



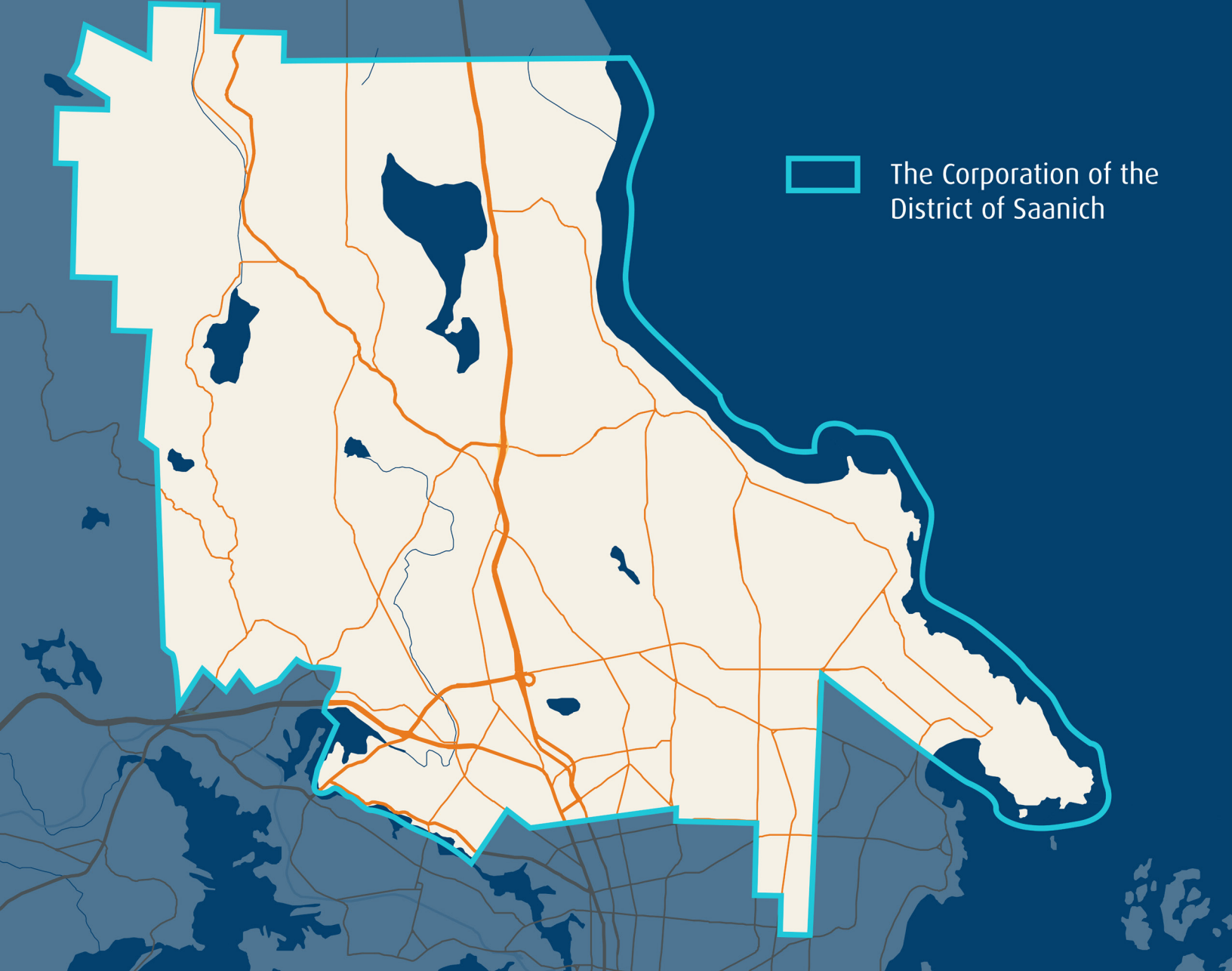
District of Saanich

Housing Needs Report

Executive Summary

November 2020





The Corporation of the District of Saanich

Prepared by Urban Matters CCC

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Saanich Housing Profile

This profile summarizes the findings of the District of Saanich Housing Needs Report which was completed as part of a joint Housing Needs Report project for 11 CRD communities. It fulfills the Housing Needs Reports requirements outlined in the Local Government Act, Part 14, Division 22. All data in this profile is from Statistics Canada unless otherwise indicated.

Overview

The District of Saanich is the largest municipality in the CRD by both size—at 103.78 square kilometers—and population—with 114,148 residents as of the last census in 2016. Saanich makes up almost 30% of the CRD's population. An abundance of parks, trails, recreation centres, beaches, and education facilities offer a high quality of life for Saanich residents.

Population and Age

The population of Saanich grew by 5.4% between 2006 and 2016, a slower rate of growth compared to the CRD as a whole. In 2016, the median age was 44.5, which was similar to the CRD at 45.5. There were slightly higher proportions of children, youth, and young adults in Saanich compared to the CRD average.

Projections suggest Saanich could experience more rapid population growth in the future, primarily driven by growth of the population aged 65 and older.

Households

There were 46,650 households in 2016 with an average household size of 2.4 persons, which is slightly larger than the regional average of 2.2 persons per household. There are more larger households in Saanich compared to the CRD, with 36% of households having three or more people. Households with children are more common in Saanich, while individuals living alone are less common.

Income

The 2015 median income in Saanich was \$77,391, which was approximately 11% higher than the CRD median income. There are large differences in household incomes in Saanich for households who rent and households with single incomes. Renter households reported incomes that were less than half that of owner incomes (\$46,192 versus \$94,667). Lone parent and non-census family households reported much lower incomes compared to other household types.

