

# Affordable and Convenient Housing Needs on Denman Island

---

Denman Housing Association  
November 9, 2013

Prepared by

**JOHN M ROBERTS**  
m a n a g e m e n t  
c o n s u l t i n g

## Acknowledgements

The Denman Housing Association is grateful for the financial support of the Canada Mortgage and Housing Corporation, and to the many volunteer organizations and individuals who assisted in obtaining data for this report.



Affordable and Convenient Housing Needs on Denman Island 2013 by Denman Housing Association is licensed under a Creative Commons Attribution-NonCommercial-NoDerivs 3.0 Unported License.

# Contents

Summary of Findings .....	1
Background.....	2
Study Methods .....	4
Approach .....	4
The Survey .....	4
Comparators .....	5
Extrapolations.....	5
Average Rental Costs and Vacancy Levels .....	5
Household Income.....	6
Subsidized Housing Supply .....	6
Gap Assessment.....	6
Population and Household Data.....	7
Overall Population and Households .....	7
Housing Type.....	7
Household Size.....	8
Age Groups.....	8
Residency .....	9
Employment.....	9
Affordable Housing Needs .....	10
Type of Dwelling .....	10
Rental Costs.....	11
Amenities.....	11
Rental Agreement.....	12
Condition .....	12
Size .....	13
Preferences (rank) .....	13
Overall Situation.....	13
Convenient Housing Needs .....	14
Help Needed.....	14
Plans to Move.....	15
Housing Characteristics .....	15
Conclusion .....	16
Appendix: Main Survey Instrument.....	17
Appendix: Informed Comment Form .....	21
Works Cited .....	23

## Summary of Findings

The Denman Housing Association (DHA) undertook a study in the Summer of 2013, to determine the need for adequate and affordable rental housing, and the level of interest in convenient housing for seniors.

The survey generally followed the guidelines offered by BC Housing, and used an approach similar to the 2008 study (of both Denman and Hornby islands) performed by the Hornby Island Community Economic Enhancement Corporation.

A total of 87 valid responses were submitted, of which 43 are home owner households, 44 are renter households. The 43 owners represent about 10% of the island total, and the 44 renters are about 50% of the total. Altogether, about 15% of the island's residents took part in the survey, with similar levels of responses from all age groups and family types.

Convenient housing was of near-term interest (plan to move within five years) to about 15% of all owned households. A significant number indicated difficulty in maintaining their current home or garden. 75% expressed a preference for low-maintenance housing, while 50% would like a location near the Denman Island village, and a smaller size home.

The most significant and alarming results were obtained from renters. When compared with standards for rental costs, basic amenities (e.g. electricity and running water), rental security, livable condition and adequate space, **about 90% of rental units on Denman Island are inadequate. Across the island, there are at least 120 people living in substandard rental housing – 20 of whom are children.**

The preferred housing solution was evenly split between affordable rentals, home ownership, and ownership on shared land. This indicates that the DHA concept of a cluster of owned and rental units would be very suitable for improving the housing situation on Denman Island.

***“I was in a situation for 2 years where I got kicked out in summer months. I work full time, have a professional job and had to sleep on the beach or out of the back of my truck. I have given myself one more year to see if housing changes here or I will leave because I cannot get farther ahead living like this.”***

## Background

The Denman Housing Association (DHA) is a non-profit society whose mission includes:

- *to meet the needs of the Denman Island community for affordable housing for working-age families & individuals and convenient housing for seniors*
- *to respond to the island's needs for assisted-living facilities<sup>1</sup>*

To support its efforts to bring affordable and convenient housing to the island, the DHA commissioned this study to identify the number of households in need, and the type of housing they require. The questions that the association hoped to answer are:

- *How many renters are 'in need'?*
- *How many seniors are 'in need' (of convenient housing)?*
- *How many potential affordable owners / buyers are there?*

The project used surveys to gather quantitative and qualitative data and compare it to baselines provided by the Canadian census and other studies. This report presents the data gathered along with analysis to address these questions.

