



Tahsis

Survey Report of “Need and Demand of Affordable Rental Housing in Tahsis”

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March 18, 2021

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INTRODUCTION

The village of Tahsis and Strathcona Community Health Network collaborated with the Masters of Program of Community Planning in Vancouver Island University to conduct a survey on “Need and Demand of Affordable Rental Housing in Tahsis”. The purpose is to understand the affordable rental housing needs in Tahsis. This survey period was on March 2 to 15, 2021.

This survey was implemented with both online survey and survey flyers. The link to the online survey was posted on the popular social media groups: Tahsis Now. In total, 135 survey flyers were distributed in diverse ways.

Eighty printed survey flyers were distributed by the Tahsis Community Cupboard; twenty flyers were offered at the hardware store and the grocery store; twenty flyers were in the post office; 15 copies were available at the municipal hall and the library.

In order to create project awareness, the project team made 237 phone calls to numbers listed in the Tahsis Phone Directory 2018. No incentive was offered to encourage participation in the survey.

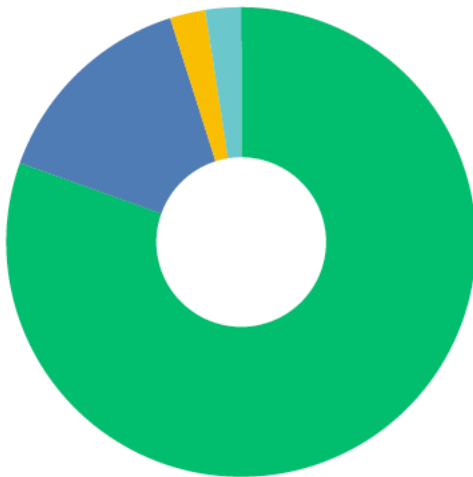
In total, 41 survey responses were received. The sample of 41 consisted of 39 respondents who completed online, 2 who completed printed questionnaires. Major findings are as below:

1. Housing in Tahsis is generally affordable.
2. Better employment opportunities at a living wage will improve housing options for lower income persons.
3. Adequate and affordable housing is needed in Tahsis.
4. There is a shortage of affordable and adequate rental accommodation.
5. Due to the small sample size, findings and recommendations are limited.

PROFILE OF RESPONDENTS

Q1 Where do you live?

Answered: 41 Skipped: 0

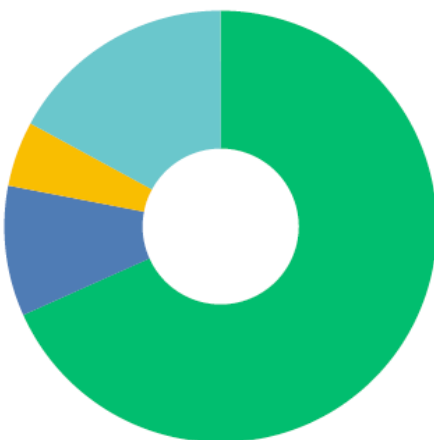


- in Tahsis
- somewhere else on Vancouver Island
- outside of BC
- not on Vancouver Island but in BC

ANSWER CHOICES	RESPONSES	
in Tahsis	80.49%	33
somewhere else on Vancouver Island	14.63%	6
not on Vancouver Island but in BC	2.44%	1
outside of BC	2.44%	1
TOTAL		41

Q6 What is the best description of yourself?

Answered: 41 Skipped: 0



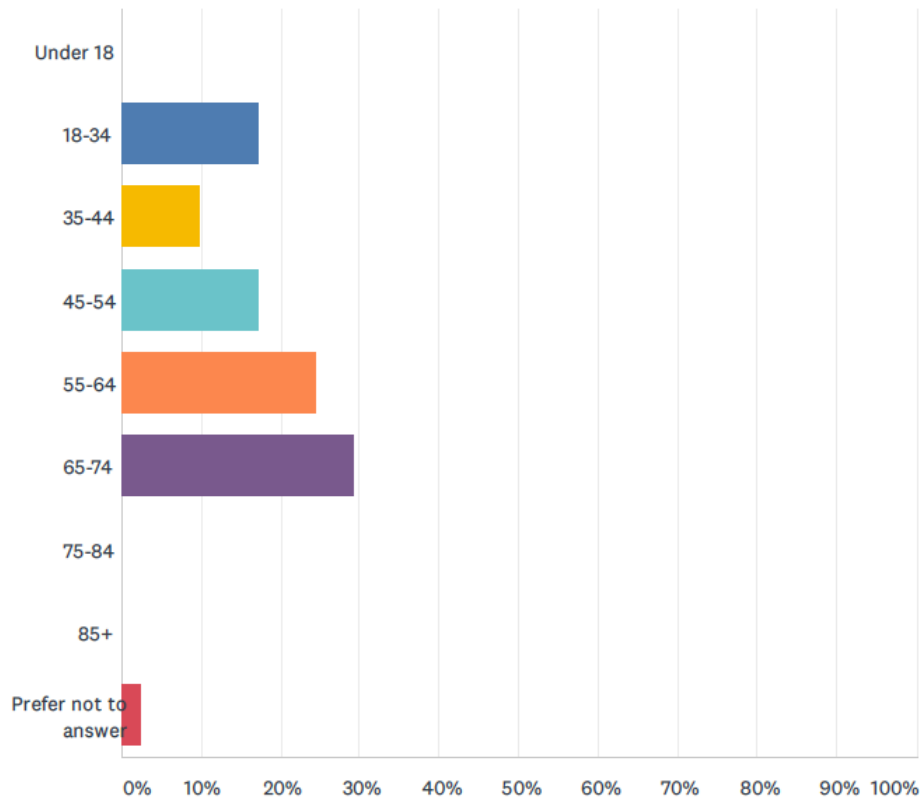
- A homeowner in Tahsis
- A long-term renter in Tahsis
- A short-term rental (hotel, motel, airb&b, etc.) owner in Tahsis
- Others

