

Cortes Housing Survey

December 2023

Overview

The Cortes Island Housing Forum Survey, conducted in December 2023 by the Cortes Housing Society and the Regional Director, Mark Vonesch, is the largest housing survey yet to be conducted on Cortes. It garnered insights from 265 respondents, which is over 20% of the islands' residents.

The housing market on Cortes Island has experienced significant changes over the past decade. Initially known for its affordability and appeal to individuals seeking an affordable, rural lifestyle, the island has seen a gradual shift. Limited new development and surging property values across the province have resulted in a significant rise in property values and very few rental opportunities. With approximately 1/3 of homes being empty most of the year, based on this survey, Cortes residents appear aligned in their desires to take action to address the current trends. Key findings from the survey:

Housing Status and Types: 98.5% of respondents are currently housed. The majority (80%) reside in regular houses, while (19.5%) live in tiny homes. 1.5% of respondents do not have housing.

Duration of Residence: Long-term residency is common, with 40% living on the island for over 20 years and 25% between 10 to 20 years.

Amenities and Comfort: Most homes (63%) have essential amenities. However, gaps exist, notably in indoor plumbing (30% without indoor toilets) and laundry facilities (19.5% lacking).

Empty Homes Tax: 67% of respondents are in favor of implementing an empty homes tax.

Short Term Rentals: 63% of respondents are in favour of implementing BC government legislation limiting short term rentals to units on owners property of their primary residence.

Increased Density: 72% of respondents support increased density.

Affordability and Land Purchase Interests: The survey indicates a strong desire for land ownership, with 82.76% expressing interest in purchasing land if financially feasible.

Interest in Renting: 40% of owners have space that could be rented to accommodate a tiny home, 20% have a cabin or house that could be rented. If the conditions were right 60% might rent those spaces out if there were an intermediary to handle risks of renting.

In conclusion, the survey results offer insights into housing dynamics on Cortes Island, highlighting a community that is somewhat divided between long-term owners and renters, who are struggling to find housing, pay rent, and afford to buy. Between renters and owners, there is strong interest in taking significant steps to address the situation.



Key data points:

66.4% own their homes and 33.6% rent.

80.5% live in regular homes and 19.5% live in a tiny home.

40% have lived on Cortes for over 20 years, 25% for 10-20 years and 17% for 5-10 years.

30% do not have an indoor toilet, 20% do not have laundry, and 12% do not have bathing facilities.

67% support an empty homes tax, 14% are unsure and 18% do not.

63% support Cortes opting into the BC Government legislation so people can only operate short term rentals on land that includes their primary residence, 16% are unsure and 21% do not support it.

72% support greater density.

82 renters responded:

48% rent a house, 30% a tiny house, 22% a cabin.

48% pay less than 33% of their income on rent and 42% pay more than 33% of their income on rent.

87% of renters would like to buy land on Cortes if they could afford it.

175 Property Owners:

56% don't have a mortgage.

40% have space that could be rented to accommodate a tiny home, 20% have a cabin or house that could be rented if the conditions were right.

60% might rent those spaces out if there were an intermediary to handle the risks of renting.

Disclaimer:

The purpose of this survey was to inform the work of the Cortes Housing Society and the Regional Director, Mark Vonesch and was not intended to be statistically significant. 49 surveys were completed on paper, in person at the Cortes Housing Forum on December 2nd and the remainder were completed online.

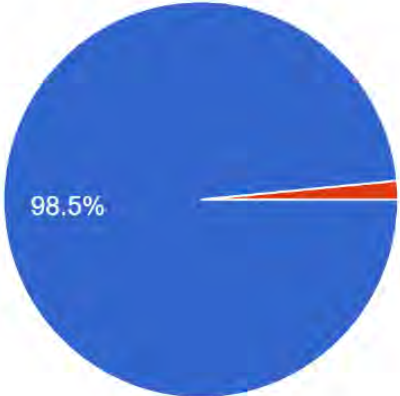
A total of 265 responses were received between December 2nd and December 8th, 2023. A significant number of comments were received that have not been included in this report. To ensure privacy, the comments are being summarized and will be shared in a future report. A blank copy of the survey is included at the end of this report. Additional information or comments can be sent to Mark at mvonesch@srd.ca or Sadhu at sadhu@sadhujohnston.com.



Cortes Housing Survey Responses

Are you currently housed?

