

2017 HOUSING SURVEYS

EMPLOYER SURVEY

The results of the employer survey provide an indication of the size of the Tofino workforce. The survey of 110 businesses counted 1127 year round FTEs and 748 Seasonal FTEs. The survey garnered higher response rates from medium (3-10 employees) sized employers and large (11+ employees) employers. Applying similar average FTEs rates to the remaining small, medium and large employers suggests there is a total of 2115 year-round FTEs and 1706 Seasonal FTEs. It is possible that the survey and calculation method has overestimated remaining FTEs from non-survey respondents, particularly for small-sized employers (472 non-respondents).

With respect to employee housing, the respondents indicated that a total of 687 people were rented beds, which were occupied 71% by year-round employees. Respondents indicated that the accommodation was designed for only 552 people. Fifty-two percent of respondents indicated they had times of the year when they couldn't find employees. Considering the overcrowding, employee shortages and the number of employees living in non-permanent housing (e.g. trailers and tents - 279) respondents estimated a need for 239 year-round beds and 419 seasonal beds. Once we look at survey non-respondents and apply the same employee housing provision rates, it suggests that there is a total of 2240 staff accommodation beds in Tofino. However, this is probably a significant overestimate as it is likely that given the nature of the survey a significant number of businesses who are providing employee housing self-selected to respond. Nonetheless, it has to be emphasized the relatively low response rate (18%) and the strong likelihood that there is in the range of 800-1000 staff accommodation beds with a shortly of year-round accommodation at 350+ and seasonally at 600+.

Sector	Responses	# of year round employees	Avg # of year round employees	# year round 35 hr FTEs	Avg # year round FTEs	# seasonal employees	Avg # of seasonal employees	# seasonal employees FTEs	Avg # of seasonal employees FTEs
Accommodation	27	547	20.3	480	18.5	295	10.9	249.0	10.0
Business & Professional Services	7	34	4.9	22	3.7	16	2.3	12.0	1.7
Galleries and Artists	7	9	4.5	9	4.5	10	5.0	3.0	1.5
Marine Tours	9	27	3.4	21	3.0	87	10.9	37.0	7.4
Other	24	210	9.5	238	10.8	77	3.5	70.0	3.9
Recreation	8	46	6.6	36	6.0	113	16.1	69.0	11.5
Restaurants and Catering	14	280	20.0	205	14.6	356	25.4	252.0	18.0
Shopping and Speciality Retail	9	91	11.4	71	8.9	48	6.9	30.0	5.0
Trades	5	40	8.0	45	9.0	23	4.6	26.0	5.2
	110	1284	12.7	1127	11.5	1025	10.1	748.0	8.3

Sector	# of business with periods where employees couldn't be found								Total	Average
	May	June	July	Aug	Sept	Oct	All Year	Maximum Shortage	Maximum Shortage	
Accommodation	10	0	3	7	9	5	3	2	56	5.6
Business and Professional Services	4	1	1	2	1	1	0	2	7	1.8
Galleries and Artists	2	1	1	2	2	2	2	0	5	2.5
Marine Tours	4	0	0	1	2	0	0	0	3	1.5
Other	13	7	7	7	5	5	0	4	54	4.5
Recreation	5	0	1	4	4	3	1	0	18	3.6
Restaurants and Catering	13	4	6	7	10	8	5	2	61	4.7
Shopping and Speciality Retail	6	1	2	3	3	4	0	1	17	3.4
Trades	3	1	1	1	0	0	0	2	10	3.3
	57	16	22	32	33	28	11	13	231	4.1
	52%									

Sector	# providing housing for	How many people?	Ideal number in that housing?	Percent occupied by year-round - %	Ideal year-round %	Median rent - year round	Median rent - seasonal	# employees not in built	# of beds needed for year-round employees	# of beds needed for seasonal employees	Average monthly wage of round employee	Average wage of seasonal employee
								(e.g. tents etc.)				
Accommodation	19	427	332	85.4	64.7			79	113	90	\$ 2,463	\$ 2,010
Business & Professional Services	3	8	6	66.7	50.0			12	13	23	\$ 2,175	\$ 2,275
Galleries and Artists	1	3	4	75.0	0.0			3	3	3	\$ 1,600	\$ 1,200
Marine Tours	6	31	34	15.0	15.0			15	6	20	\$ 2,600	\$ 2,100
Other	13	52	41	47.5	58.0			32	21	30	\$ 3,105	\$ 2,418
Recreation	5	55	37	14.6	43.3			22	10	79	\$ 2,363	\$ 2,200
Restaurants and Catering	9	79	75	64.4	70.0			97	54	131	\$ 2,582	\$ 2,392
Shopping and Speciality Retail	4	23	14	91.7	58.3			16	13	35	\$ 2,736	\$ 1,988
Trades	2	9	9	70.0	100.0			3	6	8	\$ 4,350	\$ 3,600
	59	687	552	71.0	56.7	400	400	279	239	419	\$ 2,695	\$ 2,287
	54%											

