

# AREA I - YOUNBOU/MEADE CREEK 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:

- 540 counted in Youbou/Meade Creek in the 2006 Census;
- 80 housed renters, 31 % or **25** households of which were spending 31% to 99% of their income on rent;
- Owner occupants comprised 460 units. Of these 15% or **69** households were spending 31% to 99% of their income on their mortgage payments.
- Total number of households outside the housing affordability threshold were 25+69=94 households.

## Housing Age/Tenure:

- Of the 535 households counted, 86% are owned and 14% are rented.
- The majority of homes were built in 2 periods between 1946-1960 (50-65 years ago) and 1970-1980 (30-39 years ago)
- In 2006, 10.2% of the households or **55 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 Youbou/Meade Creek residents was **\$ 21,350**

Couple Economic Families	\$54,924
<b>Females Lone Parent</b>	<b>\$17,010</b>
- Families with a prevalence of low income before taxes:
  - 6.1% (20) of 330 Couple Economic Families
  - 0% (0) of 10 Male Lone-parent Families
  - 60% (18) of 30 Female Lone-parent Families
  - 0% (0) of 215 Persons 65 years and older
- Median incomes (after tax) for **individuals not living in a family household** was cited at **\$ 20,774**

Males	\$20,919
Females	\$15,318

(There **are 145 one-person households** in Youbou/Meade Creek and they make up 23% of the population.)

- Total of low-income households was, 20+18=38 **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 Youbou/Meade Creek in 2006 were:**

Sales and Service Occupations, n.e.c.	45
Transportation Labours & related Occupations	30
Cashiers	25
Construction Trades	25
Machine Operators in Manufacturing	25
Other Managers, n.e.c.	20
Clerical Occupations	20
Retail Salespersons & Sales Clerks	20

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

High School Certif. Or Equiv.	210 residents (29.6 %)
University Certificate or Degree	35 residents
Bachelor Degree	25 residents
Masters Degree	0 residents
Earned Doctorate	0 residents

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

*Lake Cowichan had the worst status in BC for numbers of adults 20+ years with a university degree at 5.6%. It has **28.9% of those 18 years of age who did not graduate from High School(2007/08).** In educational test scores for the % of children assessed “below standard of those writing”:*

Reading	Grades 4&7	28.5%	BC Rate	21.2%
Writing	Grades 4&7	19.8%	BC Rate	18.3%
<b>Math</b>	<b>Grades 4&amp;7</b>	<b>49.5%</b>	<b>BC Rate</b>	<b>23.0%</b>

**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  
 #66 – Lake Cowichan Pg # 5 & 9