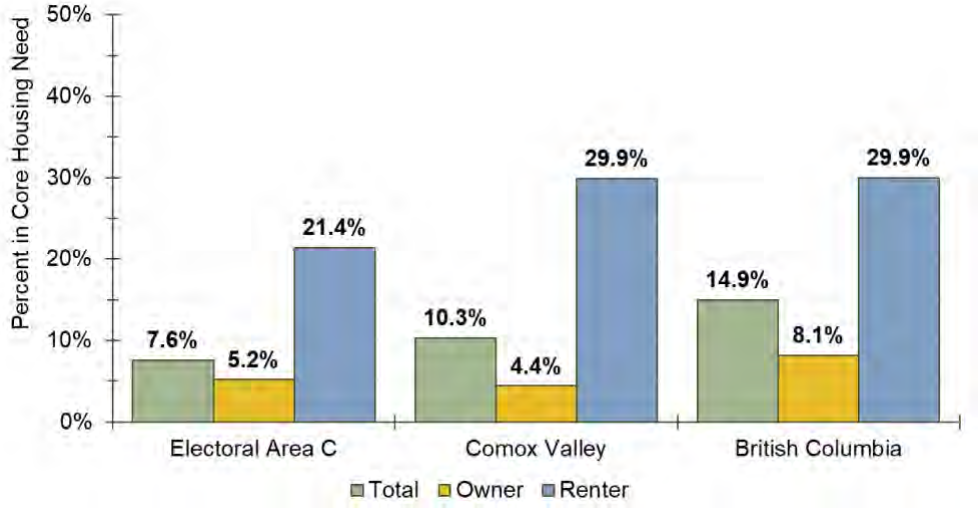
Figure ElecC 34.1: Historical Core Housing Need by Tenure, % *(Statistics Canada)*



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)*

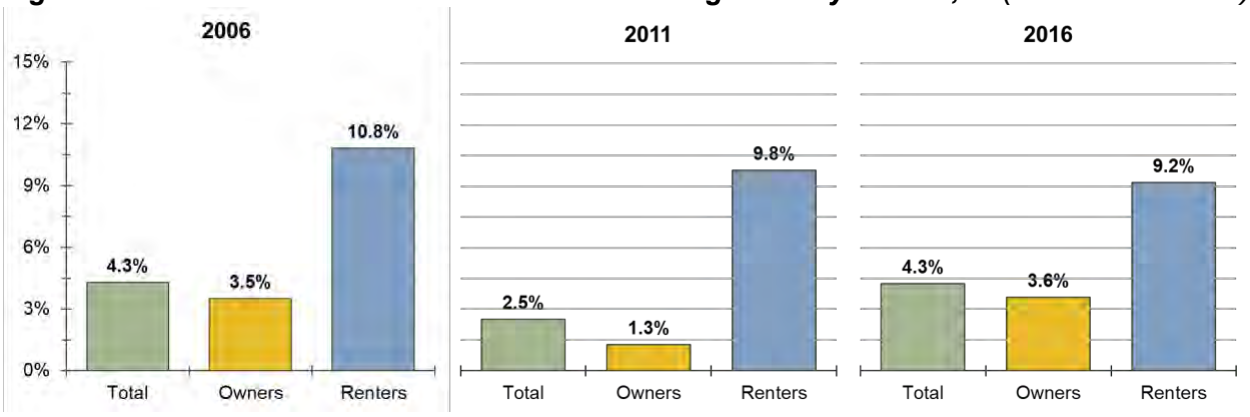
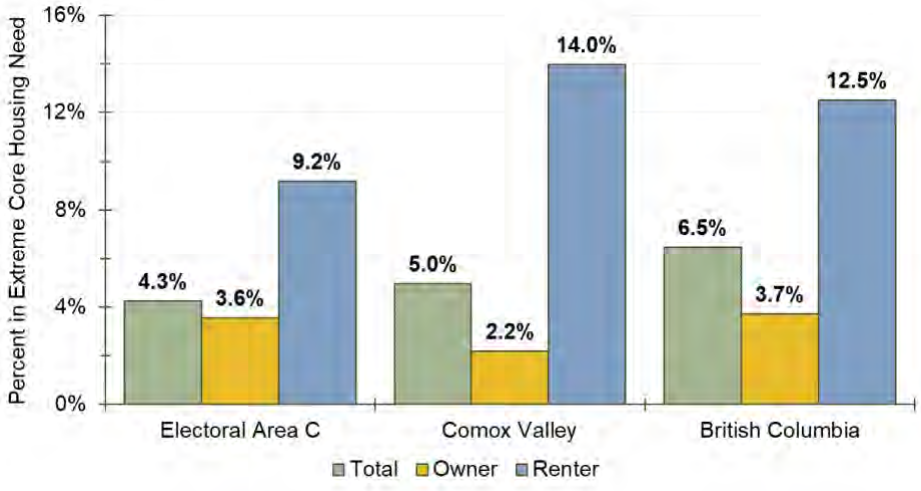


Figure ElecC 35.1: Extreme Core Housing Need by Tenure, 2016 – Comparison *(Statistics Canada)*



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

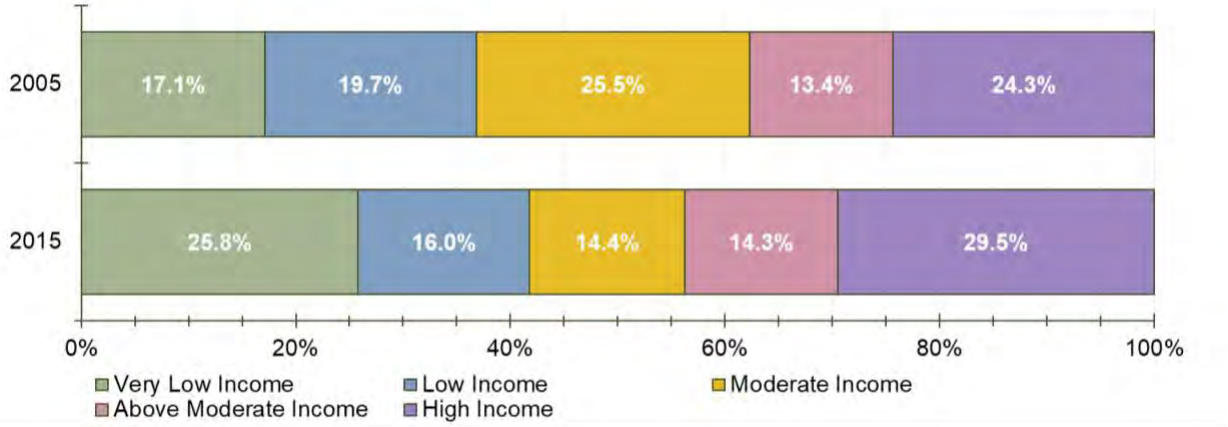
Each individual or household has a different financial relationship with the accommodation that they occupy. Some live in dire financial circumstances that cannot be avoided due to the market; whereas, others voluntarily choose a type of dwelling that exceeds typical thresholds of affordability, despite 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

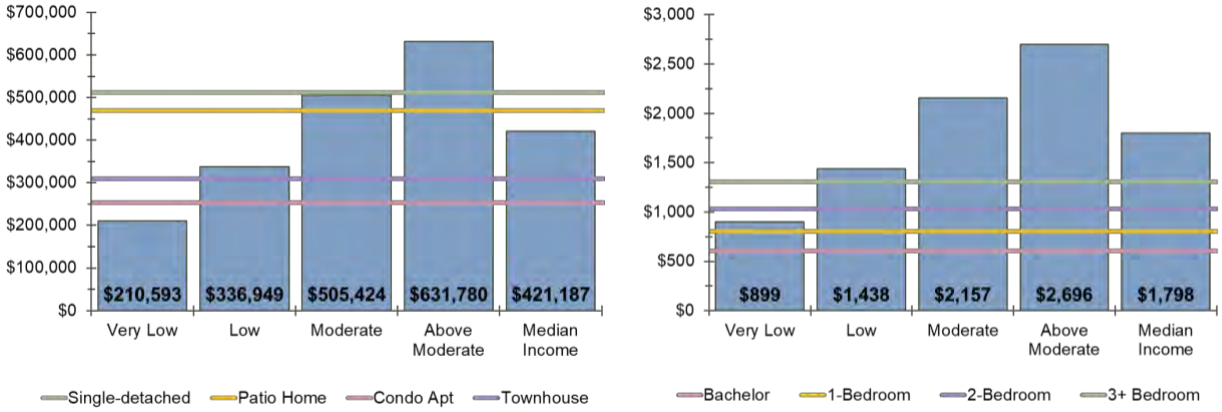
The results of **Table ElecC 36.2** illustrate which income categories can or cannot afford certain accommodation types, and by how much. Red table cells indicate that the particular household would exceed their affordable budget for that unit by the dollar value provided; green cells indicate when the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

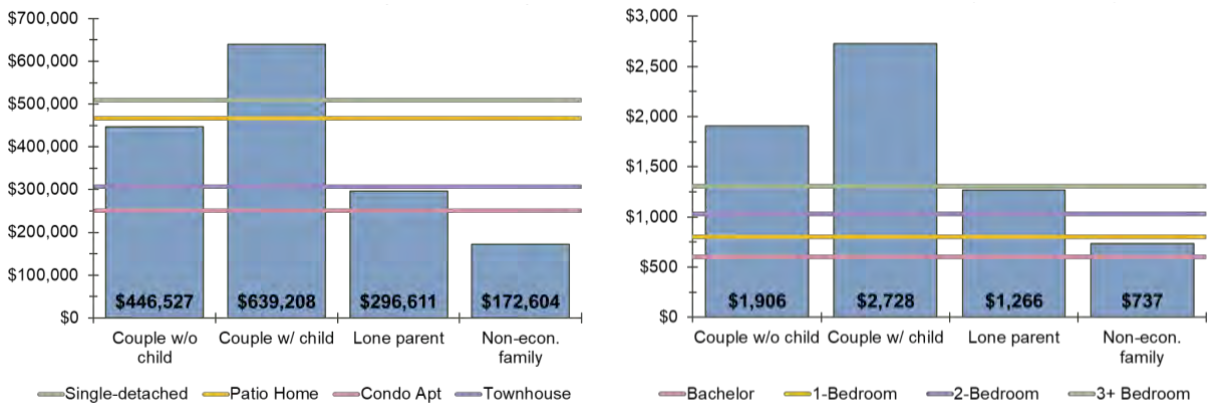
		Affordable (30%)		Rent Gap				Sale Price Gap			
Economic Families	Median Income	Monthly Payment	Dwelling Value	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom	Single Family	Condo Apt.	Patio Home	Town House
Non-econ. family	$29,466	$737	$172,604	$137	-$63	-$288	-$563	-$334,896	-$77,396	-$292,396	-$132,396
Lone 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)*

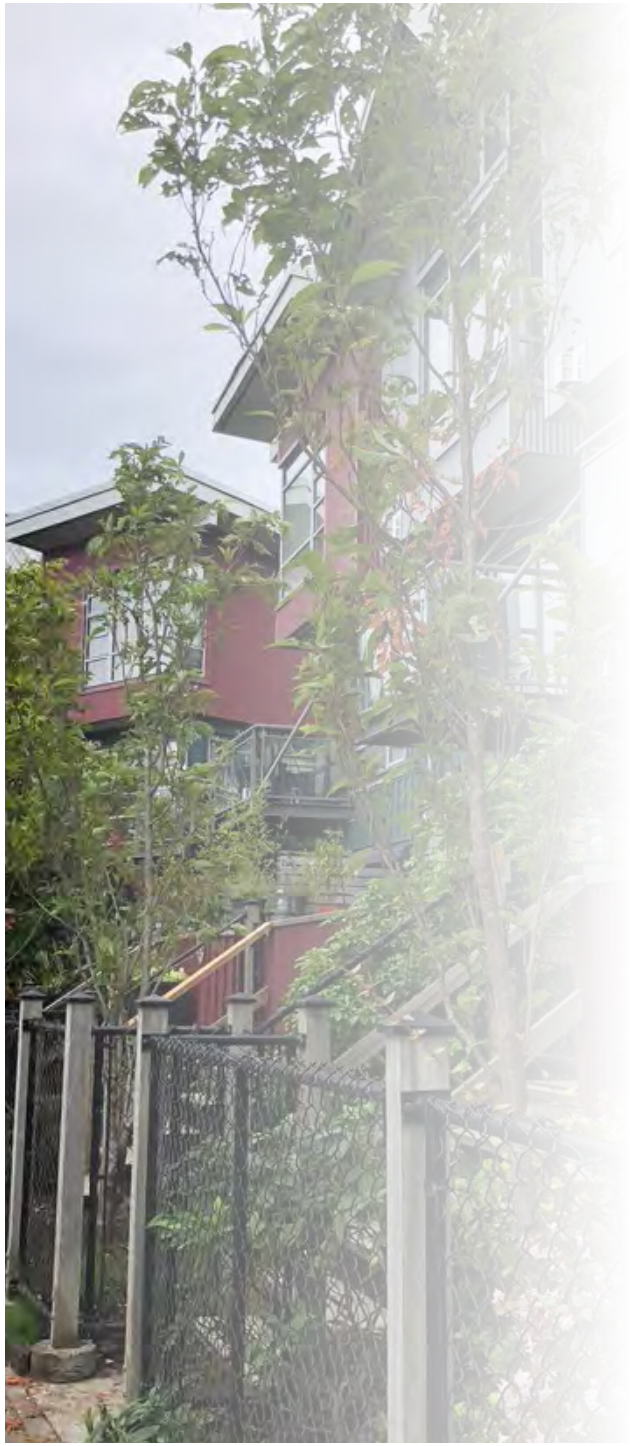


Comox Vally Regional District

Housing Needs Assessment

Final Report

Comox Valley
REGIONAL DISTRICT



Acknowledgments

The development of the Housing Needs Assessment was led by the Comox Valley Regional District (CVRD) and supported by staff from the City of Courtenay, Town of Comox and Village of Cumberland. We would like to acknowledge and thank key stakeholders and members of the community who participated in the Regional Housing Needs Assessment, shared lived experience, or participated in interviews.

- Comox Valley Coalition to End Homelessness
- Comox Valley Health Network
- Comox Valley Accessibility Committee
- CFB Comox, 19 Wing
- Early Years Collaborative
- Association for Community Living
- School District 71
- Mount Washington Alpine Resort
- M'akola Housing Society, Comox Valley
- Dawn to Dawn Action on Homelessness Society
- LUSH Valley Food Action Society
- Comox Valley Transition Society
- Wachiay Friendship Centre
- Comox Valley Social Planning Society
- Cumberland Community Housing Society
- Comox Valley Economic Development Society

Comox Valley
REGIONAL DISTRICT

With support from participating municipalities:

CITY OF COURTENAY

TOWN OF COMOX

Village of Cumberland
Incorporated 1898

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Executive Summary

Safe, affordable, and inclusive housing is an important component of a complete community and contributes to society and individual well-being. Unfortunately, it is becoming harder to find, especially for those most vulnerable. The Comox Valley Regional District (CVRD), City of Courtenay, Town of Comox, and Village of Cumberland have undertaken a Housing Needs Assessment, funded by the Union of British Columbia Municipalities (UBCM) Housing Needs Report program which supports local governments in undertaking this work. The work strengthens local understanding of what kinds of housing are needed in the region and informs local plans, policies, and development decisions.

Purpose

Housing Needs Reports are a way for communities to better understand their current and future housing needs. These reports can help identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, economics, housing stock, and other factors. A Housing Needs Report is critical to developing a housing strategy or action plan, but it does not provide policy direction itself. Goal Statement #1 of the Comox Valley Regional Growth Strategy is to "ensure a diversity of housing options to meet evolving demographics and needs".[12] This assessment is a tool through which the Regional District and participating municipalities can begin to meet that policy goal.

The goals of the Regional Housing Needs Assessment are:

1. Clarify the problem – what are the current and projected housing needs of the Comox Valley Regional District and its member municipalities?
2. Identify focus areas – what needs are the most pressing in participating communities and which population groups are finding accessing housing to be the most difficult.
3. Inform regional action – a regional housing needs assessment gives municipalities, the regional district, the province, and community partners the same base from which to work to address housing.

*Note: Denman and Hornby Island are not included as part of this Housing Needs Assessment.

Requirements

Data Collection

The Province requires local governments to collect approximately 50 distinct kinds of data through a Housing Needs Report, including current and projected population, household income, significant economic sectors, and currently available and anticipated units. Key data sources include a provided custom data set from Statistics Canada, Canada Mortgage and Housing Corporation (CMHC), BC Assessment, and BC Stats. This study also collected data from additional sources, including the Vancouver Island Real Estate Board, and AirDNA.

Data Reporting

Housing Needs Reports are required to report on the following data:

12 From Schedule 'A' Comox Valley Regional Growth Strategy Bylaw No. 120, 2010, available at: https://www.comoxvalleyrd.ca/sites/default/files/uploads/bylaws/bylaw-120_comox_valley_regional_district_regional_growth_strategy.pdf

- housing units required currently and over the next five years,
- number of households in core housing need, and
- statements about key areas of local need.

Engagement

The Housing Needs Reports are primarily focused on the collection and analysis of statistical data on housing needs. However, stakeholder and community input is important to fill gaps not captured by statistical data. To address these gaps, engagement opportunities were provided through:

- a community housing survey,
- key informant interviews,
- focus groups sessions,
- lived experience surveys, and
- informal "pop-up" engagement.

Key Findings

The following key themes were found throughout the data and community engagement portions of this project:

Defining "Appropriate Housing" in the Comox Valley

Throughout the engagement portions of this project, stakeholders were asked to discuss a suitable definition of "appropriate housing" for the Comox Valley. It was consistently agreed that appropriate housing would be affordable for people of all income levels, accessible for people of all physical abilities, the right size for all families, close to necessary services and supports, connected to services, supports and community spaces by active and public transportation routes, stable, safe, healthy, and includes necessary supportive elements.

Aging population

The Comox Valley, like most areas of British Columbia, has a population that is aging. The population of seniors (age 65 years and older) in Comox Valley grew 58.2 percent over from 2006 to 2016 (see **Figure 1**). This increased their share of the total population from 18.1 to 25.2 percent. CVRD's median age in 2016 was 50.3, up from 44.9 in 2006.

These findings indicate a need for housing across the Comox Valley that supports the needs of older residents. Specifically:

- **There is a need for more housing that is affordable for those on a fixed income, particularly within the rental market.** In

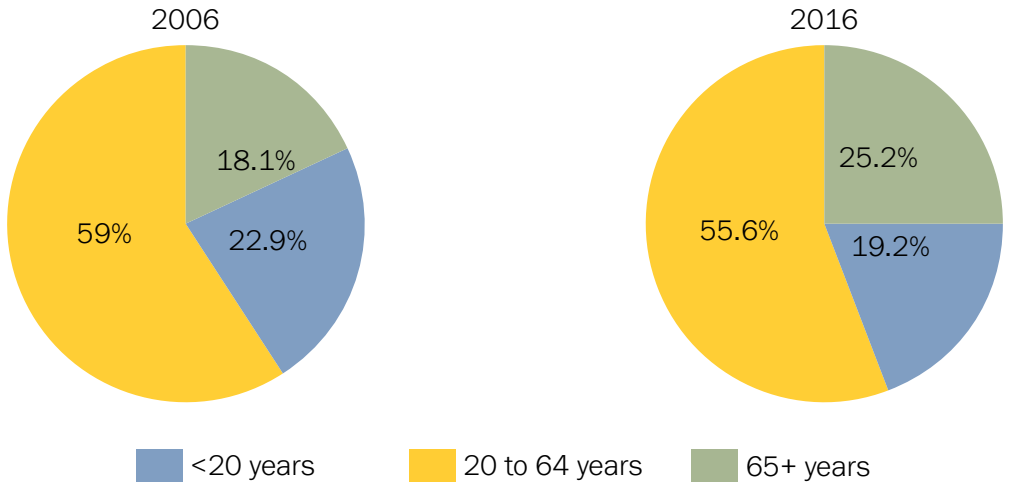
2016, 31.6% of all households in Core Housing Need had at least one member who was 65 years or older. Senior-led renter households have the highest rate of Core Housing Need at 41.0 percent.

- **There is a need for more accessible housing options.** Seniors are more likely to be living with a disability or activity limitation than other age groups. Housing that is accessible or follows universal design principles will be important to promote to meet the expected need as the population of the CVRD ages.
- **There is a need for connected housing options.** Engagement feedback from this study indicated that seniors and other community members would like housing that is better linked to reliable public transportation. This is especially important for seniors who may choose to drive less as they age or may not be able to operate a personal vehicle. Consistent with a complete community approach, zoning and land use decisions that prioritize public transportation infrastructure before private transportation infrastructure would support the growing needs of seniors, as well as many other population groups.

Growth

The Comox Valley is growing steadily, not rapidly. The population of CVRD is expected to grow to 70,875 by 2025, up 10.1 percent from 2016. Between 2006 and 2016 the number of owner households grew 15 percent to 21,625 and the number of renter households grew 24.5 percent to 6,775. Housing within the region, and specifically within core settlement areas (as identified in the Comox Valley Regional Growth Strategy), will need to appropriately accommodate this growth.

Figure 1. Comox Valley Age Distribution for 2006 and 2016.



Low-Income Measure and Young Families

About 15 percent of Comox Valley residents fall below the after-tax Low-Income Measure (LIM) measure. Low-Income Measures (LIMs) are a set of thresholds calculated by Statistics Canada that identify Canadians belonging 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.

Younger people and young families in the Comox Valley experience the greatest difficulty in meeting their needs (or for their families to meet their needs); 23.4 percent of children between 0 to 5 years and 21.3 percent of children under the age of 18 belong to a household below the measure. Studies have shown that people and especially families with children unable to meet their needs are more likely to experience mortality, chronic illness burden, adverse early childhood development, exposure to toxic stress, mental health illness and poor educational attainment.[13] If young people and young families feel that housing affordability and availability in the Comox Valley puts them at risk of financial insecurity, they may consider moving. A complete community relies on people from all experiences and ages participating in and being fulfilled by community life. If a key age group is not being supported by institutions and markets in the Comox Valley, it impacts life for all residents.

Childhood poverty is an important local issue with several organizations dedicated to alleviating the burden on parents and advocating for more equitable income distribution in the Comox Valley, including the Comox Valley Health Network, whose top strategic priorities are housing and children, youth, and families, and the Comox Valley Early Years Collaborative.[14] Both participated in this study.

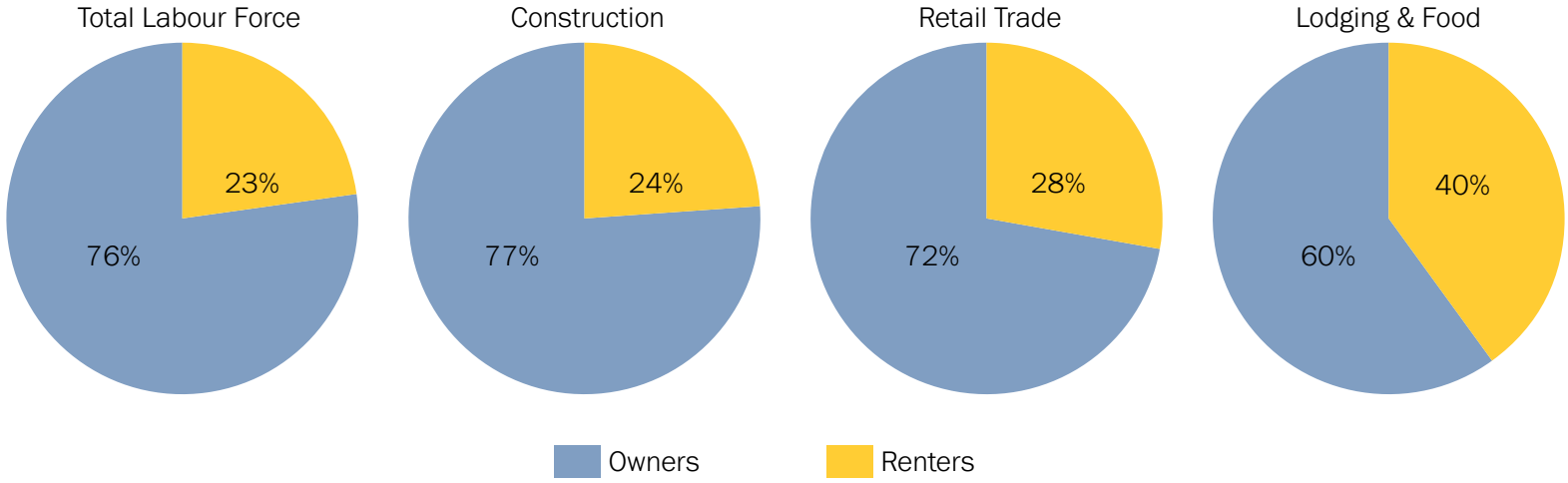
Renters

The numbers of renters are increasing across the Comox Valley, with a 24.5 percent increase in the number of renters since 2006. Renter households also earn significantly less income than owner households. The median CVRD owner household income is $73,367; rental household income is $38,394.

13 From Canadian Medical Association Journal, The impact of poverty on Canadian children: a call for action. Available at: https://cmajblogs.com/the-impact-of-poverty-on-canadian-children-a-call-for-action/

14 Comox Valley Health Network. https://www.cvchn.ca/priorities

Figure 2. Comox Valley Labour Force Distribution by Employment Sectors, Owners, and Renters.



Renters are 6 times more likely to experience Extreme Core Housing Need than owners in the Comox Valley. Extreme Need depicts what households pay more than 50 percent of their income on shelter costs.

The increased percentage of renters and frequency of Core Housing Need points to a greater demand for dedicated rental housing options that are affordable, accessible and appropriate for the community. Renters tend to make up a disproportionately large amount of the workforce in key Comox Valley employment sectors including retail and construction. Engagement revealed that employers are finding it more and more difficult to find workers for positions in those and other industries. Improving housing options for renters may alleviate concerns from employers, improving the viability of key industries (see **Figure 2 on page 11**).

Owners and renters are both worse off than they were in 2006 according to Core Housing Need

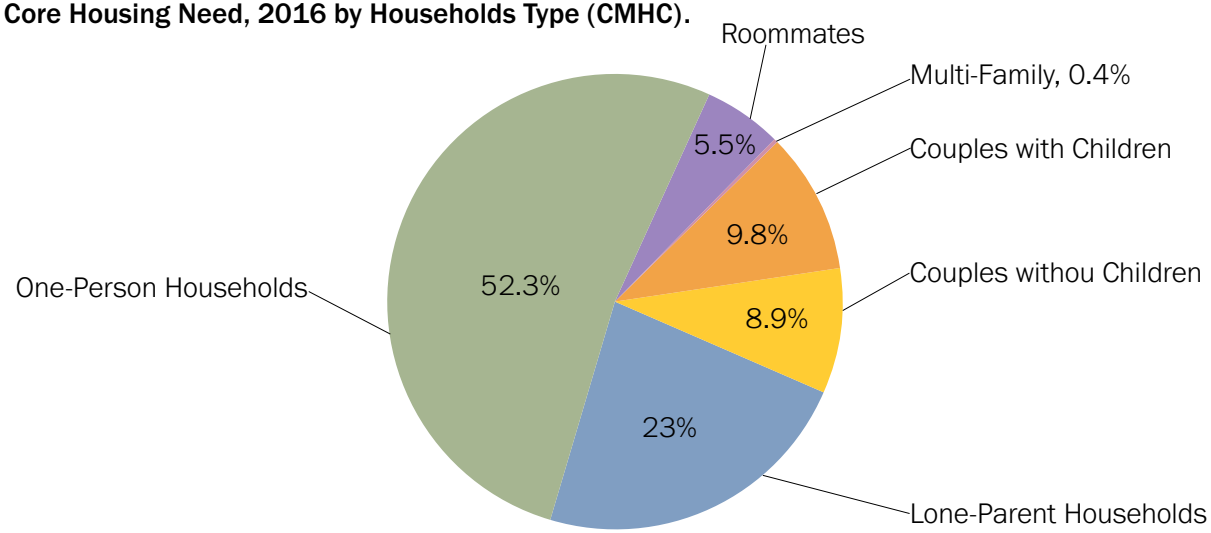
In 2016, Statistics Canada reported that 2,815 households (10.3 percent) were in Core Housing Need. This is an increase of 735 households since 2006. Proportional to their respective totals, both owners and renters are now worse off than they were in 2006. When people spend more than 30% of their income on housing, or do not have access to the housing they need to support their needs it impacts their ability to contribute to other aspects of their community, including the economy. Lower

proportions of housing costs are associated with an increase in disposable income, making it easier for individuals and families to afford non-housing related essentials such as medication and nutritious food. Individuals and families are also supported to stay in one place for a longer period, which improves their social well-being and builds connections with the community. Affordable and stable housing for both owners and renters is a key component of a complete community.

The private market is not able to provide housing for a significant proportion of the Comox Valley.

Across the region, 10.3 percent of households are in Core Housing Need and nearly 30 percent of renter households are in Core Housing Need. Only couples or couples with children can reasonably expect to own a single-detached home. Lone parent and non-economic households (for example, roommates or individuals living alone) would struggle to rent or own more affordable housing options, and the stock of those options is limited. A household earning the median income should be able to rent a 2+ bedroom home but would not be able to purchase a detached house, the most common housing type in the Region. In 2016, the largest proportion of the CVRD's households in Core Housing Need were one-person households at 52.3 percent, followed by lone-parent households at 23.0 percent. Households with children represented 32.8 percent of households in Core Housing Need including lone-parents and couples with children (see **Figure 3**).

Figure 3. Households in Core Housing Need, 2016 by Households Type (CMHC).



Individuals living alone may be struggling the most

Individuals living alone represent 52.3 percent of all households in Core Housing Need. Those households without a dual income struggle to find affordable housing in the Comox Valley. The primary rental market provides supplies a minimal amount of bachelor or studio type apartments available for rent in the region. Individuals with lived experience of homelessness shared that affordable single room housing options were once available in the region, but have become unavailable for a variety of reasons including the loss of Single Occupancy Room (SRO) building stock to redevelopment in downtown areas. The provision of bachelor and studio style housing options is an area of need for both affordability and suitability.

There is a need for more non-market housing and support for unhoused populations across the Comox Valley. As of January 2020, the BC Housing wait list for subsidised units had 270 applications; 73 families, 82 residents with disabilities, 74 seniors, 12 persons requiring wheelchair modified housing, 25 singles, and 1 rent supplement applicant. As of 2018, 117 people identified as experiencing homelessness, 58 percent of whom were unsheltered. Thirty-two percent identified as being indigenous; comparatively, 6 percent of the total population identifies as indigenous. Of all respondents to the 2018 Point-In-Time (PIT) count, 29 percent were above the age of 54, while 6 percent were below 26. An explanation of these totals is at the end of this section.

This is likely an underrepresentation of the actual need as those who are in “hidden homeless” situations (couch surfing, living in campers, boats and other vehicles) are often hard to identify. Community engagement activities highlighted this need and it was shared that several community members who are unable to find affordable housing options are living in insecure situations, such as in RV’s on available properties or camping year-round. A more recent PIT count was completed in March of 2020; however, results were not available at the time this report was completed.

Rent subsidies are not keeping up with changes in the housing cost

In 2016, 10.8 percent of renter households in the CVRD received a form of subsidy to help pay for their rental accommodation. Accounting for inflation, the purchasing power of rental subsidies has decreased over the past 10 years while rental prices have increased, leaving those who rely on a rental subsidy with fewer available, affordable options. This leaves some of the most vulnerable community members in precarious housing situations.

Precarious Housing

Housing that is not affordable, is overcrowded, is unfit for habitations, or is occupied through unstable tenancy.[15]

There is a desire to explore alternative housing options.

One of the most encouraging themes to emerge from community engagement activities was a strong public desire to pursue alternative tenure types and forms of housing. People understood that encouraging denser development or more rental housing could improve housing availability but did not trust market housing to provide a long-term solution to the housing crisis. Many people brought up cooperative housing models, land trusts, and even housing authorities as potential methods of improving availability, affordability, and stabilizing the market.

"There's no diversity in the available affordable housing options. Apartments are not going to meet everyone's needs OR BE DESIRABLE to everyone."

"One family, they each had two jobs, and they worked worked worked, but couldn't qualify for a mortgage. That middle is missing!"

"They had cooperative housing in the 80 and that was a great thing!"

"Tiny homes, other models, co-ops, land trusts - co-housing with seniors and students, etc. etc. There's a million ways to meet housing needs that just don't seem to be on the table.

The people in most need are those with the least housing options available to them.

There is recognition in the Valley that people with the least ability to weather unstable housing conditions are the most likely to be affected by the current housing deficit. Populations that were identified explicitly include: single-income parents, seniors, people who require accessible homes, and people living on income assistance or making less than the median income

Equity-seeking groups are more often in Core Housing Need

Equity-seeking groups, including Indigenous households, senior households and households with at least one person with an activity limitation, reported higher rates of Core Housing Need compared to other households in the Region. For example,

15 https://www.wellesleyinstitute.com/wp-content/uploads/2010/08/Precarious_Housing_In_Canada.pdf

households with at least one person with an activity limitation represent 72.9 percent of households in Core Housing Need and Indigenous community members, though only 6 percent of the Comox Valley population, represent 12.2% of all households in Core Housing Need. This illustrated the need to support equity-seeking groups who have historically been excluded from employment and housing opportunities.

> ***Equity-seeking groups***
>
> *Equity-seeking groups are communities that face significant collective challenges in participating in society. This marginalization could be created by attitudinal, historic, social and environmental barriers based on age, ethnicity, disability, economic status, gender, nationality, race, sexual orientation and transgender status, etc. Equity-seeking groups are those that identify barriers to equal access, opportunities and resources due to disadvantage and discrimination and actively seek social justice and reparation.*[16]

These findings were reiterated through both qualitative and quantitative data findings. Community engagement activities reinforced the concern that people who have traditionally been able to afford housing in the Comox Valley are increasingly being pushed out. This manifests in hidden homelessness, increased usage rates at places like food banks, or people renting in places that are further from vital services so that they can access the affordability level or number of bedrooms they might need.

