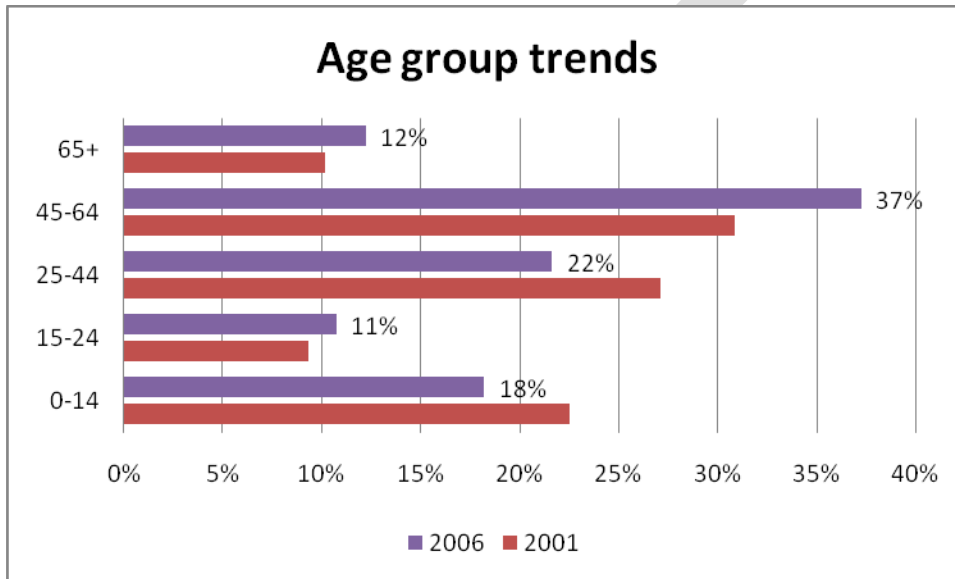


Bowen Island Housing Affordability Update¹

The population on Bowen is aging

In 2006, people aged 45-64 years formed the largest age group on Bowen Island (37%), followed by individuals aged 25 to 44 years (22%). Overall the share of children under age 15 and adults aged 25 to 44 years has declined since 2001. In contrast, the share of the population aged 45-64 years and 65 years and older has increased. There was a slight increase in the young adults aged 15-24 yrs as well.



The population aged 45-64 years and 65+ grew the fastest over the period at 37% each. In contrast, the number of children under age 15 declined by 8% and the number of adults aged 25-44 years declined by 9%.

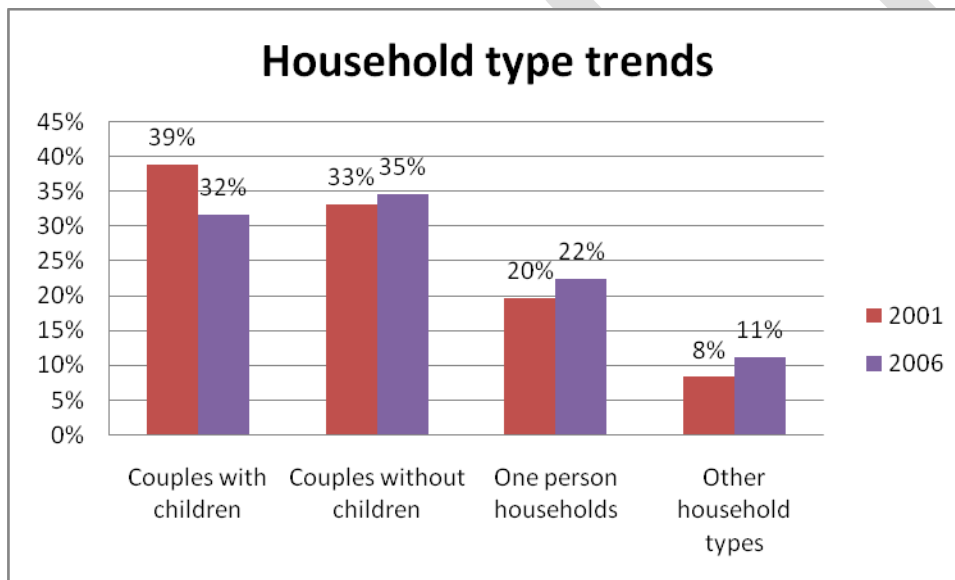
Age group	2001		2006		2001-06
	#	share	#	share	% change
0-14 yrs	665	23%	610	18%	-8%
15-24 yrs	275	9%	360	11%	31%
25-44 yrs	800	27%	725	22%	-9%
45-64 yrs	910	31%	1250	37%	37%
65+ yrs	300	10%	410	12%	37%
Total	2950	100%	3355	100%	

