



SURVEY OF RENTERS ON MAYNE ISLAND

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Background and Objectives

The Southern Gulf Islands Housing Needs Assessment of February 2018 confirmed that there were “serious shortages in secure, appropriate and affordable housing for low to moderate income earners” and that “Renters are particularly impacted”.

However this report had little information specific to Mayne Island. The purpose of our survey was to establish the situation for renters on Mayne.

Methodology

The survey was completed in April and May of 2018

Respondents could complete a paper format or fill out the survey online.

The form is attached as an appendix.

We received 30 completed surveys.

Table 9 of the Southern Gulf Islands Housing Needs Assessment recorded that there were 40 rental households on Mayne, our response was an excellent 75% of this population.

Results

40% of responding renters on Mayne are in very adverse conditions, either their premises need major repairs or they are paying over 50% of their income in rent – the definition of “at risk of homelessness”.

77% are paying more than 1/3 of the monthly income on rent and utilities

In more detail:

27% Home needs major repairs

77% Paying more than one third of monthly household income on rent and utilities

23% Paying more than half of monthly household income on rent and utilities

We also asked for comments, these are some of them:

- Difficult finding long-term rentals here
- No rentals at all
- Nowhere to rent for a small family
- I have sometimes been terrified that I wouldn't find a good place
- There are very few rental properties
- It is difficult to find long term rentals
- Our house is for sale, but there's nowhere to rent
- Rent is expensive for a house that isn't well-built

... it wasn't all bad however...

- *I love my home and my landlord is amazing*

Complete tabulated results are included as appendix 1

Conclusions

The situation for renters of modest income on Mayne is dire.

There are three main areas of concern

1. Availability: there are not enough good quality, long term secure rentals
2. Affordability: many of the rents for the units that are available are in excess of the income of a normal working income
3. Premises in poor condition: a significant number of rental units were reported as needing major repairs

Appendix 1: Tabulation of Results

ID	Rent Cost and as a		Household			Condition of Home
	percentage of income		adults	kids	Beds	good, / needs Minor or /Major repairs
O)nline	<1/3	1/3 - 1/2				
P)aper						
P05			\$500	2	0	1 maj
O14			\$600	2	0	1 good
P01		\$400		1	0	2 maj
O04			\$700	1	0	2 maj
P10		\$500		1	0	1 min
P07			\$800	2	1	3 good
P11			\$825	1	0	2 maj
P02	\$450			1	0	1 good
P13		\$600		2	0	2 min
O15			\$950	2	1	2 good
P08		\$650		1	0	2 good
P12		\$650		1	0	1 min
O05		\$700		1	0	1 good
P04		\$700		1	0	2 maj
O11		\$730		1	0	2 maj
O16	\$550			1	0	0 min
O01			\$1,100	2	0	2 min
O06		\$750		1	0	1 min
P06		\$1,000		2	1	3 min
P09		\$1,000		2	0	3 min
O12		\$1,200		2	0	2 good
O17		\$1,250		2	4	6 maj
O03	\$1,000			2	0	3 min
O13	\$1,050			2	0	2 good
O08		\$1,400		2	3	3 min
O10		\$1,500		2	0	2 good
O02		\$1,600		1	1	2 min
O09	\$1,500			2	1	3 maj
O07				1	0	1 good
P03				1	0	1 min

Appendix 2: Survey Form

Mayne Island Housing Society Needs Survey for Renters

Date: _____

This confidential survey is intended to help us to determine the appropriate response to our housing needs.

ABOUT YOUR HOUSEHOLD

One survey is to be completed per household

1) How many people are there in your household: Adults ___ Children ___ ?

ABOUT YOUR PREVIOUS AND CURRENT HOUSING SITUATION

2) How many years have you lived on Mayne? _____ yrs

3) How many bedrooms do you have? _____

4) Which of the following statements best describes the condition of your home? (choose one)

It needs only regular maintenance. _____ It needs minor repairs to correct *for example, missing or loose floor tiles, bricks or shingles, defective steps, railing or siding.* _____

It needs major repairs to correct *for example, defective plumbing, electrical, or structural damage,* _____

5) What is your monthly rent? \$ _____

6) How much of your monthly household income do you spend on rent and utilities?

One third or less _____ Between a third and a half _____ More than half _____

7) Are you satisfied with your present housing?

Very satisfied _____ Satisfied _____ Somewhat satisfied _____ Not satisfied _____

8) Do you consider Mayne your permanent home?

Yes _____ No _____ *If no, would you like to make Mayne your permanent home? Yes _____ No _____*

9) Have you ever considered leaving the island because of housing or income challenges? Yes _____ No _____

If yes, why? (check all that apply)

Housing challenges: _____ please

elaborate _____

Income challenges: _____ please
elaborate _____

Other, please
specify _____

Do you have any comments?

Thank you!

You can fold this form and leave it at Gulfport or return it to the person who gave it to you

You can also complete it online at <https://www.surveymonkey.com/r/JJPBY8V>

If you would like to find out more about plans for affordable housing which may be developed in the future, please email mayneislandhousingforum@gmail.com.

Mayne Island Housing Society

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Fold and leave at Gulfport Real Estate Freemail (or return it to the person who gave it to you)