

AREA C – COBBLE HILL FAST FACTS

From the 2006 Census

Please consider the downturn in the economy that is acknowledged to have begun in the summer of 2008. Since that time many residents have suffered losses in the investment fields (seniors, Baby Boomers, etc.), many resource-based jobs have been lost (forestry predominantly with some losses in construction).

Affordable Housing: Definition - Regional Affordable Housing Directorate:

Affordable housing is safe, secure, stable, accessible living environment that allows a person to live within their income level, and maintain a healthy quality of life.

Affordable housing adequately suits the needs of low and moderate-income households at costs below those generally found in the local Cowichan Valley market. It may take a number of forms that exist along a continuum – from emergency shelters, to transitional housing, to non-market rental (also known as social or subsidized housing), to formal and informal rental, and ending with affordable home ownership.

For housing to be affordable a household should not spend more than 30 percent of gross income on shelter costs. The highest priority for affordable housing is for the homeless, marginally housed and “core needs households” that spend more than 50 percent of their income on shelter costs.

Housing Affordability:

- 1925 counted in Cobble Hill in the 2006 Census;
- 110 housed renters, 32 % or **35** households of which were spending 31% to 99% of their income on rent;
- Owner occupants comprised 1815 units. Of these 12% or **22** households were spending 31% to 99% of their income on their mortgage payments.
- Total number of households outside the housing affordability threshold were 35+22=57 households.

Housing Age/Tenure:

- Of the 1,925 households counted, 94% are owned and 6% are rented.
- The majority of homes were built in 2 periods between 1971-1980 (30-39 years ago) and 1991-1995 (15-20 years ago)
- In 2006, 6.2% of the households or **120 households** were in need of major repair.

Low-Income – Please refer to the “CVRD Incidence of Low-Income Table” in the Fast Facts.

- Median total income (before tax) for Cobble Hill residents was **\$ 29,213**
 - Couple Economic Families \$ 75,407
 - Females Lone Parent \$ 39,805**
 - Families with a prevalence of low income before taxes:
 - 3.3% (46) of 1380 Couple Economic Families
 - 0% (0) of 20 Male Lone-parent Families
 - 15.4% (9) of 65 Female Lone-parent Families
 - 2.4% (30) of 1255 Persons 65 years and older
 - Median incomes (after tax) for individuals not living in a family household was cited at **\$ 24,991**
 - Males \$ 27,347
 - Females \$ 26,248
- (There **are 425 one-person households** in Cobble Hill and they make up 22% of the population.)
- Total of low-income households was, 46+10+30= 86 **households**

Long Range Planning for housing affordability: A review of the employment and educational mix of residents can be one way to determine if the affordable housing needs found in the 2006 census may be a temporary indicator of need or a long-term indicator. A quick glance at the educational and the employment picture reveals the following:

Please review the “2006 Employment By Industry” Table in the Fast Facts

Top 8 Detailed Occupations in Cobble Hill in 2006 were:

Sales and Service Occupations, n.e.c.	165
Clerical Occupations	160
Other Managers n.e.c.	105
Retail Salespersons & Sales Clerks	100
Construction Trades	85
Mechanics	85
Professional Occupations in Business and Finance	70
Nurse Supervisors & Registered Nurses	70

Education: Age 25-64 yrs (total of 710 residents)

High School Certif. Or Equiv.	615 residents (27 %)
University Certificate or Degree	430 residents
Bachelor Degree	275 residents
Masters Degree	65 residents
Earned Doctorate	20 residents

Numbers have not been included for 2006 for education of residents 65 years or older.

NOTE: 34.8% of 18 year olds, in 2007-08 did not graduate.

Source: BC Stats: 2006 Census Profile (31 Pg Document)
Pg # 2, 3, 5, 6, 9, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31
BC Stats: Socio-Economic Profiles by Local Health Area
65 – Cowichan Pg # 5 & 9