



Resort Municipality of Whistler

Community Housing Survey

Presented by **MDB Insight**
May 2017



Table of Contents

Executive Summary.....	3
Background, Objectives & Methodology.....	9
Background & Objectives.....	10
Methodology.....	11
Key Findings.....	13
Screening Criteria Results.....	14
General Residence Arrangements.....	21
Rental Prospects.....	51
Future Housing Plans.....	61
Perspectives on Initiatives.....	78
Demographic Profile.....	93



Executive Summary



A mixed method series of surveys was conducted consisting of 401 random computer assisted telephone interviews (CATI) and 356 random in-person intercept interviews with people that work in the Resort Municipality of Whistler or that own property in Whistler but do not work here. Two types of surveys were conducted; one with 556 people that work in Whistler (termed “workforce”), and a different survey for 201 people that own property in Whistler but who do not work here (termed “non-workforce”). The key findings of both surveys are summarized below.

The workforce survey distinguished between different workforce components according to residential status. These distinctions included permanent resident renters, permanent resident owners, seasonal residents, commuter renters, and commuter owners.

Some key demographic learnings for permanent resident renters are that they are predominantly under the age of 35 (71%), have lived in Whistler on average (mean) for 7.8 years, have a median individual income of \$35,000 per year, and are about 60% male. By contrast, for permanent resident owners, 50% are between 35 and 54 years old. Further, permanent owners have lived in Whistler for 17.7 years on average, typically earn about \$55,000 individually per year, and are 55% female to 45% male.

Seasonal residents are almost entirely under 35 years old (over 95%), with 73% earning less than \$25,000 per year.

Commuters are also distinguished as renters and owners, with over 75% of commuter renters being under 35, and nearly 70% of owners being between 35 and 54 years old. Similarly, median individual incomes are \$28,000 for renters and \$65,000 for owners. Gender distributions are similarly skewed toward high male populations regardless of commuter type, at 63% and 68% male, respectively, for renters and owners.

For non-workforce property owners, 87% are over 55 years old. They have typically owned their properties for more than 15 years (70%), and have a median individual income of \$95,000 per year.



Executive Summary



Most commonly, renters in the workforce rent a suite in a house (34%), followed by a condo (20%), or townhouse (17%). Meanwhile, home owners most commonly own a single detached family house (52%), followed by townhouses (22%), condos (17%), or duplexes (10%). For non-workforce property owners, the top choice is also single family detached (37%), but the second most common is a condo (32%), rather than townhouse.

General Living Arrangements

While it is most common for workforce property owners to have two bedrooms in their homes, for non-workforce property owners it is more common to have three bedrooms. For workforce permanent renters, renters are equally likely to occupy either a studio or one bedroom unit (34%) or a two bedroom space (also 34%). In fact, permanent resident renters rarely have more than two bedroom locations (only about 20%), regardless of number of people living in the space. Meanwhile, for permanent owners, as the number of residents increases the number of rooms also increases.

While for workforce property owners the majority of people within each household range between two and four people (25% and 22%, respectively), for non-workforce owners, two-person households constitute 47% of the distribution, with four person households constituting only 13%. Most commonly, permanent renters have two people living in their residences (13%), while permanent owners are equally likely to have either two or four people living there (7% and 8% respectively).

While a large cluster of non-workforce owners live mainly with family members (48%), workforce-based households are divided more between those that live with non-family members (33%) and those with only family members (30%). Working permanent resident owners are more likely to live with family members than any other workforce resident relationship (18%), while permanent renters are more likely to live among non-family members (16%). Though non-workforce property owners aged 55 and over are more likely to be couples with no children than people aged 35 to 54 (32% to 4%, respectively), 50% of people over 55 years live with family members. This appears counter-intuitive, given the popular assumption that many people over the age of 55 are likely to be “empty nesters” or retired couples. It may be explained by the respondents revealing who “uses” the property as opposed to who “lives” in the property, given this group do not work in Whistler but own here.



Executive Summary



Satisfaction with Living Arrangements

Overall, workforce members of the community are satisfied with their current living arrangements, with a collective 82% being somewhat or very satisfied. The least satisfied workforce group are seasonal renters, of which 34% express some level of dissatisfaction, followed by permanent renters (22%). The younger people are, the less likely they are to be satisfied, and those making below \$25,000 individually per year are least likely to be satisfied. Taken together, and knowing that the majority of seasonal residents and permanent resident renters do not earn comparatively high individual incomes relative to permanent owners or commuter owners, and are often under the age of 35, it is understandable why a larger proportion of seasonal and permanent renters expresses dissatisfaction than other workforce members. For non-workforce members, a collective 96% indicate some degree of satisfaction.

Among workforce members of the community, price or cost of housing was more than twice as commonly listed as the main reason for dissatisfaction (53%) than the next most frequent reason, which was not enough space/too small (25%). Cost was the number one reason used by all workforce groups except for permanent resident owners, who more frequently indicated space/too small as the reason (38%), or type of housing (33%).

Rental Prospects

Only 30% of workforce-related property owners having suites on their properties, and only 17% of non-workforce participants have them. The majority of workforce-related property owners with suites rent them to a Whistler resident or residents that are working in Whistler (68%), followed by those that rent to Whistler resident/s working elsewhere (14%). 10% indicate they are not renting their suites at all. Most commonly, non-workforce property owners also rent their suites to Whistler residents that are working in Whistler (69%), with 24% not currently renting them at all. For both workforce and non-workforce survey participants, the main reason for not renting their suites is because they are currently being used privately for friends or family (small sample sizes prevent any measures of significance).



Executive Summary



71% of non-workforce property owners are aware that they can rent their properties to business owners for up to a year, with the remainder not being aware of this option but were made aware. Despite this knowledge, the willingness to rent to seasonal workers or permanent workers is still evaluated at “not at all likely” by 77% and 75% of non-workforce owners, respectively.

Future Housing Plans

The majority of workforce members anticipate a change in their living arrangements sometime in the foreseeable future (59%). Most commonly, people anticipate a change within the next 1 to 3 years (27%), immediately (21%), or in the next 3 months (19%). Collectively, 40% of the workforce anticipates a change within the next three months. A combined 84% of seasonal residents anticipate a change in living arrangements either immediately or within the next 3 months. Meanwhile, nearly 60% of permanent resident renters also expect a change within the next year, compared to only 15% of permanent resident owners.

Those people that anticipate a change in living arrangements are most commonly interested in remaining in Whistler (54%), followed by moving elsewhere in British Columbia (11%) and Pemberton (10%). Affordability (22%), a need for more space (16%), and current home no longer being available (11%) are the primary reasons for people anticipating a change. Nearly 15% of workers who anticipate a change are permanent resident renters looking to buy a property (either as restricted-use or as housing market). Over 80% of people who anticipate moving to another city other than Whistler indicate they would stay if they could afford to rent or buy in Whistler.

For non-workforce property owners, a slim majority (54%) expect to keep their current property indefinitely. Most commonly, non-workforce owners anticipate using their property as a vacation property in the future (40%), followed by using it as a permanent home (27%). Only 10% intend to use it to produce revenue through renting or selling.

In total, 72% of property owners anticipate using their properties in the same way as they currently are. A combined 6% of people that live in Whistler more than six months per year (2%), less than six months per year (2%), or use their property as a vacation home (2%) expect to use their property as a permanent residence in the future.



Executive Summary



Overall, 60% of workforce members indicate some level of dissatisfaction with the Mayor's Task Force on Residential Housing. Permanent renters are least satisfied with the Task Force (75% somewhat or very dissatisfied), followed by seasonal residents (66%). Property owners from the workforce are least dissatisfied, at 44%. Individuals earning less than \$25,000 are most likely to be very dissatisfied compared to other income groups (40%). Meanwhile, 73% of non-workforce related property owners are somewhat or very satisfied with the Mayor's Task Force on Resident Housing.

Generally, both workforce and non-workforce indicated strong support for the various density initiatives that were offered as potential opportunities to address the current housing shortage. The top housing initiatives supported by workforce-based community members include:

- Allowing additional new resident-restricted housing developments (92%)
- Allowing 2 smaller detached dwellings instead of 1 larger dwelling (89%)
- Allowing a duplex on a lot zoned for a single family residence (88%)

The top housing initiatives supported by non-workforce-based property owners include:*

- Allowing additional employee resident housing development (87%)
- Allowing a duplex dwelling or a single family home on an existing lot (77%)
- Allowing redevelopment of older properties into higher density (e.g. multi-family four-plexes, apartments) in select areas with close proximity to employment and amenities (75%)

The top incentive identified by workforce residents for encouraging people to work in Whistler is increasing salary or wages (which captured a preference score of 4.1 on 5). Second most common was the provision of subsidized housing (3.7 on 5), followed by ski passes (paid or subsidized) (3.6 on 5). Further research found that, the lower the age, the more important salary and wages are to workforce members, with 47% of people under 35 ranking salary as their top priority, compared to 42% in the 35-54 age group and 33% of people 55 years and older. Subsidized housing was rated more highly among seasonal residents (19%) compared to other workforce groups (all 11% or lower).



Executive Summary



Finally, workforce participants were asked, “Should access to purchasing resident-restricted housing be prioritized based exclusively on the length of time an applicant has been on the Housing Waitlist?” In all, 58% of permanent renters agree, along with 66% of permanent owners, 65% of seasonal residents, 85% of commuter renters, and 55% of commuter owners. Those that answered “no”, were asked a series of follow up questions:

- Should a lower household income gain priority access to resident restricted housing over a higher household income?
- Should a larger family size gain priority access to resident restricted housing over a smaller family size?
- Should the greater number of hours worked per annum gain priority access to resident restricted housing over a fewer number of hours worked per annum?
- Should the greater number of years worked in Whistler gain priority access to resident restricted housing over a fewer number of years worked in Whistler?

It was found that permanent renters are most likely answer yes to the question “Should the greater number of years worked in Whistler gain priority access to resident restricted housing over a fewer number of years worked in Whistler?” (82%), while seasonal residents are most divided in agreement, with 48% agreeing and 52% disagreeing.

This question about prioritizing number of years worked in Whistler for resident restricted housing was answered ‘yes’ more than any other question by 82 % of permanent renters, 67% of permanent owners, and 54% of commuter owners. Meanwhile for seasonal residents, the statement with the highest agreement was “Should a lower household income gain priority access to resident restricted housing over a higher household income?” (66%).

Background, Objectives & Methodology



Background & Objectives



In recent years, the Resort Municipality of Whistler has experienced positive economic growth, and along with this growth have emerged many positive benefits for the community and the surrounding region.

This growth together with other external factors, has also given rise to a number of challenges such as increased housing costs and a constrained residential market. A Mayor's Task Force on Residential Housing was assembled to address these and other related concerns.

To this end, a primary research project has been initiated and completed to provide greater insight into the following:

1. How residential properties are currently being utilized by residents
2. How the workforce housing needs are being met now and implications for the future
3. The communities' expectations for accessibility and availability of housing

A mixed methodology approach was developed to capture perspectives of people that work in Resort Municipality of Whistler and those who do not work but who own property in Whistler.



Methodology



Two forms of outreach were employed in order to maximize stakeholder outreach and two forms of survey were administered depending on the type of respondent. The respondent types for the two different surveys fell into either of the following audiences:

1. People who work in Whistler and who are permanent residents (either renters or owners), seasonal residents, or people who commute to Whistler but live in another community (either renters or owners)
 - This group was termed “workforce”
2. People who own property in Whistler but who do not work in Whistler
 - This group was termed “non-workforce” and given a different survey

Based on a series of screening questions, respondents were filtered into either of the above categories or were not retained in the survey if they did not fit within either.

A mixed methodology was employed to capture survey participants based on:

- Computer Assistant Telephone Interview (CATI) methodology, which randomly contacted 401 participants via a landline phone number or mobile phone number between March 23rd and March 29th
- Intercept methodology, where 356 in-person survey interviews were administered by a team positioned throughout Whistler at different high-traffic locations and at different times of the day between March 29th and March 31st, with results being captured on android tablets

556 participants fell into the “workforce” category. With results being significant to 95% with a margin of error of +/- 4.2%. Meanwhile, 201 people fell into the “non-workforce” survey category, at 95% confidence and a margin of error of +/- 7.1%.



Methodology



In the past, researchers could rest assured that their random samples were accurate simply by calling residences and surveying respondents; however, since the advent of mobile technology, an increasing number of Canadians have opted to go without a landline telephone service and use their cellphones exclusively. Consequently, it was important that the sample frame include both landline and mobile phone numbers. By building this into the sample framework, it has been easier to capture a more reliable and realistic sample distribution.

Surveys were administered only with people aged 18 or older. A good mix of male and female respondents was obtained in order to reflect Whistler's demographic distribution (45% female, 55% male). For telephone participants, survey recorders asked for the person who had the most recent birthday in the household, over the age of 18.

Interpreting the Results

This report presents results from both the resident workforce survey and the non-workforce property owner survey.

The graphs, tables and text boxes pertaining to the **workforce** survey have been coloured in **BLUE** tones

The graphs, tables and text boxes pertaining to the **non-workforce property owner** survey have been coloured in **PINK/PURPLE** tones



Key Findings

Key Findings

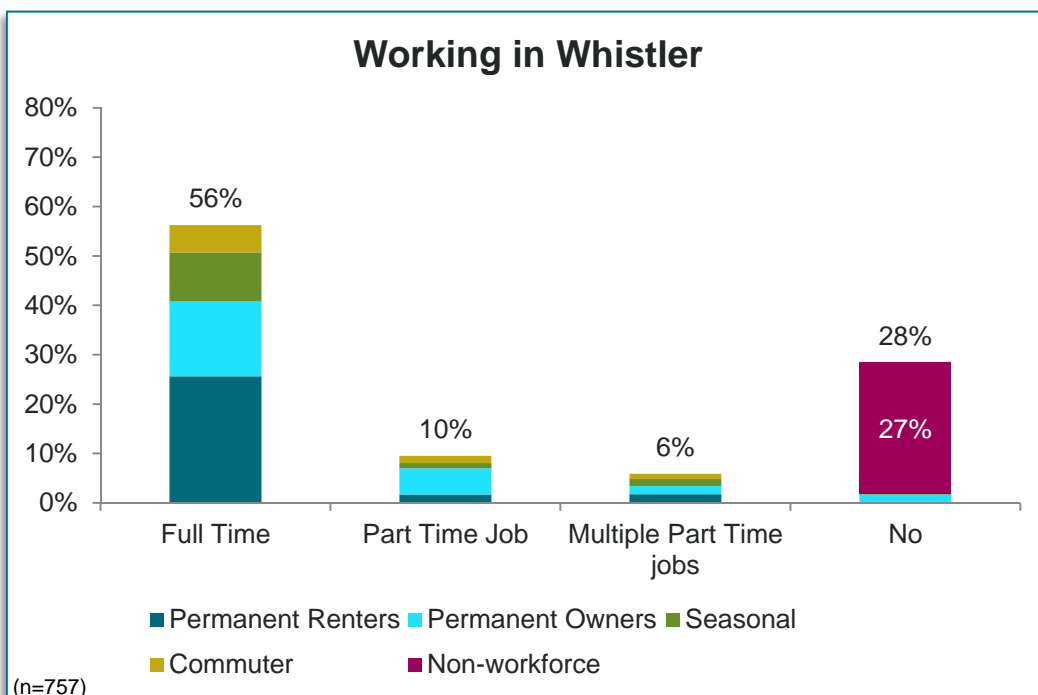
Screening Criteria Results



Screening Criteria Results



The majority of participants work full time in Whistler (77%), with a combined further 21% working either one or more part time jobs in Whistler. Just over one quarter of participants did not work in Whistler (28%), but 27 of 28% were non-workforce property owners.



79% of people under the age of 35 were likely to work fulltime, compared to 69% of people 35 to 54 and 13% of people 55 and over. Meanwhile, people 55 and over were the most likely to not be working in whistler (at 78%).

Also, the higher the individual income, the less likely the individual is to work in Whistler, with 57% of people earning individually more than \$85,000 not working in Whistler, and declining proportions for each successive income bracket.

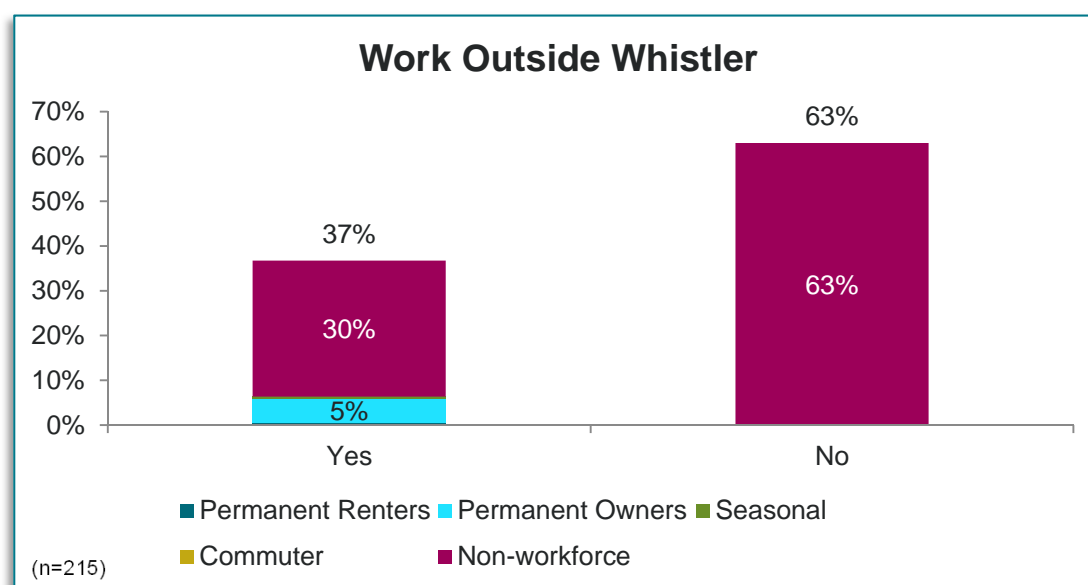
	35 and under	35-54	55+	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K+
Full Time	79%	69%	13%	70%	71%	64%	34%
Part Time Job	11%	9%	7%	14%	9%	6%	6%
Multiple Part Time jobs	9%	7%	2%	12%	7%	2%	3%
No	1%	15%	78%	5%	13%	28%	57%
Total	100%	100%	100%	100%	100%	100%	100%



Screening Criteria Results



For individuals that indicated they did not work full or part-time in Whistler, 37% worked outside of Whistler full or part-time, with the remaining 63% (136 people) answering “no”. This includes people that do not live in whistler.