The following report provides much greater detail on these and other housing related indicators that are relevant to all communities in the Comox Valley. It is important to note that this report assumes that the difference between housing supply and demand begins at equilibrium in 2016. Meaning, any deviations from this equilibrium are considered a variation from the "status quo." Establishing 2016 as the starting year is based on the availability of detailed data (specifically, the 2016 Census) and the replicability of the exercise in future report iterations.

If the supply and demand remain equal, then the CVRD market should generally maintain the same market characteristics (such as affordability, discussed in greater detail in the **Affordability Gap** section). Meaning, those households struggling to pay for housing would generally not be worse or better off than they were in 2016.

Though the CVRD is split into separate communities, the relative proximity of those communities means CVRD housing markets are interrelated and can experience ebbs and flows in demand based

16 https://canadacouncil.ca/glossary/equity-seeking-groups

on the circumstances of each community. Notably, the projected excess supply in the City of Courtenay does not mean that units will stand vacant or that the community is building “too much”.

Furthermore, it is important to note that speaking to housing supply only takes into consideration those units within the market; non-market options (i.e. transitional shelters or social housing) are not contemplated by the census and estimating future vulnerable populations is complex. Currently occupied non-market accommodations, referred to in the **Non-Market Housing** section, are the best indicators of actual supply.

Introduction

Project Overview

In October 2019, Gather Planning and Engagement and Turner Drake & Partners Ltd. were engaged by the Comox Valley Regional District (CVRD) to complete a Regional Housing Needs Assessment for the City of Courtenay, Town of Comox, Village of Cumberland, and Electoral Areas 'A', 'B', and 'C' of the Regional District. Denman and Hornby Islands were not included in this assessment. The assessment is meant to provide staff, the Regional Board, participating municipalities, Indigenous governments, and community partners with a better understanding of local housing needs. The Assessment will be used to guide policy formulation for the local and regional governments, inform land use planning decisions, and direct regional housing action.

The overall objectives of the Regional Housing Needs Assessment were to:

- Provide a comprehensive understanding of housing supply, demand and needs within the region across the housing continuum, including: emergency and transitional shelter, transitional housing, supportive housing, subsidized housing, rental housing (both primary and secondary market) and ownership housing (fee simple, strata ownership or shared equity ownership);
- Assess current housing policy within the CVRD and participating member municipalities;
- Identify housing gaps and make recommendation as to strategies and best management practices taken by other local

governments to address housing gaps that may be applicable;
- Identify opportunities, partnerships, programs, and funding in support of local and regional housing projects and initiatives;
- Identify any additional factors that influence the supply, demand or provision of housing, including the influence of housing speculation and short-term rental accommodations;
- Engage key stakeholders in the development of an "appropriate housing" definition and create performance measures or common housing indicators that can be used to measure progress over the short and long-term for policy and decision-making.

Report Organization

This report is organized into four key sections:

1. **Executive Summary** – A brief overview of the key report findings from the regional report.
2. **Regional Housing Needs Assessment** – The full Regional Housing Needs Assessment with in-depth discussion and analysis of regional housing trends. The Regional report contains most of the market analysis from the region and is meant be used by each community in conjunction with their local report. The regional report also contains an overview of the different policy tools available to regional and local governments, their applicability in the Comox Valley, and recommended next steps to address housing in the Regional District.
3. **Local Reports** – Local reports contain more specific data and analysis on each of the participating municipalities and electoral areas. While these reports individually meet all the requirements of Provincial legislation, the regional report contains more in-depth analysis and commentary. We recommend that individual community reports be reviewed along with this Regional Report to ensure the most complete housing picture is available for your community.

Housing Continuum and Wheelhouse

Throughout this report, housing needs are often categorized by tenure, or the financial arrangements under which an individual or group of individuals in a partnership has the right to live in their home. The most common types of tenure are rental and ownership, but there are many different tenure forms or financial relationships that individuals can have with their home. These relationships are often organized along the housing continuum or spectrum as shown in **Figure 4 on page 19**. Used around the world, the model typically displays housing as a linear progression from homelessness or housing need to homeownership.

For most of us, housing need changes as we move through different stages of our lives. In Canadian settler culture, for example, children and youth tend to live with their parents, then maybe move to a semi-supported housing option (like a university dormitory or housing associated with their job), before

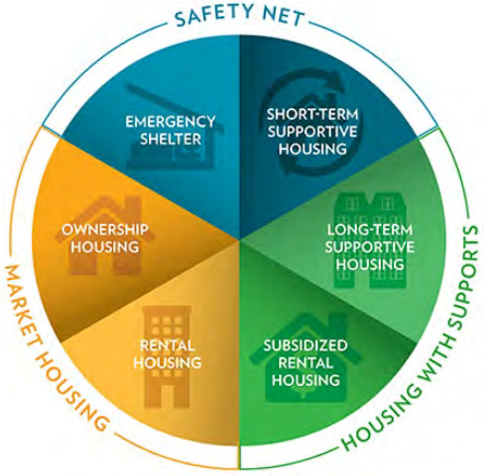
Figure 4. The Housing Continuum. Source: Canadian Mortgage and Housing Corporation, 2018.

renting while they save up enough money to enter market home ownership. The traditional housing continuum model supposes that people will start somewhere on the axis and then move from left-to-right, with homeownership as the ultimate goal and marker of "success".

While still a useful tool for visualizing the many available housing options, many communities are experimenting with alternative housing frameworks that can account for different cultures, lifestyles, and economic realities. For a variety of reasons, changes to housing needs can occur in different directions along the continuum and many families and individuals may not choose homeownership as their ultimate goal. If an economic hardship hits your family and you need to move from ownership to rental, you have not failed; rather, your needs have changed. Similarly, if you choose to rent rather than own so you can live closer to work, you are no less successful. The housing continuum promotes a false narrative that moving from left to right, towards a market-oriented relationship to housing is the correct way to navigate the housing system.

One of the more innovative alternatives to the continuum model that re-frames housing relationships has been recently adopted in British Columbia. The Housing Wheelhouse as shown in **Figure 5**, consciously repositions homeownership from the end of the spectrum to just one outcome among three equal outcomes.

Figure 5. The Housing Wheelhouse from the City of Kelowna. Source: The Housing Wheelhouse, City of Kelowna (2017)



The goal of the shift was to encourage decision-makers, housing providers, developers and residents to understand that all tenures of housing are vital components to creating and maintaining a healthy, sustainable and adaptable housing system. No one level of housing is greater or more important than another.

> *"By de-emphasizing homeownership in favour of a more diverse and evolving approach, the Wheelhouse allows the City to respond more efficiently and effectively to people's changing needs by adapting the programs and strategies."*[17]

Through this Housing Needs Assessment, the Comox Valley has an opportunity to use the information in this report and knowledge gained through the process to similarly re-frame conversations around housing. The Wheelhouse is one tool for you and your partners to collectively envision and build a housing system that includes all forms of housing, rather than focusing solely on homeownership, bringing the Region closer to achieving Goal #1 of the Regional Growth Strategy.

17 Source: Canadian Mortgage and Housing Corporation (2019)

Preparing the Report

This report is based on analysis of qualitative data and quantitative information gathered through community engagement activities. It draws on the partnering local government's existing policy context, available statistical data on demographics and housing, and the knowledge and expertise contributed by community members and other stakeholders. The intent of this report is to identify the housing needs of individuals at all life stages, with a particular emphasis on community members who are struggling or unable to meet their housing needs through options available in the housing market.

Housing is a human right, enshrined in Canadian law, to which all groups should have equal access and opportunity.[18,19] It is an important social determinant of health; the quality, accessibility, and affordability of housing has significant short and long-term impacts for mental and physical health and wellbeing.[20] Equity-seeking groups face systemic discrimination and often have greater housing needs. Considering equity can help ensure these groups benefit from housing policies, programs, services, or initiatives, from which they may otherwise be excluded, and can have ongoing benefits for community health and wellbeing.[21]

Equity is about "the fair distribution of opportunities, power, and resources to meet the needs of all people, regardless of age, ability, gender, culture or background."[22] Generally, equity-seeking groups are people who have been systematically disadvantaged and excluded. These groups may face extra barriers in accessing affordable, suitable, and adequate housing.

Roles in Addressing Housing Need

Local Governments

Changes to federal and provincial government roles are placing considerable pressure on municipalities to become more active in providing and facilitating affordable housing. Additionally, housing issues are often felt most acutely at the local level.

The Comox Valley Regional District maintains the Regional Growth Strategy to guide growth in the region and encourage the development of affordable housing. It also has planning authority for Electoral Areas A, B, and C. Municipalities maintain

18 The full bill can be reviewed here: https://www.parl.ca/LegisInfo/BillDetails.aspx?Language=E&billId=10404016
19 From United Nations Fact Sheet #21, The Human Right to Adequate Housing, available at: https://www.un.org/ruleoflaw/files/FactSheet21en.pdf
20 From the BC Centre for Disease Control Healthy Built Environment Linkages Toolkit, available at: http://www.bccdc.ca/pop-public-health/Documents/HBE_linkages_toolkit_2018.pdf
21 From the PlanH Healthy Housing Action Guide, available at: https://planh.ca/sites/default/files/tools-resources/healthyhousing_guide_web_v1.0.pdf
22 PlanH Healthy Housing Action Guide.

Official Community Plans and in some cases, Affordable Housing Strategies that they may use to plan for affordable housing. Generally, local government roles generally fall into four categories:

- Incentivize – Local governments can make land available, directly award funding, and provide relief from various fees and charges (e.g. development cost charges, community amenity charges). Local governments can also incentivize affordable housing though provisions in planning documents like Official Community Plans, affordable housing strategies, and transportation plans.
- Regulate – Local governments can mandate affordable housing, for example through an inclusionary housing or zoning policy;
- Partner – Local governments can partner with non-profit housing providers, social service organizations, and other affordable housing advocats by creating an Affordable Housing working group as an arm of Council, sitting on coalition boards as a member, and utilizing relationships with these sectors to guide further decision-making. In the CVRD, the Comox Valley Homelessness Supports Service Establishment Bylaw No. 389 allows the Region to fund one or more non-governmental organization(s). This unique funding arrangement is an example of a productive partnership that has impacted homelessness supports, and community education and advocacy. The primary recipient of funding has been the Comox Valley Coalition to End Homelessness.
- Education and Advocacy – Local governments can make affordable housing easier to develop by raising community awareness of local affordability issues and encouraging increased support from senior levels of government.

Non-Profit Organizations

The non-profit housing sector builds and manages housing units that are typically priced at the low-end of market or below market rates and may include support services. Non-profit organizations typically receive some form of financial assistance from senior levels of government to enable them to offer affordable rents, usually reduced-rate mortgages, capital grants, and ongoing operating subsidies. Sometimes an organization will manage a portfolio that includes market units as a means of subsidizing rents for other units or properties. As senior government responsibilities have changed, and as other levels of government have stepped back from providing affordable housing directly, non-profits have become the most active provider of affordable housing across British Columbia.

Private Sector

Including speculators, developers, builders, investors, landowners, and landlords, the private sector is the most common provider of housing in British Columbia. Responsible for development, construction, and ongoing management of a range of housing

forms and tenures the private sector is an important partner in addressing housing goals. However, the private sector has limitations as investors expect their developments to earn profits. Although important, private sector development is only one housing tool in an increasingly diverse toolbox.

Community Engagement

Community engagement was a key component of the Comox Valley Regional Housing Needs Assessment and approximately 1,100 individuals provided input. Beginning in November 2019 and ending with the close of the online survey in January 2020 a variety of engagement events were held, including focus groups, key informant interviews, pop-ups, and online and in-person surveys. Objectives for the engagement process included:

1. Collect Additional Data

Quantitative data can be very effective at showing housing need, but often qualitative data like quotes or stories can a greater impact with community members and decision makers. Additional data captured through the engagement process illustrates quantitative findings and provides further information about the people effected by housing, rather than just numbers.

2. Ground Truth Data Findings

In smaller communities, Census Canada data can be unreliable and may not paint an accurate picture of housing need. Additionally, the most recent available data is from 2016 and may be out of date in communities that have experienced market fluctuations or substantial shifts in employment or population. Engagement captured up-to-date data that informed findings and helped determine the accuracy of external data sources.

3. Promote Equity Through the Engagement Process

Planning processes that incorporate equity and inclusion have been shown to promote health, well-being, and community connectedness, regardless of the outcome or findings of the study. When people are asked to participate in a planning process, they are more likely to feel a sense of ownership over decisions that are made and are more likely to support recommendations or priorities set by decision makers.

4. Identify Community Strengths to Inform Asset-Based Recommendations

Community engagement helps the researchers meet members of the community and observe the different housing processes at work. This informs recommendations that leverage community assets rather than focus on deficits.

Each engagement event and process were designed to contribute to these objectives and capture meaningful data from community members across the housing spectrum. Community engagement findings are shared in the “Community Perspectives” section of

each chapter and a full accounting of all engagement activities is available in the Community Engagement appendix of this report.

Quantitative Data: Sources and Limitations

This report contains quantitative data from a variety of sources, including BC Custom Housing Needs Reports data from Statistic Canada for the 2006, 2011, and 2016 Censuses and 2011 National Household Survey, the Canadian Mortgage and Housing Corporation (CMHC), BC Housing, BC Assessment, BC Statistics, Vancouver Island Real Estate Board, the Comox Valley Regional District, City of Courtenay, Town of Comox, and Village of Cumberland. Much of this data was accessed through the Ministry of Municipal Affairs and Housing datasets prepared for the Housing Needs Reports in BC.

External Impacts on Housing

In addition to the limitations and methods described below, emerging trends and issues add further uncertainty to the assessment presented in this report. Population, household, and housing projections are only able to provide a sense of trend, should current assumptions remain the same over time. In reality, population growth and housing needs are highly dependent on unpredictable external factors. Recently, increased strata insurance premiums have impacted strata tenure developments, making insurance unaffordable for some stratas and homeowners. The COVID-19 pandemic has caused widespread loss of employment across the globe and will likely have ongoing impacts for years to come, with the implications very difficult to assess right now.

In short, this assessment is subject to external influences beyond the Local Governments' control or ability to foresee, so it is suggested that the results be used as a guide to inform future planning and decision-making, rather than a definitive record of community conditions and housing needs.

Limitations

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

1. This Housing Needs Report does not include the Denman and Hornby Island Trusts. Consequently, their associated demographic and economic data has been removed from overall CVRD totals and those of Electoral Area A. Readers may notice a difference between the data provided as part of this report and the data shown by the Statistics Canada website.

2. In order to provide tenure specific information (i.e. owner and renter households), 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. This is due to the custom data only reporting on "usual residents" – those permanently residing on the premises; whereas, total population numbers normally available through Statistics Canada take all persons into account. Accordingly, the report puts added emphasis on percentages when discussing trends or making cross-

geographical comparisons.

3. Notwithstanding consideration (2), 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.

4. Between the 2006, 2011, and 2016 censuses, many boundaries within the CVRD have changed, which makes it difficult to compare data across time. Although historical comparisons can be made using percentages/proportions, the discrepancies can have considerable impact on the dependability of population projections. In other words, not accounting for a boundary change, which may involve increasing or decreasing the population total by the number of people already living in that area, could result in higher/lower projected populations. To roughly estimate consistent boundaries over time, work required the addition or subtraction of Dissemination Area (DA) data from the individual community totals, adjusted by the proportion of land within that DA that was actually added or subtracted. The result is 2016 community boundaries applied to both 2006 and 2011, where necessary.

5. Both traditional Statistics Canada data and the custom dataset may have small discrepancies between its discrete data categories for populations or households. The differences are due to statistical rounding within each individual section, which may result in those categorical sums differing from others.

6. Rental rate statistics reflect the median 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 median 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 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. For greater detail about the communities that make up the CVRD, please refer to their specific Housing Needs Reports, available in the appendices of this report.

Regional Report

Demographic Profile

Understanding the past, current, and future demographics of a community is crucial to understanding its housing needs. Ages and stages of life are directly related to the types of housing that is needed. This section summarizes the demographic context of the Region, using data from the standard Census Profiles where possible and supplemented by data from the Custom Census datasets published by MAH. All data is derived from the 2006, 2011, and 2016 Censuses and 2011 National Housing Survey.

Key Takeaways:

Aging population

The Comox Valley, like most areas of British Columbia and Canada, is aging. The Region's population of seniors (persons aged 65 years or older) grew 58.2 percent over 10 years. This increased their share of the total population from 18.1 to 25.2 percent. CVRD's median age was 50.3, up from 44.9 in 2006.

Growth

The Comox Valley is growing - the population of CVRD is expected to grow to 70,875 by 2025, up 10.1 percent from 2016. Between 2006 and 2016 the number of owner households grew 15

percent to 21,625 and the number of renter households grew 24.5 percent to 6,775.

Homelessness

There is an acute need for those who are unhoused. In 2018, 117 individuals were identified as living without shelter. This is likely an underrepresentation of the actual need, as those who are in "hidden homeless" situations (couch surfing, living in campers, boats and other vehicles) are often hard to identify. We heard through community engagement that several community members who are unable to find affordable housing options are living in insecure situations, such as in RV's on available properties.

Renters

The numbers of renters are up across the Comox Valley 24.5% since 2006. This points to a greater need for dedicated rental housing options.

Community Perspectives

The following insights and experiences related to the impacts of the Valley's changing demographics were shared through community engagement activities.

Community empathy and concern for future generations.
There is a deep and genuine concern for the well-being of others and the future of housing availability in the Comox Valley. Many parents were concerned that their children would not have the same opportunities in the housing market as they did and almost everyone was concerned that there was an increasing number of people in their community struggling to find a place to live. Community members are also concerned that housing availability will only get worse as more people move to the Valley to retire.

Impacts of an aging population.
The aging population presents a greater need for at home care options and smaller housing units that allow for downsizing.

Key Quotes:

"I am 62 years old and would like to retire in the next 5 years but have no clue where I will be able to afford to live. My pensions will be too high to get subsidy but too low to pay market rates."

"Two seniors living in a 4-bedroom house. but no small 2-bedroom houses being built, and can't afford cost of moving, realtor costs, and house price."

1. Population

Between 2006 and 2016, the CVRD's population grew by 13.6 percent (1.3 percent annually), as described below in . Cumberland grew the fastest at 36.3 percent. All others, with the exception of Electoral Area B, rose about 15 percent. Electoral Area B had marginal gains of just 0.1 percent.

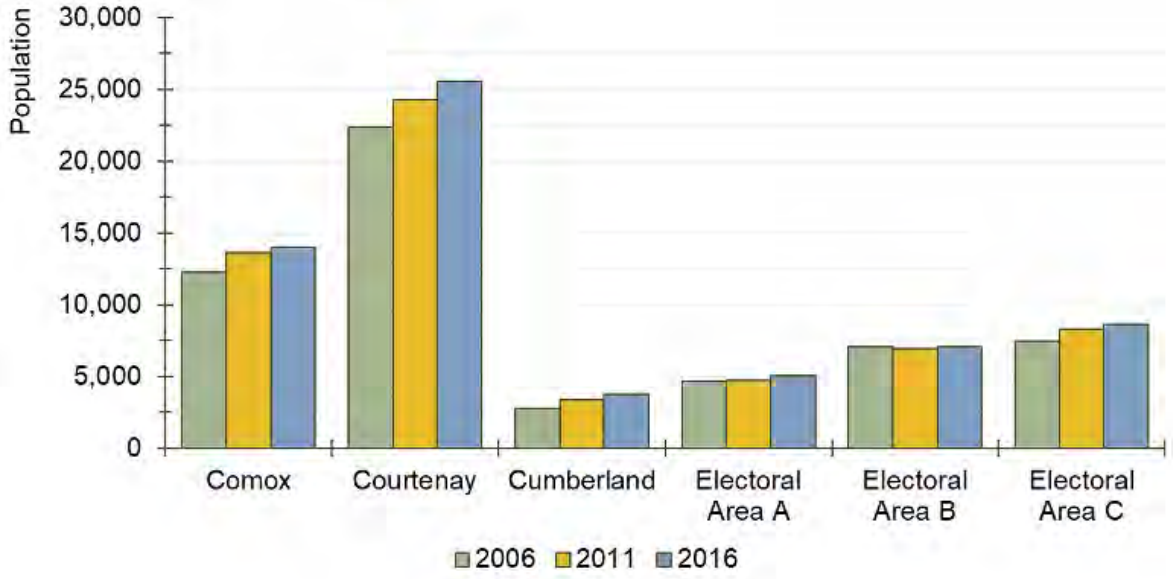
2. Age

Although CVRD communities are generally growing, they exhibit distinct age cohort trends, as described within **Figure 7 on page 29** and **Table 2 on page 109** in the Appendix. The Town of Comox has the largest relative share of seniors, followed by Electoral Area A. The main difference between the two is the higher rate of residents aged 85 or older – 4.6 percent in the former, 2.6 percent higher than the latter.

The Village of Cumberland reported noticeably higher numbers of children below the age of 15 years old, reaching 18.3 percent. This was 4.0 percentage points greater than the City of Courtenay (14.3 percent). Cumberland also has the highest share of people between the ages of 25 to 64 years old (58.1 percent). The increase in the Village's youth and working age populations is directly related to the growth of both cohorts since 2006.

All communities, except for Cumberland, reported declining numbers of young persons and young adults. CVRD's population

Figure 6. All Communities – Historical Population, 2006 to 2016. Source: Statistics Canada.



growth depended heavily on rises in the number of older residents. Accordingly, local median ages rose, as described within **Figure 8 on page 30** and **Table 3 on page 109** in the Appendix.

Overall, CVRD's median age was 50.3, up from 44.9 in 2006. As of 2016, Electoral Area A had the highest median age at 55.3, followed by Electoral Area B with 53.0, and Electoral Area C with 51.2. This indicates that older residents are more likely (relative to local total populations) to live in the more rural areas of the CVRD. Cumberland aside, all communities had an increase in their median age.

Across CVRD, the median age of renters fell considerably below those of owners. Overall, the CVRD median for owners and renters was 53.9 and 34.6, respectively, in 2016.

3. Senior Population

Comox Valley's senior population (65+ years old) grew 58.2 percent over 10 years. Their share of the total population rose from 18.1 to 25.2 percent. Although the Town of Comox has the highest proportion of seniors at 29.1 percent, its senior population grew the slowest.

Aside from both K'ómoks First Nation and Comox, senior growth rates were higher than 53 percent. The highest rates were in

Figure 7. All Communities – Population Distribution. Source: Statistics Canada.

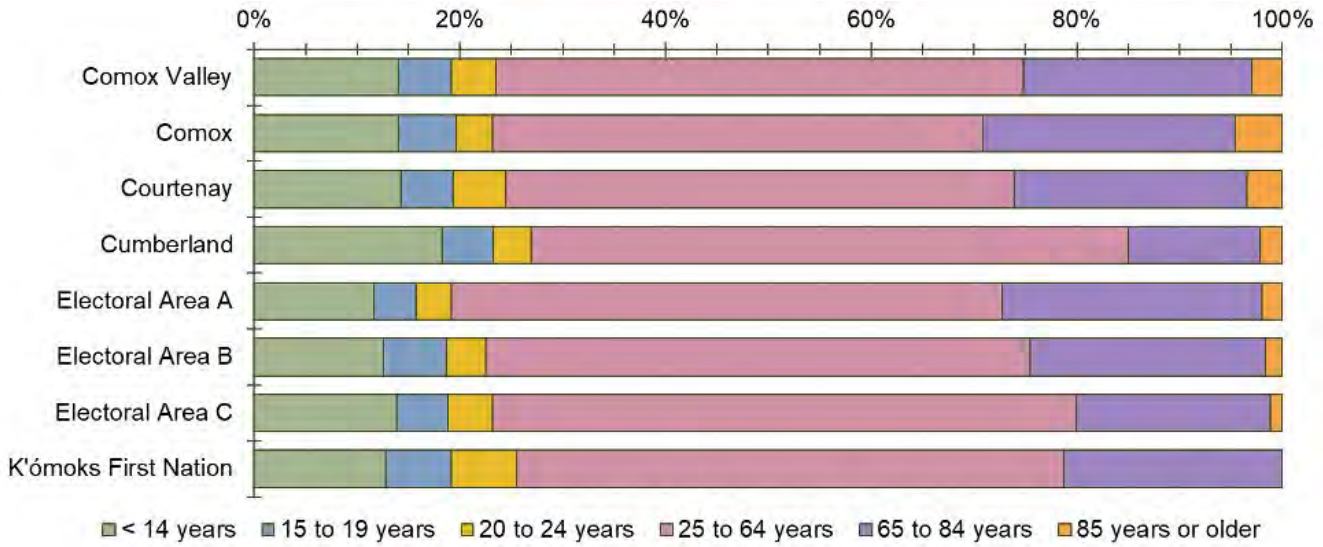
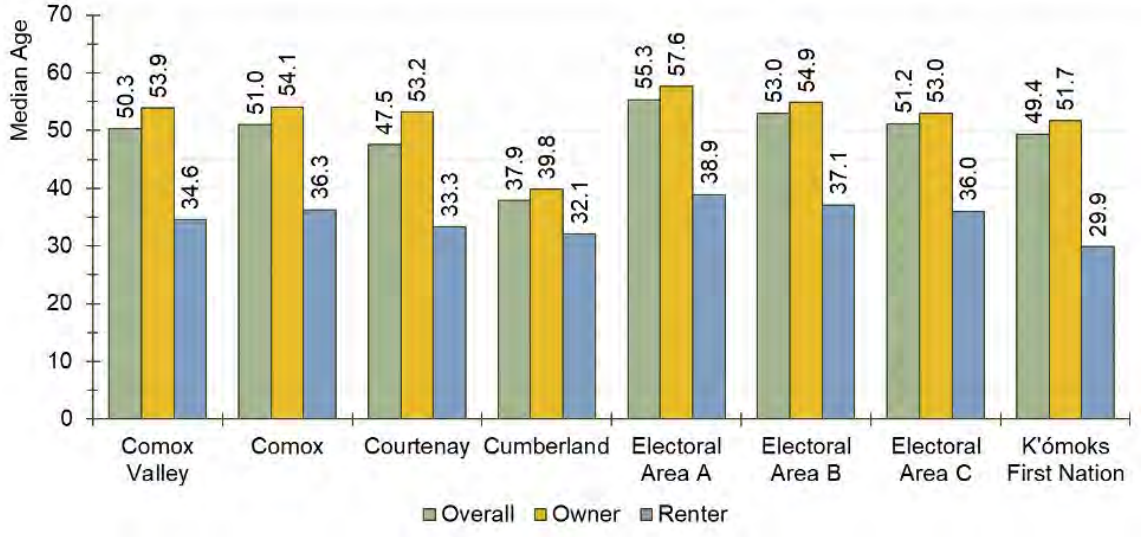


Figure 8. All Communities – Median Age by Tenure. Source: Statistics Canada.



Electoral Area C, at 92.2 percent (6.8 percent annually).

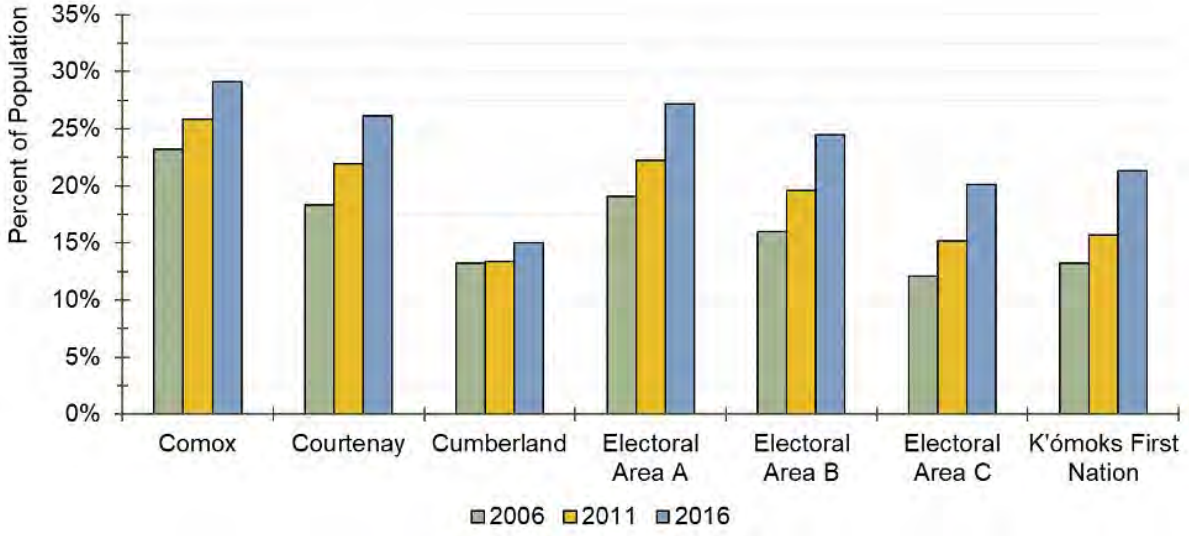
All CVRD communities demonstrated higher growth in seniors than in any other age cohort, as described within **Figure 9 on page 31** and in **Table 4 on page 110** of the Appendix. Even Cumberland, which was the only area to experience a growth in young persons, saw growth in the population aged 65+. The overarching trend impacting Comox Valley, as well as most Canadian communities, is the aging of the Baby Boomer generation (born between 1944 and 1964).

4. Persons with Disabilities

Statistics Canada released its 2017 Canadian Survey on Disability in 2019. This report, and its dataset, provides national and provincial insights into the prevalence of disability across Canada, including the type and severity of a disability, as well as the economic circumstances for persons with one or multiple disabilities.

Unfortunately, data representing more granular geographies (like the CVRD) are not available, meaning that this report can only provide provincial level results with some discussion about how conclusions may relate to the CVRD if the proportions of persons with disabilities, their types, and their severities are applied to the local total population.

Figure 9. All Communities – Senior (65+) Population. Source: Statistics Canada.



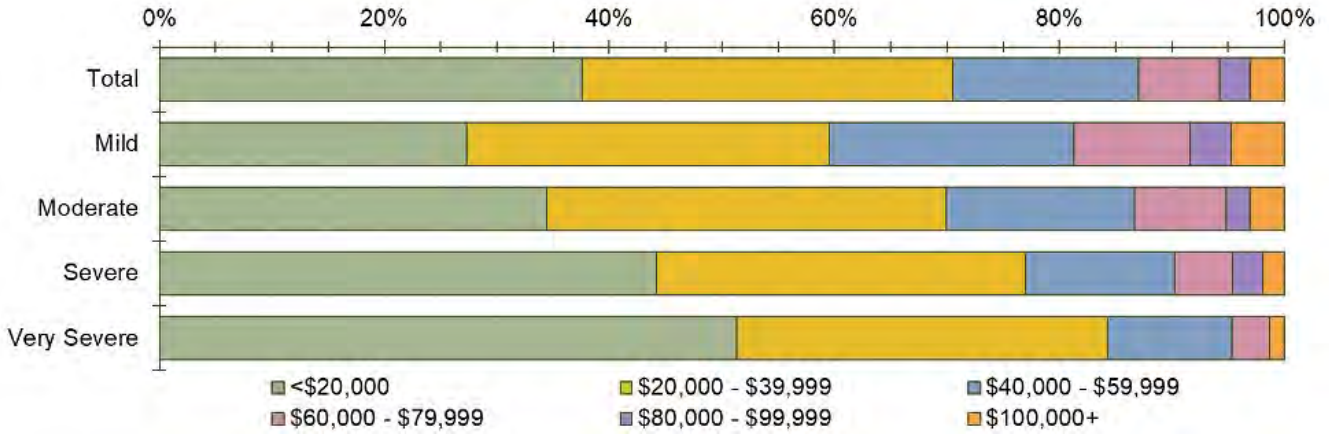
The 2017 survey classifies a disability as falling within one of eleven categories: pain, flexibility, mobility, mental health, seeing, hearing, dexterity, learning, memory, developmental, or unknown. Most Canadians with a disability had more than one type. Of the 6.2 million Canadians with disabilities aged 15 years and over, 29 percent had one type; 38 percent had two or three; and 33 percent had four or more.

As of 2017, 926,100 British Columbia residents aged 15 years or older reported having at least one disability, which represents 24.7 percent of the Province's total corresponding population. If the same proportion applies to the CVRD, about 13,680 residents would identify as having at least one type.

As residents age, the prevalence of disability increases. Statistics Canada reported that 41.7 percent of persons aged 65 or older had a disability. The rate of disability rises almost 10 percentage points for those 75 or older. This increased prevalence among older cohorts is particularly important to consider as said cohorts have historically and will continue to represent greater proportions of the overall population.

Statistics Canada reported that 65.9 percent of the working BC population (described in **Table 6 on page 111** of the Appendix as those between 25 and 64) with a disability were employed or actively seeking employment. For the same cohort, 60.4 percent

Figure 10. After-Tax Personal Income Distribution for Persons with a Disability. Source: 2017 Canadian Survey on Disability.



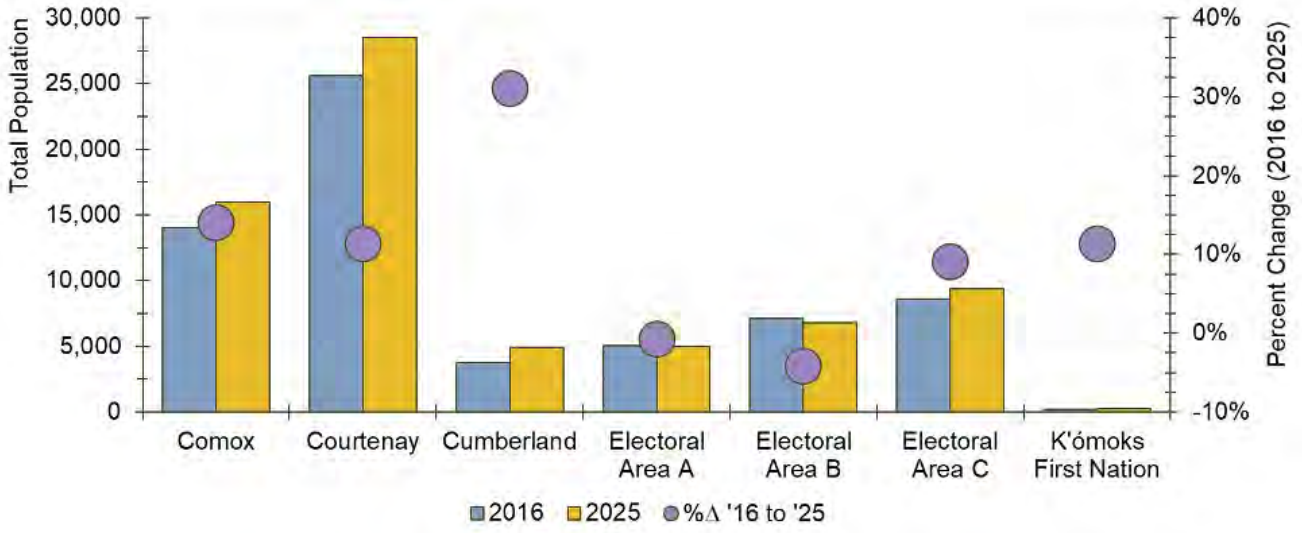
of the total corresponding population were employed, and 8.4 percent of the labour force were unemployed. Unfortunately, data for the all working age persons (15 or older) is not available. Since the percentages do not include youth and seniors, it is likely that the overall rates of participation and employment are lower.

