



**ELECTORAL AREA C - COBBLE HILL
SUB-REGIONAL SNAPSHOT
JANUARY 2021**

MAP OF CVRD

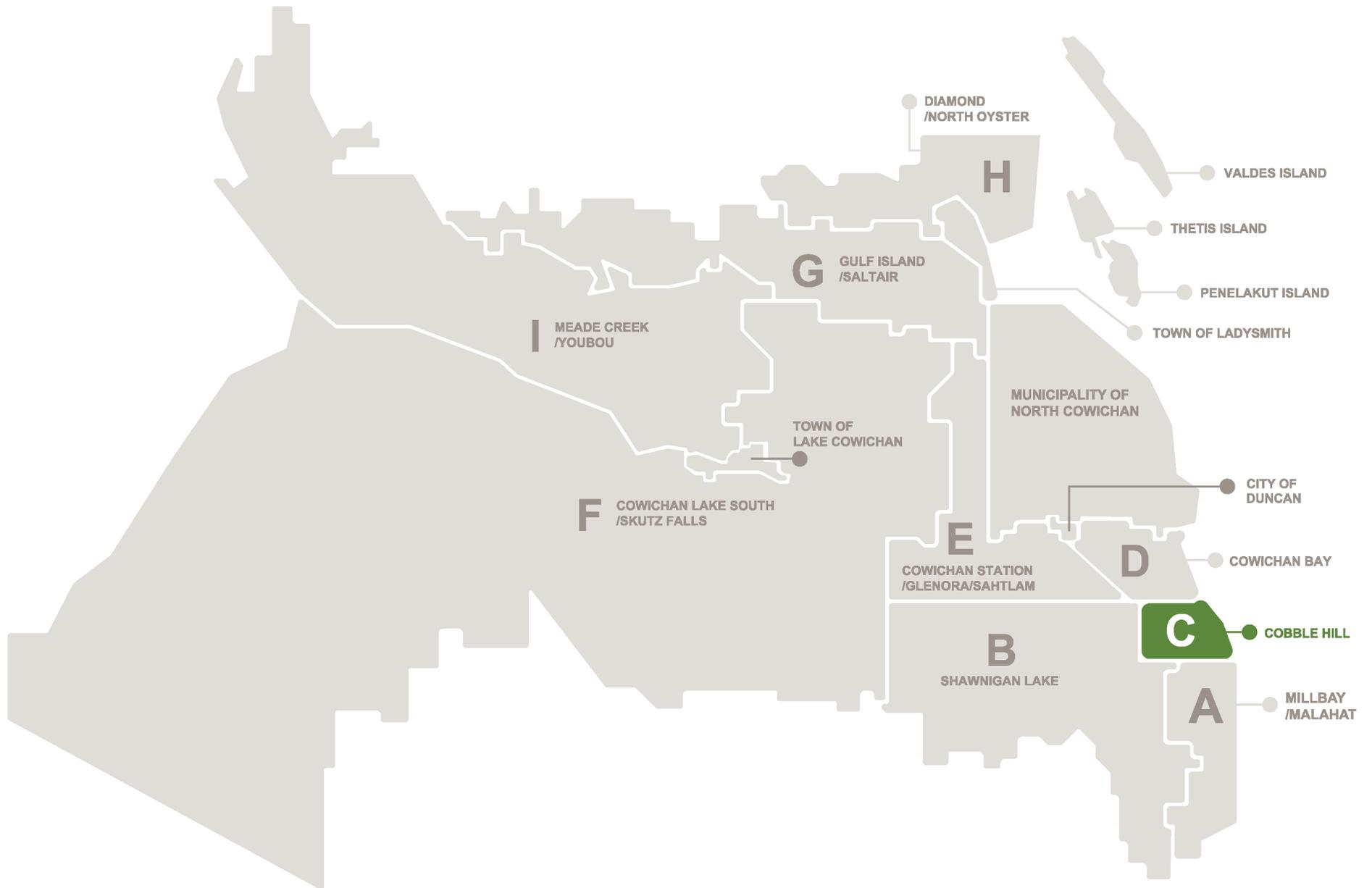


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INTRO/BACKGROUND

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 subregional 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 C – Cobble Hill. For a more in-depth look at the full Housing Needs Report for electoral area C or to check out the project webpage, visit the following link: [Housing Needs Assessment | Cowichan Valley Regional District \(cvrd.ca\)](#)



DEMOGRAPHIC PROFILE

POPULATION GROWTH

Area C is the second largest electoral area in the CVRD, with a population of 5,020 (2016). From 2006–2016, BC grew in population from 4.1 million to 4.6 million, an increase of 12%. By comparison, the CVRD grew somewhat slower, from 75,000 to 82,000, for a total of 8% growth during this decade. Within the CVRD, electoral area C grew faster than average—11%, from 4,525 to 5,020 between 2006 and 2016.

