

qathet Regional Housing Needs Assessment Community Survey

for Citizens and Members of Tla'amin Nation



qathet Regional District, City of Powell River and Tla'amin Nation have partnered to prepare a *Regional Housing Needs Assessment* to meet provincial requirements. Project objectives include:

- Help provincial and local governments to **better understand and address housing shortages**;
- Inform decision-making** to enable **safe and stable housing**; and
- Provide **strategies that reflect the unique needs of each community** and the region as a whole.

Your input is critical to the success of the Regional Housing Needs Assessment!

By taking **only 10–15 minutes** to complete this survey, your input will help us better understand the current and future housing needs of our communities.

Have questions about the project?

Visit participatepr.ca/housing or call the toll-free info line at **1-800-764-2218**

Survey Questions for Citizens and Members of Tla'amin Nation

Survey for Residents of qathet Regional District and City of Powell River is available upon request by calling 1-800-764-2218.

Survey note: Definition or description of terminology is italicized and in parentheses.

1. **As a Citizen or Member of Tla'amin Nation, you can be entered into a draw to win 1 of 10 \$25 gift cards for completing this survey. Contact information required to notify you if won.**

Phone number or email address (optional): _____

2. **What is your age?**

Under 19 20-29 30-39 40-49 50-59 60-69 70-79 80+

3. **What is your gender?**

Male Female Other Prefer not to answer

4. **What is your annual household income (before taxes)?**

Less than \$10,000 \$10,001-25,000 \$25,001-50,000 \$50,001-75,000
 \$75,001-100,000 \$100,001-125,000 \$125,001-150,000 \$150,001-175,000
 \$175,001-200,000 \$200,000+

Privacy Information: This Community Survey can be completed anonymously. Questions asking for personal information are optional. Responses will be kept confidential and only used through the course of this project for the development of the qathet Regional Housing Needs Assessment. Any personal information you provide is collected, used and disclosed in accordance with the Freedom of Information and Protection of Privacy Act and the Tla'amin Nation's Freedom of Information & Protection of Privacy Law. Your personal information is only obtained if you supply it voluntarily, and it will only be used for the purpose for which it was collected.

5. In total, how many adults live in your household?

- 1 2 3 4 5 More than 5

6. How many children under the age of 18 live in your household?

- 0 1 2 3 4 More than 4

7. Where do you currently live? (qathet Regional District Electoral Area E is not included in this study)

- City of Powell River
- qathet Regional District Electoral Area A *(Includes the area northwest of the city boundary to Desolation Sound, and includes the Malaspina Peninsula, the community of Lund and Savary and Hernando Islands, and excludes Tla'amin Nation lands.)*
- qathet Regional District Electoral Area B *(Includes the area southeast of the city boundary to Whalen Road and includes Paradise Valley and properties outside the city on Nootka, Covey and Tanner Streets, and excludes Tla'amin Nation lands.)*
- qathet Regional District Electoral Area C *(Includes the area southeast from Whalen Road to Jervis Inlet, and includes the communities of Black Point, Kelly Creek, Lang Bay, Stillwater and Saltery Bay.)*
- qathet Regional District Electoral Area D *(Includes all of Texada Island and includes the communities of Blubber Bay, Van Anda and Gillies Bay, and excludes Tla'amin Nation land.)*
- Tla'amin Nation
- Other: (Please specify) _____

8. If you do not live in Tla'amin Nation, please explain why.

9. If you do not live in Tla'amin Nation, would you like to move back?

- Yes No Unsure

Please explain your answer.

10. Are you a full-time or part-time resident Tla'amin Nation?

- Full-time Part-time

If you answered part-time, how many months of the year do you live here?

- 1 - 3 4 - 6 7 - 9 10 - 11

Please explain the reason(s) why you live in Tla'amin Nation only part of the time (for instance, family, work, etc.).

11. Does your home require repairs?

- Yes No Unsure

If you answered yes, what types of repairs do you feel are required?

- Minor (such as a cracked window pane or a hole in the plaster. These types of repair might not be urgent)
- Medium (such as a slow leak in the plumbing, a few missing shingles on the roof, etc. These types of repairs need fixing before there is permanent damage to the home)
- Major (such as termite/ant damage, broken floor or wall supports, crumbling concrete foundation, black mold. These types of repairs are urgent, because it affects the health and safety of residents)
- Unsure

Please provide examples of the types of repairs you feel are needed on your home:

12. Who covers the cost of repairs to your home?

- Tla'amin Nation Myself and/or someone in my household No one Unsure

13. Do you require special housing (such as housing for an individual with disabilities or diminished abilities, Elders requiring one-floor residences, etc.)?

- Yes No Unsure

If you answered yes, what extra considerations need to be made for your household when it comes to housing?

- Someone in my household needs an accessible home (level entrance, bathroom supports, kitchen supports, etc.)
- Someone in my household needs extra support (live-in caregiver, mental health support, substance use support, etc.)
- Our household is large, so we need more bedrooms and living area.
- Our household needs extra financial support to afford where we live.
- Other (please specify) _____

14. Housing can take on many forms, from temporary shelters, to social or subsidized housing, to full market rate housing. From the list below, please select your current housing situation based on the descriptions provided.