For this study, the phrase '*in need*' for renters is defined in terms of housing standards used by federal and provincial agencies, including BC Housing and Statistics Canada. BC Housing lists the following conditions in its guidelines for assessing housing need:

- Homeless households and those that are at the risk of homelessness;
- Households paying 30% or more of their income on housing;
- Households paying 50% or more of their income on housing;
- Households that are over-housed;
- Households living in overcrowding conditions;
- Households living in sub-standard housing (lack of bathrooms, kitchen, or need major repairs);
- Households facing threats and harassments, under notice, real threat of notice or lease coming to an end;
- Households on waiting lists.<sup>2</sup>

---

<sup>1</sup> denmanhousing.com

<sup>2</sup> BC Housing, 2010(b), p. 5

To reflect the characteristics of Denman Island, these guidelines are expressed in the following criteria for adequate and **affordable** rental housing:

- costing (including utilities) no more than 30% of household income
- having basic amenities, including electricity, running water, an indoor toilet, and a heating system or wood stove
- tenanted under a written agreement
- needing no major repairs, and without dangerous conditions
- with sufficient space for the size of household (single – no bedrooms, couple – 1 bedroom, family – 2 bedrooms)

For owners, *'in need'* is self-defined and measured in terms of their intention to move to a new home and the housing characteristics they desire. The criteria used for **convenient** housing include maintainability, location, size, proximity of neighbors, and the availability of services.

This report will be presented to the Denman Island community at a public meeting on December 14, 2013.

## Study Methods

### Approach

In our study, we generally followed the guidelines provided by BC Housing for organizations investigating housing needs (BC Housing, 2010a). We diverged from their suggested approach in some areas because some elements were not relevant or available with statistical significance in our small rural community.

A thorough study was performed in 2008 by the Hornby Island Community Economic Enhancement Corporation (HICEEC), entitled *Housing needs on Hornby and Denman Island* (HICEEC, 2008). They found a significant need for elder housing (the primary focus of their study) and for affordable rental housing. Our survey approach follows many aspects of theirs, to allow comparison for confirmation or identification of trends. Our emphasis is on rental households, with a secondary focus of interest in convenient housing by any age group.

Because the DHA concept includes a mix of market and subsidized rental housing, we set out to survey a representative range of socio-economic status, ownership or tenancy characteristics, age groups, and family composition.

Survey participants were self-selected, but a number of community groups and individuals helped to distribute and collect survey forms; this was done intentionally to reach households that might otherwise be under-represented, including renters and seniors.

### The Survey

Notice of the survey and information about the DHA was published in the Hornby Denman Island Grapevine newspaper on August 1, 2013. Survey forms were available at several island locations, and were distributed by a number of organizations and individuals. The survey was also available on the Internet, through [surveymonkey.com](http://surveymonkey.com). The online version differed slightly in layout due to technical restrictions, but these differences are unlikely to have affected results.

The surveys were available until early October, 2013. This was felt sufficient to obtain an adequate sample size, and to reach less accessible households. A total of 88 surveys were returned, 70 on paper forms and 18 through the Internet

survey. One submission was set aside because most of the questions were unanswered.

The survey provided an opportunity for free form comments by renters, to describe their rental issues or the issues of others that they are aware of. More than half of the responses included such comments, and the most relevant ones are quoted throughout this report. In addition, a form entitled *Informed Comments* was distributed, both on paper and electronically, in an attempt to capture the many anecdotes about housing issues, historical or current, that are frequently mentioned in community gatherings and forums.

### Comparators

Aggregate population and housing data for Denman Island is taken from the 2011 Census of Canada (Statistics Canada, 2012). Other data is from the 2006 Census Profile of the Denman Island Trust Area (BC Stats, 2010), as a detailed profile has not yet been published for the 2011 census.

For the most part, we have avoided comparison with other areas such as the Comox Valley, BC or Canada, as these regions are predominantly urban. Only when the data is likely to be relevant, or is needed for approximation or extrapolation, have we included comparative figures.