Population Over Time from 2006 - 2016

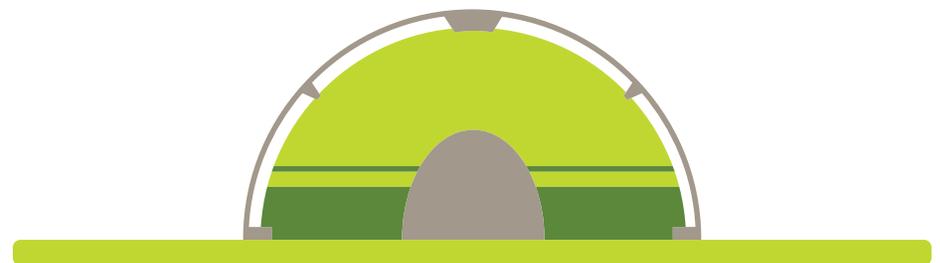
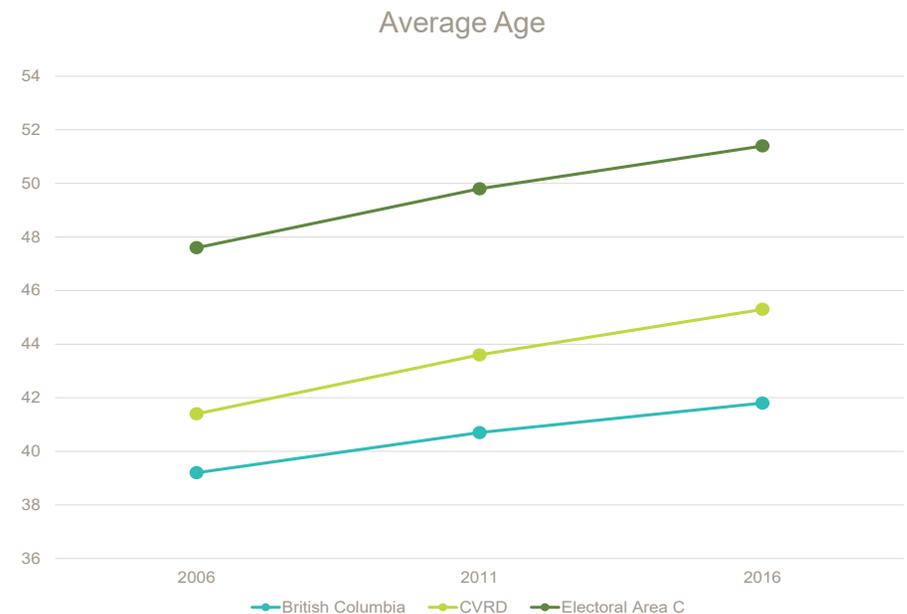
	2006	2011	2016
British Columbia	4,054,605	4,324,455	4,560,240
CVRD	75,495	78,670	81,885
Electoral Area C	4,525	4,795	5,020

UNHOUSED POPULATION

It can be hard to locate and count homeless people in rural areas. The 2017 Summer Point-in-Time Homeless Count and Homeless Needs Survey Community Report did not provide data specific to electoral area C. Many people who are homeless in the CVRD tend to stay close to a community hub where they can access vital services. Electoral area C includes a small village core in Cobble Hill, as well as Valleyview Centre, a commercial and office development located along the Trans-Canada Highway. The village core and Valleyview Centre may not provide adequate services for people who are homeless or at risk of homelessness.

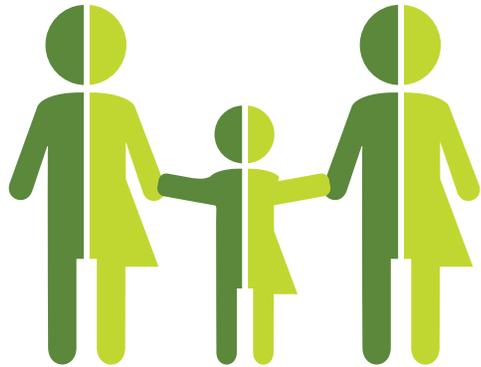
AGE

Area C residents are the second oldest residents of all jurisdictions in the CVRD. From 2006 to 2016, the average age increased from 47.6 to 51.4 years old.