People in the highest individual income bracket (\$85,000 and over) were equally split on working outside of Whistler and not working outside Whistler. Meanwhile, a significant majority of people in the \$25,000-\$54,000 income bracket did not work outside of Whistler.

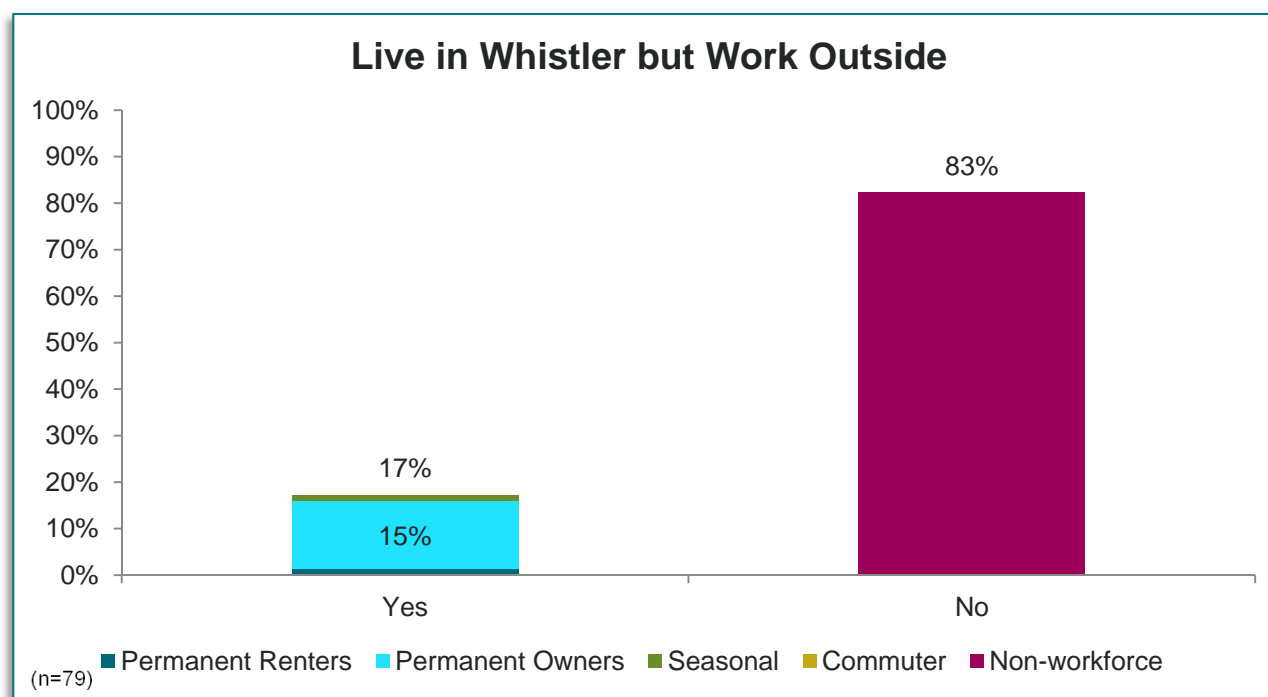
	35 and under	35-54	55+	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K
Yes	100%	79%	28%	52%	52%	52%	52%
No	0%	21%	72%	52%	52%	52%	52%
Total	100%	100%	100%	52%	52%	52%	52%



Screening Criteria Results



Of the 79 people previous question that answered “no” to working outside whistler, 17% currently live in Whistler but work outside of the community, with 83% not living in Whistler.

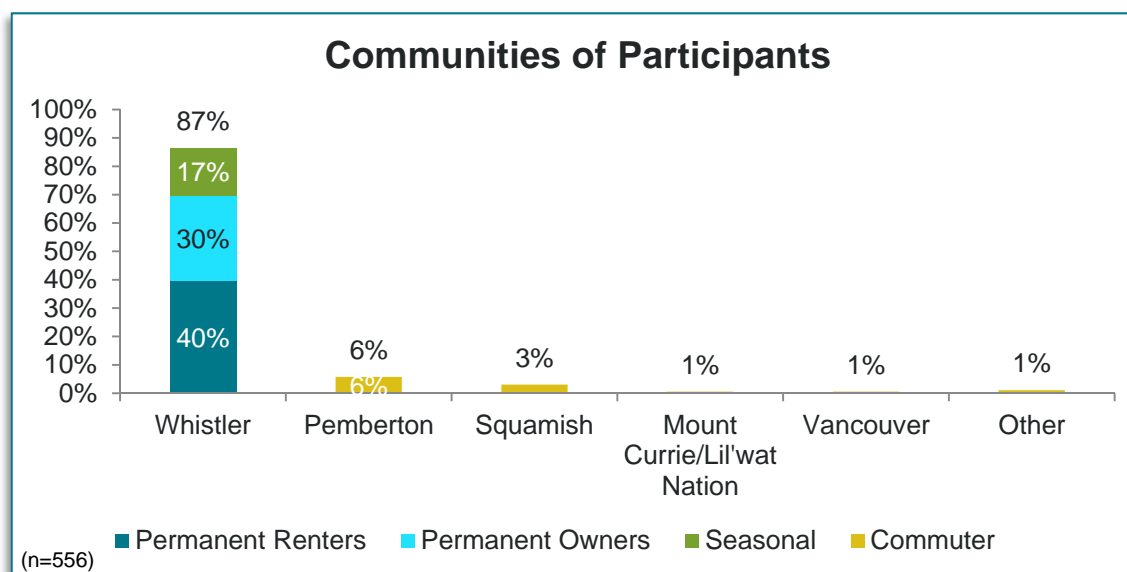




Screening Criteria Results



The majority of participants (87%) live in Whistler, with the remainder most notably coming from Pemberton (6%) or Squamish (3%).



A larger proportion of commuters to Whistler own properties in Pemberton (59%), as opposed to renting (44%).

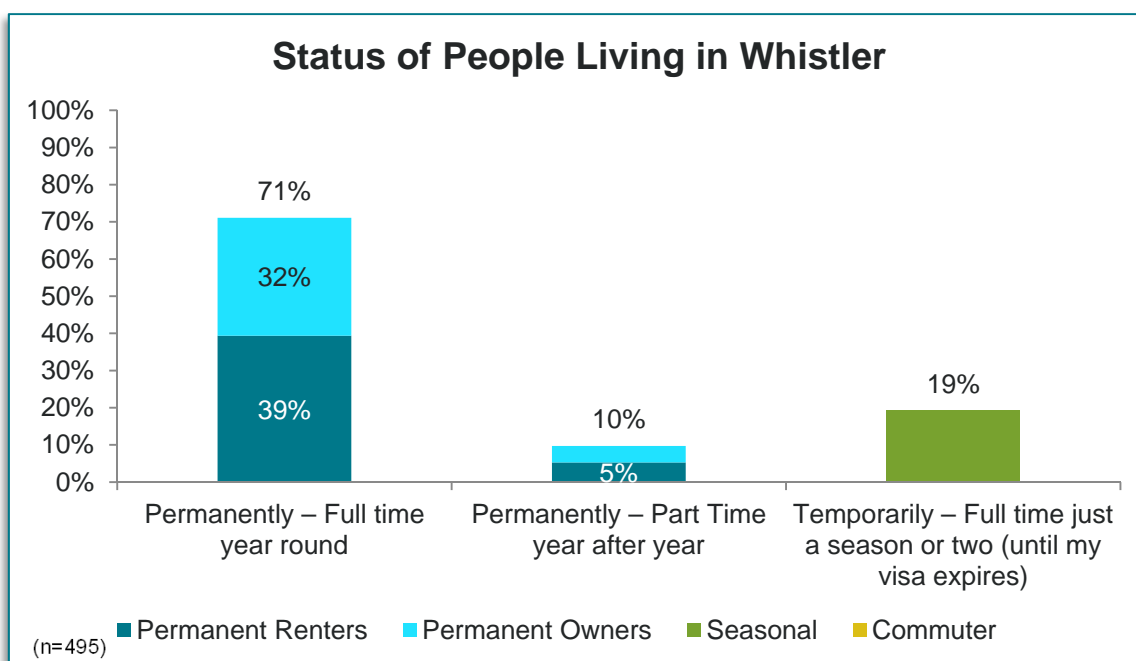
	Commute (rent)	Commute (own)
Pemberton	44%	59%
Other areas	56%	41%
Total	100%	100%



Screening Criteria Results



Those living in Whistler are mainly there permanently full time (71%), compared to 10% who live there only part time year after year, and 19% who are temporarily living in Whistler.



People under the age of 35 were most likely to be temporarily living in Whistler, with 32% of the age group falling into this category, compared to less than 5% of any other age group.

98% of those earning between \$55 and \$94k (household income) live permanently year round in Whistler.

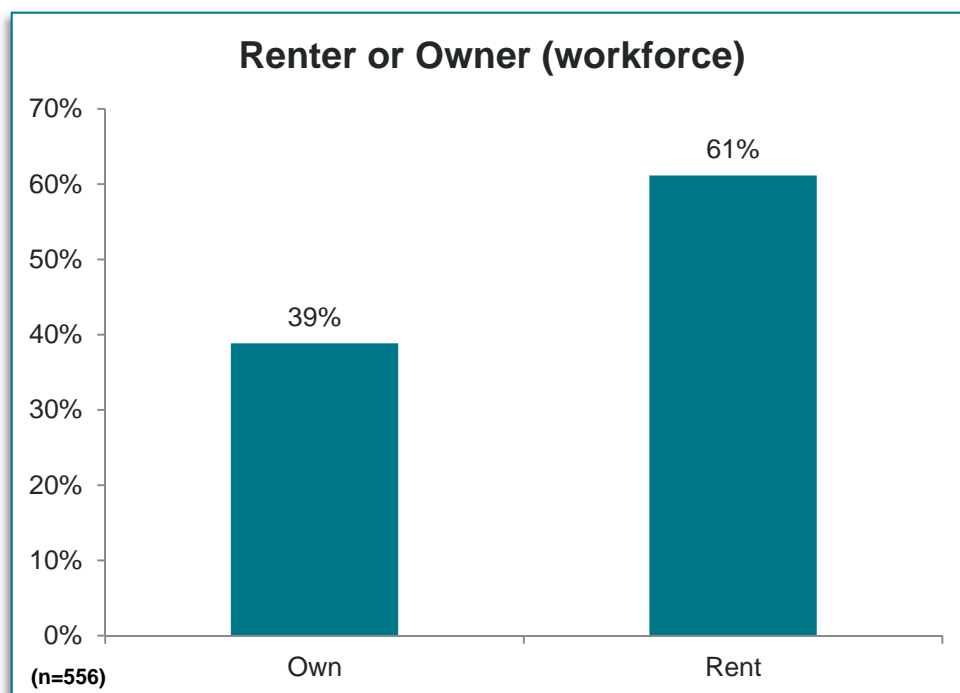
	35 and under	35-54	55+	Under \$55K	\$55K-\$94K	\$95K +
Permanently – Full time year round	58%	93%	81%	85%	98%	89%
Permanently – Part Time year after year	10%	7%	17%	2%	2%	9%
Temporarily – Full time just a season or two	32%	1%	2%	13%	0%	2%
Total	100%	100%	100%	100%	100%	100%



Screening Criteria Results



Most people that work in Whistler rent their home (61%), with the remainder (39%) owning their place of residence.



The older the person, the more likely they are to own their place of residence.

Also of significance, the higher the individual and household income, the more likely the person owns their property as opposed to renting it.

Taken together, it can be inferred that people who own property most commonly are above 35 years old, or have a personal income greater than \$55,000, or household income greater than \$95,000, or some combination thereof.

	35 and under	35-54	55+	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K +	Under \$55K	\$55K-\$94K	\$95K +
Own	15%	71%	78%	16%	31%	60%	79%	29%	42%	82%
Rent	85%	29%	22%	84%	69%	40%	21%	71%	58%	18%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Key Findings

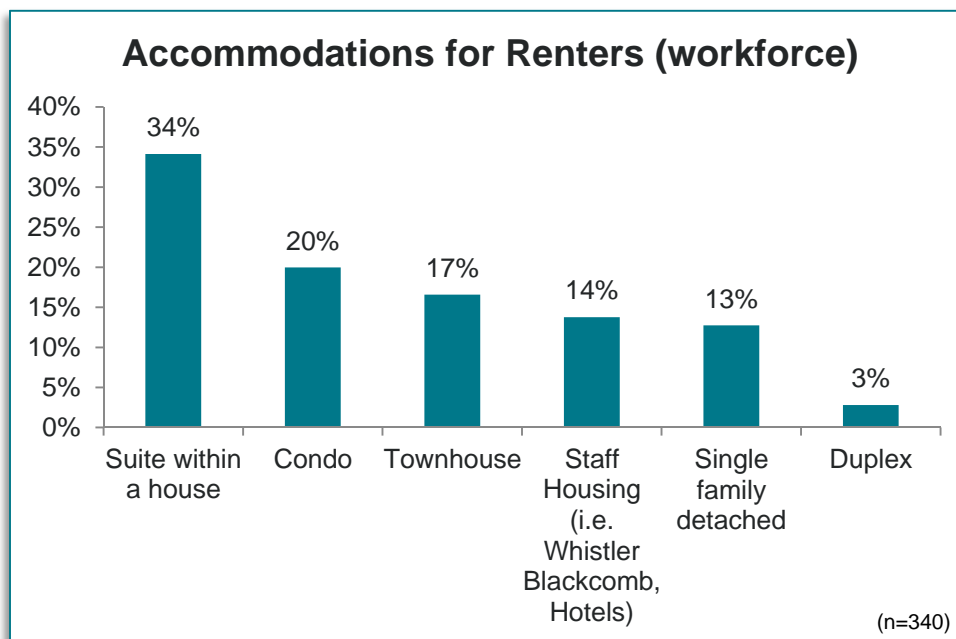
General Residence Arrangements



General Work and Living Arrangements



Most commonly, workforce members that rent occupy a suite in a house (34%), followed by condos (20%), townhouses (17%), staff housing (14%) and single family detached homes (13%). The least occupied form of housing is a duplex (3%).



The younger the person, the more likely they are to live in staff housing.

The lowest income group (under \$25,000) is most likely to live in staff housing. By contrast, people in the \$55,000 to \$84,000 bracket were most likely to rent a suite in a house. Notably, this is considered a medium-income bracket.

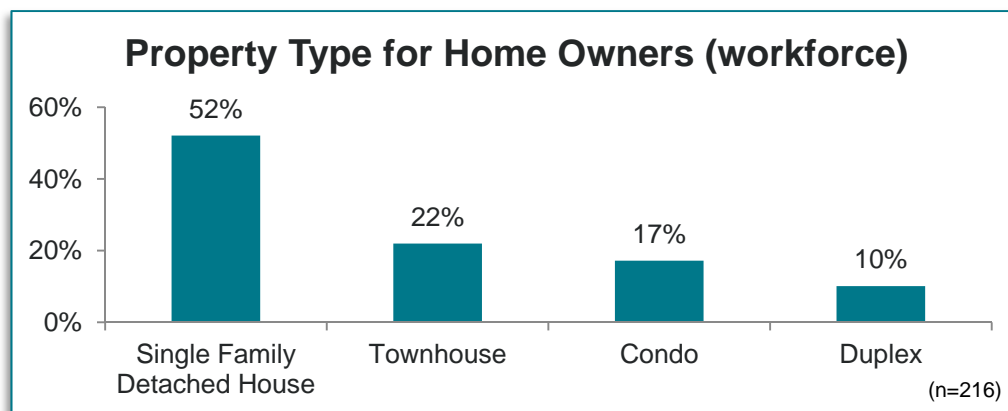
	35 and under	35-54	55+	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K
Suite	15%	3%	10%	19%	6%	8%	4%
Condo	32%	42%	33%	28%	38%	63%	18%
Townhouse	20%	22%	20%	21%	23%	13%	22%
Staff Housing	16%	19%	16%	15%	16%	4%	44%
Single detached	3%	5%	0%	3%	2%	4%	4%
Duplex	14%	8%	20%	13%	14%	9%	10%
Total	100%	100%	100%	100%	100%	100%	100%



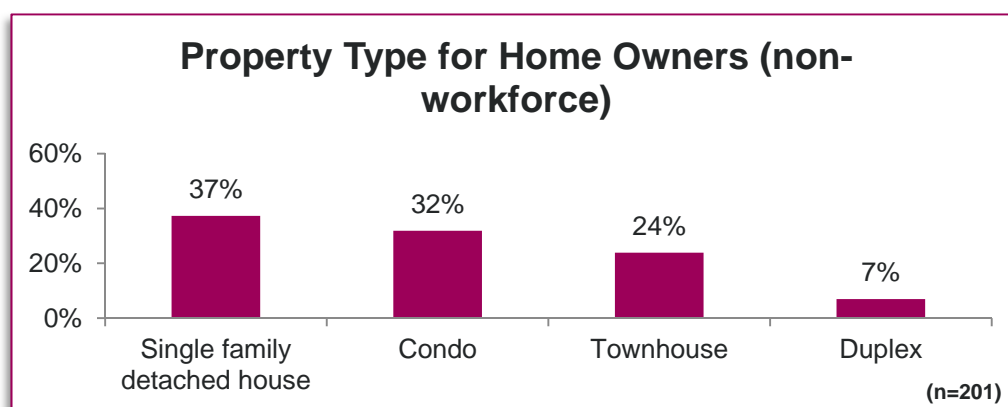
General Work and Living Arrangements



Most commonly, home owners within the workforce own a single detached family house (52%), followed by townhouses (22%), condos (17%), and duplexes (10%). For non-workforce owners, the top choice is also single family detached (37%), but the second most common is a condo (32%).