ANSWER CHOICES	RESPONSES	
A homeowner in Tahsis	68.29%	28
A long-term renter in Tahsis	9.76%	4
A short-term rental (hotel, motel, airb&b, etc.) owner in Tahsis	4.88%	2
Others	17.07%	7
TOTAL		41

PROFILE OF RESPONDENTS

Q7 What is your age group?

Answered: 41 Skipped: 0

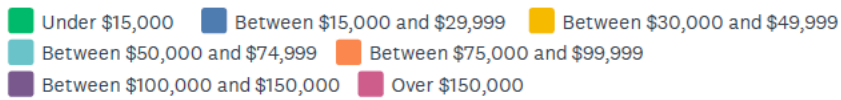
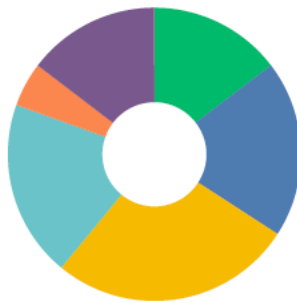


ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-34	17.07%	7
35-44	9.76%	4
45-54	17.07%	7
55-64	24.39%	10
65-74	29.27%	12
75-84	0.00%	0
85+	0.00%	0
Prefer not to answer	2.44%	1
TOTAL		41

PROFILE OF RESPONDENTS

Q8 What is your annual household income?

Answered: 41 Skipped: 0

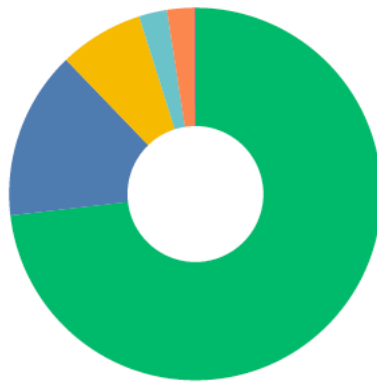


ANSWER CHOICES	RESPONSES	
Under \$15,000	14.63%	6
Between \$15,000 and \$29,999	19.51%	8
Between \$30,000 and \$49,999	26.83%	11
Between \$50,000 and \$74,999	19.51%	8
Between \$75,000 and \$99,999	4.88%	2
Between \$100,000 and \$150,000	14.63%	6
Over \$150,000	0.00%	0
TOTAL		41

PROFILE OF RESPONDENTS

Q9 How many children are living in the home with you?

Answered: 41 Skipped: 0



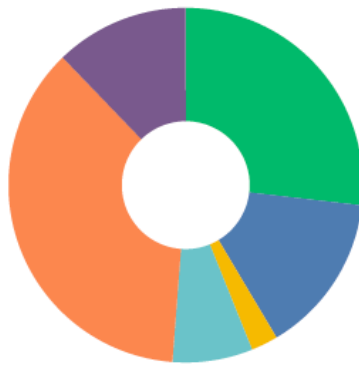
■ None
 ■ 1
 ■ 2
 ■ 3
 ■ 4
 ■ 5
 ■ 6 or more

ANSWER CHOICES	RESPONSES	
None	73.17%	30
1	14.63%	6
2	7.32%	3
3	2.44%	1
4	2.44%	1
5	0.00%	0
6 or more	0.00%	0
TOTAL		41

PROFILE OF RESPONDENTS

Q10 What is your current employment status?