### Extrapolations

We have used census figures as the basis for extrapolation, as noted in each data section, but have also examined factors that may affect the accuracy of the census baseline or the survey responses. Whenever such factors result in a range of estimates, we have used the most conservative extrapolation multiplier.

### Average Rental Costs and Vacancy Levels

Average rental costs on Denman Island cannot accurately be determined. Many tenancies are illegal, by Islands Trust bylaws, and are often not reported to other agencies. As well, the sample size for units of a certain type are usually too low to support reliable analysis; condition and location will have a more significant effect on rental costs than type or size of dwelling. The 2006 Census reported an average gross rent of \$571 on Denman Island (\$677 for the Comox Strathcona Regional District), but this figure is likely distorted by the factors mentioned, as well as StatsCan's definition of dwelling – the census counts only

buildings with heating systems as dwellings, but about 10% of rentals on Denman Island have no heating system (see survey results).

In our survey, we elected not to ask respondents to report their rental costs, to encourage maximum participation.

The vacancy level is likewise impossible to determine, although evidence indicates that it are extremely low. The local newspaper, the Hornby Denman Island Grapevine, offers classified ads that include rentals available and rentals wanted. Over the past year, there have been more of the latter than the former, and some island residents facing eviction have taken out advertisements or solicited community assistance in finding a new home. Many of the comments provided in the survey spoke of availability as the most pressing issue in the rental market.

### **Household Income**

Another decision intended to maximize survey participation was to avoid asking for information about income. The 2006 census reported median pre-tax income of \$33,831 for Denman Island, while the figure for the Comox Strathcona Region was \$42,998.

### **Subsidized Housing Supply**

There are no subsidized housing units on Denman Island.

The Denman Community Land Trust Association (DCLTA) is working toward enabling the provision of low-cost housing for individuals who wish to farm, providing benefits both to residents and to farmers, but this will have little impact on non-farm families and will require changes to regulations by the Agricultural Land Commission (DCLTA, 2013). The DCLTA is also working on its Keystone project, with the goal of providing one social housing unit.

### **Gap Assessment**

BC Housing guidelines (BC Housing, 2010b) suggest comparison of current and emergent housing needs with existing and planned social housing. As no social housing exists on Denman Island, the gap is effectively described by this needs assessment.

## Population and Household Data

### Overall Population and Households

<b>Measure</b>	<b>Responses</b>	<b>Island Total</b>	<b>% Represented</b>
Population	146	1022	14%
Households	87	518	17%

The proportion of residents responding provides a statistically significant sample, subject to bias, selection and response variations discussed in each subsection. For extrapolations, a multiplier of 6-7 provides a reasonable estimate, with adjustments depending on the reliability of individual data elements.

### Housing Type

<b>Type</b>	<b>Responses</b>	<b>Island Total</b>	<b>% Represented</b>
Owned Accommodation	43	432	10%
Rented Accommodation	44	86	51%

Several responses provided answers in both of the sections; if answers were given to the rental questions, the response was classified as a renting household. For extrapolations, a multiplier of 10 for owners and 2 for renters is appropriate. The DHA made a conscious effort to reach renters, knowing that many are living in dwellings that may not have mail, telephone, or Internet access, and clearly was successful.

Statistics Canada defines a dwelling as having protection from the elements and a heating system. As 10% of responses indicated that they do not have a heat source, it is likely that the census figures understate the total number of rented accommodations. Difficulty of access to some dwellings and the reluctance of tenants and landlords to draw attention to illegal rental units may also have affected the census results. The census total of 86 should be considered a minimum count, as should the 2x multiplier for extrapolation.

## Household Size

Size	Responses	Island Total	% Represented
Single	41	330	12%
Couple	30	240	13%
Family	12	115	10%
Single Parent	4	45	9%
Two Parents	8	70	11%
Other	4		

Measure	Responses	Island
Average Number of Persons per Household	1.7	2.0

Responses matched household size consistently with the overall makeup of the island.

