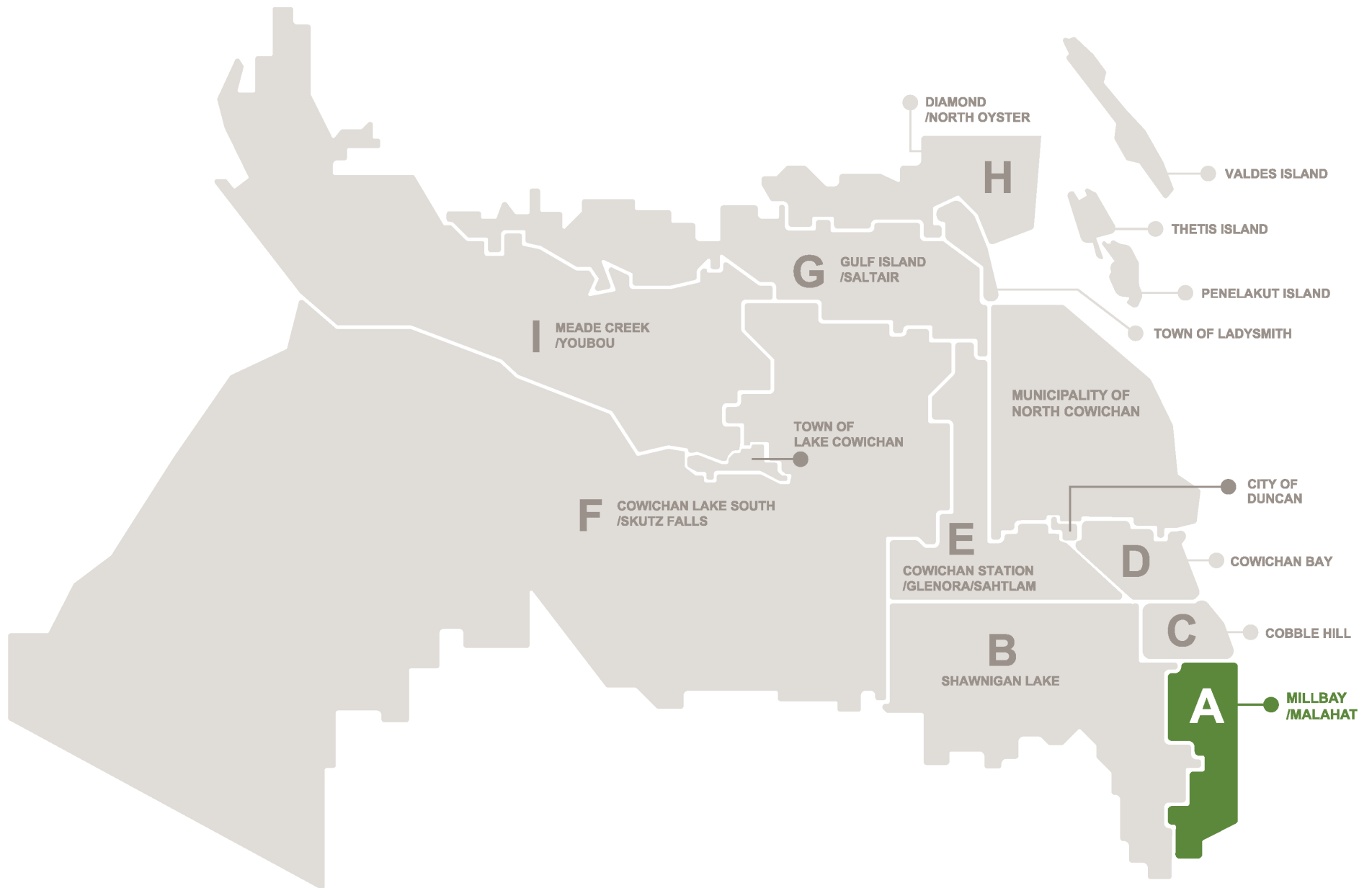


The background of the slide is a scenic landscape photograph. It shows a calm body of water, likely a lake or bay, nestled between forested mountains. The foreground is filled with the tops of evergreen trees. The sky is a clear, pale blue. A semi-transparent grey rectangle is overlaid on the upper half of the image, containing the title text.

# ELECTORAL AREA A - MILL BAY/MALAHAT SUB-REGIONAL SNAPSHOT JANUARY 2021

# MAP OF CVRD



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# INTRO/BACKGROUND

Have you ever wondered how you'll pay your mortgage or rent? Do you have a good paying job but can't seem to find a place to live? Do you have a safe and affordable place to call home?

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

In April 2019, the Province went a step further and asked local governments to collect data, look at trends and report back on current and anticipated housing needs within their communities. These reports, known as Housing Needs Assessment Reports, are meant to help local governments better understand the existing and projected gaps in their housing supply, and use them to inform plans and decision making going forward.

These reports consider things like household income, labour, the economy, population growth and housing prices. The Province requires local governments to produce these reports every five years.

For the Cowichan Valley Regional District, a Housing Needs Assessment Report is required for the entire region, and sub-regional reports are required for each electoral area and member municipality.

The remainder of this document is meant to provide a 'snapshot' of the data and the trends observed on current and anticipated housing needs within Electoral Area A – Mill Bay/Malahat. For a more in-depth look at the full Housing Needs Report for electoral area A or to check out the project webpage, visit the following link: [Housing Needs Assessment | Cowichan Valley Regional District \(cvrd.ca\)](https://www.cvrld.ca/housing-needs-assessment)



# DEMOGRAPHIC PROFILE

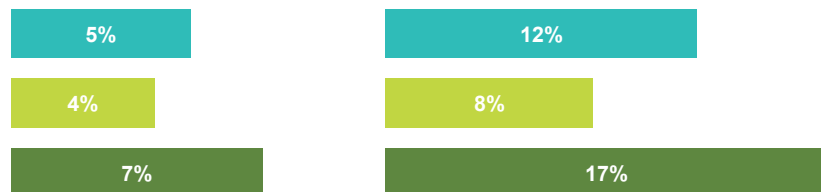
## POPULATION GROWTH

Electoral area A has grown quickly and increased in population from 3,925 in 2006 to 4,585 in 2016. This growth was more rapid (17% from 2006 to 2016) than the CVRD (8%) and the province (12%).