Answered: 41 Skipped: 0



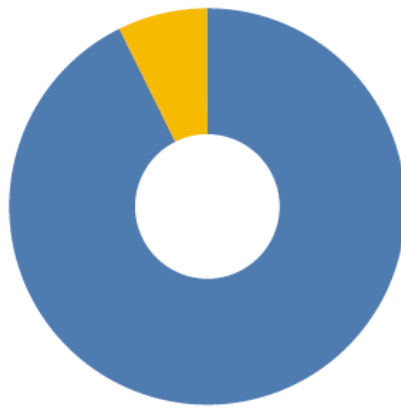
■ Employed Full-Time
 ■ Employed Part-Time
 ■ Seeking opportunities
■ Self-employed
 ■ Retired
 ■ Prefer not to say

ANSWER CHOICES	RESPONSES	
Employed Full-Time	26.83%	11
Employed Part-Time	14.63%	6
Seeking opportunities	2.44%	1
Self-employed	7.32%	3
Retired	36.59%	15
Prefer not to say	12.20%	5
TOTAL		41

PROFILE OF RESPONDENTS

Q11 Is your household on a waiting list for subsidized housing?

Answered: 41 Skipped: 0



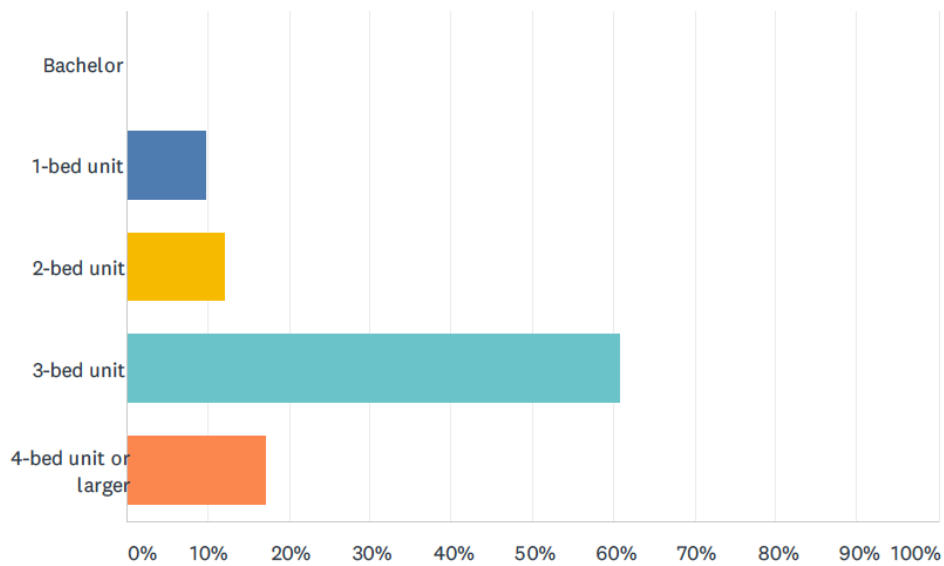
■ Yes. ■ No. ■ Not yet, but it is on plan.

ANSWER CHOICES	RESPONSES
Yes.	0.00% 0
No.	92.68% 38
Not yet, but it is on plan.	7.32% 3
TOTAL	41

PROFILE OF RESPONDENTS

Q12 What is your current house size?

Answered: 41 Skipped: 0

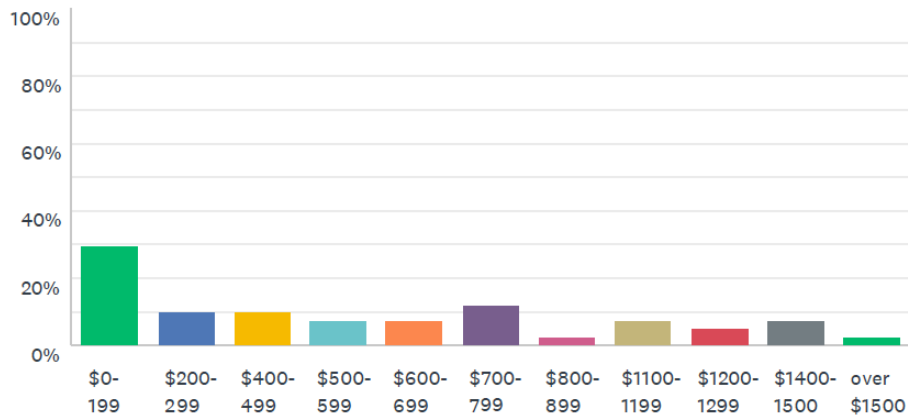


ANSWER CHOICES	RESPONSES	
Bachelor	0.00%	0
1-bed unit	9.76%	4
2-bed unit	12.20%	5
3-bed unit	60.98%	25
4-bed unit or larger	17.07%	7
TOTAL		41

PROFILE OF RESPONDENTS

Q14 How much is your monthly shelter costs without utilities?