***“It is so hard to find a place to rent, that I may be forced to leave the island and my daughter who needs me.”***

## Age Groups

Group	Responses	Island Total	% Represented
Under 19	21	105	20%
19-39	22	125	18%
40-64	61	495	12%
65 and older	36	280	13%
Not stated	6		

Measure	Responses	Island
Median Age	57.0	57.5

Age group representation in the survey is fairly evenly distributed, with a slight bias toward younger residents. This is correlated with the higher rate of return among renters, as home ownership rates increase with age group.

## Residency

Measure	Responses
Average Residency on Denman Island	16.0 years
Average Residency in Current Home	10.3 years
Average Duration of Residencies while on Island, by range	
< 2 years	20
2 - 5 years	19
> 5 years	43
Not stated	5
Average Residency between Moves	6.4 years
Average Number of Moves while Resident	2.5
Number of Moves while Resident, by range	
No moves	34
< 2 moves	10
2 - 5 moves	16
> 5 moves	14
Not stated	9

Statistics Canada does not gather data on length of residency; of note is the high proportion of residents whose tenancies average less than 2 years, or have moved more than 5 times while resident on Denman Island. The 2008 survey collected data in a different format, but also reported a high rate of movement and short tenancies, ascribed to the conversion of dwellings to vacation rentals each summer.

***“I have a friend who has moved at least five times in the last two years... is currently living in a travel trailer which won't be adequate in the winter..”***

## Employment

Type	Responses	% of Total
Full-time	15	17%
Part-time	16	18%
Casual / Seasonal	16	18%
Self Employed	32	37%
Unemployed	3	3%
Not Seeking Employment	34	39%

Some households have more than one member employed, and some residents have more than one form of employment. These scenarios were not differentiated.

## Affordable Housing Needs

For the purposes of this study, rental housing needs were grouped under the term “affordable housing”, based on community perceptions that the primary issue with rental housing on Denman Island, after availability, is affordability.

Only those respondents currently residing in rental housing were tabulated in this section. There were, however, several responses from residents of owned accommodation who indicated that they also had an interest in affordable rental housing.

### Type of Dwelling

Type	Responses	% of Total
Single Family Home	21	48%
Cabin	10	23%
Suite in Home	5	11%
Room in Home	2	5%
Travel Trailer	6	14%
Other Types	0	0%

These figures may over-represent the proportion of single family homes in the rental market, as any of the other forms of rental accommodation may violate Islands Trust bylaws and thus be under-reported.

***“I live in a trailer but I never know if I will be able to continue to live there.”***

In the data presented below, items highlighted in red are indicators of sub-standard housing, based on the criteria described in the Background section.

## Rental Costs

<b>% of Income</b>	<b>Responses</b>	<b>% of Total</b>
30% or less	10	23%
30 – 50%	17	39%
50% or more	11	25%
0% - no rent paid	2	5%
Don't know	2	5%

64% of respondents pay 30% or more of household income for housing. The 2006 census reported a figure of 35%, but that was a decline from 55% in 2001, and may have been anomalous. The 2008 survey found 50% of renters paying in excess of 33% of income. As mentioned in the discussion of survey methods, this figure was calculated by the respondent using simple instructions provided in the survey instrument; some errors are possible, but are likely to balance.

***“Many... fear of complaining about substandard toilet, water, insulation, rats... Most are working to their capacity... do not make enough to live in clean affordable safe housing.”***

## Amenities

<b>Item</b>	<b>Responses</b>	<b>% Lacking</b>
Electricity	41	7%
Running Water	39	11%
Indoor Toilet	30	32%
Heating or Wood Stove	40	9%
Tub or Shower	35	20%
Kitchen Facilities	38	14%
Laundry Facilities	25	43%
Telephone or Internet	32	27%

34% of respondents reported lacking one or more critical amenities. It is worth noting that there are no public toilet facilities on the island, other than the waiting rooms at the ferry docks, and no public shower or laundry facilities. Food services are limited, and there is one public telephone at the General Store. The 2008 survey found that 40% of renters were without an indoor toilet; this may be due to the fact that 5 of their respondents reported living in a vehicle or a tent, while this survey had no such responses.

