

Fact Sheet for Private Development Employee Housing Rental Proposals under the Mayors Task Force on Resident Housing Initiative #6

Further to the Guidelines that have been established relating to the Private Development Proposals for Employee Housing Rental projects, attached is additional information which may be relevant to consider.

Key messages:

- It is understood that several developers have requested WHA construction costs. Construction costs can vary significantly based on variable site conditions, size and density of a building, landscaping etc. It should be noted that the WHA costs to build do not include site development and servicing costs. As a reference, for the recent Cloudburst 27-unit building, the estimated construction costs, including soft costs, were \$330 per square foot. These costs are not in any way meant as an indication of an applicant's costs for a particular project, and should be taken as a reference only. It is up to the applicant to determine their own construction costs to be able to meet the type of housing and affordable rental rates appropriate for the Whistler community.
- Affordability for Whistler's diverse community is of paramount concern and the RMOW uses the benchmark metric for affordability based on Canadian Mortgage & Housing Corporation (CMHC). In Canada, **housing is considered affordable if shelter costs account for less than 30% of before tax household income**. More details can be found at [CMHC's website](#).
- Information sourced from Census 2016 provides more detailed breakdown of the structure of Whistler households who are living in rental housing, and their household incomes, both of which can assist in identifying appropriate and affordable rental housing. Detailed tables derived from the Census data can be found at whistler.ca/housing.
 - o There are approximately 250 'family' households with children, and who are living in *rental* accommodations locally. 85 of these families earn between \$30,000 and \$70,000 per year, while another 80 earn between \$70,000 and \$100,000. (Family is defined as either a lone parent with child/ren or a couple with child/ren)
 - o There are 960 households comprised of non-family members permanently living in Whistler in rental housing (excludes temporary residents) – split approximately equally between singles living alone, and singles sharing a home with other non-related individuals.
 - Of these, approximately 800 households are working – or earning at least equivalent to one full time job at minimum wage.
 - Nearly 40% (or around 300) of these households are maintained by 20-29 year olds; another nearly 40% (or 300) are maintained by 30-40 year olds, and just

This document was published by the Resort Municipality of Whistler's Economic Development Team, based on source data from Census 2016 and Canada Revenue Agency 2015 taxfiler data and other sources. Please direct any queries relating to the data, to economicdevelopment@whistler.ca.

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under 20% (or 145 households) are maintained by 40-65 year olds. A very small portion (less than 3%) are over 65 years.

- It is estimated that 75% of these households earn between \$30,000 and \$100,000 – half between \$30,000-\$69,999 and the other half between \$70,000 and \$100,000.
- There are 415 'couple' households who live in rental housing, with approximately 2 in 3 of those (or 265 couples) earning income at least equivalent to both working full time jobs at minimum wage. Of those 265 couples, 65 earn \$50,000 to \$69,999, 125 earn between \$70,000-\$99,999.

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AFFORDABILITY TABLES FOR RENTAL - WHISTLER, BC

The following tables outline the % of income that would be spent on total housing costs for each household group. Refer to explanatory note for more details.

(Legend: Green font indicates less than 30% of income is spent on housing. Red font indicates more than 50% of income is spent on housing indicating severity of unaffordability).

Grey rows indicate households earning less than the equivalent of full-time work at minimum wage

SINGLES						SINGLES				
						Studio		1 bedroom		Monthly Rent @ 30% of income <small>(using mid point of each income range)</small>
Household Income level (\$)	# households	% of Single rental households	% of Whistler rental households	% of total Whistler households	WHA Housing cost per month	Market housing cost per month	WHA Housing cost per month	Market housing cost per month		
Median	\$36,315				\$846	\$1,625	\$1,080	\$1,890		
						Housing cost as % of income		Housing cost as % of income		
*Up to	19,999	85	17%	4.7%	1.8%	51%	98%	65%	113%	
20,000	29,999	75	15%	4.1%	1.6%	41%	78%	52%	91%	\$625
30,000	39,999	115	23%	6.4%	2.5%	29%	56%	37%	65%	\$875
40,000	49,999	95	19%	5.2%	2.1%	23%	43%	29%	50%	\$1,125
50,000	59,999	55	11%	3.0%	1.2%	18%	35%	24%	41%	\$1,375
60,000	69,999	25	5%	1.4%	0.5%	16%	30%	20%	35%	\$1,625
70,000	79,999	20	4%	1.1%	0.4%	14%	26%	17%	30%	\$1,875
80,000	89,999	15	3%	0.8%	0.3%	12%	23%	15%	27%	\$2,125
90,000	99,999	0	0%	0.0%	0.0%	na	na	na	na	\$2,375
over	100,000	20	4%	1.1%	0.4%	10%	20%	13%	23%	> \$2,500
		505	100%	27.9%	11.0%					