Answered: 41 Skipped: 0

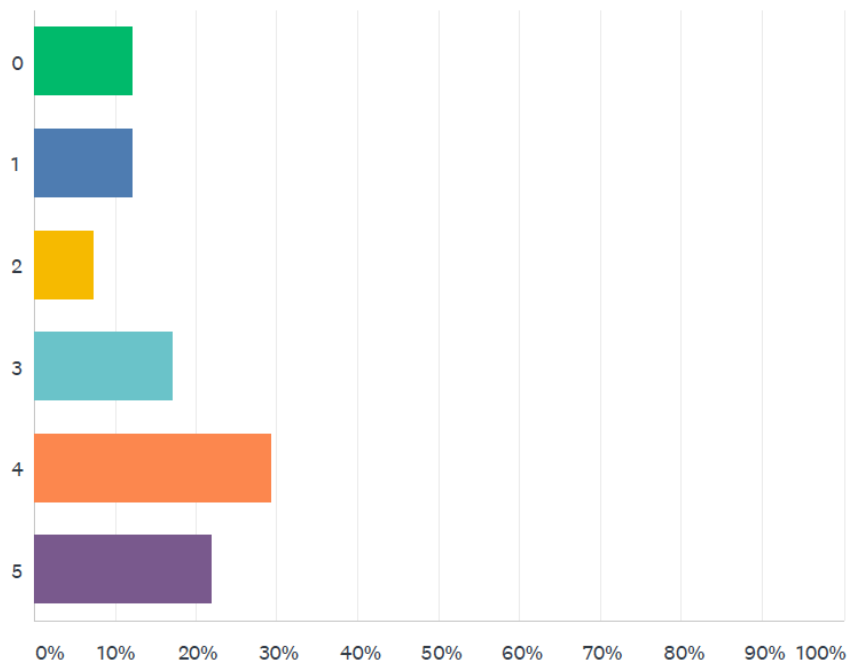


ANSWER CHOICES	RESPONSES	
\$0-199	29.27%	12
\$200-299	9.76%	4
\$400-499	9.76%	4
\$500-599	7.32%	3
\$600-699	7.32%	3
\$700-799	12.20%	5
\$800-899	2.44%	1
\$1100-1199	7.32%	3
\$1200-1299	4.88%	2
\$1400-1500	7.32%	3
over \$1500	2.44%	1
TOTAL		41

HOUSING PRIORITIES

Q2 How would you scale the need of quality rental housing for low-income individuals and families in Tahsis? 0-no need, 5-desperate need

Answered: 41 Skipped: 0

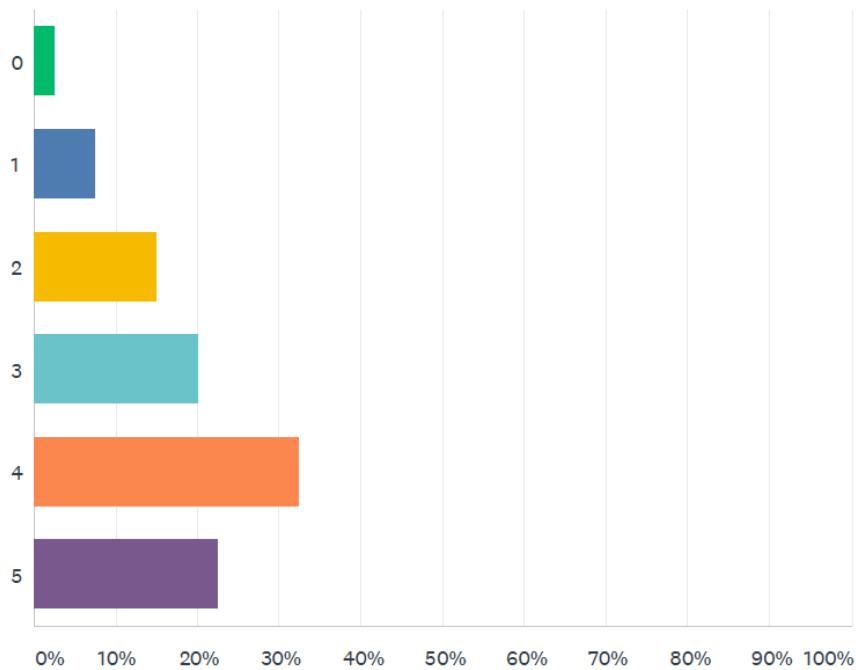


ANSWER CHOICES	RESPONSES	
0	12.20%	5
1	12.20%	5
2	7.32%	3
3	17.07%	7
4	29.27%	12
5	21.95%	9
TOTAL		41

HOUSING PRIORITIES

Q3 How would you scale the need of quality rental housing with market rate? 0-no need, 5-desperate need