According to **Figure 10** above, about 70 percent of persons with at least one disability earn less than $40,000 after-tax. This distribution is relatively consistent with overall population distributions of personal incomes. People earning between $20,000 to $40,000 after-tax remains relatively consistent across categories of disability severity; there is a noticeable increase in the share of those earning less than $20,000 as the severity increases. For instance, about 27 percent of those with a mild disability will earn below this amount, while it reaches almost 50 percent for those with a severe disability.

5. Anticipated Population

Population projection estimates anticipate that most of the CVRD communities will continue their growth until 2025 and beyond, as described in **Figure 11 on page 33**. The exceptions are Electoral Areas A and B, who may potentially decline by 1.2 and 4.2 percent, respectively. Cumberland is projected to continue to rise at the most dramatic rate within the CVRD, adding 3.0 percent more residents annually. Comox and Courtenay are projected to grow by 14.1 and 11.1 percent, followed by Electoral Area C at

Figure 11. All Communities – Anticipated Population, 2016 to 2025. Source: Statistics Canada.



9.7 percent. Electoral Area C's historical and anticipated growth is in part associated to the Mount Washington Alpine Resort, which attracts both seasonal and permanent residents.

Median and average age are anticipated to rise gradually over the next five years. The average age is projected to increase from 49.9 to 51.6 years, while the median age is projected to increase from 45.8 to 49.0 years. The greater relative increase in the average is from increases in people aged 85 and over.

Population projections use the Cohort Survival Method (CSM) to anticipate growth every five years until 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 **Table 7 on page 111** of the Appendix.

6. Tenure

Courtenay, the largest urban community, has the highest rate of

renter households at 30.5 percent. This is followed by Cumberland and Comox at 26.3 and 22.7 percent. The electoral areas exhibit rates around 15.5 percent.

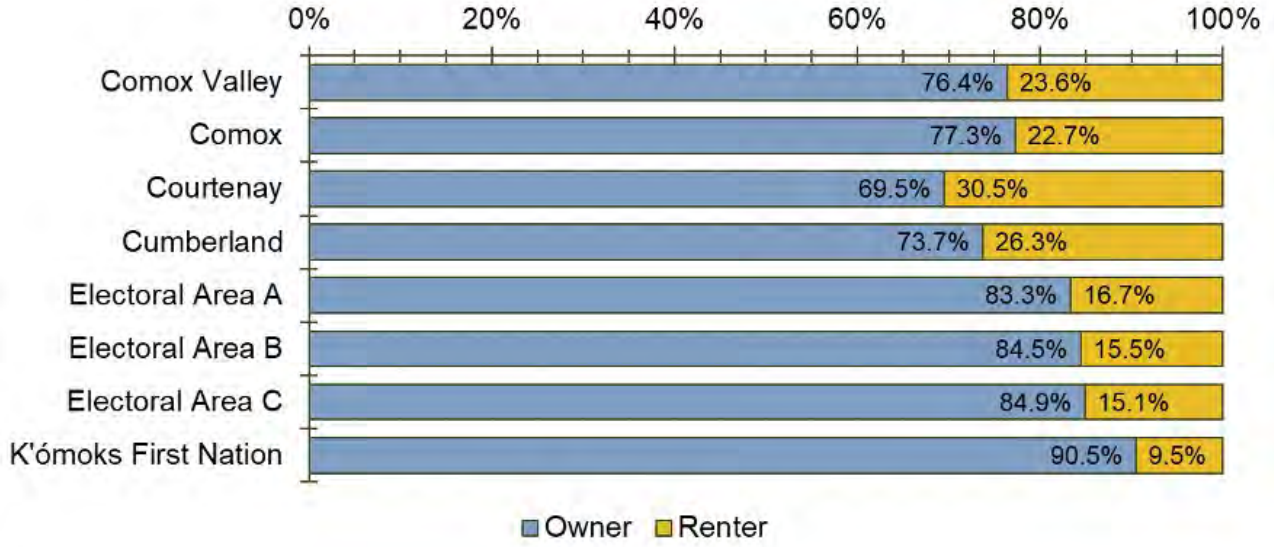
Because of major population growth, the Village of Cumberland experienced the highest percentage increases for both owner and renter households, at 26.4 and 82.2 percent. The other two urban areas reported increases of about 20 and 18 percent for both tenure types.

The electoral areas had consistent renter household growth at about 36 percent. This may suggest that more households are choosing to rent single-detached (or alternative low-density) dwellings rather than own, likely driven by the idea that older housing stocks are generally less expensive to rent. The results are as displayed below in **Figure 12** and in **Table 8** of the Appendix.

7. Unhoused Population

As of 2018, 117 people identified as experiencing homelessness, 58 percent of which were unsheltered. Thirty-two percent identified as Indigenous; comparatively, 6 percent of the total CVRD population identifies as Indigenous. Of all respondents to the 2018 Point-In-Time (PIT) count, 29 percent were above the age of 54, while 6 percent were below 26. PIT counts historically under-represent the actual number of individuals who are

Figure 12. All Communities – Population by Tenure, 2016. Source: Statistics Canada.



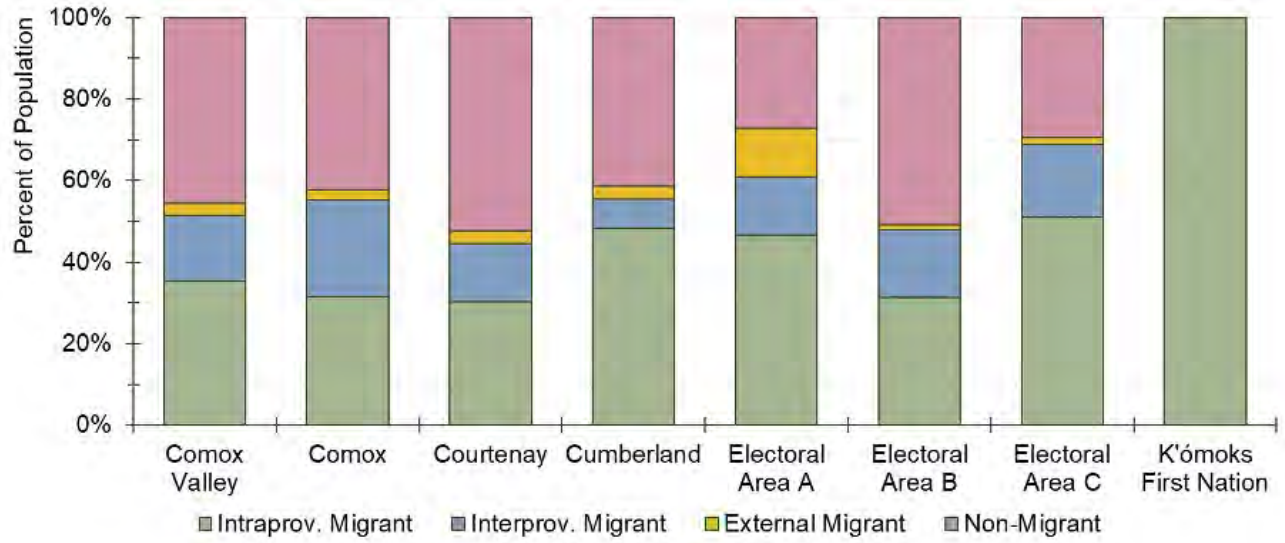
unhoused in a community; the need is likely much greater than what is represented here. For example, community engagement made clear that there are several people living in RV's across the region because they lack alternative options.

8. Mobility

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. In 2016, Comox Valley reported that 5,045 people moved to the Regional District from an external origin within the previous year. This is equivalent to 54.5 percent of people who had moved, meaning another 4,215 people changed homes within the Valley (known as non-migrants). Of those who were migrants, the majority (64.8 percent) came from elsewhere in British Columbia, while 29.9 percent moved from somewhere in Canada. Overall, mobility trends remained relatively consistent between 2006 and 2016.

Courtenay exhibited the highest share of movers within the same community (52.3 percent), followed by Electoral Area B (51.2 percent). Electoral Area A had the highest relative share of incoming migrants from outside its boundaries. Among those migrating to Electoral Area A, 16.2 percent were of international origins – the highest rate among all compared communities. As for national migrants, the Town of Comox welcomed the most people relative to total movers – 23.7 percent.

Figure 13. All Communities – One-Year Mobility. Source: Statistics Canada.



9. Household Size

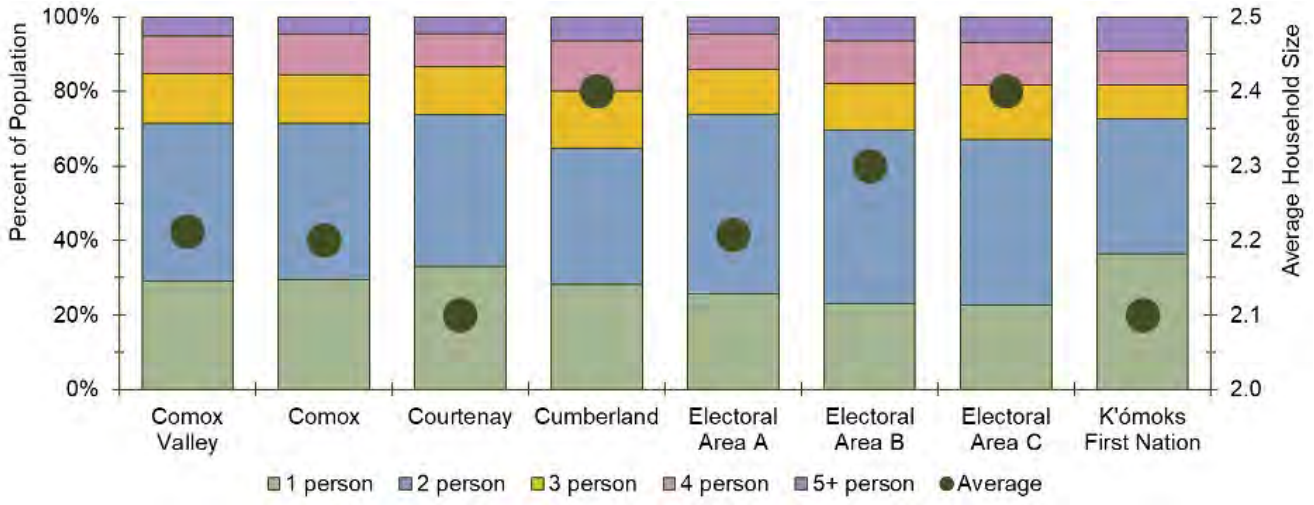
Comox Valley's average household size decreased from 2.3 to 2.2 between 2006 and 2016. The decrease in the number of people per household relates to the rise in older populations. This is either from children ageing and moving out, or by the loss of loved ones in old age.

Cumberland and Electoral Area C have the highest average household size of 2.4 as shown below in **Figure 14**. Cumberland's household size has remained consistent from 2006, and Electoral Area C household size decreased from 2.5 over the same time period. Cumberland's consistency is due to similar percentage growth in households with 1 person and for those with 3 or more. Conversely, Electoral Area C had almost five times greater percentage growth in 1 person households than those with 3 or more people.

Courtenay (73.6 percent) and Electoral Area A (73.4 percent) reported the highest share of households that are 1 or 2 people large. However, two different trends are occurring. For Courtenay, a large portion of its 1 person households are attributed to young professionals or students; Electoral Area A's are predominantly seniors.

Courtenay reported the lowest average household size (2.1). It is typical for urban areas to attract a larger number of single

Figure 14. All Communities – Household Size. Source: Statistics Canada.



persons. Accordingly, 1-person households in Courtenay represent 33.1 percent of the total. Please see **Table 10 on page <OV>** of the Appendix for further details.

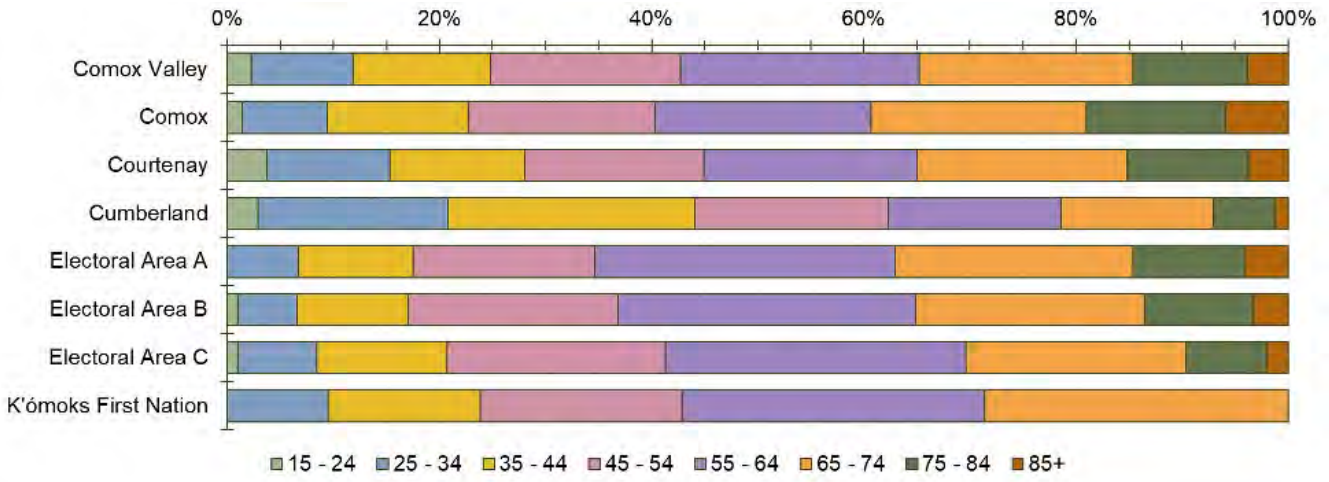
10. Maintainer Age

Primary household maintainers (those most responsible for attending to shelter related bills) were most common within the 55 to 64 age cohort, at 22.5 percent of the total, as described below in **Figure 15**. In 2016, Comox Valley had 28,395 households, up from 24,235 in 2006 – a 17.2 percent rise. Overall, seniors represented 34.8 percent of primary household maintainers, while those under 55 represented 42.8.

The Village of Cumberland reported the youngest maintainers, with 62.3 percent of its households maintainers below 55-years-old. Its cohort with the largest share were those aged 35 to 44 (23.3 percent). The Town also the highest share of maintainers below 35, with 20.8 percent (relative to population). This was 5.5 percent higher than the City of Courtney, which was the second highest in this category.

The Town of Comox had the highest number of maintainers above 65, with 39.3 percent. This is largely due to the relatively higher share of persons above the age of 85 compared to the neighbouring geographies. Please see **Table 11 on page <OV>** of the Appendix for further details.

Figure 15. All Communities – Maintainer Age. Source: Statistics Canada.



Regional Report

Income and Economy

Like demographics, income and employment are directly related to the types of housing need in a community. This section summarize the Region's economic context using data from the standard Census Profiles where possible, and supplemented by data from the Custom Census dataset published by MAH. All data is derived from the 2006, 2011, and 2016 Censuses and 2011 National Housing Survey.

Please note that all reported incomes within this report have been adjusted to 2015 dollars (meaning adjusted for inflation to represent 'real' values) for better comparison. Therefore, increases in reported income mean growth exceeded inflation, while decreases mean growth fell short.

In addition, the 2005 and 2015 comparison years differ from the normal 2006 and 2016 used by Statistics Canada. The reason is that census incomes come from the previously reported tax year.

Key Takeaways

Low-Income Measure and Young Families

About 15 percent of Comox Valley residents fall below the after-tax Low-Income Measure (LIM). Younger cohorts experience the greatest difficulty in meeting their needs (or for their families to meet their needs); 23.4 percent of children between 0 to 5 years and 21.3 percent of children under the age of 18 belong to a household below the measure.

Relationship Between Tenure Type and Incomes

Renter households earn significantly less income than owner household. The median owner household income is $73,67 across the Comox Valley compared to the median rental household income at $38,394.

Key Employment Sectors

Between 2006 and 2016, CVRD's total employed persons rose 10.4 percent, from about 27,465 to 30,335. The top three industries in the Comox Valley as of 2016 are: Health Care & Social Assistance (4,290 people), Retail Trade (4,170 people), and Construction (2,955 people).

Community Perspectives

The following insights and experiences related to the Valley's income and economic conditions were shared through community engagement activities.

Regional employers are finding it very difficult to attract and retain vital staff because of limited housing availability and affordability.

Key Quotes:

"We have had quite a few people pull out of hiring process because of the uncertainty of housing. We just hired someone who had quite a lot of challenges finding a place to live, and it was right down to the wire for her to find something."

"Middle income range employees are finding it particularly challenging to find housing. Middle income housing is not available"

"Absolutely, just looking at the number of people who are homeless, we are missing all level of housing. Talking to businesses and single people who are housing insecure with the wages that they have. See that expressed by businesses that are having to cut down."

"The costs of living has gone up considerably but my wages only increase 2% a year - these do not line up. I work full-time for my local gov't (pretty good job) and have had to go to the food bank multiple times this year. I don't know how some people in our communities are surviving."

Community Perspectives

The following insights and experiences related to the Valley's income and economic conditions were shared through community engagement activities.

There is generally a lack of rental availability in the region, while a high percentage of the workforce is employed in the sales and services sector and traditionally do not have high enough incomes to purchase a home. This lack of rental options is affecting employer's ability to operate and obtain employees.

Key Quote:

> *"Affordable Housing for the working class is a massive issue. Rentals should not cost what they do and purchase costs are astronomical. Denser residential is needed - and not luxury."*

Younger families and single parents are struggling to meet their needs. Both coupled parents and single parents expressed feelings of housing discrimination and a lack of appropriate and affordable options to meet their family's needs. Single parents shared that they often felt judged by prospective landlords who saw their incomes as being too low or because housing within their budget was deemed to be of an unsuitable size. Parents also shared that housing for low-income working families located close to schools and transit, is especially hard to find.

Key Quote:

> *"[I was] homeless for 6 months because nobody was willing to rent to a single parent with one low income. [I'm] only housed now because the apartment is owned by a relative. Told multiple times places within my budget would be too small for my children and were constantly rented to childless double income families instead of mine."*

Non-profits and social service organizations are routinely bearing the cost of serving the most vulnerable in the region. There are many non-profits doing incredible work in the Comox Valley, but the burden of providing housing services is incredible taxing, especially when faced with need that is outpacing resources. Service organizations and non-profits all indicated a desire to work more closely with the Regional District and municipalities and reiterated that they understand all levels of government are struggling to address housing.

Key Quote:

> *"It's difficult because everyone is frustrated and working too hard. Non-profits are frustrated with local governments, local governments are frustrated with the Province, the Province is frustrated with the Feds. We all want to help, but everyone is struggling to find answers."*

11. Household Income

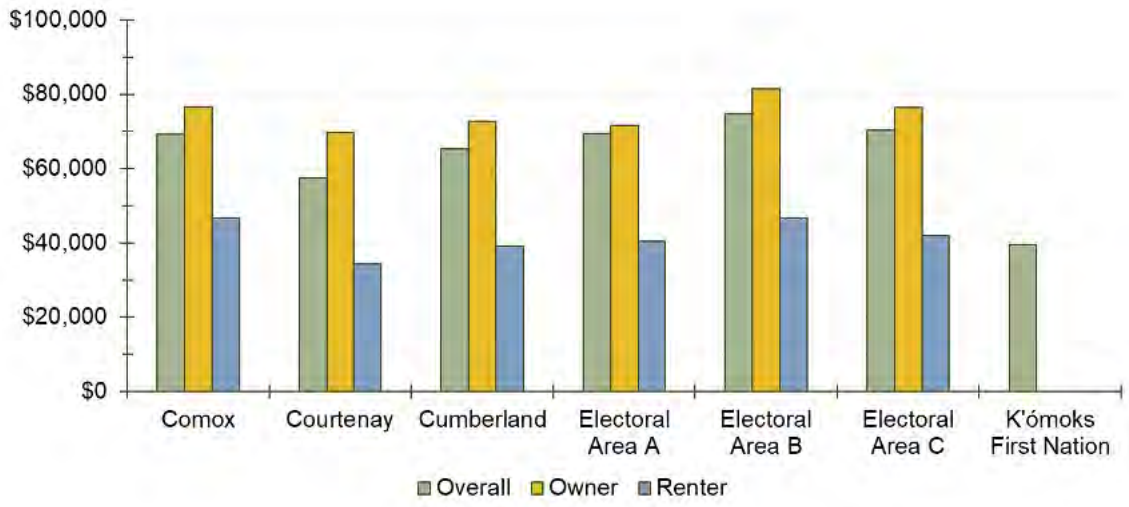
In 2015, Comox Valley's median before-tax household income was $64,379. This was 11.2 percent higher than 2005 (adjusted for inflation). Median income of renter households increased 17.6 percent to $38,394 between 2005 and 2015. Owner households saw a 11.1 percent increase in median income over the same time period, to $73,367.

Electoral Area B was the highest earning community, with a household median income of $74,701 (before-tax). This is a rise of 10.4 percent since 2005. Its growth is predominantly attributable to owners; they achieved a household median of $81,432, up 11.4 percent over the 10 years.
Renter household incomes grew by 4.3 percent. Courtenay had the lowest overall median income at $57,463 (14.6 percent growth).

The Village of Cumberland had the greatest income growth in CVRD, rising 26.6% over the ten-year span (2.4% percent annually). Cumberland's population growth led to an inflow of younger (likely dual income) couples, in both tenure types, which pushed their median higher. Renter households now earn 26.1 percent more than their 2005 counterparts, in 2015 dollars.

Median income grew the least in the Town of Comox. It also

Figure 16. Before-Tax Median by Tenure, 2015 dollars. Source: Statistics Canada.



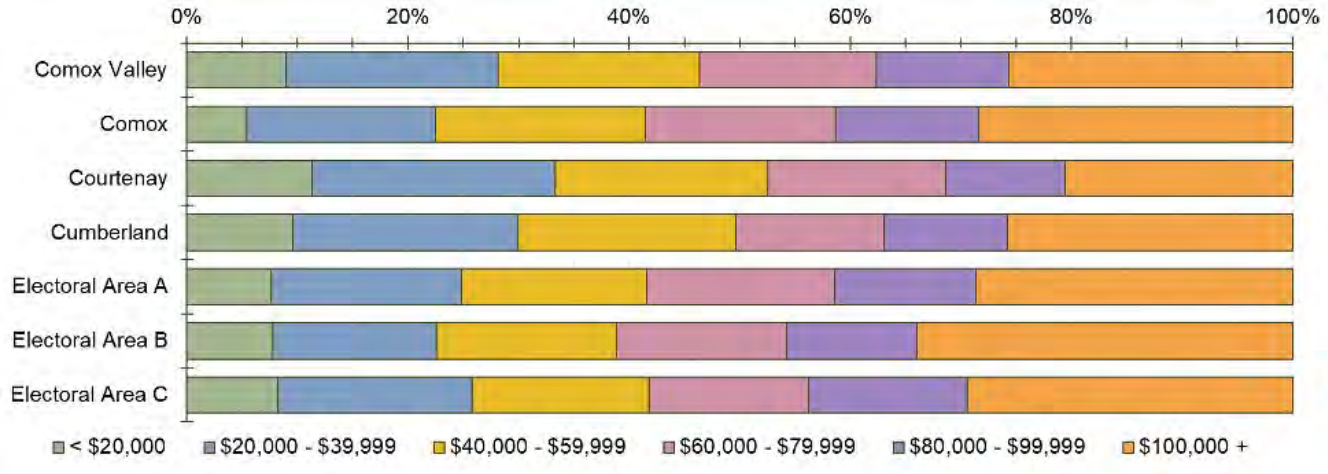
had the lowest median income growth in both owner and rental households. It is unclear why Comox is not keeping pace with the rest of the Region. The presence of Canadian Forces Base (CFB) Comox may be a factor. Fluctuations in pay will likely be less, thereby stabilizing income growth. This could be perceived negatively when an economy is expanding, but it can be a major positive when trends are the opposite (i.e. the recession of 2008). Important to note is that CFB Comox is recorded under the category of "Public Administration" within the Canadian Census employment categories.

As **Figure 17** illustrates, all areas have considerable portions of their households earning more than $100,000. It is impossible to determine what outliers exist that may elevate the average. This is because Statistics Canada does not provide greater detail about those making more than $200,000 (about 3.7 percent of total CVRD households). Courtenay had the highest share of households earning less $40,000 (30 percent). Electoral Area B households had the greatest share of households earning more than $100,000 (33.9 percent), followed by Electoral Area A and C, at 28.8 and 29.4 percent.

12. Low-Income Measure (LIM) – After Tax

Low-Income Measures (LIMs) are a set of thresholds calculated by Statistics Canada that identify Canadians belonging to a household whose overall incomes are below 50 percent of median

Figure 17. All Communities – Household Size. Source: Statistics Canada.



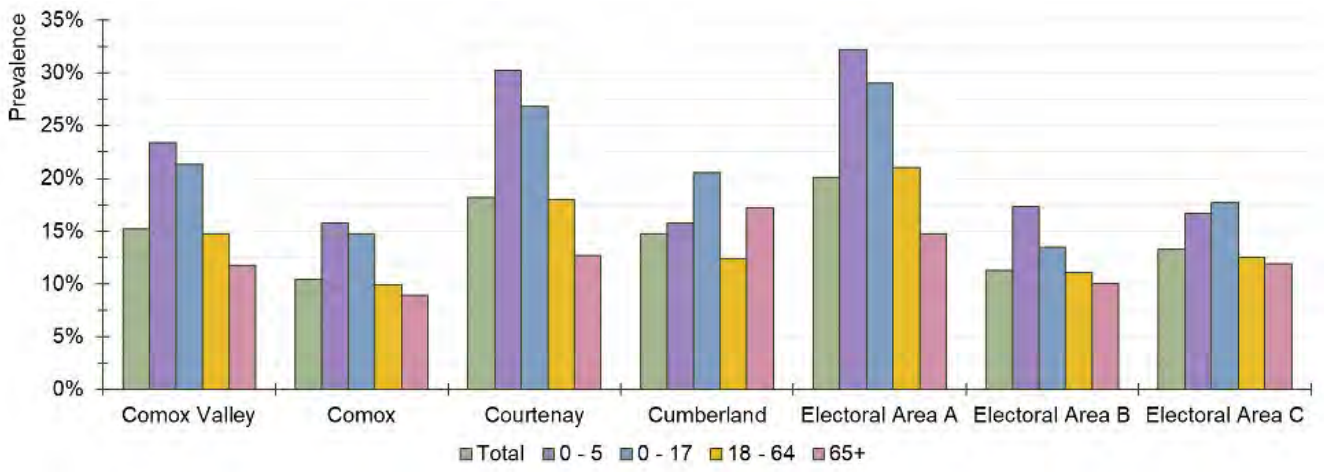
adjusted household income. “Adjusted” refers to the idea that household needs increase as the number of household members increase. Statistics Canada emphasizes that the LIM is not a measure of poverty but identifies those who are substantially worse off than the average.

About 15 percent of Comox Valley residents fall below the after-tax LIM, as described below in **Figure 18**. Younger cohorts experience the greatest difficulty in meeting their needs (or for their families to meet their needs); 23.4 percent of children between 0 to 5 years belong to a household below the measure, compared to 21.3 percent of children under the age of 18. This suggests that younger households (associated with younger children) have less available income, particularly as their expenses increase when they become a first-time parent. Comparatively, only 14.8 percent of people aged 18 to 64 are below the LIM in 2016. That drops again to 11.8 percent for those age 65 and older. As cohorts age, their incomes increase and their number of dependents decrease, thereby reducing the prevalence of low-income individuals.

Electoral Area A had the highest rate of low-income people at 20.1 percent. This was driven by the 29.0 percent associated with residents aged 0 to 17. The lowest rate belonged to Comox (10.4 percent).

Seniors in the Village of Cumberland are shown to be experiencing

Figure 18. All Communities – LIM After-Tax Status, 2016. Source: Statistics Canada.



greater financial pressure to meet the needs of their households. It is the only community to have a high prevalence of seniors below the LIM. The other communities have higher rates for those between 18 and 64.

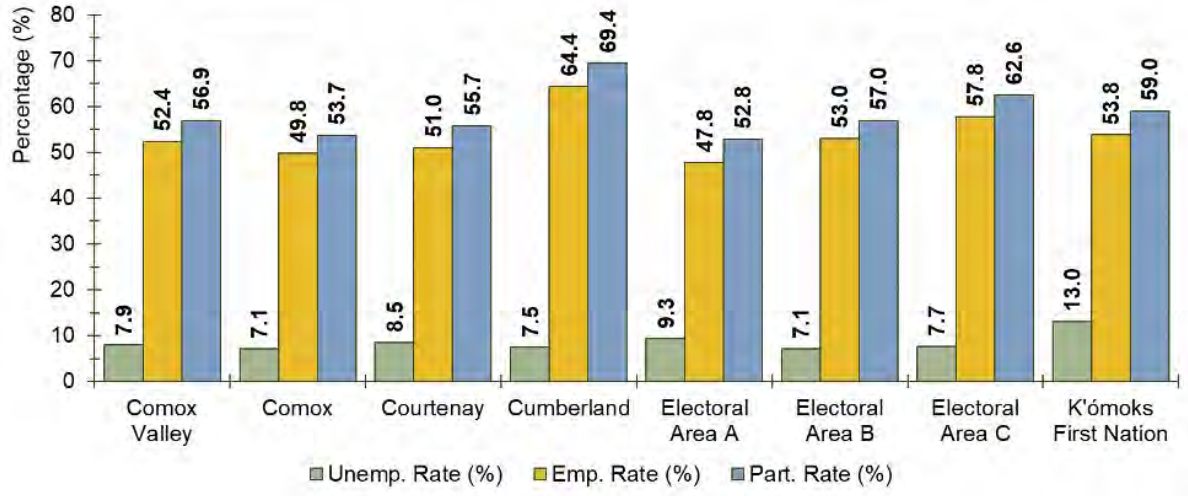
13. Employment

In 2016, CVRD reported a labour force of 30,815. This was a 10.4 percent increase since 2006. Conversely, 23,385 persons did not belong to the labour force in 2016, meaning that they were not actively seeking employment. This figure increased by 24.3 percent over the same period.

CVRD's labour force participation rate (56.9 percent) and employment rate (52.4 percent) decreased between 2006 and 2016. The major contributor to this was likely increased levels of retirement by older persons, which was unmatched by increases in those employed.

Unemployment grew by 1.9 percent to 8.0 percent. A partial reason for this is that the labour force had a lesser increase than that of the non-labour force, resulting in a proportionally lower total with which to calculate the unemployment rate. The unemployment rate is the number of unemployed divided by the labour force. The labour force participation rate is the proportion of people in the labour force relative to the size of the total working-age population.

Figure 19. All Communities – Local Labour Metrics, 2016. Source: Statistics Canada.



14. Industry

Between 2006 and 2016, CVRD's total employed persons rose 10.4 percent, from about 27,465 to 30,335, as described in **Figure 20 on page 46**. The following absolute totals are the number of residents employed in each industry; growth is over the previous 10 years.

Top three industries in the Comox Valley (2016):

1. Health Care & Social Assistance – 4,290; 34.9 percent growth.
2. Retail Trade – 4,170; 5.3 percent growth.
3. Construction – 2,955; 21.6 percent growth.

Industries with major increases:

1. Arts, Entertainment, and Recreation – 34.9 percent (620 to 810)
2. Transportation and Warehousing – 22.5 percent (1,090 to 1,335)
3. Professional, Scientific, and Technical Services – 12.0 percent (1,335 to 1,495)

Industries with major decreases:

1. Information and Cultural Industries – 15.9 percent (440 to 370)
2. Manufacturing – 10.2 percent (1,180 to 1,060)
3. Agriculture, Forestry, Fishing, and Hunting – 8.0 percent (2,055 to 1,890)

15. Commuting

Comox Valley reported 20,935 usual workers in 2016, about 69.0 percent of the total employed labour force.

The breakdown of general commuting patterns is:

1. (39.0 percent (8,170) of Comox Valley residents commuted within their specific community;
2. 46.6 percent (9,760) commuted elsewhere within the Regional District; and
3. 14.3 (3,005) travelled outside of the CVRD, whether within or out of province.

The highest rates of CVRD commuting belonged to the electoral areas. Most jobs, particularly commercially related ones, cluster within urban municipalities. Specifically, Courtenay has the highest rate of community-specific work travel (61.3 percent). This suggests that it is the main employment hub, supported by it being the most populous community within CVRD.

Commute data describes patterns exhibited by "usual workers". These are workers that report themselves as 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. Commuting patterns are shown below in **Figure 21**.

Figure 20. NAICS Industry Employment Totals by Tenure, 2006 to 2016. Source: Statistics Canada.