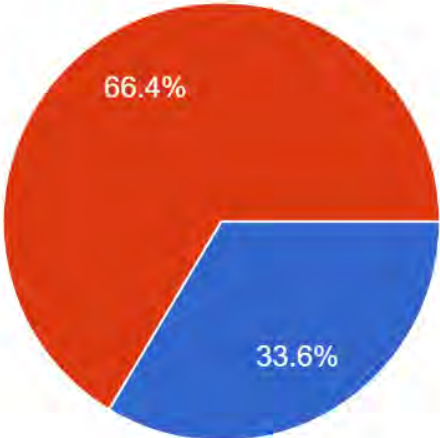
263 responses



● Yes
● No

If you are housed, do you rent or own?

256 responses

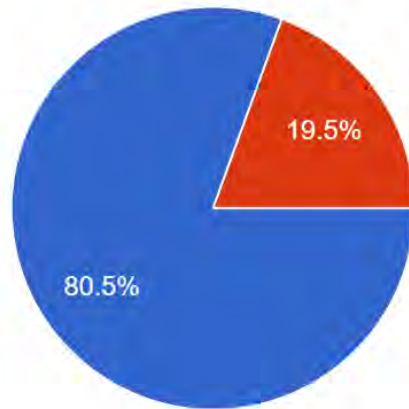


● rent
● own



Do you live in a regular house or a tiny home?

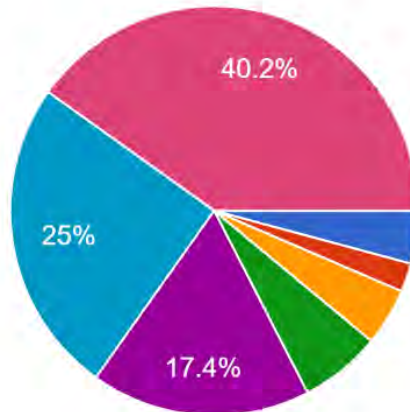
257 responses



- regular house
- tiny home

How long have you lived on Cortes?

264 responses

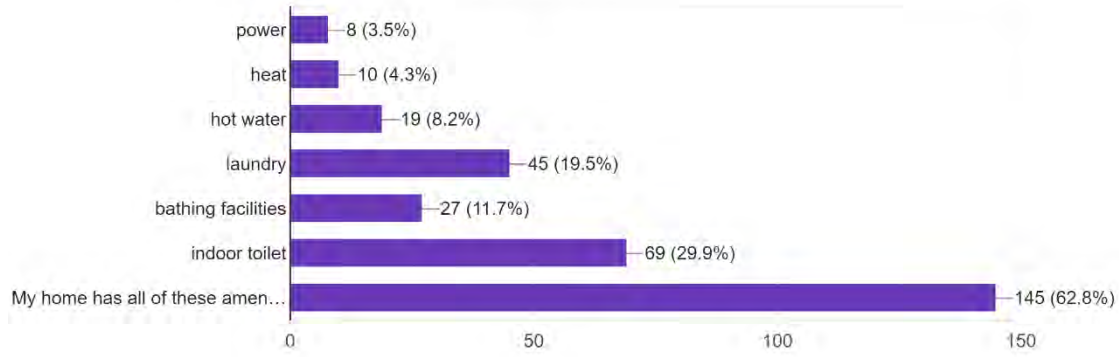


- 0-1 years
- 1-2 years
- 2-3 years
- 3-5 years
- 5-10 years
- 10-20 years
- 20+ years



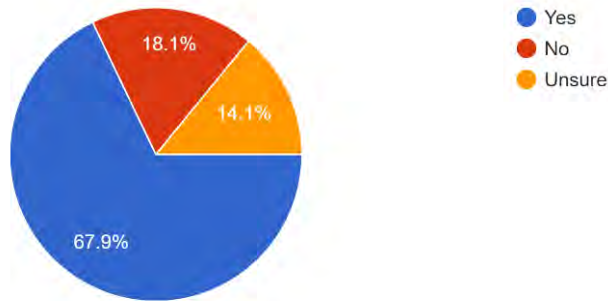
Is the home you are living in missing any of these amenities?

231 responses



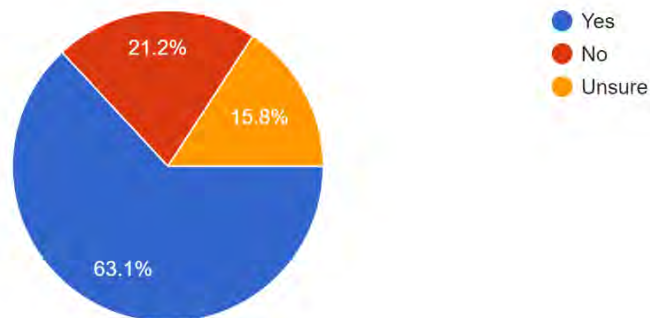
Would you support an empty homes tax on Cortes?