NOTES:

- Working 40 hours per week at minimum wage (\$11.35 as at Feb 2018) provides an annual income of \$23,608 per person, therefore, incomes less than \$23,608 indicate a person earning minimum wage is working less than full time. At an income of \$20,000, this indicates an individual earning minimum wage (\$11.35) is working less than 35 hours per week, and at \$10,000, this indicates an individual is working less than 17 hours per week.
- Singles living alone would find it more affordable to rent their own bedroom in a 2 bedroom home as 2 bedroom homes are proportionately less expensive per bedroom - though personal preferences of living alone may outweigh the economics (similarly for 3 bedroom + homes). This is especially relevant for individuals earning minimum wage (with annual income btw \$20,000-\$30,000) where studio and 1 bedroom homes are unaffordable (including at WHA rates).
 - For 2 singles working full time at minimum wage (total income of \$47,216, or \$23,608 each), renting a WHA 2 bedroom unit would equate to 39% of their income.
 - For 3 singles working full time at minimum wage (total income of \$70,800, or \$23,608 each), renting a WHA 3 bedroom unit would equate to 33% of their income.
- About one-third of all single households have an income greater than \$50,000, and would spend considerably less than 30% of their incomes if renting a WHA studio or 1-bedroom home. (This excludes those on minimum wage not working full-time). At market rental rates, these same households would be spending up to 35-41% of their income on housing. Severe housing affordability issues are identified when housing costs exceed 50% of gross household income (before tax)

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COUPLES						COUPLES				
Household Income level (\$)		# households	% of Couples households	% of Whistler rental households	% of total Whistler households	Studio		1 bedroom		Monthly Rent @ 30% of income <small>(using mid point of each income range)</small>
						WHA Housing cost per month	Market housing cost per month	WHA Housing cost per month	Market housing cost per month	
Median	\$67,456					\$846	\$1,625	\$1,080	\$1,890	
						Housing cost as % of income		Housing cost as % of income		
Up to	30,000	70	17%	3.9%	1.5%	34%	65%	43%	76%	
30,000	39,999	20	5%	1.1%	0.4%	29%	56%	37%	65%	
40,000	49,999	60	14%	3.3%	1.3%	23%	43%	29%	50%	
50,000	59,999	30	7%	1.7%	0.7%	18%	35%	24%	41%	\$1,375
60,000	69,999	35	8%	1.9%	0.8%	16%	30%	20%	35%	\$1,625
70,000	79,999	60	14%	3.3%	1.3%	14%	26%	17%	30%	\$1,875
80,000	89,999	35	8%	1.9%	0.8%	12%	23%	15%	27%	\$2,125
90,000	99,999	30	7%	1.7%	0.7%	11%	21%	14%	24%	\$2,375
over	100,000	75	18%	4.1%	1.6%	10%	20%	13%	23%	> \$2,500
		415	100%	22.9%	9.0%					

NOTES:

- For Couples, both working 40 hours per week at minimum wage (\$11.35) would provide an annual household income of \$47,216. Couples Households with incomes less than \$47,216 indicate that at least one person is working less than full-time, and at \$30,000, this indicates each person is working less than 26 hours per week.
- More than 1/3 of all couples living in a rental property are earning income equivalent to less than full-time work at minimum wage.
- Almost 50% of all couples living in a rental property earn over \$70,000 - the income threshold at which both market and WHA 1 bedroom properties are considered affordable (ie spending less than 30% of their incomes on housing).

