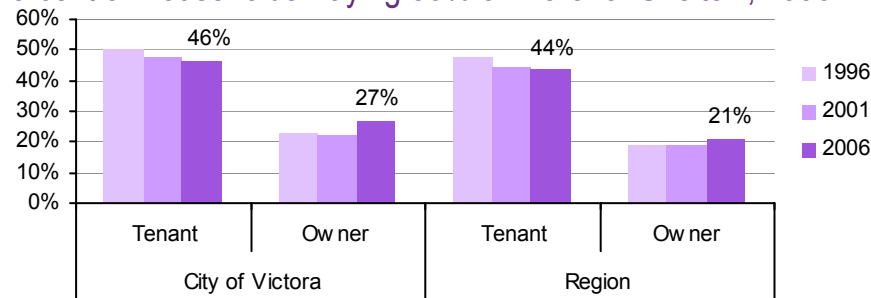


4.8 Affordable Housing

Percent of Households Paying 30% or more for Shelter*, 1996 –2006

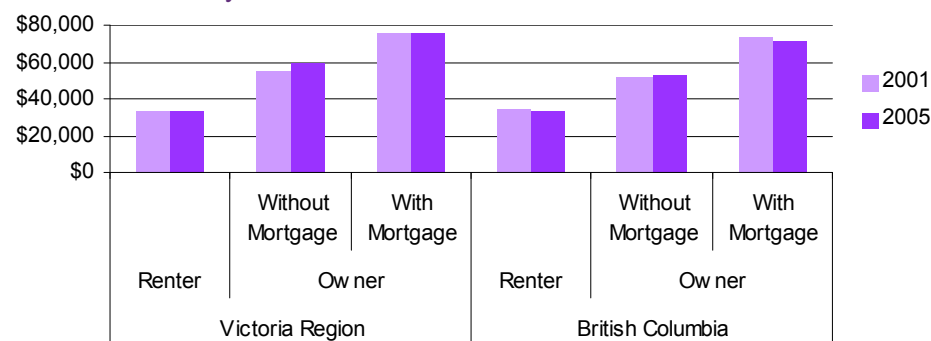


Although gross rents in the City of Victoria have increased, the proportion of rental households paying 30% or more of their income for shelter declined from 50% in 1996 to 46% in 2006.

A subset of this is “households paying more than 30% of their income for shelter”. In 2006, 38% of tenant households in the City of Victoria were paying more than 30% of their income for shelter and 22% of owner households were paying more than 30% of their income for shelter.

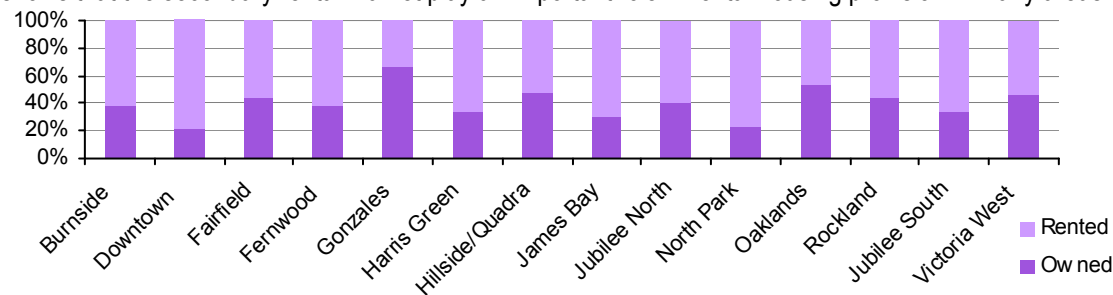
The decline in rental households paying than 30% or more of their income in rent is indicative of the growing supply of secondary rental housing options, and an increase in apartment condo ownership opportunities.

Median Income by Tenure, 2000 and 2005

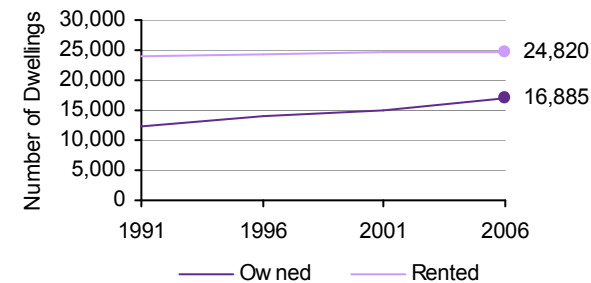


Distribution of Housing by Tenure

The City of Victoria continues to maintain a mix of housing tenures across all city neighbourhoods. Based on the distribution of the primary rental market (apartments) across city neighbourhoods, the data below shows that the secondary rental market play an important role in rental housing provision in many areas.