249 responses



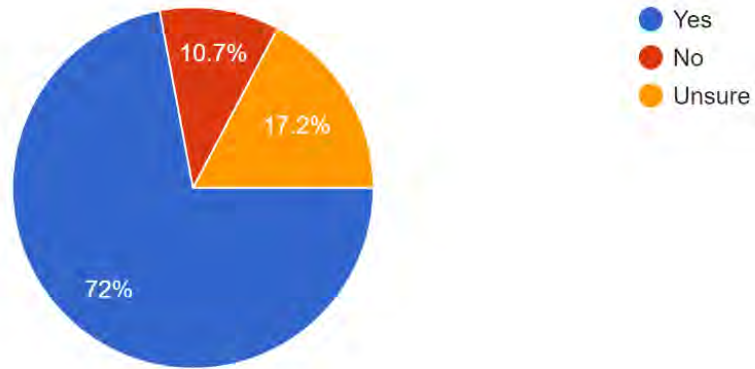
Do you support Cortes opting into the BC government legislation so people can only operate short term rentals on land that includes their primary residence?

260 responses



Do you support Cortes opting into the BC government legislation allowing greater density on lots currently zoned for single-family homes?

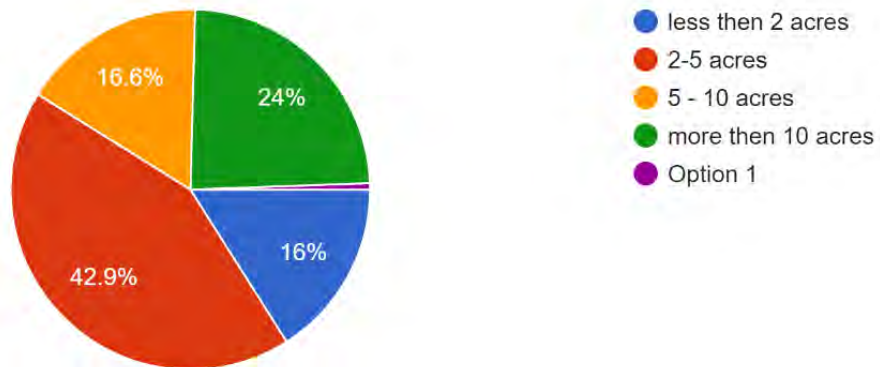
261 responses



For Property Owners

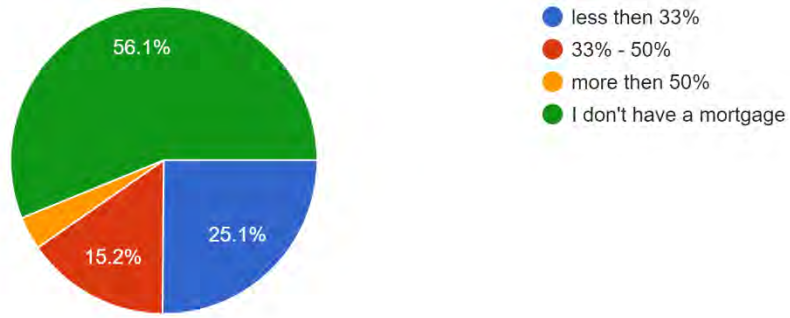
How large is your property?

175 responses



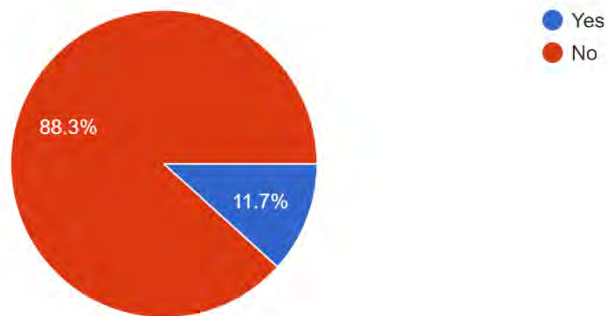
What percentage of your income goes to paying your mortgage?

171 responses



Do you have an AirBnb on your property?