¹ The information presented here employs 2001 and 2006 Census data to describe key variables affecting housing affordability on Bowen Island.

The number of couples with children has declined since 2001

There has been a shift in the composition of households on Bowen since 2001. Then, couples with children were the predominant household type (39%) on the island. In 2006, couples without children are the predominant household type on Bowen, comprising 35% of all households. Both these trends are consistent with an aging population. Couples with children remain the second largest household type on the island, accounting for 32% of households in 2006.

The number of couples with children has declined by 4% since 2001, while other household type such as couples without children, one person households and other household types have increased. "Other " household types are the fastest growing household group on Bowen, increasing by almost 60% since 2001. Other household types include single parent families and unrelated individuals living together.



Household type	2001		2006		Change 2001-06	Metro Vancouver
	#	%	#	%		
Couples with children	445	39%	425	32%	-4%	29%
Couples without children	380	33%	465	35%	22%	25%
One person households	225	20%	300	22%	33%	28%
Other household types	95	8%	150	11%	58%	18%
Total households	1145	100%	1340	100%	17%	100%

There stock of rented housing has not increased since 2001

The number of owned dwellings has increased by 23% since 2001, while the number of rented dwellings is virtually the same as in 2001². In 2001, there were 260 rented dwellings on Bowen Island representing 23% of the housing stock. Because the stock of ownership housing has increased by 200 units, the share of housing that is rented has declined to only 19% of the stock in 2006. This suggests limited options for individuals and families moving to the community and for newly formed households.

Dwelling Tenure	2001		2006		Chg 2001-06
	#	%	#	%	%
Owned	885	77	1085	81	23%
Rented	260	23	255	19	-2%
Total	1,145	100	1,340	100	17%

Source: Statistics Canada. 2001, 2006 Census.

Household incomes on Bowen Island have grown by 12% on average since 2000³

Median household incomes (for all household types) on Bowen have increased by an average of 12% since 2000 (unadjusted for inflation). Bowen median household incomes exceeded regional median household income figures in 2005 by \$10,000 to \$20,000 depending on the household type. Couple households without children had the highest median income in 2005 at \$88,000, followed by couples with children at \$81,000.

Household income trends by household type	Bowen Island		Metro Vancouver
	2000	2005	2005
All private households (\$)	64,979	72,990	55,231
Couple households with children (\$)	NA	80,838	79,982
Couple households without children (\$)	NA	87,636	70,426
One-person households (\$)	33,671	40,610	30,364
Other household types (\$)	NA	65,799	51,880

² The absolute decline of 5 rented units may be due to rounding.

³ Income data gathered by the census pertains to the year prior to the census, e.g. the 2006 census reports on income in 2005.

The fastest growing household types earn the least

One person households and other household types had the lowest average incomes on Bowen Island in 2005 and they also represent the fastest growing types of households. For example, on average, one person households earned roughly half the income (\$41,000) of couples with children (\$81,000). Other household types reported earning about four-fifths this amount (\$66,000).

Some households earn a lot, while others earn much less

There is a significant and growing share of the island population with household incomes exceeding \$100,000 per year (over one quarter of all Bowen households). At the same time, the next largest group of households (15%) earned between \$20,000 and \$29,000/year in 2005. Only 5% of households earned less than \$20,000 per year in 2005 compared with 9% in 2000.