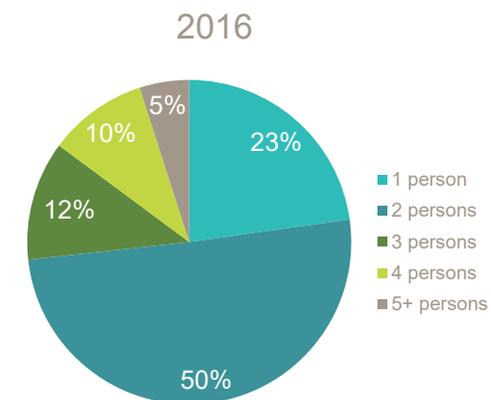
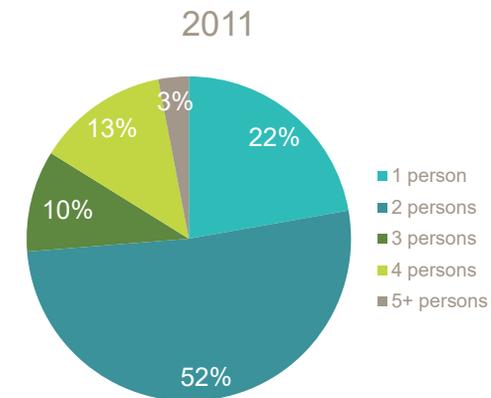
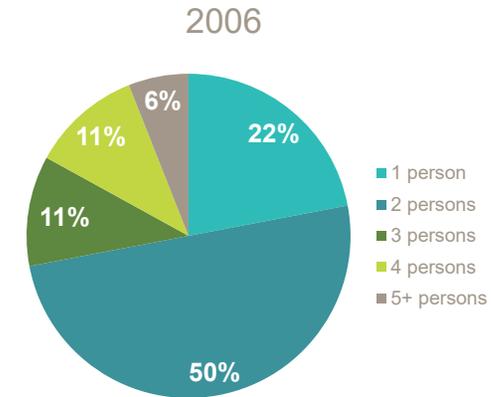
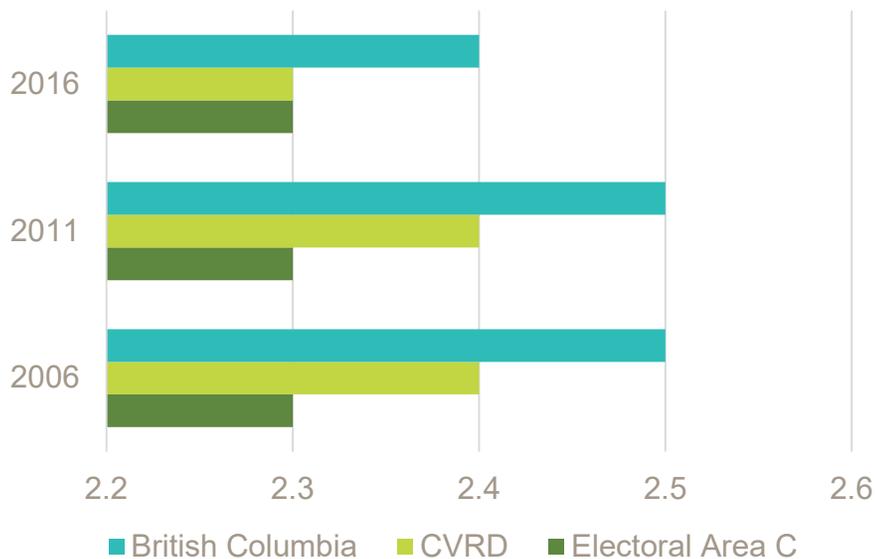


HOUSEHOLD SIZE

Household sizes in BC and throughout the CVRD decreased from 2006–2016. In general, jurisdictions with smaller households tend to be more senior in age. The average household size in electoral area C has remained consistent from 2006–2016 at 2.3 people per household.



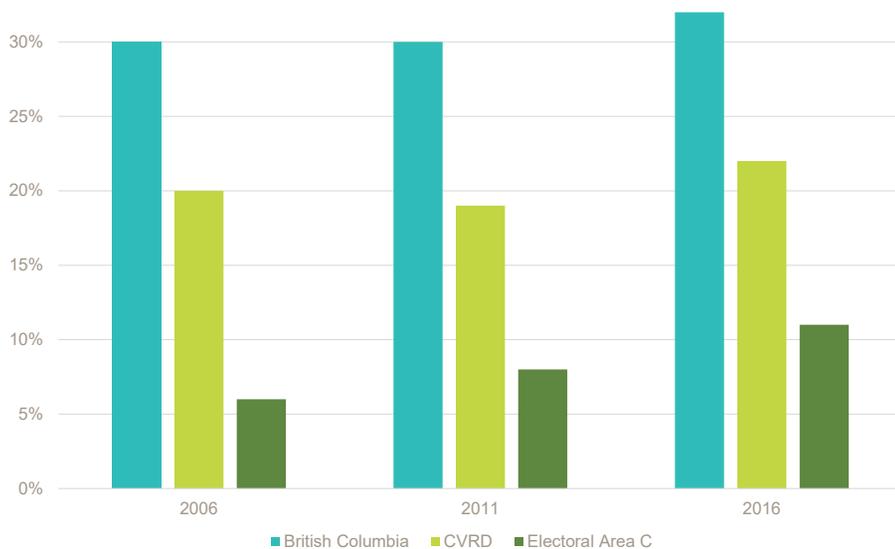
Average Household Size by Jurisdiction Over Time from 2006 - 2016



TENURE

Only 11% of residents in area C rent, compared to 22% of residents in the CVRD. As a share of all households, renter households in subsidized housing in BC made up about 4% in both 2011 and 2016. In the CVRD, they make up a lower and decreasing share of all households (from 3% in 2011 to 2% in 2016). In electoral area C, renter households in subsidized housing make up 1% of households, increasing from 0% in 2011.

