



Annual Report 2023

Mayne Island Housing Society

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March 2024

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Background

Mayne Island is in the Southern Gulf Islands electoral area between Vancouver and Victoria. Governance is complex and multilayered. The Islands Trust provides land use protections for the Gulf Island archipelago, community services are provided by the Capital Regional District and the BC Government, and volunteer non-profit societies. The island is accessible only by boat, ferry, or float plane.

The community has experienced a sharp 37% increase in population since the 2016 census to more than 1300 full time residents. In the summer season, the island's population more than doubles. The median age of residents is 63, which is much higher than the provincial median of 43. At the same time there are a growing number of families with small children and increasing school enrolment. Housing has become a crisis due to the extreme shortage of rental properties, increased property values, short term vacation rentals, and the sale of rental properties to new owners who choose to live on the island on a full- time basis. There is no purpose-built rental housing on Mayne Island and no dedicated seniors housing. Tenants are at risk of losing their homes, and becoming homeless when their tenancy ends. Homelessness is increasing. These population factors and lack of housing adversely impact small businesses and public services provided by both employed residents and volunteers.

According to the 2021 census, 215 Mayne Island households are in core housing need: 28% of households on Mayne Island are spending more than 30% of their income on housing or live in housing that is unsuitable or in need of repair.

The Mayne Island Housing Society was incorporated under the BC Societies Act as a not-for- profit organization on April 18, 2018. MIHS is a community-based Society and a registered charity (Charitable Registration #759316888RR0001). Under the provisions of the Income Tax Act, the Society is exempt from income tax.

The Purpose Statement of the Mayne Island Housing Society is to provide affordable housing for low and modest income residents of Mayne Island.

The Society has received a generous donation of 3 acres of land in a well-located area of Mayne Island for the development of 10 units of purpose built affordable rental housing. The Society has completed many environmental, hydrological and hydrogeological assessments to satisfy the rezoning of the land

to multi-family rental residential. The necessary rezoning approvals have been provided, including approval of a Housing Agreement to ensure the development remains affordable rental housing to the benefit of the community. Additionally, a Covenant registered on title, ensures that the development protects important ecosystems for the benefit of the community. The Society is currently working through the subdivision process with local and provincial government agencies to enable transfer of title.

Grant and community fundraising activities are underway to support additional pre-development activities such as preparing detailed civil drawings, engineering for driveway, septic and water systems required for the building permit.

Accomplishments 2023

- **Application to BC Housing for Capital Funding for Salish Grove** submitted November 2023. Response is anticipated in mid 2024.
- **Comprehensive Policy and Procedures Manual** including 84 policies covering: Board Governance, Financial, Operations, Tenancy, Equity and Inclusion.
- **Developed an Organizational Structure** for Salish Grove, and a job description for Executive Director.
- **Board approved Reconciliation, and Equity and Inclusion statements** for the Society.
- **Re-Zoning:** Fourth and final reading of the rezoning bylaws was granted in June 2023. The Housing Agreement and Sec 219 Covenant have been attached to land title.
- **Subdivision Application** was submitted to the Ministry of Transportation and Infrastructure (MOTI) in January 2023, with referrals to Island Health and the Islands Trust.
- **Storm Water Management Plan** submitted to MOTI for the current stage of development.
- **Preliminary Septic approvals** have been obtained from Islands Health.
- **Feasibility Research** studied re-purposing and relocating homes from Vancouver Island through Nickel Brothers.
- **Water License** for the drilled well on lot 3 was received from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development in January 2023.
- **Complete set of building drawings developed** - architectural, structural, electrical and mechanical, and energy modeling) to Energy Step Code 4.

- **Community Engagement Activities:**
 - **Farmers Market events:** the Society hosted an information table at twelve Farmers Market events on Mayne Island in 2023 to provide information to the public about the project, the need for housing, and to receive memberships and donations.
 - **Monthly electronic newsletters** distributed to over 400 individuals.
 - **Twelve Articles** in the Mayneliner, the monthly community magazine
 - **Float Parade, August 2023:** a fun family event with increased participation over 3 years.
 - **International Night, September 2023:** cultural presentations and silent auction.
- **Fundraising** – The Society is a registered charity and held several fundraising events in 2023, including the ‘It takes a Village’ Raffle, licensed by BC Gaming. Annually for 2023, the Society received \$23,747 in donations from individuals and businesses, raised a net \$10,093 through fundraising activities and \$47,500 in governmental and non-governmental grants from the Community Housing Transformation Centre (Sector Transformation Fund), Canadian Municipalities Foundation Green Municipal Fund, Capital Regional District Grants in Aid program and the RBC Foundation. \$6,500 was forwarded to Gulf Islands Galisle Affordable Rental Housing Society (GIGARHS) on Galiano Island through a grant partnership agreement for the jointly awarded Sector Transformation Fund grant.
- **Memberships and Agency Connections** – The MI Housing Society is a member of the SGI Housing Coalition, the Southern Gulf Islands Housing Roundtable, the Mayne Island Collective, the Mayne Island Chamber of Commerce, BC Non Profit Housing Association. Discussions were held with Habitat for Humanity (Victoria) regarding co-operative opportunities.
- **Board Management** – The Society developed Terms of Reference for an Advisory Board to provide expert consultation and resources in strategic planning to further the mission of the Society and the project development. A mentorship agreement with an experienced non-profit housing operations manager was drafted.