## Rental Agreement

Type	Responses	% of Total
Tenancy Agreement	13	30%
Other Written Agreement	7	16%
No Written Agreement	23	52%
Don't know	0	0%

52% of respondents reported having no written agreement. This may appear to be a less important characteristic of rental housing, but several respondents mentioned that they had previously been required to find new accommodation on short notice, or were concerned that it might occur in future, especially if they occupy dwellings suitable for vacation rentals (even though such rentals are not permitted by bylaw). This correlates to the figures on length of tenancy and frequency of moves, and the 2008 survey reported more than 15% of renters not having year-round accommodation.

***“I stayed in a hostel on VI for 3 months looking for housing because none available on DI. I was finally offered a place on DI. But I don't know how long I can stay there or afford to keep paying.”***

## Condition

Type	Responses	% of Total
Needs only regular maintenance	25	57%
Needs minor repairs	11	25%
Needs major repairs or has dangerous conditions	7	16%
Don't know	1	2%

16% of respondents reported living in accommodations needing major repairs or having dangerous conditions. The 2006 census showed a figure of 15%, and the 2008 survey reported 18%.

## Size

Measure	Responses	% of Total
Average Number of Bedrooms	1.7	
Dwellings with Insufficient Space	3	7%

***“I live in a 10 x 10 cabin with no indoor bathroom, no clean running water.”***

7% of respondents reported living in accommodations with insufficient space. The criteria used in this calculation are less strict than the national occupancy standards (for ease of data collection), so this is a minimum value.

## Preferences (rank)

	1	2	3	4	5
Satisfied with current housing	12	1	4	2	1
Affordable rental housing	10	8	7	2	0
Own my own home	11	2	7	0	0
Own my own home on shared land	7	13	2	0	0

Unsurprisingly, there was a broad distribution of responses. However, it was distressing to find that 20% of those who selected “satisfied with current housing” are paying unaffordable rent or are living without electricity, running water, or other basic amenities. The comments provided by renters indicate that they are willing to accept this situation simply because there are no better alternatives available.

***“I am satisfied but sometimes consider a change, how nice it would be to have amenities like running water.”***

## Overall Situation

40 responses (of 44 rented accommodation responses) reported having at least one of the highlighted inadequacies. This indicates that 90% of all rental housing on Denman Island is substandard. Using the minimum rental dwelling multiplier for extrapolation, we can conclude that **approximately 80 households on Denman Island are in need of adequate rental accommodation.**

## Convenient Housing Needs

The population of Denman Island is aging, as it is across Canada. There have been comments made in community forums that some seniors would prefer to live in more convenient housing, as their current homes have become unmanageable or are too far from services.

Because the DHA concept for affordable housing includes owned strata units, the survey asked questions of households living in owned dwellings to discover their preferences for more convenient housing and the urgency of their need.

Some renters also responded to these questions, and may be candidates for ownership, especially as many indicated this as a preference. In the figures below, only current owners are included.

### Help Needed

Type	Responses	% of Total
None	31	72%
Maintenance or gardening	16	37%
Cooking or cleaning	3	7%
Personal care	1	2%

Most households are able to manage their owned residence without assistance, but a significant proportion need help with maintenance or gardening. If extrapolated, approximately 100 island households require this type of assistance. Although such services are available for hire, a frequent comment on responses was a desire for low-maintenance housing. The 2008 study shows 33% needing help with cleaning, 17% with personal care, but 0% with maintenance; there is no apparent explanation for this anomaly.