Population Over Time from 2006 - 2016

	2006	2011	2016
British Columbia	4,054,605	4,324,455	4,560,240
CVRD	75,495	78,670	81,885
Electoral Area A	3,925	4,275	4,585

2011 - 2016 Growth Vs. 2006 - 2016 Growth



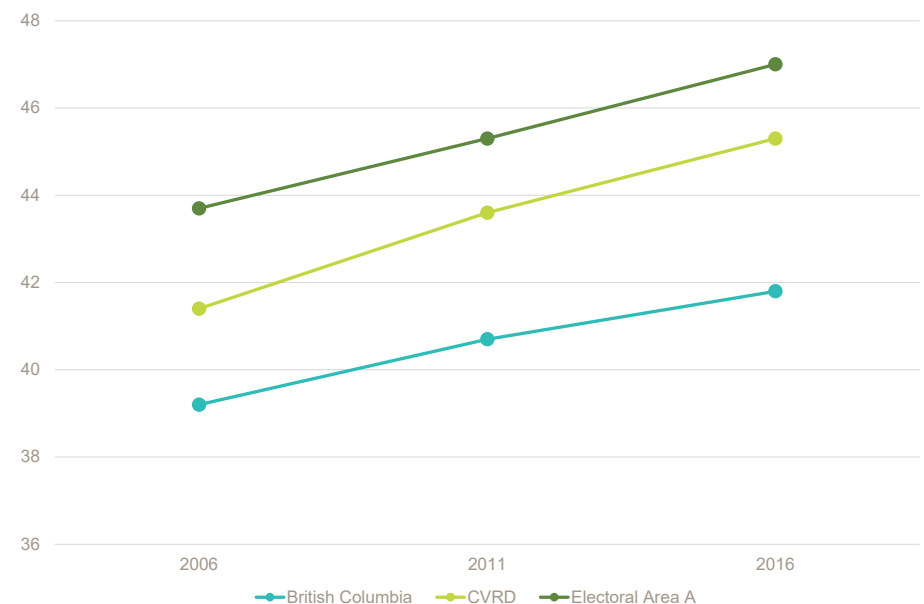
## UNHOUSED POPULATION

It can be hard to locate and count homeless people in more rural areas, but in 2017, two people were identified as homeless in Mill Bay. Many people who are homeless in the CVRD tend to stay close to a community hub, such as Mill Bay Village, where they can access vital services.

## AGE

Since 2006, the average age has been increasing in area A, the CVRD and the province. In 2016, the average age in area A was 47 years old, 2.3 years older than the CVRD's average.

Average Age

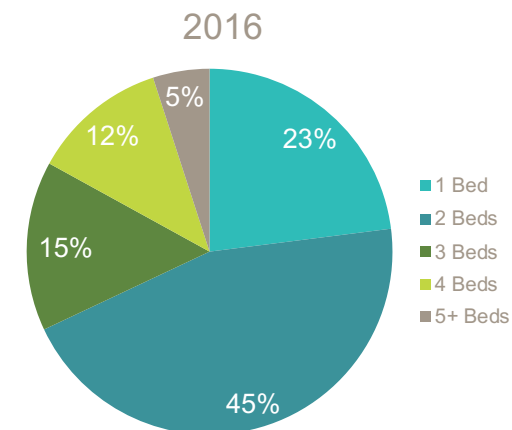
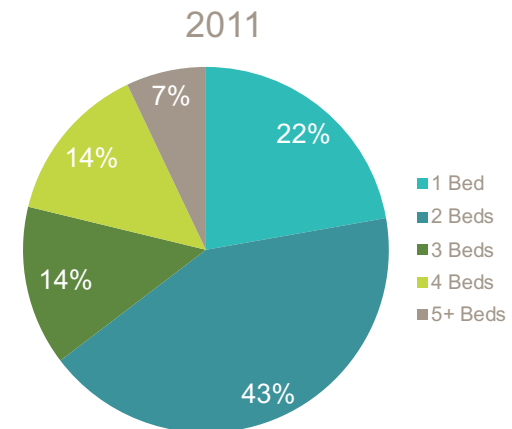
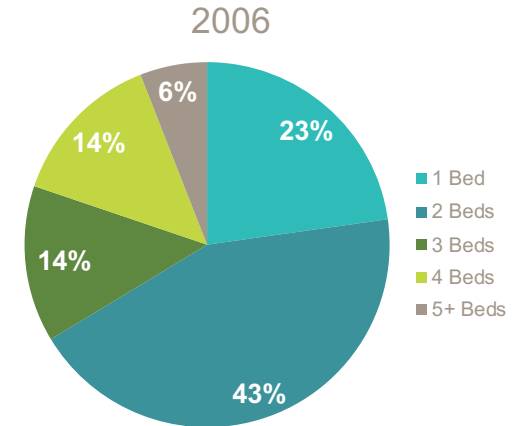
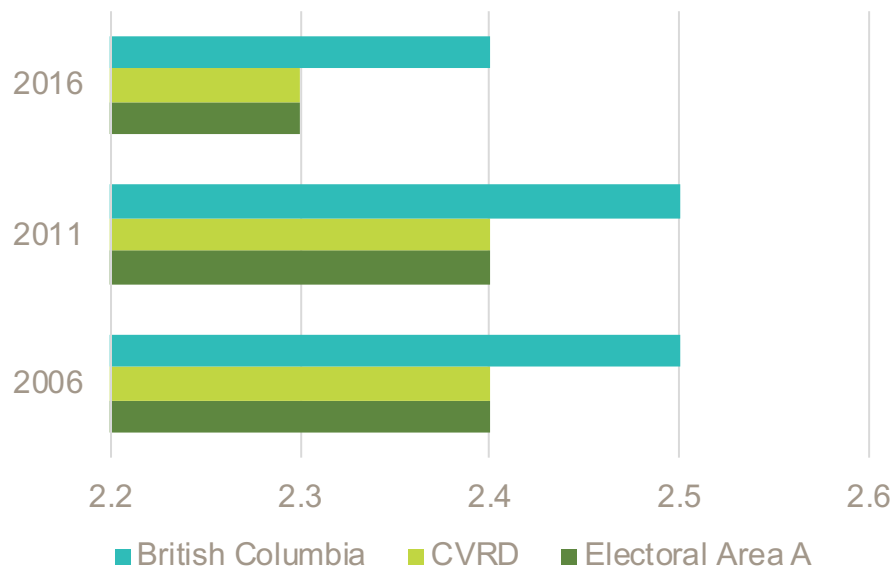


## HOUSEHOLD SIZE

The average household size in electoral area A decreased from 2006–2016, consistent with change across the CVRD as a region. In general, jurisdictions with smaller households tend to be more senior in age composition.