People 55 years of age or older are most likely to own a single family detached house (68%). Generally, equal proportions of people under 35 and between 35 and 54 own single family detached houses (49%).



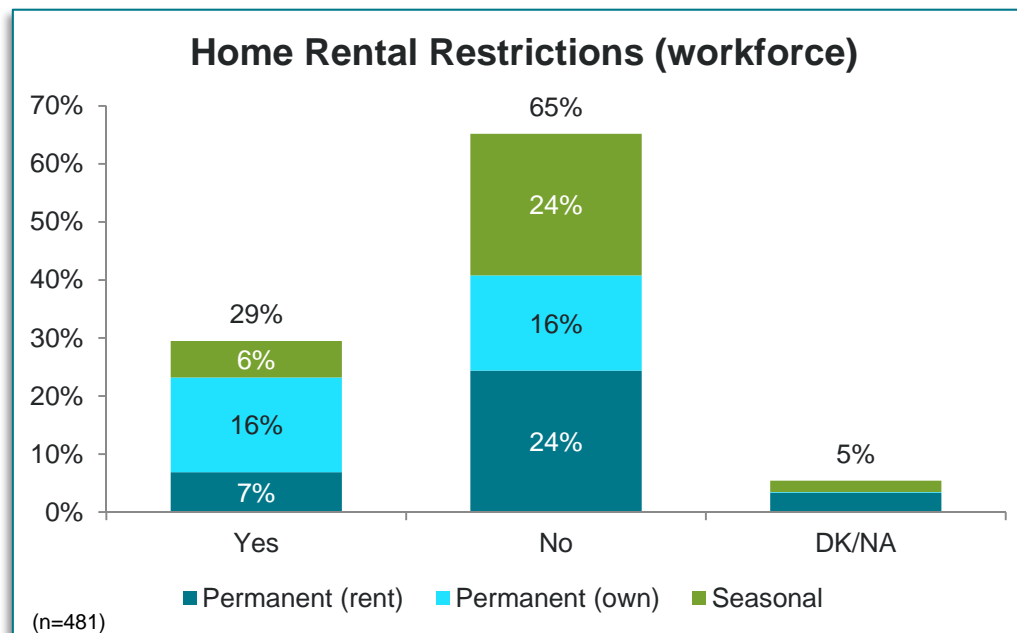
	35 and under	35-54	55+
Condo	18%	17%	11%
Townhouse	10%	28%	16%
Duplex	25%	6%	5%
Single Family Detached House	46%	49%	68%
Total	100%	100%	100%

There is no significant variation across demographic markers in this category.



General Work and Living Arrangements

29% of workforce members are in housing that is restricted to employees only. Equal proportions of permanent owners have restricted and non-restricted housing (16% each). Only 7% of permanent renters are in restricted housing. Meanwhile, a combined 48% of workforce participants living in Whistler are seasonal residents (24%) and permanent resident renters (24%) that do not live in restricted housing.

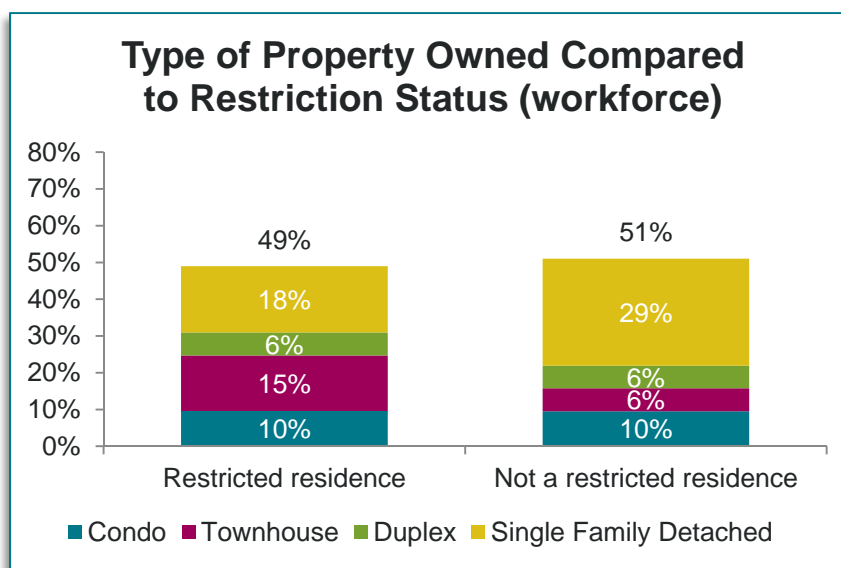


Females are slightly more likely than males to live in restricted housing (36% to 26% respectively).



General Work and Living Arrangements

Probing a little further into the type of property occupied by property owners relative to restrictions on home use, results indicate that those occupying restricted residences are predominantly single family detached residences (18%), which is also the predominant housing type that is unrestricted (29%). A larger proportion of restricted housing exists for townhouse owners (15%) than for those not in a restricted residence (6%).



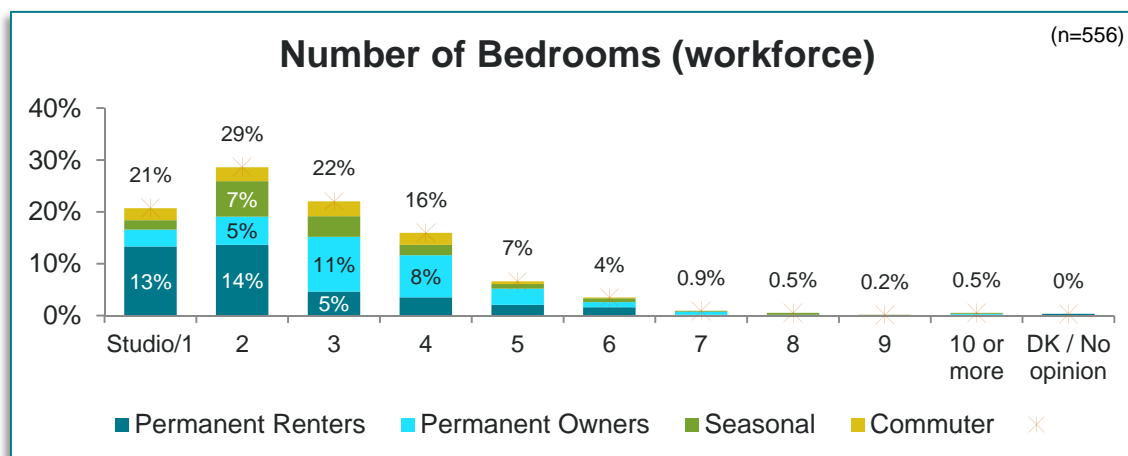
(n=170)



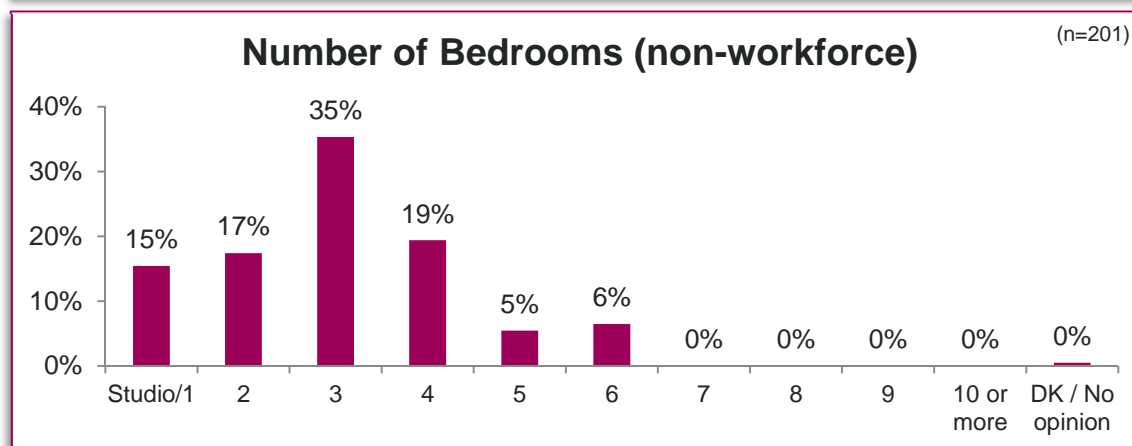
General Work and Living Arrangements



Most commonly for workforce members, residences have 2 bedrooms (22%). For non-workforce members the most common number of bedrooms is 3 (35%).



While permanent renters were the dominant workforce group that had 3 bedroom residences (11%), owners represented the larger proportion to occupy studio and 2 bedroom spaces (13% and 14% respectively).





General Work and Living Arrangements



Additional discussion points about the number of bedrooms presented on the previous page are further outlined below.

A larger proportion of people under 35 (34%) are likely to have 2 bedroom homes than any other age group (22% of 35 to 54 year olds, and 16% over 55 years).

	35 and under	35-54	55+
Studio/1	21%	22%	12%
2	34%	22%	16%
3	19%	25%	34%
4	12%	21%	24%
5	7%	6%	9%
6	4%	3%	2%
7	1%	1%	0%
8	1%	0%	0%
9	0%	0%	0%
10 or more	1%	0%	2%
DK / No opinion	0%	0%	0%
Total	100%	100%	100%

Males are more likely than females to have a studio or 1 bedroom location at 19% to 11%, respectively.

58% of non-workforce owners with a household income below \$55,000 have studio or 1 bedroom properties.

	Male	Female	Household under \$55K	Household \$55K-\$94K	Household \$95K or +
Studio/1	19%	11%	58%	7%	13%
2	16%	19%	8%	14%	13%
3	35%	35%	25%	57%	40%
4	17%	23%	8%	14%	18%
5	6%	5%	0%	7%	6%
6	7%	5%	0%	0%	10%
7	0%	0%	0%	0%	0%
8	0%	0%	0%	0%	0%
9	0%	0%	0%	0%	0%
10 or more	0%	0%	0%	0%	0%
DK / No opinion	0%	1%	0%	0%	0%
Total	100%	100%	100%	100%	100%

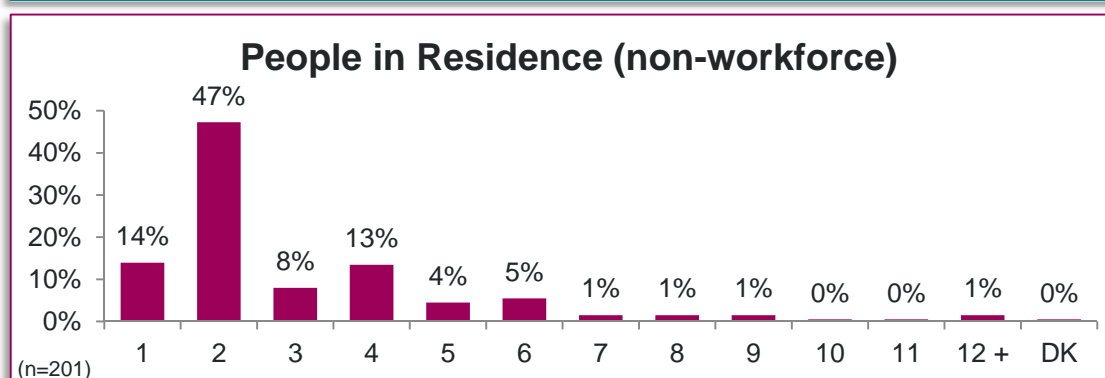
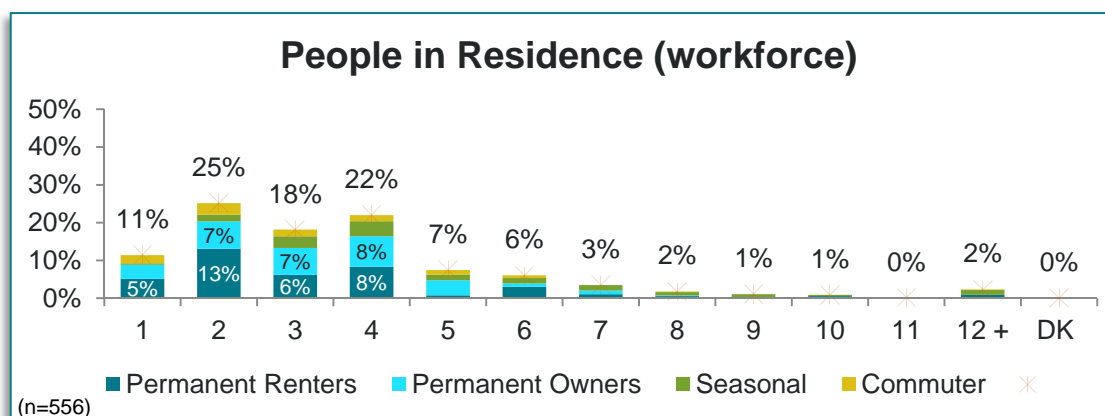


General Work and Living Arrangements



Most commonly for workforce members, households have 2 people living in them (25%), followed by 4 people (22%), and 3 people (18%). For non-workforce members there is a significant cluster of two person residences (47%).

Notably, seasonal residents are less likely than any other group to have only one other person in the residence work in Whistler. Meanwhile, commuters are least likely have four other people working in Whistler.





General Work and Living Arrangements



These items continue discussions related to the number of people per residence, which began on the previous page.

Larger proportions of people under 55 years of age are more likely to have 4 people per household (24% under 35 and 23% between 35 and 54), while a larger proportion of people 55 and over are likely to have 2 people per household (39.5%).

	35 and under	35-54	55+
1	9%	12%	17%
2	23%	25%	39.5%
3	17%	18%	23%
4	24%	23%	12%
5	4%	15%	4%
6	8%	4%	1%
7	4%	2%	1%
8	2%	0%	3%
9	2%	0%	0%
10	2%	0%	0%
11	0%	0%	0%
12 +	4%	1%	0%
DN	0%	0%	0%
Total	100%	100%	100%

People that are 55 years or older are more likely to live alone, constituting 15% of that age group's distribution.

People aged 35 to 54 are more likely to have 4 people living in their residence than those that are 55 and over (33% to 11%, respectively).

	35 and under	35-54 years	55 or +
1	0%	0%	15%
2	33%	13%	53%
3	0%	21%	7%
4	0%	33%	11%
5	33%	8%	4%
6	33%	13%	4%
7	0%	4%	1%
8	0%	8%	1%
9	0%	0%	2%
10	0%	0%	1%
11	0%	0%	1%
12 +	0%	0%	2%
DK	0%	0%	1%
Total	100%	100%	100%



General Work and Living Arrangements

Because survey questions addressed the number of bedrooms in each residence and the number of people that live in each, it is possible to overlay these two variables for each type of respondent in the workforce survey. The results are the four cross tabulation tables below and on the next page, where the number of residents per household (rows) are compared to the number of rooms in the residence (columns). The darker the green the higher the proportion.

Permanent (rent)(n=221)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	Don't know
1 person	10%	2%	1%	0%	0%	0%	0%	0%	0%	0%	0.5%
2 People	20%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%
3 People	3%	6%	3%	0%	2%	0%	0%	0%	0%	0%	0%
4 People	1%	10%	5%	5%	0%	0%	0%	0%	0%	0%	0%
5 People	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%
6 People	0%	3%	1%	1%	2%	1%	0%	0%	0%	0%	0%
7 People	0%	0%	0%	1%	0%	1%	0%	0%	0%	0%	0%
8 People	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%
9 People	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
10 or more	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0.5%

Permanent (own) (n=179)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	Don't know
1 person	5%	1%	1%	4%	0%	0%	1%	0%	0%	0%	0%
2 People	3%	7%	7%	4%	2%	0%	0%	0%	0%	1%	0%
3 People	1%	5%	10%	5%	1%	0%	0%	0%	0%	0%	0%
4 People	0%	3%	12%	6%	3%	0%	0%	0%	0%	0%	0%
5 People	0%	0%	1%	6%	3%	2%	0%	0%	0%	0%	0%
6 People	0%	0%	1%	0%	1%	0%	0%	0%	0%	0%	0%
7 People	0%	0%	0%	1%	0%	1%	1%	0%	0%	0%	0%
8 People	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%
9 People	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
10 or more	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%



General Work and Living Arrangements

Seasonal (n=95)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	Don't know
1 person	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
2 People	5%	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%
3 People	2%	12%	3%	1%	0%	0%	0%	0%	0%	0%	0%
4 People	1%	17%	3%	2%	0%	0%	0%	0%	0%	0%	0%
5 People	0%	1%	5%	1%	1%	0%	0%	0%	0%	0%	0%
6 People	0%	2%	3%	2%	1%	0%	0%	0%	0%	0%	0%
7 People	8%	0%	2%	3%	0%	2%	0%	1%	0%	0%	0%
8 People	0%	1%	2%	2%	0%	0%	0%	0%	0%	0%	0%
9 People	0%	0%	2%	2%	1%	0%	0%	0%	0%	0%	0%
10 or more	0%	0%	1%	1%	0%	4%	0%	2%	1%	1%	0%

Commuter (all) (n=61)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	Don't know
1 person	13%	5%	0%	2%	0%	0%	0%	0%	0%	0%	0%
2 People	8%	8%	5%	5%	2%	0%	0%	0%	0%	0%	0%
3 People	0%	7%	7%	2%	2%	0%	0%	0%	0%	0%	0%
4 People	0%	0%	10%	3%	2%	0%	0%	0%	0%	0%	0%
5 People	0%	2%	5%	3%	0%	2%	0%	0%	0%	0%	0%
6 People	0%	2%	0%	5%	0%	0%	0%	0%	0%	0%	0%
7 People	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
8 People	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
9 People	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
10 or more	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%



General Work and Living Arrangements

The preceding tables reveal some interesting findings.

