

2013 Cortes Housing Survey

This housing survey, commissioned by the Cortes Natural Food Co-op, is a followup / update on the 2009 Housing Survey that was prepared as part of our 2012 Official Community Planning process. Thank you to the more than 200 of you who participated in the past. This Canada Mortgage and Housing Corp (CMHC) sponsored survey will have a particular emphasis on creating solutions for AFFORDABLE RENTALS.

Affordability affects everyone. In an aging population, retaining young people, ensuring our working population can afford to live and work here, and helping take care of our elders, are all critical to sustaining a viable and vibrant, livable community. The purpose of this survey is to confirm that there is still a need and demand for affordable housing on Cortes, and to help with preliminary design considerations, including potential location.

Please answer ALL questions that are applicable to you. Results of the Survey are confidential and anonymous thereby allowing your full and honest participation. The survey is best filled in online at www.surveymonkey.com/s/corteshousing. The last day of submission is November 15, 2013.

If someone you know needs a copy of this survey, it can be downloaded at www.cortesisland.com or www.cortescoop.ca under Housing. Surveys are also available outside all post offices, contact Krista Ma 1-250-650-4711, mkristay@gmail.com and we would be pleased to deliver one to you. Please fill in one form per household. A household is a family unit or single person that is living or intends to live in one dwelling.

1. If you wish to complete this survey online, go to www.surveymonkey.com/s/corteshousing you will be asked to input your email for prevention of duplication.

Part A: About your household

2. How many members in your household are in each of the following age groups?
Age 13 & under ___ 14-18 yrs ___ 19-25 yrs ___ 26-39 yrs ___
40-54 yrs ___ 55-69 yrs ___ Over 70 yrs ___
3. Do you live on Cortes year-round? Yes ___ / No ___
4. Do you own property on Cortes? Yes ___ / No ___ (If No, continue to #7)
If you own your building/house/trailer/boat-home but not the land, continue to #7.

Part B: For Property Owners

5. Which of the following describes your type of land ownership? (choose only 1 option)
 - a. I I/We share the same Land Title with other owners/land partners AND we have a written and signed private Agreement (e.g. Tiber Bay Community, Redlands, some multi-family land-partnerships)
 - b. I/We share the same Land Title with other owners/land partners AND we have an *informal* verbal agreement
 - c. I/We own the property by myself/ourselves AND are part of a Strata ___ (e.g. South Point Road, Siskin Lane, 1127 in Tiber Bay)
 - d. I/We own the property by myself/ourselves _____
6. If you do NOT live here year-round, do you rent your house out? (check only one option)
 - a. No ___
 - b. Year-round except when I am on Cortes ___
 - c. Year-round for 12 months to one tenant ___
 - d. Year-round to multiple tenants, including summer vacation rental ___
 - e. As vacation rental in the summer only ___
 - f. Other, please specify _____

Part C: About your housing situation (for everyone)

7. Do you own the building/ house/ trailer/ boat-home that you live in but have it located on someone else property? Yes ___ / No ___
8. Do you pay rent?
 - a. Yes, I/We pay rent ___
 - b. No, but I/we have mortgage payments _____
 - c. No, we have NO monthly payments _____
9. Do you have reliable year round housing options? Yes ___ / No ___ / Not applicable ___

10. How long have you been living in your current residence? _____ years _____ months
 Comments _____
11. How many times did you move in the last 24 months? _____ times
12. Which of these centres is closest to you?
 Manson's (includes Cortes Bay) ___ Whaletown ___ Squirrel Cove ___
 Other _____
13. Does your household spend more than 1/3 of its *after* tax ANNUAL income on rent (or mortgage), including utilities? Yes ___ / No ___
14. Which of the following best describes where you are currently living? (choose only 1)
 a. Single family home, primary dwelling on the lot _____
 b. Second cabin on a lot with another main house _____
 c. Secondary suite within a house _____
 d. Room in a house, shared kitchen and bathroom _____
 e. Mobile home/travel trailer at a campground or on someone else's land _____
 f. Boat-home tied to private dock ___ or tied to a government dock ___ at anchor ___
 g. Tent or sleeping outside _____
 h. In the process of building my own home and living in a temporary situation _____
 i. Other, please specify _____
15. Do you expect your housing situation to change in the next 6 months? Yes ___ / No ___
16. Overall, how satisfied are you with your current housing arrangements?
 Very satisfied ___ Sufficient but needs a few minor improvements ___ Not at all ___
 Comments: _____
17. Does your home require any major repairs? (check all relevant major problems)
 No ___
 Yes, Roof leaks _____
 Yes, Structural damage to walls or floors _____
 Yes, Defective plumbing (no running water, or major leaks) _____
 Yes, Electrical wiring problems or insufficient power supply _____
 Yes, Toilet/outhouse not functioning properly _____
 Yes, Insufficient insulation _____
 Yes, Insufficient heating _____
 Others, please specify _____
18. Do you have difficulties with physical chores (such as firewood, snow removal) to the extent that it affects your ability to continue to stay in your home? Yes ___ / No ___
 If Yes, please specify _____
19. Do you anticipate major changes in your housing needs in the next 10 years?
 No ___
 Yes, please specify _____
20. How far do you drive/travel per week on average on Cortes? _____ km
 As a guide, Whaletown Ferry terminal to Manson's Hall is 14.5 km
 Squirrel Cove to Manson's Hall is 11 km,
 Squirrel Cove to Whaletown Ferry is 16 km

Part D: AFFORDABILITY AND PARTICIPATION (for everyone)

In the 2009 survey results, the community voted most support for the following 6 options listed in order of most support (as a starting point). A surprising 40% expected major changes in their housing needs within 10 years. We noted many secondary dwelling situations that could increase availability of housing.