Answered: 40 Skipped: 1

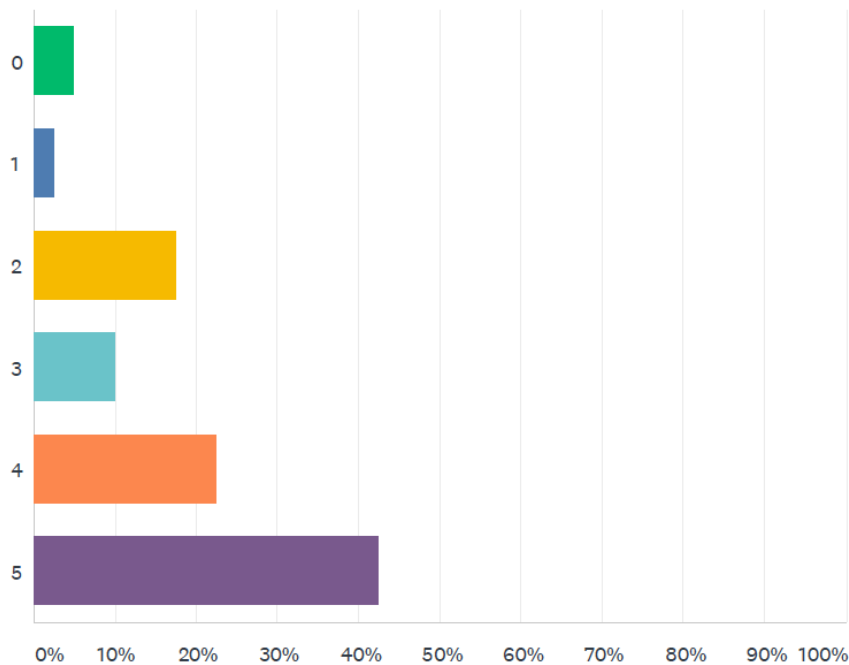


ANSWER CHOICES	RESPONSES	
0	2.50%	1
1	7.50%	3
2	15.00%	6
3	20.00%	8
4	32.50%	13
5	22.50%	9
TOTAL		40

HOUSING PRIORITIES

Q4 How would you scale the need of quality rental for senior supportive housing (service provided) ? 0-no need, 5-desperate need

