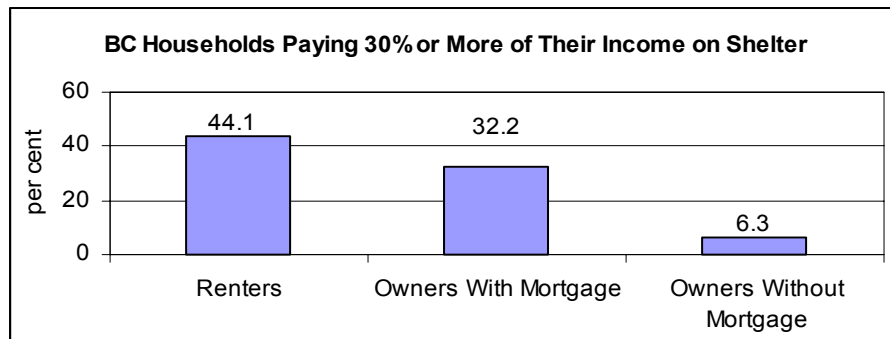


2001 Census Fast Facts: *Housing Affordability in BC*

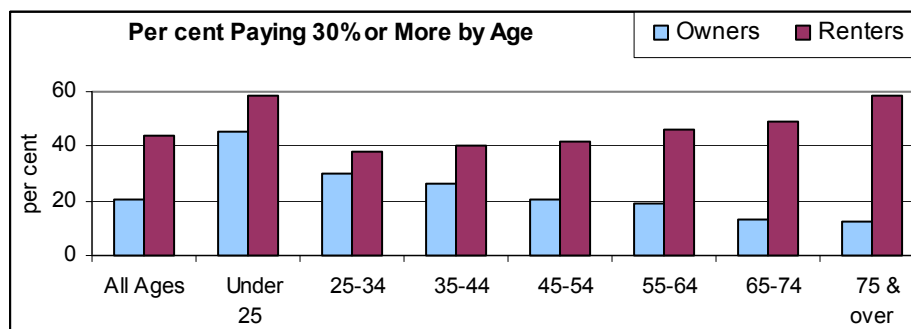
Housing affordability is a problem for 28.6 per cent of British Columbia households, according to the 2001 Census. Households are considered to have affordability problems if more than 30 per cent of their income is spent on housing, resulting in the possibility that not enough money will be left over for other necessities.

Renters are more than twice as likely as homeowners to experience housing affordability problems. While 44.1 per cent of renters spent more than 30 per cent of their household income on shelter costs, only 20.7 per cent of homeowners found themselves in the same situation. However, when homeowners without mortgages are excluded, 32.2 per cent of homeowners with mortgages have a housing affordability problem (compared to 6.3 per cent of homeowners without mortgages).



When looking at the average monthly costs of homeowners and renters, BC homeowners spent an average of \$904 per month compared to \$750 for renters. It is not surprising to find that those spending less than 30 per cent of their household income on shelter costs have, on average, lower monthly payments than those spending more than 30 per cent. For homeowners the difference is substantial (\$779 vs. \$1,383), while for renters it is much less so (\$723 vs. \$785).

Housing affordability fluctuates by age group as well, with younger people experiencing more affordability problems than the middle-aged. Seniors aged 65 and over also have affordability concerns, but only if they are renting or have a mortgage. If they are mortgage-free, they have the lowest incidence of housing affordability problems among all the age groups.

