

DUNCAN 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:

- 2,440 counted in Duncan in the 2006 Census;
- 1,065 housed renters, 48% or **511** households of which were spending 31% to 99% of their income on rent;
- owner occupants comprised 1,380 units. Of these 18% or **248** households were spending 31% to 99% of their income on their mortgage payments.
- total number of households outside the housing affordability threshold were 511 + 248 = **759** households.

Housing Age/Tenure:

- Of the 2,445 households counted, 56% are owned and 43% are rented.
- The majority of homes were build between 1961 and 1970 (40-49 years ago).
- In 2006, 11.9% of the households or **290 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 Duncan residents was \$18,997:

Couple Economic Families	\$50,162
Females Lone-Parent	\$24,176
- Families with a prevalence of low income before taxes:
 - 12.2% (120) of 980 Couple Economic Families
 - 20% (10) of 50 Male Lone-parent Families
 - 49% (120) of 245 Female Lone-parent Families
 - 14.3% (185) of 1,295 Persons 65 years and older
- Median incomes (after tax) for **individuals not living in a family household** was cited at **\$18,103**:

Males	\$18,969
Females	\$17,912

(There **are 1,100 one-person households** in Duncan and they make up 45% of the population.)

- Total of low-income households was, 120 + 10 + 120 + 185 = **435 households** (We don't know how many of the 185 seniors cited were living within 'couples'.)

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 Duncan in 2006 were:

Sales & Service occupations, n.e.c	290
Clerical Occupations	145
Retail Salespersons & Sales Clerks	140
Managers in retail trade, food and accommodation services	130
Transportation labourers and related occupations	100
Construction Trades	95
Occupations in Food and beverage service	65
Chefs & cooks	60

Education: Age 25-64 yrs (total of 2,275 residents)

High School Certif. Or Equiv.	670 residents (29.5%)
University Certificate or Degree	210 residents
Bachelor Degree	135 residents
Masters Degree	55 residents
Earned Doctorate	0 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