Household sizes in British Columbia and throughout the CVRD decreased from 2006 to 2016. Household sizes in electoral area A are close to those in the CVRD as a region. Average household size has decreased slightly from 2.4 in 2006 to 2.3 in 2016.

Average Household Size by Jurisdiction Over Time  
from 2006 - 2016





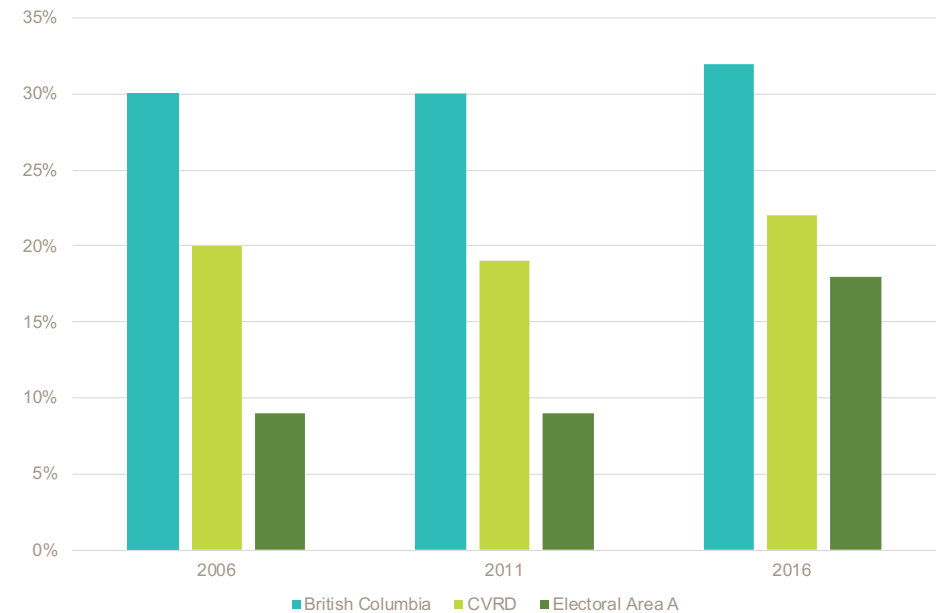
## TENURE

Electoral area A has a lower percentage of renters (18%) than the CVRD (22%) but experienced a sharp increase from 2011 to 2016.

## TRANSPORTATION

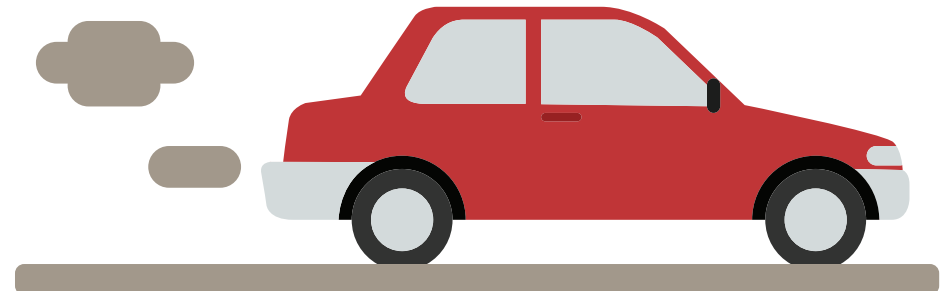
Electoral area A has an average amount of transit service in comparison to other CVRD areas, with two local transit routes connecting Mill Bay to other parts of the South Cowichan and to Duncan. The urban form, combined with the low frequency of buses and lack of cycling facilities, mean the majority of residents must travel by car to perform their daily activities—88% of commuters used a private automobile to get to work—which can increase the costs of living in electoral area A.