171 responses



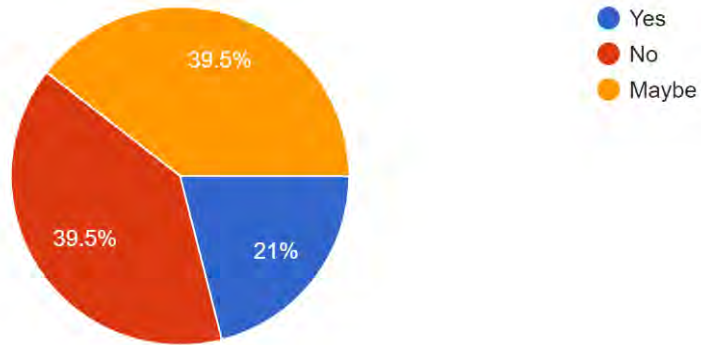
Do you have space that you would be open to renting if the conditions were right?

173 responses



If you have space available but are worried about renting, would you be more willing to, if an intermediary agency handled the risk of renting it out?

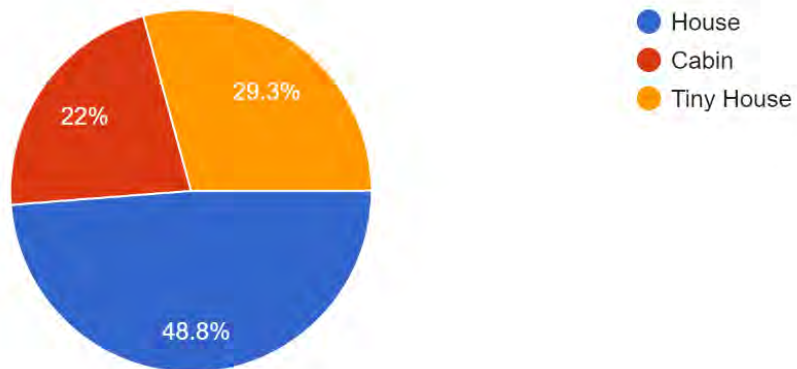
157 responses



For Renters

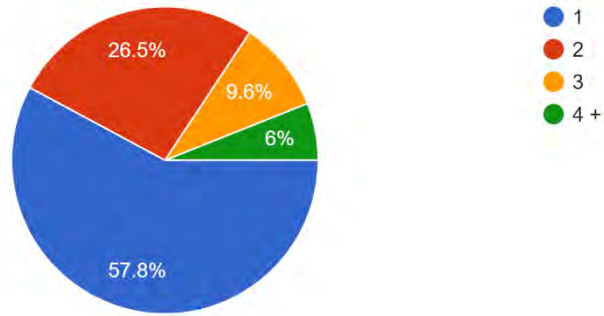
What do you rent?

82 responses



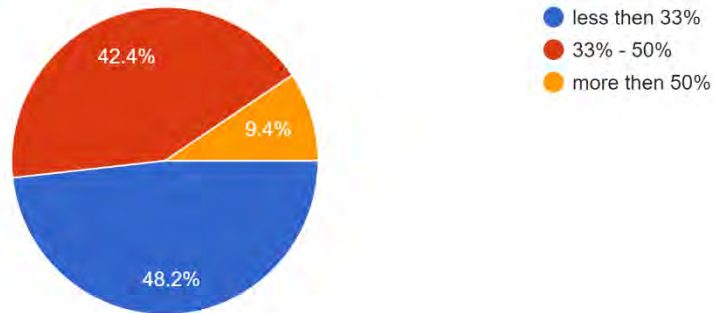
How many bedrooms?

83 responses



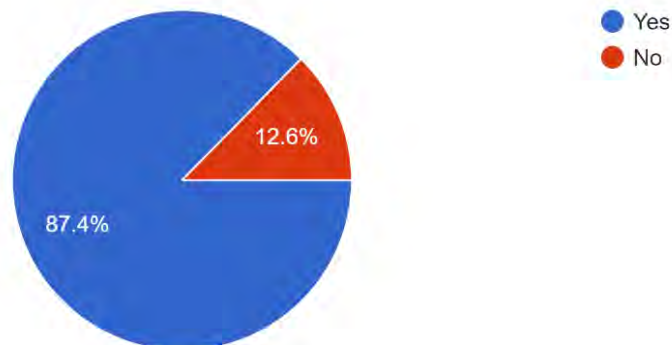
What percentage of your income goes to rent?