## Plans to Move

Timeframe	Responses	% of Total
As soon as available	4	9%
< 5 years	3	7%
> 5 years	7	16%
Plan to stay in home	22	51%
Plan to move off island	4	9%
Don't know	4	9%

16% of owned households plan to move within the next 5 years; of these, about half are seniors. Extrapolated, this amounts to 40-50 households on Denman Island. While some will not find the DHA concept suitable, providing the desired characteristics (the next question) will help maximize uptake. For seniors, the decision to move is often driven by health and mobility issues, so although half of the respondents indicated that they have no plans to move, their preference may change in coming years. The 2008 study found that 5% intended to move within 5 years, and 8% in 5-10 years. The higher figures in our responses may indicate a selection bias, with more responses from individuals predisposed to convenient housing; this would suggest that for planning purposes, we should expect that **about 40 households will be seeking new housing in the next 5 years, of which about 20 are seniors.**

## Housing Characteristics

Feature	Responses	% of Total
Location near village	22	51%
Low maintenance	32	74%
Smaller size	21	49%
Larger size	2	5%
Shared facilities	7	16%
Shared services	11	26%
Closer neighbors	2	5%

The total number of selections is greater than the number of responses, as many respondents selected multiple answers. As expected, a central location, low maintenance and smaller size were the most frequently selected features.

## Conclusion

Approximately 80 households on Denman Island need better rental accommodation. If changes to Islands Trust bylaws (currently under review) allow secondary suites or cabin rentals, some tenancies may be improved. When rentals are legal, landlords may be willing to provide written agreements, and may be required to provide basic amenities and repair dangerous conditions to qualify as a permitted rental. If this were the case, the proportion of substandard rentals would drop to 68%, or about 60 households overall.

However, the cost of such repairs or upgrades may lead to a rise in rental rates, increasing the proportion of renters paying more than 30% of their income for accommodation. It may also cause some dwellings to be removed from the rental market, exacerbating an already severe availability problem.

About 40 ownership households on Denman Island are planning to move to a new home in the next 5 years. Their responses indicated strong preferences for low maintenance design, a location near the village, and relatively small size, and some interest in shared services or facilities.

Affordability will be a concern for both renters and buyers. 64% of rental households are already paying more than 30% of their household income for rent and utilities; they are likely to respond positively to dwellings that provide better amenities, conditions and stability, but only if rents are similar to their existing costs.

Most land parcels on Denman Island are relatively large, with only a few areas containing properties of less than an acre, limiting the number of lower-cost homes available. The median price on Denman Island in 2006 was \$324,000, compared with a Comox Valley figure of \$273,000. In September 2013, the Comox Valley median was \$315,000, suggesting a value for Denman Island of about \$350,000. The 2006 Census lists an average (mean) value \$497,000. For purchasers, their interest in a location near the village would incur a premium, but this would be offset by a smaller dwelling size. The most important determinant of affordability will be the density of units on the land parcel.

A cluster development as envisioned by the Denman Housing Association, offering a mix of affordable rental and ownership dwellings, is likely to find a high level of demand.

## Appendix: Main Survey Instrument

# Denman Housing Association

## Survey of Housing Needs 2013

We would appreciate your assistance in our efforts to bring affordable and convenient housing to our island. You can find definitions of these terms and information about our plans on the insert.

We would like to know your thoughts even if you are satisfied with your existing housing. Please complete the survey only once per household, and pass this form along to a friend if you have already done so. If you know someone who needs more convenient or affordable housing, please encourage them to complete the survey. If you have questions about this survey, contact:  
e-mail: DenmanHousing@gmail.com Attn: Survey Administrator  
phone: Simon Palmer at 335-2559

---

### Section 1 – Basic Information

Please list the number of people, ages, genders and relationships of the members of your household.

Person	Number	Age(s)	Gender(s)
Survey Respondent			
Spouse / Partner			
Children			
Adult Relatives			
Unrelated Resident			

How long have you lived on Denman Island? \_\_\_\_\_ yrs.  
How long have you lived at your current location? \_\_\_\_\_ yrs.  
How many times have you moved, while on Denman Island? \_\_\_\_\_

What is your employment status?