First, permanent renters tend to have smaller amounts of space (i.e. fewer bedrooms) with more people in them relative to permanent owners. For example, 16% of permanent renters have 2 bedroom spaces with between 3 and 4 people in them, while for permanent owners only 8% of bedroom spaces have 3 to 4 people living in them. By contrast, a combined 22 % of owners have 3 to 4 people in a 3 bedroom location compared to 8% of permanent renters.

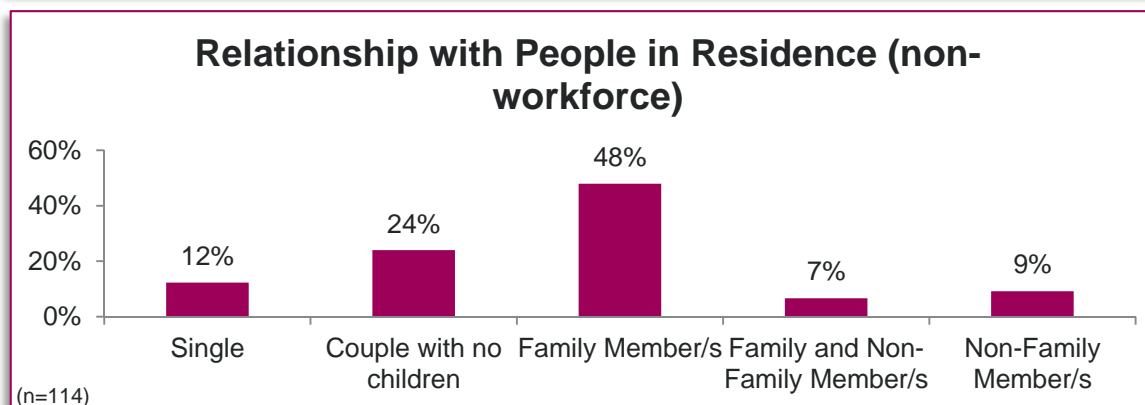
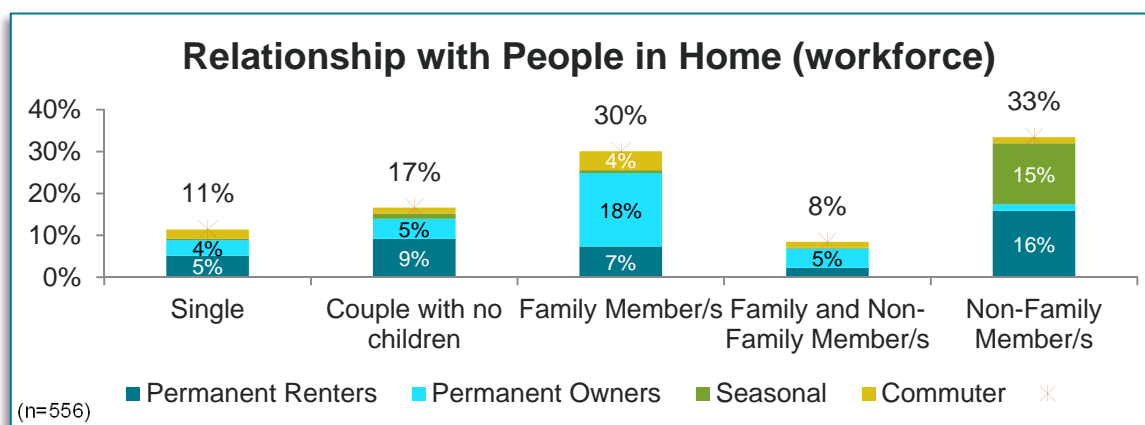
Also notable is that permanent owner distributions are similar to commuter distributions, while seasonal resident distributions are more comparable to permanent renters; with the exception of a notable cluster of 8% of seasonal residents sharing a studio/1 bedroom space among 7 people.



General Work and Living Arrangements



Among workforce members, most commonly, households are composed of non-family members (33%), followed by just family members (30%). For non-workforce property owners, the majority (48%) share their residence with family members. Meanwhile, for workforce community members, 31% share a space with non-family members (i.e. renters, whether they be permanent or seasonal staff), while for non-workforce property owners this is only 9%.





General Work and Living Arrangements



The discussions below are based on further elaboration of results related to the previous page concerning the types of relationships that survey participants have with other people in their residences.

The lower the personal income the more likely the residence is rented to non-family members. Meanwhile the higher the individual income, the more likely the space is occupied only by family members.

	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K
Couple with no children	11%	24%	30%	17%
Family Member/s	15%	33%	40%	66%
Family and Non-Family Member/s	4%	16%	10%	7%
Non-Family Member/s	70%	27%	20%	11%
Total	100%	100%	100%	100%

Predictively, people aged 55 and over are more likely to be couples with no children than people aged 35 to 54 (32% to 4%, respectively); however, 50% of people over 55 years still live with family members.

	35 and under	25-54 years	55 or +
Couple with no children	33%	4%	32%
Family Member/s	67%	83%	50%
Family and Non-Family Member/s	0%	8%	7%
Non-Family Member/s	0%	4%	11%
Total	100%	100%	100%



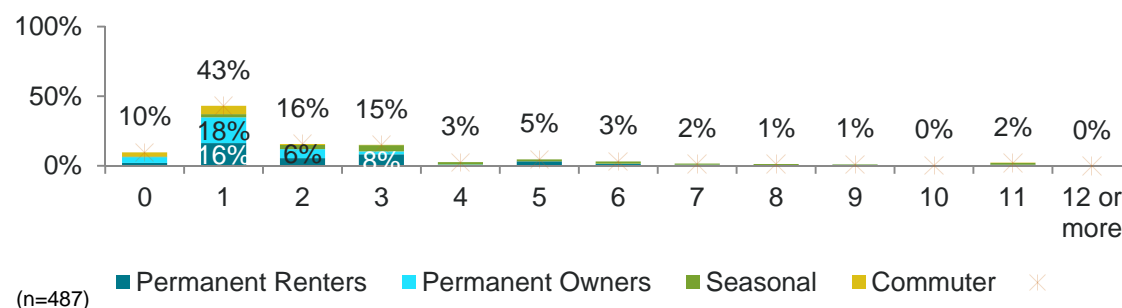
General Work and Living Arrangements



Most commonly among workforce community members, households have only one additional person working in Whistler (43%), followed more distantly by those with 2 or 3 people working (16% and 15%, respectively). Fewer than 10% have more than 6 residents working in Whistler. An additional 10% had no additional residents working in Whistler.

Twice as many permanent owners as permanent renters had no additional people working in Whistler (5% by 13%). By contrast, virtually no seasonal residents (3%) are in a living situation where no other member of the residence works in Whistler.

Additional People in Home Working in Whistler (workforce)



	Personal Income			
	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K or +
0	4%	6%	10.5%	26%
1	26%	51%	69%	43%
2	13%	18%	10%	22%
3	20%	18%	8%	6%
4	4%	1%	3%	0%
5	14%	2%	0%	0%
6	7%	0%	0%	0%
7	3%	1%	0%	2%
8	3%	0%	0%	0%
9	1%	2%	0%	0%
10	0%	0%	0%	0%
11	5%	1%	0%	2%
12 or +	0%	0%	0%	0%
Total	100%	100%	100%	100%

The lower the personal income level, the more likely people are to have one or more additional people working in Whistler.

A larger proportion of people that earn \$85,000 or more (26%) have no additional people in the household working in Whistler than any other income groups, with the next closest being \$55,000 to \$84,000 at 10.5%.



General Work and Living Arrangements



Taking the number of additional people working in Whistler by the number of rooms, the following tables are presented over the next two pages, with a brief discussion to follow.

Permanent (rent) (n=193)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	Don't know
None	1%	4%	0%	0%	0%	0%	0%	0%	0%	0%	0%
1 other	24%	16%	1%	0%	0%	0%	0%	0%	0%	1%	0%
2 other	1%	6%	3%	1%	3%	1%	0%	0%	0%	0%	0%
3 other	1%	7%	7%	6%	0%	0%	0%	0%	0%	0%	0%
4 other	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%
5 other	0%	3%	1%	1%	2%	1%	0%	0%	0%	0%	0%
6 other	0%	1%	0%	1%	1%	1%	0%	0%	0%	0%	0%
7 or more others	0%	0%	1%	2%	1%	2%	1%	1%	0%	0%	1%

Permanent (own) (n=158)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	Don't know
None	0%	3%	4%	4%	2%	0%	0%	0%	0%	0%	0%
1 other	5%	13%	26%	12%	1%	0%	0%	0%	0%	1%	0%
2 other	0%	2%	5%	4%	6%	2%	1%	0%	0%	0%	0%
3 other	0%	0%	1%	2%	2%	1%	0%	0%	0%	0%	0%
4 other	0%	0%	1%	0%	1%	0%	0%	0%	0%	0%	0%
5 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
6 other	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%
7 or more others	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%

Part 1



General Work and Living Arrangements



Seasonal (n=93)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	Don't know
None	0%	0%	2%	0%	0%	0%	0%	0%	0%	1%	0%
1 other	5%	5%	1%	0%	0%	0%	0%	0%	0%	0%	0%
2 other	2%	12%	1%	1%	0%	0%	0%	0%	0%	0%	0%
3 other	1%	17%	3%	2%	0%	0%	0%	0%	0%	0%	0%
4 other	0%	1%	4%	3%	1%	0%	0%	0%	0%	0%	0%
5 other	0%	2%	3%	1%	1%	0%	0%	0%	0%	0%	0%
6 other	0%	2%	3%	0%	2%	0%	1%	0%	0%	0%	0%
7 or more others	0%	1%	5%	4%	1%	4%	0%	2%	1%	0%	0%

Commuter (all) (n=49)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	Don't know
None	0%	2%	16%	8%	2%	0%	0%	0%	0%	0%	0%
1 other	10%	20%	12%	12%	4%	2%	0%	0%	0%	0%	0%
2 other	0%	0%	4%	2%	0%	0%	0%	0%	0%	0%	0%
3 other	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%
4 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
5 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
6 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
7 or more others	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Part 2



General Work and Living Arrangements



A larger cluster of permanent renters have one other person working in their residence and occupy a 1 or 2 bedroom space than permanent owners (40% to 18%, respectively). Owners are more likely to have 1 other person working but have a 3 or 4 bedroom home, compared to permanent renters (38% to 1%, respectively).

Seasonal residents tend to have a larger proportion of 2 to 3 other residents working in Whistler while occupying a 2 bedroom space (29%) compared to any other group.

Finally, commuters to Whistler tend to have a maximum one other person in the residence that also works in Whistler, regardless of the size of the residence.



General Work and Living Arrangements



In addition to conducting cross-tabulations according to the type of workforce participant for the number of additional people in the residence also working in Whistler relative to number of bedrooms, cross-tabulations were also conducted for the different types of property for both renters and owners. These are provided in turn and discussed.

Staff Housing Renters (n=44)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	DK
None	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	0%
1 other	0%	7%	0%	0%	1%	0%	0%	0%	0%	2%	0%
2 other	0%	16%	2%	0%	0%	0%	0%	0%	0%	0%	0%
3 other	2%	31%	9%	2%	0%	0%	0%	0%	0%	0%	0%
4 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
5 other	0%	0%	2%	0%	2%	2%	0%	0%	0%	0%	0%
6 other	0%	0%	0%	4%	4%	0%	2%	0%	0%	0%	0%
7 or more others	0%	0%	0%	2%	0%	2%	0%	0%	2%	0%	0%

Suite in House Renters (n=95)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	DK
None	1%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%
1 other	38%	16%	1%	0%	0%	0%	0%	0%	0%	0%	0%
2 other	1%	5%	2%	2%	0%	2%	0%	0%	0%	0%	0%
3 other	1%	6%	0%	7%	0%	0%	0%	0%	0%	0%	0%
4 other	0%	0%	2%	1%	0%	0%	0%	0%	0%	0%	0%
5 other	0%	2%	0%	1%	1%	0%	0%	0%	0%	0%	0%
6 other	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%
7 or more others	0%	0%	1%	2%	0%	1%	0%	1%	0%	0%	0%

Staff housing renters tend to be clustered within two bedroom spaces with between 1 and 3 other people, with 54% of people living in this kind of arrangement and others more diversely distributed across different sizes of accommodation and number of additional people working in Whistler. By contrast, for people living in suites, most commonly they either share a space with one other person working in Whistler in a single suite (38%), or with 1 to 3 others in a two bedroom location (28%).

Part 1



General Work and Living Arrangements



Condo Renters (n=59)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	DK
None	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%
1 other	27%	19%	2%	0%	0%	0%	0%	0%	0%	0%	0%
2 other	3%	16%	0%	0%	0%	0%	0%	0%	0%	0%	0%
3 other	0%	6%	0%	0%	0%	0%	0%	0%	0%	0%	0%
4 other	0%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%
5 other	0%	11%	3%	0%	2%	2%	0%	0%	0%	0%	0%
6 other	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%
7 or more others	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%

Condo Owners (n=28)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	DK
None	0%	6%	5%	0%	0%	0%	0%	0%	0%	0%	0%
1 other	34%	35%	5%	5%	0%	0%	0%	0%	0%	0%	0%
2 other	1%	1%	8%	0%	0%	0%	0%	0%	0%	0%	0%
3 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
4 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
5 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
6 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
7 or more others	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Condo renters most typically have spaces with no more than 2 bedrooms; however, the range of people living in these spaces is broad between 1 additional person working in Whistler and 5 others.

By contrast, 90% of condo owners have no more than one additional person working, regardless of size.

Part 2



General Work and Living Arrangements



Townhouse Renters (n=51)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	DK
None	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%
1 other	4%	10%	4%	0%	0%	0%	0%	0%	0%	0%	0%
2 other	0%	0%	6%	2%	0%	0%	0%	0%	0%	0%	0%
3 other	2%	2%	21%	4%	0%	0%	0%	0%	0%	0%	0%
4 other	0%	0%	1%	4%	0%	0%	0%	0%	0%	0%	0%
5 other	0%	0%	0%	4%	2%	0%	0%	0%	0%	0%	0%
6 other	0%	4%	0%	0%	0%	4%	0%	0%	0%	0%	0%
7 or more others	0%	0%	8%	2%	2%	4%	2%	0%	0%	0%	0%

Townhouse Owners (n=42)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	DK
None	0%	6%	11%	0%	1%	0%	0%	0%	0%	0%	0%
1 other	2%	27%	28%	2%	0%	0%	0%	0%	0%	0%	0%
2 other	0%	6%	5%	3%	0%	0%	0%	0%	0%	0%	0%
3 other	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%
4 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
5 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
6 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
7 or more others	0%	2%	0%	2%	0%	0%	0%	0%	0%	0%	0%

Townhouse renters show some general trends associated with a increasing number of bedrooms relative to increases in the number of people working in Whistler. By contrast, 90% of condo owners have no more than one additional person working, regardless of size. Those renting townhouses are therefore distinct from those that own them, as the trend identified among townhouse renters is not duplicated among townhouse owners.

The greater the number of townhouse renters working in Whistler, the more likely they are to occupy spaces with more rooms; whereas for townhouse owners, there is no relationship between increased number of workers and increased number of rooms.

Part 3



General Work and Living Arrangements



Single Family Detached Renters (n=41)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	DK
None	2%	0%	7%	0%	0%	0%	0%	0%	0%	0%	0%
1 other	0%	12%	0%	0%	0%	0%	0%	0%	0%	0%	0%
2 other	0%	5%	2%	0%	12%	0%	0%	0%	0%	0%	0%
3 other	0%	14%	3%	7%	0%	0%	0%	0%	0%	0%	0%
4 other	0%	2%	2%	0%	2%	0%	0%	0%	0%	0%	0%
5 other	0%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%
6 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
7 or more others	0%	2%	2%	7%	2%	5%	0%	5%	0%	0%	0%

Single Family Detached Owners (n=28)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	DK
None	0%	6%	5%	0%	0%	0%	0%	0%	0%	0%	0%
1 other	34%	35%	5%	5%	0%	0%	0%	0%	0%	0%	0%
2 other	1%	1%	8%	0%	0%	0%	0%	0%	0%	0%	0%
3 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
4 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
5 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
6 other	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
7 or more others	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Single family detached house renters are generally distributed diversely among different workforce numbers and bedroom sizes. While there is some evidence of a trend that is similar to townhouse renters shown on the previous page, it is less pronounced and more diffused.

By contrast, single family detached house owners mirror nearly exactly townhouse and condo owners, with 90% having one or no other people working in Whistler. Most commonly, there is one additional person for a one or two bedroom single detached house (69% combined). The result is counter-intuitive, given that most single family detached homes often have more than 2 bedrooms.