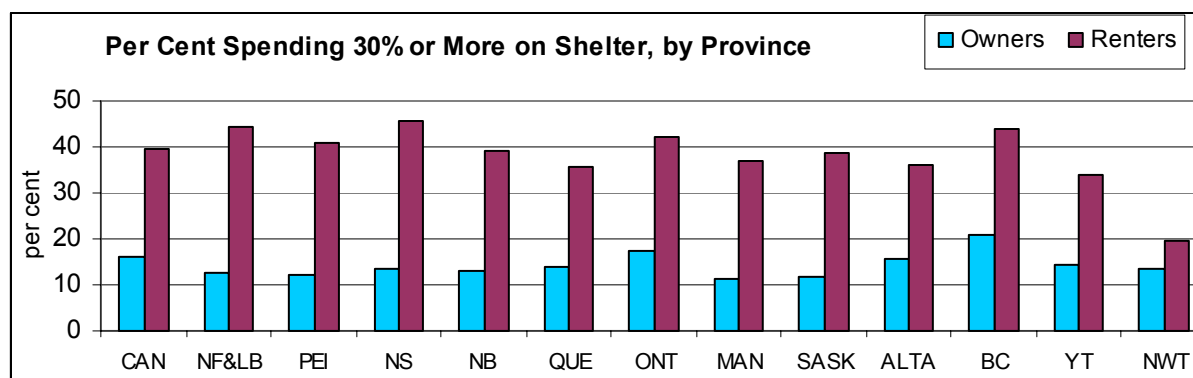


Within British Columbia there are regional disparities with respect to housing affordability. The Greater Vancouver Regional District has the highest percentage of households paying 30 per cent or more of their income on shelter (31.4 per cent). However, the Squamish-Lillooet Regional District has the highest costs, with owners paying an average of \$1,073 per month, and renters paying an average of \$931 per month. The resort municipality of Whistler is largely responsible for the high figures in this district. The Greater Vancouver Regional District also has several municipalities whose housing costs are very high, for both homeowners and renters. For high-priced housing (owned or rented) the 30 per cent rule may not necessarily indicate a housing affordability problem. High-income households paying more than 30 per cent of their income on shelter costs may still have sufficient money left over for other necessities.

Residents of the rural areas of the province experience the lowest incidence of housing affordability problems, with the Stikine region the most affordable in terms of owning or renting, followed by the Central Coast Regional District. It is not surprising that the more urban areas have the highest costs, fuelled by the demands of a growing population.

Housing costs in British Columbia are higher than the Canadian average. The average monthly shelter cost for British Columbia homeowners was \$904, above the national average of \$835, and behind only Ontario and two of the territories. Homeowners' costs ranged from a high of \$1,066 in the Northwest Territories to a low of \$534 in Newfoundland & Labrador. Renters in British Columbia paid an average of \$750 per month, compared to the Canadian average of \$648. Rents ranged from a high of \$753 in Ontario to a low of \$470 in Nunavut.

Among the provinces and territories, British Columbia has the highest percentage of homeowners (20.7%) spending 30 per cent or more of their household income on shelter. This is well above the national average of 16.0 per cent. The per cent of renters in BC with housing affordability problems (44.1%) is also high compared to the national average (39.6%).



Not only are shelter costs for BC households above the national average, but their household incomes are below the national average. The British Columbia average household income is \$57,883, compared to the Canadian average of \$58,535. The highest household incomes are found in the Northwest Territories (\$72,101), Ontario (\$66,911) and Alberta (\$64,618).



Average Monthly Shelter Costs for Households Across Canada, 2001 Census

	Average Owner's Major Payments (\$)			
	Total - All Owners	Owners spending less than 30% of household income on housing costs	Owners spending 30% or more of household income on housing costs	Per cent of owners spending 30% or more on shelter
Canada	835	759	1,233	16.0
Newfoundland and Labrador	534	489	845	12.7
Prince Edward Island	605	549	1,023	12.0
Nova Scotia	633	587	928	13.6
New Brunswick	583	526	966	12.9
Quebec	706	647	1,065	14.1
Ontario	964	886	1,335	17.3
Manitoba	685	633	1,090	11.3
Saskatchewan	638	595	972	11.5
Alberta	875	814	1,206	15.5
British Columbia	904	779	1,383	20.7
Yukon Territory	851	792	1,197	14.6
Northwest Territories	1,066	1,023	1,340	13.6
Nunavut	1,053	972	-	-
	Average Gross Rent (\$)			
	Total - All Tenants	Renters spending less than 30% of household income on housing costs	Renters spending 30% or more of household income on housing costs	Per cent of renters spending 30% or more on shelter
Canada	648	620	692	39.6
Newfoundland and Labrador	513	473	564	44.2
Prince Edward Island	543	525	568	41.0
Nova Scotia	589	567	616	45.5
New Brunswick	507	479	552	39.1
Quebec	529	503	576	35.9
Ontario	753	734	779	42.2
Manitoba	523	496	568	37.1
Saskatchewan	524	485	586	38.6
Alberta	673	656	704	36.0
British Columbia	750	723	785	44.1
Yukon Territory	673	648	722	33.8
Northwest Territories	731	670	984	19.6
Nunavut	470	403	1,105	9.5

Source: Statistics Canada, 2001 Census, Tables 97F0021XCB01010.ivt and 97F0021XCB01011.ivt

Prepared by: BC STATS, September 2005

Notes:

Owner's major payments refers to the total average monthly payments made by owner households to secure shelter. Income is the total household income in 2000 of all members of that household.

