



# Strathcona Regional District

## ELECTORAL AREAS HOUSING NEEDS REPORT

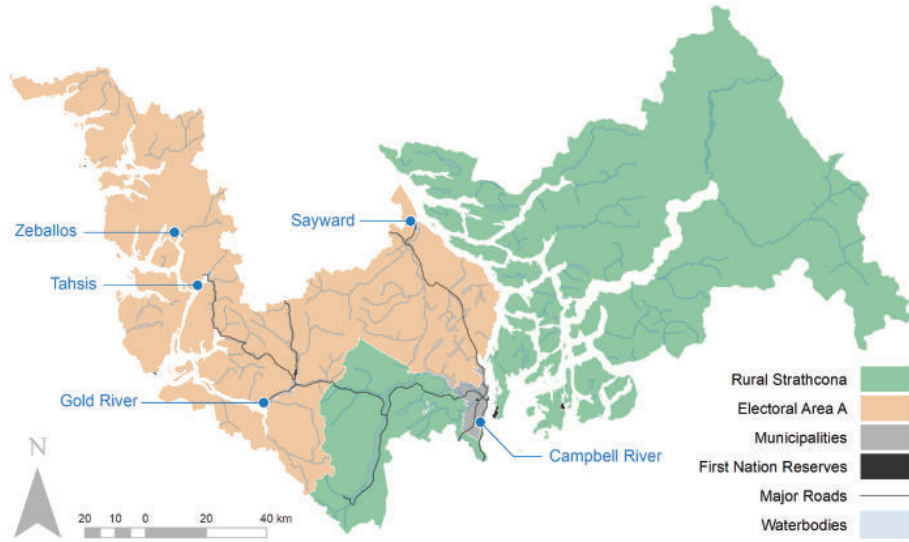
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### APPENDIX A: COMMUNITY HOUSING PROFILES



# COMMUNITY PROFILE

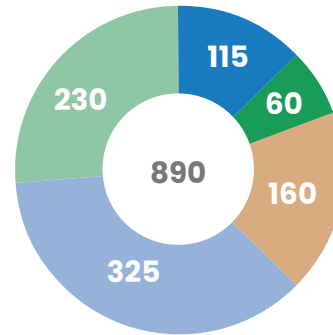
# ELECTORAL AREA A



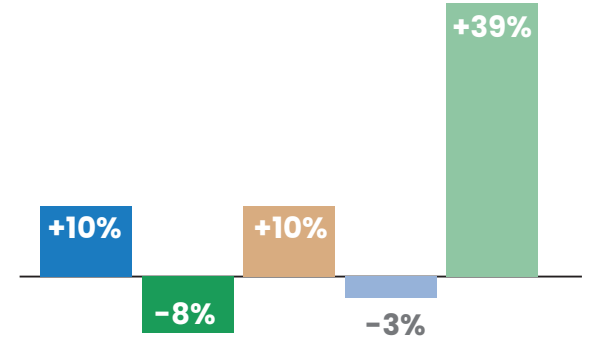
- Electoral Area A's population grew 9% from 2011 to 2021, to about 890 people; greatest growth was among total senior (65+) people (+39%) but increases did also occur for youth and middle adults.
- Projections anticipate that the total population may continue to expand between 2021 and 2026, possibly 6% to 940 people – with emphasis on young / middle adult growth.
- Even while there might be increases among younger adult cohorts, anticipated increases to total seniors should push the median age upwards to potentially 53.1 in 2026 (up from 52.8 in 2021).

## POPULATION

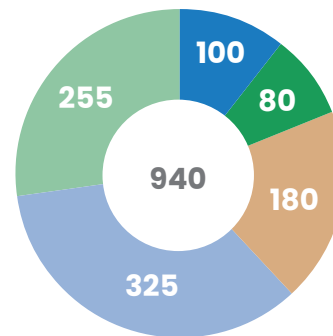
2021



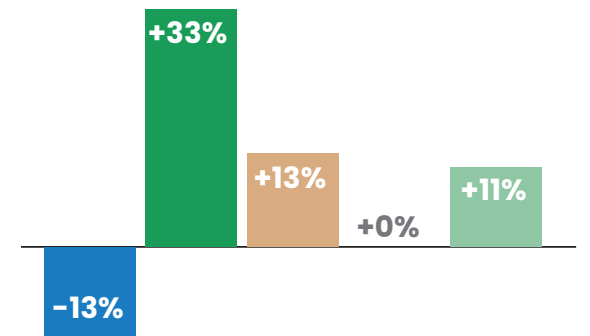
Change: '11-'21



2026



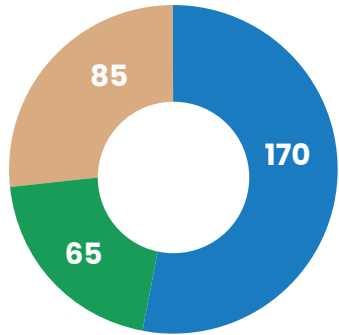
Change: '21-'26



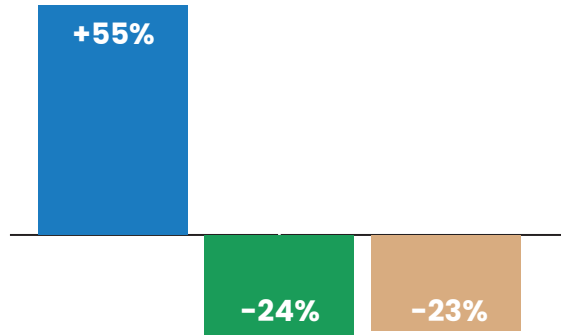
■ Youth (< 15)     
 ■ Young Adult (15-24)     
 ■ Middle Adult (25-44)  
■ Mature Adult (45-64)     
 ■ Senior (65+)

# FAMILIES

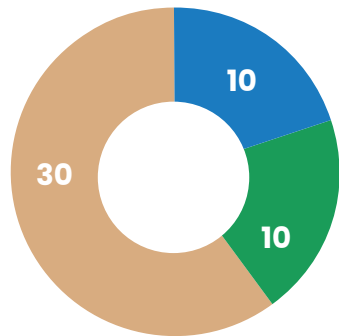
## Owners 2016



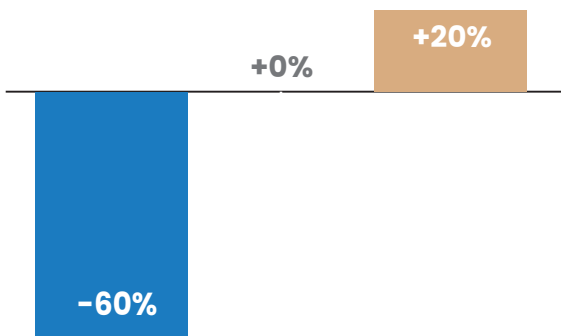
## Change: '06-'16



## Renters 2016



## Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Overall families without children (like senior couples) grew fastest at 29%, with growth solely among owner households. Renter couples without children fell 60%.

During the same period, total families with children decreased 11%, though renter households demonstrated no change over that time.

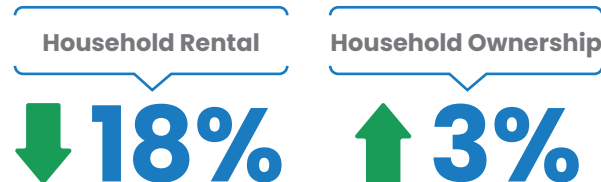
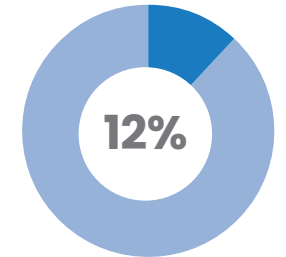
The only renter household type to grow was the single persons / roommates.