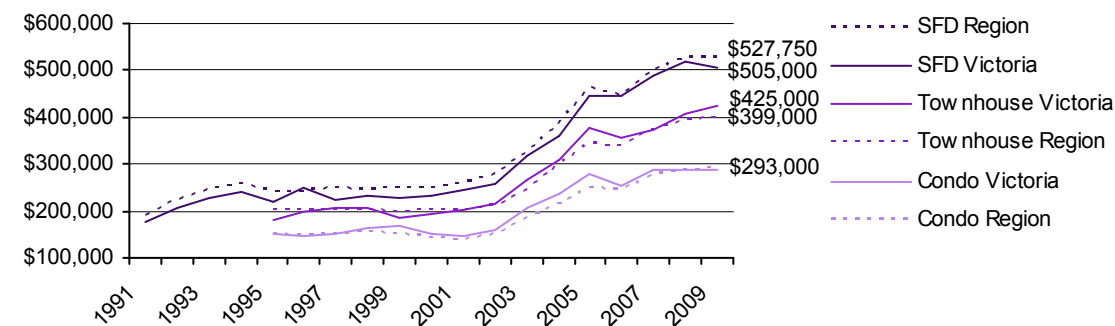
Occupied Households by Tenure



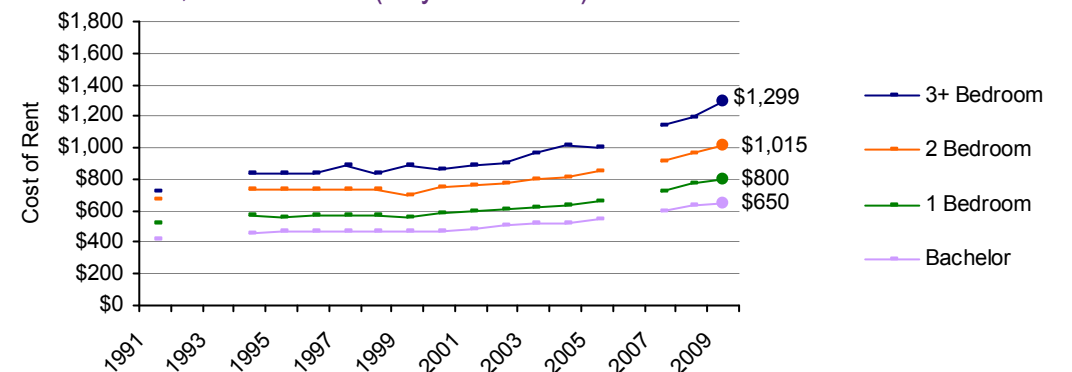
Despite dramatic purchase price increases in all types of dwellings, the number of owner households in the City of Victoria increased each census period from 1991 to 2005. The number of renter households has stayed relatively constant since 1991, with the City of Victoria maintaining approximately half of all renter households in the region.

While the cost to purchase dwellings has risen by over 150% between 1991 and 2009, the cost to rent has risen by about 60% in the same time period.

Costs to Purchase, 1991– 2009 (City of Victoria and the Region)



Costs to Rent, 1991–2009 (City of Victoria)



RELATED SHEETS
[2.4 OWNERSHIP & AFFORDABILITY](#) [2.5 RENTAL AFFORDABILITY & VACANCY](#)

* Statistics Canada records two measures (1), Households paying 30% or more of income on shelter, and a subset of this (2) Households paying more than 30% of income on Shelter. Data for (1) is available for 1996, 2001 and 2006, and is reported here. The Topic Sheet series for the Official Community Plan reports (2).

NOTE: Due to the high volume of content on this profile sheet, source information has been re-allocated to the reverse side

4.8 Affordable Housing

Percent of Households Paying 30% or more for Shelter*, 1996 –2006

	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, 1996, 2001, 2006 Census—based on the previous years income.

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)

Median Income by Tenure, 2000 and 2005

Victoria Region			British Columbia		
Renter	Owner		Renter	Owner	
	Without Mortgage	With Mortgage		Without Mortgage	With Mortgage
\$34,026	\$55,149	\$75,367	\$34,359	\$51,630	\$73,121
\$33,168	\$59,910	\$75,492	\$33,471	\$53,302	\$71,527

DATA SOURCE: Statistics Canada, 2001 and 2006 Census—based on the previous years income.

Household Income Groups (24) in Constant (2005) Dollars and Household Tenure and Mortgage Status (5) for the Private Non-farm Non-Reserve Households of Canada, Provinces, Territories, Census Metropolitan Areas and Census Agglomerations, 2000 and 2005 - 20% Sample Data

