



## The Regional Housing Affordability Strategy Fact Sheet #12

### **Core Housing Need by Municipality, 1996**

#### Core Housing Need by Municipality, 1996

	Renter hhlds in need	% of total renter hhlds	Owner hhlds in need	% of total owner hhlds	Total in need	Total Hhlds	Need as % of total	Total as % of CRD
Sub. C	390	52.0	400	11.8	790	4,135	19.1	3.2
Highlands	15	21.4	10	2.5	25	465	5.4	0.1
View Royal	255	30.2	155	9.5	410	2,475	16.6	1.7
Sub. B	0	-	10	5.6	10	200	5.0	0.0
Langford	500	42.0	585	12.0	1,085	6,075	17.9	4.4
Metchosin	65	28.3	105	8.8	170	1,425	11.9	0.7
Colwood	285	25.3	205	5.9	490	4,575	10.7	2.0
Esquimalt	1,440	38.9	325	9.8	1,765	7,010	25.2	7.1
Victoria	9,330	41.6	1,425	10.4	10,755	36,135	29.8	43.3
Oak Bay	610	30.5	310	5.7	920	7,480	12.3	3.7
Sub. A	615	55.7	785	18.1	1,400	5,450	25.7	5.6
Saanich	3,310	33.8	2,060	7.3	5,370	38,065	14.1	21.6
C. Saanich	300	31.6	280	6.6	580	5,165	11.2	2.3
Sidney	465	36.2	260	7.3	725	4,840	15.0	2.9
N. Saanich	95	22.1	145	4.3	240	3,815	6.3	1.0
Sooke*	not available							
E. Saanich*	not available							
<b>CRD</b>	<b>17,695</b>	<b>38.5</b>	<b>7,130</b>	<b>8.8</b>	<b>24,825</b>	<b>127,420</b>	<b>19.5</b>	<b>99.6</b>

\* Included in the CRD total.

The Table above provides information of the Core Housing Need<sup>1</sup> measured in each municipality in 1996.

Information on Core Housing Need based on the 2001 Census will not be available from CMHC until mid-2004.

We know that many households have been able to purchase housing in the period 1996 to 2001 and since then, mainly because of the low interest rates. However experts do not expect that the numbers of households in core need will drop substantially when the new numbers are released. This is because it is unlikely that most of those who were in core need in 1996 would be able to save for downpayments or obtain mortgage approvals in the period since then. Those at the 'upper end' of the group with moderate and low incomes may indeed have bought if they wanted to, or if their situations had improved.

<sup>1</sup> Core Housing Need is described in Factsheet #3

**Further information is available through**  
**<http://www.crd.bc.ca/regplan/RGS/Reports/Strategic/Has.htm>**  
**or CRD Regional Planning Services (Phone) 360-3160T**

The Regional Housing Affordability Strategy is being developed by a partnership of the CRD, Vancouver Is. Health Authority, Capital Region Hospital Board, CMHC, and Capital Region Housing Corp.