Part 3



General Work and Living Arrangements



Duplex Renters (n=10)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	DK
None	0	0	0	1	0	0	0	0	0	0	0
1 other	1	1	0	0	0	0	0	0	0	0	0
2 other	0	0	1	0	0	0	0	0	0	0	0
3 other	0	0	0	2	0	0	0	0	0	0	0
4 other	0	0	0	0	0	0	0	0	0	0	0
5 other	0	0	1	0	0	0	0	0	0	0	0
6 other	0	0	1	0	1	0	0	0	0	0	0
7 or more others	0	0	0	0	0	1	0	0	0	0	0
Duplex Owners (n=17)	1 / Studio	2	3	4	5	6	7	8	9	10 or more	DK
None	0	0	1	1	1	0	0	0	0	0	0
1 other	0	1	9	5	0	0	0	0	0	0	0
2 other	0	0	0	0	0	0	0	0	0	0	0
3 other	0	0	0	0	0	0	0	0	0	0	0
4 other	0	0	0	0	0	0	0	0	0	0	0
5 other	0	0	0	0	0	0	0	0	0	0	0
6 other	0	0	0	0	0	0	0	0	0	0	0
7 or more others	0	0	0	0	0	0	0	0	0	0	0

Note that the Duplex rental and owner results are not provided in percentages (%), because there are only 10 and 17 people, respectively, in this accommodation category, which is likely to skew results if demonstrated as percentages.

The degree of fragmentation is greater among duplex renters than owners, with owners being more homogenous. The majority of people have no more than one additional person working in Whistler but have between 3 and 4 bedrooms (14 people).

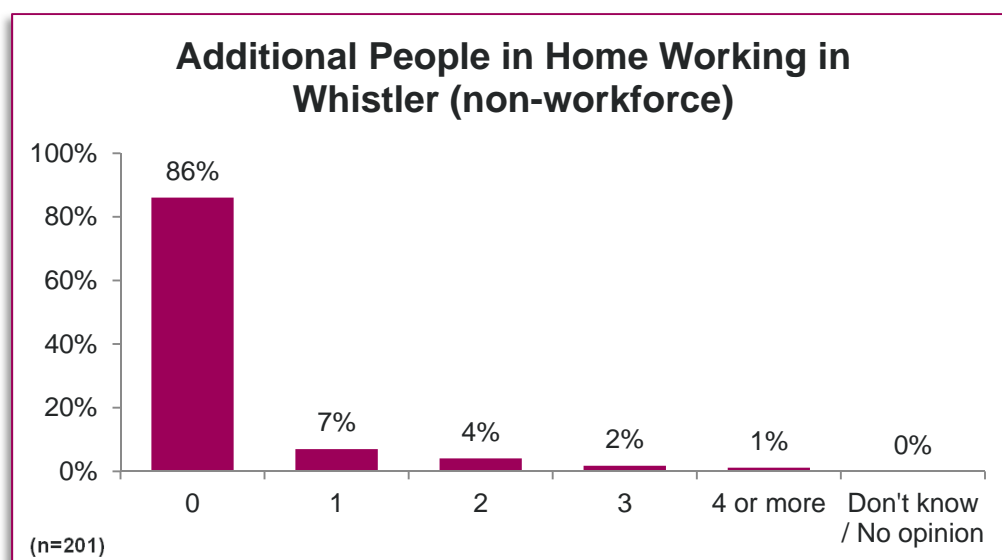
Part 3



General Work and Living Arrangements



Overwhelmingly, 86% of non-workforce members have no other people in their household working in Whistler. The largest portion of respondents that have someone else working in Whistler is 7% who indicated one person works in the community.



Females were more likely than males to indicate one other person in the household works in Whistler (11.5% to 3%, respectively).

People in \$55,000 to \$84,000 personal income bracket were the most likely to indicate no other person works in Whistler (at 95%, with no other group being greater than 84%).

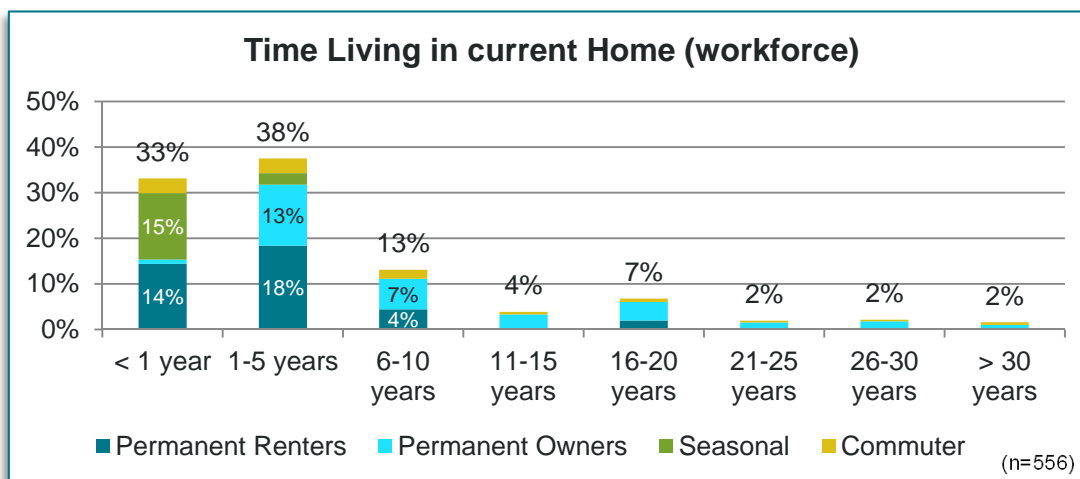
	Male	Female	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K
0	89%	82%	80%	67%	95%	85%
1	3%	12%	0%	14%	0%	11%
2	5%	3%	0%	14%	5%	2%
3	2%	1%	20%	5%	0%	2%
4 or more	0%	3%	0%	0%	0%	2%
Total	100%	100%	100%	100%	100%	100%



General Work and Living Arrangements



Most commonly, workforce members have lived in their current residence between 1 and 5 years (38%), followed by having lived there for less than a year (33%), or between 6 and 10 years (13%). In total, 16% of residents have lived in their current residence for 11 years or longer.



85% of seasonal residents have lived in their current residence for less than a year, which can be expected given the transient nature of the workforce. Equal proportions of commuters have lived in their residence for a year or less (30%) and between 1 and 5 years (30%).

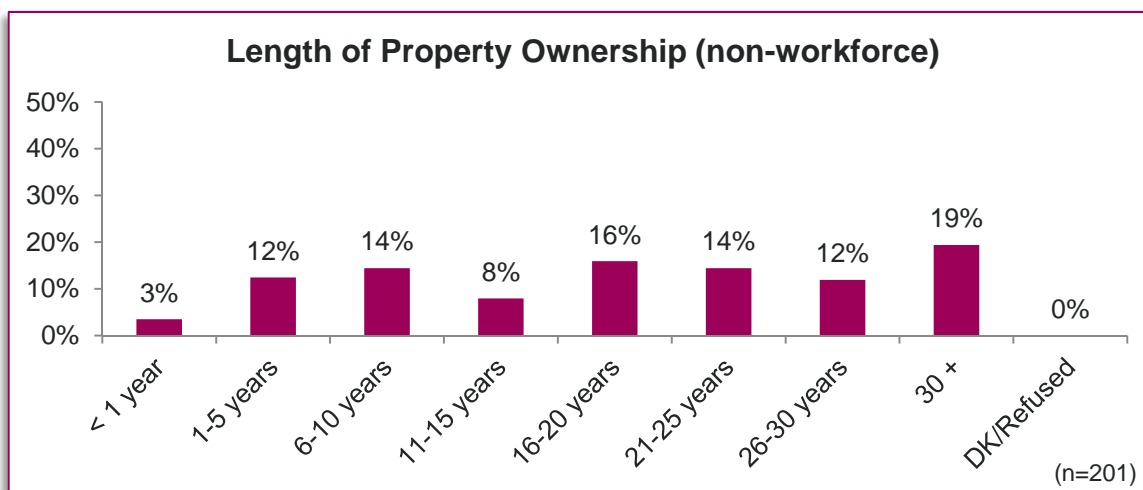
	Permanent (Rent)	Permanent (Own)	Seasonal	Commuter
Less than 1 year	36%	3%	85%	30%
1-5 years	46%	42%	15%	30%
6-10 years	11%	21%	0%	18%
11-15 years	1%	9%	0%	5%
16-20 years	5%	13%	0%	7%
21-25 years	1%	4%	0%	3%
26-30 years	0%	5%	0%	3%
Over 30 years	0%	3%	0%	5%
Total	100%	100%	100%	100%



General Work and Living Arrangements



Results indicate there is diversity in the length of time that non-workforce members have owned their properties. Most frequently, 19% of people have owned them for longer than 30 years, followed closely by 16% who have lived there between 16 and 20 years, and 14% who have lived there between 6 and 10 years. The median length of time that people have owned their property is 20 years, with 61% having owned theirs for more than 15 years.



	35 and under	35-54	55+
< 1 year	0%	8%	3%
1-5 years	33%	33%	9%
6-10 years	67%	25%	12%
11-15 years	0%	4%	8%
16-20 years	0%	13%	17%
21-25 years	0%	13%	14%
26-30 years	0%	0%	14%
> 30 years	0%	4%	21%
Total	100%	100%	100%

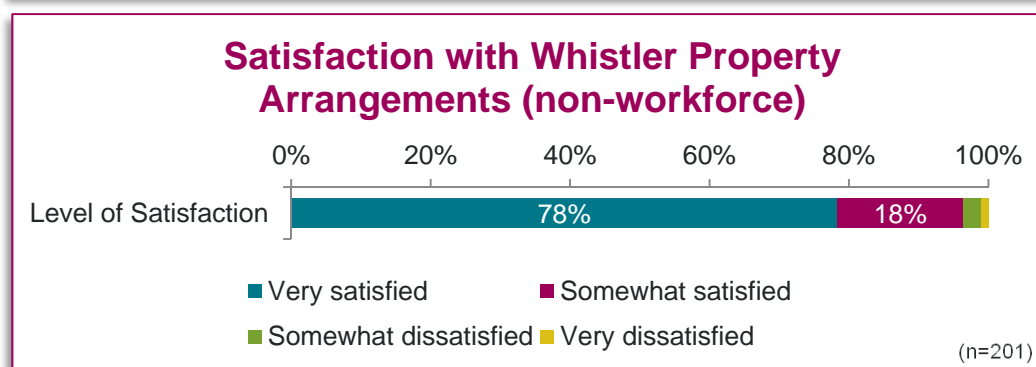
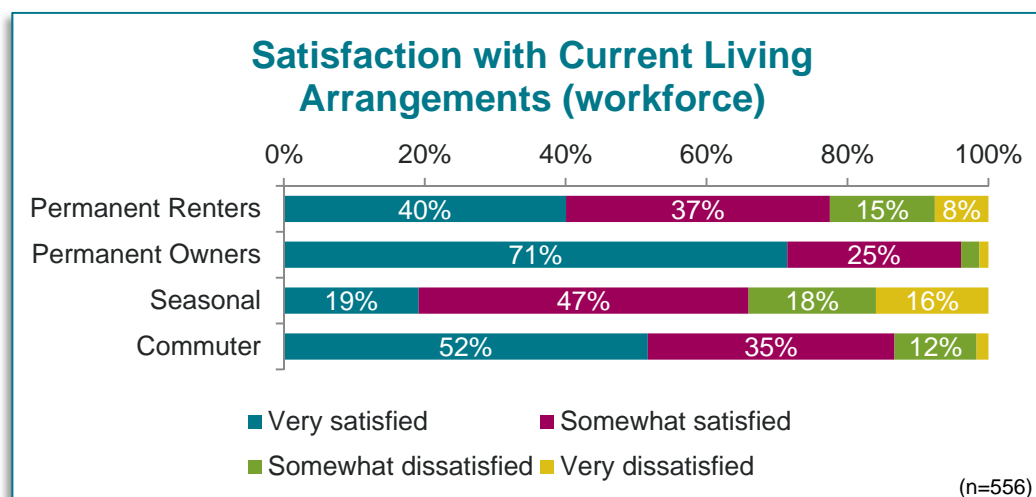
While a larger portion of people that are aged 35 to 54 was likely to have owned a property for 26 to 30 years than people aged 55 and older (17% to 6.5%, respectively), the inverse is evident for those who have owned their properties for greater than 30 years (14% to 26%, respectively)



General Work and Living Arrangements



Overall, workforce members are satisfied with their current living arrangements. Seasonal residents had the largest proportion of people that were somewhat or very dissatisfied (34%). For non-workforce members, a collective 96% indicate some degree of satisfaction.





General Work and Living Arrangements



The discussions below pertain to aspects of the content in the previous page regarding satisfaction with living arrangements.

While 96% of home owners indicate they are either somewhat or very satisfied, only 77% of renters felt the same way.

The higher the *household* income, the more likely people are to be very satisfied.

All people in the bottom two *individual* income categories indicate they are either somewhat or very satisfied; though other income categories also rated their level of satisfaction positively (at 95.5% for \$55,000 to \$84,000, and 93% for those at \$85,000 or more).

	Permanent (rent)	Permanent (own)	Under \$55K	\$55K-\$94K	\$95K and +
Very satisfied	40%	71%	40%	50%	73%
Somewhat Satisfied	37%	25%	40%	40%	21%
Somewhat dissatisfied	15%	3%	15%	10%	4%
Very dissatisfied	8%	1%	5%	0%	3%
Total	100%	100%	100%	100%	100%

Permanent Renters	Under \$55K	\$55K-\$94K	\$95K and +
Very Satisfied	12%	17%	14%
Somewhat Satisfied	13%	22%	5%
Somewhat Dissatisfied	7%	6%	1%
Very Dissatisfied	2%	0%	1%

The cross-tab indicates that permanent renters have higher levels of satisfaction in the middle income range, and are least satisfied in the lower income range.

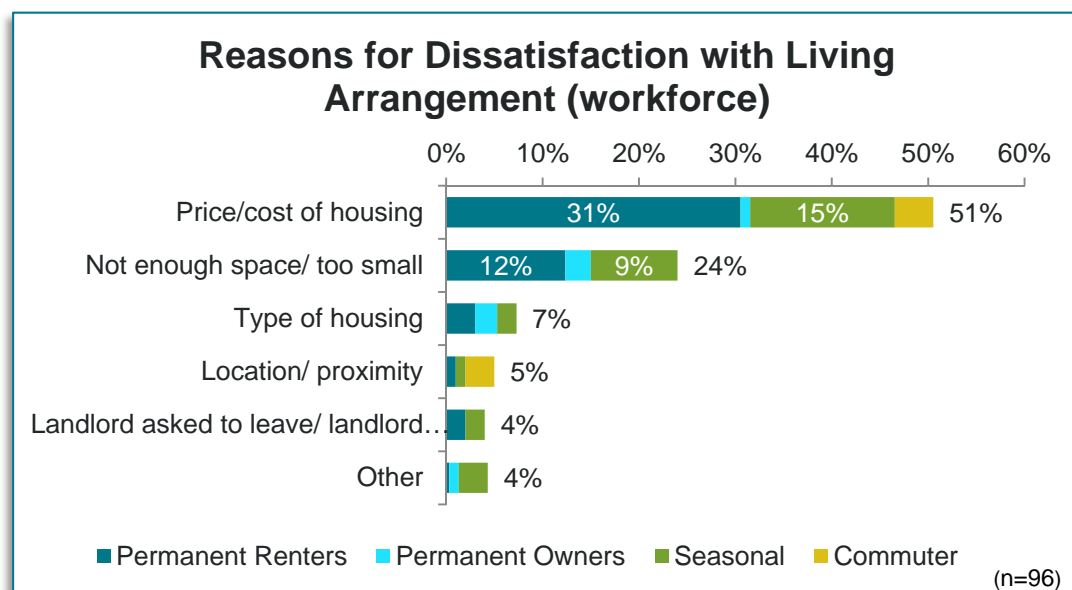
	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K +
Very satisfied	100%	75%	77%	77%
Somewhat satisfied	0%	25%	18%	16%
Somewhat dissatisfied	0%	0%	5%	6%
Very dissatisfied	0%	0%	0%	1%
Total	100%	100%	100%	100%



General Work and Living Arrangements



Price or cost of housing is more than twice as commonly listed as the main reason for dissatisfaction (53%) among workforce members as the next most frequent reason, which is *not enough space/too small* (25%).



97% of respondents with a household income lower than \$55,000 identified price or cost of housing as the main reason for dissatisfaction, compared to 14% of respondents with household incomes between \$55,000 and \$94,000 and above \$95,000 (28%).

