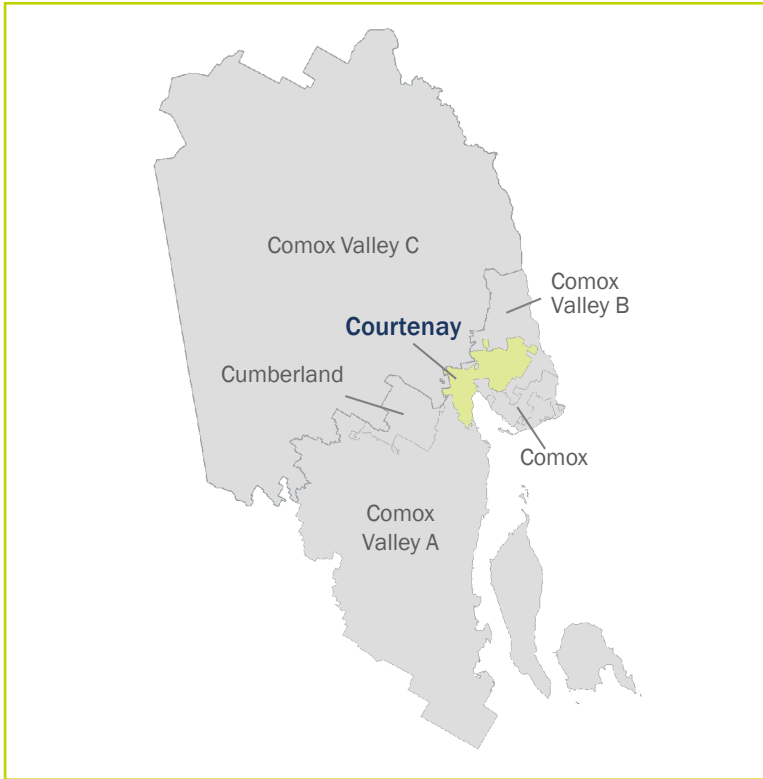




CITY OF **COURTENAY**

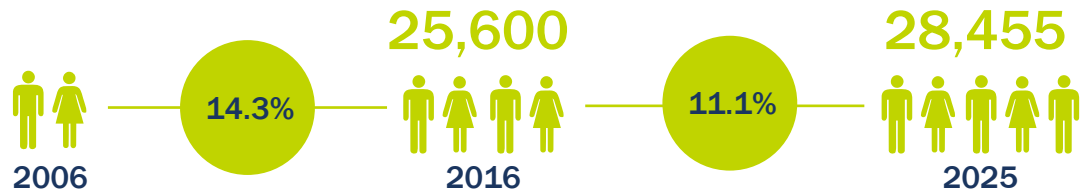
Comox Valley Housing Needs Assessment



POPULATION

Courtenay grew 14.3% between 2006 and 2016, reaching 25,600.

In 2025, the total population could reach about 28,455 residents, growing 1.1% annually.

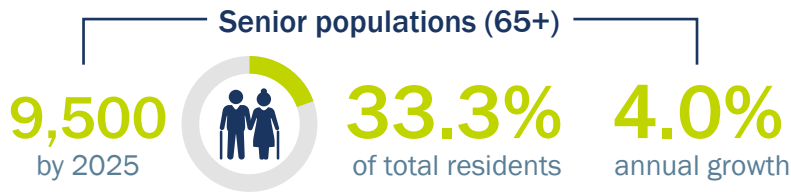


A growing population can put upwards pressures on shelter costs, especially if home construction doesn't keep pace.

7.1% of community members identify as Indigenous

Renter households demonstrate more than two times higher rates of Indigenous identity than owner households

6.9% of community members identify as a visible minority



EMPLOYMENT

Unemployment (2016) was 8.5%, up 1.2 percentage points from 2006.
 Employment fell from 55.2% to 51.0%, even with an added 1,010 employed residents.

The two most employed industries

17.4%

Retail Trade



13.0%

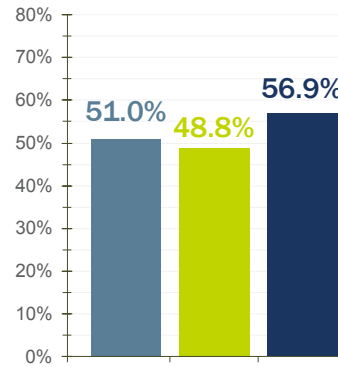
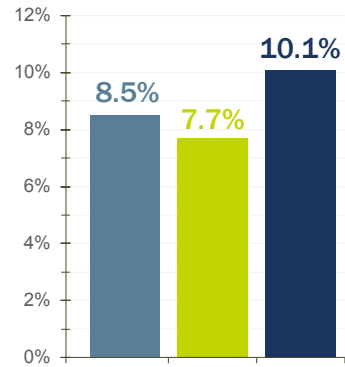
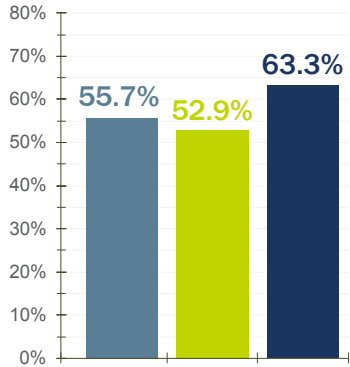
Health Care & Social Assistance