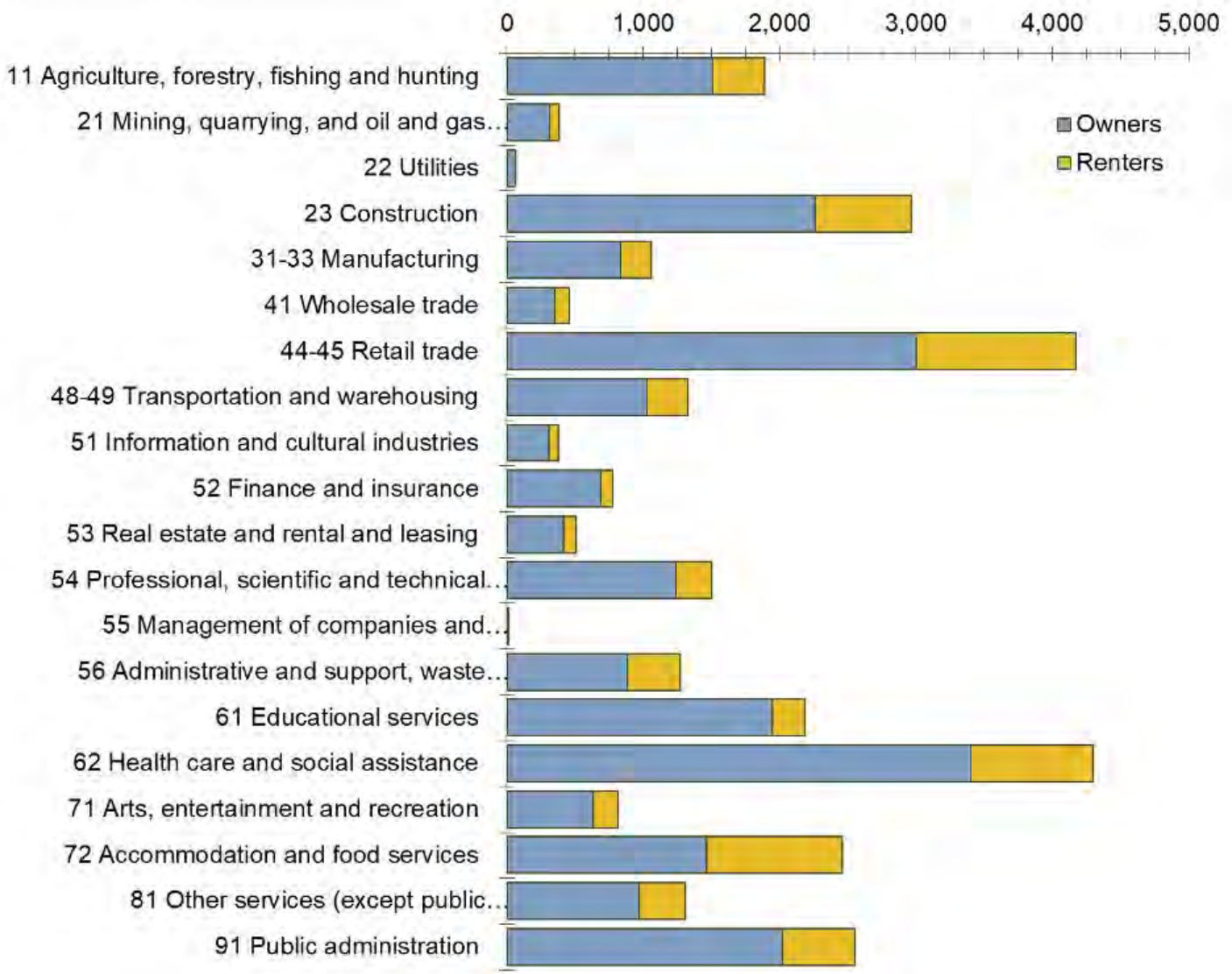
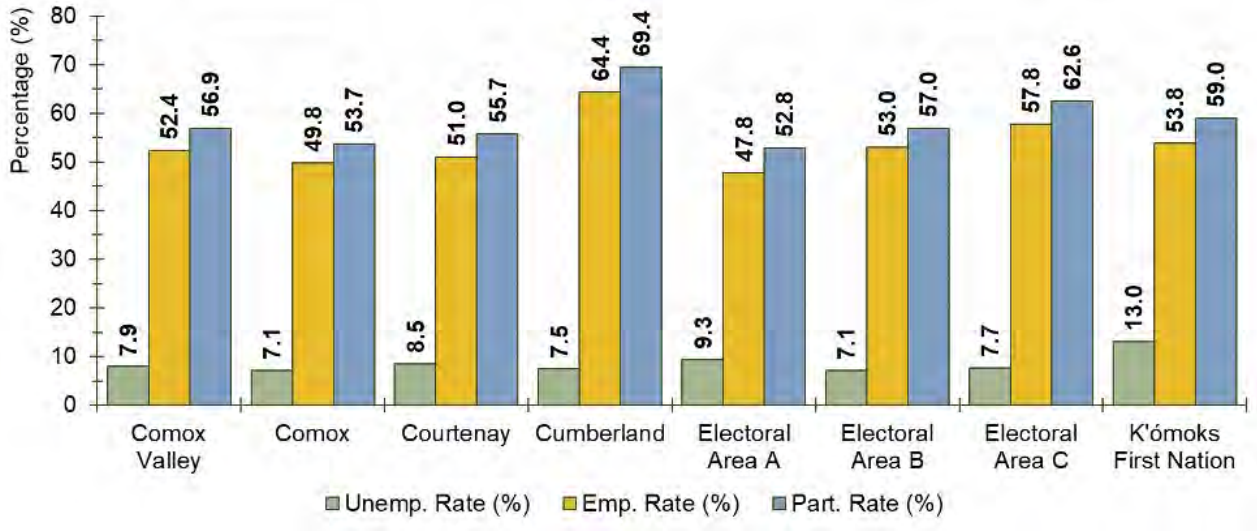


Figure 21. All Communities – Commuting Patterns for Usual Workers, 2016. Source: Statistics Canada.



Regional Report

Housing Profile

This section summarizes the Region's housing context. Like previous sections, data used includes those from the standard Census Profiles where possible, supplemented by data from the Custom Census dataset published by MAH. All data is derived from the 2006, 2011, and 2016 Censuses and 2011 National Housing Survey. For a greater picture of housing, the report also draws upon the following sources:

- AirDNA
- BC Assessment
- BC Statistics
- Canadian Mortgage & Housing Corporation (CMHC)
- Vancouver Island Real Estate Board (VIREB)
- Secondary Market Research

Key Takeaways

No Bachelor/Studio Units Available in Primary Rental Market

Availability of bachelor/studio style units has declined in recent years. There are now nearly none of these apartment units available. This dwelling type can often provide affordable housing options for community members, particularly those most vulnerable.

Very Low Vacancy Rate

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

Increase in Rental Cost

There was a notable increase in the cost of market rent in the Courtenay CMA in 2018 and 2019. Average monthly rental costs for the secondary rental market, which represents 70 percent of the overall rental market in the region, indicate that affordability issues are much worse than what is represented when we look at the primary rental market alone.

Increase in Assessment Value of Most Common Housing Types

Since 2016, median assessment values grew 49 percent for single-detached homes, grew 29 percent for duplexes, fell 9 percent for rows, and fell 4 percent for multi-family dwellings.

Short-Term Rentals are Predominantly Used for Commercial Purposes

Short-term rentals (STRs) exhibit steady growth since their widespread popularization in 2016. CVRD STR “entire-unit” totals reached 371 in October 2019, of which about 85 percent were available more than 50 percent of the year (herein referred to as “commercial” units).

Community Perspectives

The following insights and experiences related to the Valley’s current housing stock were shared through community engagement activities.

There is great need for smaller housing units.
Single individuals, unhoused community members, students and older adults all reiterated the acute need for smaller housing units that are affordable and appropriate for smaller households. It is very hard to find housing options that are affordable for a single person. Single individuals with lower incomes are forced to live with roommates or share spaces within a home.

Although not always an issue, sometimes this can lead to dangerous housing situations where individuals are forced to share a space where they do not feel safe. Women for instance may be sharing a space with a male roommate who is physically, verbally, or sexually violent, but they lack other options and much choose to either stay or become unhoused.

Community Perspectives

The following insights and experiences related to the Valley's current housing stock were shared through community engagement activities.

Key Quotes:

"[There is] no availability for single individuals, very high prices when finding something. It may be affordable for a couple but not for 1 person"

"Modest homes are hard to find. Not every bedroom needs an ensuite! We dont all need double door garages. All this extravagance ups the cost to buy, operate and maintain these properties. We need more affordable housing; not just for the underserved/homeless/single parents/elderly, middleclass/ single income households need homes in their price range too."

Community members need additional supports in order to afford increased housing costs. One-third (25 percent) of individuals who completed a housing needs assessment survey indicated that they had accessed housing supports in the last two months. These supports included the food bank, Dawn to Dawn, BC Housing RENT and SAFER programs, shelter beds, and various others. The experience of accessing these supports can sometimes be stressful and humiliating and waits for subsidies or supports can be long and paperwork can sometimes be confusing. Individuals that worked full-time but were also trying to access supports shared that work hours can conflict with when support offices are open and therefore make it challenging to access support without having to take time off work. It was noted that individuals who do not have a vehicle or do not drive find it challenges to accesses the food bank because it is not located close to transportation and individuals may not be able to afford to travel there by taxi for example. There is also a lot of concern that people who have traditionally been able to afford housing are increasingly being pushed out. This manifests in hidden homelessness, increased usage rates at places like food banks, or people renting in places that are further from vital services so they can get the number of bedrooms they need.

Key Quotes:

"I access the food bank when I can afford gas to get there. Transit doesn't have a bus stop close enough to the food bank to make it easy to use."

"There is a sense in the community that a lot of people are one paycheque way homelessness."
"There are a lot of people right on the edge, couch surfing or living in RVs."

"Eight years ago we had very few people couch surfing or homeless. Now... well, lots of people in our program and staying with friends or something like that."

Despite the variety of local supports that are available, it was felt that they were not widely known and that more could be done to promote various programs or support opportunities.

Key Quotes:

"I accessed them because I was leaving my abusive husband. Honestly, I didn't even know they existed. The public isn't aware of most of them."

"[Accessing supports can be] confusing because of all the piecemeal help available. as in 'go here then go there'. Without a car and family help it is a give-up-on kind of task.. The Valley's cities each need a place to go for a "one stop" kind of help and even a fee of some kind would be favourable for the work done after all we do loose many of our abilities when we become seniors and are easily confused, etc. and for the same reasons homeless, ill, or addicted people cannot cope with all the regulations and give up in disgust and anger. A warm/cool room and a specialized person to help others find a 'home' is required."

Very low vacancy rates create instability for renters.
Low vacancy rates lead to a lack of choices for renters. Because of this many are forced to stay in rental housing situations that are less than ideal or if they lose their rental housing, they may need to find other creative housing options such as RV's or couch surfing.

Key Quote:

"We're given very short notice to move and had to purchase an RV to live in until we can purchase rural property and /or a house."

Increase in rental costs are impacting quality of life.
Just over half of renters (58 percent) surveyed indicated that their monthly housing costs were not affordable for them (58%). As rents continue to increase across the valley, the overall quality of life for residents continues to be compromised.

Key Quote:

"It's distressing how much the housing costs have risen in 20 years, while the general quality of life has declined in the Comox Valley."

16. Dwelling Types

CVRD's housing stock grew 17.1 percent between 2006 and 2016. Cumberland's stock had the greatest rise at 37.3 percent. This closely followed the percentage increase in their population over the same period.

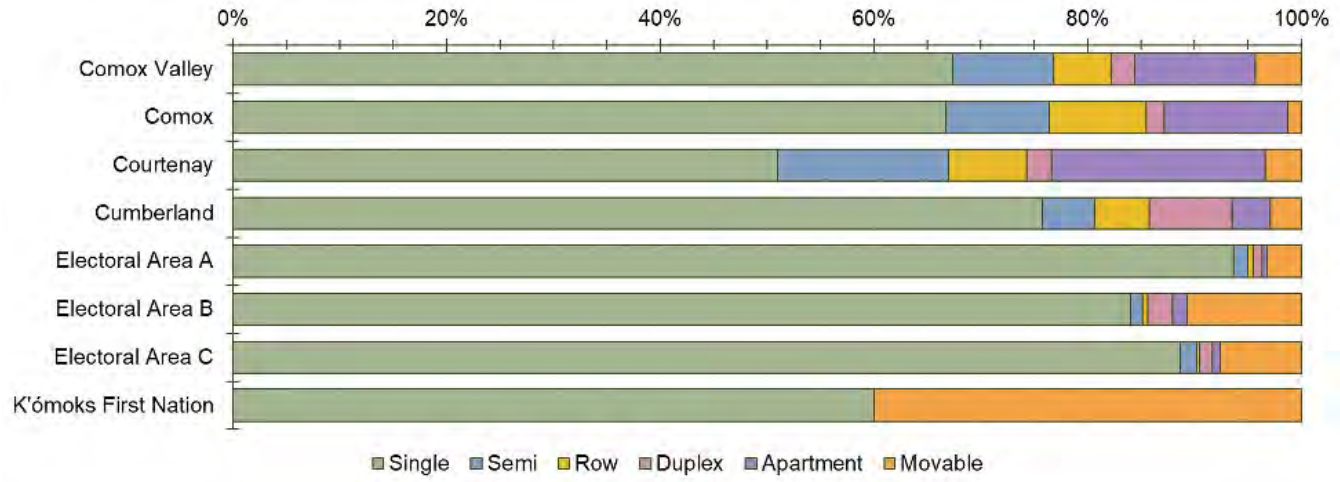
In 2016, 67.4 percent of Comox Valley's housing supply was single-detached dwellings (19,135), as described below in **Figure 22** and **Table 18 on page 117** of the Appendix. Since 2006, CVRD added 4,155 units to its overall stock, of which 2,620 (63.1 percent) were single-detached dwellings.

Apartment units (11.2 percent) were the next most common dwelling type (3,185 total). This was followed by semi-detached and rowhouse dwellings. CVRD reported 1,225 movable dwellings in 2016, up 21.9 percent.

Electoral Area A had the highest total of single-detached dwellings relative to total stock, reaching 2,070 dwellings or 93.7 percent. The next most common type was movable dwellings, with 70 (3.2 percent).

The City of Courtenay had the highest total of apartment units with 2,340. This was 73.5 percent of the entire CVRD apartment supply in 2016. Courtenay also demonstrated the highest proportion of semi-detached dwellings at 16.0 percent. Although Comox was

Figure 22. All Communities – Proportions of Dwelling Types, 2016. Source: Statistics Canada.



second in most metrics, it did surpass Courtenay's proportion of row houses with 9.1 percent.

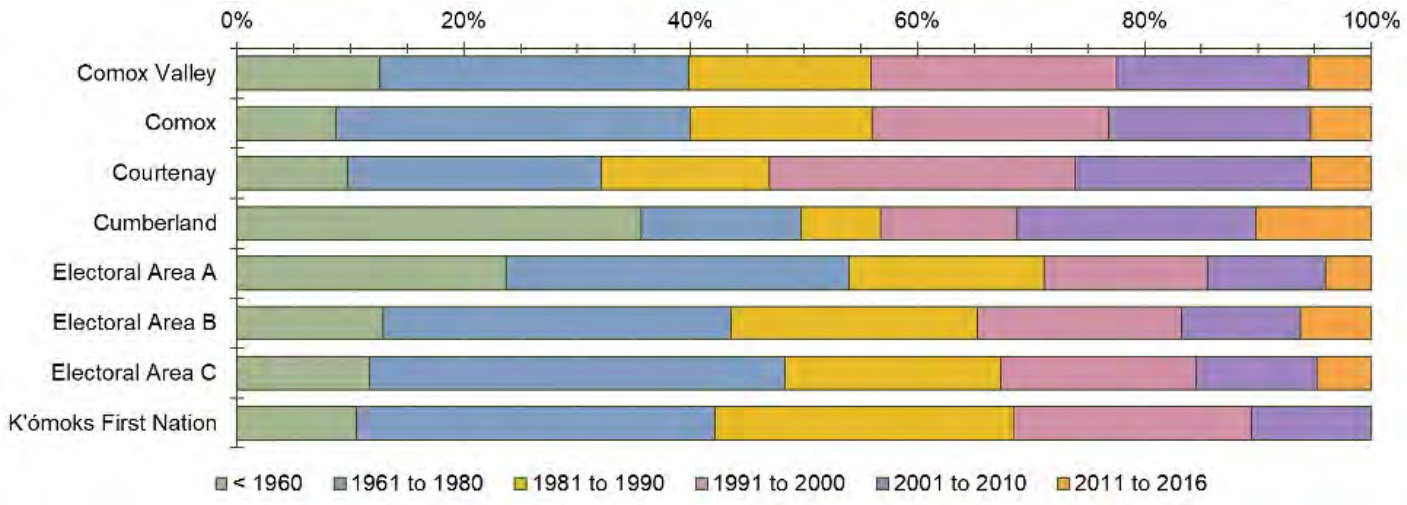
Electoral Area B reported the most movable dwellings (325), and the second highest share of its total (10.7 percent). Nevertheless, its number of movable dwellings decreased 9.7 percent since 2006. In Electoral Area C, the number of said dwellings grew 86.2 percent over the same time period, reaching 270.

17. Dwelling Age

As of 2016, 12.6 percent of CVRD's building stock (3,580 units) was built before 1961; 38.5 percent of construction appears to have happened between 1991 and 2010, amounting to 10,940 units (about 550 annually), as described below in **Figure 23** and from **Table 19 on page 118** of the Appendix. Between 1981 and 1990, the CVRD experienced a 'lull', with only 4,575 units added to the overall stock (about 230 annually). Since 2011, 1,575 units came to market (about 315 per year). This falls short of the build-out rates for the previous two decades.

The brackets for dwelling age, as defined and required by Housing Needs Report legislation, are not uniform periods. Nevertheless, comparing unequal periods still highlights the impacts of unit build-out over time, particularly during more recent years.
The City of Courtenay had 47.7 percent of its (finished) construction between 1991 and 2010. During those 19 years, it

Figure 23. All Communities – Dwelling Age, 2016. Source: Statistics Canada.



recorded an annual build-out of approximately 280 units per year. Since 2011, that rate has slowed to about 125.

Cumberland had the greatest share of post-2010 stock, with 10.2 percent (20 units per year) built after 2010. Cumberland also had the highest proportion of homes built pre-1961, at 35.8 percent. This was 12.2 percent higher than Electoral Area A, the community with the next highest share. These percentages are relative to the total households in each community.

18. Bedroom Number

As of 2016, housing units with 3-or-more bedrooms accounted for 63.3 percent of the housing supply in Comox Valley. This is mostly due to the abundance of single-family dwellings across the Region, both in rural and urban communities. Closely mirroring CVRD's growth in said dwelling types, the number of 3-or-more bedroom units have grown 18.9 percent from 2006. However, 2-bedroom units had the greatest level of growth, rising by 21.4 percent.

Courtenay had the highest share of 2-bedroom units with 35.9 percent (totalling 4,200). Comox had the fewest 2-bedrooms relative to its housing stock, with 23.7 percent (1,470 units). By comparison, the electoral areas exhibited a minimum 2-bedroom share of 25.4 percent. However, this relationship may be related more to the size of older dwellings (of which there are proportionally more in the electoral areas); single-detached homes with fewer bedrooms were more common in the mid- and early-1900s.

19. Market Housing Development Trends

Housing construction data from CMHC does not cover the entirety of Comox Valley Regional District, estimates of unit completions are therefore derived by time adjusting building permit data from the Province, adding 12 months to account for construction. Using this method, and as described in **Figure 25 on page 55**, both the addition of new housing to the CVRD has been variable, with periods of low and high unit completions. Lower periods of construction typically average around 250 units/year, while higher periods are usually in the 400 to 500 units/year range; 2018 was the strongest year by a substantial margin, with an estimated 665 units completed. Historically, years of higher production are associated with an increase in development of apartment style units. Most of the last 10 years have been a period of low, predominantly single-detached, housing development. For historical breakdown of dwelling completions, please see **Table 21** and **Table 22 on page 119** of the Appendix.

The Region has historically built housing with an overwhelming focus on owner-occupied tenures. Intended tenure data is only available from CMHC for the combined area of Comox and Courtenay; however, this can be considered a conservative estimate of the dominance of owner-occupied tenures as less

Figure 24. All Communities – Units by Number of Bedrooms, 2016 . Source: Statistics Canada.

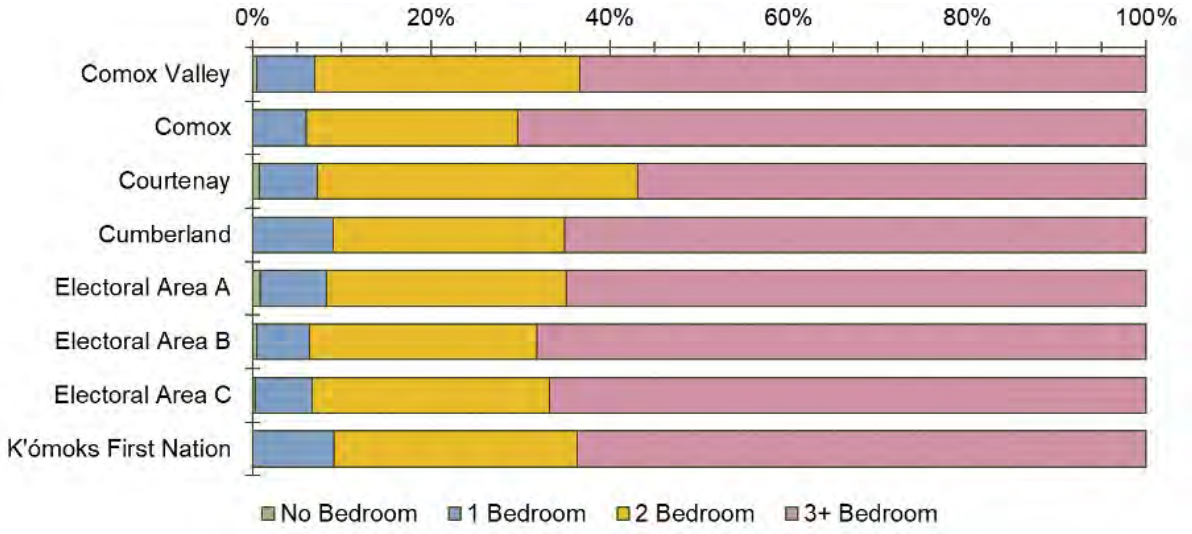
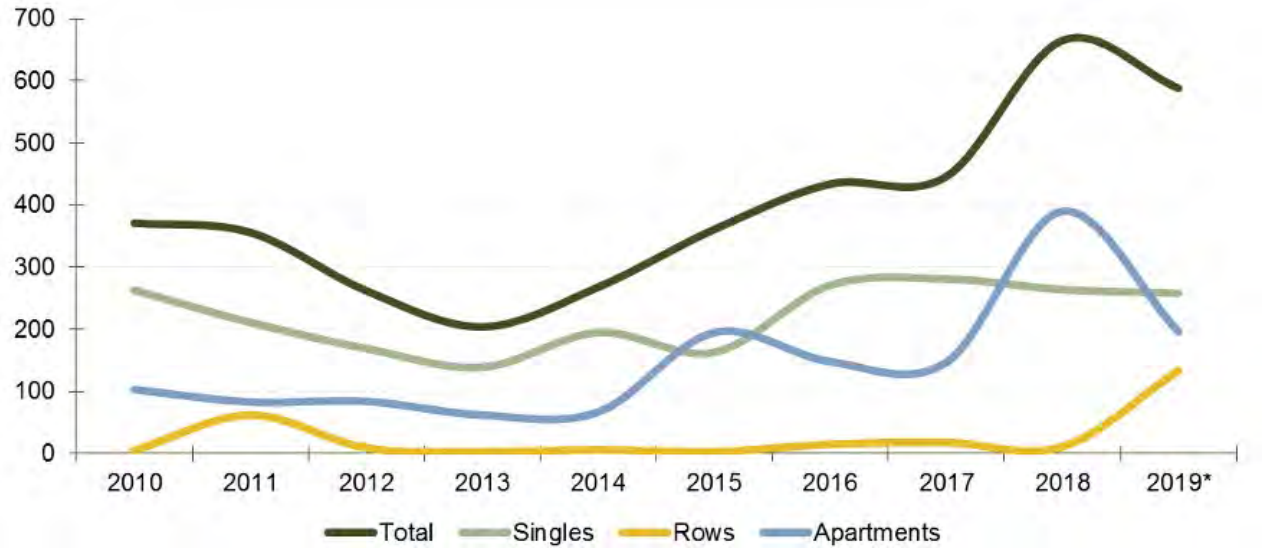


Figure 25. Historical Unit Completion Estimates by Dwelling Type. Source: BC Stats.



urban areas tend to have less rental housing generally, and census data for other areas of the CVRD bear this out. There have been notable years which saw substantial completion of units intended for the rental market, and in general, these tenures have been growing in market share recently, as described below in **Figure 26**.

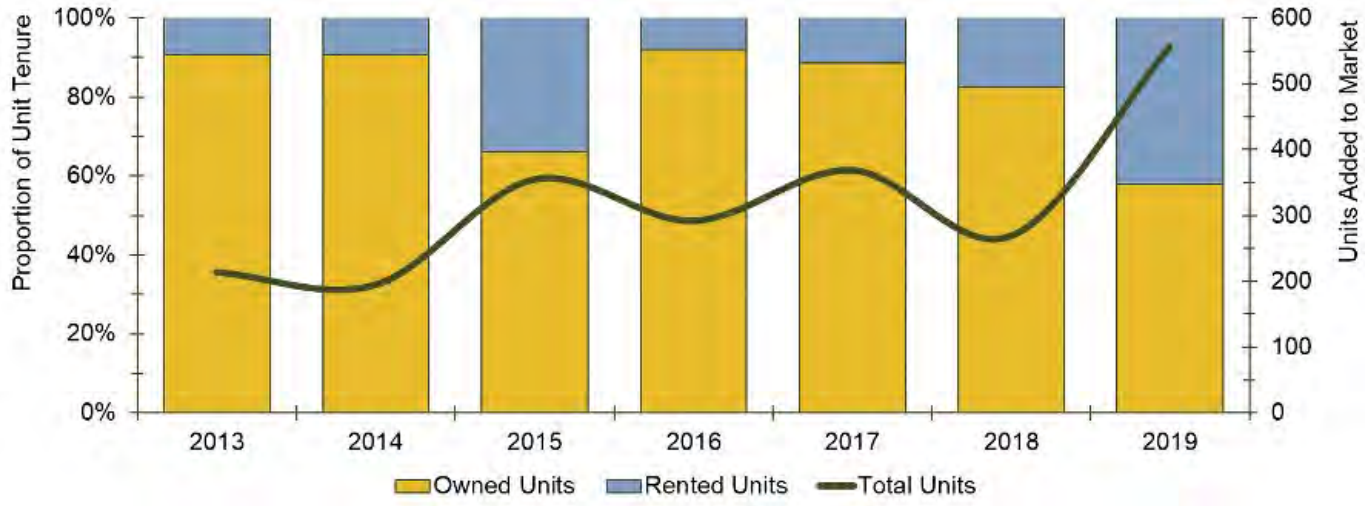
20. Rental Inventory

The primary rental universe (the inventory predominantly made up of purpose-built rental buildings) belongs to the communities of Comox and Courtenay, the only markets which meet CMHC's threshold for inclusion into their annual survey. This stock was static in size for most of the last decade but has declined in recent years, as shown in **Figure 27 on page 57**.

Data for 2019 shows a total inventory of 1,680 units, down roughly 18 percent from typical levels. However, this does not yet reflect the addition of 234 new rental units completed in 2019. Adding these into the stock, CVRD can expect to have a total primary rental inventory of 1,914 units, which would only be 6 percent lower than typical levels over the last decade. Housing starts data suggests more rental inventory is on the way, which should lead to primary rental market reaching a new high point in the next year or two.

The proportional breakdown of the primary rental market by

Figure 26. Historical Unit Completions by Intended Tenure (Comox and Courtenay only). Source: CMHC.

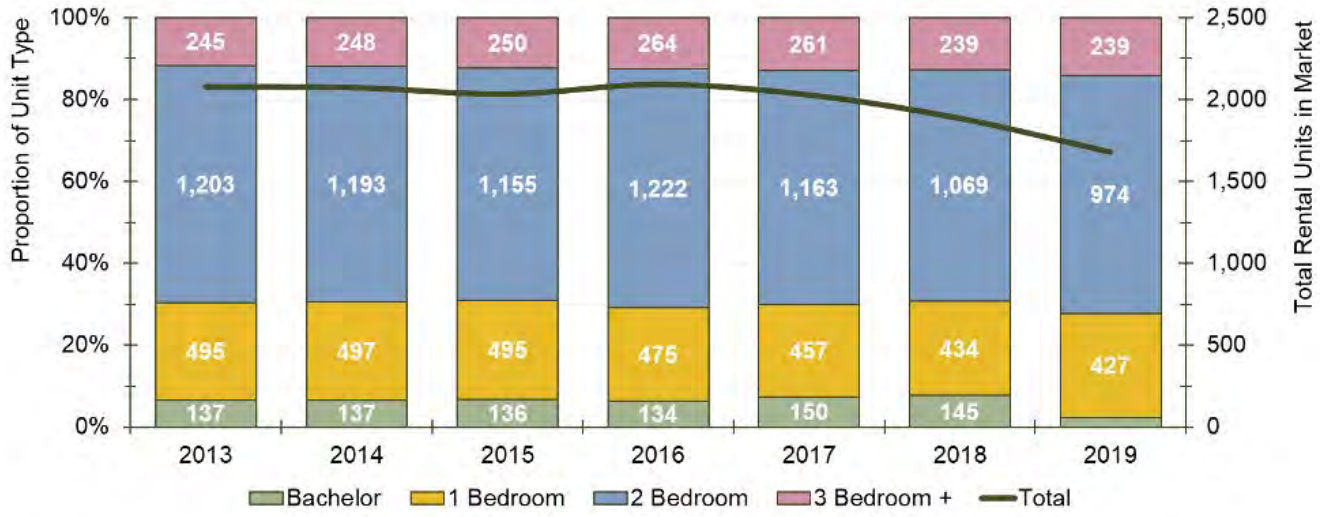


bedroom count has been historically steady. However, the recent reduction in stock reflected in the current data shows that most of the lost inventory consisted of 2-bedroom units. Bachelor/studio style units also notably declined in recent years such that there are now nearly none of these apartment types. Data is not yet available to determine the unit types of those recently completed.

The primary rental market is generally more focussed on one- and two-bedroom dwelling units. In 2016, 32 percent was attributed to 1-bedroom units, and 44 percent to 2-bedroom units. Secondary rental market units do contribute to the 1-bedroom and 2-bedroom unit styles; however, the majority of their stock consists of 3-bedroom or larger dwellings, at about 57 percent in 2016. Secondary rental markets include housing types such as single or semi-detached units (which can easily flip between owner and renter occupied tenures), condominium apartments (rented out by their owner), larger houses that have been internally converted to rental units, 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. These tend to not be captured by the CMHC survey.

Comparing this information to census figures on rental households, it can be concluded that most of the rental housing stock in CVRD, especially in communities outside of Comox and Courtenay, operates in the secondary universe. The 2016 census

Figure 27. Historical Primary Rental Housing Universe. Source: CMHC.



reported 6,980 households being housed in rental dwellings, however the primary market that year was only 2,095 units in size, representing 31% of the rental market.

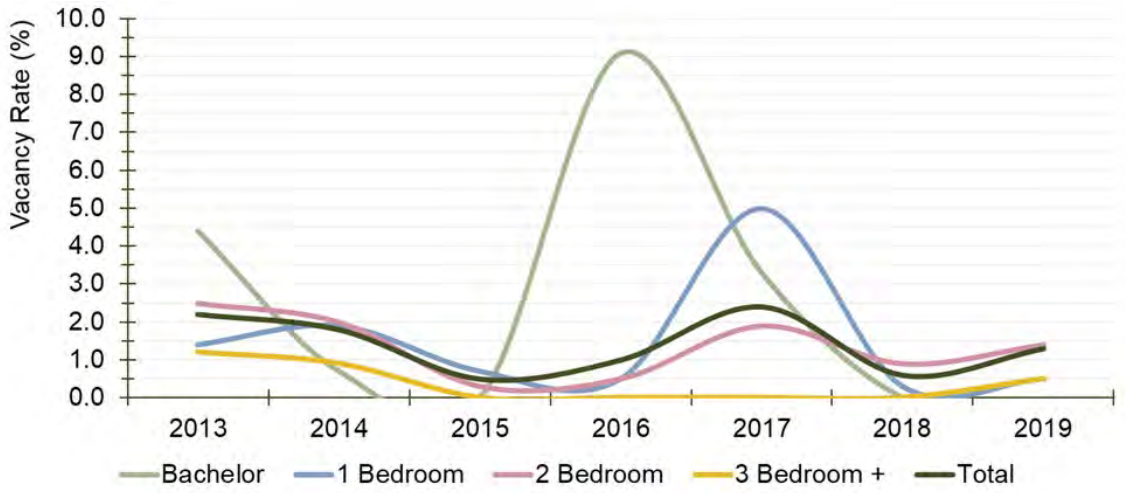
Overall, the secondary market contributed 70 percent of 2016 rentals (as shown in **Table 23 on page 120** of the Appendix), providing most of the stock across all unit styles aside from the small number of No Bedroom units:

- 1-bedroom: 67.7 percent
- 2-bedrooms: 59.3 percent
- 3-or-more bedrooms: 88.9 percent

21. Rental Market – Rent & Vacancy

Given that many areas of CVRD are not yet large enough to qualify for the CMHC rental market survey, direct data on rental vacancy or rates is unavailable in many areas of the region. That said, the combination of Comox and Courtenay represent 63% of the region's households and data is available for these communities. Further, while there are many other distinct communities in the Comox Valley region, it is reasonable to assume that rental market trends are similar to those observed in these main rental markets given the relatively close distance between them. This section presents rental market data for the Courtenay Census Metropolitan Area (CMA), roughly the City of Courtenay and Town of Comox combined.

Figure 28. Historical Rental Housing Vacancy by Unit Type, Courtenay CMA. Source: CMHC.