Share of Households Renting from 2006 - 2016



Renters in Subsidized Housing as a Share of Total Households

	2011	2016
British Columbia	4%	4%
CVRD	3%	2%
Electoral Area C	0	1%

TRANSPORTATION

Ninety-two percent of commuters use a private vehicle to get to work. Electoral area C has a small village core near the intersection of Cobble Hill Road and Fisher Road and several rural residential and suburban subdivisions extending out east toward the sea. Overall, the mix of land uses, as well as the park and ride facilities at the Valleyview Centre, provide a good foundation for a community looking to reduce transportation costs. However, the low frequency of buses and lack of cycling facilities mean the large majority of residents must travel by car to perform their daily activities. Increasing transportation options to key destinations and employment lands would help residents lessen their car dependency and lower their living costs.

Annual Rides and Trips by Bus Route in Area C in 2019
(-- Data is Unavailable)

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

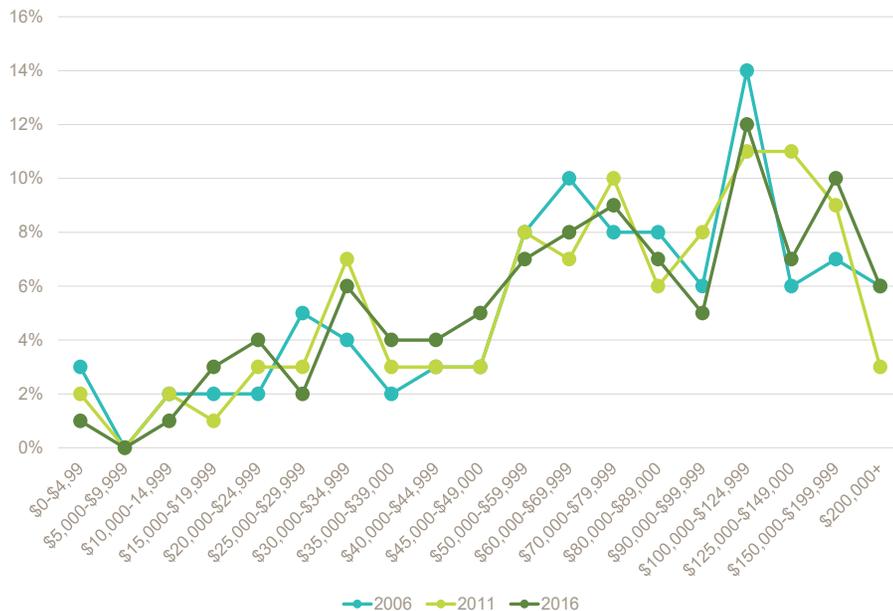


INCOME AND ECONOMY

HOUSEHOLD INCOME

In 2016, the average household income in area C was \$77,171, making it the third most affluent jurisdiction in the CVRD. After inflation was removed from the analysis, median household incomes in BC showed no change between 2006 and 2016, but the CVRD and electoral area C showed downward trends.