*check all that apply*

- |                               |                          |
|-------------------------------|--------------------------|
| Employed full time            | <input type="checkbox"/> |
| Employed part time            | <input type="checkbox"/> |
| Casual or seasonal employment | <input type="checkbox"/> |
| Self employed                 | <input type="checkbox"/> |
| Unemployed, seeking work      | <input type="checkbox"/> |
| Not seeking employment        | <input type="checkbox"/> |

## Section 2 – Contact Information

*This information will be kept private by detaching this section before the form is tabulated. Your contact information will be known only to the Survey Administrator (Simon Palmer). It will allow us to work personally with you in finding the affordable and/or convenient housing that you are looking for.*

Name \_\_\_\_\_  
Phone Number \_\_\_\_\_  
e-Mail Address \_\_\_\_\_

*I wish to be contacted with more information when it is available:*

Yes, please  No, thanks

---

## Section 3 – Convenient Housing

*Please complete this section only if you currently own your home.*

**What help do you need to live in your current home?**

*check all that apply*

I'm able to take care of the home myself.   
I need help with maintenance or gardening.   
I need help with cooking or cleaning.   
I need help with personal care.

**Would you consider moving to a more convenient home on Denman Island?**

Yes, as soon as it is available  Plan to stay in current home   
Yes, in the next 5 years  Plan to move off island   
Yes, but not for at least 5 years  Don't know

**What features would be important to you in a convenient home?**

*check all that apply*

location near village  shared facilities   
low maintenance  shared services   
smaller size  closer neighbors   
larger size  other (please specify)

---

## Section 4 – Affordable Housing

Please complete this section if you are currently renting your home, are seeking rental accommodation, or are interested in moving to rental accommodation in the future.

Which of the following describes where you are living?

Single family home	<input type="checkbox"/>	Staying with others	<input type="checkbox"/>
Cabin	<input type="checkbox"/>	Vehicle	<input type="checkbox"/>
Suite in a house	<input type="checkbox"/>	Tent or sleeping outside	<input type="checkbox"/>
Room in house	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
Travel trailer	<input type="checkbox"/>		

Do you have an agreement to stay there?

Yes, a tenancy agreement.	<input type="checkbox"/>
Yes, some other form of written agreement.	<input type="checkbox"/>
No written agreement.	<input type="checkbox"/>
Don't know.	<input type="checkbox"/>

What utilities and facilities are available in your home?

*check all that apply*

electricity	<input type="checkbox"/>	heating or wood stove	<input type="checkbox"/>
running water	<input type="checkbox"/>	kitchen facilities	<input type="checkbox"/>
indoor toilet	<input type="checkbox"/>	laundry facilities	<input type="checkbox"/>
tub or shower	<input type="checkbox"/>	telephone or Internet	<input type="checkbox"/>

How many bedrooms does your home have? \_\_\_\_\_

Which of the following statements best describes the condition of your home?

It needs only regular maintenance.	<input type="checkbox"/>
It needs minor repairs.	<input type="checkbox"/>
It needs major repairs or has dangerous conditions.	<input type="checkbox"/>
Don't know.	<input type="checkbox"/>

On a separate piece of paper, write down the average amount you spend monthly on rent and utilities. Then write down your average monthly household income before taxes (the total amount earned by all members of the household together). Compare the two numbers.

What percentage of your average monthly before tax household income do you spend on rent and utilities?

- 30% or less
  - 30% to 50%
  - 50% or more
  - 0% - don't pay rent
  - Don't know
- |  |
|--|
|  |
|  |
|  |
|  |
|  |

What are your preferences for housing?

*mark "1" for first choice, "2" for second choice, "3 for third choice"*

- Satisfied with current housing
  - Affordable rental housing
  - Own my own home
  - Own my own home on shared land
  - Other (please specify)
- |  |
|--|
|  |
|  |
|  |
|  |
|  |
- 

Have you had to consider leaving Denman Island because you could not find affordable housing? If so, please describe your situation.

---

---

---

---

Do you know someone who has left Denman Island because they were unable to find affordable housing? If so, please describe their situation, or provide their name and contact information.

---

---

---

---

Appendix: Informed Comment Form

## Denman Housing Association Survey of Housing Needs 2013 - Informed Comments

We would appreciate your assistance in our efforts to bring affordable and convenient housing to our island.

