

The Housing Survey was a joint effort by Strathcona Regional District's Cortes Official Community Plan (OCP) review committee and Cortes Housing Initiative (CHI). Funding was provided both by ACT (Affordability & Choice Today) and the Regional District. Thank you to all who helped craft this very detailed survey. The survey results, together with our 2006 census data, gives us useful information for the review of our OCP and helps CHI to focus on creative housing solutions appropriate to Cortes. Thank you everyone for taking time to answer the survey's numerous questions and for giving your thoughtful opinions.

This is a summary/analysis of the survey data. This survey should be read in conjunction with the 2006 Census to get a complete picture of our community. A summary of the Census data is provided in a separate document. Contact Krista Ma for a direct link on the web.

1. Survey Returns:

30% of full time households returned their surveys, indicating a high level of interest and engagement on the housing issue. Many also gave opinions and comments, which were very useful.

Full time owners:	101 households
Part time owners:	56 households
Renters:	<u>43 households</u>
	200 households returned surveys

2. Demographics and population distribution:

For full time owners and renters only:

Families with children under sixteen:	41	(18 of which are renters)
Families with no children, 16-54 years old:	30	(14 of which are renters)
Families with no children, 55-69 years:	64	(19 of which are renters)
Families with no children, over 70 years:	18	(1 of which is a renter)
Total full time households:	153	

27% of households are families with children under sixteen, 54% are households over 55 years of age and without children.

For all owners and renters, geographic distribution:

Manson's Landing	49%
Whaletown	38%
Squirrel Cove	13%

3. Ownership: (numbers are from the survey and may not be proportional for the Island.)

- Forms of ownership: 21 landowners share land via written (14) or verbal (7) agreements.
- Secondary dwelling: 13 households are not sure if their property allows a secondary dwelling  
40 secondary dwellings are built, 10 are rented out year round, many of which are only suitable for warm weather use. 69 people have not yet built a secondary dwelling on their land.

4. Housing situation:

- Average number of years at same address: owners 12 years, renters 3.9 years.
- Reliability: 60% of renters (25 out of 42) do not have reliable year round housing.
- Times moved in last 24 months: Renters without reliable year round housing moved an averaged 3.9 times, renters without reliable housing moved an averaged of 0.4 times.

- Spends more than 1/3 of income on housing: 22 renters and 13 owners, or 25% of full time residents - this includes rent, mortgage, utilities and taxes.
- Expecting change in housing situation before the end of 2009: 14 or 1/3 of all renters.
- Living in temporary situation like tents or outside structures: 11% or 10 renters and 10 owners.
- Size of properties: 40% of all households live on properties 10 acres or larger, 32% on 2 acre-lots, 13% on 5 acres and 11% on less than 1 acre.
- Major home repairs: 29 homes need major repairs (16 rentals, 8 full time residents and 5 part time residents).
- Types of repairs: Insufficient insulation (22 homes), insufficient heating (18 homes), plumbing and roof leaks (14 each), electrical (13 homes), structural walls or floors (7 homes), and toilet or outhouse not functioning properly (7 homes).
- Water supply: 56% have drilled wells, 18% shallow wells, 14% stream or lake, 9% rainwater, 4% other such as neighbour, community hall, store or none at all.
- Not satisfied with drinking water quality: 11% or 22 households (5 renters, 16 owners). Issues include iron, sulfur, coliform, sediment and quantity.
- Need help with physical chores to the extent that it affects ability to live here: 14 households (3 renters and 11 full time owners).
- Driving distance per week: 64 km on average.
- Changes in housing needs expected in the next 10 year: 39% (24 renter, 45 owners)

#### 5. Housing Models (listed in order of most support)

- Ready-made portable local character homes  
70% support (32 will participate), 8% opposed, 19 undecided [192 answers]
- Lease agreement or long term rental as one way to share use of land  
65% support (25 will participate), 9% opposed, 26 undecided [183 answers]
- Co-operative or alternative ownership to increase affordability  
65% support (20 will participate), 7% opposed, 45 undecided [205 answers]
- Mixed business/residential housing near village centres  
69% support (17 will participate), 7% opposed, 31 undecided [189 answers]
- Mixed demographic housing village  
65% support (16 will participate), 8% opposed, 25 undecided [195 answers]
- Land trust where title is held by a community organization  
60% support (15 will participate), 13% opposed, 39 undecided [185 answers]
- Higher density housing in village centres  
59% support (17 will participate), 20% opposed, 26 undecided [181 answers]  
Where should it be located? 67 vote for Manson's, 24 for Whaletown, 21 for Squirrel Cove
- Multi-family housing under one roof  
58% support (13 will participate), 15% opposed, 26 undecided [182 answers]
- Allow extra dwelling without rezoning on larger non-forestry parcels  
50% support (15 will participate), 24% opposed, 31 undecided [159 answers]
- Float homes with septic/water/electricity provision  
48% support (10 will participate), 27% opposed, 32 undecided [171 answers]
- Rezoning of certain areas into smaller minimum lot size  
38% support (12 will personally participate), 31% opposed, 45 undecided [160 answers]

#### 6. Workshops

Would you attend workshops on lease agreements, housing models, financing options, etc?

72 said Yes

Would you like more information on government grants for housing repair or rental assistance?

67 said Yes