Participation Rate 2016

Unemployment Rate 2016

Employment Rate 2016



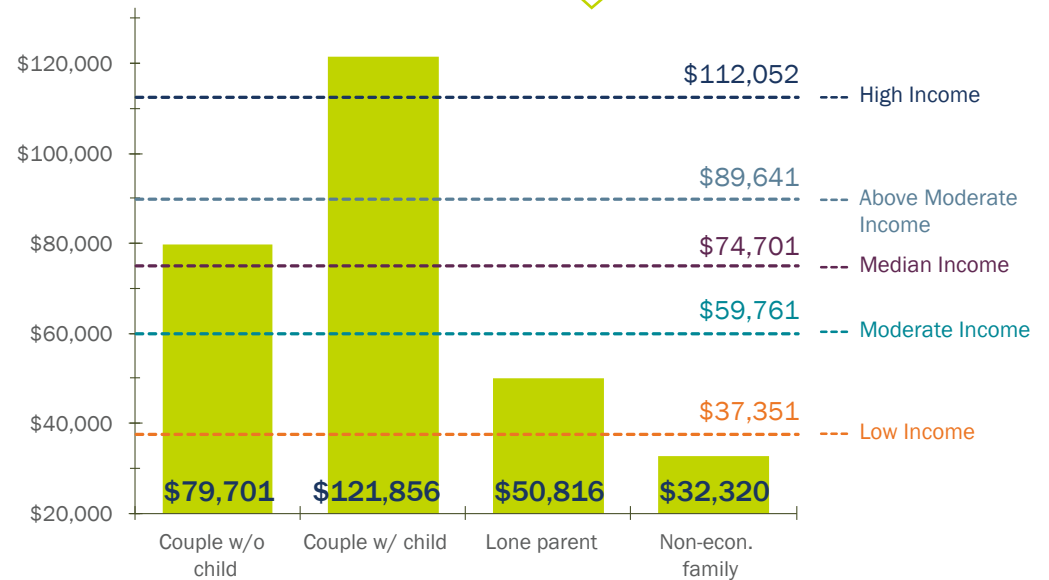
■ Total ■ Owners ■ Renters

MEDIAN INCOME



Renters are within the low income category

Before-Tax median income by family type v. Income Thresholds (2015)



HOUSEHOLDS

11,705
households



3,565
renters



2.1 people
Average Household Size



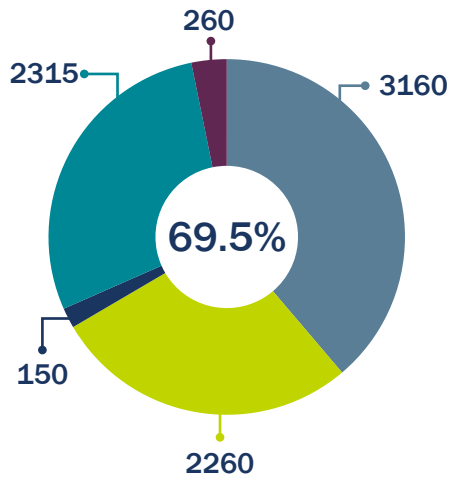
30.5%

↑ 29.3%
increase in number of families **without children**

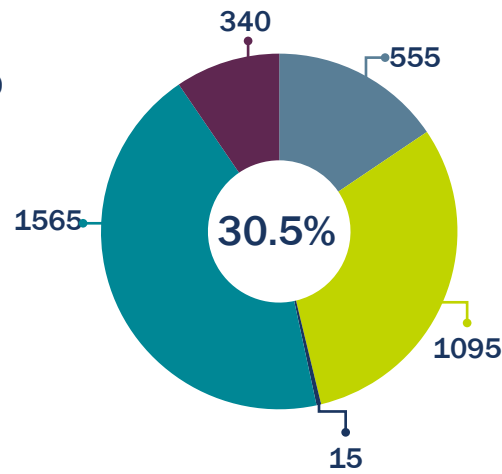
Non-census 1 persons families are the dominant renter household



HOUSEHOLD TYPE
Owners, 2016



HOUSEHOLD TYPE
Renters, 2016



- Census Fam. w/out Kids
- Multiple-Family
- Non-Census Fam. (2+ persons)

- Census Fam. w/ Kids
- Non-Census Fam. (1 person)