Share of Household Renting from 2006 - 2016



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

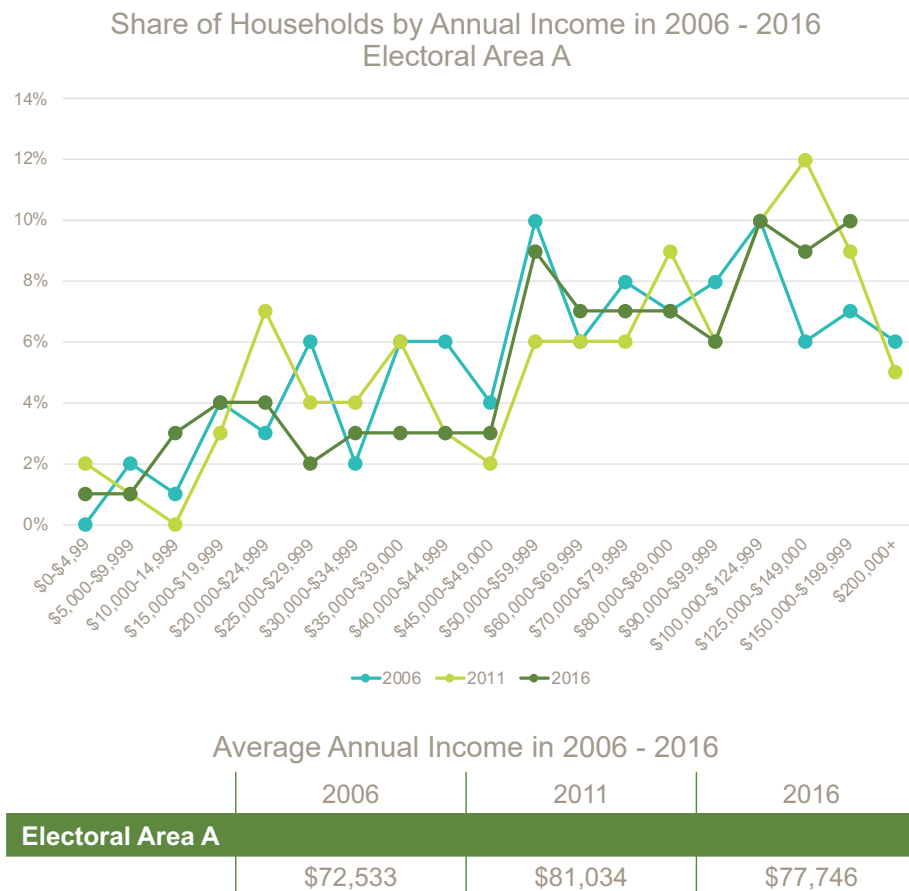
	Rides	Trips
<b>Conventional Routes</b>		
Mill Bay (Telegraph)	29,079	2,292
Mill Bay (Shawnigan Lake)	29,340	1,961
<b>Commuter Routes</b>		
Duncan/Victoria	55,302	--
Shawnigan Lake/Victoria	22,386	--
Saturday (Duncan/Victoria)	3,922	--



# INCOME AND ECONOMY

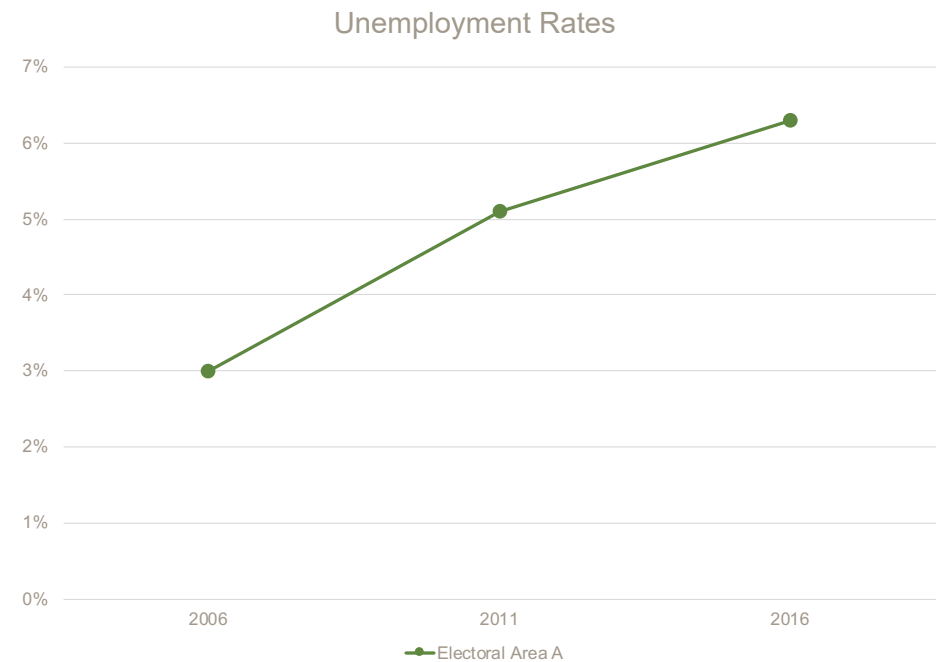
## HOUSEHOLD INCOME

The median household income in electoral area A was \$77,746 in 2016. After inflation is removed from the analysis, electoral area A shows a downward trend in median household income between 2006–2016. Electoral area A has the least income inequality between owners and renters in the CVRD.



## EMPLOYMENT

Electoral area A has had one of the lowest unemployment rates in the CVRD, but it increased significantly from 2006 to 2016 (3.0% to 6.3%).



## INDUSTRY

Within the CVRD, the labour force is somewhat geographically clustered. Electoral area A includes clusters of education workers and public administration workers.



# HOUSING PROFILES

## DWELLING TYPES

The CVRD has a much lower-density housing composition than BC, with single-detached dwellings making up a larger share and apartments making up a smaller share. This holds true in electoral area A. Movable dwellings tend to be more predominant in the electoral areas than in the municipalities, including and particularly in electoral area A.

Share of Total Housing Units by Type in 2006 - 2016

	Single-detached	Semi-detached	Row House	Apartment in Duplex	Apartment (1-4 Storeys)	Apartment (5+ Storeys)	Movable Dwelling
<b>Electoral Area A</b>							
2006	78%	1%	3%	2%	3%	0%	13%
2011	82%	0%	5%	1%	4%	0%	8%
2016	74%	1%	4%	4%	2%	0%	15%

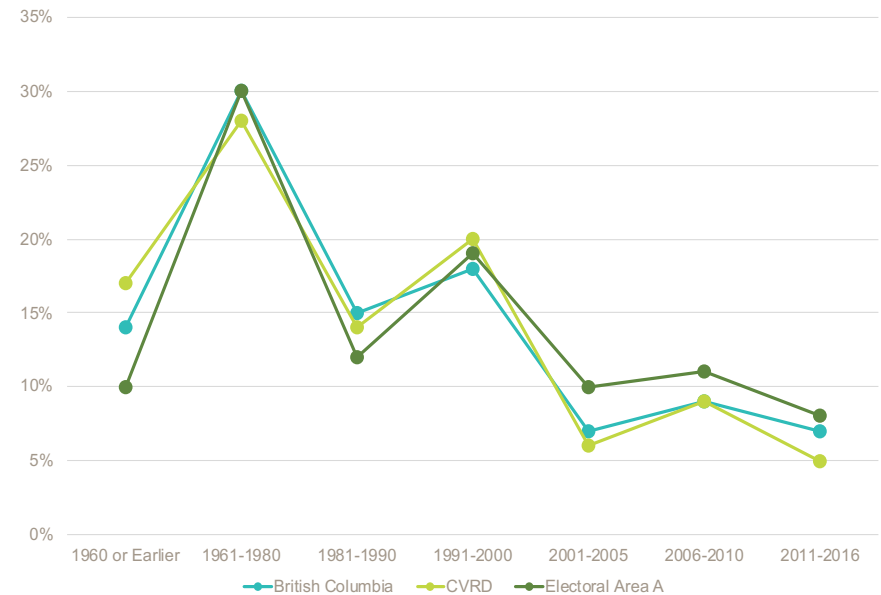
## DWELLING AGE

Electoral area A has a greater percentage of housing units built after 2001 than either British Columbia or the CVRD, and a lower percentage of housing units built in 1960 or earlier.