# HOUSEHOLDS



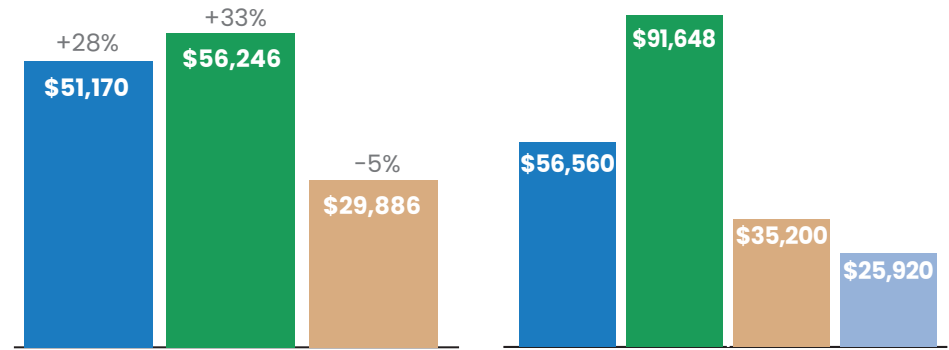
Total permanent households shrank to 370 from 2006 to 2016

Households that Rent in 2016



# INCOME

## Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than \$100,000

↑ 140%

Households Earning less than \$40,000

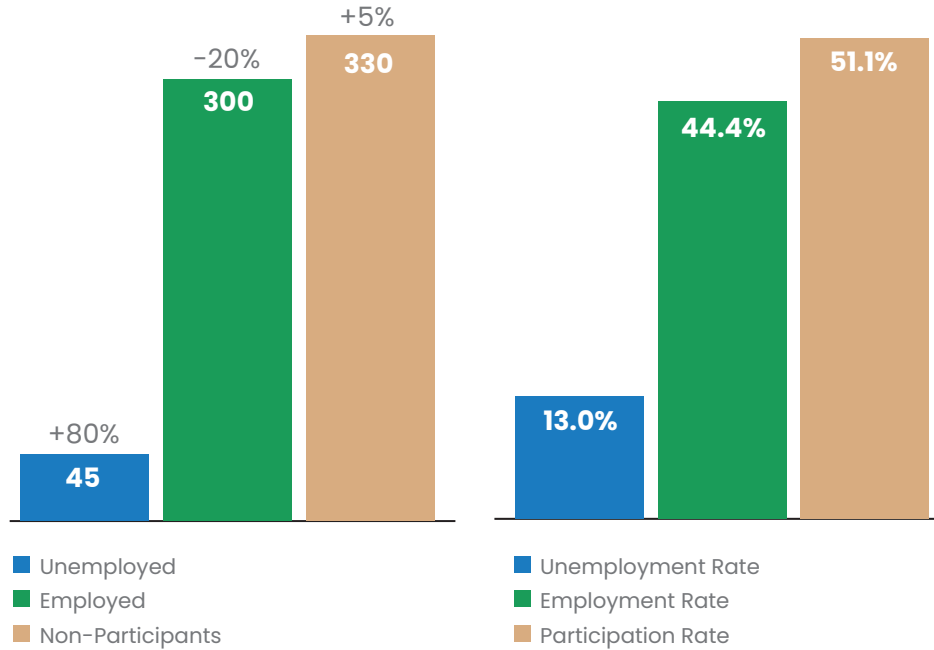
↓ 21%

24%

of Electoral Area A residents are in "Low Income" according to Statistics Canada; 43% of children aged 0 to 5 belong to a low income household.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16      Labour Rate 2016

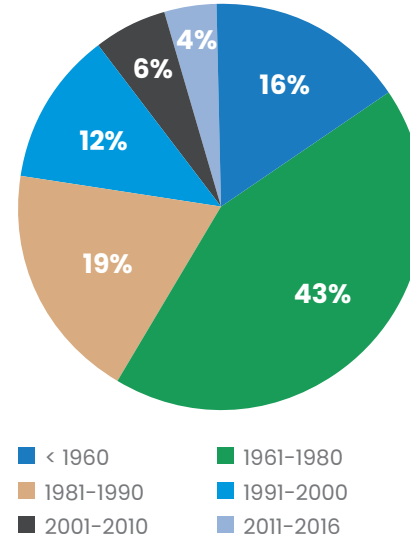


- Electoral Area A's total labour force (people working or seeking work) fell 14% from 2006 to 2016, while those not in the labour force (e.g. retirees) increased 5%.
- The total and rate of unemployed persons increased over the decade.

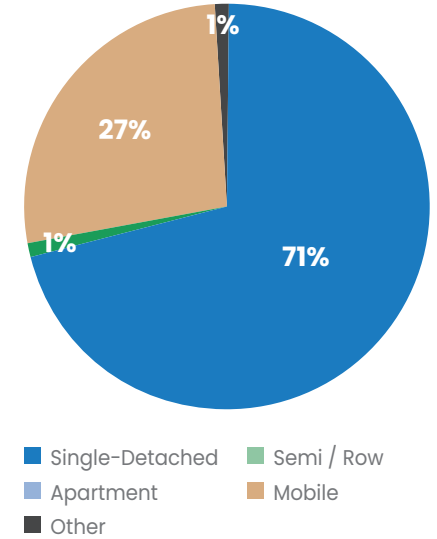
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Agriculture, Forestry, Fishing, & Hunting	80	23.2%	- 11%	0%
Retail Trade	40	11.6%	+ 100%	25%
Health Care	35	10.1%	+ 40%	0%

# HOUSING

Dwelling Age 2016

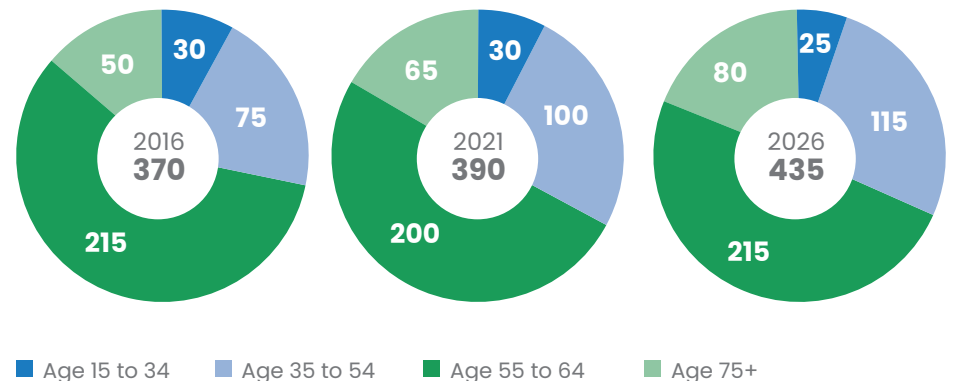


Dwelling Type 2021



- The majority of dwellings are single-detached (71%), followed by mobile home dwellings (27%).
- Household projections anticipate that the local population could demand 45 additional units above the status quo between 2021 and 2026.

# HOUSING DEMAND (by Maintainer Age)



## HOUSING COSTS & AVAILABILITY

Median Ownership Cost	2020	10-Year Change
Overall Sale Price	\$398,425	+8%
Single-Detached Home Sales Price	\$406,057	-20%

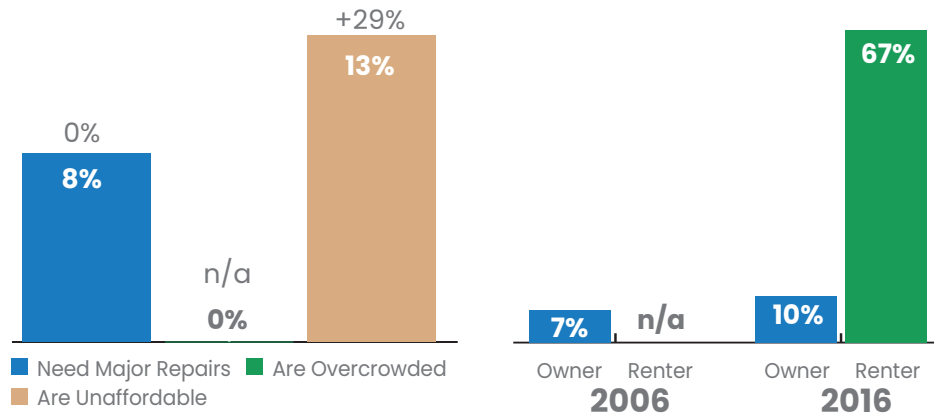
Median Rent Cost	2021	
1 Bedroom	\$1,366	+72%
2 Bedroom	\$1,048	+51%
3+ Bedroom	\$2,150	+111%

Adjusted for Inflation,

- 16 dwellings sold in 2020; 88% were single-detached homes and the rest were mobile homes.
- CMHC rental data is unavailable for the rural areas of Strathcona Regional District. The chart displays estimates using Campbell River results.

## CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16    Core Housing Need: '06-'16



- The number and percentage of homes that were unaffordable grew since 2006.
- Overall Core Housing Need grew from 7% to 14% over the same period, demonstrating a worsening of the housing experience.
- Renter households demonstrated notable Core Housing Need in 2016 at 67% (higher than 10% for owners). Note that the renter rate is based on there being only 45 renter households in Electoral Area A.

## ENGAGEMENT



A community survey distributed as part of this study received **431 responses** from individuals and households throughout the Strathcona Regional District. Quotes in this section come directly from residents of Electoral Area A.