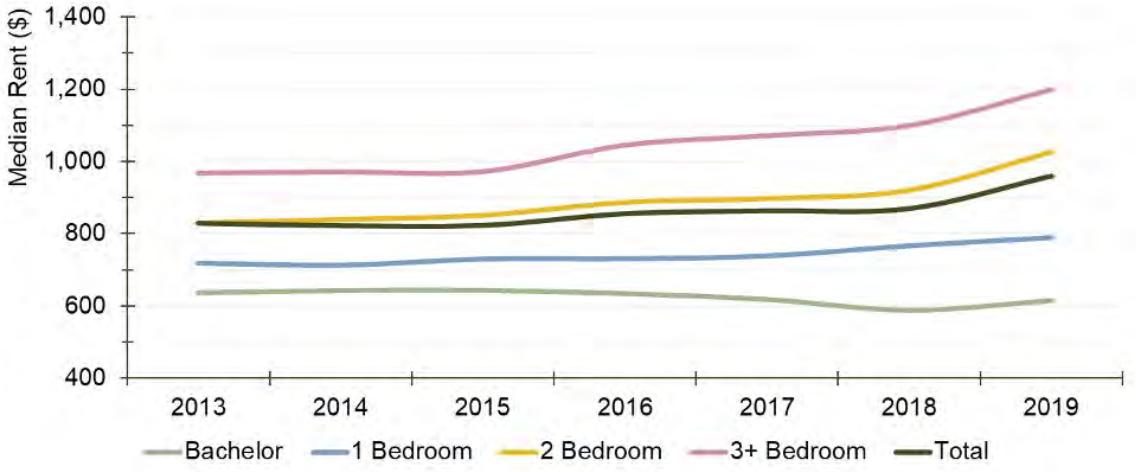


Typically, a primary rental market is considered healthy and balanced when vacancy rates are in the 3 to 5 percent range. The Courtenay CMA has had a variable but overall low vacancy rate, only rarely exceeding 2 percent, as described in **Figure 28 on page 58**. Vacancy has generally been lowest in 3-bedroom or larger units.

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

Rents in the Courtenay CMA tended to increase gradually year to year, as described below in **Figure 29**. This changed in recent years, with a notable increase in market rents in 2018 and 2019. Reflecting vacancy data, rental price growth has been strongest for 2 and 3+ bedroom units. For historical median rent pricing, please go to **Table 25 on page 121** of the Appendix. For historical average rent pricing, please go to **Table 26 on page 121** of the Appendix.

Figure 29. Historical Median Market Rents by Unit Type, Courtenay CMA, 2019 dollars. Source: CMHC.



22. Secondary Market Scan Data

A scan of the secondary rental market was completed between March 30th and April 17th, 2020. Postings were reviewed from the online rental posting sites Craigslist and Kijiji. In total 82 unique rental postings were tracked, the majority of those being advertised as located in the City of Courtenay. Each posting was tracked by reported dwelling type, number of bedrooms and cost. The accuracy of postings was not assessed, but the scan provides a snapshot of asking rents in the CVRD for those who are looking to enter the rental market today, as described below in **Table A.**

Bachelor or studio suites, of which there were 5 postings average a monthly rental cost of $999, 1-bedrooms of which there were 22 averaged $1,106, 2-bedrooms of which there were 36 averaged $1,392, 3-bedrooms of which there were 17 averaged $2,082 and finally 4+ bedrooms of which there were only 3 advertised, averaged $2,450.

Although only a snapshot of the secondary rental market, all the monthly average rents were higher than that suggested by CMHC data for the primary rental market. In some cases, such as 3-bedroom rental units, the cost to rent in the secondary rental market was more than double that of the primary. This helps confirm that the local market experiences price premiums between available units and all units, as demonstrated in CMHC analysis for Victoria (see item 6 in the Limitations section on page

Table A. **Average Price of Secondary Rental Market Postings by Bedroom Number, 2020.**

Unit Type	Average Primary Rental Market Price (2019)	Average Secondary Market Rental Price	% difference
Bachelor/studio	$640	$999	+56.1%
1 bedroom	$828	$1,105.68	+33.5%
2 bedroom	$1,038	$1,391.67	+34.1%
3+ bedrooms	$1,166	$2,367.50	+103%

24). This is also important to note as 70 percent of the regions rental market is serviced through the secondary rental market.

23. Ownership Market – Prices & Sales

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. Generally, across the CVRD, the early 2010s were stable, if declining slightly. In the latter part of the past decade, demand showed a significant increase across all communities, particularly from 2017 onwards, as shown below in **Figure 30**. This trend has reversed slightly in 2019, though still remains low, especially in the Town of Comox.

This period of increasing market demand also matches with patterns of market activity in terms of total number of sales. Coinciding with days on market, total sales volumes were fairly stable for most of the last ten years in Comox. As demand for individual listings grew, so too did the total number of transactions in each community, as described in **Figure 31 on page 62**.

Consequently, price action in most housing markets matches with the demand patterns already discussed. Annual price changes were mixed for the early 2010s but showed an increase across all dwelling types starting in 2016, peaking in 2017 at a dramatic 20 to 30 percent year over year increase, and generally continuing at a lower pace to the present. The most recent year

Figure 30. Historical Average Annual Days on Market by Dwelling Type. Source: Vancouver Island Real Estate Board - VIREB.

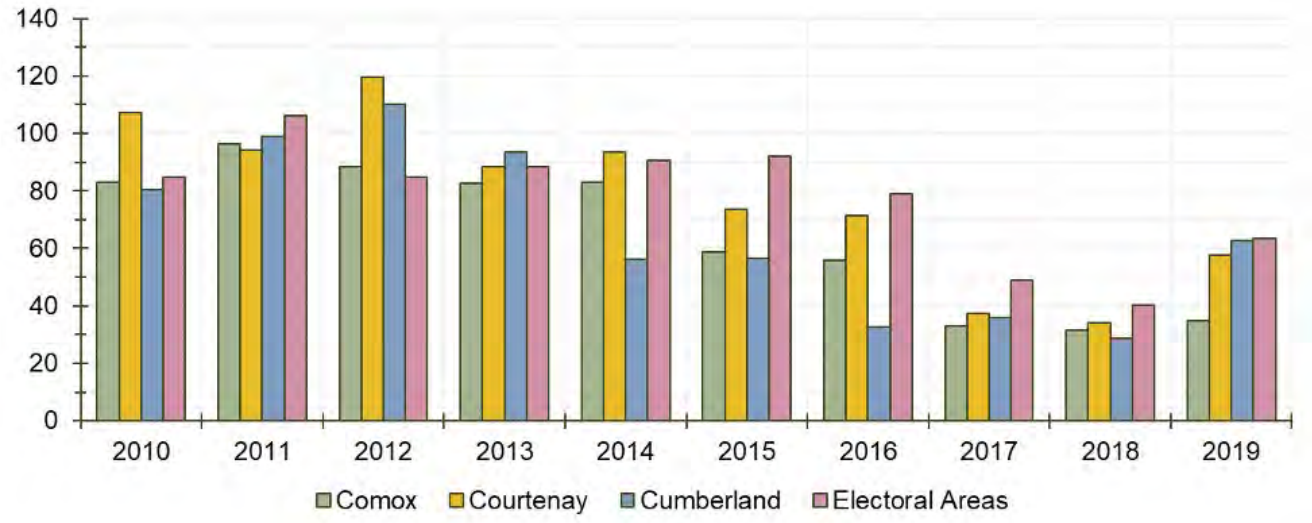


Figure 31. Historical Annual Sales Volume by Dwelling Type. Source: VIREB.

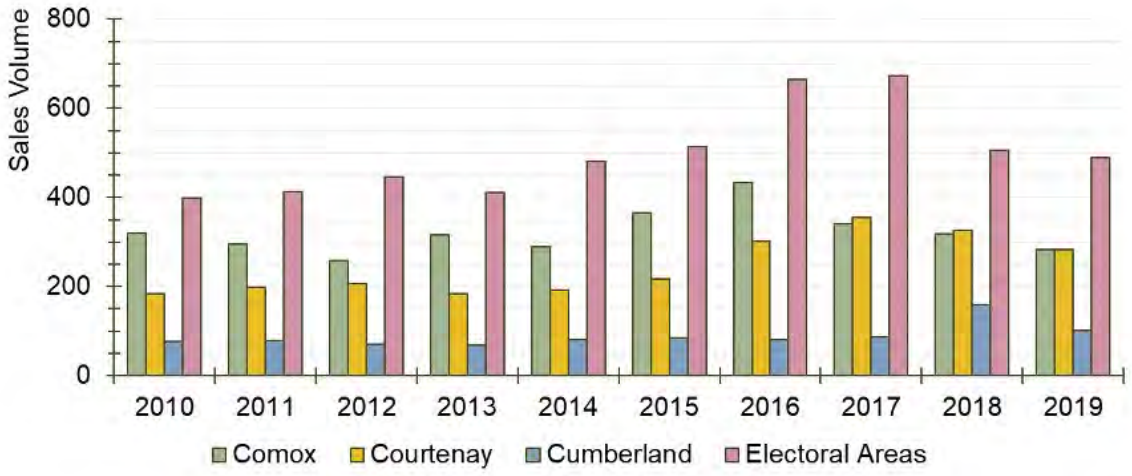
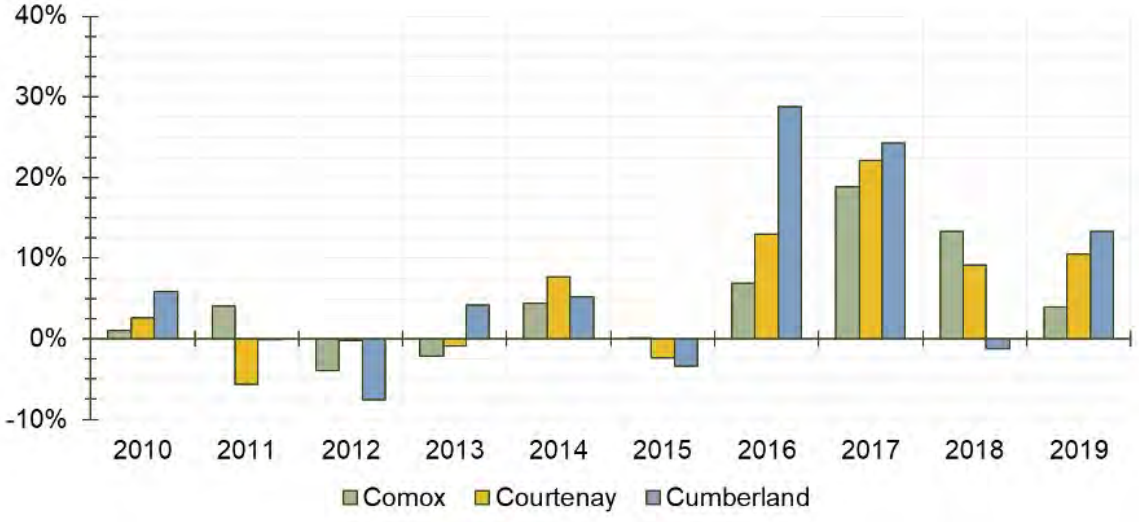


Figure 32. Historical Year/Year Housing Price Change by Dwelling Type. Source: VIREB.



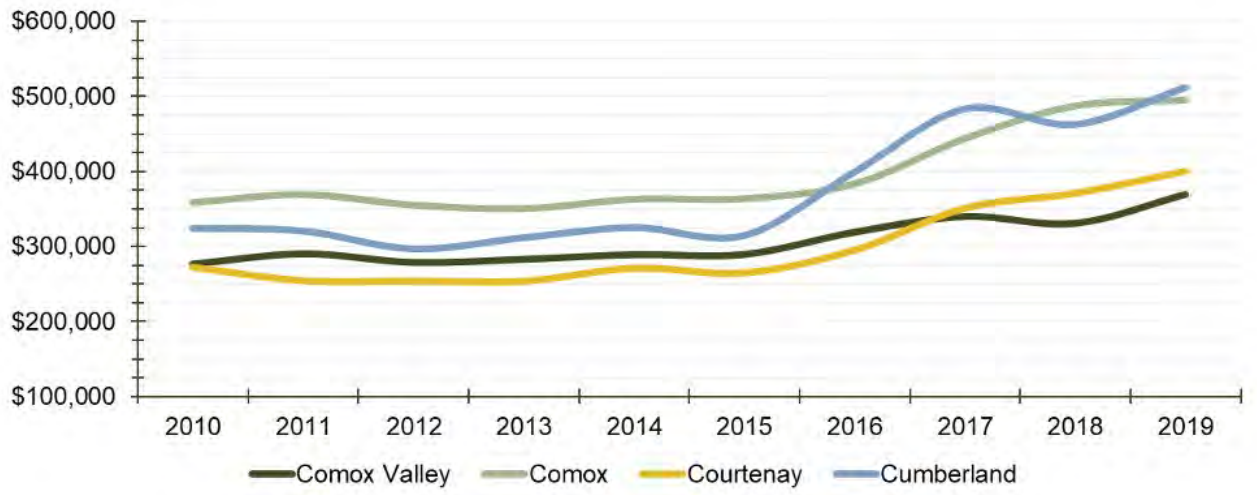
(2019) indicated that the market price for most dwelling types remained steady after the recent escalation. Condo apartments showed the strongest price appreciation and unlike all other types, continued to increase strongly in 2019. This is likely due to their comparatively lower starting point for price, their relative affordability compared to other housing types, and possibly demographic factors driving demand to smaller housing forms. Please refer to **Figure 32 on page 62** for details.

Accordingly, median sale price across all communities in CVRD was generally stable for most of the past 10 years, with a significant increase observed from 2016 to 2018, which tempered in 2019, as described below in **Figure 33**. The overall price in 2019 was 28 percent higher than the 2010 to 2016 average.

24. 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 a 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.

Figure 33. Historical Median Historical Median Sale Price by Dwelling Type, 2019 Dollars . Source: VIREB.



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, with other platforms mostly serving as another avenue to advertise properties which were also available on AirBnB. To avoid 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

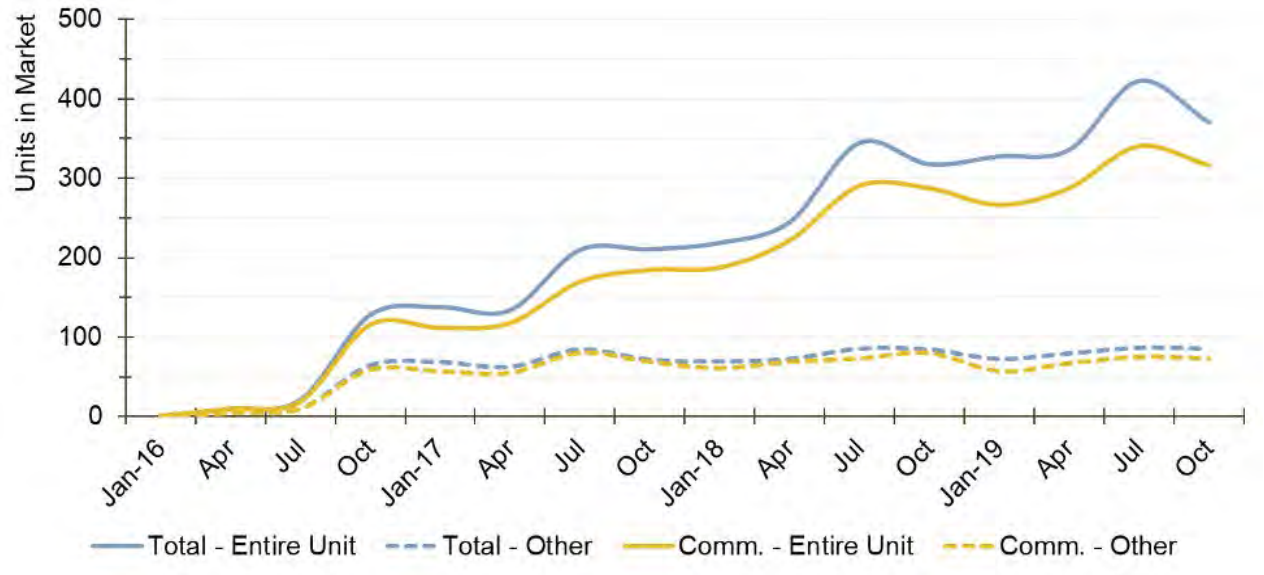
impacting traditional housing market sectors.

According to **Table 31 on page 124** of the Appendix, the overall STR market had grown to 457 individual units by October 2019, up 54 units since the same time in 2018 and 174 since the same time in 2017. Over time, the actual total has fluctuated as it mirrors the demand for accommodation during specific seasons. For instance, there are typically spikes in July of each year, specific to summer vacation rentals. Overall, 81 percent of the total market are entire units.

Alongside the overall market's relatively steady growth of the last four years (see **Figure 34**) is growth in commercial units, which historically maintain a strong majority of listing types within the CVRD. In October 2016, there was 116 commercial entire units, 91 percent of the "entire unit" market. Since then, it peaked in July 2019 at 341. As of October 2019 (the last date of data available for this report), commercial entire units made up approximately 85 percent of the entire unit market.

At 317 units (October 2019), commercial STRs represented an estimated 1 percent of total housing supply. If compared to rentals only, this represents about 4 percent. However, 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 34. : Historical AirBnB Market – Total versus Commercial Market. Source: AirDNA.



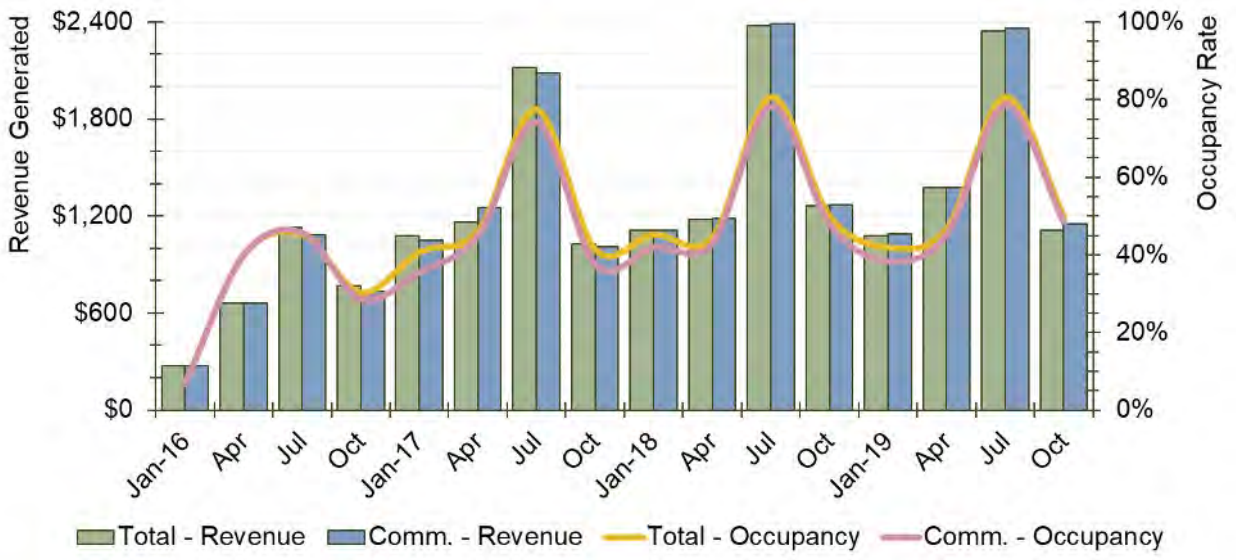
Regional revenue data provides insights into the profitability of commercial AirBnBs. Specifically, that the median revenue of commercial units has remained at par with the total market (mostly since it holds the majority of units and thus influences the trend). Similarly, the median nightly asking price has remained relatively constant at around $110 to $120 (adjusted for inflation to October 2019). **Table 32 on page 124** in the Appendix and **Figure 35** illustrate the parallel revenue generation and booking occupancy over time for both markets.

25. Property Assessments

Multiple property-use codes exist and are tracked by BC Assessment; many of which refer to the same kind of dwelling (e.g. a duplex) but within minor differences for greater record keeping accuracy. The following tables summarize these various codes into four main categories: single family, duplex (separated either vertically – one above another – or horizontally – otherwise known as a semi-detached), row, and multi-family. As per BC Assessment, records are only available since 2012. Furthermore, vacant land has been omitted from the summaries. For further details regarding median and average assessments, please see **Table 33** and **Table 34 on page 125** of the Appendix.

Between 2012 and 2016, median and average assessments remained relatively stable (in 2019 dollars) for all dwelling types, except for multi-families. Since 2016, median assessments: grew

Figure 35. Historical AirBnB Occupancy & Revenue – Total versus Commercial Market. October 2019 dollars. Source: AirDNA.



49 percent for singles, grew 29 percent for duplexes, fell 9 percent for rows, and fell 4 percent for multi-family dwellings.
Readers may notice that the discrepancy between the median and average assessments change considerably over time and over dwelling types. For instance, single family homes appear skewed to higher valued properties up until 2016 where the relationship becomes the opposite. Conversely, row house dwellings maintain higher average assessments than median over the entire period.

According to 2019 BC Assessment records, the median single-family home sale price was $472,500. This is noticeably lower than the corresponding median assessed value ($593,000). Based on the overall appreciating real estate market in 2019, this difference may be mostly attributed to the sale of generally older, smaller, or possibly less desirable dwellings that are offered at more competitive prices. Median row house sale prices almost doubled their corresponding assessments, while duplexes were lower and multi-family buildings were relatively close. For further details on median and average sales, please see **Table 35 on page 126** of the Appendix.

Please note that the above values may vary from the Ownership Market section due to different sources which may categorize properties differently. For future affordability analysis, the report uses those sales values provided through the Vancouver Island Real Estate Board.

Regional Report

Housing Needs

This section summarizes the Region's current and future housing needs. Like other sections, it relies on Statistics Canada data (primarily the custom dataset) to report actual occurrences, as per censuses, and serve as the basis for housing demand and supply projections.

Other sources drawn upon include:

- BC Government
- BC Housing
- Local Government

Key Takeaways

The private market is not able to provide housing for a significant proportion of the Comox Valley.

Across the region, 10.3 percent of all households are in Core Housing Need and nearly 30 percent of renter households are in Core Housing Need. Only couples or couples with children can reasonably expect to own a single-detached home. Lone parent and non-economic households would struggle to rent or own cheaper options, and the stock of those options is limited. A household earning the median income should be able to rent a 2+ bedroom home but would not be able to purchase a detached house, the most common housing type in the Region. In 2016,

the largest proportion of the CVRD's households in Core Housing Need were one-person households at 52.3 percent, followed by lone-parent households at 23.0 percent. Households with children represented 32.8 percent of households in Core Housing Need including lone-parents and couples with children

There is a need for more non-market housing and support for unhoused populations across the Comox Valley.

As of January 2020, the BC Housing wait list for subsidised units had 270 applications, specific to: 73 families, 82 residents with disabilities, 74 seniors, 12 persons requiring wheelchair modified housing, 25 singles, and 1 rent supplement applicant. As of 2018, 117 people identified as experiencing homelessness, 58 percent of which were unsheltered. Thirty-two percent identified as being indigenous; comparatively, 6 percent of the total population identifies as indigenous. Of all respondents to the 2018 Point-In-Time (PIT) count, 29 percent were above the age of 54, while 6 percent were below 26. An explanation of these totals is at the end of this section.

Rent subsidies not keeping up with changes in the housing cost and rent subsidies rates are highest in Comox

In 2016, 10.8 percent of renter households in the CVRD received a form of subsidy to help pay for their rental accommodation. The highest was in Comox, with 13.8%. Accounting for inflation, the purchasing power of rental subsidies has decreased over the past 10 years while rental prices have increased.

Owners and renters are both worse off than they were in 2006 according to Core Housing Need

In 2016, Statistics Canada reported that 2,815 households (10.3 percent) were in Core Housing Need. This is up 735 households since 2006. Proportional to their respective totals, both owners and renters are now worse off than they were in 2006.

Renters are 6 times more likely to experience Extreme Core Housing Need than owners.

Extreme Need for owners dropped from 2.4 in 2006, to 2.2 percent in 2016. Renter extreme need decreased from 15.5 to 14.0 percent.

Equity-seeking groups are more often in Core Housing Need

Equity-seeking groups, including Indigenous households, senior households and households with at least one person with an activity limitation, reported higher rates of Core Housing Need compared to other households in the Region.

Community Perspectives

The following insights and experiences related to housing needs were shared through community engagement activities.

One quarter (25 percent) of individuals who responded to the community survey indicated that they are considering moving out of the community they currently live in due to housing issues.

When asked why, respondents provided the following:

- Housing costs are just too expensive, and housing is unaffordable. This includes the cost of property tax and other additional cost of living such as transportation, food and heating.
- Younger community members fear that they will never be able to afford to rent or own a home.
- Wages are not keeping up with cost of living and other communities may provide more affordable options.
- Cannot find an appropriate home to live in. What is available is either too big (namely for empty nesters) or too small (largely for renter) to meet current or future needs.
- There is a lack of public transportation options, making it very difficult to access community and services without a vehicle.
- There is a lack of housing available to meet the needs of students.
- Low income families are in need of greater support and would like to be able to access programming such as recreation programs but cannot reasonably do so in the region.
- Housing instability is a concern. Individuals or families who have had to move multiple times do to changing tenancy, affordability or a lack of appropriate housing options are not able to set down root.
- Increasing rates of crime are leading community members to feel unsafe.
- A general lack of rental options makes it hard for community members to stay.

Key Quotes:

"I worry I will never be able to afford a home here and cannot see myself living in my rental forever. My partner and I both make good wages, but seemingly could never afford the mortgage rates for the current homes on the market, or the rental rates of well-maintained rental homes."

"I love my town and my friends here, but if I cannot afford to stay, I will have to move to a place with lower rentals."

"All I can afford is to live off-grid in an RV and I can't do this for years longer. They are moldy and rot quickly."

"Housing for students here is horrible. Students bring money to NIC and the community, but with poor housing options, less students will stay beyond their time at NIC. I like the area, but student housing is a "shrug of the shoulders" problem. Will study elsewhere next year"

"Gentrification is a constant threat for folks with unstable housing so I'm always thinking about moving away so I have a back up plan for the day when we are evicted and can't find anywhere to live here (again)."

"We have lived in 5 different places since moving to the Comox Valley in 2014. Every time we have been evicted for one reason or another (renoviction, illegal eviction due to having a toddler, landlord moving back in, etc) and every time we face an increasingly more difficult rental market. From 2017-2019 we were forced to move THREE times. It's unsustainable for setting down roots, it's extremely hard on our hardworking family, and it makes us feel like the Comox Valley is a hostile and unwelcome place to live unless you have lots of money."

"We have been forced to sell our home, and could not find affordable and suitable rental accommodations, and DEFINITELY no affordable properties to purchase in the valley, so we have to leave the community that has been home for over a decade."

"House prices and rentals are way way to expensive for a single person. It is impossible to buy a home unless you have a second income and paying rent by yourself is astronomical. The housing system discriminates against single people and there are a lot of older single persons out there!"

The private rental market is not meeting the needs of many renters. The private and secondary rental markets, which represents the largest proportion of rentals available in the valley, is not able to meet a diversity of community members needs. Renters who require more accessible spaces or have mobility challenges have very few options available to them. There is also a lack of stability for renters in the private market and it can be challenging to find long-term stable housing.

Key Quotes:

"Much if the rental housing is provided by private owners. It makes it difficult to obtain and keep. Huge percentage do not allow pets and the ones that do are usually below standard. If the market changes private landlords will sell rather than keep rental in the market. Long term does not

Community Perspectives

The following insights and experiences related to housing needs were shared through community engagement activities.

really exist. No stability. We cant afford a one bedroom apt for 1400+ so we live as extended family splitting rent and costs."

There is a need for more non-market housing options, both with and without supports.

The people in most need are those with the least housing options available to them. People will the least ability to weather unstable housing conditions are the most likely to be affected by the current housing deficit and there are very few non-market housing options available for them. Populations that were identified explicitly include: single-income parents, senior's, people who require accessible homes, and people living on income assistance or making less than the median income.

Key Quotes:

"There are woman who have taken places because they are desperate and it makes me cringe. Pregnant women, on their own, living with men they don't know because it is the only room they can find or afford."

"There aren't enough affordable options for low income seniors or persons with diverse abilities. The way we build affordable housing has been very focused on niche groups (youth, at risk, etc) but there is a larger group that doesn't fit into those "at risk" categories."

I really think there's a huge gap with senior's housing. A huge gap that is terrifying to me because of how fast its growing. The front line agencies say to me that every day there are more and more seniors walking through the doors and they just don't have anything to offer them."

"We could be doing a lot more. A lot more specialised, traditional housing, an actual low barrier shelter..."

BC Housing Waitlists

Though someone may qualify for a unit through BC Housing, many never expected to live in one. Waitlist are prohibitively long, and people do not feel like there will ever be enough units to meet the demand. Those we met who were in one of the supportive units were very happy to have it.

Rent subsidies are not enough to afford housing costs.

Especially at the events at the Regional Library, a repeated housing concern was that there are very few options for people accessing Income Assistance, Persons with Persistent Multiple Barriers, and Persons with Disabilities programs. Depending on your classification, the typical monthly shelter allowance is $375 for a single person. There are very few market or non-market

units available at that price point and assistance rates have largely not increased for over a decade. Through community engagement we heard that some landlords in the private rental market can sometimes be hesitant to rent to individuals who receive income supports and that individuals have been denied housing simply because of the fact that they do receive some level of income support.

Key Quotes:

"I'm on disability assistance and the money received is extremely low compared to how much rentals cost these days. I've been denied rentals because I'm on assistance and the landlords are aware that it's low so they are unlikely to rent to people like me in fear of having a tenant who cannot afford to pay up each month. I've never missed a rent payment but that doesn't change their minds when they could easily find a working couple to rent to instead."

"I am currently living on social assistance, which allows $375.00 monthly for rent. There is nothing available at this price, and I am spending almost the entirety of my monthly stipend on shelter. Thus far I have used my small savings account to purchase food, but this is almost exhausted. Now I face homelessness or going without food, what a choice."

Renters and owners are both challenged by the current housing market. There is also a lot of concern amongst community members that people who have traditionally been able to afford housing are increasingly being pushed out of the region. This manifests in hidden homelessness, increased usage rates at places like food banks, or people renting in places that are further from vital services so they can get the number of bedrooms they need. There are many people in the Comox Valley who, five years ago, may have been able to afford market housing who are now unable to because of the accelerated cost. Key informants routinely pointed out that accessing housing is more difficult for everyone, not just marginalized populations. More and more, only those making more than the median income are insulated from housing instability.

Key Quotes:

"There is a sense in the community that a lot of people are one paycheque way homelessness."

"There are a lot of people right on the edge, couch surfing or living in RVs."

"Eight years ago we had very few people couch surfing or homeless. Now... well, lots of people in our program and staying with friends or something like that."

Community Perspectives

The following insights and experiences related to housing needs were shared through community engagement activities.

"The transit system is not fabulous so our families are getting stuck in housing out in Black creek and Merville and there are only two busses a day."

Transportation and housing are significantly linked.
There are a lack of transportation options in the region and many community members indicated that transportation was a challenge that greatly contributed to the adequacy of their homes. Many shared frustrations with the lack of available public transportation options which limit their ability to access services and contribute to overall costs of living. A need for more housing located close to transportation was indicated. Twenty-nine percent or renters and twenty-two percent of home owners who responded to the community survey indicated that transportation was a challenge for them.

Key Quote:

"When the time comes that I am not able to drive any longer I have no other options. It's too far to town/store by bicycle or electric scooter with no shoulders on the roads anyhow. Because of this I will be forced to move even though my housing situation is ideal otherwise."

Transportation challenges included:

- A lack of bus stops within walking distance from individuals' homes or close to work, or other amenities they may be trying to access.
- Many respondents shared that they had to own a vehicle because it was their only transportation option due to a lack of public transportation service in their area.
- Individuals have difficulty accessing the bus with a mobility aid such as a walker and also accessing bust stops that have no lighting or seating available.
- Public transportation options do not come frequently enough to be convenient and are often unavailable for those who work evenings or weekends.
- There are a lack of safe bike routes throughout the region.

Key Quotes:

"I can't afford a vehicle and usually take the bus or walk. I had to move to a cheaper place but it's on the edge of the community and the bus doesn't come out this far, so I've been staying indoors most of the time."

"We now have to look into buying a second car, which we can't really afford, because trying to navigate having two full time jobs and a child in preschool is impossible with only one vehicle and this transit system."

"Little transit available, no resources within walking distance, unable to afford a vehicle as well as rent."

"My car needs repair and I live on disability and with the cost of food and everything its really tough."

"I want to take transit but there are limited to no options later in the evenings when I finish work. The schedule also doesn't line up with my work times."

There is also a lot of concern that people who have traditionally been able to afford housing are increasingly being pushed out. This manifests in hidden homelessness, increased usage rates at places like food banks, or people renting in places that are further from vital services so they can get the number of bedrooms they need.

There are many people in the Comox Valley who, five years ago, may have been able to afford market housing. Key informants routinely pointed out that accessing housing is more difficult for everyone, not just the priority populations or equity seeking groups. More and more, only those making more than the median income are insulated from housing instability.

26. Non-Market Housing

BC Housing provides annual reports regarding the provision of non-market housing across communities like Comox Valley. The report, made available in April 2019, details the total persons or households using forms of emergency shelters, transitional and assisted living, independent social housing units, or private market rental assistance programs. **Figure 36** summarizes the current offerings across all CVRD communities, with totals provided below. Please note that totals may not equate to the sum of the units listed above it due to data suppression.

Overall, 72 percent of non-market options are found or directed to the City of Courtenay. In total, BC Housing provides support to 1,183 households in CVRD, 126 for emergency shelter or homeless housing, 156 for transitional supported and assisted living, 293 for independent social housing, and 608 for rental assistance.

There is a present need for more non-market housing across CVRD. As of January 2020, the BC Housing wait list for subsidised units had 270 applications, specific to: 73 families, 82 residents with disabilities, 74 seniors, 12 persons requiring wheelchair modified housing, 25 singles, and 1 rent supplement applicant. As the largest centre and the community with the most non-market housing options, Courtenay also has the most applications at 214 (79.3 percent). For details, please see **Table 36 on page 126**.

Figure 36. Non-Market Housing, March 2019. Source: BC Housing.