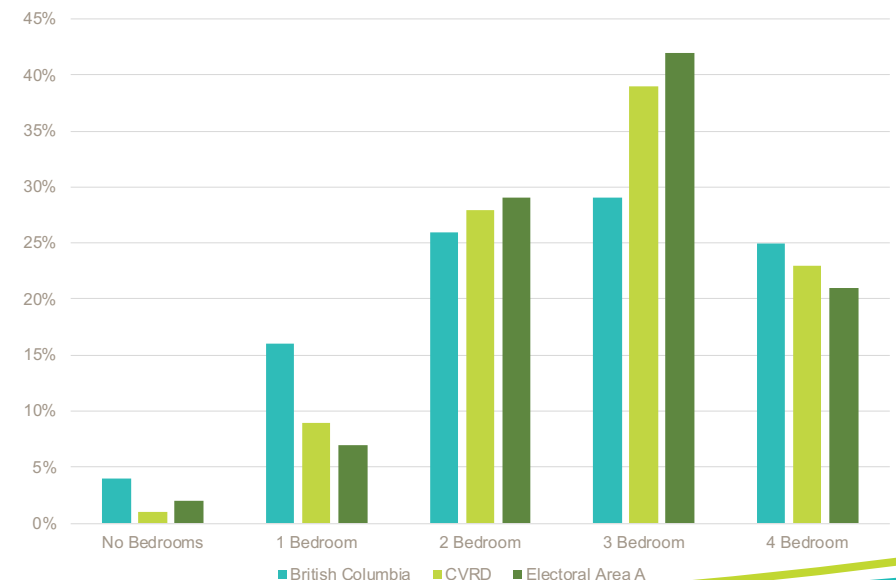
## BEDROOM NUMBER

Electoral area A has a much higher share of three-bedroom units and a much lower share of one-bedroom units than BC and is similar in composition to the CVRD.

Share of Dwellings by Year of Construction in 2016



Share of Housing Units by Bedroom Count from 2006 - 2016



## NON-MARKET HOUSING

Electoral area A has no non-market units and 13 households receiving rent assistance in the private market from BC Housing.

**Non-Market Rental:** Housing with rents lower than average rates in private-market rental housing. Includes the Rental Assistance Program, a type of rent supplement that BC Housing offers to eligible low-income families.

## MARKET RENTAL HOUSING

There is limited data on the supply of market rental housing, and most of the supply is likely provided through the secondary rental market.

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

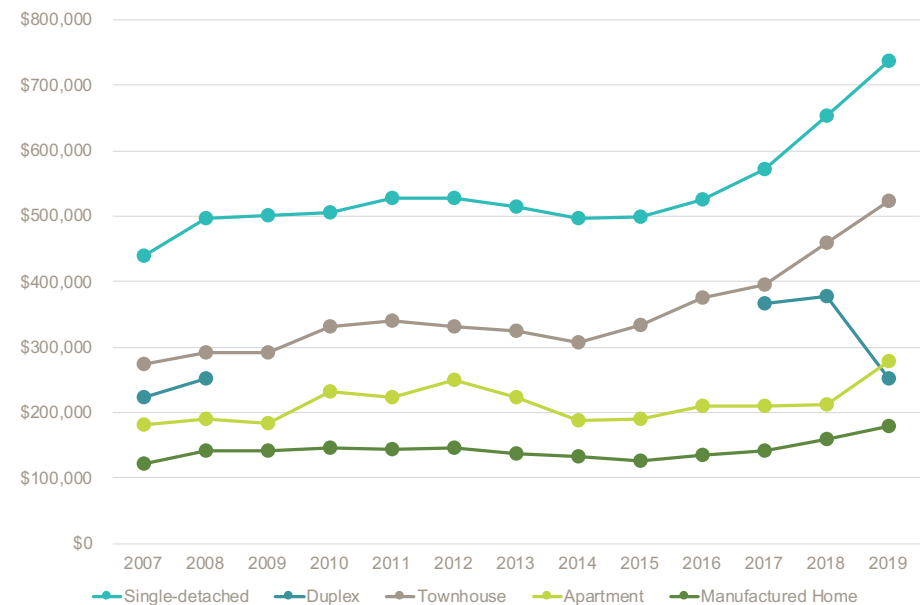


**Secondary Rental:** Any rental property with only one or two self-contained residential rental units, including units within dwellings.

## MARKET OWNERSHIP HOUSING

Single-detached homes have been the most desirable and expensive form of housing, followed by townhomes. This market saw price stability from 2007 to 2017 as Vancouver Island's economy gradually recovered from the financial crisis of 2008. From 2017 to 2019, prices increased considerably each year for single-detached and townhome products (although not for other unit types). This suggests that since 2016 the electoral area's supply of available land has been insufficient to meet growing demand for single-detached homes and townhomes.

Average Value per Dwelling Unit by Type  
in Electoral Area A from 2007 - 2019



# PROJECTIONS

## HOUSEHOLD PROJECTIONS

Between 2019 and 2025, electoral area A is expected to grow from 2,057 households to 2,432 households, an increase of 18% in six years, which would be somewhat faster than the 18% growth observed in the 10 years between 2006 and 2016.