## COMMUNITY QUOTES



*"Home prices in the Sayward area have jumped dramatically in the last 10 years. A home that cost \$150k in 2012 now costs \$500k. This is not affordable for first time home buyers and young families are forced to rent or live in homes that do not fulfill their needs."*

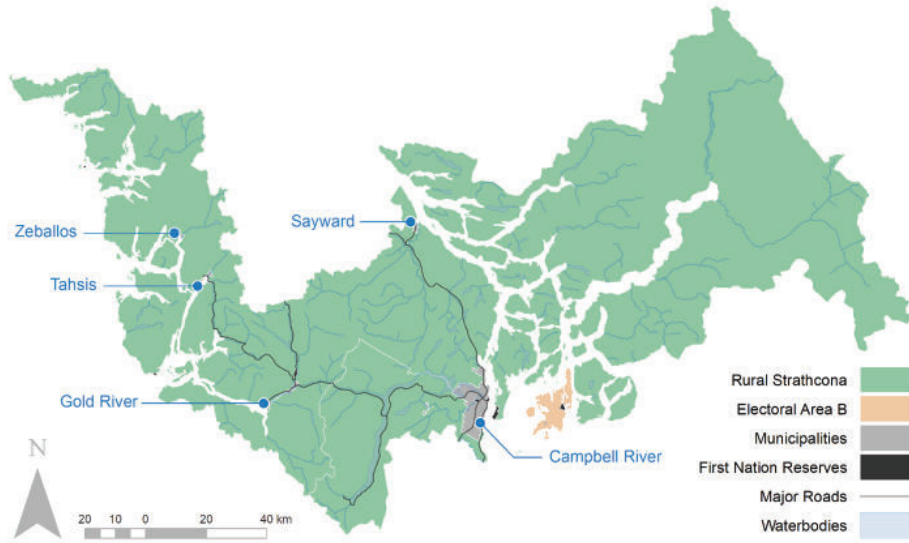
*"The cost to buy/rent a house today is out of reach for the average working people."*

*"Would like to see more affordable housing for seniors."*

*"Need affordable housing for seniors who want to downsize."*

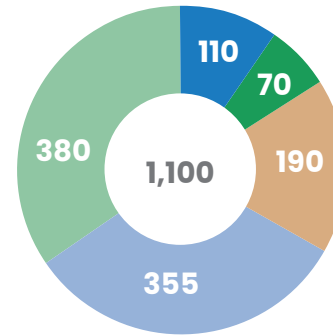
# COMMUNITY PROFILE

## ELECTORAL AREA B

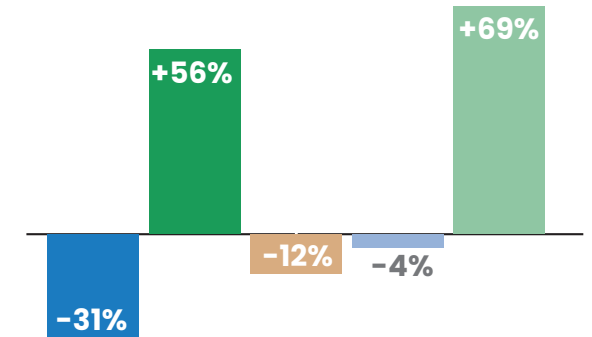


### POPULATION

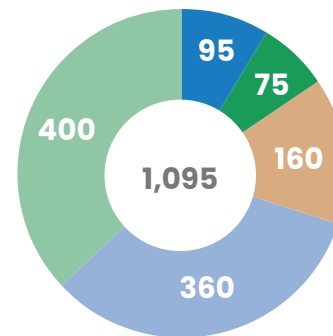
2021



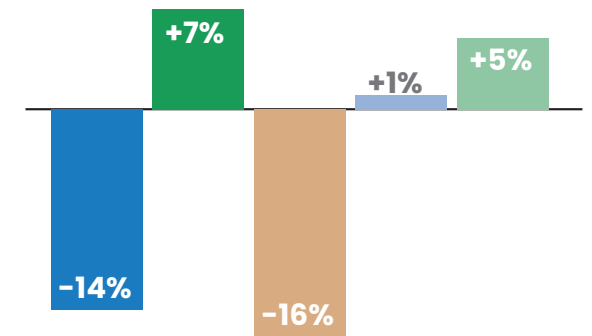
Change: '11-'21



2026



Change: '21-'26

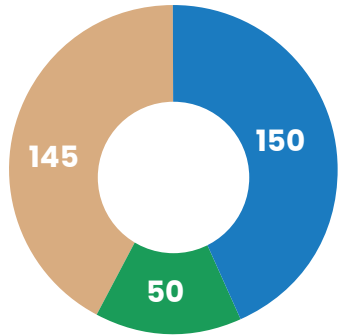


- Electoral Area B's population grew 8% from 2011 to 2021, to about 1,100 people. Increases were fuelled by gains among senior (65+) cohorts (+39%) and young adults (15 to 24).
- Projections anticipate that the total population may remain about the same between 2021 and 2026, brought down by losses among middle adults (25 to 44).
- With anticipated increases to total seniors, the median age should rise over the foreseeable future, potentially hitting 60.5 in 2026 (up from 58.4 in 2021).

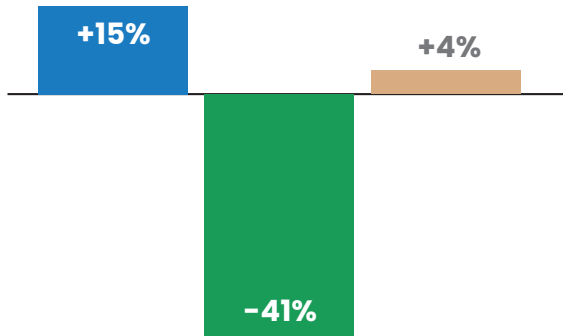
■ Youth (< 15)     
 ■ Young Adult (15-24)     
 ■ Middle Adult (25-44)  
■ Mature Adult (45-64)     
 ■ Senior (65+)

# FAMILIES

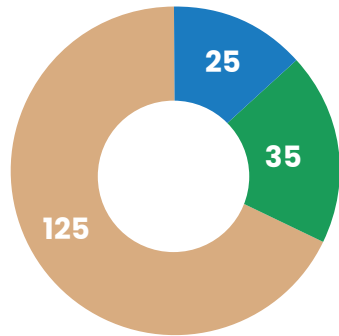
## Owners 2016



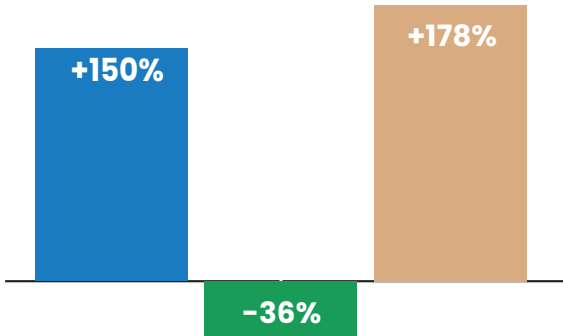
## Change: '06-'16



## Renters 2016



## Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Overall families without children (like senior couples) grew 30%, with growth among both owner and renter households without children (15% and 150%, respectively).

During the same period, total families with children decreased 45%.

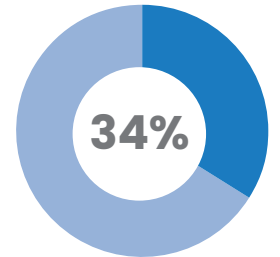
Single person / roommate households grew the most dramatically (46%) over the decade; particularly, among renter households (178%).

