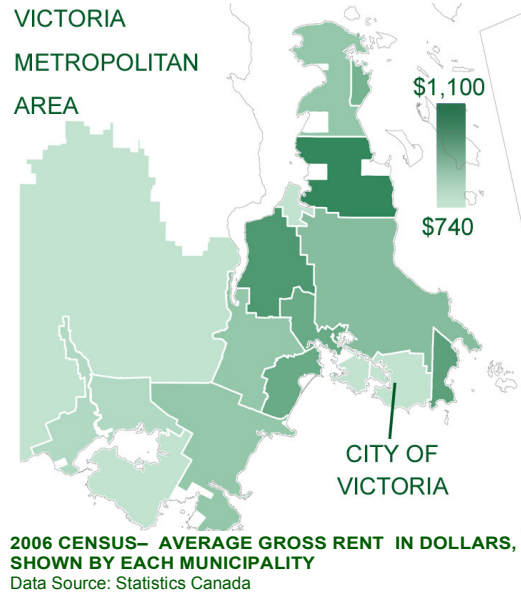


2.5 Rental Affordability, Vacancy & Homelessness



Although gross rents in the City of Victoria have increased, the increase in cost to renters has not been as dramatic as increases in the costs of home ownership over the same period; the proportion of rental households paying 30% or more of their income for housing *declined* from 50% in 1996 to 46% in 2006.

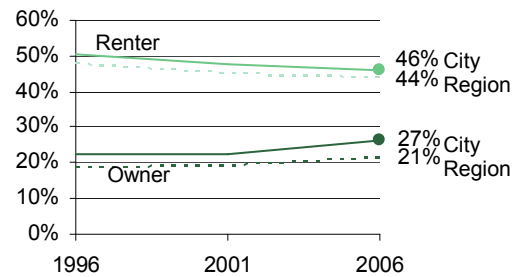
Similar to ownership payments, average gross rent in the City of Victoria is lower than the regional average, and second lowest next to the Municipality of Esquimalt.

The decline in rental households paying than 30% or more of their income in rent is indicative of the growing supply of secondary rental housing options, and an increase in small apartment condo ownership opportunities.

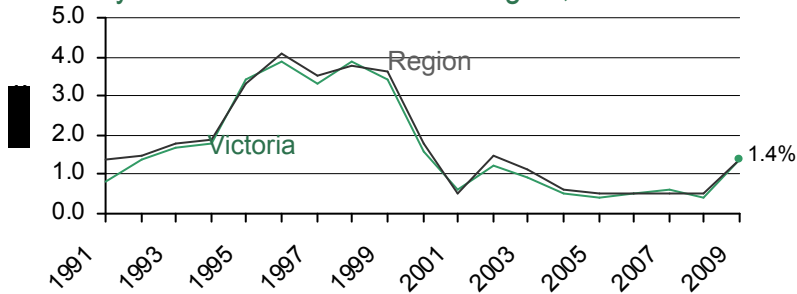
Average Gross Rent (2006)

Municipality	Average Gross Rent (GR)	Spending 30% or more of Hhld Income on GR
Esquimalt	\$743	40%
Victoria	\$767	45%
Langford	\$856	42%
Saanich	\$893	50%
Oak Bay	\$997	39%
CRD	\$820	42%

Renter and Owner Households paying 30% or more of their income for shelter



Vacancy Rate in Victoria and the Region, 1991-2009



Vacancy Rate Comparisons (%)

	2008	2009
Québec	0.6	0.6
Winnipeg	1	1.1
Victoria(CMA)	0.5	1.4
Ottawa	1.4	1.5
Saskatoon	1.9	1.9
Vancouver	0.5	2.1
Montréal	2.4	2.5
Halifax	3.4	2.9
Toronto	2	3.1
Edmonton	2.4	4.5
Calgary	2.1	5.3

Homelessness in the CRD (2007)

	Adults			Youth	Children	Total
	Male	Female	Transgender	(16-25)	(<16)	
Homeless	480	142	2	108	59	791
Unstable Housing	172	133	3	59	84	451
Total	652	275	5	167	143	1,242

Methods used in homeless or unstably housed enumerations are still evolving and are subject to many variables and limitations. Despite improvements in the 2007 Homeless enumeration, data gathered is not fully representative and caution must be used when interpreting the data.

Homeless enumerations carried out in 2007 in the CRD counted over 1,200 people. Of the 655 who responded to location, distribution showed that that 61% were sleeping in Victoria; 16% did not respond to the question.

