

AREA D – COWICHAN BAY 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:

- 1135 counted in Cowichan Bay in the 2006 Census;
- 235 housed renters, 40% or **94** households of which were spending 31% to 99% of their income on rent;
- Owner occupants comprised 900 units. Of these 14% or **126** households were spending 31% to 99% of their income on their mortgage payments.
- Total number of households outside the housing affordability threshold were 94+126=220 households.

Housing Age/Tenure:

- Of the 1,155 households counted, 80% are owned and 20% are rented.
- The majority of homes were built between 1971-1980 (30-39 years ago)
- In 2006, 7.3% of the households or **85 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 Cowichan Bay residents was **\$ 23,855**

Couple Economic Families	\$64,233
Females Lone Parent	\$37,445
- Families with a prevalence of low income before taxes:
 - 2.0% (15) of 740 Couple Economic Families
 - 0% (0) of 35 Male Lone-parent Families
 - 26.7% (20) of 75 Female Lone-parent Families
 - 5.6% (25) of 450 Persons 65 years and older
- Median incomes (after tax) for individuals not living in a family household was cited at **\$ 18,860**

Males	\$18,907
Females	\$18,483

(There **are 275 one-person households** in Cowichan Bay and they make up 24% of the population.)

- Total of low-income households was, 15+20+25= 60 **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 Cowichan Bay in 2006 were:

Clerical Occupations	125
Sales & Service Occupations, n.e.c.	100
Construction Trades	90
Managers in Retail Trade, Food & Accommodation Services	70
Other Managers n.e.c.	65
Teachers and Professors	55
Transport Equip. Operators & related workers, excl. labourers	55
Technical Occupation in Art, Culture, Recreation and Sport	50

Education:

Age 25-64 yrs (total of 1620 residents)

High School Certif. Or Equiv.	420 residents (25.9%)
University Certificate or Degree	325 residents
Bachelor Degree	170 residents
Masters Degree	75 residents
Earned Doctorate	10 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*