Per Cent of Owners and Renters Spending More than 30% of Their Household Income on Shelter, by Age of Primary Household Maintainer, British Columbia, 2001 Census

	All Ages	Under 25	25-34	35-44	45-54	55-64	65-74	75 & over
Owners	20.7	45.3	29.8	26.5	20.5	18.8	13.2	12.2
With mortgage	32.2	48.1	32.3	30.9	27.8	32.9	45.9	58.6
Without mortgage	6.3	37.0	10.5	7.0	6.7	7.9	4.2	5.4
Renters	44.1	58.4	38.1	40.5	42.0	45.8	49.0	58.6

Source: Statistics Canada, 2001 Census, Table 97F0021XCB01007.ivt and 97F0021XCB01008.ivt
 Prepared by: BC STATS, September 2005

Notes:

Owner's major payments refers to the total average monthly payments made by owner households to secure shelter.
 Income is the total household income in 2000 of all members of that household.

Average Household Income in 2000 by Tenure and Presence of Mortgage, for Canada, Provinces and Territories, 2001 Census

	All Households (\$)	Owned Households			Rented Households (\$)
		All Owned Households (\$)	With Mortgage (\$)	Without Mortgage (\$)	
Canada	58,535	70,340	74,638	65,040	36,008
Newfoundland & Labrador	46,288	51,162	61,024	44,514	28,835
Prince Edward Island	47,925	54,756	59,214	50,121	29,728
Nova Scotia	48,574	56,090	63,058	49,312	30,230
New Brunswick	47,498	53,686	58,756	48,654	29,199
Quebec	49,982	62,944	66,611	58,246	32,269
Ontario	66,911	79,838	83,455	75,226	39,883
Manitoba	51,568	61,594	66,008	56,789	29,727
Saskatchewan	49,640	58,272	64,812	52,316	29,214
Alberta	64,618	75,466	76,831	73,437	39,402
British Columbia	57,883	67,976	73,213	61,454	38,171
Yukon Territory	62,185	72,415	78,817	63,430	41,654
Northwest Territories	72,101	86,279	95,606	70,735	55,695
Nunavut	56,786	81,782	82,115	81,025	48,819

Source: Statistics Canada, 2001 Census, Table 97F0020XCB01088.ivt
 Prepared by: BC STATS, September 2005

Regional Shelter Costs for Households in British Columbia, 2001 Census

Regional District	Per Cent Spending 30% or More on Shelter			Average Owner's Major Payments (\$)	Average Gross Rent (\$)
	Total - Tenure	Owners	Renters		
British Columbia	28.6	20.7	44.1	904	750
Alberni-Clayoquot	23.7	15.0	46.9	637	547
Bulkley-Nechako	18.3	14.0	31.9	722	558
Capital	28.4	19.1	44.6	879	726
Cariboo	22.1	15.5	42.6	690	570
Central Coast	22.3	11.8	42.2	446	475
Central Kootenay	24.1	16.3	48.4	598	576
Central Okanagan	27.1	19.9	46.1	819	732
Columbia-Shuswap	23.9	16.9	45.5	651	589
Comox-Strathcona	23.9	16.2	45.4	697	621
Cowichan Valley	24.9	17.5	49.9	718	621
East Kootenay	20.1	14.1	39.7	685	586
Fraser Valley	29.1	22.1	46.1	902	688
Fraser-Fort George	23.0	15.0	44.5	835	640
Greater Vancouver	31.4	24.0	43.2	1,057	814
Kitimat-Stikine	19.6	12.4	41.1	724	626
Kootenay Boundary	20.6	14.2	44.3	608	530
Mount Waddington	16.6	12.2	26.8	716	564
Nanaimo	27.3	18.6	52.0	719	645
North Okanagan	27.7	19.5	49.3	741	639
Northern Rockies	14.8	10.0	25.5	890	677
Okanagan-Similkameen	26.2	17.3	48.6	621	634
Peace River	20.2	14.5	33.6	747	625
Powell River	20.3	13.3	44.3	589	554
Skeena-Queen Charlotte	25.5	17.5	38.6	829	589
Squamish-Lillooet	29.8	25.1	39.0	1,073	931
Stikine (unincorporated)	9.4	3.3	26.1	346	438
Sunshine Coast	26.0	19.3	49.6	724	651
Thompson-Nicola	25.5	16.6	49.2	757	622

Source: Statistics Canada, 2001 Census, Table 95F0444XCB01006.ivt, and 2001 Census Profile

Prepared by: BC STATS, September 2005

Notes:

Owner's major payments refers to the total average monthly payments made by owner households to secure shelter. Income is the total household income in 2000 of all members of that household.