Distribution of Homeless in the CRD (2007)

Sleeping Location		
Victoria	500	74%
Saanich	49	7%
Western Communities	33	5%
Saltspring Island	32	5%
Esquimalt	34	4%
Penninsula	21	3%
Oak Bay	6	1%
Uncertain (or did not state-municipality)	132	16%
CRD Total Respondents	655	100

- RELATED SHEETS
- 2.3 HOUSING TENURE
 - 2.4 OWNERSHIP & AFFORDABILITY
 - 4.8 AFFORDABLE HOUSING

2.5 Rental Affordability, Vacancy & Homelessness

Renter and Owner Households paying 30% or more of their income for shelter

	1996	2001	2006	Chg 96-06
Victoria Tenant	50%	48%	46%	-4%
Victoria Owner	23%	22%	27%	4%
Region Tenant	48%	45%	44%	-4%
Region Owner	19%	19%	21%	2%

DATA SOURCE: Statistics Canada

NOTES—see notes in adjacent column as well.

- 1) 1991 figures are not presented due to a change in collection methodologies. Census data from 1991 recorded figures for “Tenant one-family households” and “Owner one-family households”. These figures differ from 1996, 2001, and 2006 Census counts presented, which report counts for all tenant households and all owned households, regardless of the occupant-type.
- 2) “Region” refers to the Central Metropolitan Area (CMA)

Vacancy Rate in Victoria and the Region, 1991-2009

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Victoria	0.8	1.4	1.7	1.8	3.4	3.9	3.3	3.9	3.4	1.6
Region (CMA)	1.4	1.5	1.8	1.9	1.2	1.4	3.5	3.8	3.6	1.8

	2001	2002	2003	2004	2005	2006	2007	2008	2009
Victoria	0.6	1.2	0.9	0.5	0.4	0.5	0.6	0.4	1.4
Region (CMA)	0.5	1.5	1.1	0.6	0.5	0.5	0.5	0.5	1.4

DATA SOURCE: CMHC Rental Market Reports 1991-2009

NOTES

- 1) For years in which CMHC published spring and fall market reports, data from the fall report is presented.

Vacancy Rate Comparisons

SOURCE: CMHC Rental Market Report, Fall 2009

Homelessness in the CRD (2007)

SOURCE: Table 1, Homeless Needs Survey Final Report, 2007, Cool Aid Society & Community Council

Distribution of Homeless in the CRD (2007)

SOURCE: Appendix 1, Homeless Needs Survey Final Report, 2007, Cool Aid Society & Community Council

Tenant-occupied (Renter) households spending 30% or more of household income on gross rent— Refers to the proportion of average monthly 2005 total household income which is spent on owner’s major payments (in the case of owner-occupied dwellings) or on gross rent (in the case of tenant-occupied dwellings). Includes private households in occupied non-farm, non-reserve dwellings with household income greater than \$0 in 2005 (i.e., includes negative or zero household income).

Notes:

1) It should be noted that not all households spending 30% or more of incomes on shelter costs are necessarily experiencing housing affordability problems. This is particularly true of households with high incomes. There are also other households who choose to spend more on shelter than on other goods. Nevertheless, the allocation of 30% or more of a household’s income to housing expenses provides a useful benchmark for assessing trends in housing affordability.

2) The relatively high shelter costs to household income ratios for some households may have resulted from the difference in the reference period for shelter costs and household income data. The reference period for shelter cost data (gross rent for tenants, and owner’s major payments for owners) is 2006, while household income is reported for the year 2005. As well, for some households, the 2005 household income may represent income for only part of a year.

Source: Statistics Canada

Vacancy- A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Source: CMHC

Homelessness—Homelessness was defined as, “being without a predictable, clean, safe residence to return to whenever one chooses.”

Source: Homeless Needs Survey 2007

Distribution of Housing Beds/Units in Victoria (2007)

Type of Housing	Current Beds/units in Victoria		Distribution for homeless in Victoria	
<i>Residential care</i>				
Licensed care facilities	119	3.0%	60	4.0%
Family care homes	7	20.0%	15	1.0%
<i>Low barrier housing</i>				
Low-level support	131	3.4%	75	5.0%
High-level support		0.0%	150	10.0%
<i>Permanent supported</i>				
Group homes	30	0.8%	210	14.0%
<i>(For those with housing needs versus the recommended distribution for the currently homeless.)</i>				
Congregate housing	66	1.7%	210	14.0%
Satellite/supported apartments	2429	62.0%	210	14.0%
Block apartments	594	15.2%	210	14.0%
Housing First	15	0.4%	210	14.0%
<i>BC Housing Health Services</i>				
Transitional/Crisis Housing	198	5.1%	45	3.0%
Emergency shelters	326	8.3%	30	2.0%
TOTAL	3915	100%	1500	100%

SOURCE: Table 8, GAP Analysis Team Report, Mayor’s Task Force on Breaking the Cycle of Mental Illness, Addictions and Homelessness