	Comox Valley	Courtenay	Comox	Cumberland	Electoral Area A	Electoral Area B	Electoral Area C	K'ómoks First Nation
Emergency Shelter / Homeless Housing								
Homeless Housed	52	52	0	0	0	0	0	0
Homeless Rent Supplements	60	60	0	0	0	0	0	0
Homeless Shelters	14	14	0	0	0	0	0	0
Transitional Supported / Assisted Living								
Frail Seniors	111	111	0	0	0	0	0	0
Special Needs	31	26	0	0	0	0	0	0
Women and Children Fleeing Violence	14	14	0	0	0	0	0	0
Independent Social Housing								
Low Income Families	235	235	0	0	0	0	0	0
Low Income Seniors	58	20	0	15	23	0	0	0
Rent Assistance in Private Market								
Rent Assist Families	191	103	32	12	13	12	19	0
Rent Assist Seniors	417	222	97	9	46	18	23	0
Community Total	1,183	857	129	37	82	34	42	2

27. Subsidized Rental Housing

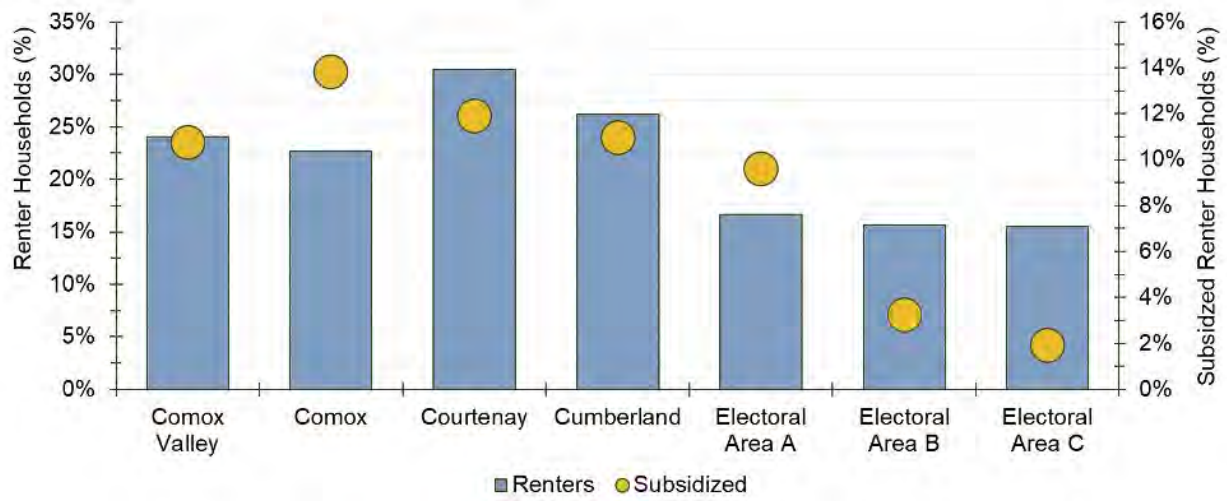
In 2016, 10.8 percent of renter households in the CVRD received a form of subsidy to help pay for their rental accommodation. The highest was in Comox, with 13.8%. Of the 6,210 Comox households, about 22.7 percent were renters. This is a slight proportional decrease since 2006, but an actual household increase of 205 since the same year. Only Electoral Area B and C had a subsidy rate below 4 percent (see **Figure 37** below and **Table 37 on page 127** of the Appendix).

Rental subsidies are an effective tool to help individuals or households afford evolving market rents; however, to ensure their effectiveness, subsidies must also evolve since the purchasing power of the amount provided in one year may not match that of a future year.

In British Columbia, the level of income assistance has not changed for at least the last decade across all family sizes. For instance, a 1-person family can potentially receive a maximum of $375 to put towards their rent. In 2010, this covered approximately 68 percent of the cost of the median bachelor apartment.

If we remove the inflation that occurred from 2010 to 2019 to establish a constant 2010 dollar figure across time, we see that the purchasing power of that 1-person allotment decreases

Figure 37. Renter Households versus Subsidized Households, 2016. Source: Statistics Canada.



while the cost of housing increases. Specifically, the $375 in 2010 would be equivalent to $338 in 2019 while a 1-bedroom apartment increases from $625 to $699 (with inflation, it is $775 in 2019). **Figure 38** illustrates how the value of Income Assistance has changed relative to the value of a bachelor or 1-bedroom unit. It does so by indexing each by its 2010 value (that is, dividing each year by the value in 2010); a number below 1 indicates a decrease in value while above 1 is an increase.

Removing inflation, the price of a bachelor unit has remained relatively the same over the last ten years; 1-bedroom units increased just above 10 percent since 2010. Conversely, the value of the $375 decreased steadily from 2015 to 2019 to about 90 percent of its 2010 value. Overall, the gap between 1-bedrooms and the maximum Income Assistance for 1-person increased by about 20 percent.

28. Homelessness

As of 2018, 117 people identified as experiencing homelessness, 58 percent of which were unsheltered. Thirty-two percent identified as being Indigenous; comparatively, 6 percent of the total population identifies as Indigenous. Of all respondents to the 2018 Point-In-Time (PIT) count, 29 percent were above the age of 54, while 6 percent were below 26. An explanation of these totals is at the end of this section.

Figure 38. Renter Households versus Subsidized Households, 2016. Source: Statistics Canada.

Fifty-nine percent reported having two or more of the following health problems:

- addiction;
- medical condition;
- mental illness; and/or
- physical disability.

Reported income sources among unhoused individuals:

- 38 percent received a disability benefit;
- 38 percent received income assistance;
- 23 percent were self/informally employed; and
- 21 percent were employed.

Reported barriers to housing access:

- About 65 percent of the homeless considered high rent as the primary barrier;
- 61 percent reported low-incomes as their main barrier; and
- 30 percent reported lack of availability.

About 45 percent of the 2018 homeless population had been homeless for a year or more, of which 17 percent had lived in their community for less than a year, suggesting that about 8 percent of all homeless people had recently moved from another community. Notwithstanding, 49 percent reported living in their community for at least 10 years.

These figures are Point-in-Time (PiT) counts of persons experiencing homelessness. These were produced in 2018 by the Government of British Columbia and several 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 and Hornby Islands. An individual was defined as experiencing homelessness if they did not have a place of their own where they paid rent and could expect to stay for at least 30 days. PiT totals are undercounts – much of the homeless population is difficult to find – and represents only those individuals identified during a 24-hour period.

29. Anticipated Market Household Demand

Estimates anticipate that the Comox Valley Regional District may demand 33,260 housing units in 2025 (inclusive of the Kómoks First Nation), an increase of 2,285 over the 2020 estimate, for an average of 457 units annually (see **Figure 39 on page 80**). Overall, about 23 percent of this demand may be for rental-tenured units. Furthermore, anticipated housing demand versus total population could translate to marginally declining household sizes, from 2016's 2.2 to just about 2.1 in 2025.

Demand for rental units is not evenly distributed through the total unit type projections. It is evident that rental demand is highly concentrated in smaller unit sizes. However, a sizable portion of larger, family-friendly rental units will also be required. This was calculated by applying the historical breakdown of owners and renters by unit type to the projected demand (see **Figure 40 on page 80**).

Figure 39. Projected Population and Housing Demand by Unit Type, 2016 to 2025.

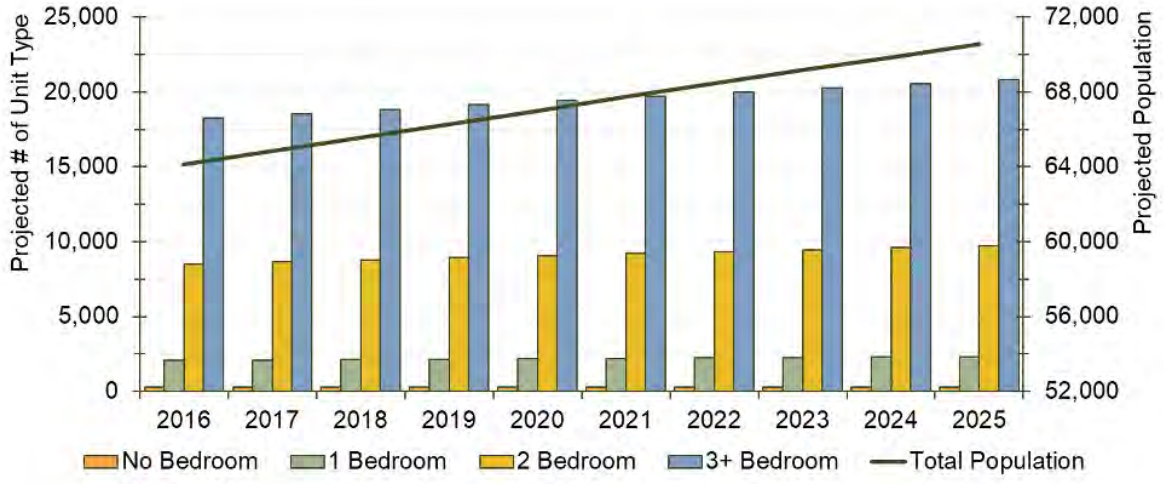
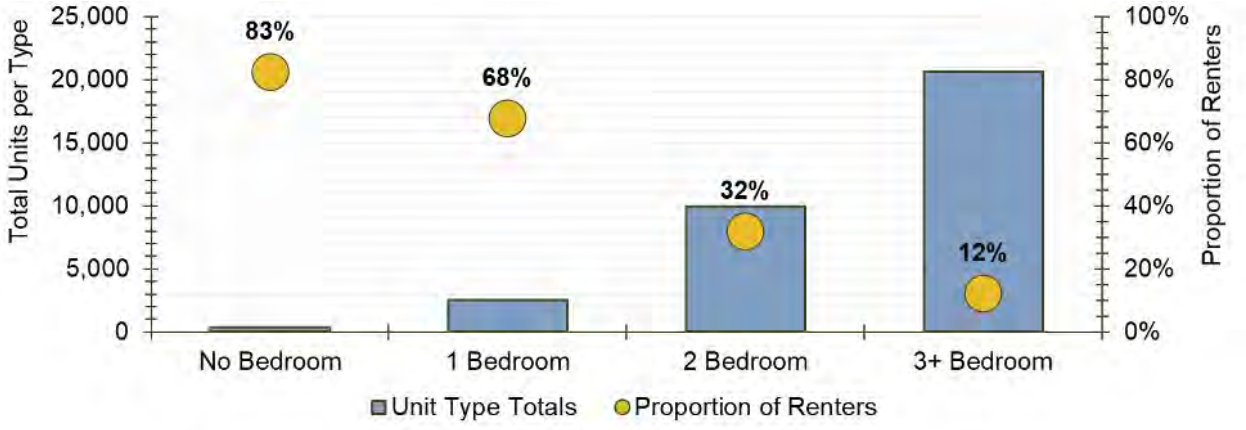


Figure 40. Projected Demand and Proportion of Rental Tenure in 2025 by Unit Type.



No-bedroom units (bachelor/studio style apartments or movable dwellings) are a very minor segment of the current housing stock and are expected to remain as such. Most (83 percent) are anticipated to be rentals in 2025.

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 CVRD is translated into a projected number of households. This method considers changes in the 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).

Housing demand is directly related to the growth of the respective community population and the anticipated household size. Consequently, the data provided in **Table 39 on page 128** of the Appendix shows similar trends to what is presented in the Anticipated Population section, with notable exceptions for the Electoral Area A and B whose declining household sizes are commanding marginally higher housing demand, even with a lowering population.

Among the participating communities, the urban areas are projected to have greatest housing growth: Cumberland is projected to grow by 19.8 percent from 2020 to 2025 (the largest relative rise of all CVRD areas), followed by Comox at 10.7 percent and Courtenay at 7.8 percent. Housing demand in all electoral areas will grow, led by Electoral Area C whose population is the only one anticipated to increase. This growth is consistent with the growth management objectives of the Comox Valley Regional Growth Strategy which directs new growth to core settlement areas. Please note the totals for Comox Valley in **Table 39** may slightly differ from **Table 38** due to rounding.

30. Anticipated Market Housing Supply

Projections of future housing supply are inherently more speculative than projections of demand based on growth. The delivery of housing supply is driven by a wider variety of factors than demographic trends (e.g. global and local economic trends, real estate and construction trends, government processes, material and labour markets, and overall capital market conditions), including many that are within the control of local authorities. Consequently, the following should be considered for discussion purposes and not as absolute fact.
Furthermore, it is important to note that speaking to housing supply only takes into consideration those units within the market; non-market options (i.e. transitional shelters or social housing) are not contemplated by the census and estimating future vulnerable

populations is complex. Consequently, currently occupied non-market accommodations, referred to in the Non-Market Housing section, are the best indicators of actual supply.

Projecting supply required a two-step process. First, historical building permit/construction activity was projected forward to obtain the overall supply up until 2025. Second, said overall supply was then broken down by unit type (no bedroom to 3 or more bedrooms) using historical proportions provided by the 2006 and 2016 censuses. In essence, these projections illustrate the supply trajectory of communities based on their past rates of development. It therefore informs whether current trends are sufficient, and broadly, what their longer-term implications may be. Based on this present-time outlook, communities can enact changes to development regulation to help course correct if deemed advisable. **Table 40 on page 128** of the Appendix summarizes the results for the entirety of the CVRD.

With projection for both housing supply and demand produced, there is an opportunity to compare the two to determine what housing types are currently on track and whether a surplus or deficit could occur by 2025. These surpluses or deficits are summarized in **Table 41 on page 129** and illustrated by **Figure 41 on page 83** Please note that this exercise assumes that the difference between supply and demand begins at equilibrium in 2016. Meaning, any deviations from this equilibrium are considered a variation from the "status quo." Establishing 2016 as the starting year is based on the availability of detailed data (specifically, the 2016 Census) and the replicability of the exercise in future report iterations.

If the supply and demand remain equal, then the CVRD market should generally maintain the same market characteristics (such as affordability, discussed in greater detail in the Affordability Gap section). Meaning, those households struggling to pay for housing would generally not be worse or better off than they were in 2016. If there is a surplus, housing and/or rent prices may decrease via market competition; whereas, the opposite may occur if there is a deficit. To sum, the comparison of supply and demand is a commentary on what can occur based on changes in market housing; non-market housing, and those accessing it, are not directly contemplated by this exercise.

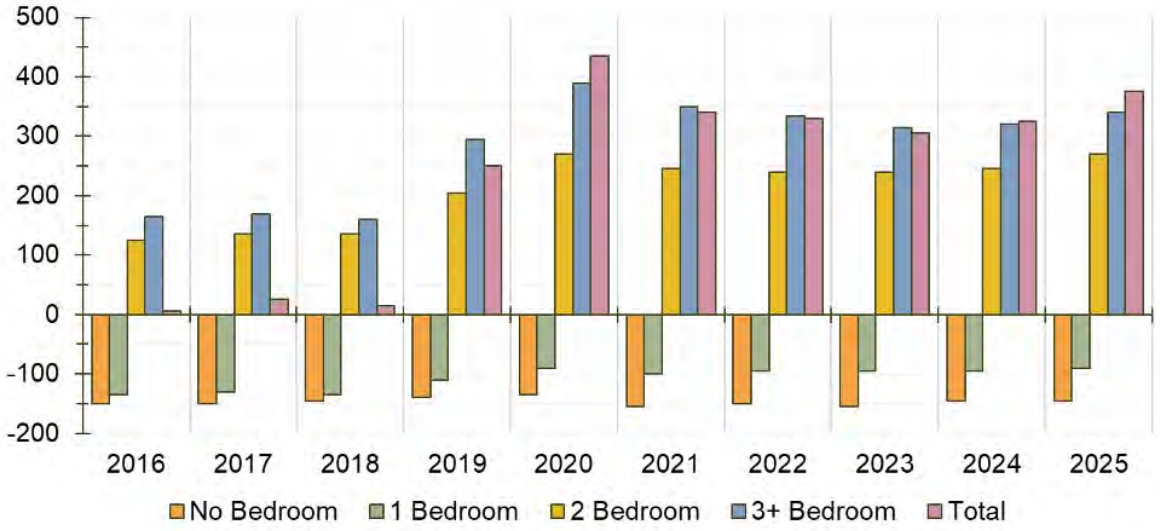
By 2025, the CVRD could potentially have an overall unit surplus of 375 units (33,545-unit supply versus 33,170 demand). The surplus is mostly due to an excess of 2- and 3 or more-bedroom units, attributed mostly to the electoral areas and the City of Courtenay. Conversely, there is a projected deficit of no- and 1-bedroom units, primarily within the urban communities.

Cumberland, via the combination of significant population growth and historical construction rates, may have a 2025

housing shortfall of approximately 50 units – most of which is for 2-bedroom dwellings (i.e. smaller low-density options like semi-detached or row houses). Its deficit represents 2.2 percent of Cumberland's overall 2025 demand. The Town of Comox is projected to have a possible housing shortfall of 555 units (7.2 percent of Comox's total 2025 demand), most of which are 3 or more-bedrooms large. Lastly, the City of Courtenay, based on historical construction, is on track to produce a potential surplus of housing (405 units); thus, satisfying 2025 demand. In Courtenay specifically, we note that current projects approved and in process are above the supply projections based on the last ten years of construction. This means that Courtenay is projected to exceed this near-term supply projection. Please refer to **Table 42 on page 129** of the Appendix for details.

It is important to reiterate that all CVRD housing markets are interrelated and can experience ebbs and flows in demand based on the circumstances of each community. Notably, the excess supply in Courtenay does not mean that units will stand vacant or that the community is building "too much". In reality, if supply and demand are not in sync, market forces will work to bring both into equilibrium. In other words, the housing surpluses and deficits can also be viewed as a forecast of housing price trends, as well as push/pull factors for the movement of households between communities. A surplus of units creates greater market competition may result in sellers/landlords reducing their prices

Figure 41. CVRD – Projected Housing Gaps, 2016 to 2025.



to attract buyers/tenants. These price signals and the location of available units may attract households to a community in lieu of a location with fewer available units and higher prices. In effect, supply itself can affect patterns of demand within the CVRD market. The final result is a balancing of residents needs with the available supply.

Again, estimates indicate Comox Valley may be on track to have a housing surplus of about 375 units, or 1.1 percent of overall demand. This suggests that on balance, the region is building enough housing for its growth trends and may see improved affordability compared to a tighter balance of demand and supply.

These gaps represent the CVRD market's ability to maintain the "status quo". If there is a surplus, housing and/or rent prices may decrease via market competition; whereas, the opposite may occur if there is a deficit. Notwithstanding, favourable changes in market housing can have positive ripple effects for those trying to access alternatives. For example, if the demand for 3-bedroom dwellings is fulfilled, then the burden on 2-bedrooms could be alleviated; if not, those who want a 3-bedroom but cannot find one may "compromise" and look for a smaller option, thus taking away stock from those who truly want a 2-bedroom. Supply for 2-bedrooms could also better meet its demand, lessening subsequent burdens on smaller options. These smaller options are often the most affordable and thus the most financially accessible for those vulnerable populations in greatest need.

31. Housing Condition (Adequacy)

In 2016, Statistics Canada reported that 5.3 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." Adequacy is one of the components of Statistics Canada's definition of Core Housing Need (defined in the Core Housing Need section).

Housing adequacy is closely tied to a community housing stock's age. The older the dwelling, the more likely that major repairs are needed. Renter households tend to occupy older units, which translates to 7.2 percent of said households experiencing inadequacy (see **Figure 42 on page 85**).

Owner households, who often occupy newer supply, reported 4.7 percent. This trend is consistent across CVRD, with varying differences between the two tenures. The only community to report the opposite was Electoral Area C, which had 8.2 percent of its owner households reporting inadequacy, while 5.1 percent of renters did. Electoral Area B reported the lowest overall rate of inadequacy at 3.5 percent. This was down from 7.7 percent in 2006. Electoral Area A had the highest rate at 8.2 percent. This was driven by equivalent inadequacy for both owner and renter households. This marked an increase from 7.9 percent in 2006, due mostly to an increase in inadequate owner housing.

The Village of Cumberland reported the highest inadequacy for renter households at 11.1 percent, an increase from 7.9 percent. This was mostly due to the larger relative increase in renter households, coupled with Cumberland's significantly higher share of homes built prior to 1961.

It is important to note that for the CVRD, adequacy metrics are often calculated using small totals. Variations over time which are small in size may be amplified through percentages. As such, please consider the above information with that in mind.

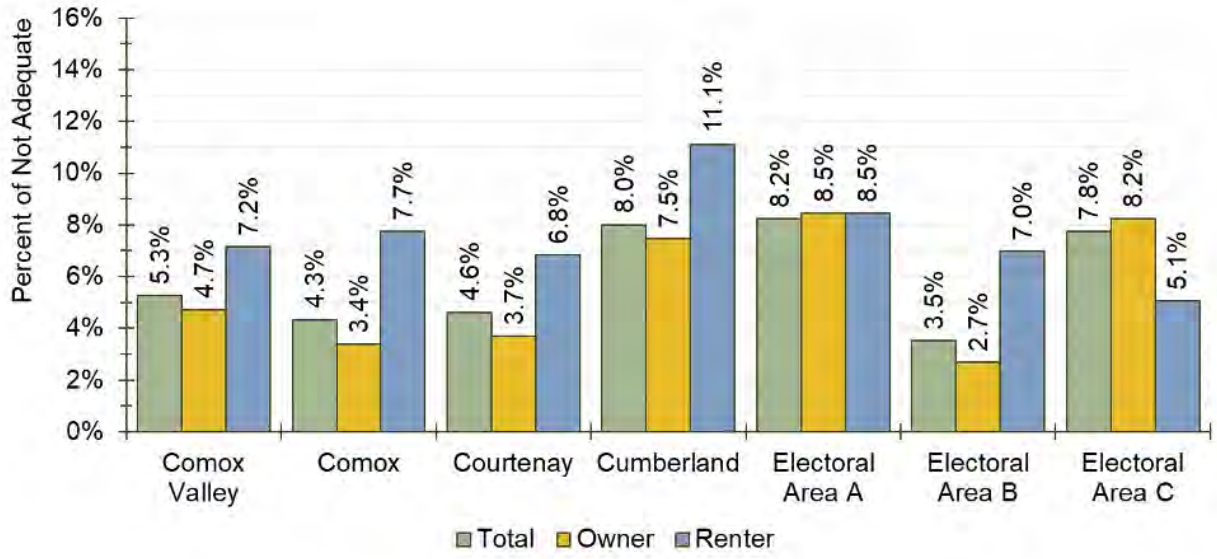
32. Overcrowding (Suitability)

In 2016, 1.9 percent of Comox Valley households living in an unsuitable dwelling. Statistics Canada defines "suitability" as whether a structure has enough bedrooms for the size and composition of the household. Any unit that does not have enough bedrooms is "unsuitable." Suitability is one of the components of Statistics Canada's definition of Core Housing Need (defined in the Core Housing Need section).

Both owner and renter households experienced decreases in their proportions of unsuitable housing since 2006 (see **Figure 43**). Owners dropped from 2.6 to 1.2 percent, while renters dropped from 6.9 to 4.2 percent. Unsurprisingly, households with 5 or more-persons were most likely to experience suitability challenges.

The Village of Cumberland had the highest rate of unsuitability

Figure 42. All Communities – Rate of Inadequate Housing by Tenure, 2016. Source: Statistics Canada.



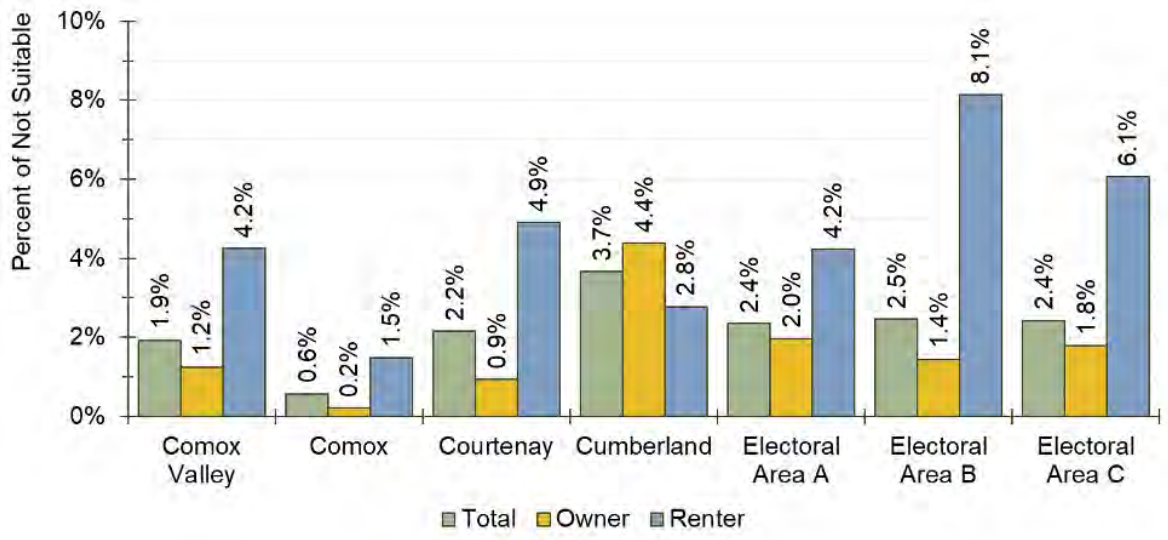
among CVRD communities (3.7 percent). It is also the only area to have a higher rate for owner households than for renters (4.4 versus 2.8 percent, respectively). Nevertheless, Cumberland improved over time, declining from 5.1 percent in 2006.
Most other areas had overall rates below 2.5 percent, coupled with owner rates below 2.0 percent. Electoral Area B and C stand out as having the highest percentage of renter households experiencing unsuitability – 8.1 and 6.1 percent, respectively. The former has improved over time, whereas the latter increased slightly from 5.5 percent.

It is important to note that for the CVRD, suitability metrics are often calculated using small totals. Consequently, variations over time which are small in size may be amplified through percentages. As such, please consider the above information with that in mind.

33. Affordability

Statistics Canada defines "affordability" as whether a household spends less than 30 percent of its overall income on shelter expenses. This includes rent, mortgage payments, utilities, taxes, or condo fees. Any household spending equal to or more than 30 percent is considered to be experiencing a housing affordability problem. Affordability is one of the components of Statistics Canada's definition of Core Housing Need (defined in the Core Housing Need section).

Figure 43. All Communities – Rate of Inadequate Housing by Tenure, 2016. Source: Statistics Canada.

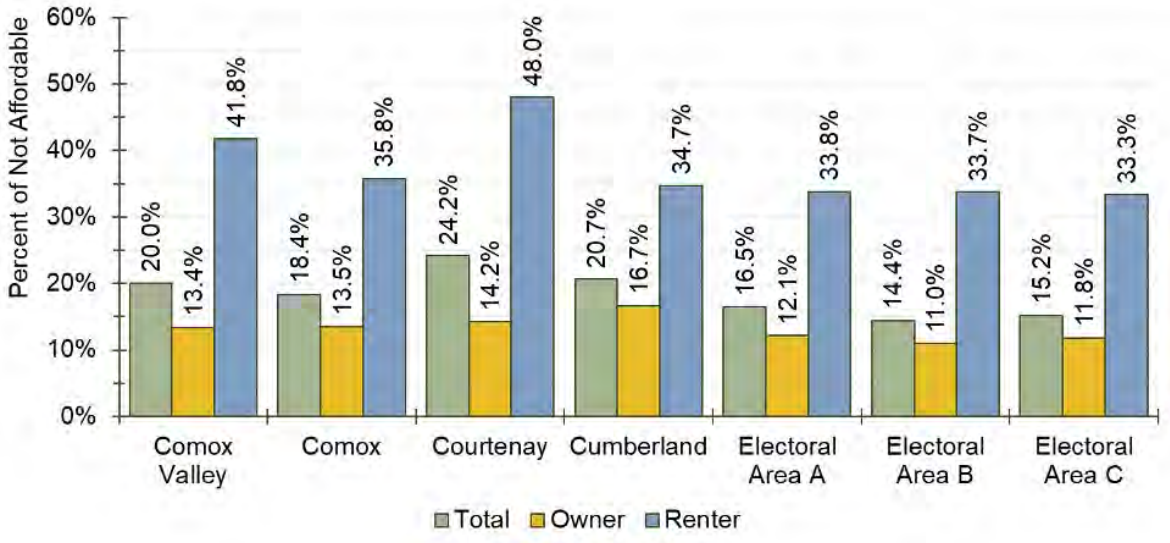


Between 2006 and 2016, the rate of households living in unaffordable accommodation declined slightly from 20.4 to 20.0 percent (5,455 households). Owner and renter households were marginally better off in 2016 (see **Figure 44**). The price of owner and rental market housing has been increasing over time. Large appreciations in housing prices over the last decade have made owner housing more expensive. The more expensive housing is driven by higher mortgage principals and associated mortgage payments. For further details, please see **Table 45 on page 131** of the Appendix.

Based on the affordability threshold, the most affordable community is Electoral Area B. It has the lowest owner unaffordability rate (11.0 percent) and second lowest renter unaffordability rate (33.7 percent). However, its affordability has (likely) less to do with the cost of housing, and more with its population's available income; Electoral Area B had the highest before-tax median income and highest share of households earning more than $100,000.

The City of Courtenay was least affordable. Nearly a quarter of its households were paying over 30 percent of their before-tax income. A major contributor is the significant rate of renter households living in an unaffordable situation, as well as the higher proportions of single person households and their subsequently lower incomes.

Figure 44. All Communities – Rate of Inadequate Housing by Tenure, 2016. Source: Statistics Canada.



Cumberland was least affordable for owner households (16.7 percent), which is probably due to young couples and/or families entering the market and obtaining mortgages on appreciated homes.

It is important to note that, for the CVRD, affordability metrics are often calculated using small totals. Consequently, variations over time which are small in size may be amplified through percentages. As such, please consider the above information with that in mind.

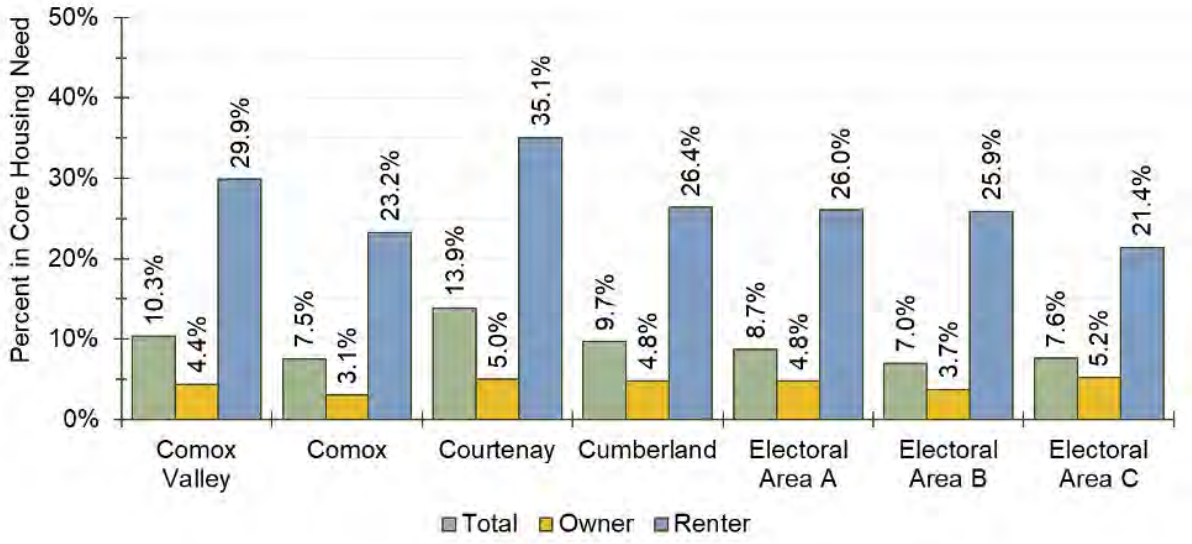
34. Core Housing Need

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 2016, Statistics Canada reported that 2,815 households (10.3 percent) were in Core Housing Need. This is an increase of 735 households since 2006. Proportional to their respective totals, both owners and renters are now worse off than they were in 2006.

Owners in Core Housing Need rose from 4.2 to 4.4 percent. Renters in Core Housing Need increased from 26.1 to 29.9 percent; 60.5 percent of the overall change was in 1-person

Figure 45. All Communities – Rate of Core Housing Need by Tenure, 2016. Source: Statistics Canada.



renter households (see **Figure 45 on page 88**). This was the highest increase, from both a household total and percent change perspective.

Overall, all communities had worsening rates of Core Housing Need from 2006 to 2016. Courtenay reported the greatest Core Housing Need, both overall and for renter households (13.9 and 35.1 percent, respectively). The community least in need was Electoral Area B (7.0 percent). This is likely attributed to higher available incomes. Comox reported the lowest owner household need (3.1 percent), while Electoral Area C had the lowest renter household need (21.4 percent).

Core Housing Need and Income

The median household income of those in Core Housing Need in 2016 was $20,241. For comparison to all households in the Comox Valley, median income was $38,394 for renter households and $73,367 for owners, resulting in an overall median household income of $64,379. This helps illustrate why the majority of all Core Housing Need is related to affordability challenges, with dwelling size and condition being comparatively smaller issues.

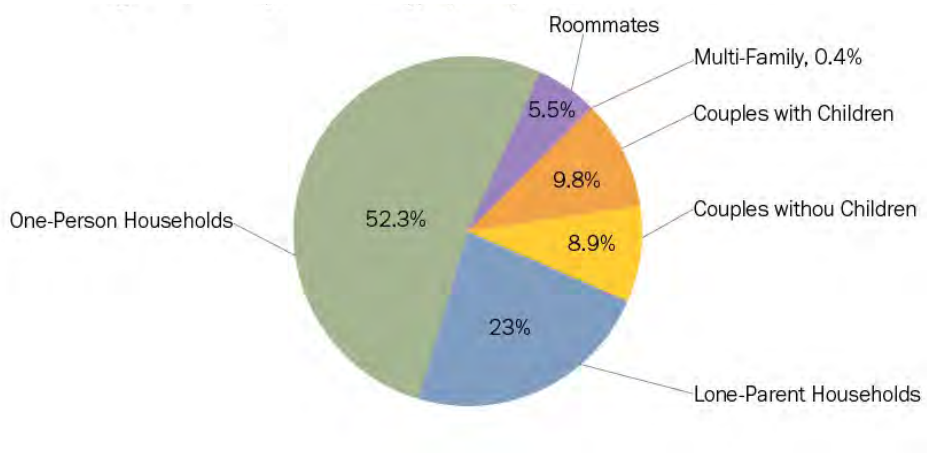
Core Housing Need by Household Type

In 2016, the largest proportion of the CVRD's households in Core Housing Need were one-person households at 52.3 percent, followed by lone-parent households at 23.0 percent (see **Figure 46**). Households with children represented 32.8 percent of households in Core Housing Need including lone-parents and couples with children.