Projected Households from 2019 - 2025

	2019 (Estimate)	2025 (Projection)	2019 - 2025 Growth
<b>Electoral Area A</b>			
	2,057	2,432	18%
<b>Cowichan Valley</b>			
	34,744	39,967	15%

## POPULATION PROJECTIONS

From 2019 to 2025, electoral area A is expected to grow from 4,875 residents to 5,853 residents, an increase of 20% in six years.

Projected Population from 2019 - 2025

	2019 (Estimate)	2025 (Projection)	2019 - 2025 Growth
<b>Electoral Area A</b>			
	4,975	5,853	20%
<b>Cowichan Valley</b>			
	80,404	93,071	16%

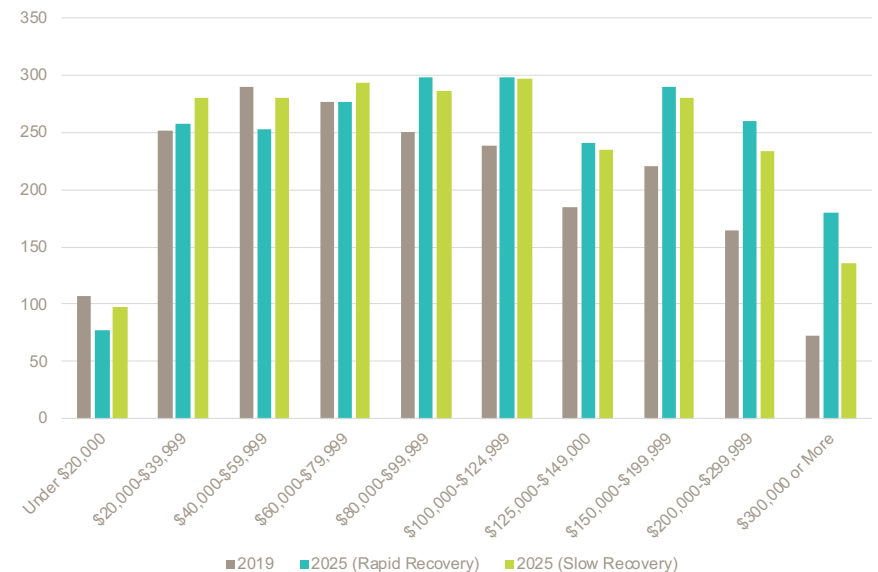
## TENURE PROJECTIONS

Based on the income projection, the percentage of renters compared to owners is not anticipated to change significantly in electoral area A.

## HOUSEHOLD INCOME PROJECTIONS

Due to the uncertainty of COVID-19, two income projections were done to 2025. One projection assumes a rapid economic recovery from the COVID-19 pandemic, while the other assumes a slower economic recovery. In 2025 (and in 2025 dollars), electoral area A is expected to have a median household income of \$104,395 in the rapid recovery scenario or \$97,570 in the slow recovery scenario.

Estimated Number of Households by Income Bracket in 2019 and 2025 by Scenario



# HOUSING NEEDS

## PROJECTION OF HOUSING NEED BY NUMBER OF BEDROOMS

A large majority of households in 2019 and 2025 need only one bedroom for the composition of their household. Many households possess more bedrooms than they need, according to National Occupancy Standard's definition of suitable housing. It is projected that in 2025 electoral area A will need an additional 375 units of housing, most of which should be one-bedroom units.

Projection of Housing Needs by Number of Bedrooms

	2020	2025	Projected Units
<b>Electoral Area A</b>			
1 Bedroom	1,369	1,673	304
2 Bedrooms	262	281	19
3+ Bedrooms	426	478	52
Total:	2,057	2,432	375

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

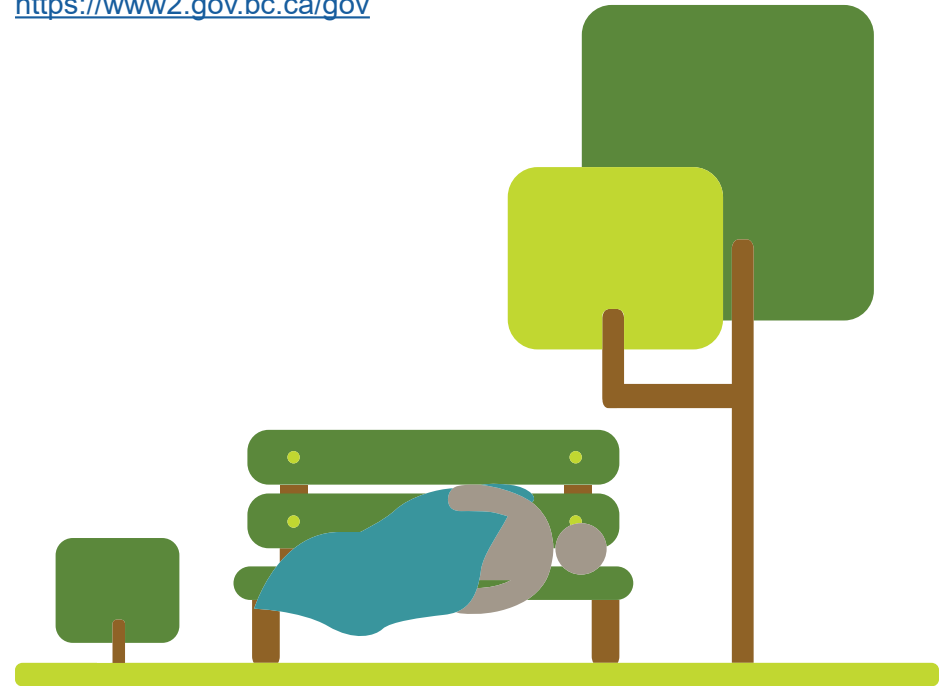
## HOMELESSNESS

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

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

The Province has committed to addressing housing and support needed for people who are homeless. There are more than 11,000 subsidized units, rent supplements and emergency shelter spaces for people who are homeless or at risk of homelessness across BC. In addition, a number of programs have been created to provide help to those who need it most. To learn more about these programs follow this link:

<https://www2.gov.bc.ca/gov>



## NON-MARKET HOUSING

BC Housing breaks down the types of housing support it provides into four high-level categories: emergency shelter and housing for the homeless, transitional supported and assisted living, independent social housing and rent assistance in the private market. Seniors make up the largest funding group in the three largest high-level categories and therefore receive the majority of BC Housing support in the CVRD.