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Lone Parent with Children										
Household Income level (\$)		# households	% of Lone Parent households	% of Whistler rental households	% of total Whistler households	2 bedroom		3 bedroom		Monthly Rent @ 30% of income <small>(using mid point of each income range)</small>
						WHA Housing cost per month	Market housing cost per month	WHA Housing cost per month	Market housing cost per month	
Median	\$52,808					\$1,539	\$2,750	\$1,962	\$3,900	
						Housing cost as % of income		Housing cost as % of income		
Up to	30,000	0	0%	0.0%	0.0%	na	na	na	na	
30,000	39,999	10	17%	0.6%	0.2%	53%	94%	67%	134%	\$875
40,000	49,999	10	17%	0.6%	0.2%	41%	73%	52%	104%	\$1,125
50,000	59,999	20	33%	1.1%	0.4%	34%	60%	43%	85%	\$1,375
60,000	69,999	10	17%	0.6%	0.2%	28%	51%	36%	72%	\$1,625
70,000	79,999	0	0%	0.0%	0.0%	na	na	na	na	\$1,875
80,000	89,999	0	0%	0.0%	0.0%	na	na	na	na	\$2,125
90,000	99,999	0	0%	0.0%	0.0%	na	na	na	na	\$2,375
over	100,000	10	17%	0.6%	0.2%	18%	33%	24%	47%	>\$2,500
		60	100%	3.3%	1.3%					

NOTES:

1. There are no lone parent families living in rental housing earning less than \$30,000. This indicates all lone parents are working at an hourly rate above the minimum wage, or working more than a standard 40 hour week at minimum wage.
2. 83% of all lone parent families earn less than \$70,000 and would be spending in excess of 50% of their income if they were living in a 2 or 3 bedroom market rental home.

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Couples with Children										
Household Income level (\$)		# households	% of Couples with children households	% of Whistler rental households	% of total Whistler households	2 bedroom		3 bedroom		Monthly Rent @ 30% of income <small>(using mid point of each income range)</small>
						WHA Housing cost per month	Market housing cost per month	WHA Housing cost per month	Market housing cost per month	
Median	\$91,321					\$1,539	\$2,750	\$1,962	\$3,900	
						Housing cost as % of income		Housing cost as % of income		
Up to	30,000	10	5%	0.6%	0.2%	62%	110%	78%	156%	
30,000	39,999	0	0%	0.0%	0.0%	na	na	na	na	\$875
40,000	49,999	10	5%	0.6%	0.2%	41%	73%	52%	104%	\$1,125
50,000	59,999	0	0%	0.0%	0.0%	na	na	na	na	\$1,375
60,000	69,999	25	12%	1.4%	0.5%	28%	51%	36%	72%	\$1,625
70,000	79,999	35	17%	1.9%	0.8%	25%	44%	31%	62%	\$1,875
80,000	89,999	15	7%	0.8%	0.3%	22%	39%	28%	55%	\$2,125
90,000	99,999	30	15%	1.7%	0.7%	19%	35%	25%	49%	\$2,375
100,000	119,999	40	20%	2.2%	0.9%	17%	30%	21%	43%	\$2,750
120,000	149,999	10	5%	0.6%	0.2%	14%	24%	17%	35%	\$3,375
over	150,000	30	15%	1.7%	0.7%	12%	22%	16%	31%	>\$3,750
		205	100%	11.3%	4.4%					

NOTES:

1. Market housing rental rates challenge affordability for families in particular those on low to moderate incomes needing 3 bedrooms or more. Approximately half of all families would be spending more than 50% if they were renting a 3 bedroom market home.
2. Almost 95% of all families living in rental properties, would be spending less than 30% of their incomes on housing if they were in WHA homes.
3. Approximately 40% of families earn over \$100,000, and almost 15% earn over \$150,000

EXPLANATORY NOTE: This report was produced to provide information about Whistler's housing affordability for the different household groups based on their diverse income levels - at different levels of housing costs. Whistler's households include those who have their usual place of residence in Whistler - and excludes temporary residents. Total Housing costs for each size of home includes both a housing rental rate and an assumption for utilities cost. Total Housing Costs are shown for 2 levels of rental rates (for the year ending Dec 2017) - WHA median per unit size, and at median advertised market rates per unit size as collated by the WHA. Affordability is then determined based on Total Housing cost as a percentage of income. Income and Household Data is sourced from Statistics Canada 2016 Census.

This report was developed by the Resort Municipality of Whistler's Economic Development Team. Any enquiries should be directed to economicdevelopment@whistler.ca.