# HOUSEHOLDS



Total permanent households grew to 535 from 2006 to 2016

Households that Rent in 2016



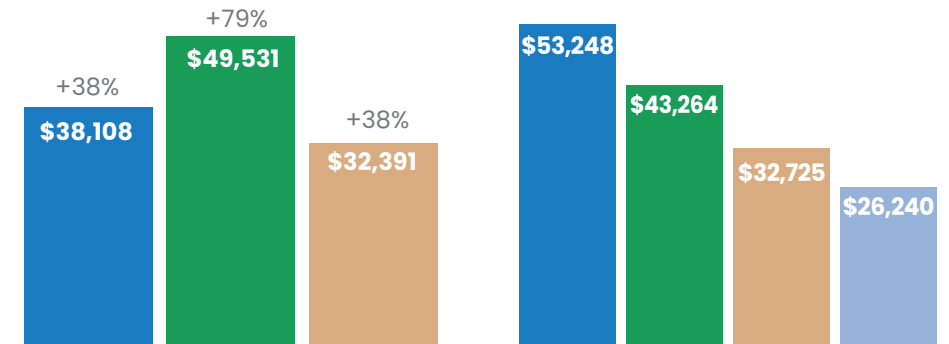
Household Rental

Household Ownership



# INCOME

## Median HH Income '15 • Change: '05-'15



■ Total Households  
■ Owner Households  
■ Renter Households

■ Couple w/o Child ■ Lone Parent  
■ Couple w/ Child ■ Singles/Roommates

Households Earning more than \$100,000

Households Earning less than \$40,000

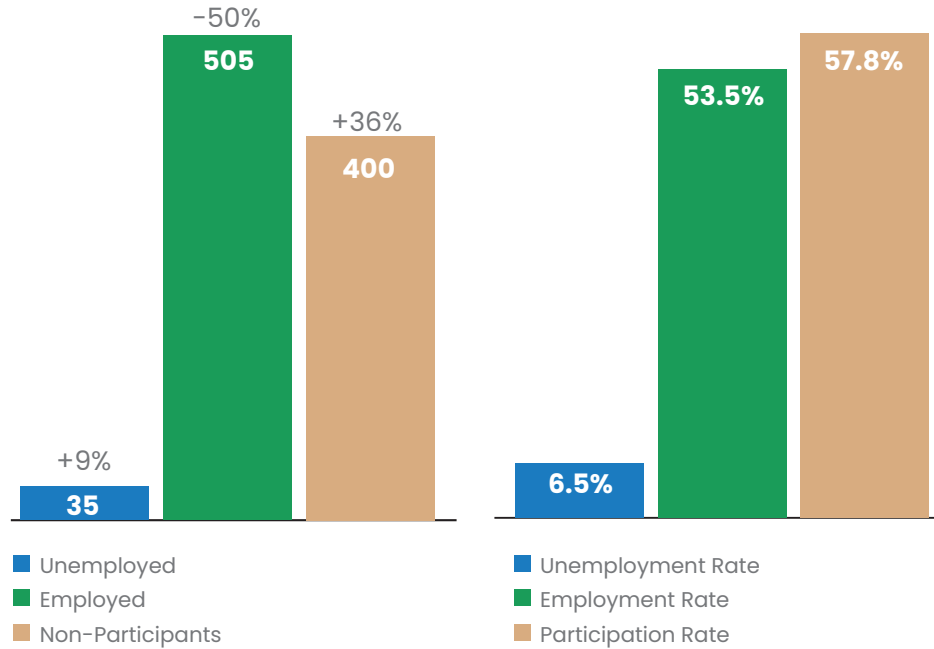


**38%**

of Electoral Area B residents are in "Low Income" according to Statistics Canada; 55% of children aged 0 to 5 belong to a low income household.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16      Labour Rate 2016

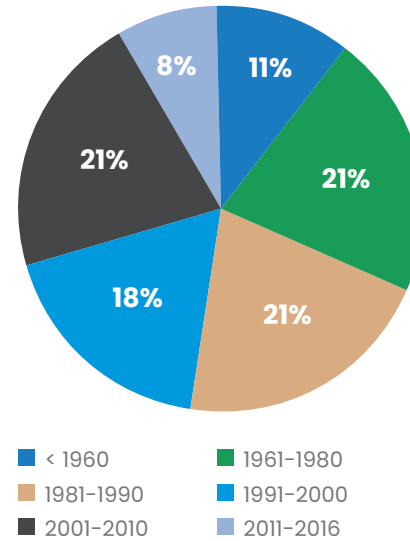


- Electoral Area B's total labour force (people working or seeking work) was unchanged between 2006 and 2016, while those not in the labour force (e.g. retirees) jumped 36%.
- The total and rate of unemployed persons fell by about half over the decade.

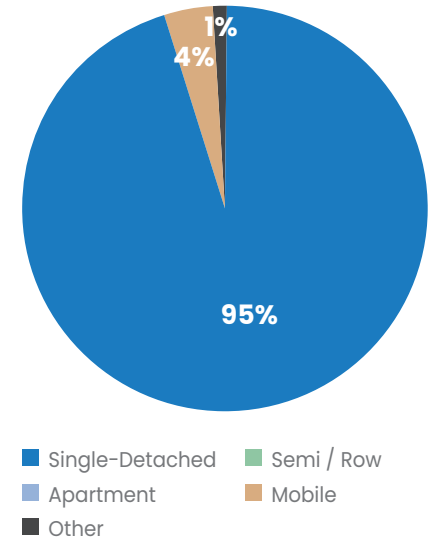
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Agriculture, Forestry, Fishing, & Hunting	75	14.2%	+ 15%	47%
Administration & Support Services	70	13.2%	+ 40%	36%
Construction	65	12.3%	- 32%	0%

# HOUSING

Dwelling Age 2016

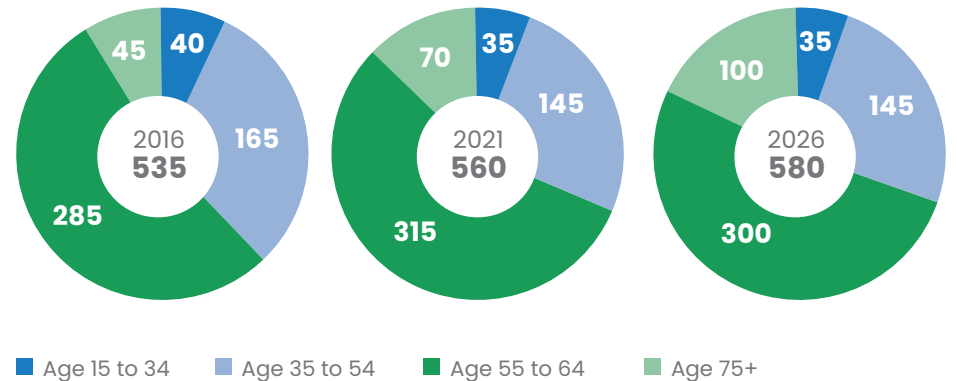


Dwelling Type 2021



- The majority of dwellings are single-detached (95%), followed by mobile home dwellings (4%).
- Household projections anticipate that the local population could demand 20 additional units above the status quo between 2021 and 2026.

# HOUSING DEMAND (by Maintainer Age)





## HOUSING COSTS & AVAILABILITY

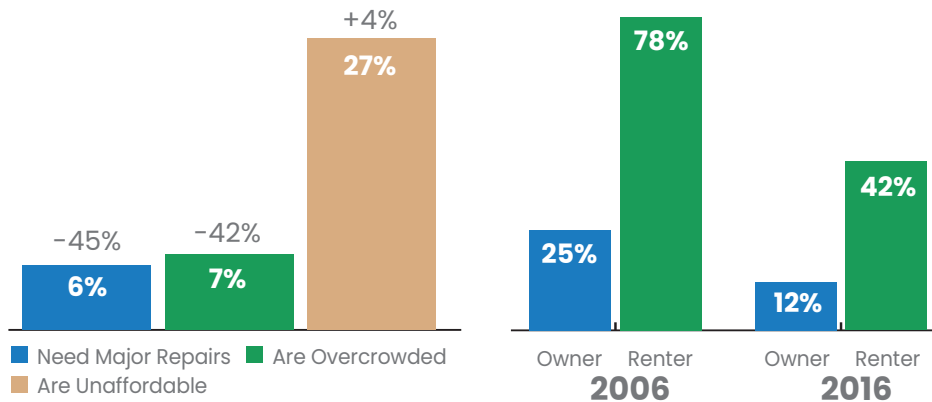
Median Ownership Cost	2020	10-Year Change
Overall Sale Price	\$794,581	+165%
Single-Detached Home Sales Price	\$794,581	+144%
Median Rent Cost	2021	
1 Bedroom	\$1,366	+72%
2 Bedroom	\$1,048	+51%
3+ Bedroom	\$2,150	+111%

Adjusted for Inflation

- 16 dwellings sold in 2020; 100% were single-detached homes.
- CMHC rental data is unavailable for the rural areas of Strathcona Regional District. The chart displays estimates using Campbell River results.

## CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16    Core Housing Need: '06-'16



- From 2006 to 2016, the percent of homes that were unaffordable fell marginally, while the total number increased from 130 to 135.
- Overall Core Housing Need fell from 38% to 22% over the same period, demonstrating an improvement to overall housing circumstances.
- Renter households demonstrated notable Core Housing Need in 2016 at 42% (higher than 12% for owners). This was a notable improvement from 78% in 2006.

## ENGAGEMENT



A community survey distributed as part of this study received **431 responses** from individuals and households throughout the Strathcona Regional District. Quotes in this section come directly from residents of Electoral Area B.