In addition to a detailed survey, we are gathering supplemental comments from community organizations, businesses and interested individuals to help us understand the impact of this issue. If you have questions, would like to refer us to someone, or need copies of the survey form, please contact:  
e-mail: DenmanHousing@gmail.com Attn: Survey Administrator  
phone: Simon Palmer at 335-2559

Name (organization or individual) \_\_\_\_\_  
Phone Number \_\_\_\_\_  
e-Mail Address \_\_\_\_\_

I/we wish to be contacted with more information when it is available:

Yes, please  No, thanks

DHA may find your comments valuable for reproduction in our Needs Assessment report or other communications. May we quote you?

Yes  No  Maybe – please contact me/us first

---

The phrases below describe housing issues. If you are aware of individuals or families who have encountered the issue in the past five years, or are currently facing that issue, please describe the households affected, the nature of their situations, and if appropriate contact names and phone numbers.

Living in substandard housing because they cannot find or afford adequate housing:

---

---

---

---

---

**Forced to move frequently because adequate and affordable long-term housing is not available:**

---

---

---

**Forced to leave the island because adequate and affordable housing is not available:**

---

---

---

**Wishing to move to the island or relocate on the island but unable to find adequate and affordable housing:**

---

---

---

**Currently in adequate and affordable housing but having difficulty maintaining their home or caring for themselves:**

---

---

---

-----

**If you manage a business, please indicate how the housing situation has affected your business and its employees:**

---

---

---

**Other comments on housing needs:**

---

---

---

## Works Cited

BC Housing. 2010(a), September 28. *Detailed Instructions for Community Needs / Supply Profiles.*

[www.bchousing.org/resources/Partner\\_Resources/Developing\\_Housing\\_Opportunities/Details\\_Links\\_Need\\_Supply\\_Indicators.pdf](http://www.bchousing.org/resources/Partner_Resources/Developing_Housing_Opportunities/Details_Links_Need_Supply_Indicators.pdf) (accessed October 26, 2013).

BC Housing, 2010(b), March. *Housing Need and Demand Study (Document Template).*

[www.bchousing.org/resources/Partner\\_Resources/Developing\\_Housing\\_Opportunities/Need\\_and\\_Demand\\_Template.pdf](http://www.bchousing.org/resources/Partner_Resources/Developing_Housing_Opportunities/Need_and_Demand_Template.pdf) (accessed October 26, 2013).

BC Stats. 2010, May. *2006 Census Profile, Denman Islands Trust Area, Rev. 7.*

[www.islandstrust.bc.ca/ltc/de/pdf/dehorpousingassess.pdf](http://www.islandstrust.bc.ca/ltc/de/pdf/dehorpousingassess.pdf) (accessed October 26, 2013).

Denman Community Land Trust Association (DCLTA). 2013, June. *Rural Affordable Housing Project.*

[www.denmanaffordablehousing.org/DCLTA/RAH~ALR\\_files/June%202013%20DCLTA%20RAH%20Project%20Final%20Report.pdf](http://www.denmanaffordablehousing.org/DCLTA/RAH~ALR_files/June%202013%20DCLTA%20RAH%20Project%20Final%20Report.pdf) (accessed October 26, 2013).

Hornby Island Community Economic Enhancement Corporation (HICEEC). 2008, December 4. *Housing needs on Hornby and Denman Island.*

[realhornby.com/communityresourcecentre/abouthiceec/documents/housing-needs-assessment-summary.pdf](http://realhornby.com/communityresourcecentre/abouthiceec/documents/housing-needs-assessment-summary.pdf) (accessed October 26, 2013).

Statistics Canada. 2012. *Denman Island Trust Area, British Columbia (Code 590002) and British Columbia (Code 59) (table). Census Profile. 2011 Census.*

Statistics Canada Catalogue no. 98-316-XWE. Ottawa. Released October 24, 2012. [www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E](http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E) (accessed October 26, 2013).