	Under \$55K	\$55K-\$94K	\$95K +
Price/cost of housing	97%	14%	28%
Not enough space/ too small	3%	72%	22%
Type of housing	0%	0%	46%
Location/ proximity	0%	0%	0%
Landlord asked to leave/ landlord moving back in/ rude landlord	0%	0%	0%
Other	0%	14%	4%
Total	100%	100%	100%

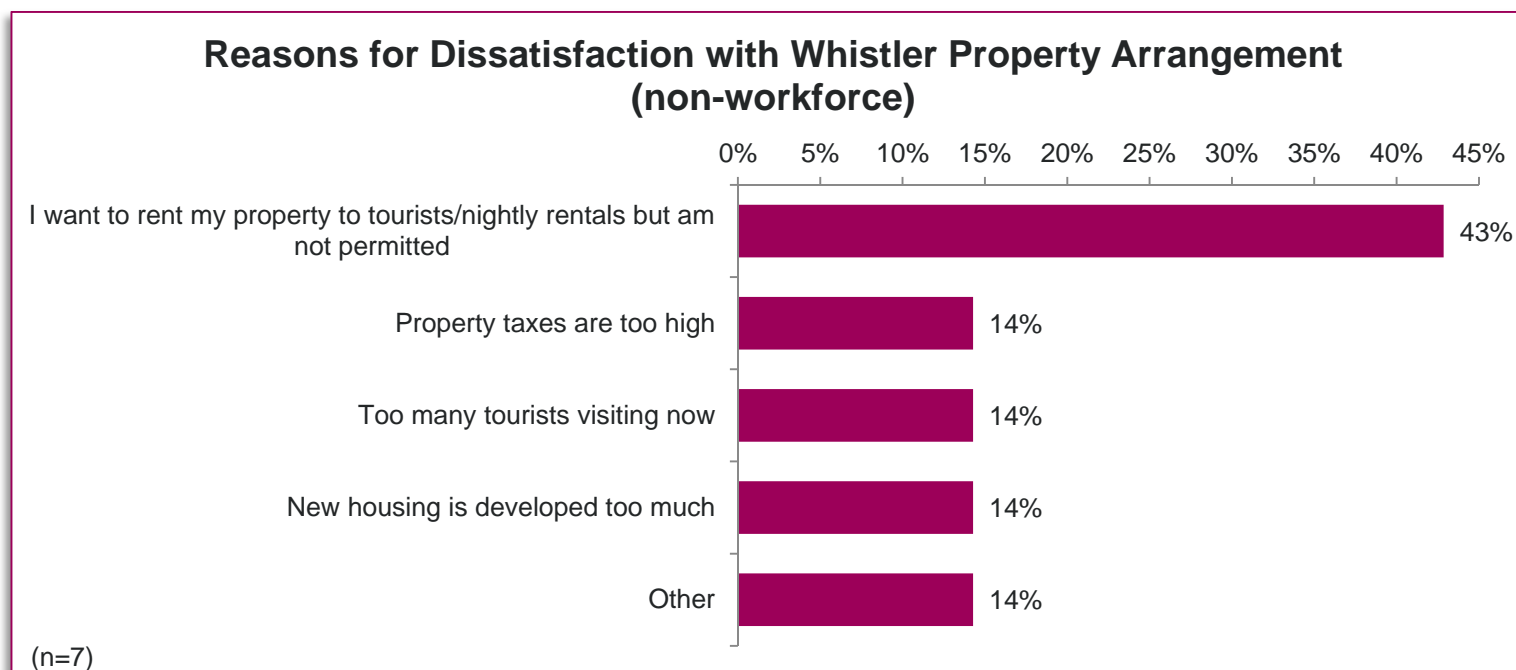


General Work and Living Arrangements



Due to the fact that only 7 people fell within this category, i.e. less than 3% of the respondents, there are no means of evaluating statistical significance of the results below. All distinctions must be understood as anecdotal.

The top reason listed for dissatisfaction among non-workforce property owners is because residents want to be able to rent their properties to tourists or for nightly rentals but are not permitted.



S24. What is the main reason you are dissatisfied with your current Whistler property arrangements?:

Key Findings

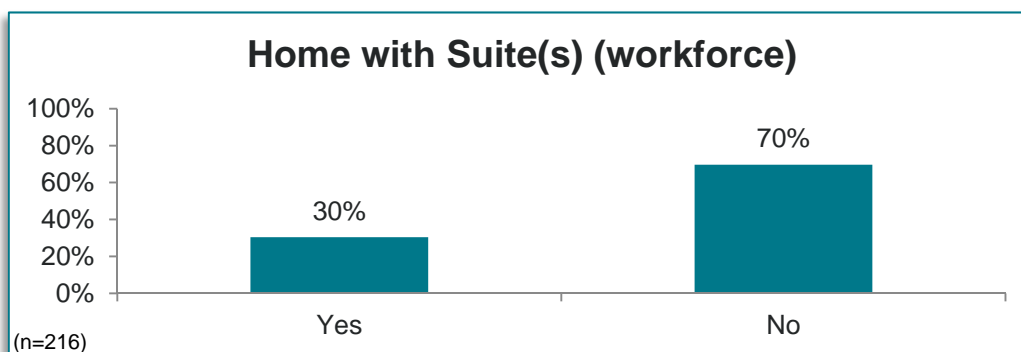
Rental Prospects



Rental Prospects

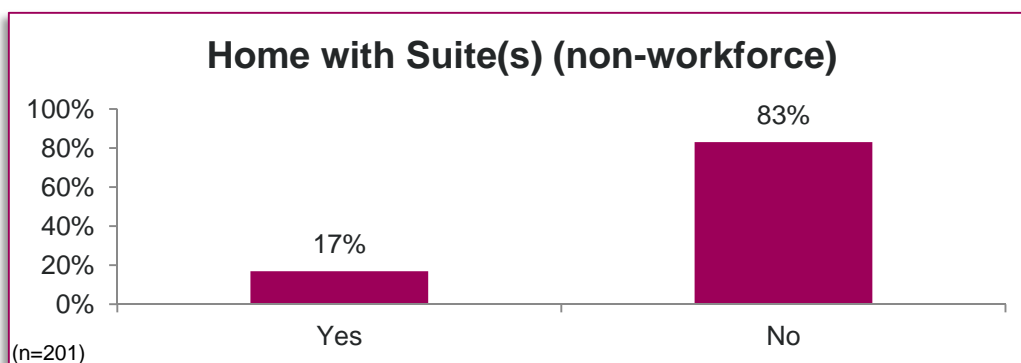


30% of homeowners (workforce survey) indicate they have a suite available in their home. Meanwhile, only 17% of non-workforce property owners have a rental suite available at their property.



Middle income households (making between \$55,000 and \$94,000) were least likely to have a suite for rent (86% indicated “no”).

	Under \$55K	\$55K-\$94K	\$95K +
Yes	55%	13%	35%
No	45%	87%	65%
Total	100%	100%	100%



Notably, only 1 person in the below age 35 group had a suite available for rent.

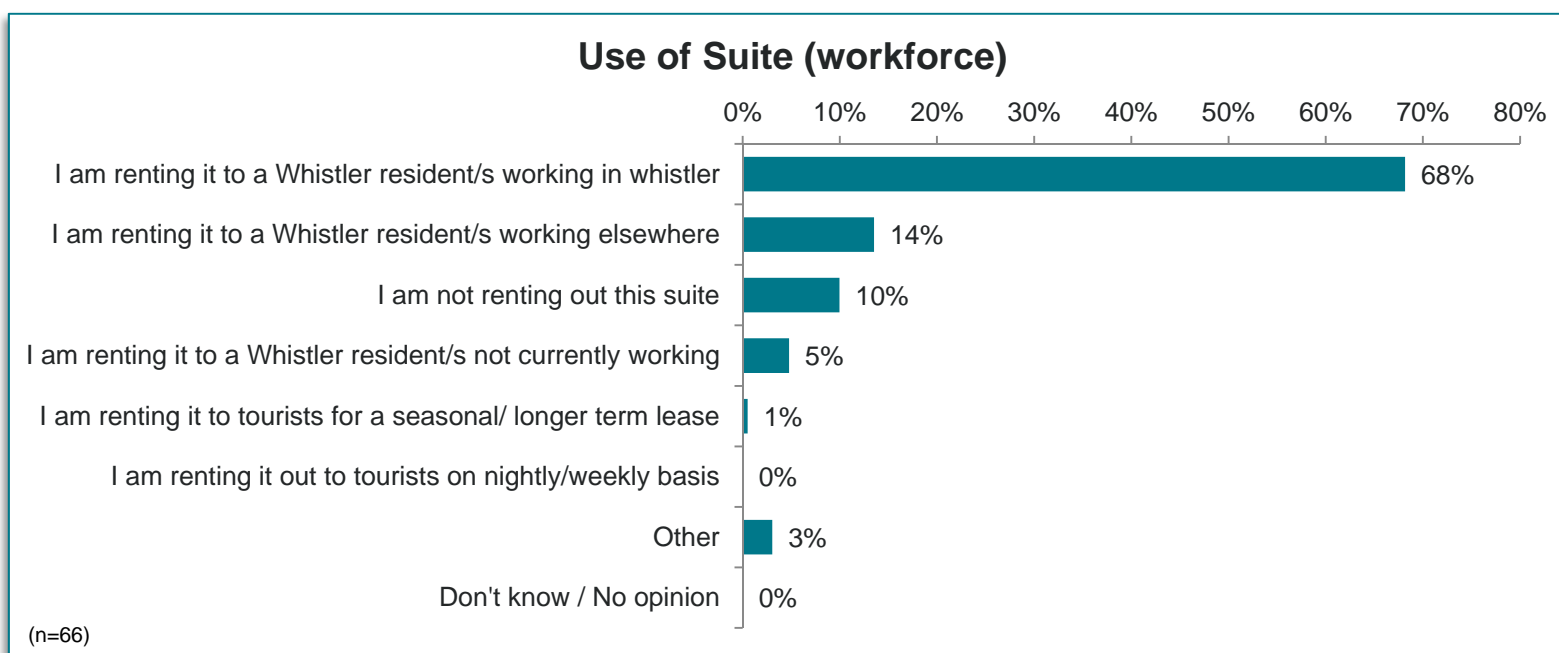
	25 and under	25-54 years	55 or +
Yes	1	5	28
No	2	19	141
Total People	3	24	169



Rental Prospects



The majority of workforce property owners with suites rent them to a Whistler resident or residents working in Whistler (68%), followed by those that rent to Whistler resident/s working elsewhere (14%), and those not renting the suite (10%). All other responses gained total fewer than 10%.





Rental Prospects



The older workforce residents are, the more likely they are to be renting to a resident or residents working in Whistler (though the majority of all age groups indicate this as well).

70% of people with household incomes below \$55,000 indicated they are renting to a resident that works elsewhere.

	35 and under	35-54	55+	Under \$55K	\$55K-\$94K	\$95K +
I am renting it to a Whistler resident/s working in whistler	58%	69%	90%	5%	91%	80%
I am renting it to a Whistler resident/s not currently working	0%	5%	6%	15%	0%	3%
I am renting it to a Whistler resident/s working elsewhere	33%	6%	0%	69%	0%	6%
I am renting it to tourists for a seasonal/ longer term lease	0%	0%	3%	0%	9%	0%
I am renting it out to tourists on nightly/weekly basis	0%	0%	0%	0%	0%	0%
I am not renting out this suite	5%	17%	0%	0%	0%	8%
Other	5%	3%	0%	10%	0%	3%
Total	100%	100%	100%	100%	100%	100%

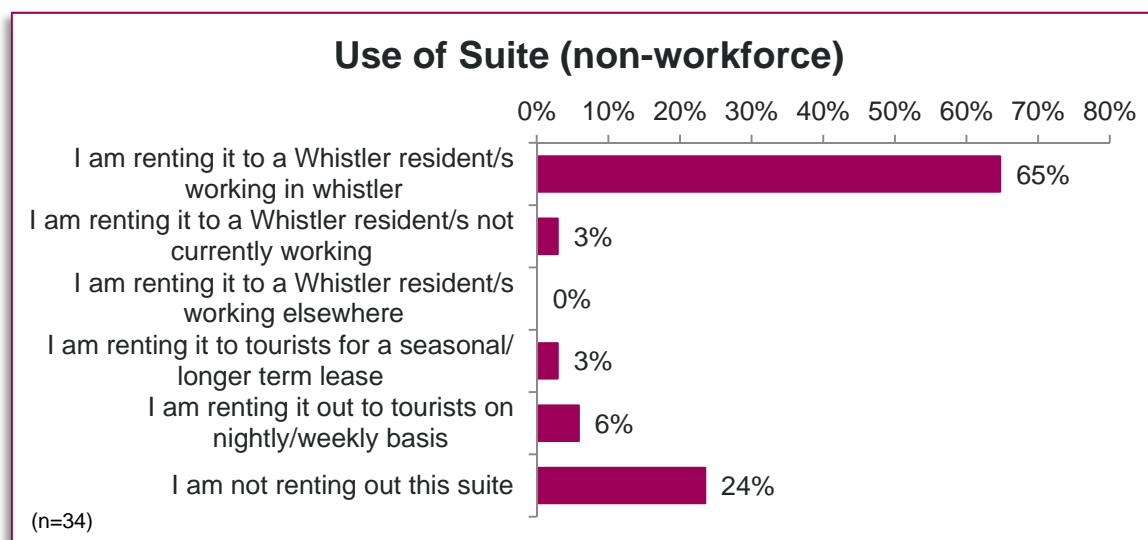


Rental Prospects



Sample size limitations mean that results for this survey question must be studied only anecdotally.

Most commonly, non-workforce property owners rent their suites to Whistler residents that are working in Whistler (69%). Interestingly, 24% of people with rental suites indicate they are not currently renting them.

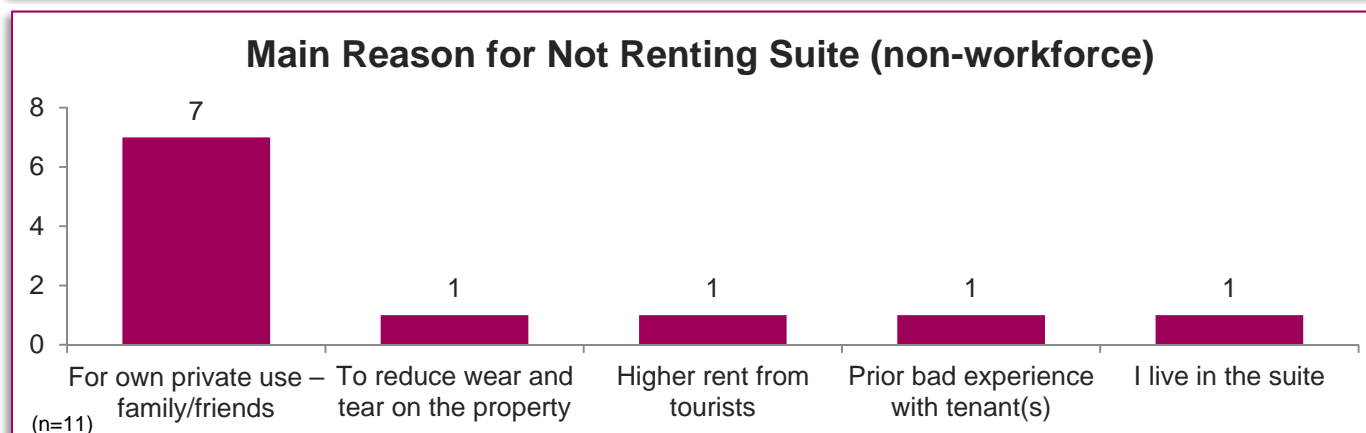
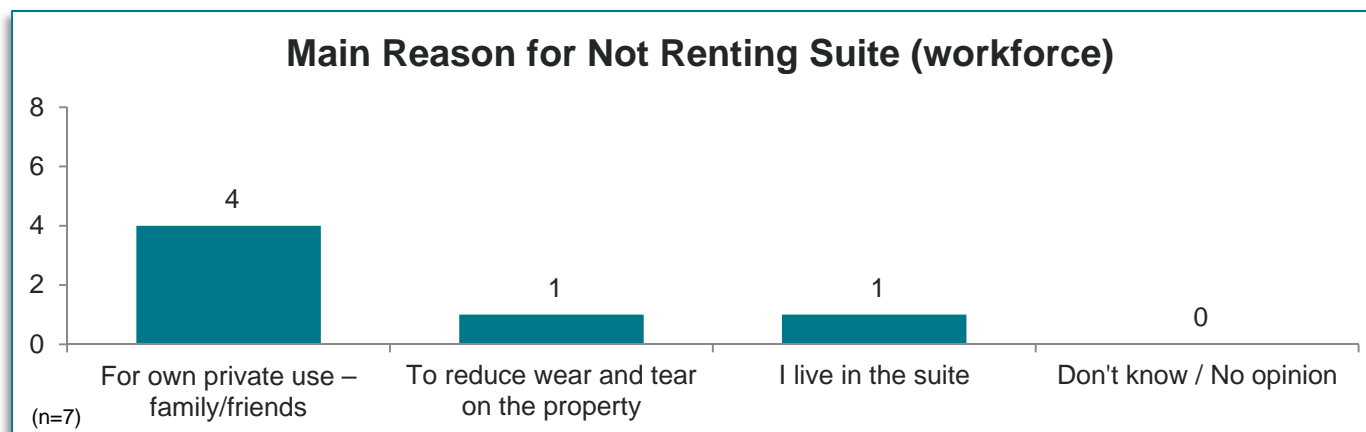




Rental Prospects



This question had only 7 workforce and 11 non-workforce respondents and therefore cannot be tested for significance. Anecdotally, participants in both surveys most commonly indicate the main reason for not renting their suites is because they are using them for private use (i.e. among family and friends).



- 56 19. What is the main reason for not wanting to rent out your suite to a Whistler resident? (Read all before coding response) [Asked only to people that answered d, e or f in Q18]; S12. What is the main reason for not wanting to rent out your suite to a Whistler resident? [Asked to people that have a suite but do not currently rent it]

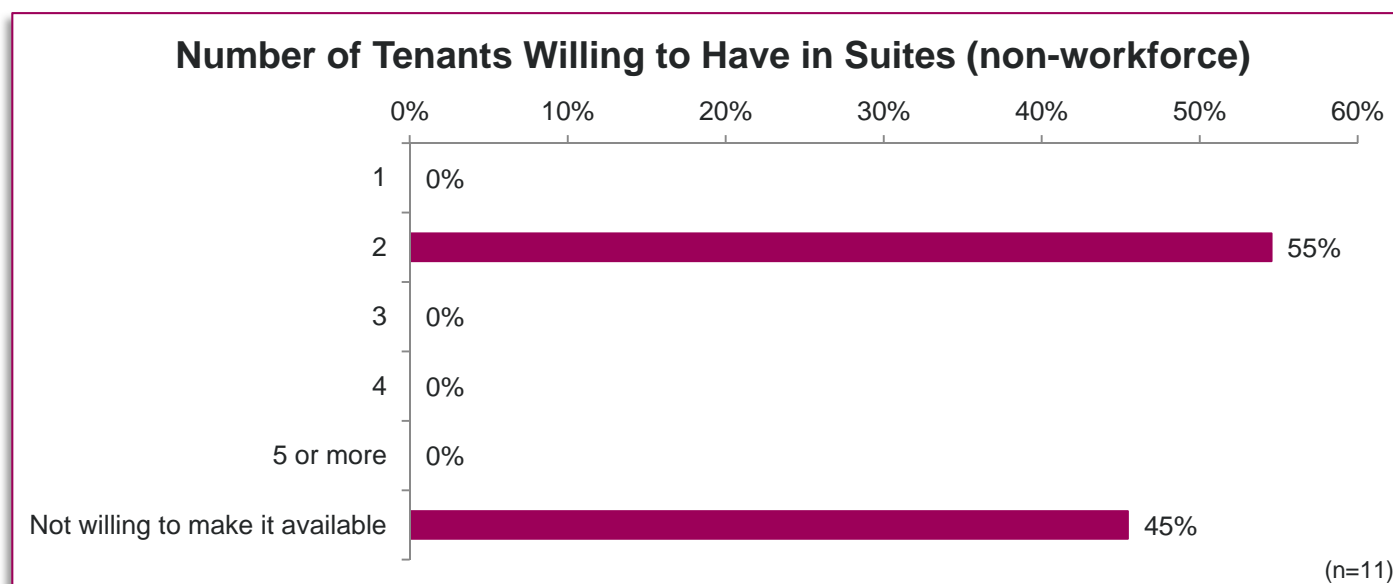


Rental Prospects



Due to the fact that only 11 people fell within this category, there is no means of evaluating statistical significance for this question among non-workforce members. All distinctions must be understood as anecdotal.