## COMMUNITY QUOTES



*"My partner and I being able to buy a home in our 20s is an anomaly. I don't know anyone else in their 20s who has stable housing. The housing crisis on Cortes is dire, people are literally living in shacks, tents, unheated trailers, and boats. My entire generation who grew up on the Island has been forced to leave due to housing shortages."*

*"Rental housing shortages are putting extreme pressure on the community. I know multiple people who are currently employed on Island but unable to find suitable housing. I know at least one person who has been actively looking for rental housing for over a year. Businesses are struggling to find seasonal and year-round staff because there isn't appropriate housing."*

*"Lack of housing, affordability, accessibility issues for seniors."*

*"My mother with dementia may have to leave Cortes because of lack of elder care."*

*"We need more low-income rentals that are year-round. Airbnb has killed the housing for workers and families."*

# COMMUNITY PROFILE

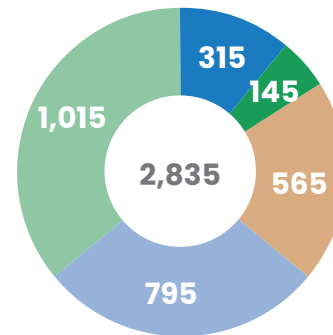
# ELECTORAL AREA C



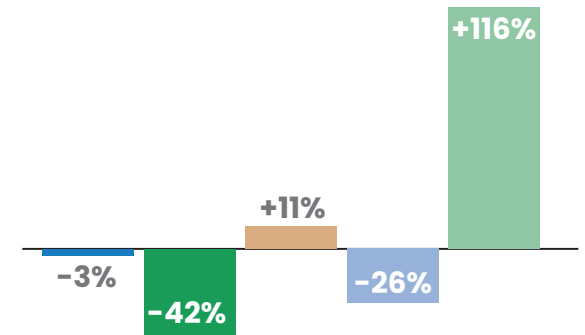
- Electoral Area C's population grew 8% from 2011 to 2021, to about 2,835 people; greatest growth was among total senior (65+) people (+116%), with some increases among middle adults (25 to 44).
- Projections anticipate that the total population may continue to expand between 2021 and 2026, but by a lesser magnitude of 1% to 2,870 people – with continued emphasis on senior growth.
- With anticipated increases to total seniors, the median age should jump over the foreseeable future, potentially hitting 57.0 in 2026 (up from 52.8 in 2021).

## POPULATION

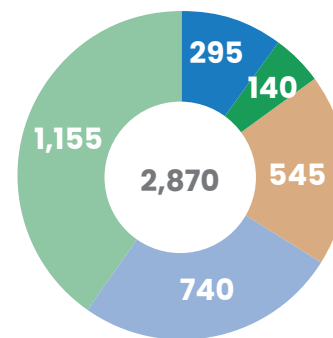
2021



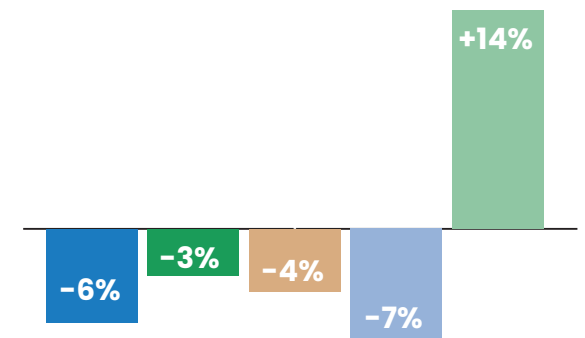
Change: '11-'21



2026



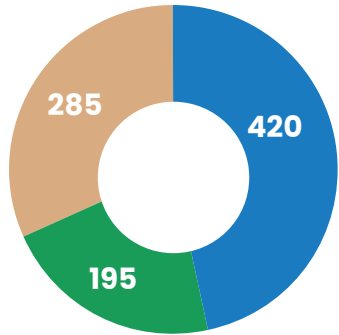
Change: '21-'26



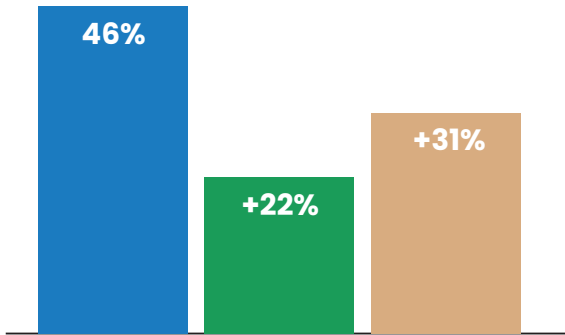
■ Youth (< 15)     
 ■ Young Adult (15-24)     
 ■ Middle Adult (25-44)  
■ Mature Adult (45-64)     
 ■ Senior (65+)

# FAMILIES

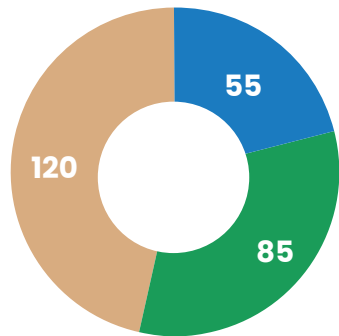
## Owners 2016



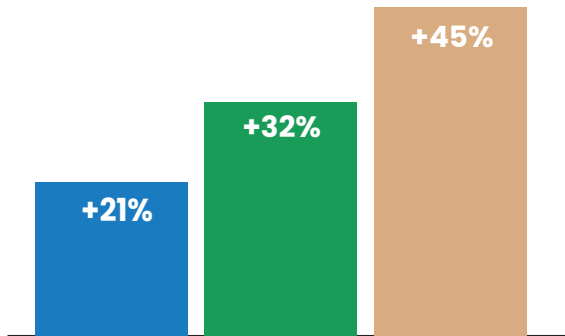
## Change: '06-'16



## Renters 2016



## Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Overall families without children (like senior couples) grew fastest at 17%, with growth only for owner households.

During the same period, total families with children decreased 3%, with renter households increasing 42%.

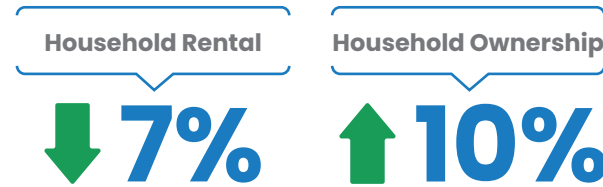
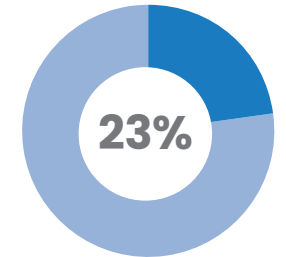
Single person / roommate households increased 9%, with renter household losses.

# HOUSEHOLDS



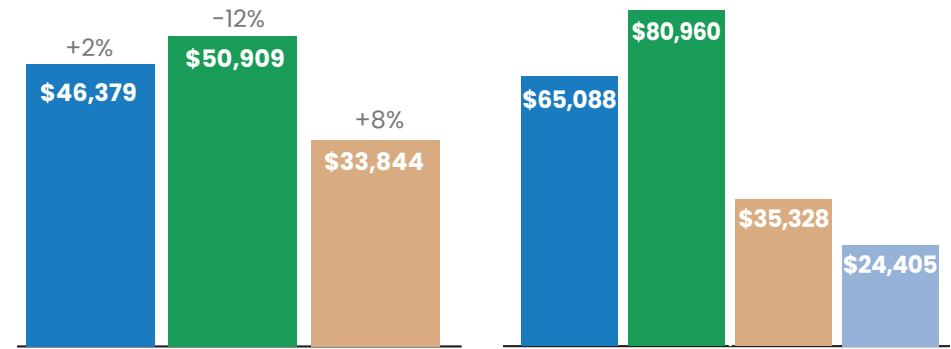
Total permanent households grew to 1,175 from 2006 to 2016

Households that Rent in 2016



# INCOME

## Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than \$100,000

↑ 14%

Households Earning less than \$40,000

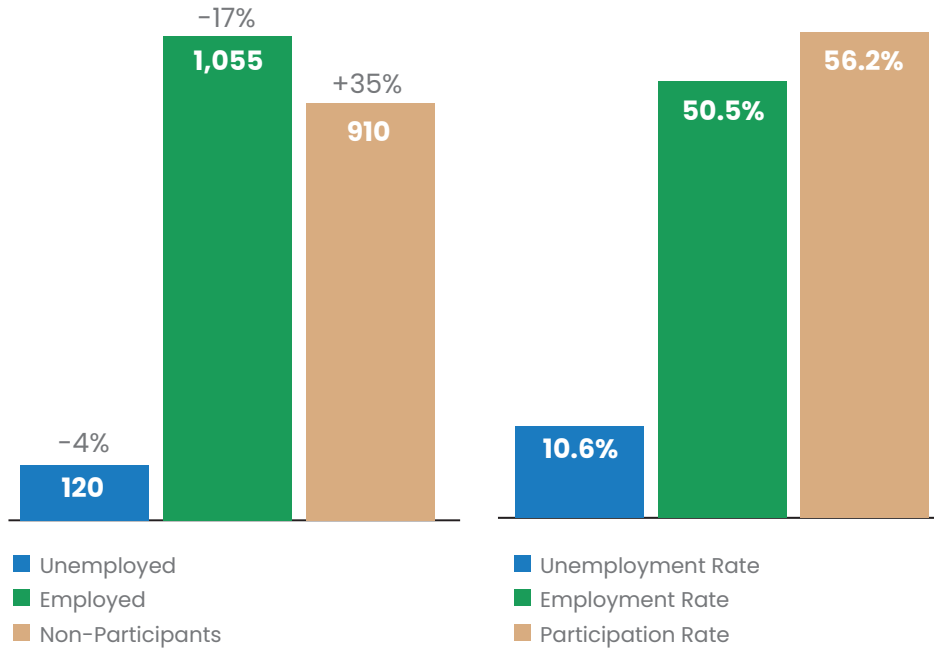
↑ 11%

25%

of Electoral Area C residents are in "Low Income" according to Statistics Canada; 33% of children aged 0 to 5 belong to a low income household.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16      Labour Rate 2016