Within the Comox Valley, 50.5 percent of all lone-parent renter households fall within Core Housing Need (see **Figure 47**). This is compared to 12.8 percent of owner lone-parent households. For one-person households, 38.9 percent of all renter one-person households fall within Core Housing Need compared to 9.6 percent of all one-person owner households. Similarly, 24.0 percent of all renter households with roommates or other non-related individuals fall within Core Housing Need, this is compared to 5.1 percent of owner households of the same type.

Lone-Parent Households in Core Housing Need

Figure 46. Households in Core Housing Need, 2016 by Households Type. Source: CMHC.



Looking more closely at lone-parent households we see that 55.6 percent of all female-lone parent renter households within the region and 29.4 percent of renter male lone-parent households are in Core Housing Need.

Indigenous Households in Core Housing Need

Indigenous groups have faced systemic discrimination since Canada was colonized. In the past, the term “Aboriginal” was used to refer to the original peoples of North America and their descendants, including First Nations, Inuit, and Métis in Canada, such as in data from CMHC and Statistics Canada. More recently, the term “Indigenous” is increasingly used instead, such as in the United Nations Declaration on the Rights of Indigenous Peoples.

Figure 48. Households in Core Housing Need, 2016 by Households Type. Source: CMHC.

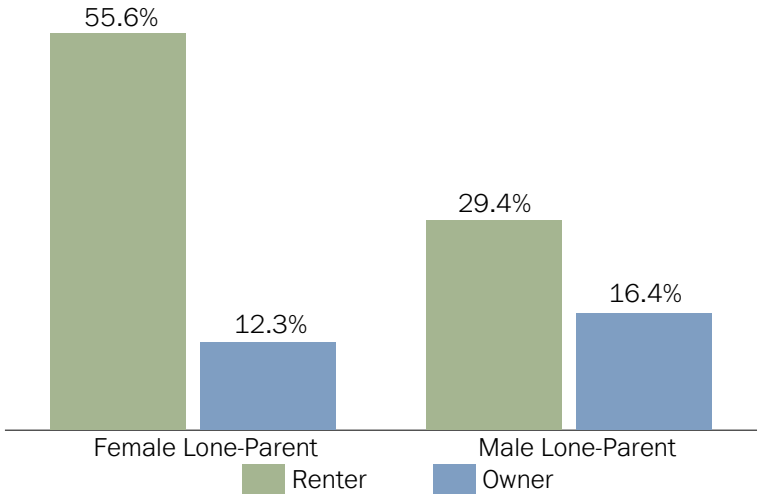
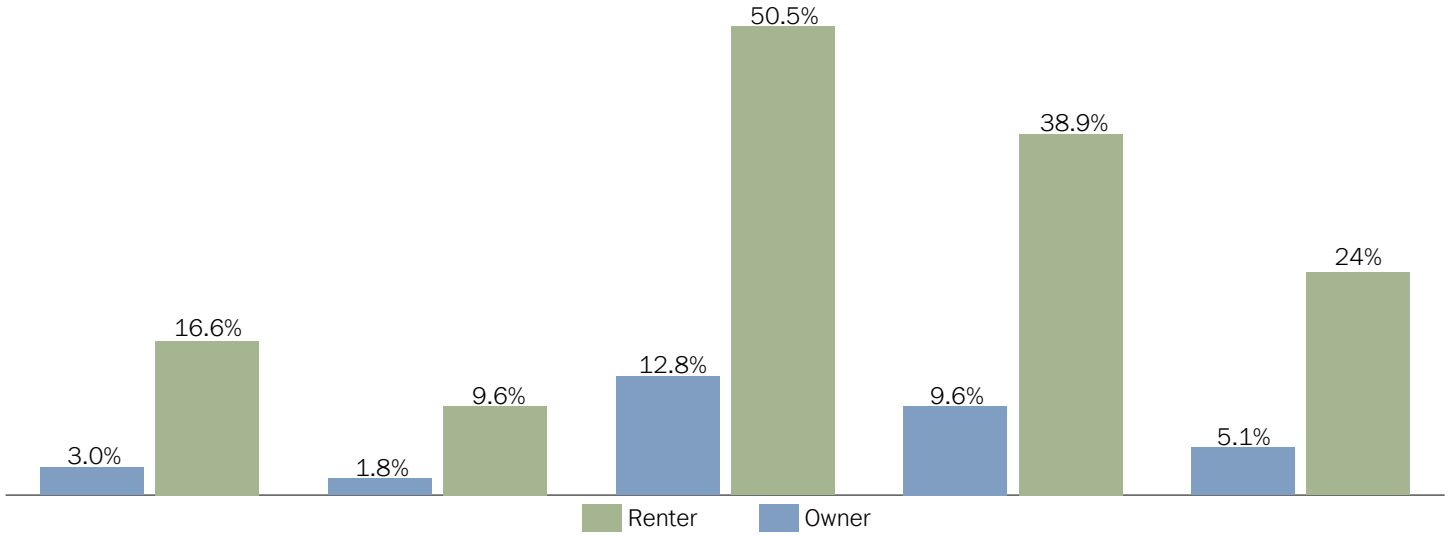


Figure 47. All Communities – Rate of Core Housing Need by Tenure, 2016. Source: Statistics Canada.

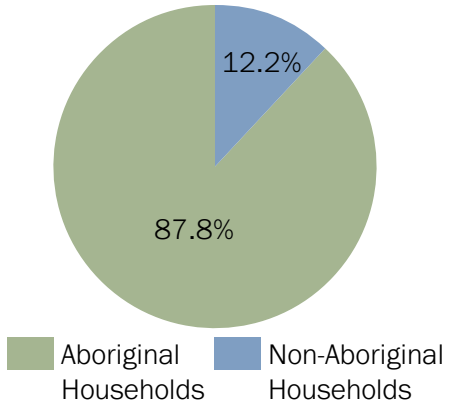


Today, more than 70 percent of the Indigenous population of BC lives off-reserve, in communities throughout the province. Indigenous people are disproportionately represented among the homeless population in many areas of Canada and over the last three Census periods, the number of Indigenous households in Core Housing Need has grown. Racial discrimination can affect the ability of Indigenous people to access affordable, suitable, and adequate housing.[12] Recognizing these trends, improving Indigenous housing conditions and working with Indigenous communities to build culturally appropriate housing was recognized as a priority in both the Federal and Provincial housing strategies.[13]

Individuals who self-identify as Indigenous represent 6 percent of the Comox Valley's total population, while data from the 2016 Census shows that 12.2 percent of all households in Core Housing Need, identified as Aboriginal households.

Figure 50 shows the proportion of households who were in Core Housing Need in 2016, broken down by tenure, and compared to non-aboriginal households. Of all aboriginal renter households 42.7 percent fall within core housing need, this is compared to 30.0 percent of all non-aboriginal renter households.

Figure 49. Households in Core Housing Need, 2016 by Households Type. Source: CMHC.



Senior Households in Core Housing Need

In 2016, seniors (those over the age of 65) represented 25.2 percent of the total population. Of all households in Core Housing Need 31.6 percent have at least one senior (see **Figure 51**).

Figure 52 on page 93 illustrates the rate of households in Core Housing Need by age of the primary maintainer and by tenure type.

12 From the Government of BC's Human Rights in BC, available at: https://www2.gov.bc.ca/assets/gov/law-crime-and-justice/human-rights/human-rights-protection/racial-discrimination.pdf
13 From the Government of BC's Homes for BC, available at: https://www.bcbudget.gov.bc.ca/2018/homesbc/2018_homes_for_bc.pdf

Figure 50. Rate of Core Housing Need in Aboriginal Households by Tenure, 2016. Source: CMHC.

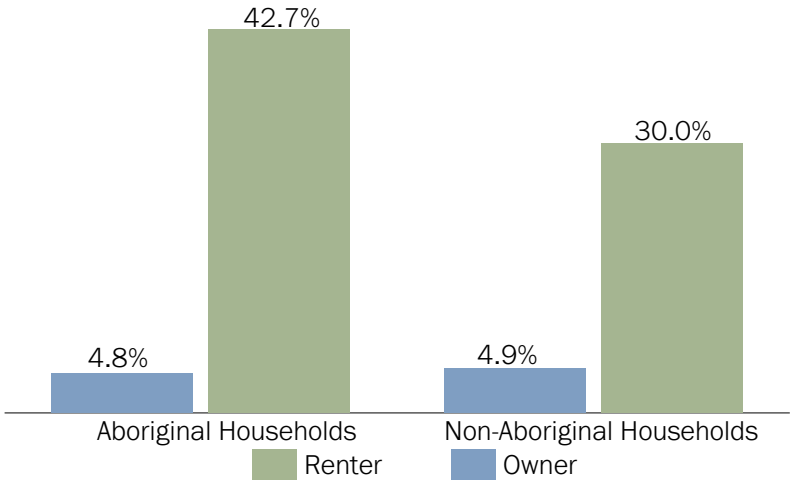
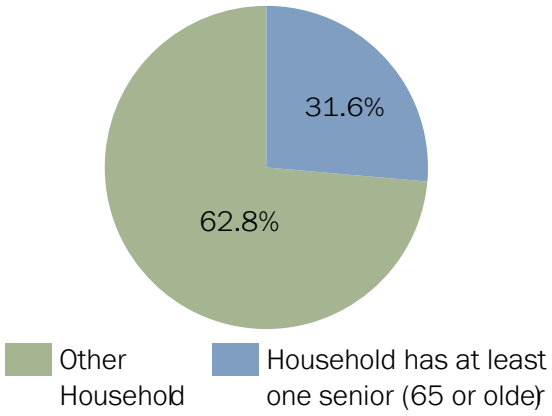


Figure 51. Households in Core Housing Need, 2016, by Households with at Least One Senior and Other Household. Source: CMHC.



In 2016, 41 percent of all senior led renter households were in Core Housing Need. This is the highest rate of Core Housing Need by age of primary maintainer. For owner households, those with a primary maintainer between the ages of 15 to 24 had the highest rate of Core Housing Need at 11.1 percent. Renter households are more likely to be in Core Housing Need then owner and this trend is consistent across the age groups.

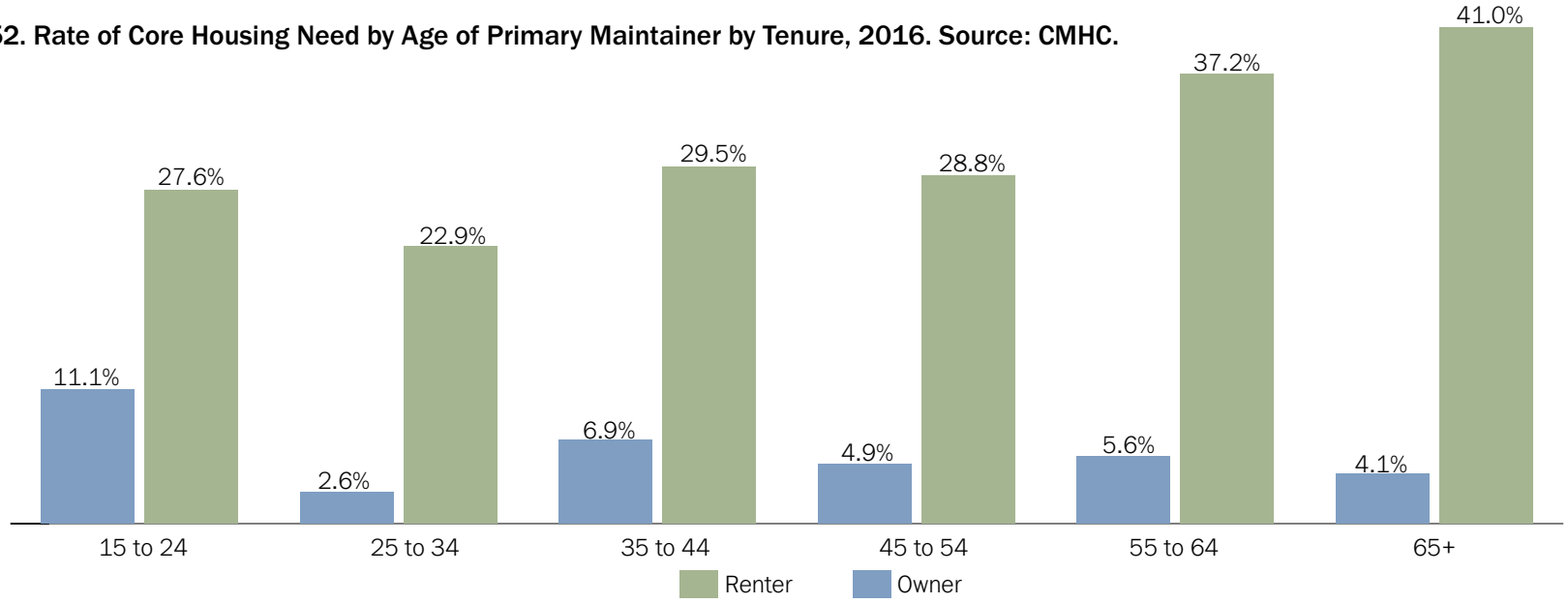
Households in Core Housing Need with at Least One Person with an Activity Limitation

People whose everyday activities are limited due to a long-term condition or health-related problem are considered to have an activity limitation.

Activity Limitation

Activity limitation refers to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems. It is important to recognize that activity limitations may encompass some forms of mental health issues. Source: Statitics Canada.

Figure 52. Rate of Core Housing Need by Age of Primary Maintainer by Tenure, 2016. Source: CMHC.



People with activity limitations may experience systemic barriers to full participation in society, such as physical challenges navigating infrastructure, services, and facilities that were not designed to be accessible. They may be more likely to experience bullying, work place discrimination, and housing insecurity or homelessness.[14] Statistics Canada encourages governments and private organizations to "identify and address the barriers faced by Canadians with activity limitations in all areas of daily life, whether at home, at work, at school or in their communities".[15] have lower incomes, related to discrimination or systemic barriers in the workplace. They may face additional challenges finding housing that is affordable, suitable, and adequate.

Key Fact:

In the Comox Valley, 72.9 percent or almost three-quarters, of all households in Core Housing Need have at least one person with an activity limitation (see **Figure 53***).*

14 From Canadian Human Rights Commission Disability Rights, available at https://www.chrc-ccdp.gc.ca/eng/content/persons-disabilities
15 From Canadian Survey on Disability, available at https://www23.statcan.gc.ca/imdb/p2SV.pl?Function=getSurvey&SDDS=3251&dis=1

Renter households with at least one person with an activity limitation were more likely to fall within Core Housing Need, then renter households without an activity limitation or owner households. Thirty-seven point three percent (37.3 percent) of all renter households with at least one person with an activity limitation fell within Core Housing Need (see **Figure 54**).

35. Extreme Core Housing Need

Extreme Core Housing Need modifies the definition of Core Housing Need by altering its affordability metric; it uses 50 percent as a threshold instead of 30 percent. The result is a demonstration of how many households are experiencing truly dire housing circumstances.

Figure 53. Households in Core Housing Need with at Least One Person with an Activity Limitation and Other Households, 2016. Source: CMHC.

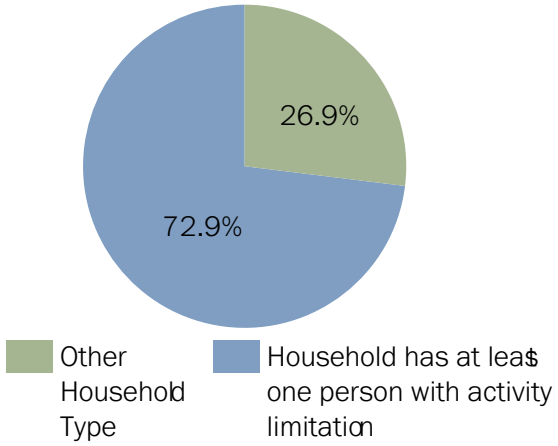
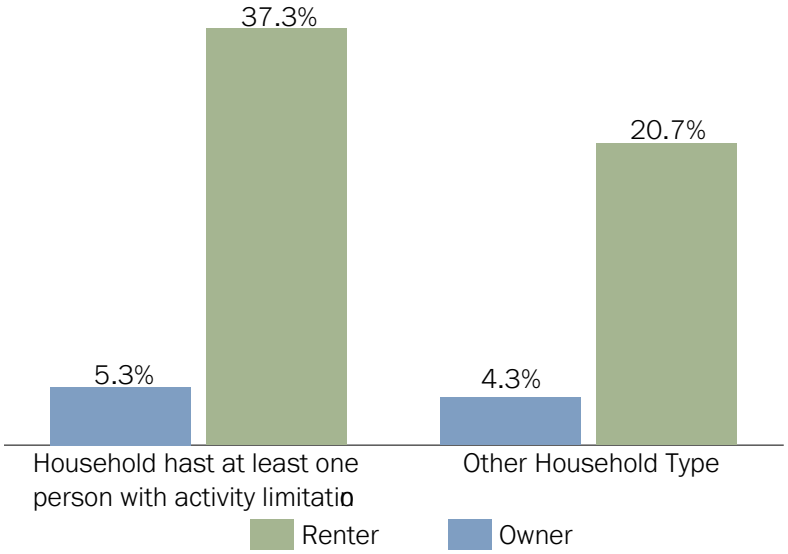


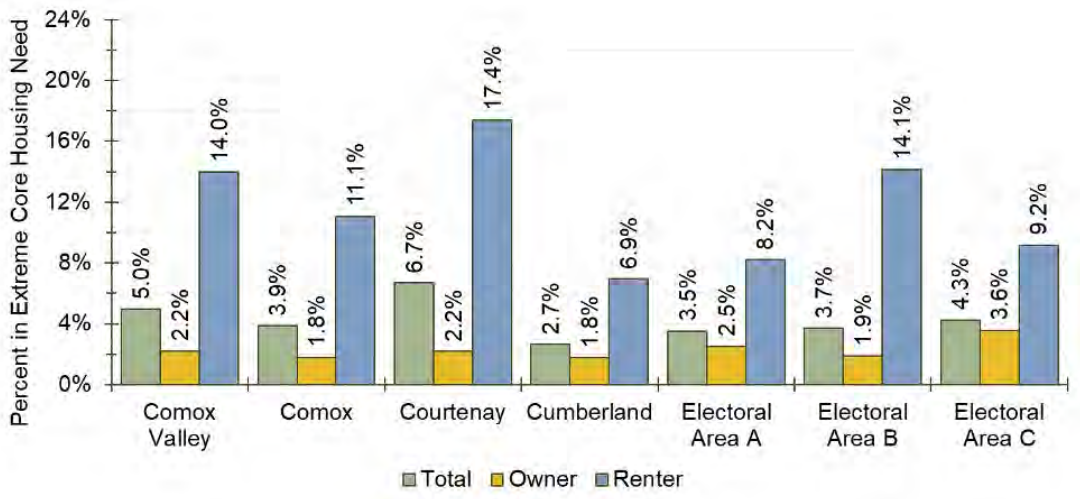
Figure 54. Rate of Core Housing Need in households with at Least One Person with an Activity Limitation by Tenure Type, 2016. Source: CMHC.



In 2016, Comox Valley reported that 5 percent of households (1,355) were in Extreme Core Housing Need. This is down from 5.3 percent in 2006. CVRD renters are about six times more likely to experience Extreme Core Housing Need. Extreme Need for owners dropped from 2.4 in 2006, to 2.2 percent in 2016. Renter extreme need decreased from 15.5 to 14.0 percent. Proportional to their respective totals, both owners and renters are marginally better off than they were in 2006.

Courtenay had the highest rate of Extreme Core Housing Need (6.7 percent). This is down from 8.4 percent in 2006. Renter

Figure 55. All Communities – Rate of Extreme Core Housing Need by Tenure, 2016 . Source: Statistics Canada.



households are the main driver of extreme need, reaching 17.4 percent – the highest renter need among all communities (see **Figure 55**).

The highest extreme need for owner households was in Electoral Area C, at 3.6 percent. This is a slight rise from 2006. Only Courtenay and Cumberland reported improving conditions of extreme need.

36. Affordability Gap

Since it is impossible to express every household's experience, this report developed specific income categories based on the regional median income. 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*
- *High income – those making above 150 percent of median income*

The share of households earning a high-income increased by

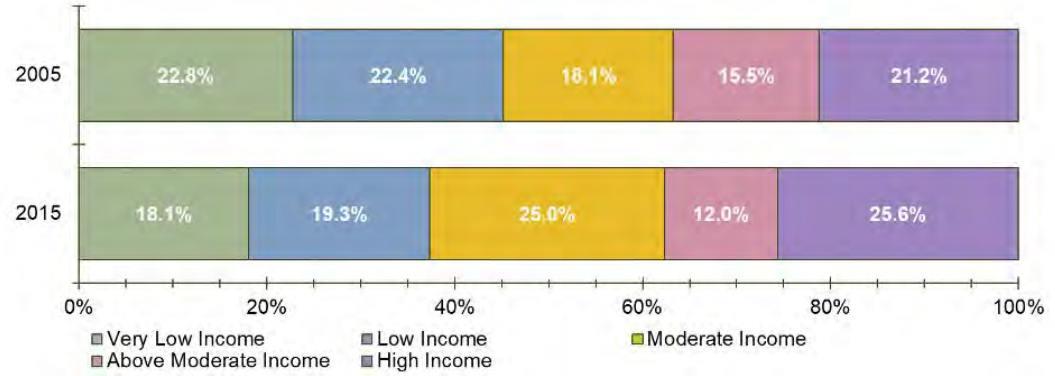
about 4.4 percent since 2005 (**Figure 56**). The only other category to rise (proportionally) were those in moderate-income, up 6.9 percent over the same period.

Households in very low income decreased over the 10-year period by 4.7 percent. This would normally be indicative of a positive trend; however, the actual change in total very low-income households was negligible (only 60 households). This shows that the variation is mostly due to an increase in total households that earn higher incomes. Notably, the number of high-income households grew 50.5 percent, exceeded only by moderate income growth of 72 percent.

Decreases in low- and above-moderate-income households suggests there has been movement in the amount of before-tax income that households are earning. The changes can be due to individuals having worked longer and commanding greater salaries; or by people retiring, thereby (typically) reducing annual earnings. Regardless, the greatest impact appears to be from the 5,610 new households entering the market (see **Table 48 on page 132** of the Appendix).

As discussed above, 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 these thresholds, we can do the following:

Figure 56. Historical Before-Tax Income Categories, 2015 dollars . Source: Statistics Canada.



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.

NOTE: This section uses primary market rental prices. As shown in section 24, primary market rental data from CMHC may significantly underrepresent the price an individual would expect to pay for units available today.

Please note that this exercise uses rounding for simplicity; that rental rates are based on information gathered from the primary rental market; 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. These calculations do not consider the added cost of utilities, taxes, or insurance. All of these can quickly change an accommodation from affordable to not, especially for owner households. Furthermore, the analysis considers only the median rents across the entire market, and not actual asking rents that prospective renters may find online, which tend to be much higher.

The results of **Table 49 on page 133** of the Appendix illustrate which income categories can or cannot afford certain accommodation types, and by how much, based on the maximum possible income attainable within each category. Red indicates that the household would exceed their affordable budget for that unit by the dollar value provided. Green indicates when the unit is below budget.

A very-low-income household (of which there are a maximum of 5,135) could potentially afford a bachelor or 1-bedroom unit but cannot afford any other rental size. Bachelor and 1-bedroom rental units are the least common in the market, making acquiring one more difficult. That household could not reasonably afford any traditional dwelling type except for a condominium apartment. All other income groups can reasonably afford all rental types (based on their maximum attainable incomes). For home ownership, very-low- and low-income households cannot reasonably afford all dwelling type prices. All higher categories can afford to own.

Figure 57 graphically represents the result of **Table 49**. The left graphic represents ownership costs and the right represents the cost to rent.

The ownership graphic shows that a moderate-income household could potentially afford to purchase all dwelling types at the

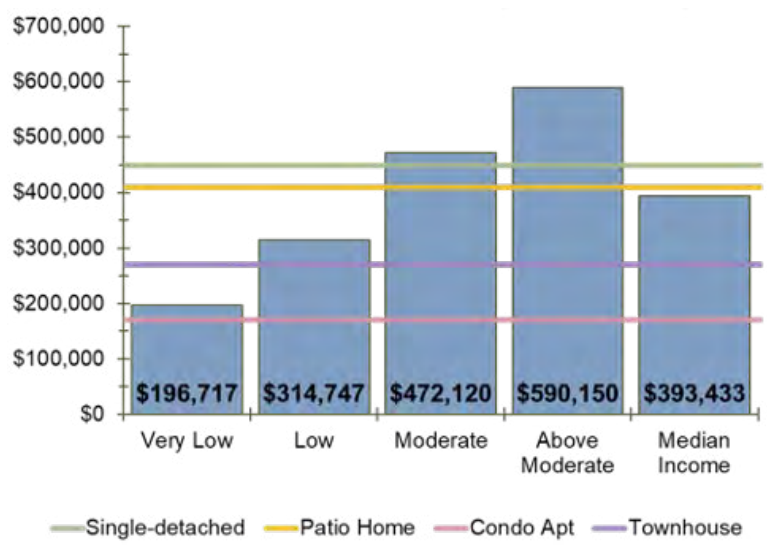
affordable purchase price made possible by the associated maximum income for that category since it surpasses all horizontal lines attributed to a dwelling type.

Please note that dwelling prices are based on 2019 sale values available through the Vancouver Island Real Estate Board. Furthermore, high-income households are not displayed in either the table or graph since no maximum can be reasonably set for this category.

We can calculate which specific economic family types can or cannot afford certain types of accommodation based on the same approach used previously . For specifics on the calcuation procedures, please see **Table 50 on page 133** of the Appendix.

At least 50 percent of non-economic families can only afford a bachelor unit within the overall market. However, they are relatively close to affording the median rent of a 1-bedroom apartment. About half of lone parents can afford all rental units, except for a 3-bedroom. This group cannot reasonably afford any of the defined dwellings within the ownership market. Nevertheless, condominium apartments do remain an option, and townhouses are almost exactly within the calculated budget. Couples with or without children can generally afford any unit or dwelling. This does not include insurance, utilities, and other shelter costs.

Figure 57. Affordable Prices (blue) by Income Level versus Home Ownership (left) & Rental (right) Costs, 2019 dollars.
Source: Statistics Canada, VIREB, CMHC.



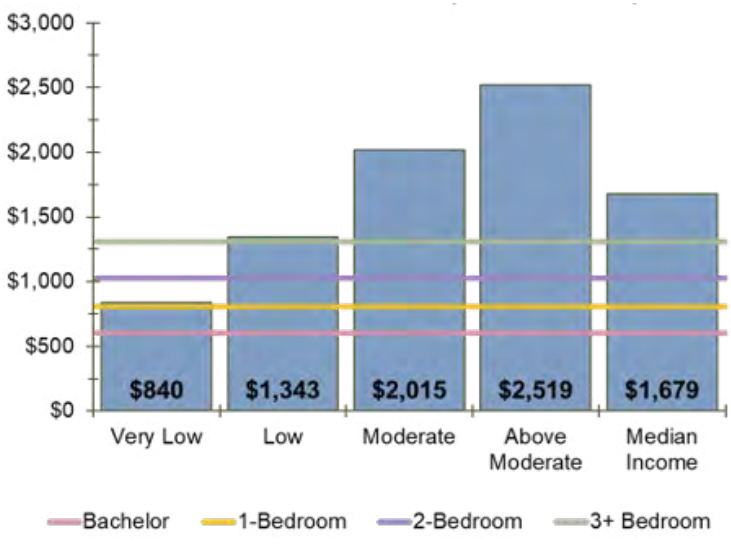


Figure 58 graphically represents the result of **Table 50** of the Appenidx. The left graphic represents ownership costs and the right represents rental costs.

The graphic for ownership shows that half of non-economic family households (because median defines the midpoint) cannot afford any unit but a condominium apartment. The affordable house price (in blue) associated with their maximum potential incomes only surpasses the horizontal line associated with an apartment. Conversely, the right shows that at least half of lone parent families can afford all rental types except a 3-bedroom unit. 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.

Renting across the Comox Valley Regional District is significantly more accessible than owning. This is indicated by individual affordability gap analyses, and driven by the dramatic increases in housing prices relative to the increase in rents. Specifically, bachelor or 1-bedroom units are reasonably affordable for even very low income and non-economic families, but these are some of the least common housing types in the region (see section 18). All but condominium apartments put a financial burden on households that are not making the higher end of moderate incomes, or are not a couple relationship.

Figure 58. Affordable Prices (blue) by Economic Family Type versus Home Ownership (left) & Rental (right) Costs, 2019 dollars. Source: Statistics Canada, VIREB, CMHC.

The intent of this exercise is to facilitate discussions around groups of households with different financial capacity. 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. Others voluntarily choose a type of dwelling that exceeds typical thresholds of affordability, despite having access to less expensive options, if they feel it is a compromise that meets their lifestyle.

Please note that the preceding analysis considers the CVRD as a whole and does not discuss each individual community in great detail. For specifics related to a municipality or electoral area, please visit their corresponding Housing Needs Report.

Glossary

"**activity limitation**" refers to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems.

"**bedrooms**" refer to rooms in a private dwelling that are designed mainly for sleeping purposes even if they are now used for other purposes, such as guest rooms and television rooms. Also included are rooms used as bedrooms now, even if they were not originally built as bedrooms, such as bedrooms in a finished basement. Bedrooms exclude rooms designed for another use during the day such as dining rooms and living rooms even if they may be used for sleeping purposes at night. By definition, one-room private dwellings such as bachelor or studio apartments have zero bedrooms;

"**census**" means a census of population undertaken under the Statistics Act (Canada);

"**census division (CD)**" means the grouping of neighbouring municipalities, joined together for the purposes of regional planning and managing common services – Comox Valley Regional District is a census division;

"**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. All members of a particular census family live in the same dwelling. A couple may be of opposite or same sex;

"**census subdivision (CSD)**" is the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes (i.e. electoral areas);

"**commuting destination**" refers to whether or not a person commutes to another municipality (i.e., census subdivision), another census division or another province or territory. Commuting refers to the travel of a person between his or her place of residence and his or her usual place of work;

"**core housing need**" is when housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that meets all three housing standards;

"**adequate housing**" means that, according to the residents within the dwelling, no major repairs are required for proper use and enjoyment of said dwelling;

"**affordable housing**" means that household shelter costs equate to less than 30% of total before-tax household income;

"**suitable housing**" means that a dwelling has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements;

"**dissemination area (DA)**" refers to a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks with an average population of 400 to 700 persons based on data from the previous Census of Population Program. It is the smallest standard geographic area for which all census data are disseminated. DAs cover all the territory of Canada;

"**dwelling**" is defined as a set of living quarters;

"**dwelling type**" means the structural characteristics or dwelling configuration of a housing unit, such as, but not limited to, the housing unit being a single-detached house, a semi-detached house, a row house, an apartment in a duplex or in a building that has a certain number of storeys, or a mobile home;

"**economic family**" refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. A couple may be of opposite or same sex. By definition, all persons

who are members of a census family are also members of an economic family;

"**employment rate**" means, for a particular group (age, sex, marital status, geographic area, etc.), the number of employed persons in that group, expressed as a percentage of the total population in that group;

"**equity seeking groups**" are communities that face significant collective challenges in participating in society. This marginalization could be created by attitudinal, historic, social and environmental barriers based on age, ethnicity, disability, economic status, gender, nationality, race, sexual orientation and transgender status, etc. Equity-seeking groups are those that identify barriers to equal access, opportunities and resources due to disadvantage and discrimination and actively seek social justice and reparation;

"**extreme core housing need**" has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

"**family size**" refers to the number of persons in the family;

"**household**" refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad;

"**household maintainer**" refers to whether or not a person residing in the household is responsible for paying the rent, or the mortgage, or the taxes, or the electricity or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer;

"**household size**" refers to the number of persons in a private household;

"**household type**" refers to the differentiation of households on the basis of whether they are census family households or non-census-family households. Census family households are those that contain at least one census family;

"**immigrant**" refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities;

"**indigenous identity**" refers to whether the person identified with the Aboriginal peoples of Canada. This includes those who are First Nations (North American Indian), Métis or Inuk (Inuit) and/

or those who are Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band;

"**labour force**" refers to persons who, during the week of Sunday, May 1 to Saturday, May 7, 2016, were either employed or unemployed;

"**low-income measure, after tax,**" refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household's needs increase, but at a decreasing rate, as the number of members increases;

"**migrant**" refers to a person who has moved from their place of residence, of which the origin is different than the destination community they reported in. Conversely, a non-migrant is a person who has moved within the same community;

"**mobility status, one year**" 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;

"**NAICS**" means the North American Industry Classification System (NAICS) Canada 2012, published by Statistics Canada;

"**NAICS industry**" means an industry established by the NAICS;

"**participation rate**" means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

"**primary rental market**" means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

"**precarious housing**" means housing that is not affordable, is overcrowded, is unfit for habitation, or is occupied through unstable tenancy;

"**secondary rental market**" means a market for rental housing units that were not purpose-built as rental housing;

"**shelter cost**" refers to the average or median monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water

and other municipal services. “short-term rental” means the rental of a housing unit, or any part of it, for a period of less than 30 days;

“**subsidized housing**” refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances;

“**tenure**” refers to whether the household owns or rents their private dwelling. The private dwelling may be situated on rented or leased land or be part of a condominium. A household is considered to own their dwelling if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it. A household is considered to rent their dwelling if no member of the household owns the dwelling;

“**unemployment rate**” means, for a particular group (age, sex, marital status, geographic area, etc.), the unemployed in that group, expressed as a percentage of the labour force in that group;

“**visible minority**” refers to whether a person belongs to a visible minority group as defined by the Employment Equity Act and, if so, the visible minority group to which the person belongs. The Employment Equity Act defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour.”

Appendix

Table 1. All Communities – Historical Population, 2006 to 2016. Source: Statistics Canada.