For non-workforce members, 55% of people that have a suite available (6 people) indicated they would be willing to have 2 tenants in their suites, while 45% (5 people) reiterated they would not be willing to make it available.

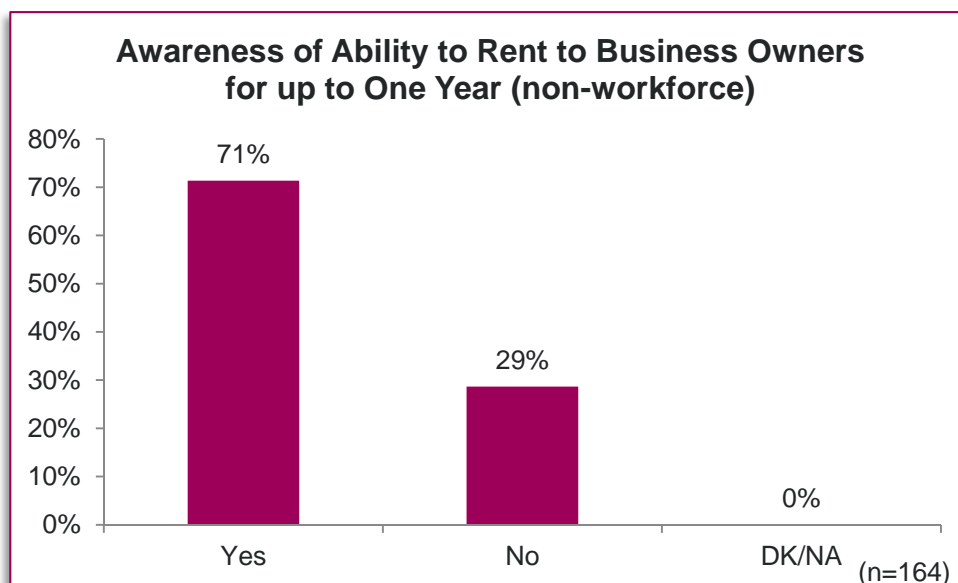




Rental Prospects



71% of non-workforce property owners indicated that they are aware that they are permitted to rent their accommodation to a business owner for up to a year.



Results indicate there is no significant variation across different demographic variables. Results are therefore homogenous.

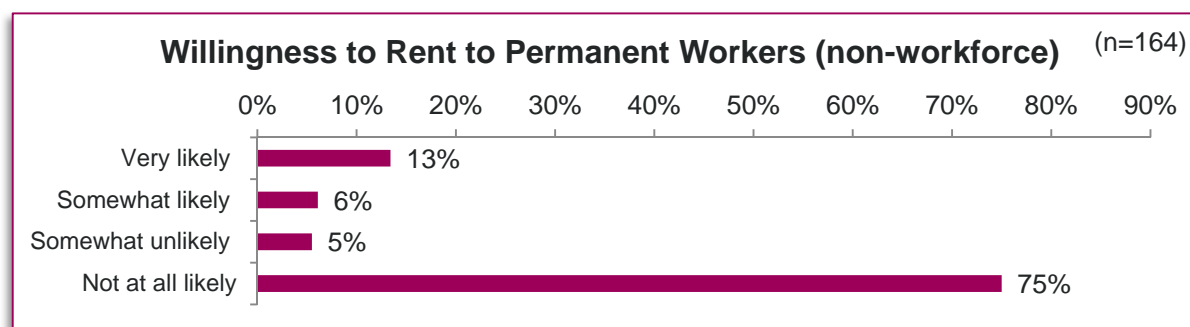
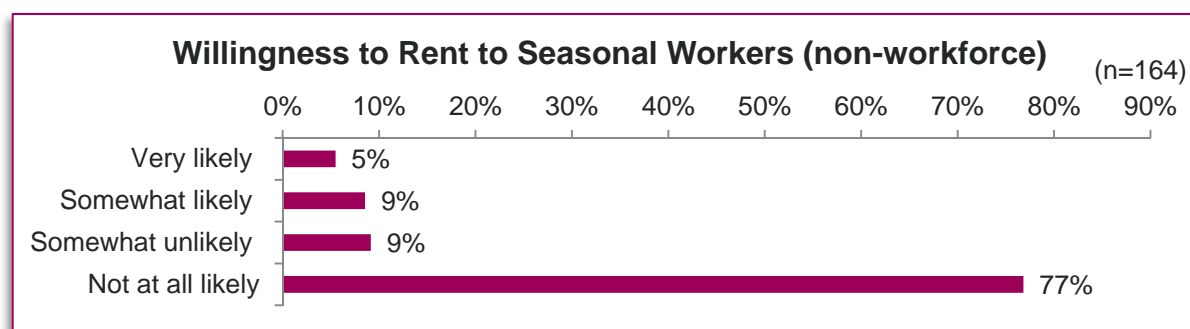
58 S14. Were you aware that you can rent your property/suite for a full year or part thereof, to business owners who will take full responsibility for a lease with you.? They will ensure your property is maintained, rent is paid and with a professional licensed property manager to support you if desired.



Rental Prospects



Given the added information that residences could be rented to businesses, 77% of non-workforce members indicate they are not at all likely to rent to *seasonal workers*. Combined, those that were somewhat unlikely and not at all likely constitute 86% of respondents. The results are almost identical for *permanent workers*, where collectively 80% are somewhat unlikely or not at all likely to rent.



S15a. Does knowing this change your likelihood to rent your property to Seasonal Workers? Would you be? [Read options] S15b. And how about for Permanent Workers, would you be:[Read options]



Rental Prospects



Continuing with the discussion from the previous page, the following additions provide some additional insight into results relate to demographic indicators.

Seasonal Workers

Taking those that are somewhat unlikely and not at all likely together, males are more likely to favour these responses at 91% to 79.5%, respectively.

	Male	Female
Very likely / Somewhat Likely	9%	21%
Somewhat unlikely / not at all likely	91%	79%
Total	100%	100%

Permanent Workers

Those with an individual income of less than \$25,000 were least likely to rent (100%, with all other brackets having lower than 79%).

	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K
Very likely / Somewhat Likely	0%	32%	22%	19%
Somewhat unlikely / not at all likely	100%	68%	78%	81%
Total	100%	100%	100%	100%

S15a. Does knowing this change your likelihood to rent your property to Seasonal Workers? Would you be? [Read options] S15b. And how about for Permanent Workers, would you be:[Read options]

Key Findings

Future Housing Plans

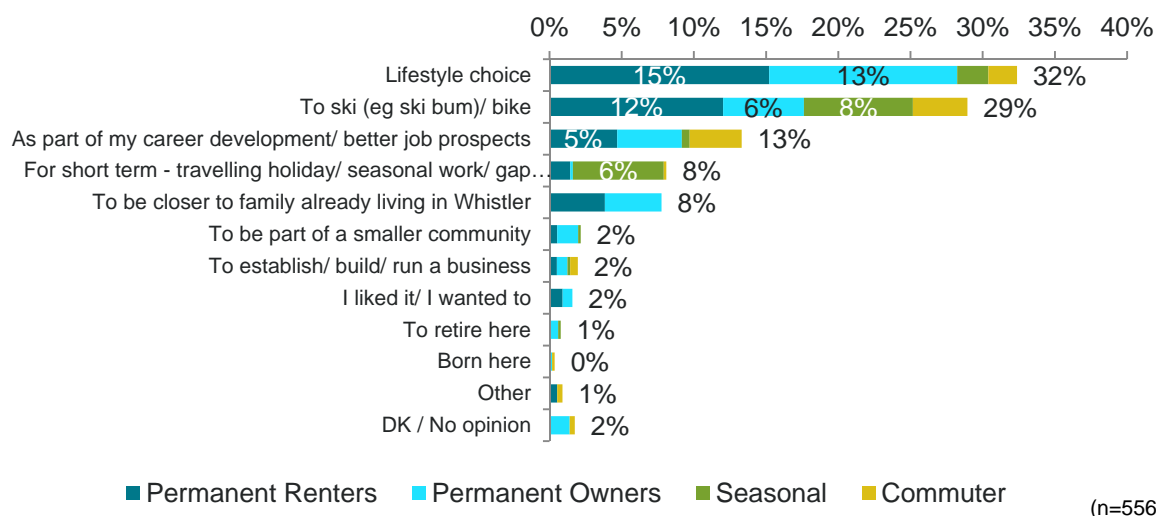


Future Housing Plans



The top three reasons why workforce community members live or work in Whistler are lifestyle choice (32%), skiing or biking (29%), or as part of their career development or better job prospects (13%).

Reasons to Live/Work in Whistler (workforce)



For permanent residents (owners and renters) the most common response was lifestyle choice (39%), while for seasonal residents it was most commonly to ski or bike (44%). Commuters were most likely to indicate skiing/biking (34%) or for career development.

People under 35 were most likely to indicate for skiing (35%), while people 35 to 54 were most likely to indicate lifestyle choice (48%).

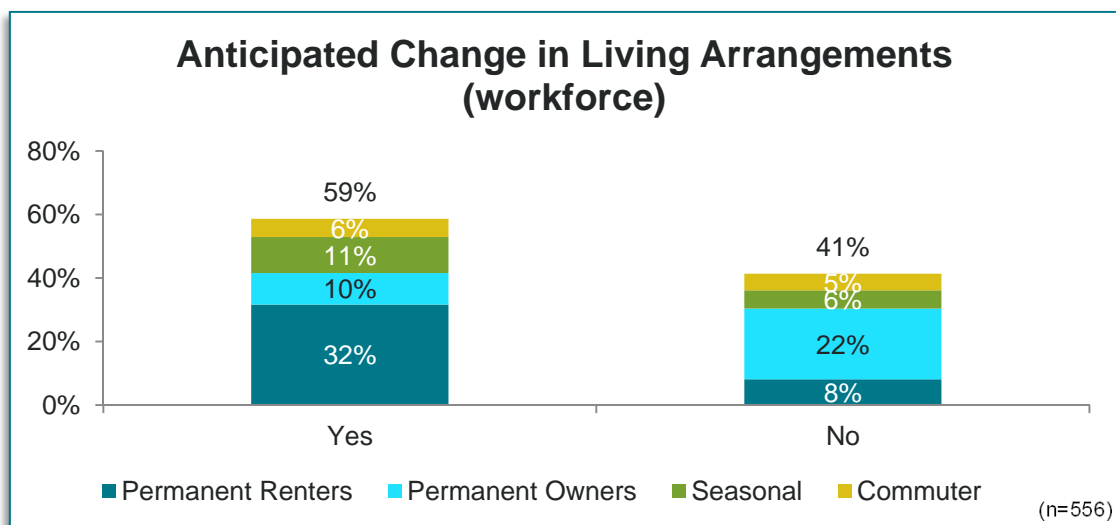
	Permanent Residents	Seasonal	Commuter	35 and under	35-54	55+
Lifestyle choice	39%	13%	18%	36%	18%	23%
To ski (eg ski bum)/ bike	24%	44%	34%	11%	17%	18%
As part of my career development/ better job prospects	13%	3%	33%	14%	1%	2%
Others combined	22%	40%	11%	30%	13%	25%
DK	2%	0%	3%	0%	4%	2%
Total	100%	100%	100%	90%	52%	70%



Future Housing Plans



The majority of workforce members living or working in Whistler anticipate changing their living arrangements (59%).



70% of people earning less than \$25,000 anticipate a change in living arrangements, with other income groups being 58% or less.

Similarly, 70% people in the youngest age group (35 or younger) anticipate a change compared to 46% or lower in other age groups.

	35 and under	35-54	55+	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K
Yes	70%	46%	38%	71%	58%	54%	49%
No	30%	54%	62%	29%	42%	46%	51%
Total	100%	100%	100%	100%	100%	100%	100%

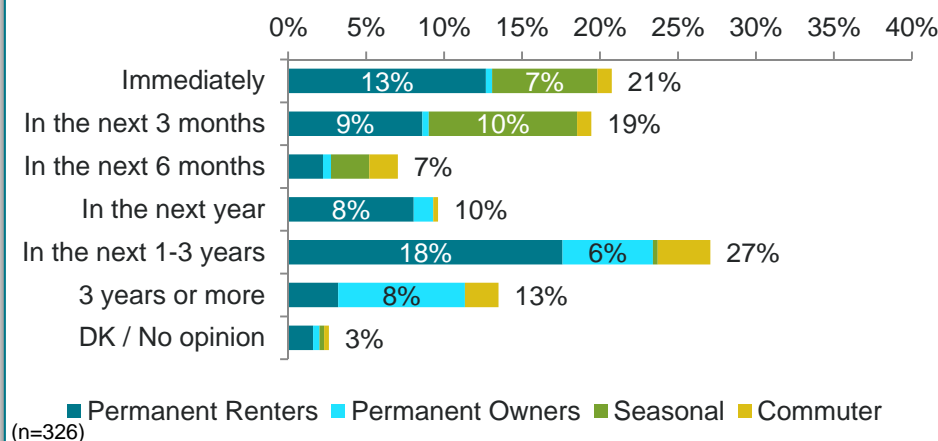


Future Housing Plans



Of workforce members that anticipate a change in living arrangements, most commonly people anticipate a change within the next 1 to 3 years (27%), immediately (21%), or in the next 3 months (19%). Collectively, 40% anticipate a change within the next three months.

**Timeframe for Anticipated Change
(workforce)**



A combined 84% of seasonal residents anticipate a change in living arrangements either immediately or within the next 3 months.

48% of home owners only anticipate a change beyond the next three years.

People with a personal income of \$85,000 or more are most likely to anticipate a change in the next 1 to 3 years (47%).

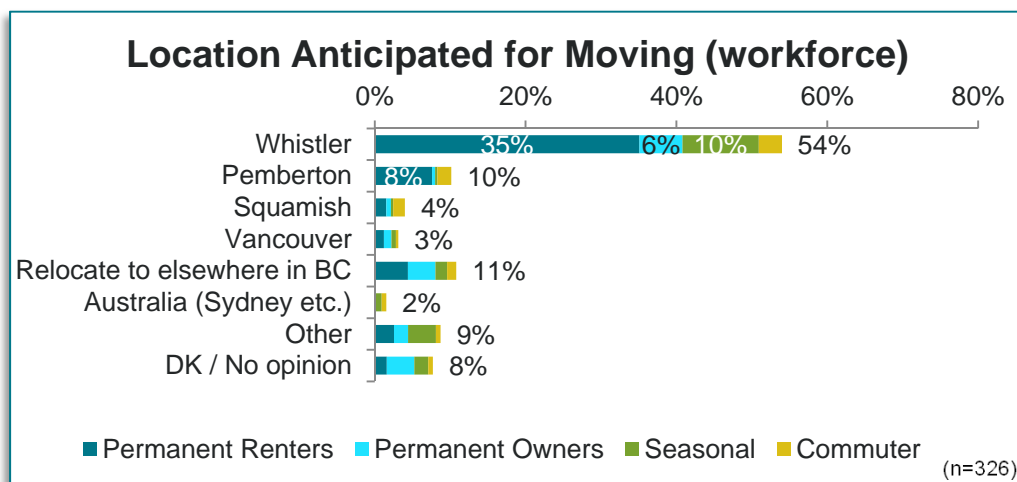
	Permanent (rent)	Permanent (own)	Seasonal	Commuter	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K
Immediately	23%	2%	35%	9%	31%	17%	20%	9%
In the next 3 months	16%	2%	49%	9%	32%	11%	6%	7%
In the next 6 months	4%	3%	13%	19%	8%	8%	8%	1%
In the next year	15%	7%	0%	3%	12%	9%	14%	4%
In the next 1-3 years	33%	34%	2%	34%	9%	44%	19%	47%
3 years or more	6%	48%	0%	22%	5%	10%	24%	31%
DK / No opinion	3%	2%	2%	3%	3%	1%	9%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%



Future Housing Plans



Those people that anticipate a change in living arrangements are most commonly interested in remaining in Whistler (54%), followed elsewhere in British Colombia (11%) and Pemberton (10%).



Those most likely to relocate somewhere else in British Columbia are in the 55 years or older age group (35%).

Those with a personal income of \$25,000 to \$54,000 are most likely to indicate they would relocate to Pemberton.