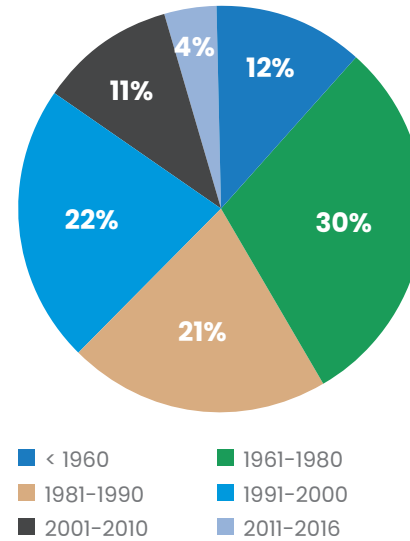


- Electoral Area C's total labour force (people working or seeking work) fell 16% from 2006 to 2016, while those not in the labour force (e.g. retirees) increased 35%.
- The rate of unemployed persons increased over the decade.

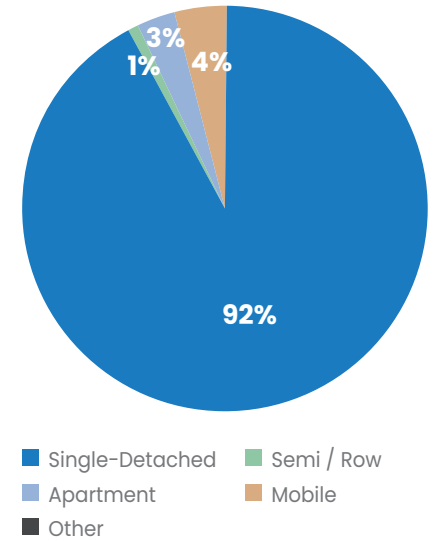
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Manufacturing	135	11.6%	- 39%	15%
Food & Lodging	130	11.2%	- 10%	38%
Retail Trade	125	10.7%	+ 32%	42%

# HOUSING

Dwelling Age 2016

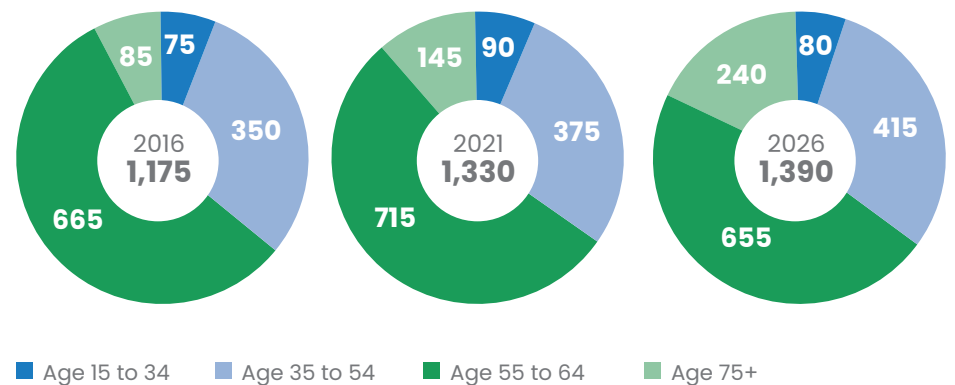


Dwelling Type 2021



- The majority of dwellings are single-detached (92%), followed by mobile home dwellings (4%).
- Household projections anticipate that the local population could demand 60 additional units above the status quo between 2021 and 2026.

# HOUSING DEMAND (by Maintainer Age)



## HOUSING COSTS & AVAILABILITY

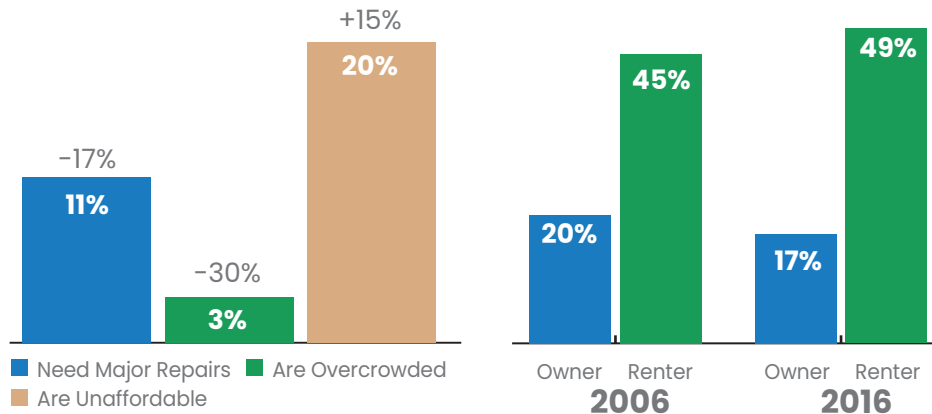
Median Ownership Cost	2020	10-Year Change
Overall Sale Price	\$604,827	+31%
Single-Detached Home Sales Price	\$653,185	+26%
Median Rent Cost	2021	
1 Bedroom	\$1,366	+72%
2 Bedroom	\$1,048	+51%
3+ Bedroom	\$2,150	+111%

Adjusted for Inflation

- 37 dwellings sold in 2020; 89% were single-detached homes and the rest were mobile homes.
- CMHC rental data is unavailable for the rural areas of Strathcona Regional District. The chart displays estimates using Campbell River results.

## CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16    Core Housing Need: '06-'16



- The number and percentage of homes that were unaffordable grew between 2006 and 2016.
- The overall rate of Core Housing Need remained about the same at 25% while total households in need increased.
- Renter households demonstrated notable Core Housing Need in 2016 at 49% (higher than 17% for owners), slightly higher than a decade prior.

## ENGAGEMENT



A community survey distributed as part of this study received **431 responses** from individuals and households throughout the Strathcona Regional District. Quotes in this section come directly from residents of Electoral Area C.

## COMMUNITY QUOTES

*"Young families cannot afford to buy a house here. There are fewer long-term rentals available than before, as many have become vacation rentals. Businesses have trouble finding staff because they in turn can't find housing. I don't want to see us become a community of only rich retired people."*

*"There are rentals (with) just a bedroom and bathroom, no kitchen, going for \$1000/month. And people are jumping on them because they need ANYTHING... We need safe, healthy and enjoyable housing that is affordable for minimum wage earners and young folks just starting out."*

*"Quadra Island needs affordable housing for young people and seniors. We need areas of high density, affordable housing. We need young people to service our tourism industry, keep our schools functioning."*

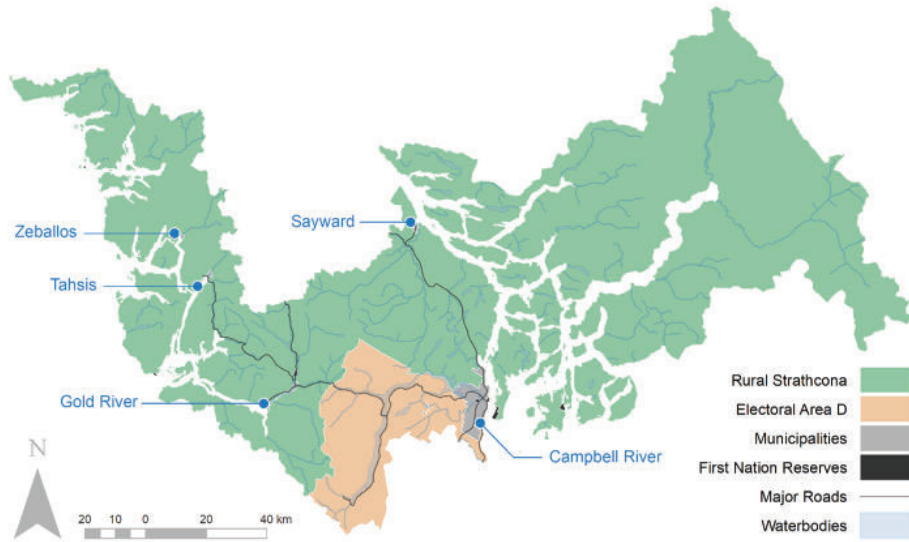
*"There is very little rental accommodation available on Quadra Island. Families move away because they cannot afford to rent the homes that are available."*