Distribution of Housing by Tenure

	1991		1996		2001		2006	
	Owned	Rented	Owned	Rented	Owned	Rented	Owned	Rented
Burnside	510	1,670	880	1,735	805	1,750	1,050	1,730
Downtown	75	490	55	445	140	680	200	710
Fairfield	2,520	3,820	2,690	3,855	2,650	3,830	2,905	3,720
Fernwood	1,515	3,200	1,520	3,275	1,640	3,115	1,920	3,125
Gonzales	1,045	540	1,055	535	1,075	535	1,145	565
Harris Green	25	685	365	640	385	655	400	785
Hillside/Quadra	1,175	1,835	1,320	1,980	1,355	2,110	1,765	1,905
James Bay	1,545	4,665	1,595	4,640	1,795	4,785	1,995	4,700
North Jubilee	500	1,010	545	975	670	945	665	955
North Park	190	1,470	380	1,495	350	1,540	470	1,590
Oaklands	1,380	1,050	1,420	1,295	1,535	1,315	1,620	1,375
Rockland	770	1,080	760	1,085	865	1,060	840	1,070
South Jubilee	405	845	470	840	415	860	440	890
Victoria West	720	1,165	1,020	1,490	1,190	1,565	1,465	1,705

DATA SOURCE: Statistics Canada, 1991, 1996, 2001, 2006 Census

Occupied Households by Tenure

	1991	1996	2001	2006
Owned	12,450	14,080	14,860	16,885
% of Total	34%	37%	38%	40%
Rented	23,845	24,290	24,735	24,820
% of Total	66%	63%	62%	60%
TOTAL DWELLINGS	36,295	38,370	39,590	41,705

DATA SOURCE: Statistics Canada, 1991, 1996, 2001, 2006 Census

Costs to Purchase, 1991–2009 (City of Victoria and the Region)

	SFD Victoria	SFD Region	Condo Victoria	Condo Region	Townhouse Victoria	Townhouse Region
	\$177,484	\$191,774				
1992	\$206,373	\$222,415				
1993	\$227,015	\$246,727				
1994	\$242,880	\$256,025				
1995	\$220,850	\$242,012	\$152,991	\$150,265	\$180,229	\$200,682
1996	\$250,361	\$241,910	\$149,123	\$147,906	\$196,252	\$203,060
1997	\$223,504	\$248,921	\$151,952	\$151,484	\$208,072	\$203,219
1998	\$231,864	\$246,018	\$162,065	\$154,659	\$204,878	\$203,716
1999	\$227,309	\$249,930	\$168,989	\$150,355	\$186,864	\$198,672
2000	\$231,735	\$251,398	\$153,337	\$142,513	\$195,396	\$202,467
2001	\$243,445	\$259,138	\$145,131	\$137,535	\$204,144	\$202,366
2002	\$256,275	\$280,218	\$158,628	\$150,547	\$217,004	\$212,988
2003	\$317,540	\$328,005	\$205,379	\$183,493	\$264,941	\$246,540
2004	\$359,000	\$386,045	\$237,110	\$216,661	\$310,263	\$299,275
2005	\$445,017	\$463,399	\$278,782	\$251,655	\$376,789	\$345,095
2006	\$444,750	\$445,000	\$255,005	\$247,000	\$355,000	\$339,900
2007	\$490,000	\$499,900	\$288,850	\$274,450	\$374,900	\$372,000
2008	\$517,500	\$527,000	\$290,000	\$289,900	\$408,944	\$394,400
2009	\$505,000	\$527,750	\$289,000	\$293,000	\$425,000	\$399,000

DATA SOURCE: Victoria Real Estate Board (assembled from annual average sales statistics).

NOTE: Figures from prior to 2006 are averages, and figures from 2006 onwards are medians.

www.vreb.org

Costs to Rent, 1991–2009 (City of Victoria)

	Bachelor City	Bachelor Region	1 Bedroom City	1 Bedroom Region	2 Bedroom City	2 Bedroom Region	3+ Bedroom City	3+ Bedroom Region
1991	\$417	\$416	\$525	\$522	\$676	\$664	\$722	\$733
1994	\$460	\$459	\$572	\$558	\$731	\$713	\$841	\$821
1995	\$468	\$466	\$557	\$567	\$729	\$715	\$832	\$820
1996	\$467	\$466	\$574	\$569	\$733	\$717	\$842	\$827
1997	\$467	\$467	\$572	\$569	\$740	\$724	\$893	\$850
1998	\$464	\$464	\$572	\$569	\$737	\$722	\$838	\$822
1999	\$467	\$468	\$555	\$574	\$696	\$728	\$889	\$846
2000	\$473	\$472	\$584	\$579	\$747	\$731	\$862	\$835
2001	\$483	\$482	\$598	\$592	\$762	\$751	\$890	\$853
2002	\$504	\$501	\$609	\$605	\$777	\$771	\$906	\$872
2003	\$518	\$515	\$623	\$619	\$799	\$789	\$963	\$905
2004	\$519	\$515	\$637	\$629	\$810	\$799	\$1,016	\$1,016
2005	\$542	\$539	\$663	\$656	\$846	\$837	\$1,005	\$1,066
2007	\$591	\$589	\$724	\$715	\$915	\$908	\$1,142	\$1,210
2008	\$630	\$625	\$778	\$764	\$968	\$964	\$1,189	\$1,303
2009	\$650	\$646	\$800	\$789	\$1,015	\$1,000	\$1,299	\$1,357

DATA SOURCE: CMHC Rental Market Reports 1991-2009