85 responses



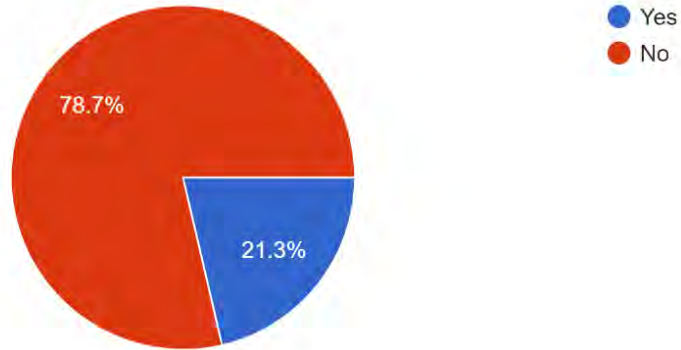
If you could afford it, would you want to purchase land on Cortes?

87 responses



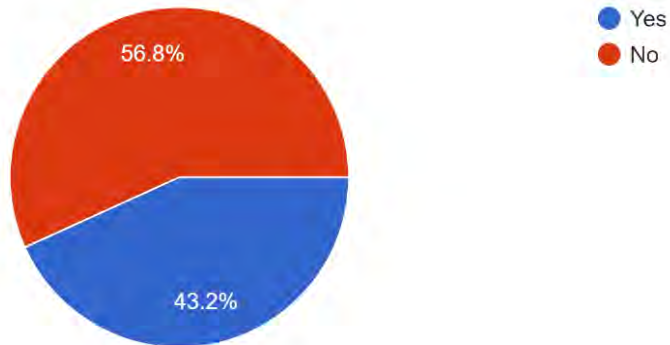
Are you on the waiting list for Rainbow Ridge?

89 responses



If you are not on the Rainbow Ridge waiting list, are you interested in being on the waiting list?

74 responses



Cortes Housing Forum Online Survey

Thank you for taking the time to fill this form out. The anonymous results will be summarized and presented back to the community and help set direction for the Cortes Housing Society and Mark Vonesch, as the Regional Director for Cortes Island.

1. Email *

2. Are you currently housed?

Mark only one oval.

Yes

No

3. If you DO NOT have housing, where are you living?

4. If you are housed, do you rent or own?

Mark only one oval.

rent

own

5. Do you live in a regular house or a tiny home?

Mark only one oval.

regular house

tiny home

6. How long have you lived on Cortes?

Mark only one oval.

0-1 years

1-2 years

2-3 years

3-5 years

5-10 years

10-20 years

20+ years

7. Is the home you are living in missing any of these amenities?

Check all that apply.

power

heat

hot water

laundry

bathing facilities

indoor toilet

My home has all of these amenities

8. Would you support an empty homes tax on Cortes?

Mark only one oval.

- Yes
- No
- Unsure

9. Do you support Cortes opting into the BC government legislation so people can only operate short term rentals on land that includes their primary residence?

Mark only one oval.

- Yes
- No
- Unsure

10. Do you support Cortes opting into the BC government legislation allowing greater density on lots currently zoned for single-family homes?

Mark only one oval.

- Yes
- No
- Unsure

11. Is there anything else you want to share or make comments on that will support the Cortes Housing Society and the Regional Director in understanding the housing challenge and/or taking positive action?

FOR PROPERTY OWNERS

If you live on a property that you own, this section is for you (skip to section 3 if you are a renter)

12. How large is your property?

Mark only one oval.

- less than 2 acres
- 2-5 acres
- 5 - 10 acres
- more than 10 acres

13. What percentage of your income goes to paying your mortgage?

Mark only one oval.

- less than 33%
- 33% - 50%
- more than 50%
- I don't have a mortgage

14. Do you have an AirBnb on your property?

Mark only one oval.

Yes

No

15. Do you have space that you would be open to renting if the conditions were right?

Mark only one oval.

yes, a room in my house (spare room)

Yes, a house or cabin

Yes, a space on my land for a tiny house

No

16. If you have space available but are worried about renting, would you be more willing to, if an intermediary agency handled the risk of renting it out?

Mark only one oval.

Yes

No

Maybe

FOR RENTERS

If you rent your home, this section is for you

17. What do you rent?

Mark only one oval.

- House
- Cabin
- Tiny House

18. How many bedrooms?

Mark only one oval.

- 1
- 2
- 3
- 4 +

19. What percentage of your income goes to rent?

Mark only one oval.

- less than 33%
- 33% - 50%
- more than 50%

20. If you could afford it, would you want to purchase land on Cortes?

Mark only one oval.

- Yes
- No

21. Are you on the waiting list for Rainbow Ridge?

Mark only one oval.

Yes

No

22. If you are not on the Rainbow Ridge waiting list, are you interested in being on the waiting list?

Mark only one oval.

Yes

No

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