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



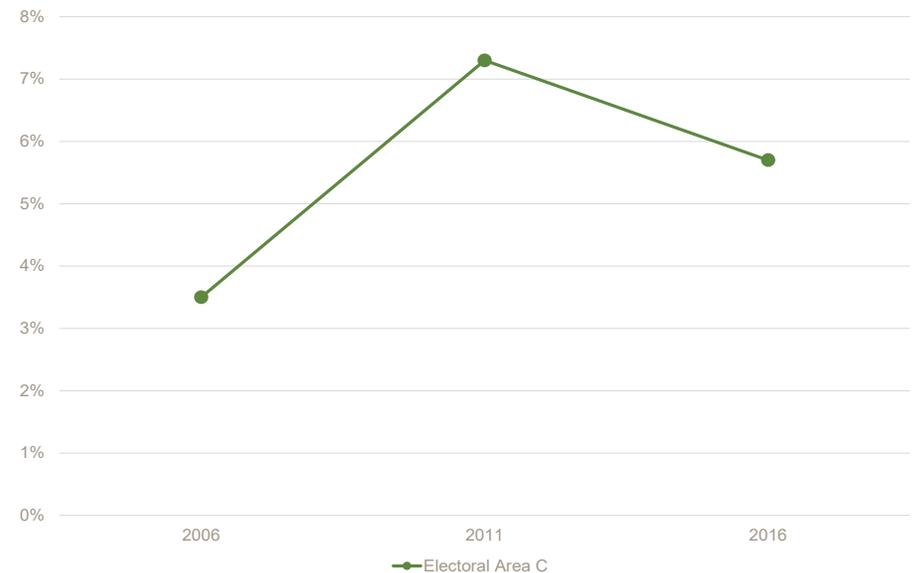
Average Annual Income in 2006 - 2016

	2006	2011	2016
Electoral Area C	\$77,356	\$77,252	\$77,171

EMPLOYMENT

In 2016, 2,195 people in area C were employed or actively looking for work. The unemployment rate (reflective of those seeking employment but unable to find it) in the CVRD (increasing from 6.5% to 7.4% between 2006 and 2016) has generally been higher than in BC (increasing from 6.0% to 6.7% in the same decade), except in 2011 when the rate in both was 7.8%. Within the CVRD, electoral area C has had one of the lowest unemployment rates at 5.7%

Unemployment Rates



INDUSTRY

In 2016 the top three employment sectors in area C were health care and social assistance (15%), retail (14%) and construction (11%).

HOUSING PROFILES

DWELLING TYPES

The CVRD has a much lower-density housing composition than BC, with single-detached dwellings making up a larger share of all dwelling types. Single-detached dwellings make up 90% of the housing stock in area C.

Share of Total Housing Units by Type in 2006 - 2016

	Single-detached	Semi-detached	Other single attached	Row House	Apartment in Duplex	Apartment (1-4 Storeys)	Apartment (5+ Storeys)	Movable Dwelling
2006	84%	8%	0%	0%	1%	1%	0%	7%
2011	92%	4%	0%	0%	2%	0%	0%	2%
2016	90%	2%	0%	0%	2%	0%	0%	6%

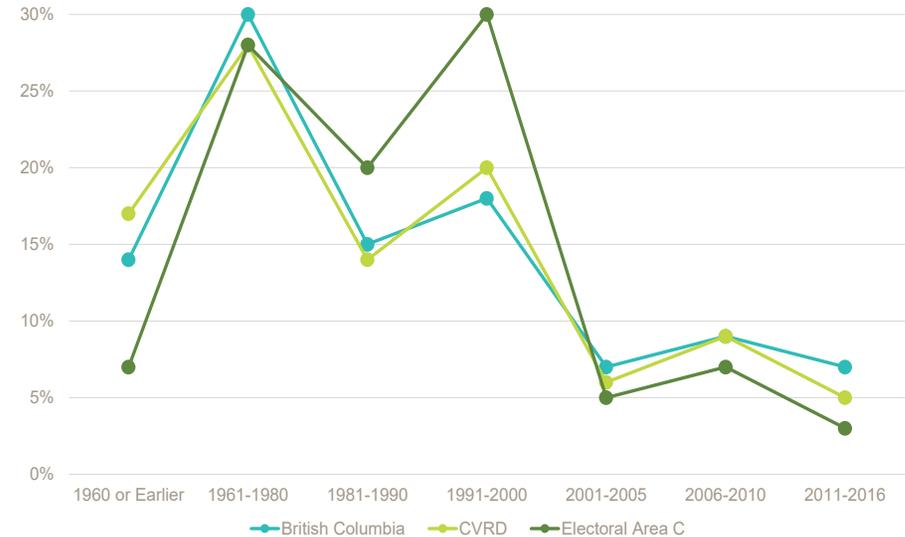
DWELLING AGE

Eighty-five percent of all homes in area C were built prior to 2000. BC and the CVRD have similar distributions of dwellings by age, with dwellings in the CVRD being only slightly older.