Supportive housing was identified through stakeholder and public engagement as a key component of the housing spectrum, along with a recognition that those with special needs require additional support alongside adequate shelter to ensure long-term safety and success. Results of engagement indicate that congregate housing (housing units that are in a common building where all tenants are part of a shared program) is lacking in electoral area A.

Number of Units Under BC Housing Administration by Service Allocation Group in 2020 (-- Data is Unavailable)

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

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

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

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

## THE HOUSING CONTINUUM



## MARKET RENTAL HOUSING

Renter households in electoral area A making less than \$48,400 per year tend to spend more than 30% of their annual income on housing expenses, placing these households in core housing need. Renter households making less than \$26,600 per year tend to spend more than 50% of their annual income on housing expenses, placing them in extreme core housing need. This analysis suggests that 25% of electoral area A's renter households are in core housing need and 10% are in extreme core housing need. Engagement results identified that a need still exists to increase the stock of rental properties, such as through secondary dwellings and smaller suites.

Estimated Housing Costs Versus Household Income for Renter Households

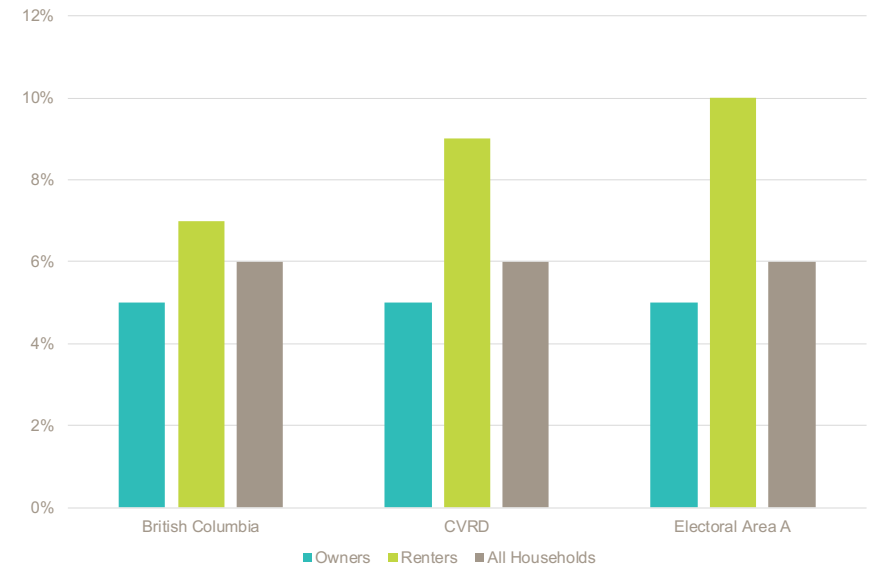
	Household Income	30% of Income	50% of Income	Estimated Housing Cost
<b>Electoral Area A</b>				
	\$20,000	\$6,000	\$10,000	\$12,775
	\$40,000	\$12,000	\$20,000	\$13,855
	\$60,000	\$18,000	\$30,000	\$15,441
	\$80,000	\$24,000	\$40,000	\$17,214
	\$100,000	\$30,000	\$50,000	\$18,853
	\$120,000	\$36,000	\$60,000	\$20,166
	\$140,000	\$42,000	\$70,000	\$21,117
	\$160,000	\$48,000	\$80,000	\$21,803
	\$180,000	\$54,000	\$90,000	\$22,267
	\$200,000	\$60,000	\$100,000	\$22,571
	\$220,000	\$66,000	\$110,000	\$22,779
	\$240,000	\$72,000	\$120,000	\$22,924
	\$260,000	\$78,000	\$130,000	\$23,079
	\$280,000	\$84,000	\$140,000	\$23,079
	\$300,000	\$90,000	\$150,000	\$23,109

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

## HISTORIC AND CURRENT HOUSING CONDITION (ADEQUACY)

Adequacy of housing in electoral area A is similar to the CVRD and British Columbia, with more renters (10%) living in housing below adequacy standards than owners (5%).

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



## HISTORIC AND CURRENT OVERCROWDING (SUITABILITY)

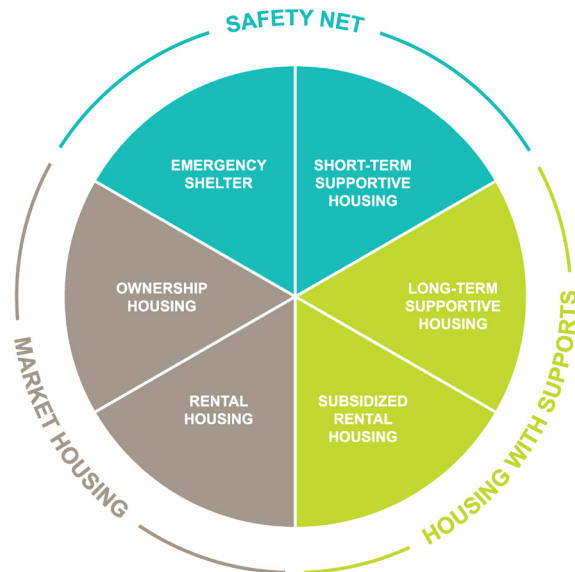
The percentage of homes experiencing overcrowding in electoral area A is similar to that in the CVRD and lower than the percentage in BC. More renters (4%) live in overcrowded housing than owners (2%).