*"Our community is aging with very few young people being able to get a foothold here. There are less and less people to do the service and care jobs that seniors will need. This is a big issue for the people who are aging in place."*

*"The thing is that there IS a lot more housing available, but we've slowly watched them all come off of the market and be moved to Airbnb. When I was searching for a place there was nothing here available. But 250+ Airbnbs. Do you have any idea how frustrating that is?"*

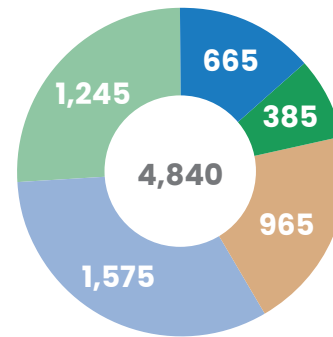
# COMMUNITY PROFILE

## ELECTORAL AREA D

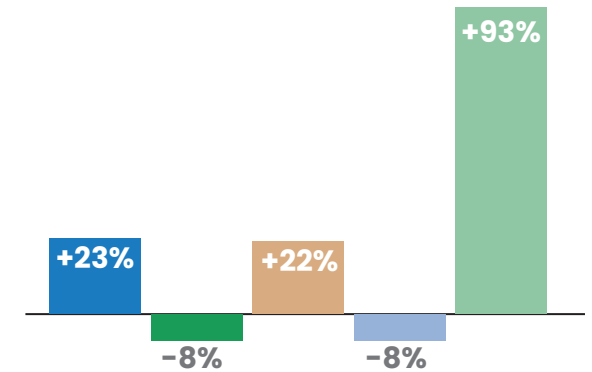


### POPULATION

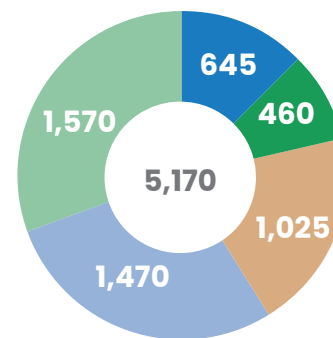
2021



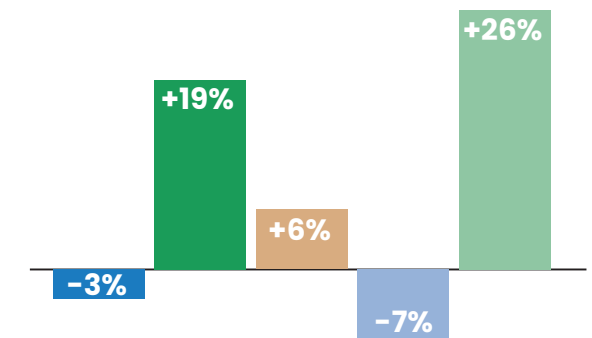
Change: '11-'21



2026



Change: '21-'26



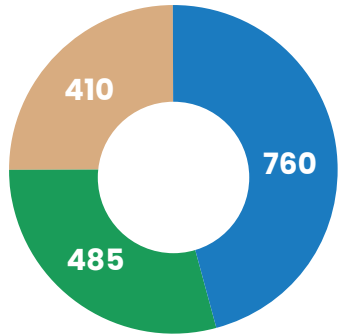
- Electoral Area D's population grew 18% from 2011 to 2021, to about 4,840 people; greatest growth was among total senior (65+) people (+93%), but increases did also occur for youth and middle adults.\*
- Projections anticipate that the total population may continue to expand between 2021 and 2026, possibly 7% to 5,170 people – with emphasis on young / middle adult growth.
- Even while there might be increases among younger adult cohorts, anticipated increases to total seniors should push the median age upwards to potentially 52.9 in 2026 (up from 52.6 in 2021).

\* Population figures based on 2016 geographical boundaries for historical consistency. Statistics Canada altered Area D's boundaries for the 2021 Census.

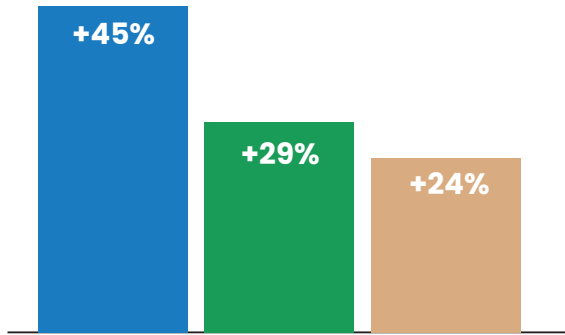
■ Youth (< 15)      ■ Young Adult (15-24)      ■ Middle Adult (25-44)  
 ■ Mature Adult (45-64)      ■ Senior (65+)

# FAMILIES

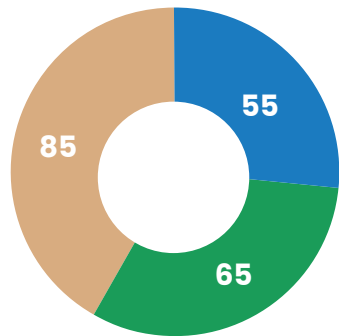
## Owners 2016



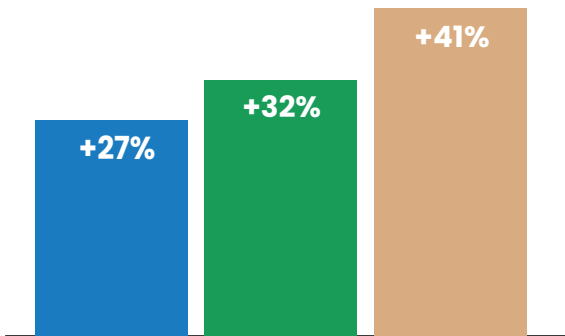
## Change: '06-'16



## Renters 2016



## Change: '06-'16



■ Families w/out Children 
 ■ Families w/ Children 
 ■ Non-families (e.g. singles/roommates)



Overall families without children (like senior couples) grew 6% between 2006 and 2016., with only owner households growing (9%).

During the same period, total families with children decreased 21%.

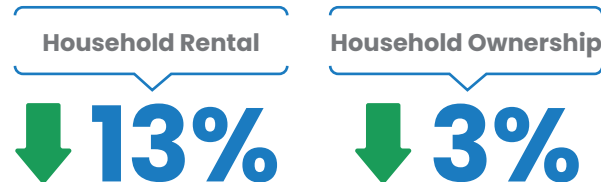
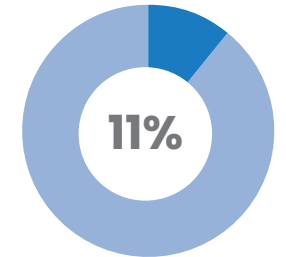
Total single person / roommate households grew 14%.

# HOUSEHOLDS



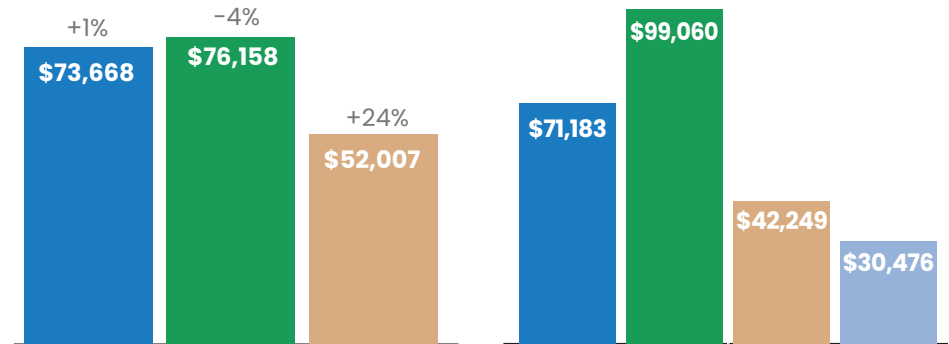
Total permanent households shrank to 1,880 from 2006 to 2016

Households that Rent in 2016



# INCOME

## Median HH Income '15 • Change: '05-'15



■ Total Households 
 ■ Owner Households 
 ■ Renter Households 
 ■ Couple w/o Child 
 ■ Lone Parent 
 ■ Couple w/ Child 
 ■ Singles/Roommates