HOUSING DEMAND

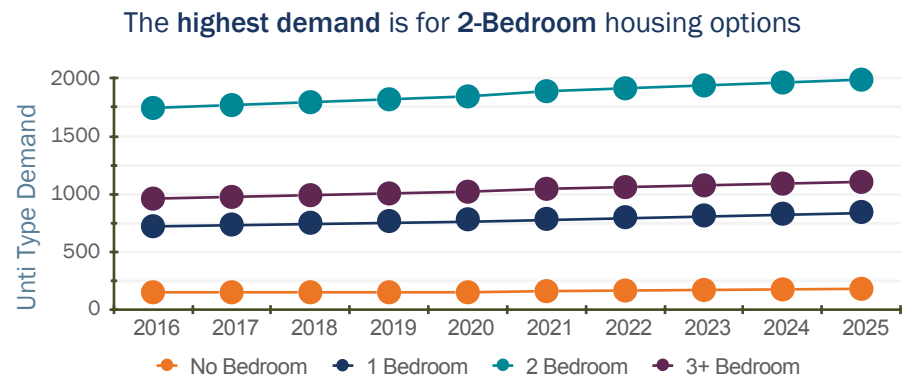
In 2019, Courtenay's population demanded 12,790 homes/units, of which 3,905 were rentals.

214 local applicants on BC Housing's support waitlist

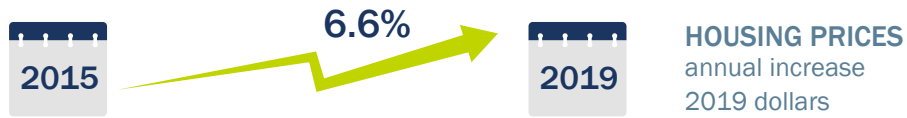
325 households currently receiving support

11.9% of renter households live in subsidized housing.

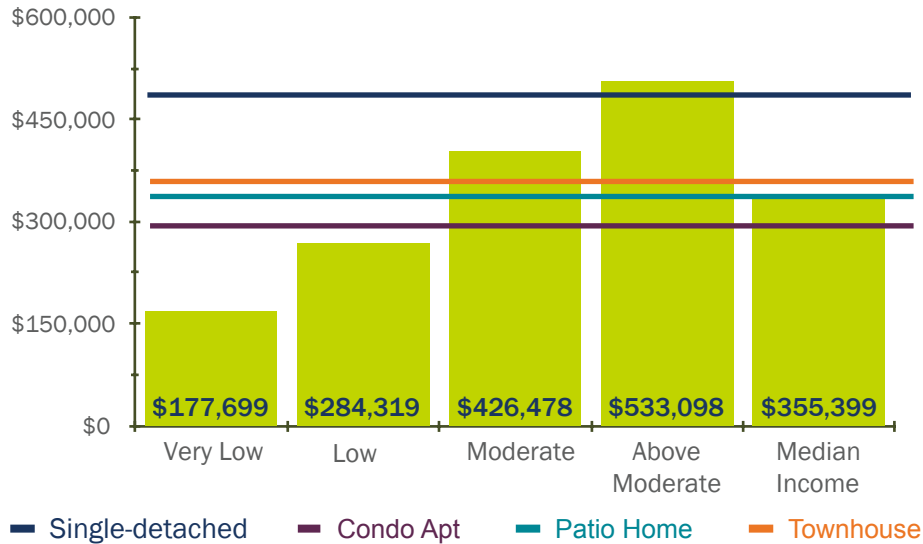
Rental Housing Demand (2019 - 2025)



HOUSING COSTS



Ownership affordability thresholds by type, based on sale price (2019 estimates)

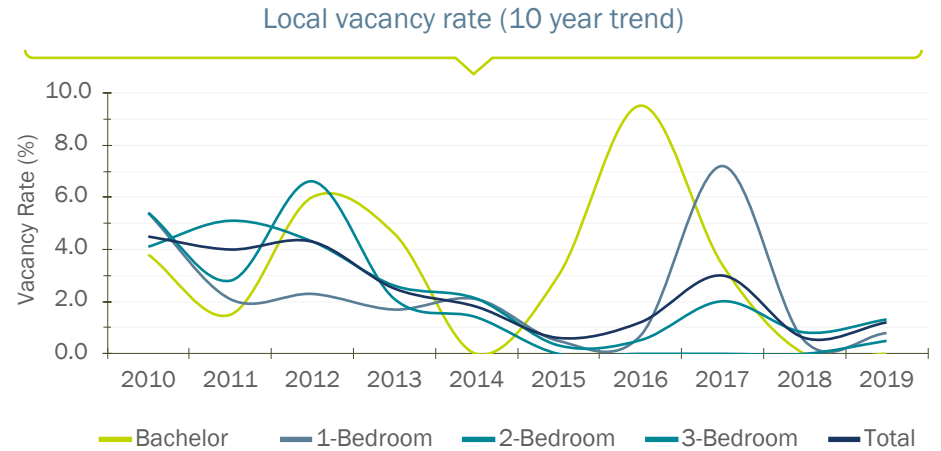


In 2019, Courtenay's population demanded 12,790 homes/units, of which 3,905 were rentals.

HOUSING STOCK

The most diverse housing stock in the region is located in the City of Courtenay.

53.1% of housing units were built after 1990.



CORE HOUSING NEED



RENTERS are about **7 times more likely** than **OWNERS** to experience Core Housing Need.