HOUSING SURVEY

The 2017 Housing Survey provides important insights into the demand for affordable and attainable housing in Tofino. 238 households took the opportunity to fill out the survey with 195 people answering the survey in full. Interestingly, despite the employers indicating significant overcrowding in their staff accommodation only 34 of the housing survey respondents were currently renting from employers. So either the people living in staff accommodation are not as dissatisfied with their living situation as the employer survey results might indicate or we failed to connect to this category of Tofitians. The majority (86%) of respondents were already living in Tofino and seemingly dissatisfied with their current housing situation

Respondents on average had incomes significant lower than median incomes for Tofino with majority making less than \$40,000 per year. A high proportion of respondents were from single person (43%) or two-person (44%) households. Only 34 of the respondents (17.4% of respondents who completed the full survey) had children. There was a mix of housing preferences with attainable homeownership the strongest preference (116) and rental housing (103) or small housing (107) also strong preferences. Reflecting the household size of respondents the preference was for 1 and 2 bedroom units, with some larger units in the townhouse or attainable homeownership categories. 3 bedroom units are an identified need, but in smaller proportions than the smaller units.

Total Respondents	Total Full Responses	% complete	Household Size	With Children	% with Children
238	195	82%	1.96	34	17%

Do you rent from your employer?	Do you require an accessible unit?	Do you have pets?	Do you require extra storage?	Have more than one vehicle?
34	11	86	110	63

Currently live in	Status in Tofino
Tofino	161
Ucluelet	13
Port Alberni	3
Other	22
	199

Type of Accommodation		Average Rent	How many bedrooms		Average Rent ¹
Room in house (e.g. you share bathroom and kitchen with others)	48	\$ 671	Studio	20	\$ 703
House (your household is the only household in the house)	28	\$ 1,111	1 Bedroom	48	\$ 788
Suite in house (e.g. your household has your own bathroom and kitchen)	56	\$ 1,117	2 Bedrooms	59	\$ 1,101
Apartment	19	\$ 900	3 Bedrooms	41	\$ 857
Dorm room	10	\$ 332	4 or more bedrooms	20	\$ 739
Cabin	4	\$ 475	Other	10	\$ 377
Trailer or Camper	21	\$ 636			\$ 854
Other	15	\$ 787			

Household Size	Average Income	Percent of Respondents
1	31,813	43%
2	50,185	44%
3	54,588	9%
4 or more	68,750	3%

1 Person Household Income Groups		2 Person Household Income Groups		3 or more person Household Income Groups	
20,000 or Less	25	20,000 or Less	7	20,000 or Less	1
20,001 - 30,000	16	20,001 - 30,000	18	20,001 - 30,000	2
30,001 - 40,000	16	30,001 - 40,000	12	30,001 - 40,000	6
40,001 - 50,000	8	40,001 - 50,000	14	40,001 - 50,000	1
50,001 - 60,000	6	50,001 - 60,000	5	50,001 - 60,000	2
60,001 - 70,000	5	60,001 - 70,000	8	60,001 - 70,000	2
70,001 or more	0	70,000 or more	17	70,000 or more	7

¹ Individuals reported their portion of the rent if living in a shared (e.g. 3 bedroom) unit

If you can't find new housing what will you do?		What would be your preferred housing type	
Move to Ucluelet	45	Rental	103
Move in with Friends	19	Housing to own	116
Leave the region	97	Co-housing	27
Just keep paying too much	43	Small housing	107
Just keep living in a sub-standard place	73	Building Lots	43

Which project would best meet your needs	
Tofino Bible Fellowship	11
Tofino Housing Corporation	90
No Preference	96

Preferred TBF Bedroom Size	#	%	Respondents with kids	Average Household Income	Average Household Size
Studio	17	16%	0	24,971	1.25
1 Bedroom	34	32%	0	36,201	1.33
2 Bedroom	37	35%	11	44,611	2.00
3 Bedroom	19	18%	12	56,400	2.63

THC Preference #1	#	With kids	Average Income	Household Size
Affordable Rental	62	8	32,589	1.55
Attainable Rental	21	1	39,583	1.44
Attainable Homeownership	86	18	50,013	1.93