Households Earning more than \$100,000



Households Earning less than \$40,000

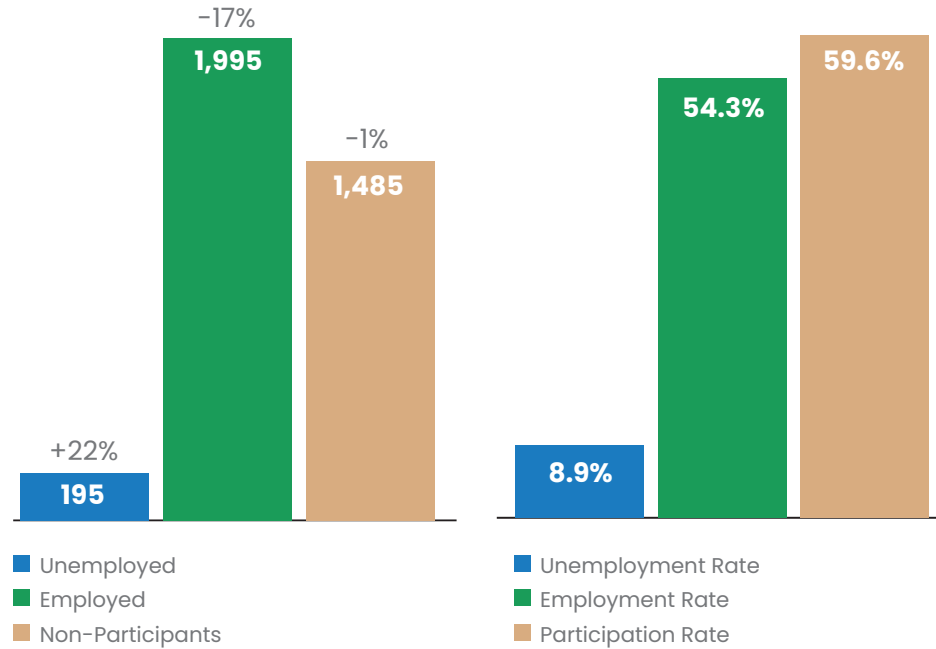


11%

of Electoral Area D residents are in "Low Income" according to Statistics Canada; 13% of children aged 0 to 5 belong to a low income household.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16      Labour Rate 2016

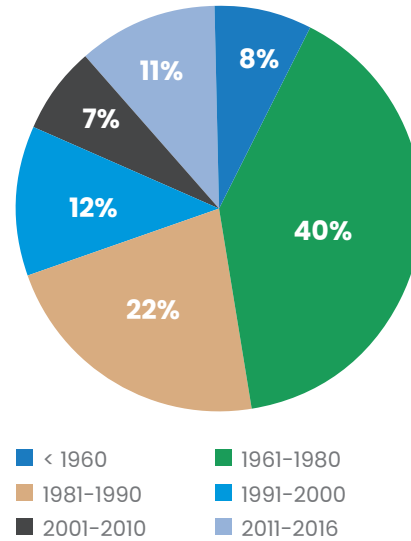


- Electoral Area D's total labour force (people working or seeking work) fell 15% from 2006 to 2016, while those not in the labour force (e.g. retirees) also declined 1%.
- The total and rate of unemployed persons increased over the decade.

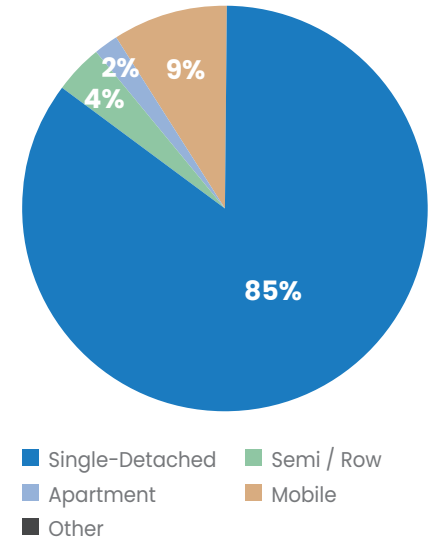
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Health Care	320	14.8%	+ 2%	14%
Construction	225	10.4%	+ 41%	20%
Retail Trade	225	10.4%	- 34%	11%

# HOUSING

Dwelling Age 2016

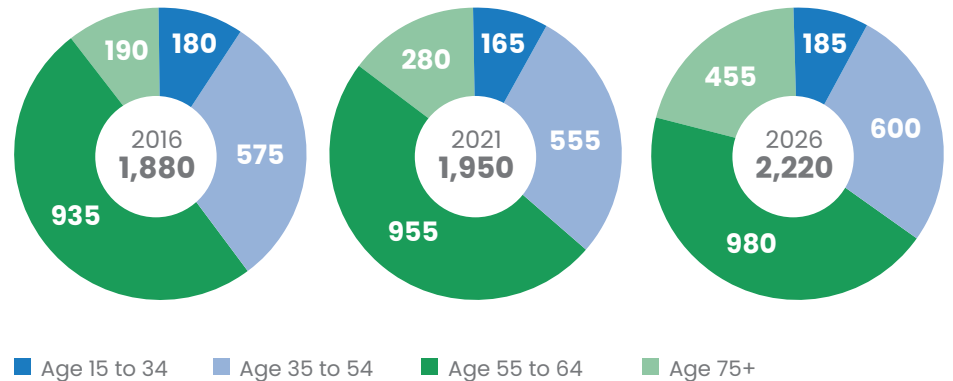


Dwelling Type 2021



- The majority of dwellings are single-detached (85%), followed by mobile home dwellings (9%).
- Household projections anticipate that the local population could demand 270 additional units above the status quo between 2021 and 2026.

# HOUSING DEMAND (by Maintainer Age)





## HOUSING COSTS & AVAILABILITY

Median Ownership Cost	2020	10-Year Change
Overall Sale Price	\$563,119	+91%
Single-Detached Home Sales Price	\$613,548	+82%

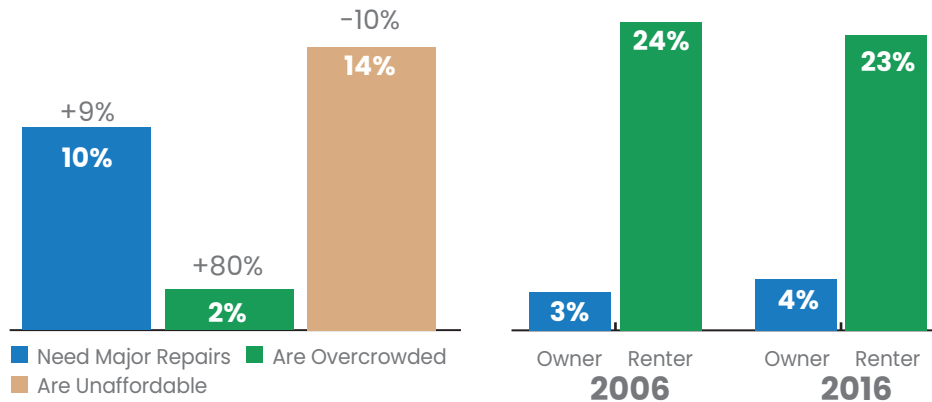
Median Rent Cost	2021	
1 Bedroom	\$1,366	+72%
2 Bedroom	\$1,048	+51%
3+ Bedroom	\$2,150	+111%

Adjusted for Inflation

- 66 dwellings sold in 2020; 85% were single-detached homes and the rest were mobile homes.
- CMHC rental data is unavailable for the rural areas of Strathcona Regional District. The chart displays estimates using Campbell River results.

## CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16    Core Housing Need: '06-'16



- The number and percentage of homes that were unaffordable improved from 2006 to 2016.
- Overall Core Housing Need grew from 5% to 6% over the same period, demonstrating a worsening to overall housing circumstances.
- Renter households demonstrated notable Core Housing Need in 2016 at 23% (higher than 4% for owners).

## ENGAGEMENT



A community survey distributed as part of this study received **431 responses** from individuals and households throughout the Strathcona Regional District. Quotes in this section come directly from residents of Electoral Area D.

## COMMUNITY QUOTES

*"Affordable is becoming a huge issue. I have no idea based on current wages for most jobs or even wages for jobs that require higher education how it can be expected that people will be able to afford even modest living arrangements."*

*"Who can afford \$3000 to rent a 4-bedroom house? It does not equate to working a reasonably paying job let alone minimum wage earners. How are youth supposed to get into the housing market? It's outrageous and a sad state of affairs for the working class let alone vulnerable people and seniors."*

*"I would really like to see the allowance for increased density on our properties. We have just under an acre, so we have plenty of space but we are not allowed to build a secondary dwelling or place a tiny house on our property."*

*"...It is not just about building more high-cost buildings, what about another mobile home park or RV park? There are lots of options."*

*"My 73-year-old mother has had to move in with us as well as our 30-year-old son due to lack of affordable housing. My mother was starving because she couldn't afford food and her mortgage on her pension."*

*"As a senior we are currently happy in our home... However, we will need to downsize at some point and would like to find a town house about the same square footage as our current residence but with a smaller yard."*