Answered: 40 Skipped: 1

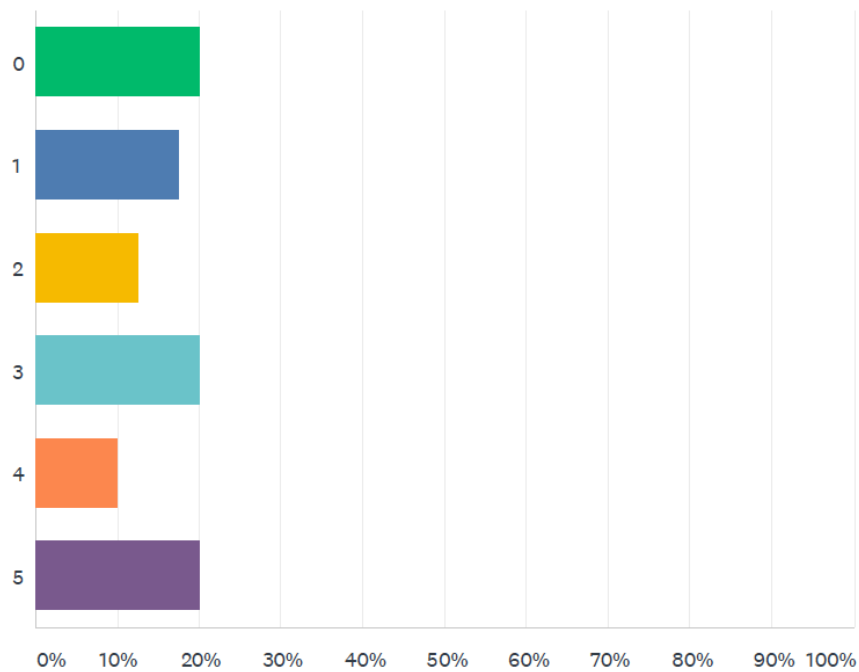


ANSWER CHOICES	RESPONSES	
0	5.00%	2
1	2.50%	1
2	17.50%	7
3	10.00%	4
4	22.50%	9
5	42.50%	17
TOTAL		40

HOUSING PRIORITIES

Q5 How would you scale the need of co-op housing? 0-no need, 5-desperate need

Answered: 40 Skipped: 1

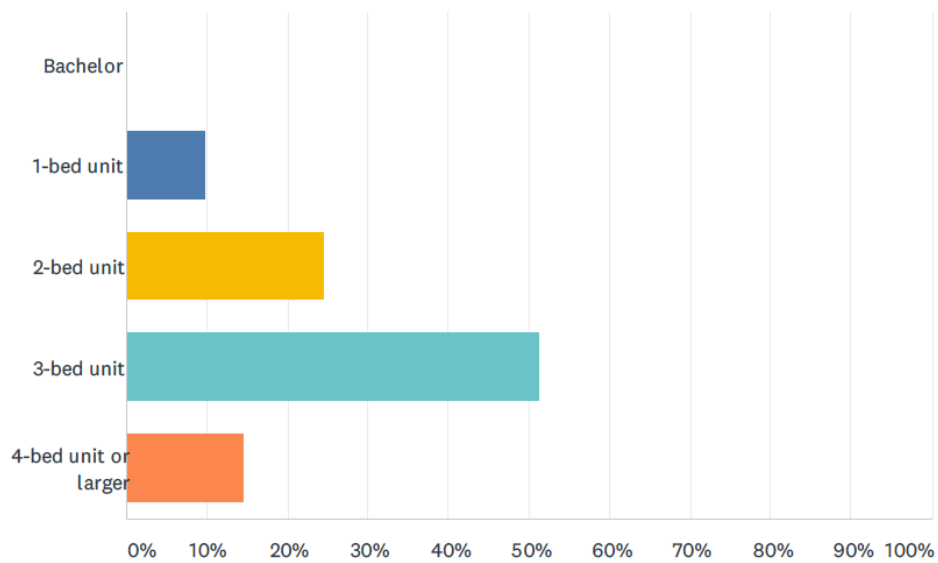


ANSWER CHOICES	RESPONSES	
0	20.00%	8
1	17.50%	7
2	12.50%	5
3	20.00%	8
4	10.00%	4
5	20.00%	8
TOTAL		40

HOUSING PRIORITIES

Q13 What is your preferred house size?

Answered: 41 Skipped: 0

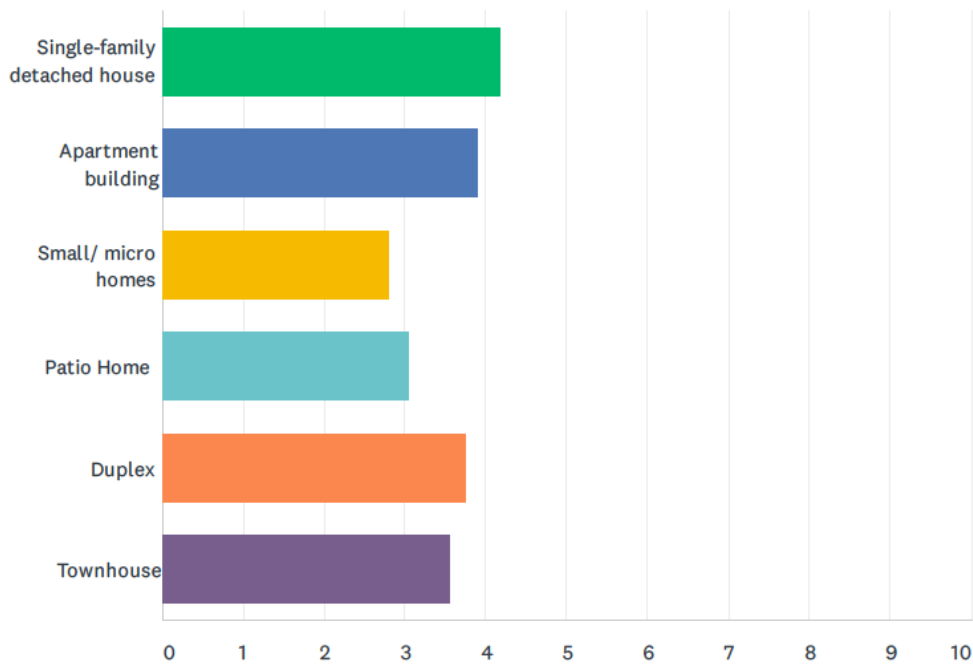


ANSWER CHOICES	RESPONSES
Bachelor	0.00% 0
1-bed unit	9.76% 4
2-bed unit	24.39% 10
3-bed unit	51.22% 21
4-bed unit or larger	14.63% 6
TOTAL	41

HOUSING PRIORITIES

Q15 DESIGN: What would you like the affordable rental housing to look like? Please drag the options in the correct order to number your top five priorities. (1-highest priority, 5-lowest priority).