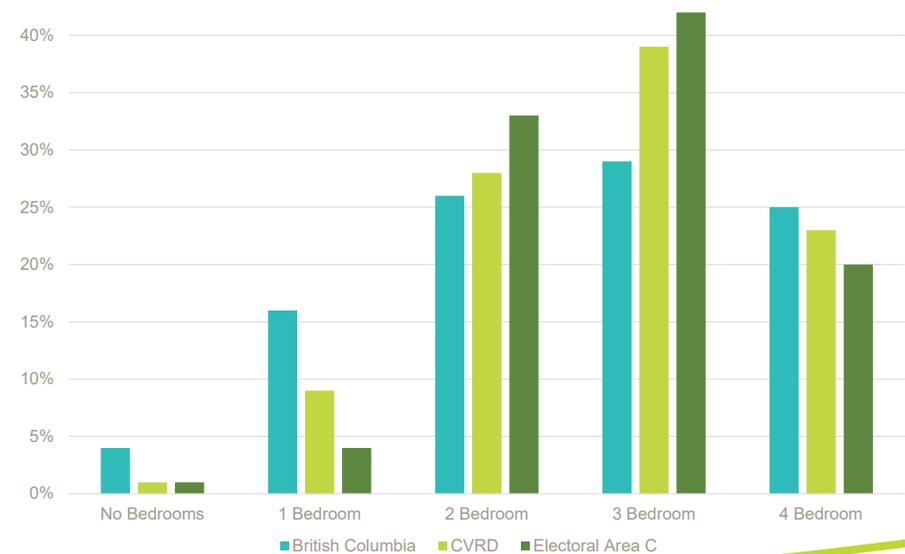
BEDROOM NUMBER

One-bedroom homes and bachelor suites make up only 5% of all dwelling types in area C, which means 95% of homes have two or more bedrooms. Compared to BC, the CVRD has a much higher share of three-bedroom apartments (39%) and a much lower share of one-bedroom apartments (9%) but similar shares of two-bedroom and four-plus-bedroom apartments. It might be said that the CVRD has a narrower range of home sizes available than BC in general.

Share of Dwellings by Year of Construction in 2016



Composition of Housing Stock by Room Count and Jurisdiction in 2016



NON-MARKET HOUSING

Electoral area C has six units of non-market rental assistance for families and 12 for seniors.

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

Most of the rental stock is provided through the secondary rental market (e.g., owners renting condominium apartments, houses, etc.). There is limited information on the secondary rental market in Canada, including electoral area C, so the true size of the rental market is hard to determine.

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

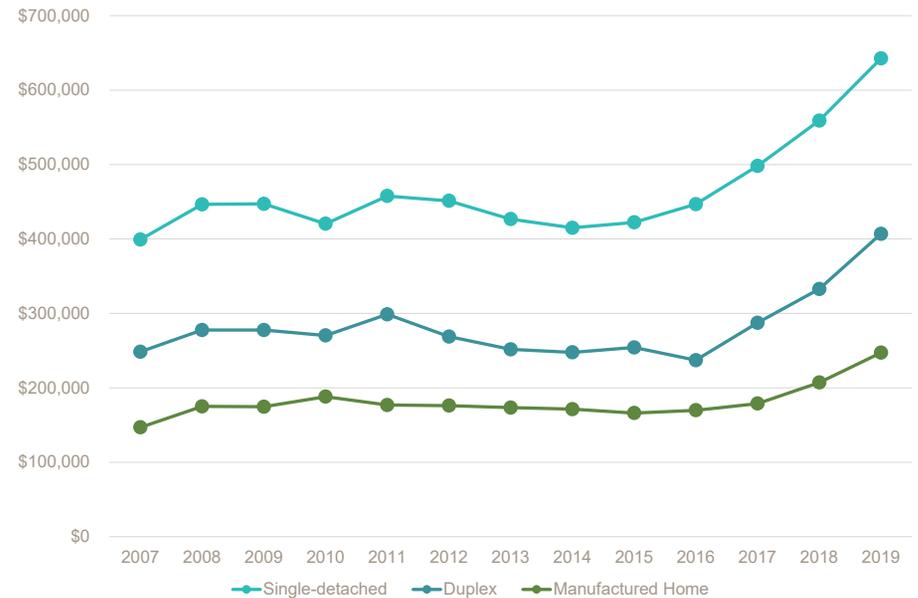


Secondary Rental: Any rental property with only one or two self-contained residential rental units, including units within dwellings.

MARKET OWNERSHIP HOUSING

Single-detached homes have been the most desirable and expensive form of housing, followed by duplexes. From 2017 to 2019, prices increased considerably each year for single-detached and manufactured homes and increased intermittently for duplexes. This suggests that since 2017 the electoral area's supply of available land has been insufficient to meet growing demand for single-detached homes, duplexes and manufactured homes.

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



PROJECTIONS

HOUSEHOLD PROJECTIONS

Between 2019 and 2025, electoral area C is expected to grow from 2,228 households to 2,566 households, an increase of 15% in six years, which would be slightly faster than the 14% growth observed between 2006 and 2016.

Projected Households from 2019 - 2025

	2019 (Estimate)	2025 (Projection)	2019-2025 Growth
Electoral Area C	2,228	2,566	15%
Cowichan Valley	34,744	39,967	15%

POPULATION PROJECTIONS

Between 2019 and 2025, electoral area C is expected to grow from 5,147 residents to 5,650 residents, an increase of 10% in six years, which would be slightly slower than the 11% growth observed between 2006 and 2016.