COMMUNITY	2006	2011	2016	%Δ06-16
Comox Valley	56,645	61,575	64,355	13.6%
Comox	12,300	13,625	14,020	14.0%
Courtenay	22,385	24,310	25,605	14.4%
Cumberland	2,765	3,395	3,770	36.3%
Electoral Area A	4,690	4,710	5,030	7.2%
Electoral Area B	7,065	6,945	7,075	0.1%
Electoral Area C	7,440	8,335	8,620	15.9%
K'ómoks First Nation	265	255	235	-11.3%

Table 2. All Communities – Population Distribution. Source: Statistics Canada.

COMMUNITY	< 14 years	15 to 19 years	20 to 24 years	25 to 64 years	65 to 84 years	85 years or older	Total
Comox Valley	9,020	3,330	2,795	32,995	14,285	1,930	64,355
Comox	1,970	785	490	6,690	3,435	650	14,020
Courtenay	3,660	1,280	1,335	12,650	5,800	880	25,605
Cumberland	690	185	140	2,190	485	80	3,770
Electoral Area A	585	205	175	2,695	1,270	100	5,030
Electoral Area B	890	430	270	3,750	1,615	120	7,075
Electoral Area C	1,195	430	370	4,895	1,630	100	8,620
K'ómoks First Nation	30	15	15	125	50	0	235

Table 3. All Communities – Historical Median Age. Source: Statistics Canada.

COMMUNITY	2006	2011	2016
Comox Valley	44.9	47.7	50.3
Comox	45.9	48.5	51.0
Courtenay	42.4	45.8	47.5
Cumberland	40.4	37.2	37.9
Electoral Area A	48.8	52.7	55.3
Electoral Area B	47.1	50.1	53.0
Electoral Area C	44.2	48.2	51.2
K'ómoks First Nation	40.5	44.3	49.4

Table 4. All Communities – Senior (65+) Population. Source: Statistics Canada.

COMMUNITY	2006	2011	2016	%Δ06-16
Comox Valley	18.1%	21.1%	25.2%	58.2%
Comox	23.2%	25.8%	29.1%	43.0%
Courtenay	18.3%	21.9%	26.1%	62.7%
Cumberland	13.2%	13.4%	15.0%	54.8%
Electoral Area A	19.1%	22.2%	27.2%	53.1%
Electoral Area B	16.0%	19.6%	24.5%	53.8%
Electoral Area C	12.1%	15.2%	20.1%	92.2%
K'ómoks First Nation	13.2%	15.7%	21.3%	42.9%

Table 5. Persons with a Disability. Source: 2017 Canadian Survey on Disability.

COHORT	# of Persons w/ a Disability (Province)	% of Persons w/ a Disability (Province)	# of Persons w/ a Disability (CVRD estimate)
15+ yrs	926,100	24.7%	13,680
15 to 64 yrs	614,630	20.5%	8,015
15 to 24 yrs	70,730	13.4%	820
25 to 44 yrs	200,520	17.2%	2,220
45 to 64 yrs	343,370	26.3%	5,290
65+ yrs	311,480	41.7%	6,760
65 to 74 yrs	166,210	35.9%	3,385
75+ yrs	145,260	51.1%	3,465

Table 6. Labour Force Metrics for Persons with a Disability . Source: 2017 Canadian Survey on Disability.

COHORT	Participation Rate	Employment Rate	Unemployment Rate
25 to 64 yrs	65.9%	60.4%	8.4%
25 to 44 yrs	79.4%	73.7%	7.3%
45 to 64 yrs	57.9%	52.6%	9.2%

Table 7. All Communities – Anticipated Population, 2016 to 2025. Source: Statistics Canada.

COMMUNITY	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	%Δ '16-'25
Comox Valley	64,355	65,085	65,815	66,545	67,245	68,015	68,730	69,445	70,160	70,875	10.1%
Comox	14,020	14,230	14,440	14,650	14,860	15,070	15,300	15,530	15,760	15,990	14.1%
Courtenay	25,605	25,940	26,275	26,610	26,945	27,295	27,585	27,875	28,165	28,455	11.1%
Cumberland	3,770	3,885	4,000	4,115	4,230	4,370	4,510	4,650	4,790	4,930	30.8%
Electoral Area A	5,030	5,025	5,020	5,015	5,010	5,030	5,015	5,000	4,985	4,970	-1.2%
Electoral Area B	7,075	7,050	7,025	7,000	6,975	6,930	6,890	6,850	6,810	6,770	-4.3%
Electoral Area C	8,620	8,710	8,800	8,890	8,980	9,075	9,170	9,265	9,360	9,455	9.7%
K'ómoks First Nation	235	245	255	265	245	245	260	275	290	305	29.8%
Overall Median Age	49.9	50.4	50.8	51.3	51.8	52.3	52.1	51.9	51.8	51.6	
Overall Averag Age	45.8	46.2	46.6	47.0	47.4	47.8	48.1	48.4	48.7	49.0	

Table 8. All Communities – Historical Population by Tenure. Source Statistics Canada.

COMMUNITY	Owners 2006	2011	2016	%Δ '06-'16	Renters 2006	2011	2016	%Δ '06-'16
Comox Valley	18,800	20,815	21,625	15.0%	5,440	6,045	6,775	24.5%
Comox	4,000	4,655	4,800	20.0%	1,205	1,320	1,410	17.0%
Courtenay	6,770	7,575	8,135	20.2%	2,980	3,315	3,565	19.6%
Cumberland	910	1,150	1,150	26.4%	225	255	410	82.2%
Electoral Area A	1,880	1,910	1,850	-1.6%	265	290	370	39.6%
Electoral Area B	2,600	2,560	2,560	-1.5%	350	375	470	34.3%
Electoral Area C	2,545	2,890	3,030	19.1%	395	485	540	36.7%
K'ómoks First Nation	90	80	95	5.6%	15	10	10	-33.3%

Table 9. All Communities – One-Year Mobility. Source: Statistics Canada.

COMMUNITY	Non-Migrant	Intraprov. Migrant	Interprov. Migrant	External Migrant
Comox Valley	4,215	3,265	1,505	275
Comox	850	635	475	50
Courtenay	2,240	1,300	610	135
Cumberland	320	375	55	25
Electoral Area A	125	215	65	55
Electoral Area B	415	255	135	10
Electoral Area C	265	460	160	15
K'ómoks First Nation	0	25	0	0

COMMUNITY	1 person	2 person	3 person	4 person	5+ person	Average
Comox Valley	8,265	12,020	3,740	2,905	1,460	2.2
Comox	1,830	2,610	815	670	290	2.2
Courtenay	3,880	4,740	1,515	1,055	520	2.1
Cumberland	440	570	240	210	100	2.4
Electoral Area A	565	1,065	265	205	105	2.2
Electoral Area B	700	1,405	380	345	195	2.3
Electoral Area C	810	1,590	515	410	245	2.4
K'ómoks First Nation	40	40	10	10	10	2.1

COMMUNITY	15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 to 84	85+
Comox Valley	635	2,725	3,690	5,095	6,380	5,725	3,075	1,085
Comox	85	500	825	1,090	1,265	1,260	815	365
Courtenay	435	1,355	1,485	1,985	2,350	2,310	1,340	440
Cumberland	45	280	365	285	255	225	90	20
Electoral Area A	0	150	240	380	630	500	235	90
Electoral Area B	30	170	315	600	850	655	310	100
Electoral Area C	35	265	440	735	1,010	740	275	70
K'ómoks First Nation	0	10	15	20	30	30	0	0

COMMUNITY	Overall	%Δ05-15	Owner	%Δ05-15	Renter	%Δ05-15
Comox Valley	$64,379	11.2%	$73,367	11.1%	$38,394	17.6%
Comox	$69,254	4.0%	$76,595	4.4%	$46,762	3.2%
Courtenay	$57,463	14.6%	$69,537	13.4%	$34,367	25.5%
Cumberland	$65,203	26.6%	$72,740	18.8%	$39,146	27.2%
Electoral Area A	$69,471	18.7%	$71,516	20.1%	$40,444	26.1%
Electoral Area B	$74,701	10.4%	$81,432	11.4%	$46,782	4.3%
Electoral Area C	$70,341	5.6%	$76,366	10.7%	$41,991	10.6%
K'ómoks First Nation	$39,424	9.6%	-	-	-	-

Table 12. Proportion of Households per Before-Tax Income Bracket . Source: Statistics Canada.

	Comox Valley	Comox	Courtenay	Cumberland	Electoral Area A	Electoral Area B	Electoral Area C	K'ómoks First Nation
Total Households	28,400	6,205	11,700	1,565	2,220	3,025	3,575	-
< $5,000	1.0%	0.6%	1.2%	1.0%	0.7%	1.2%	1.1%	-
$5,000 - $9,999	1.1%	0.6%	1.2%	1.3%	0.7%	0.8%	1.8%	-
$10,000 - $14,999	2.6%	1.4%	3.7%	1.9%	2.5%	2.0%	2.1%	-
$15,000 - $19,999	4.3%	2.9%	5.3%	5.4%	3.8%	3.8%	3.2%	-
$20,000 - $24,999	4.6%	3.3%	5.7%	4.2%	3.2%	2.8%	5.6%	-
$25,000 - $29,999	4.5%	4.4%	5.4%	5.1%	3.4%	2.6%	3.9%	-
$30,000 - $34,999	5.0%	4.6%	5.8%	4.5%	5.4%	5.0%	3.1%	-
$35,000 - $39,999	5.1%	4.8%	5.1%	6.7%	5.4%	4.3%	4.9%	-
$40,000 - $44,999	4.1%	3.7%	4.6%	5.1%	4.3%	3.6%	3.1%	-
$45,000 - $49,999	5.1%	5.1%	5.5%	5.8%	5.0%	5.0%	4.1%	-
$50,000 - $59,999	9.0%	10.2%	9.1%	8.9%	7.7%	7.6%	8.8%	-
$60,000 - $69,999	8.3%	9.0%	8.2%	6.4%	9.2%	7.6%	7.8%	-
$70,000 - $79,999	7.8%	8.1%	7.9%	7.0%	7.9%	7.8%	6.6%	-
$80,000 - $89,999	6.8%	7.4%	6.1%	4.8%	7.9%	6.8%	8.0%	-
$90,000 - $99,999	5.2%	5.6%	4.7%	6.4%	5.0%	5.0%	6.3%	-
$100,000+	25.7%	28.3%	20.6%	25.9%	28.8%	33.9%	29.4%	-
$100,000 - $124,999	10.1%	11.9%	8.2%	13.7%	9.7%	10.7%	11.5%	-
$125,000 - $149,999	6.5%	7.6%	5.3%	6.7%	7.2%	8.8%	6.7%	-
$150,000 - $199,999	5.3%	5.4%	4.7%	4.5%	5.4%	6.8%	5.7%	-
$200,000+	3.7%	3.4%	2.4%	1.0%	5.9%	7.4%	5.5%	-
Median Income	$64,379	$69,254	$57,463	$65,203	$69,471	$74,701	$70,341	$39,424
Average Income	$77,628	$82,032	$69,468	$70,683	$85,039	$91,792	$83,883	-

Table 13. All Communities – Prevalence of LIM After-Tax Status by Age, 2016. Source Statistics Canada.

COMMUNITY	Total	0 - 17	0 - 5	18 - 64	65+
Comox Valley	15.2%	21.3%	23.4%	14.8%	11.8%
Comox	10.4%	14.8%	15.8%	9.9%	8.9%
Courtenay	18.2%	26.8%	30.2%	18.0%	12.7%
Cumberland	14.8%	20.5%	15.8%	12.4%	17.2%
Electoral Area A	20.1%	29.0%	32.2%	21.0%	14.8%
Electoral Area B	11.3%	13.5%	17.3%	11.1%	10.1%
Electoral Area C	13.3%	17.7%	16.7%	12.5%	11.9%

Table 14. All Communities – Local Labour Metrics. Source: Statistics Canada.

COMMUNITY	In Labour Force	Employed	Unemployed	Not Labour Force	Part. Rate (%)	Emp. Rate (%)	Unemp. Rate (%)
Comox Valley	30,815	28,380	2,435	23,385	56.9	52.4	7.9
Comox	6,300	5,845	455	5,440	53.7	49.8	7.1
Courtenay	11,880	10,875	1,005	9,465	55.7	51.0	8.5
Cumberland	2,065	1,915	150	905	69.4	64.4	7.5
Electoral Area A	2,315	2,095	215	2,065	52.8	47.8	9.3
Electoral Area B	3,530	3,285	250	2,665	57.0	53.0	7.1
Electoral Area C	4,610	4,255	350	2,760	62.6	57.8	7.7
K'ómoks First Nation	115	105	10	80	59.0	53.8	13.0

Table 15. NAICS Industry Employment Totals by Tenure, 2006 to 2016. Source: Statistics Canada.

	Total			'16 % of	Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
Labour Force	27,465	30,350	30,335	100.0%	21,910	24,035	23,365	5,550	6,310	6,970
11 Agriculture, forestry, fishing and hunting	2,055	1,795	1,890	6.2%	1,720	1,355	1,505	330	440	385
21 Mining, quarrying, and oil and gas extraction	235	405	380	1.3%	215	390	315	15	15	65
22 Utilities	125	155	65	0.2%	110	145	65	20	0	0
23 Construction	2,430	2,570	2,955	9.7%	1,875	2,040	2,260	555	575	705
31-33 Manufacturing	1,180	785	1,060	3.5%	1,010	630	835	180	160	225
41 Wholesale trade	515	655	460	1.5%	365	575	350	155	75	105
44-45 Retail trade	3,960	4,490	4,170	13.7%	2,885	3,440	3,000	1,065	1,060	1,170
48-49 Transportation and warehousing	1,090	1,180	1,335	4.4%	865	965	1,025	225	225	300
51 Information and cultural industries	440	410	370	1.2%	320	325	305	120	85	70
52 Finance and insurance	750	665	775	2.6%	675	580	690	85	80	85
53 Real estate and rental and leasing	595	665	485	1.6%	495	530	415	105	135	90
54 Professional, scientific and technical services	1,335	1,655	1,495	4.9%	1,165	1,400	1,240	175	260	260
55 Management of companies and enterprises	10	0	15	0.0%	15	0	15	0	0	0
56 Administrative and support, waste management	1,115	1,335	1,260	4.2%	815	925	885	300	420	385
61 Educational services	1,895	2,510	2,180	7.2%	1,695	2,205	1,945	205	305	235
62 Health care and social assistance	3,180	3,925	4,290	14.1%	2,710	3,145	3,405	475	800	890
71 Arts, entertainment and recreation	620	820	810	2.7%	510	605	630	110	270	185
72 Accommodation and food services	2,310	2,065	2,465	8.1%	1,555	1,430	1,465	760	635	995
81 Other services (except public administration)	1,245	1,370	1,305	4.3%	1,025	1,115	970	230	255	335
91 Public administration	2,380	3,045	2,550	8.4%	1,905	2,405	2,020	470	680	530

Table 16. All Communities – Commuting Patterns for Usual Workers, 2016. Source: Statistics Canada.

COMMUNITY	Within Community	Within CVRD	Outside District	Outside Province
Comox Valley	8,170	9,760	2,545	455
Comox	1,895	2,200	365	105
Courtenay	5,250	2,375	735	200
Cumberland	240	955	185	10
Electoral Area A	220	925	190	45
Electoral Area B	235	1,820	225	20
Electoral Area C	330	1,420	835	80
K'ómoks First Nation	10	65	0	0

Table 17. All Communities – Dwelling Types, 2016. Source: Statistics Canada.

COMMUNITY	Single	Apartment	Semi	Row	Duplex	Movable	Total	%Δ '06-'16
Comox Valley	19,135	3,185	2,665	1,525	640	1,225	28,375	17.1%
Comox	4,150	715	600	565	105	80	6,215	19.3%
Courtenay	5,970	2,340	1,870	850	275	395	11,700	20.1%
Cumberland	1,175	55	75	80	120	45	1,550	37.3%
Electoral Area A	2,070	10	30	10	20	70	2,210	3.5%
Electoral Area B	2,545	40	35	15	70	325	3,030	2.4%
Electoral Area C	3,165	25	55	10	45	270	3,570	21.8%
K'ómoks First Nation	60	0	0	0	0	40	100	-8.7%

Table 18. All Communities – Dwelling Age, 2016. Source: Statistics Canada.

COMMUNITY	< 1960	1961 to 1980	1981 to 1990	1991 to 2000	2001 to 2010	2011 to 2016
Comox Valley	3,580	7,725	4,575	6,135	4,805	1,575
Comox	545	1,940	995	1,295	1,105	335
Courtenay	1,135	2,630	1,735	3,150	2,435	625
Cumberland	560	220	110	190	330	160
Electoral Area A	525	670	380	320	230	90
Electoral Area B	390	925	655	545	315	190
Electoral Area C	415	1,310	680	615	380	170
K'ómoks First Nation	10	30	25	20	10	0

Table 19. All Communities – Units by Number of Bedrooms, 2016. Source: Statistics Canada.

COMMUNITY	No Bedroom	1 Bedroom	2 Bedroom	3+ Bedroom	Total
Comox Valley	130	1,855	8,430	18,000	28,415
Comox	0	375	1,470	4,365	6,210
Courtenay	85	760	4,200	6,655	11,700
Cumberland	0	140	405	1,015	1,560
Electoral Area A	20	165	600	1,450	2,235
Electoral Area B	15	180	770	2,065	3,030
Electoral Area C	10	230	950	2,390	3,580
K'ómoks First Nation	0	10	30	70	110

Table 20. Historical Unit Completion Estimates by Dwelling Type. Source: BC Stats.

Dwelling Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*
Total	371	356	262	204	268	361	434	446	665	588
Singles	263	211	169	139	195	163	271	281	264	258
Rows	5	62	9	3	6	3	15	18	11	134
Apartments	103	83	84	62	67	195	148	147	390	196

* data was available only for the first half of 2019, annual total is estimated based on partial data

Table 21. Historical Completions by Dwelling Type. Source: BC Stats.

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019*	Total	Average
Comox Valley	303	371	356	262	204	268	361	434	446	665	588	4,258	387
Electoral Areas	75	85	84	93	68	83	66	104	122	94	104	978	89
Comox	110	125	110	49	38	48	68	57	39	116	12	772	70
Courtenay	88	123	137	103	91	105	212	243	217	349	388	2,056	187
Cumberland	30	38	25	17	7	32	15	30	68	106	84	452	41

* data was available only for the first half of 2019, annual total is estimated based on partial data.

Table 22. Primary & Secondary Rental Market Units, 2016. Source: Statistics Canada & CMHC

	Total	Rental	Primary Market	% of Total	Secondary Market	% of Total
Total	29,575	6,980	2,095	100%	4,885	100%
No Bedroom	160	125	134	6%	*see note*	0%
1 Bedroom	2,060	1,470	475	23%	995	20%
2 Bedroom	8,910	3,005	1,222	58%	1,783	36%
3+ Bedroom	18,445	2,380	264	13%	2,116	43%

* Data for No Bedroom units is inconsistent between CMHC and Statistics Canada due to methodological differences between the two sources. We assume that virtually 100% of these unit types were accounted for by the Primary market.

Table 23. Historical Rental Housing Vacancy by Unit Type, Courtenay CMA. Source: CHMC.

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

**denotes data suppression by CMHC.

Table 24. Historical Median Market Rents by Unit Type, Courtenay CMA, 2019 dollars. Source: CHMC.

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

**denotes data suppression by CMHC.

Table 25. Historical Average Market Rents by Unit Type, Courtenay CMA, 2019 dollars. Source: CHMC.

Unit Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total	**	**	**	$839	$842	$854	$882	$881	$898	$996
Bachelor	**	**	**	$612	$618	$637	$612	$603	$587	$640
1 Bedroom	**	**	**	$753	$758	$770	$774	$767	$782	$828
2 Bedroom	**	**	**	$887	$887	$900	$932	$929	$953	$1,038
3+ Bedroom	**	**	**	$918	$918	$934	$985	$1,022	$1,030	$1,166

**denotes data suppression by CMHC.

Table 26. Historical Average Annual Days on Market by Dwelling Type. Source: VIREB.

COMMUNITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Comox Valley	88	100	95	87	86	76	68	42	35	55
Comox	83	96	88	83	83	59	56	33	31	35
Courtenay	107	94	119	89	94	74	71	37	34	58
Cumberland	80	99	110	93	56	56	33	36	29	63
Electoral Areas	85	106	85	88	90	92	79	49	40	63

Table 27. Historical Annual Sales Volume by Dwelling Type. Source: VIREB.

COMMUNITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Comox Valley	979	985	983	980	1,042	1,181	1,480	1,454	1,311	1,155
Comox	320	295	259	317	289	365	434	340	319	282
Courtenay	184	198	207	184	192	217	301	355	327	282
Cumberland	76	78	70	68	80	84	81	87	160	102
Electoral Areas	399	414	447	411	481	515	664	672	505	489

Table 28. Historical Year/Year Housing Price Change by Dwelling Type. Source: VIREB.

COMMUNITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Comox Valley	-10%	6%	-4%	1%	3%	0%	12%	9%	0%	14%
Comox	1%	4%	-4%	-2%	4%	0%	7%	19%	13%	4%
Courtenay	3%	-6%	0%	-1%	8%	-2%	13%	22%	9%	10%
Cumberland	6%	0%	-8%	4%	5%	-3%	29%	24%	-1%	13%

Table 29. Historical Median Sale Price by Dwelling Type, 2019 Dollars. Source: VIREB.

COMMUNITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Comox Valley	$276,240	$290,033	$278,568	$282,692	$288,992	$289,246	$318,983	$340,047	$330,913	$369,652
Comox	$358,259	$368,868	$354,780	$350,039	$362,608	$363,293	$383,108	$443,763	$487,355	$495,115
Courtenay	$272,068	$254,145	$253,751	$253,495	$270,858	$264,609	$294,847	$350,966	$371,036	$400,430
Cumberland	$323,921	$320,249	$296,406	$311,319	$324,893	$314,272	$399,006	$483,243	$462,532	$511,925

Table 30. Historical AirBnB Market – Total versus Commercial Market. Source: AirDNA.

	2016				2017				2018				2019			
	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct
Total Market	1	15	31	193	207	197	295	283	289	318	431	403	401	416	510	457
Entire Unit	1	10	21	128	138	134	210	211	219	245	345	318	328	336	423	371
Other	0	5	10	65	69	63	85	72	70	73	86	85	73	80	87	86
Commercial Market	1	15	29	175	169	173	250	254	249	291	364	368	324	355	416	390
Entire Unit	1	10	19	116	112	118	170	185	188	222	291	288	267	288	341	317
Other	0	5	10	59	57	55	80	69	61	69	73	80	57	67	75	73

Table 31. Historical AirBnB Occupancy & Revenue – Total versus Commercial Market, October 2019 dollars. Source: AirDNA.

	2016				2017				2018				2019			
	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	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

Table 32. Median Assessments, 2012 – 2019, 2019 dollars. Source: BC Assessment.

				2016				2017				2018				2019
	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	Apr	Jul	Oct	Jan	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

Table 33. Average Assessments, 2012 – 2019, 2019 dollars. Source: BC Assessment.

	2012	2013	2014	2015	2016	2017	2018	2019
Single Family	$396,000	$399,500	$385,500	$390,500	$395,500	$426,500	$480,000	$506,000
Duplex	$261,500	$263,500	$252,000	$254,000	$260,000	$273,000	$319,500	$343,500
Row	$258,500	$260,500	$253,500	$254,000	$252,500	$267,000	$321,500	$276,500
Multi-Family	$1,700,000	$1,713,500	$1,750,000	$1,699,000	$1,737,000	$1,694,000	$1,919,500	$1,453,000

Table 34. Median & Average Sales, 2019. BC Assessment.

	Sales	Average	Median
Single Family	952	$510,000	$472,500
Duplex	88	$341,500	$370,700
Row	260	$277,000	$334,900
Multi-Family	1	$1,084,500	$4,110,000

Table 35. Non-Market Housing Waitlist, January 2020. Source: BC Housing.

	Comox Valley	Courtenay	Comox	Cumberland	Electoral Area A	Electoral Area B	Electoral Area C	K'ómoks First Nation
Total Applicants	270	214	31	11	6	1	5	-
Families	73	57	8	4	1	0	3	-
People with Disabilities	82	63	12	3	1	0	1	-
Seniors	74	58	9	3	4	0	0	-
Wheelchair Modified	12	12	0	0	0	0	0	-
Singles	25	21	2	0	0	1	1	-
Rent Supplements	1	0	0	1	0	0	0	-
Transfers	3	3	0	0	0	0	0	-

Table 36. Historical Median Shelter Cost & Renter Subsidized Housing. Source: Statistics Canada.

COMMUNITY	Renters	Subsidies	% Subsidized
Comox Valley	6,740	725	10.8%
Comox	1,410	195	13.8%
Courtenay	3,565	425	11.9%
Cumberland	410	45	11.0%
Electoral Area A	365	35	9.6%
Electoral Area B	460	15	3.3%
Electoral Area C	525	10	1.9%

Table 37. Projected Housing Demand by Unit Type & Rental Proportion, 2016 to 2025.

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Population	64,355	65,085	65,815	66,545	67,255	68,015	68,730	69,445	70,160	70,875
Total Households	29,175	29,625	30,075	30,525	30,975	31,480	31,925	32,370	32,815	33,260
No Bedroom	260	260	260	260	260	280	285	290	295	300
1 Bedroom	2,050	2,080	2,110	2,140	2,170	2,205	2,235	2,265	2,295	2,325
2 Bedroom	8,525	8,660	8,795	8,930	9,065	9,220	9,350	9,480	9,610	9,740
3+ Bedroom	18,340	18,625	18,910	19,195	19,480	19,775	20,055	20,335	20,615	20,895
Household Size	2.21	2.20	2.19	2.18	2.17	2.16	2.16	2.15	2.14	2.13
Renter Demand	22.9%	22.9%	22.9%	22.9%	22.9%	22.9%	22.9%	22.9%	22.9%	22.9%

Table 38. All Communities – Projected Population and Housing Demand by Unit Type, 2020 to 2025.

	2020					2025					
COMMUNITY	No Bedroom	1-Bedroom	2-Bedroom	3+ Bedroom	Total	No Bedroom	1-Bedroom	2-Bedroom	3+ Bedroom	Total	Total Growth
Comox Valley	12,240	950	4,300	13,465	30,955	13,325	1,010	4,565	14,335	33,235	7.4%
Comox	4,790	30	435	1,670	6,925	5,295	30	495	1,845	7,665	10.7%
Courtenay	7,380	160	975	4,505	13,020	7,950	190	1,040	4,850	14,030	7.8%
Cumberland	10	155	525	1,180	1,870	15	175	625	1,425	2,240	19.8%
Electoral Area A	10	160	640	1,495	2,305	10	160	640	1,505	2,315	0.4%
Electoral Area B	30	170	740	2,090	3,030	30	170	745	2,095	3,040	0.3%
Electoral Area C	20	265	970	2,465	3,720	25	275	1,000	2,555	3,855	3.6%
K'ómoks First Nation	0	10	15	60	85	0	10	20	60	90	5.9%

Table 39. CVRD – Projected Housing Supply, 2016 to 2025.

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total	29,095	29,565	30,005	30,690	31,325	31,730	32,165	32,585	33,050	33,545
No Bedroom	110	110	115	120	125	125	135	135	150	155
1 Bedroom	1,905	1,940	1,965	2,020	2,070	2,095	2,130	2,160	2,190	2,225
2 Bedroom	8,635	8,780	8,915	9,120	9,320	9,445	9,570	9,700	9,835	9,990
3+ Bedroom	18,445	18,735	19,010	19,430	19,810	20,065	20,330	20,590	20,875	21,175

Table 40. CVRD – Projected Housing Gaps, 2016 to 2025.

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total	5	25	15	250	435	340	330	305	325	375
No Bedroom	-150	-150	-145	-140	-135	-155	-150	-155	-145	-145
1 Bedroom	-135	-130	-135	-110	-90	-100	-95	-95	-95	-90
2 Bedroom	125	135	135	205	270	245	240	240	245	270
3+ Bedroom	165	170	160	295	390	350	335	315	320	340

Table 41. CVRD – Projected Housing Gaps 2025, Surplus (+) & Deficit (-).

COMMUNITY	No Bedroom	1-Bedroom	2-Bedroom	3+ Bedroom	Total Gap	% of Demand
Comox Valley	-145	-90	270	340	375	1.1%
Comox	-25	-60	-160	-310	-555	7.2%
Courtenay	-75	-75	300	255	405	2.9%
Cumberland	-10	10	-60	10	-50	2.2%
Electoral Area A	-5	30	45	150	220	9.5%
Electoral Area B	-15	25	105	175	290	9.5%
Electoral Area C	-15	-20	40	60	65	1.7%

Table 42. All Communities – Inadequate Housing by Tenure, 2016. Source: Statistics Canada.

COMMUNITY	Total #	Total %	Owner #	Owner %	Renter #	Renter %
Comox Valley	1,435	5.3%	985	4.7%	455	7.2%
Comox	265	4.3%	160	3.4%	105	7.7%
Courtenay	525	4.6%	295	3.7%	230	6.8%
Cumberland	120	8.0%	85	7.5%	40	11.1%
Electoral Area A	175	8.2%	150	8.5%	30	8.5%
Electoral Area B	100	3.5%	65	2.7%	30	7.0%
Electoral Area C	255	7.8%	230	8.2%	25	5.1%

Table 43. All Communities – Unsuitable Housing by Tenure, 2016. Source: Statistics Canada.

COMMUNITY	Total #	Total %	Owner #	Owner %	Renter #	Renter %
Comox Valley	525	1.9%	260	1.2%	270	4.2%
Comox	35	0.6%	10	0.2%	20	1.5%
Courtenay	245	2.2%	75	0.9%	165	4.9%
Cumberland	55	3.7%	50	4.4%	10	2.8%
Electoral Area A	50	2.4%	35	2.0%	15	4.2%
Electoral Area B	70	2.5%	35	1.4%	35	8.1%
Electoral Area C	80	2.4%	50	1.8%	30	6.1%

Table 44. All Communities – Unaffordable Housing by Tenure, 2016. Source: Statistics Canada.

	Total		Owner		Renter	
COMMUNITY	#	%	#	%	#	%
Comox Valley	5,455	20.0%	2,790	13.4%	2,660	41.8%
Comox	1,120	18.4%	640	13.5%	485	35.8%
Courtenay	2,755	24.2%	1,140	14.2%	1,615	48.0%
Cumberland	310	20.7%	190	16.7%	125	34.7%
Electoral Area A	350	16.5%	215	12.1%	120	33.8%
Electoral Area B	410	14.4%	265	11.0%	145	33.7%
Electoral Area C	500	15.2%	330	11.8%	165	33.3%

Table 45. All Communities – Households in Core Housing Need by Tenure, 2016. Source: Statistics Canada.

	Total		Owner		Renter	
COMMUNITY	#	%	#	%	#	%
Comox Valley	2,815	10.3%	920	4.4%	1,900	29.9%
Comox	460	7.5%	145	3.1%	315	23.2%
Courtenay	1,580	13.9%	400	5.0%	1,180	35.1%
Cumberland	145	9.7%	55	4.8%	95	26.4%
Electoral Area A	185	8.7%	85	4.8%	95	26.0%
Electoral Area B	200	7.0%	90	3.7%	110	25.9%
Electoral Area C	250	7.6%	145	5.2%	105	21.4%

Table 46. All Communities – Households in Extreme Core Housing Need by Tenure, 2016. Source: Statistics Canada.

COMMUNITY	Total #	Total %	Owner #	Owner %	Renter #	Renter %
Comox Valley	1,355	5.0%	460	2.2%	890	14.0%
Comox	235	3.9%	85	1.8%	150	11.1%
Courtenay	760	6.7%	175	2.2%	585	17.4%
Cumberland	40	2.7%	20	1.8%	25	6.9%
Electoral Area A	75	3.5%	45	2.5%	30	8.2%
Electoral Area B	105	3.7%	45	1.9%	60	14.1%
Electoral Area C	140	4.3%	100	3.6%	45	9.2%

Table 47. Historical Households Before-Tax Income Categories, 2015 dollars. Source: Statistics Canada.

Year	Very Low	Low	Moderate	Above Moderate	High
2015	5,135	5,480	7,105	3,410	7,285
2010	5,395	5,495	4,700	3,780	5,925
2005	5,195	5,105	4,130	3,535	4,840

Table 48. : 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	$33,583	$840	$196,717	$220	$50	-$190	-$440	-$254,280	$24,220	-$214,280	-$75,780
Low	$53,732	$1,343	$314,747	$730	$550	$320	$60	-$136,250	$142,250	-$96,250	$42,250
Moderate	$80,598	$2,015	$472,120	$1,400	$1,220	$990	$730	$21,120	$299,620	$61,120	$199,620
Above Moderate	$100,748	$2,519	$590,150	$1,900	$1,730	$1,490	$1,240	$139,150	$417,650	$179,150	$317,650
Median Income	$67,165	$1,679	$393,433	$1,060	$890	$650	$400	-$57,570	$220,930	-$17,570	$120,930

Table 49. All Communities – Households in Core Housing Need by Tenure, 2016. Source: Statistics Canada.

	Affordable (30%)			Rent Gap				Sale Price Gap			
Economic Families	Median Income	Monthly Payment	Dwelling Value	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom	Single Family	Condo Apt.	Patio Home	Town House
Non-econ. family	$31,386	$785	$183,850	$170	-$10	-$240	-$500	-$267,150	$11,350	-$227,150	-$88,650
Lone parent	$46,517	$1,163	$272,481	$550	$370	$140	-$120	-$178,520	$99,980	-$138,520	-$20
Couple w/ child	$108,290	$2,707	$634,326	$2,090	$1,920	$1,680	$1,430	$183,330	$461,830	$223,330	$361,830
Couple w/o child	$78,012	$1,950	$456,966	$1,340	$1,160	$920	$670	$5,970	$284,470	$45,970	$184,470
Median Income	$67,165	$1,679	$393,433	$1,060	$890	$650	$400	-$57,570	$220,930	-$17,570	$120,930

We calculated which specific economic family types (shown above) can or cannot afford certain types of accommodation based on the same approach used in section XX to a by doing the following:

1. taking the before-tax median incomes provided earlier in this report;
2. adjusting them to 2019 dollars;
3. calculating affordable monthly payments and purchase values; and
4. comparing these to market rental and ownership prices.

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