THC Preference #2	#	With Kids	Average Income	Household Size
Affordable Rental	67	8	39,011	1.65
Attainable Rental	56	9	39,912	1.70
Attainable Homeownership	46	10	50,165	1.87

Affordable Rental Preference	#1	#2	Total	Total %
Studio Apartment (370 sq ft - \$500 per month)	15	13	28	23%
1 Bedroom Apartment (480 sq ft - \$625 per month)	10	9	19	15%
2 Bedroom Apartment (800 sq ft - \$800 per month)	6	5	11	9%
2 Bedroom Apartment (850 sq ft - \$850 per month)	1	3	4	3%
3 Bedroom Apartment (870 sq ft - \$870 per month)	1	3	4	3%
1 Bedroom Townhouse (610 sq ft - \$685 per month)	5	5	10	8%
1 Bedroom Townhouse (660 sq ft - \$725 per month)	7	3	10	8%
2 Bedroom Townhouse (900 sq ft - \$925 per month)	10	8	18	15%
2 Bedroom Townhouse (1160 sq ft - \$1210 per month)	2	2	4	3%
3 Bedroom Townhouse (1050 sq ft - \$1085 per month)	3	6	9	7%
3 Bedroom Townhouse (1370 sq ft - \$1420 per month)	0	3	3	2%
3 Bedroom Half-duplex (1200 sq ft - \$1300 per month)	1	2	3	2%
3 Bedroom Half-duplex (1600 sq ft - \$1700 per month)	0	0	0	0%
	61	62	123	

Attainable Rental Preference	#1	#2	Total	Total %
Studio Apartment (370 sq ft - \$625 per month)	3	13	16	22%
1 Bedroom Apartment (480 sq ft - \$720 per month)	10	9	19	26%
2 Bedroom Apartment (800 sq ft - \$1200 per month)	1	4	5	7%
2 Bedroom Apartment (850 sq ft - \$1300 per month)	0	3	3	4%
3 Bedroom Apartment (870 sq ft - \$1340 per month)	1	1	2	3%
1 Bedroom Townhouse (610 sq ft - \$950 per month)	0	4	4	5%
1 Bedroom Townhouse (660 sq ft - \$1020 per month)	0	3	3	4%
2 Bedroom Townhouse (900 sq ft - \$1350 per month)	3	14	17	23%
2 Bedroom Townhouse (1160 sq ft - \$1790 per month)	1	1	2	3%
3 Bedroom Townhouse (1050 sq ft - \$1625 per month)	0	1	1	1%
3 Bedroom Townhouse (1370 sq ft - \$2100 per month)	1	1	2	3%
3 Bedroom Half-Duplex (1200 sq ft - \$2050 per month)	0	0	0	0%
3 Bedroom Half-Duplex (1600 sq ft - \$2500 per month)	0	0	0	0%
	20	54	74	

Attainable Homeownership	#1	#2	Total	Total %
1 Bedroom with loft (800 sq ft - approx \$250,000)	10	4	14	12%
2 Bedroom Cottage (1000 sq ft - approx \$325,000)	34	5	39	33%
Studio Apartment (370 sq ft - approx \$150,000)	1	2	3	3%
1 Bedroom Apartment (480 sq ft - approx \$180,000)	5	2	7	6%
2 Bedroom Apartment (800 sq ft - approx \$240,000)	1	2	3	3%
2 Bedroom Apartment (850 sq ft - approx \$855,000)	0	0	0	0%
3 Bedroom Apartment (870 sq ft - approx \$260,000)	0	2	2	2%
1 Bedroom Townhouse (610 sq ft - approx \$215,000)	0	0	0	0%
1 Bedroom Townhouse (660 sq ft - approx \$225,000)	0	0	0	0%
2 Bedroom Townhouse (900 sq ft - approx \$280,000)	5	4	9	8%
2 Bedroom Townhouse (1160 sq ft - approx \$355,000)	4	0	4	3%
3 Bedroom Townhouse (1370 sq ft - approx \$420,000)	0	0	0	0%
3 Bedroom Townhouse (1050 sq ft - approx \$325,000)	2	6	8	7%
3 Bedroom Half-duplex (1200 sq ft - approx \$385,000)	6	3	9	8%
3 Bedroom Half-duplex (1600 sq ft - approx \$465,000)	0	1	1	1%
3 Bedroom Half-duplex with car port (1600 sq ft - approx \$480,000)	5	1	6	5%
Single family - 2 bed - home with 1 bedroom suite (2065 sq ft - approx \$550,000)	9	6	15	13%
	82	38	120	