## HISTORIC AND CURRENT AFFORDABILITY

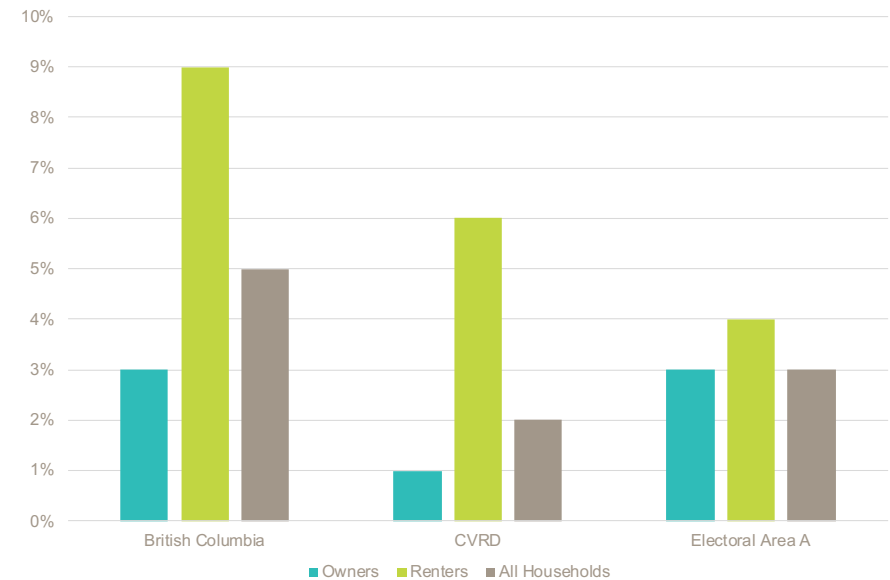
Compared to BC, the affordability situation in electoral area A is better for owners (13%-17%) and similar for renters (45% in 2006, decreasing to 32% in 2016), to produce a more favorable overall share of 15%-20%.

## CORE HOUSING NEED AND EXTREME CORE HOUSING NEED

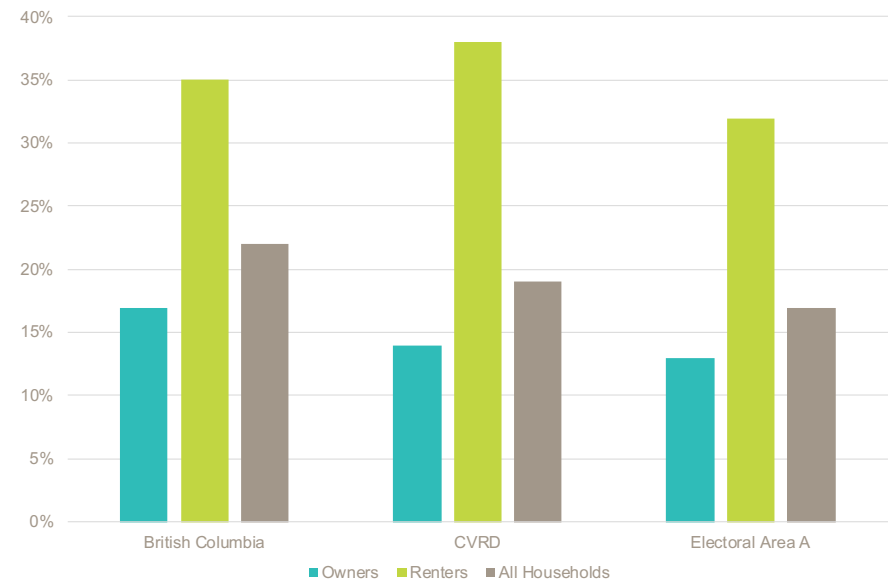
In electoral area A, 21% of households are in core housing needs and 2% are in extreme core housing need. This is higher than reported in the last several censuses, which showed a downward trend from 17% in 2006 to 13% in 2011 and 2016.



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



Share of Households by Tenure Below Affordability Standard in 2016





# AFFORDABILITY OF NEW DEVELOPMENT

## FINANCIAL ANALYSIS RESULTS

A financial model analyzing the cost of residential development for a variety of housing types and tenures was created. Using this model, the lowest sale price or rental rate per unit that a builder could afford to charge for the finished product while still achieving a minimal level of profit was calculated. Based on the construction cost assumptions, the housing prices represent the most affordable units that a developer or builder could afford to produce in area A. More affordable new units may exist, but these would arise from exceptional circumstances, such as unusually cheap land.

These minimum prices and rental rates indicate what levels of household income would be required to purchase or rent new units in area A without paying more than 30% of one's household income. The tables show results of analysis in area A in 2020 and 2025. The price of a new single-detached home in 2020 is \$650,000, requiring a minimum household income of \$118,000. In 2025, that is projected to increase such that a single-detached unit sale price of \$746,000 requires a minimum household income of \$135,000.

The capacity of area A households to afford new construction would decrease slightly in the slow recovery scenario, suggesting that the area's housing market is unlikely to be severely impacted by COVID-19. Note that if housing supply constraints exist and less housing is built, then new housing will go to the highest bidder, increasing the price and income required to avoid core housing need.

The Most Affordable New Units by Type and Tenure in 2020 and 2025

	Sale Price (2020)	Sale Price (2025)	Monthly Rental Rate (2020)	Monthly Rental Rate (2025)
Single-Detached	\$650,000	\$746,000	-	-
Townhouse	\$449,000	\$525,000	\$1,670	\$2,035
Apartment	\$320,000	\$363,000	\$1,180	\$1,400

Minimum Household Income Required to Purchase or Rent a New Home by Unit Type in 2020

	Minimum Household Income	Share of Households
Single-Detached for Purchase	\$118,000	34%
Townhouse for Purchase	\$85,000	52%
Apartment for Purchase	\$63,000	66%
Townhouse for Rent	\$76,000	57%
Apartment for Rent	\$57,000	71%

Minimum Household Income Required to Purchase or Rent a New Home by Unit Type in 2025

	Minimum Household Income	Share of Households	
		Rapid Recovery	Slow Recovery
Single-Detached for Purchase	\$135,000	36%	33%
Townhouse for Purchase	\$97,000	54%	50%
Apartment for Purchase	\$70,000	70%	66%
Townhouse for Rent	\$91,000	58%	54%
Apartment for Rent	\$66,000	73%	69%

ELECTORAL AREA A - MILL BAY/MALAHAT  
SUB-REGIONAL SNAPSHOT  
JANUARY 2021

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