Current Housing Stock

Housing stock in Saanich is slightly older and less diverse than the CRD average. While recent building permits suggest a trend towards more multi-family forms, the single-family home remains the dominant dwelling type in Saanich, with most having three or more bedrooms (62%).

Homeownership

(Statistics Canada, BC Assessment, and Victoria Real Estate Board)

70% of households in Saanich own their home. Over the past 15 years, ownership prices have risen for all housing types, with the most rapid increases occurring between 2014 and 2018. Average 2019 sales prices reported by the Victoria Real Estate Board were (see right):

Based on these prices, the average single-detached home is unaffordable for median incomes of all household types, despite this being the most common type of home in the District. A household would require an annual income of approximately \$178,000 for their shelter costs to be affordable (e.g. spending less than 30% of before-tax household income).

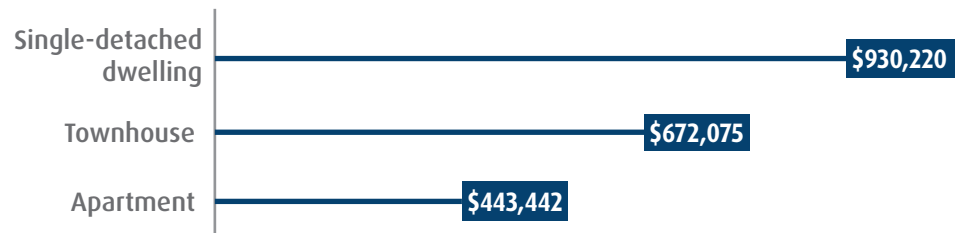
Rental Affordability

(Statistics Canada and Canada Mortgage Housing Corporation)

30% of households in Saanich rent their home. Saanich has seen low vacancy and rising rental costs over the past 15 years, with little development of new primary rental market units. At the same time, the number of renter households increased much more quickly compared to owner households; there were 1,935 new renter households formed between 2006 and 2016, compared to 100 new owner households. In 2016, there were enough primary rental market units for just 22% of renter households, indicating that most renters are relying on the secondary market.

Both primary and secondary market rents have risen in recent years. The median rent in the primary market was \$1,250 in 2019, which would require an annual income of approximately \$52,000 for rent to be affordable (e.g. less than 30% of before-tax household income).

AVERAGE 2019 SALES PRICES



Renter households relying on a single income likely struggle to find affordable and suitable housing in Saanich. Renter households led by lone parents or seniors are the households most likely to be in Core Housing Need in the District (i.e., living in housing that is inadequate, unsuitable, and/or currently unaffordable, and unable to afford the median rent of alternative local housing).

Anticipated Housing Demand

If Saanich continues growing in a similar manner as the past, the community will see an additional 5,290 households form between 2016 and 2025. New households are projected to be 47% renters and 53% owners.

PROJECTED HOUSING UNITS NEEDED

	2016-2020	2020-2025
Total	2,241	3,049
Studio or 1 Bedroom	1,002	1,231
2 Bedroom	883	1,178
3+ Bedroom	356	640

NEW RENTER AND OWNER HOUSEHOLDS BETWEEN 2006-2016



Key Areas of Local Need

Affordable Housing

The cost of renting and owning in Saanich, like the CRD in general, has risen significantly in recent years. Affordability gap analyses showed that ownership of a single-detached home is out of reach for most households making the median income, even couples with children who tend to make higher incomes than other household types. The purpose-built rental market is still relatively affordable for households with more than one income, but extremely unaffordable for individuals living alone and most lone parents.

Rental Housing

There is a need for more rental housing options across the CRD. The proportion of renter households in Saanich is growing, while there has been very little growth in the stock of purpose-built rental housing. As of 2019, the rental vacancy rate was 0.9%, far lower than what is considered to be healthy (between 3% and 5%). High demand and low vacancy contribute to increasing rental costs and can push renter households out of the community.

Housing for People with Disabilities

Incidence of Core Housing Need is higher among households with someone with a disability. This may be due to reduced incomes, difficulty accessing appropriate housing or other factors. For individuals with disabilities who are unable to work, the provincial housing supplement of \$375 (for an individual) is extremely low and limits access to housing options. As of 2020, there are 108 people with disabilities on BC Housing's waitlist seeking non-market housing in Saanich, in addition to 27 households requiring wheelchair accessible units.

Housing for Seniors

Saanich is experiencing a slight aging trend with the median age growing from 42.9 in 2006 to 44.5 in 2016. Aging in place is a priority for many households and this can look different depending on the individual and their needs. Some need supportive housing, which was identified as a key area of need by local stakeholders. As of 2020, 172 seniors were on BC Housing's waitlist seeking non-market seniors housing in Saanich.

Housing for Families

Family-sized housing in Victoria, Saanich, and Esquimalt is increasingly out of reach for families with children. Prices are unaffordable for families making the median income and looking to enter the ownership market and there is a limited supply of larger units for those in the rental market. As housing costs increase in the core communities of the CRD, stakeholders reported hearing and seeing individuals and families grapple with whether or not to stay or move, which can contribute to an aging population trend as younger households without equity struggle to gain a foothold in the community. As of 2020, there are 173 families on BC Housing's waitlist seeking non-market housing in Saanich.

Homelessness

There has been an increase in individuals experiencing homelessness across CRD communities in recent years. The March 11, 2020 point-in-Time count identified a minimum of 1,523 individuals experiencing homelessness in the region. There were at least 350 individuals who were emergency sheltered and 743 who were provisionally accommodated in transitional housing.