Answered: 40 Skipped: 1

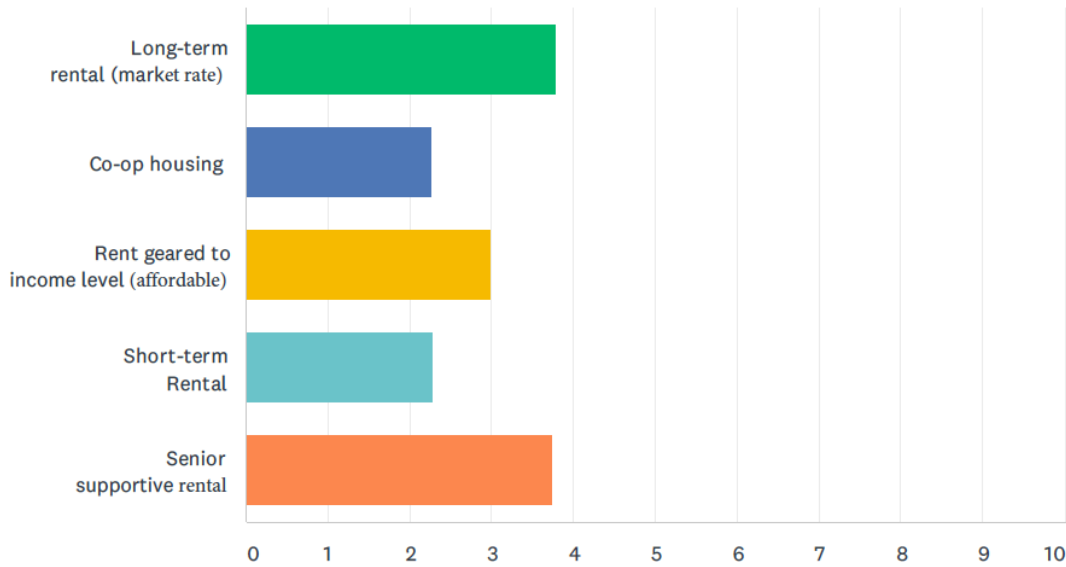


	1	2	3	4	5	6	TOTAL	SCORE
Single-family detached house	48.72% 19	7.69% 3	2.56% 1	15.38% 6	5.13% 2	20.51% 8	39	4.18
Apartment building	25.64% 10	20.51% 8	20.51% 8	2.56% 1	15.38% 6	15.38% 6	39	3.92
Small/ micro homes	13.51% 5	13.51% 5	5.41% 2	10.81% 4	21.62% 8	35.14% 13	37	2.81
Patio Home	2.63% 1	13.16% 5	18.42% 7	26.32% 10	31.58% 12	7.89% 3	38	3.05
Duplex	0.00% 0	29.73% 11	32.43% 12	21.62% 8	16.22% 6	0.00% 0	37	3.76
Townhouse	10.53% 4	18.42% 7	23.68% 9	23.68% 9	10.53% 4	13.16% 5	38	3.55

HOUSING PRIORITIES

Q16 What type of housing is most needed in Tahsis? Please drag the options in the correct order to number your top 5 priorities. (1-highest priority, 5-lowest priority).

Answered: 39 Skipped: 2

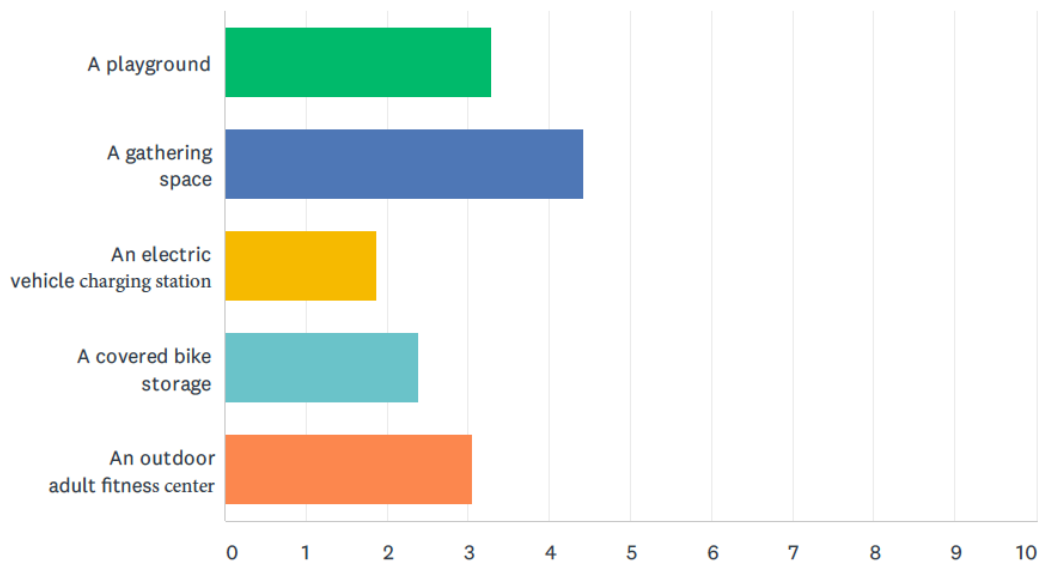


	1	2	3	4	5	TOTAL	SCORE
Long-term rental (market rate)	47.37% 18	18.42% 7	10.53% 4	13.16% 5	10.53% 4	38	3.79
Co-op housing	2.63% 1	13.16% 5	26.32% 10	23.68% 9	34.21% 13	38	2.26
Rent geared to income level (affordable)	15.79% 6	23.68% 9	23.68% 9	18.42% 7	18.42% 7	38	3.00
Short-term Rental	5.41% 2	16.22% 6	10.81% 4	35.14% 13	32.43% 12	37	2.27
Senior supportive rental (service to seniors are provided)	30.77% 12	28.21% 11	28.21% 11	10.26% 4	2.56% 1	39	3.74

HOUSING PRIORITIES

Q17 AMENITIES on the site that would benefit you and the community. Please drag the options in the correct order to number your top five priorities. (1-highest priority, 5-lowest priority).