Goals for 2024

- **Gain Subdivision approval** from Ministry of Transportation and Infrastructure for property at 375 Village Bay Rd., Mayne Island.
- **Transfer title** of the three-acre parcel of donated land on Village Bay Rd to MI Housing Society.
- **Complete civil engineering design** and other building permit requirements, to be in best position as funding opportunities arise.
- **Raise Pre-Development and Capital Funding** through grants and community investment.
- **Monitor emerging housing initiatives** from all levels of government and other funding agencies.
- **Community Outreach.** Research and develop initiatives to assist homeowners in providing rental housing. Engage the community in information meetings.

Salish Grove Development Overview

A three-acre parcel of land on Village Bay Rd. has been donated to the Society for development of 10 units of purpose built affordable rental housing. The site plan considers the recommendations of Ecological Reports, Wetland Remediation Plan, and general building requirements. It acknowledges the concerns of neighbours.

The Residents

There are 46 applicants on the waiting list. The priority for tenants is current residency on Mayne Island, and First Nations applicants who have a connection to Mayne Island. 48% of applicants are seniors, 52% of applicants are single, 24% are two person families (a couple or single parent), 24% are 3 or more person families. Rent is expected to range from shelter rates to below market, and will vary depending on the circumstances of household, operational requirements, and the funding structure.

Architect's Concept



Goals for design:

- Modular design, small footprint
- Mix of one, two and three bedroom units
- Energy efficient, durable design meeting Energy Step code 4
- Two accessible 1 bedroom units, the other units are adaptable
- Community gathering room, storage, outdoor play area, EV charging
- Walking/cycling pathway along Village Bay Road at southern lot boundary
- Increased set-backs on east, west and north sides
- Ecologically sensitive areas protected from further development
- Water retention ponds, wetland remediation, habitat and heritage tree preservation

Board of Directors 2023

Deborah Goldman – President (term expires 2025)
David Brown – Vice-President (term expires 2025)
Carole MacFarlane - Secretary (term expires 2025)
Linda Jones – Treasurer (term expires 2024)
Alison Martin –Bookkeeper (term expires 2024)

Board of Advisors

Brian Crumblehulme, Mayne Island
F. Lee King, Victoria
Julia Schenck, Mayne Island
Kisae Peterson, Victoria
Penny Gurstein, Vancouver
Peter Robinson, Mayne Island

Consultants 2023

Alea Design and Print – Mayne Island monthly periodical and printing
Allegria Business Services – Accounting Services
Aurora Professional Group – Waste Water Engineering
Hy-Geo Consulting – Hydrogeological Assessments, Well Water Reports
Iredale Architecture – Architectural Design and coordination
Jim Traversy – Commercial artist, print design
Matt Taylor Contracting – Excavation
MSR Solutions – Storm Water Management Plan, Driveway design
Sage Legal – Legal Consultant
Wey Mayenburg Land Surveying – Site survey
Wiser Projects – Housing Development Consulting

Grant Support (since inception in 2018)

Canada Mortgage and Housing Corporation - Capital Regional District (CRD)
Victoria Foundation - Van City Savings Credit Union - Royal Bank of Canada Foundation
Canadian Federation of Municipalities, Green Municipal Fund
- Canadian Housing Transformation Centre

Community Sponsors

Tru Value Foods, Alea Design and Print, Farmgate Store, Smoke and Thyme, Mayne Island Resort, Brian Dearden, and many community donors and volunteers.

Appendix 1:

Paid and In-Kind Consultants, Contractors and Vendors MIHS 2018 – 2023

Re-zoning, Subdivision Application Fees and Cost Recovery Legal Fees

Islands Trust, Victoria
Ministry of Transportation and Infrastructure
Vancouver Island Health Authority

Paid Contractors, Consultants, Vendors

Alea Design and Print
Allegria Business Services
Aurora Borealis Enterprises
Aurora Professional Group
Beechwood Tree Service
BWD Engineering
Crandall Appraisal Services
DUOO Insurance
Hy-Geo Consulting
Iredale Architecture
Keith Erickson, R.P.Bio.
Leh Smallshaw
Matt Taylor Contracting
Mayne Island Agricultural Society (Farmers Markets)
Mayne Island Community Centre
MSR Solutions
Red Williams Well Drilling
Robin Annschild
Sage Legal
St. Mary Magdalene Church
Spark Insurance
Staples
Weebly
Wey Meyenburg Land Surveying
Wiser Projects
Zoom Video Communications, Inc.