Temporary Housing:

- Shelter spaces (*Temporary or emergency housing*)
- Transitional housing (*Housing provided for a defined period of time to help individuals and families move into permanent, stable, affordable housing*)

Non-Market Housing:

- Supportive housing (*Combination of housing and support services. Access is made available to individuals who are homeless, at risk of homelessness, and/or of low income who also need support for a physical disability or diminished ability, mental health, and/or substance use*)
- Supported housing (*Temporary to permanent housing in combination with financially subsidized support services and programs for individuals who are homeless, at risk of homelessness, and/or of low income.*)
- Social housing (*Financially subsidized, permanent rental housing for individuals and families provided by the Province, municipality, or a non-profit organization.*)

Low End / Affordable Rental:

- Independent living affordable housing (*Permanent housing that ensures an individual's independence through supportive healthcare and/or social assistance programs and services.*)
- Low-end Market Rental Housing (*This could include inclusionary housing, affordable rental programs, and rent assistance cooperatives*)

Market Housing:

- Market Rental (*Renter makes regular payments to the landlord for residence on a permanent basis*)
- Ownership housing (*Owner makes regular payments to a mortgage lender for the residence on a permanent basis*)

15. How many bedrooms are in your home?

- Bachelor/Studio 1 2 3 More than 3 Not applicable

16. In your opinion, what condition is your home in?

- Poor Fair Average Good Excellent Unsure Not applicable

17. To what degree does your housing meet the needs of you and your family?

- Very Poorly Poorly Adequately Good Very good

If you answered with Very Poorly, Poorly, or Average, please indicate the most important need NOT being met with your current housing:

- Condition of the home
- Size of the home
- Number of bedrooms
- Location
- Other (please specify) _____

18. Are you happy in your current home?

- Yes No Unsure

If you answered No or Unsure, please explain why you are feeling this way in your current home:

19. What is your housing tenure (*the arrangements, typically financial, through which you have the right to live in your home*)?

- Owned by yourself or someone in your household
- Rental or leased from Tla'amin Nation
- Rental or leased from a Citizen of Tla'amin Nation with a Certificate Land Title (*a Citizen of Tla'amin Nation has certification designating approval from Tla'amin Nation for their fee simple interest over the right to use and occupy a parcel of land in Tla'amin Nation*)
- Other: (please specify) _____
- Unsure
- Not applicable

If you own your home, were you a first-time homebuyer with your current home?

- Yes No Not applicable

20. If you are a renter, how much do you pay in rent per month?

- Under \$500 \$501-750 \$751-1,000 \$1,001-1,250 \$1,251-1,500
- \$1,500-1,750 \$1,750-2,000 \$2,001+ Unsure Not applicable

21. If you are a renter, would you prefer to rent or own your home?

- Own Rent Unsure Not applicable

**22. If you are a renter, what do you believe are the barriers preventing you from purchasing a home?
Check all that apply.**

- Coming up with the down-payment
- Qualifying for a Mortgage
- Concerns about maintenance costs and property taxes
- Concerns about additional fees on top of mortgage (such as strata or condo fees, utility costs, etc.)
- Housing prices are too high
- Other (please specify) _____

23. If you have moved to a new rental home within the past 12 months, did you have difficulty finding appropriate and affordable housing (*housing that has enough space, number of bedrooms, etc. for your family and is manageable based on your household income and budget*)?

- Yes No Not applicable

24. In the past five years, as a renter, have you ever been displaced from a rental home in the region (through an eviction or through other means)?

- Yes No Choose not to answer Not applicable

Thinking back on your experience, what do you believe the displacement was caused by?

- Owner renting out the home on a long-term basis (more than one month) for higher rental rates
 Owner using the home for short-term rental accommodations (less than one month)
 Owner informed me that the owner or family member was moving into the home
 Safety issues with the housing
 The home was sold to a new owner
 Defaulting on payment of rent
 Other (please specify) _____
 Unsure

25. If you own your home, what is the estimated value of your residence?

- Under \$200,000 \$200,001 - \$400,000 \$400,001 to \$750,000 Over \$750,001
 Unsure Not applicable

26. How long have you owned your home?

- Less than a year 1-2 years 3-4 years 5-7 years 8-10 years
 10-15 years 15-20 years 20-25 years 25+ years Not Applicable

27. Do you pay more than 30% of your monthly income (before taxes) on housing?

- Yes No Not applicable

If you answered Yes, approximately how much of your monthly income (before taxes) is spent on your housing?

- 31-40% 41-50% 51-60% 61-70% Over 70%

28. In your opinion, does your community have enough appropriate and affordable housing?

- Yes No Not applicable

29. If you were looking to buy a home in the region, what price range would be affordable to you?

- Under \$200,000 \$200,001 - 400,000 \$400,001 - 750,000 Over \$750,000
 Unsure

30. In your opinion, what housing supply gaps currently exist in your community? Check all that apply.

- Affordable rental housing (*housing that may be subsidized and/or is below market rates*)
- Family housing (*housing that has enough bedrooms, bathrooms, and common areas to house a family of multiple individuals*)
- Accessible housing (*housing that accommodates the needs of someone living with a disability*)
- Seniors housing (*housing with support services that meet the physical, social, and/or health requirements of individuals who are elderly*)
- Market rental housing (*housing that is manageable based on your household income and budget*)
- Market owned housing (*housing that can be purchased or mortgaged by an individual*)
- Other (please specify) _____
- Unsure

31. What forms of housing does your community need? Check all that apply.

- Single detached houses
- Secondary suites in existing homes
- Duplexes
- Row Houses/Townhouses
- Multi-family (apartments or condos)
- Cottages used as seasonal rentals/investments
- Other (please specify) _____
- Unsure

32. What trends does your community need to prepare for? Check all that apply.

- Continued aging population
- Influx of people moving from larger cities
- Increase in seasonal residents
- Increase in families and young children
- Balanced population containing a variety of age groups
- Other (please specify) _____
- Unsure

33. Are you aware of people living in your community in illegal and/or inappropriate housing (such as homes without plumbing, power, heat, and/or insufficient bedrooms for their family size)?

- Yes No Unsure Not applicable

Without identifying the individual, please describe the situation(s) that you are aware of within your community: (Optional)