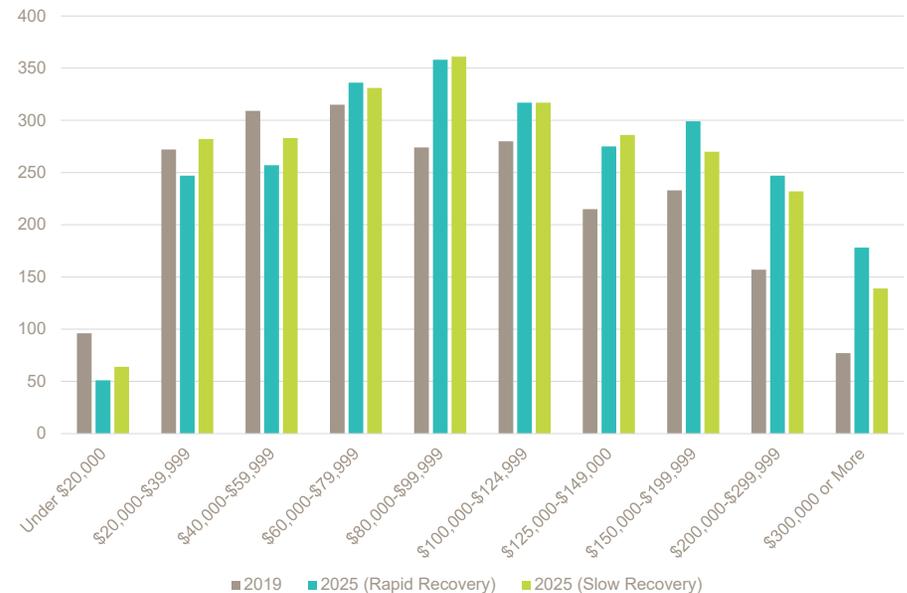
Projected Population from 2019 - 2025

	2019 (Estimate)	2025 (Projection)	2019-2025 Growth
Electoral Area C	5,147	5,650	11%
Cowichan Valley	80,404	93,071	16%

HOUSEHOLD INCOME PROJECTIONS

Due to the uncertainty of COVID-19, two income projections were done. One projection assumes a rapid economic recovery from the COVID-19 pandemic, while the other assumes a slower economic recovery. The amount of residential growth that is assumed to occur is identical between scenarios because COVID-19 does not appear to have a negative impact on housing demand in the CVRD. However, the distribution of these households by income varies by scenario: households in the rapid recovery scenario are generally more affluent.

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



HOUSING NEEDS

PROJECTION OF HOUSING NEED BY NUMBER OF BEDROOMS

Many households possess more bedrooms than they need, according to the National occupancy Standard's definition of suitable housing. It is projected that by 2025 electoral area C will need an additional 338 units of housing, most of which need only be one-bedroom units.

Projection of Housing Needs by Number of Bedrooms

	2019	2025	Projected Units
Electoral Area C			
1 Bedroom	1,621	1,894	273
2 Bedrooms	226	262	36
3+ Bedrooms	381	410	29
Total:	2,228	2,566	338

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 C. As a result, many people are seeking shelter 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.

The market will struggle to provide new housing that is affordable for lower income households in electoral area C. Households with incomes below approximately \$66,000 will not be able to afford renting new market rental homes.

Number of Units Under BC Housing Administration by Service Allocation Group in 2020

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

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

Transitional Supported & Assisted Living	Electoral Area C	CVRD
Frail Seniors	0	118
Special Needs	1	47
Women and Children Fleeing Violence	0	10
SUBTOTAL	1	175

Rent Assistance in Private Market	Electoral Area C	CVRD
Rent Assistance for Families	6	188
Rent Assistance for Seniors	12	466
SUBTOTAL	18	654

THE HOUSING CONTINUUM



MARKET RENTAL HOUSING

Renter households in electoral area C 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 31% of households who rent in electoral area C are in core housing need and 13% are in extreme core housing need.

Estimated Housing Costs Versus Household Income for Renter Households

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

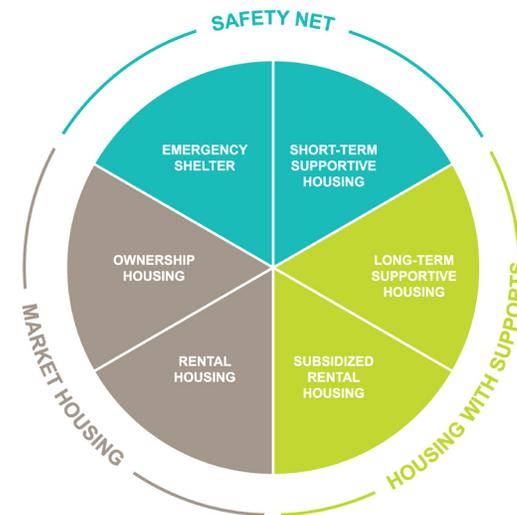
Teal items indicate that housing costs for this group in this jurisdiction exceed the 30% affordability threshold.

Core Housing Need: A household is said to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and the household 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.

Extreme Core Housing Need: Those who meet the definition of core housing need and spend 50% or more of their income on housing.