Household size is an important factor. One person households are most likely to earn between \$20,000-\$29,000/yr. In contrast, a third of all 2 or more person households earned over \$100,000 per year.

Household income by category 2005	All households		One person households		2 or more person households	
	#	%	#	%	#	%
Under \$10,000	25	2%	15	5%	10	1%
\$ 10,000 - \$19,999	45	3%	30	10%	15	1%
\$ 20,000 - \$29,999	200	15%	75	25%	125	12%
\$ 30,000 - \$39,999	100	7%	25	8%	75	7%
\$ 40,000 - \$49,999	95	7%	40	14%	55	5%
\$ 50,000 - \$59,999	40	3%	10	3%	30	3%
\$ 60,000 - \$69,999	115	9%	40	14%	75	7%
\$ 70,000 - \$79,999	125	9%	15	5%	110	11%
\$ 80,000 - \$89,999	155	12%	25	8%	130	12%
\$ 90,000 - \$99,999	80	6%	0	0%	80	8%
\$100,000 and over	360	27%	20	7%	340	33%
Total	1,340	100%	295	100%	1045	100%

The number of Bowen households earning less than \$20,000 per year dropped by one third in 2005 compared to 2000. The largest increase occurred among households earning \$20,000-\$29,999 per year, a 208% increase.

Residential sale prices have risen faster than incomes

The table shows that house prices on Bowen have increased by between 53% to 80% in the four year period from 2003 to 2007. This compares to a 12% increase in median household income between 2000 and 2005.

Year	Bowen Island			Metro Vancouver	
	Lowest sale price	Average sale price	Median sale price	Single family dwelling average	Apartment condo average
2003	\$ 190,000	\$ 412,360	\$ 340,000		
2004	\$ 200,000	\$ 478,778	\$ 425,000	\$ 526,798	\$ 258,936
2005	\$ 170,000	\$ 639,702	\$ 523,000	\$ 585,000	\$ 295,000
2006	\$ 290,000	\$ 692,445	\$ 613,000	\$ 640,000	\$ 324,000
2007*	\$ 395,000	\$ 814,839	\$ 749,000		
Change 2003 to 2006	53%	68%	80%		

Source: Bowen Island - Own calculations based on MLS sales data provided by David Riddell. GVRD - data by McClanaghan 2006. * Asking price

Local households still cannot afford to buy local housing

There is a discrepancy between what local households can afford to pay for housing, and recent residential sales prices. The average household cannot afford to buy the average priced home. For example, couples with children earning the median income of \$81,000 per year could afford to purchase a home costing \$292,000, with a 10% down payment. Given the prices outlined above, they could not afford to buy even the lowest price home for sale on Bowen in 2007 (\$395,000).

Household Type 2006	Median Annual Income	Gross monthly income	Can afford to buy a home for
	\$\$	\$\$	10% down*
All private households	\$72,990	\$6,083	\$255,000
Couple households with children	\$80,838	\$6,737	\$292,000
Couple households without children	\$87,636	\$7,303	\$324,000
One-person households	\$40,610	\$3,384	\$117,000
Other households	\$65,799	\$5,483	\$227,000

* 6.5% interest, 25 yr amortization period, mortgage insurance, property taxes, heat included

Over 400 Bowen households paid more than 30% of their income for shelter in 2005

Housing is considered unaffordable if shelter costs exceed 30% of gross household income. There were 405 households on Bowen Island in 2005 living in housing that was unaffordable for them. This is up from 310 households in 2001, an increase of 31%. While most of these were owner households (275), over half of all renter households on Bowen had affordability problems (51%) in 2005. Bowen's affordability picture was slightly worse than for the province, particularly for renters. The Census reported that the average amount of rent paid in 2005 was \$1,046 per month, up from \$932/ month in 2001, an increase of 12%.

Households spending 30% or more on shelter 2005	Bowen Island		BC
	#	Incidence	Incidence
Renter households spending 30%+	130	51%	43%
Owner households spending 30%+	275	25%	23%
Total all households	405	30%	29%