In-Kind Consultants: no payment

Gary Caroline
Bill McCance
Kathy Warning
Good Connections
Jim Traversy

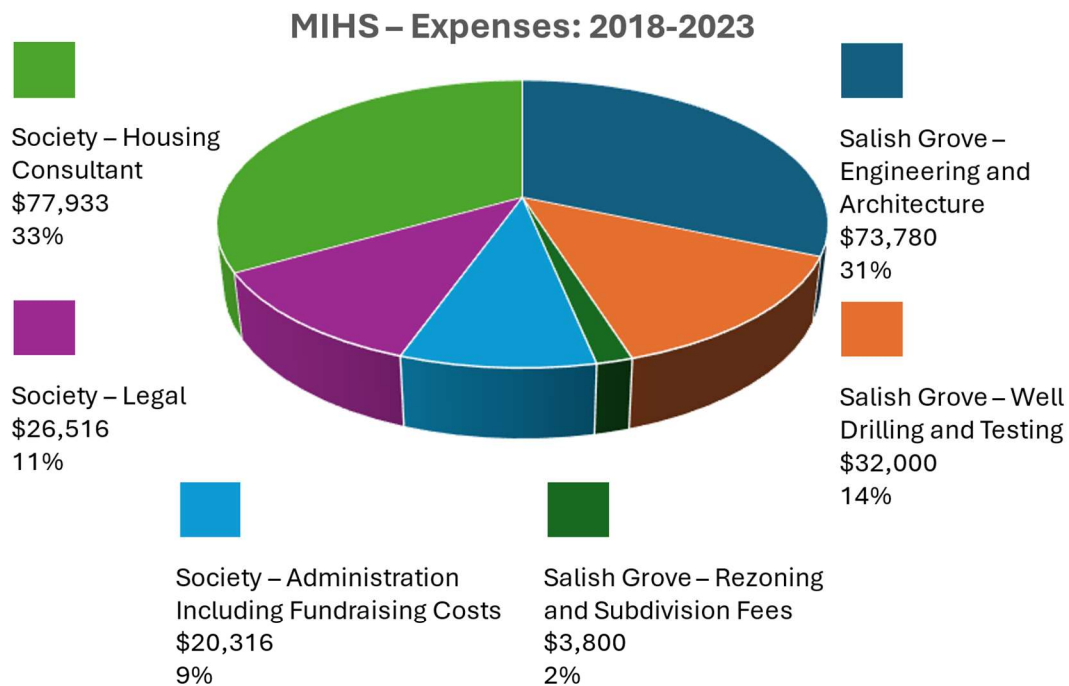
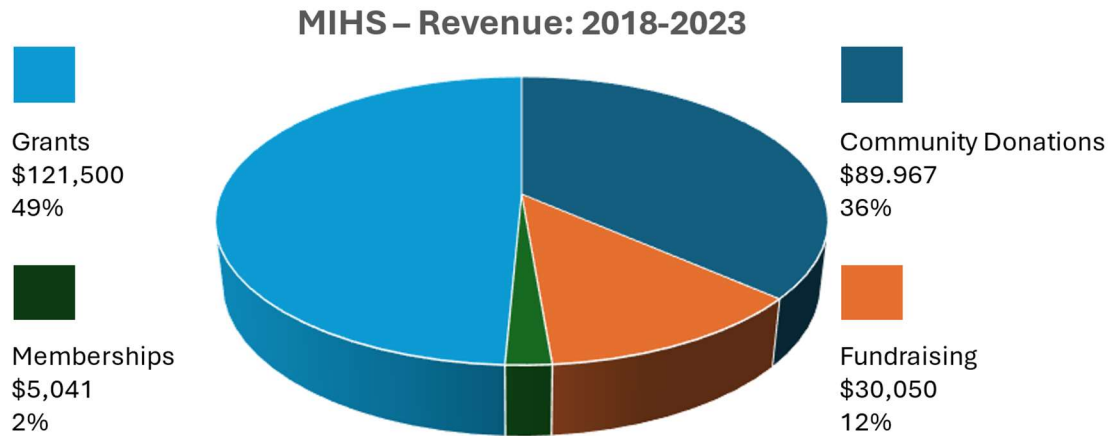
Society Associations and Memberships

BC Non-Profit Housing Association
BC Registries
Mayne Island Chamber of Commerce
Mayne Island Collective
Southern Gulf Islands Housing Roundtable

March 2024

Appendix 2:

Financial Summary - Mayne Island Housing Society - 2018 – 2023



Total Revenue: \$246,558 Total Expenses: \$234,345