MARKET OWNERSHIP

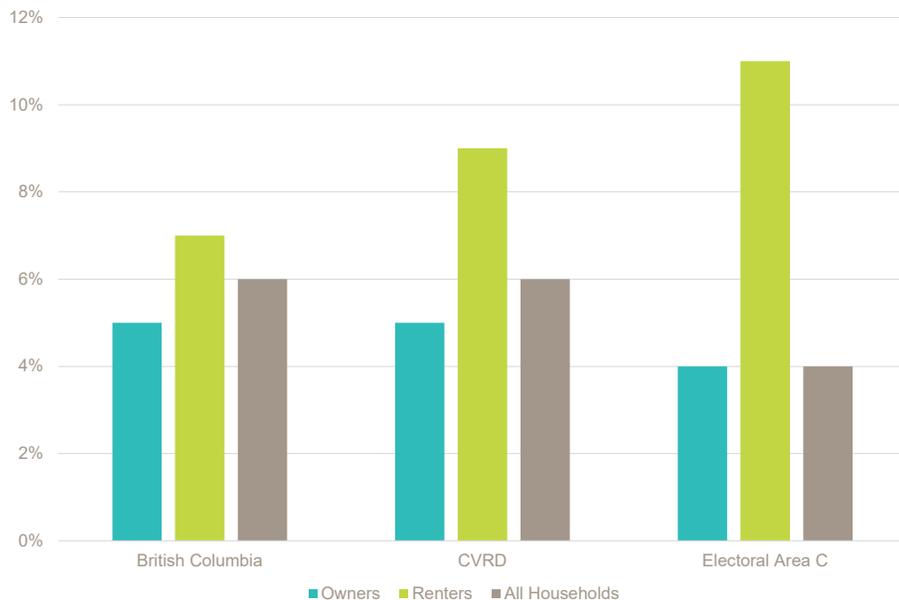
The majority of owner households with mortgages in electoral area C making between \$21,400 and \$59,000 per year spend more than 30% of their annual income on housing expenses, placing these households in core housing need. This analysis suggests that 10% of electoral area C's owner households are in core housing need, in a slight improvement from the trend evident in the census (12% in 2006, 13% in 2011 and 12% in 2016).



HISTORIC AND CURRENT HOUSING CONDITION (ADEQUACY)

Adequacy of housing in electoral area C is slightly better compared to the CVRD and BC, with 4% of households living in housing below adequacy standards. More renters (11%) live in housing below adequate standards than owners (4%). This is higher than in BC (7% of renter households) and across the CVRD (9% of renter households).

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



HISTORIC AND CURRENT OVERCROWDING (SUITABILITY)

Overcrowding is less of an issue in area C than it is in the rest of BC. more renter households than owner households experience overcrowding (4% of renter households compared to 1% of owner households), but both renter and owners in electoral area C experience less crowding than the CVRD as a whole.

HISTORIC AND CURRENT AFFORDABILITY

Compared to BC, the affordability situation in the CVRD is somewhat better for owners (14%–16%) and somewhat worse for renters (38% in 2006 and 2016 and 42% in 2011 during the recession). Electoral area C is slightly better for both owners (12%–13%) and renters (25%–36%), with an overall share of 13%–14% of households facing affordability challenges.

CORE HOUSING NEED AND EXTREME CORE HOUSING NEED

Eighteen percent of electoral area C's households are in core housing need and 5% are in extreme core housing need. This is higher than reported in the last several censuses, which showed an upward trend from 13% in 2006 to 14% in 2011 and 2016.



AFFORDABILITY OF NEW DEVELOPMENT

FINANCIAL ANALYSIS RESULTS

The analysis reviewed incomes required and percentages of households that will be able to afford buying or renting in new developments in electoral area C in 2020 and 2025.

Based on a calculation of the household income that would be required to purchase or rent a new unit in 2025 paying no more than 30% of one's income on housing expenses, the capacity of electoral area C's households to afford new construction was calculated. The capacity will increase slightly in the rapid recovery scenario and will decrease slightly in the slow recovery scenario.

The overall difference between the two scenarios is not huge, suggesting that the electoral area's housing market is unlikely to be severely impacted by COVID-19. Townhomes will tend to increase in cost faster than the region's incomes, and apartments will tend to increase in cost more slowly: this is probably the result of townhomes being in such short supply and high demand, versus apartments which are much less desirable in this part of Vancouver Island.

The Most Affordable New Units by Type and Tenure in 2020 & 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	53%
Apartment for Purchase	\$63,000	67%
Townhouse for Rent	\$76,000	68%
Apartment for Rent	\$57,000	72%

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	\$134,000	35%	32%
Townhouse for Purchase	\$97,000	53%	50%
Apartment for Purchase	\$70,000	72%	69%
Townhouse for Rent	\$91,000	58%	55%
Apartment for Rent	\$66,000	75%	72%

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SUB-REGIONAL SNAPSHOT
JANUARY 2021

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