Answered: 39 Skipped: 2



	1	2	3	4	5	TOTAL	SCORE
A playground	25.64% 10	28.21% 11	15.38% 6	10.26% 4	20.51% 8	39	3.28
A gathering space	52.63% 20	36.84% 14	10.53% 4	0.00% 0	0.00% 0	38	4.42
An electric vehicle charging station	2.70% 1	10.81% 4	5.41% 2	32.43% 12	48.65% 18	37	1.86
A covered bike storage	2.63% 1	5.26% 2	34.21% 13	44.74% 17	13.16% 5	38	2.39
An outdoor adult fitness center	17.95% 7	17.95% 7	33.33% 13	12.82% 5	17.95% 7	39	3.05

SURVEY COMMENTS

Q18 If you have applied or plan to apply subsidized housing, would you choose Tahsis as your preferred location? And why?

Answered: 17 Skipped: 24

Only one potential subsidized housing applicant would consider Tahsis as a preferred location. However, the other two potential applicants have concerns about high transportation cost and poor road condition, and would not choose Tahsis. "Tahsis is not a place for people who can't take care of themselves since there are no amenities in Tahsis," one of the potential applicant commented.

Q19 If you are a short-term rental owner or a homeowner, do you have interest in turning some of your units into long-term rentals? why?

Answered: 22 Skipped: 19

Nobody would invest into long-term rental. Their major concern is problematic renters.

Q20 Is there anything else you would like us to know?

Answered: 26 Skipped: 15

1. In general, housing in Tahsis is affordable, but jobs, ruining houses, transportation and health care are the focus areas of the community.
2. Rental market need better regulations or bylaws so that homeowners feel comfortable to rent out their places.
3. Tahsis has great growth potential.

FINDINGS & RECOMMENDATIONS

With this survey, the researcher found:

1. Housing in Tahsis is generally affordable.

Canada Mortgage and Housing Corporation (CMHC, n.d.¹) defines affordable housing as housing that does not cost more than 30% of a household's annual income. Renters who responded to the survey said their shelter cost is ranged from \$500-899 monthly. The minimum wage at the time of the survey was \$14.60/hour (Province of BC, 2020). A full-time worker (35hours/week) making minimum wage earned \$24,500 annually, or \$49,000 for a two-person household (both earning minimum wage). Rental accommodation cost would not exceed 30% of their incomes if they have full-time jobs at minimum wage. For homeowners, shelter costs ranged from \$0-1199/month. Ninety percent of homeowners pay less than \$799/month. It appears that Tahsis housing is affordable for homeowners as well.

2. Better employment opportunities at a living wage will improve housing options for lower income persons.

The need for house maintenance and repair for seniors is noted in the Tahsis Age-Friendly Community Action Plan. A program to match labourers/handypersons with persons needing minor home repairs and maintenance could be helpful.

Recommendation: The municipality could partner with private sectors or non-profit association to bridge the general labour with the seniors in need.

3. Adequate and affordable housing is needed.

The survey reflects that adequate housing is an issue of concern in Tahsis. Adequate housing refers to housing that does not require any major repairs (CMHC, n.d.²). Similarly, it is found that 17.2% of homes need major repairs (StatsCan, 2016). Financial challenges facing some homeowners might be a factor affecting the quality of housing based on survey results.

FINDINGS & RECOMMENDATIONS

Recommendation: The municipality, possibly in conjunction with community groups, could advertise programs to assist homeowners with repairs.

4. There is a shortage of affordable and adequate rental accommodation.

“There isn’t a shortage of houses, just a shortage of rentals.” This statement seems to summarize the rental housing inventory in Tahsis. Similarly, the responses to Question 19 reveal that property owners are reluctant to invest in the long-term rental market because “it is too risky”. Many commented that: (1) A professional property manager at a reasonable rate is needed; (2) It’s hard to evict bad tenants; (3) Landlords don’t have sufficient ability to protect their properties.

Recommendation: The village could consider becoming involved in vetting and approving rental accommodation which might motivate landlords to improve their properties. Village involvement might encourage other property owners to offer long term rental accommodation.

5. Due to the small sample size, the survey findings are limited.

The response rate was only 13.7%. 41 completed surveys were returned of which 33 of the respondents live in full time in Tahsis. The population of Tahsis is 248 (StatsCan, 2016). Caution should be used in drawing conclusions from this survey.

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