- a. Ready-made portable, local character small house that can be installed onto land to be rented or leased or used as temporary residence during construction.
- b. *Mixed business/residential housing near village centres such as Manson's Landing.*
- c. Co-operative housing or other types of alternative ownership to increase affordability.
- d. Mixed demographic housing village (for all ages and family configurations).
- e. Lease agreements for longer term rental as one way to share use of land.
- f. Housing options where land title is held by a community organization eg Land Trust.

In b) above, Mixed Business/ Residential use received the second most support from the community. Would you support / not support / have no opinion about:

21. The creation of a new zoning category of Mixed Business/Residential use?
 Support ___ / No Opinion ___ / Oppose _____

Comments:

22. As the Food Co-op is about to purchase its land in Manson's Landing, would you support the rezoning of this piece of property at 600 Sutil Point Road, Manson's Landing, to a newly created **Mixed Commercial / Residential use** in an effort to permit development of affordable housing on the land?

Support: ___ No Opinion: ___ Oppose: ___

Comments:

23. Density: Currently, the Food Co-op land is zoned for a hotel/motel of unrestricted number of units. If this land was rezoned to support mixed commercial/ residential use, would you support a maximum residential density of 12 units on this 1 Hectare (2.8 acre) property that would allow housing for up to 12 families (subject to adequate septic and water servicing)?

Support: ___ No Opinion: ___ Oppose: ___

Comments:

In the 2009 survey, 1/4 of fulltime residents were renters and 22 households lived unaffordably, while 25 renters do not have reliable housing, moving homes an average of 4 times in 24 months.

24. Are you in need of an *affordable* place to rent?

No ___ (if you answered No, go to Question 28)

Yes ___ (you need affordable housing) please continue to answer questions 25 to 27.

Comments: _____

25. As a renter, what type of affordable housing would you prefer choose your top 2 options:

- a. ___ Fully detached cottage units
- b. ___ Movable small home
- c. ___ Duplexes or multi-family buildings
- d. ___ As a tenant in a co-managed cooperative
- e. ___ Co-housing type with shared facilities (kitchen, bathroom, showers)
- f. ___ Seasonal summer housing with shared facilities

Comments: _____

26. What other types of amenities would you need/like?

- a. ___ Garden space
- b. ___ Participation in co-management (rather than professionally managed)
- c. ___ Studio with no separate bedroom
- d. ___ Single 1 bedroom
- e. ___ Double 2 bedrooms
- f. ___ Triple 3 bedrooms
- g. ___ Laundromat Nearby
- h. ___ Retail, Shop, or Office space nearby for your own business operations
- i. ___ Single Story, Ground Access for easy entry mobility
- j. ___ Double Story, Upstairs or Loft with stairs
- k. ___ Parking for only 1 vehicle
- l. ___ Parking for more than 1 vehicle
- m. ___ Other Amenities (please specify): _____

Comments: _____

27. As a potential renter in the new affordable housing project, I am willing to help in the following ways (please check all relevant choices)

- a. ___ Formation of working group to decide on structure, form of governance
- b. ___ Building skills and/or tools
- c. ___ Management after the completion of the project
- d. ___ Time but not too sure how I can be helpful
- e. ___ I just want to be a renter

Comments: _____

28. As a land owner, I am interested in and prepared to participate in providing creative affordable housing by:

- a. Renovating my secondary suite
- b. Renting one of the rooms in my house
- c. Sharing my garden space
- d. Leasing part of my land to someone with their own movable dwelling
- e. Consider being part of a Land Trust

Comments:

If you are interested in participating as a renter / owner in this affordable housing project, please email Krista Ma at mkristay@gmail.com with your name, email, phone contacts so we can contact you about forming a working group. Please specify how you wish to participate in your email – as a renter, owner or by contributing specific skills to the project.

29. Comments. We welcome your ideas and comments. If you do not fit into the stated categories and would like to be involved, let us know below or contact us separately.

Thank you so much for your efforts in this survey. If you are on Cortes, just drop it in the mail. If you have any other comments or ideas, please share them with us here or by email to mkristay@gmail.com or phone Krista Ma at 1-250-650-4711.

Comments:

Fold, seal and deliver completed surveys to Post Offices on Cortes Island

Postage paid
No stamp required if
mailed on Cortes

TO: Cortes Housing Survey
c/o Krista Ma, Box 92
Whaletown, BC, V0P 1Z0