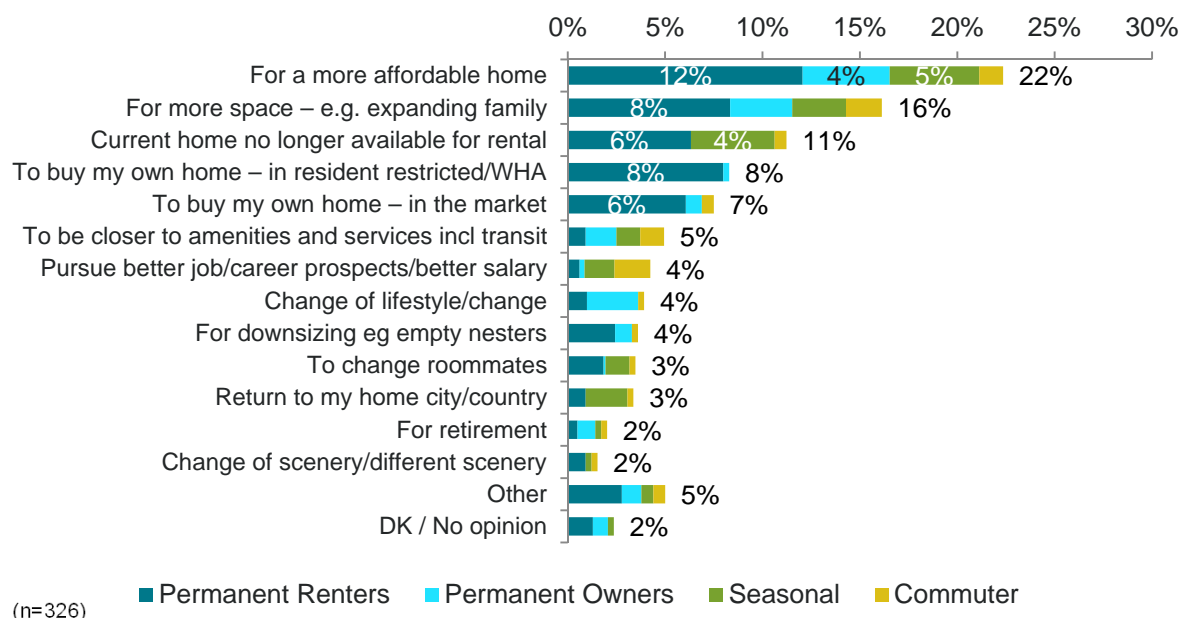
	35 and under	35-54	55+	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K
Whistler	54%	57%	42%	58%	54%	52%	59%
Pemberton	12%	9%	1%	4%	20%	14%	3%
Squamish	4%	1%	5%	3%	5%	8%	3%
Vancouver	3%	2%	3%	4%	0%	4%	5%
Relocate elsewhere in BC	10%	7%	31%	9%	11%	8%	10%
Australia (Sydney etc.)	2%	0%	0%	2%	3%	0%	0%
Other	7%	10%	12%	10%	5%	10%	10%
DK / No opinion	7%	13%	6%	11%	3%	3%	10%
Total	100%	100%	100%	100%	100%	100%	100%



Future Housing Plans



Reasons for Seeking a Different Home (workforce)



The top three reasons for seeking a different home include for affordability (22%), to buy a home - either WHA or market (19%) and for more space (16%). Taken together, “to buy my own home – in resident restricted/WHA” and “to buy my own home – in the market” demonstrate a combined 19%. That is, nearly 20% list buying some kind of property as the primary reason for seeking a different home.

While there is no discernable difference between types of resident (i.e. permanent, seasonal, and commute, etc.) and their number one reason for seeking a different home, seasonal residents indicated their current home was no longer rentable (22%) to almost the same proportion as the number one choice (24%), whereas others did not have any other options clustered within 10% of affordability.

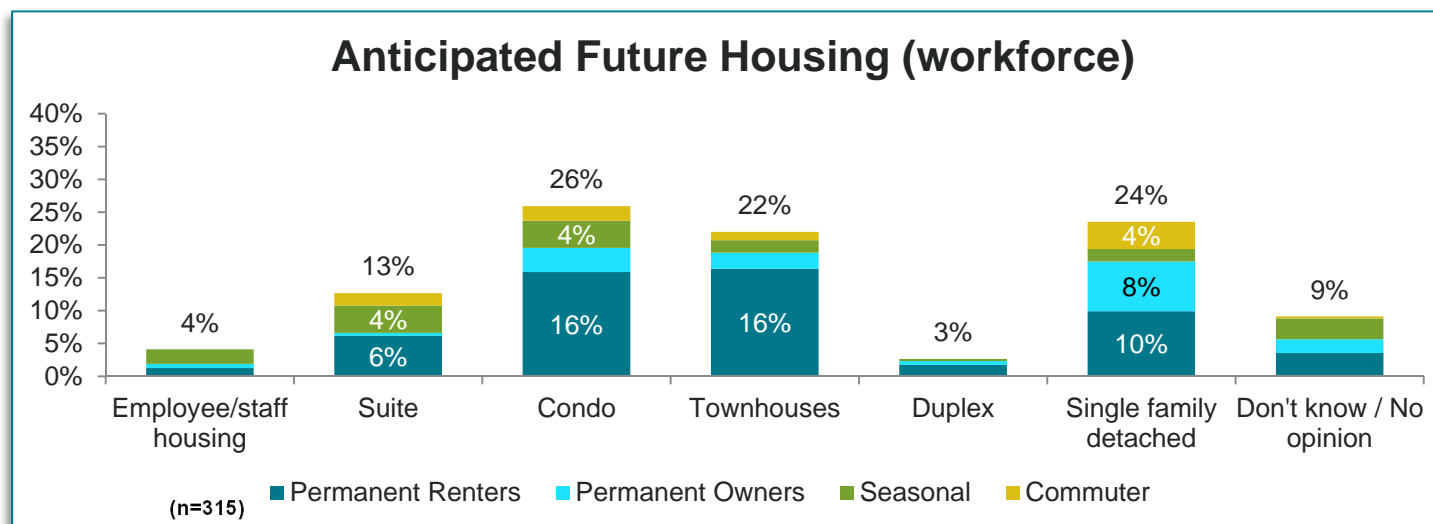
Top Three	Permanent (Rent)	Permanent (Own)	Seasonal	Commuter
For a more affordable home	22%	26%	24%	13%
For more space – e.g. expanding family	15%	19%	14%	19%
Current home no longer available for rental	12%	0%	22%	6%
All others	50%	55%	40%	63%
Total	100%	100%	100%	100%



Future Housing Plans



Three kinds of housing draw similarly high proportions of anticipated future need, including condos (26%), single family detached (24%), and townhouses (22%). The most common type sought by permanent renters are condos or townhouses (16% each), while for permanent owners it is single family detached (8%).



While the lowest household income groups most commonly cited a need for suites (25%), the \$55,000 to \$94,000 group most commonly cited townhouses (50%), and those earning \$95,000 or greater most commonly cited single family detached.

	Under \$55K	\$55K-\$94K	\$95K +
Employee/staff housing	3%	5%	1%
Suite	25%	0%	2%
Condo	16%	20%	14%
Townhouses	29%	50%	18%
Duplex	0%	2%	5%
Single family detached	27%	23%	57%
Don't know / No opinion	0%	0%	3%
Total	100%	100%	100%



Future Housing Plans



Future anticipated housing types (columns) are compared to existing housing type in the cross-tabulations presented below. Current home owners are divided primarily amongst people that are looking to downsize from single family detached to Condos (17%) or who wish to move from one single family detached house to another. Renters are primarily looking to upgrade from suites to condos (13%) or from one condo to another (12%). Seasonal residents are mostly interested from moving from one suite to another (15%).

Permanent (own) (n=55)	Employee/ Staff	Suite	Condo	Townhouse	Duplex	Single Family	Don't know
Condo	0%	0%	2%	4%	1%	5%	0%
Townhouse	2%	1%	2%	6%	2%	19%	2%
Duplex	0%	0%	0%	1%	0%	7%	10%
Single Family Detached	1%	2%	17%	3%	1%	13%	1%

Permanent (rent) (n=173)	Employee/ Staff	Suite	Condo	Townhouse	Duplex	Single Family	DK
Staff Housing	1%	3%	1%	2%	0%	2%	2%
Suite within a house	2%	3%	13%	11%	2%	6%	0%
Condo	0%	4%	12%	7%	1%	1%	1%
Townhouse	0%	1%	2%	8%	1%	4%	3%
Duplex	0%	0%	0%	1%	0%	1%	0%
Single family detached	0%	1%	2%	1%	0%	5%	1%

Seasonal (n=55)	Employee/ Staff	Suite	Condo	Townhouse	Duplex	Single Family	DK
Staff Housing	5%	2%	5%	2%	0%	2%	7%
Suite within a house	5%	15%	4%	2%	0%	2%	2%
Condo	2%	2%	5%	4%	0%	0%	2%
Townhouse	0%	4%	5%	4%	2%	2%	4%
Duplex	0%	2%	0%	0%	0%	2%	2%
Single family detached	0%	0%	2%	0%	0%	4%	2%

Part 2

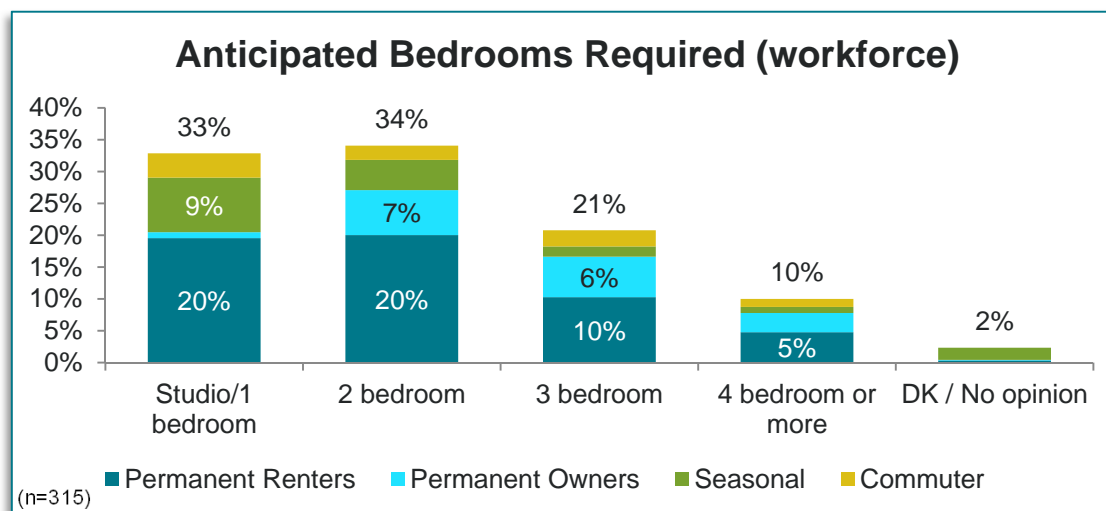
25. What is your future expected housing type? [Those that anticipate changing their home arrangements but not returning to their home city /country]



Future Housing Plans



Most commonly, people are in search of 2 bedroom (34%), studio/1 bedroom (33%), or 3 bedroom (21%) residences to move to.



Significantly higher proportions of seasonal and commuter renters (47% and 55%, respectively) are in search of studio/1 bedroom locations than permanent renters (36%).

Households earning greater than \$95,000 are most likely to require 3 bedrooms, while those earning between \$55,000 and \$94,000 are most likely to require 2 bedrooms, and those earning below \$55,000 require studio/1 bedroom spaces.

	Permanent (rent)	Permanent (own)	Seasonal	Commuter	Under \$55K	\$55K-\$94K	\$95K +
Studio/1 bedroom	36%	5%	48%	39%	53%	5%	8%
2 bedroom	36%	40%	27%	23%	31%	46%	28%
3 bedroom	19%	36%	9%	26%	6%	41%	36%
4 bedroom or more	9%	17%	5%	13%	8%	8%	27%
DK / No opinion	1%	1%	11%	0%	2%	0%	1%
Total	100%	100%	100%	100%	100%	100%	100%

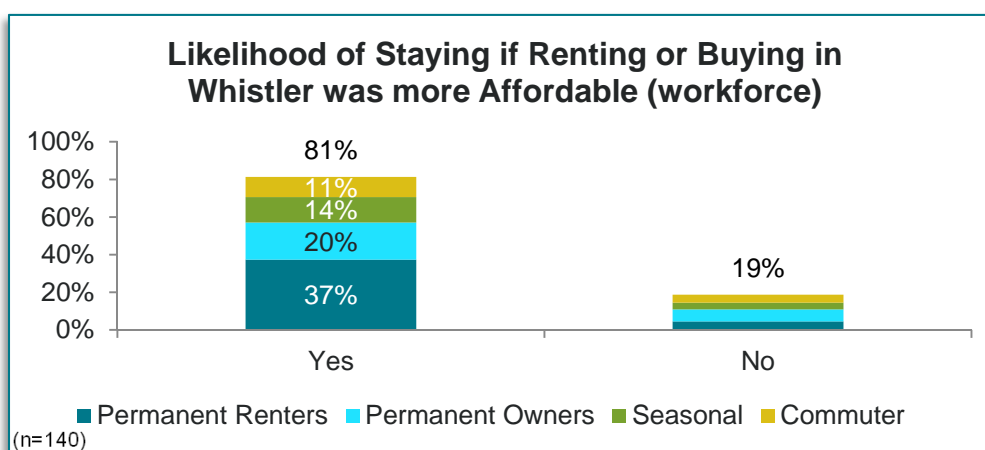
26. How many bedrooms do you require? [Those that anticipate changing their home arrangements but not returning to their home city /country]



Future Housing Plans



Over 80% of people who anticipate moving to another city other than Whistler indicated they would stay if they could afford to rent or buy in Whistler.



Commuters who rent are most likely to stay if renting or buying is more affordable in Whistler (91%), while permanent owners are least likely (76%).

53% of people aged 55 and over said “no”, compared to 40% of people aged 35 to 54, and only 9% of people below aged 35.

	Permanent (rent)	Permanent (own)	Seasonal	Commuter (rent)	Commuter (own)	35 and under	35-54	55+
Yes	89%	76%	79%	92%	44%	91%	68%	46%
No	11%	24%	21%	8%	56%	9%	32%	54%
Total	100%	100%	100%	100%	100%	100%	100%	100%

27. Would your decision to find alternative housing elsewhere change if you were able to afford to buy or rent in Whistler?

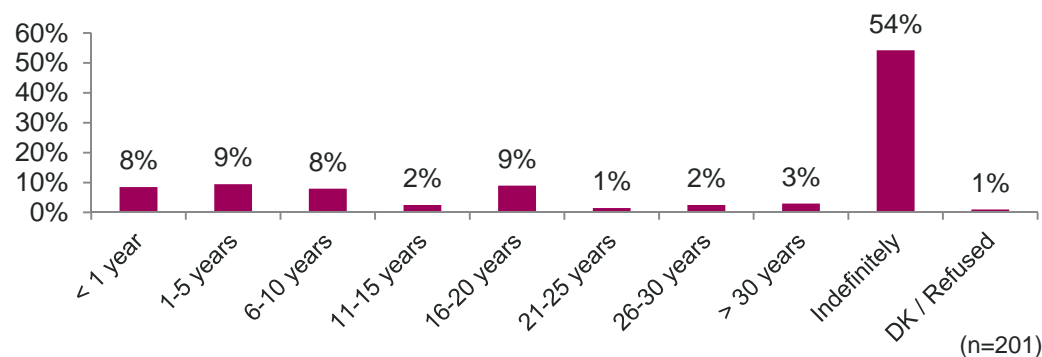


Future Housing Plans



The majority of non-workforce property owners anticipate keeping their property indefinitely (54%). Only 8% of people anticipate changing their property within the next year.

**Anticipation for Keeping Property in Whistler
(non-workforce)**



Those with a household income of greater than \$95,000 were more likely than those with an income between \$55,000 and \$94,000 to indicate they would stay indefinitely (at 62% to 50%, respectively).

	Household under \$55K	Household \$55K-\$94K	Household \$95K or +
< 1 year	8%	7%	10%
1-5 years	33%	21%	3%
6-10 years	8%	7%	7%
11-15 years	8%	0%	1%
16-20 years	8%	0%	7%
21-25 years	0%	0%	1%
26-30 years	17%	0%	4%
> 30 years	0%	7%	1%
Indefinitely	8%	50%	62%
DK / Refused	0%	7%	1%
Total	0%	0%	0%

S25. How long do you anticipate to continue to own your Whistler property?



Future Housing Plans



For each type of property-types among non-working property owners, the length of occupancy of the property was compared with the anticipated future length of time people expect to remain in their property. The tables are presented below and on the following page.

Findings indicate that most consistency, regardless of the property type or how long people have lived there, people anticipate remaining at their current residence for at least 30 years or indefinitely.

Condo owners are more likely than other owner types to have owned for less time and to have plans to keep their property for less time.

Condo (n=65)	Less than 1 year	1-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	Over 30 years/ Indefinite
Less than 1 year	2%	0%	0%	0%	0%	0%	0%	5%
1-5 years	3%	3%	0%	0%	2%	0%	0%	5%
6-10 years	5%	3%	3%	0%	0%	0%	0%	3%
11-15 years	0%	2%	5%	0%	2%	0%	0%	6%
16-20 years	0%	3%	3%	2%	0%	0%	0%	8%
21-25 years	0%	5%	0%	0%	3%	0%	2%	6%
26-30 years	0%	0%	0%	0%	3%	0%	0%	3%
Over 30 years	2%	2%	3%	3%	0%	0%	0%	8%

Townhouse (n=47)	Less than 1 year	1-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	Over 30 years/ Indefinite
Less than 1 year	0%	0%	0%	0%	0%	0%	0%	2%
1-5 years	0%	0%	2%	2%	2%	2%	0%	6%
6-10 years	4%	0%	0%	0%	0%	0%	0%	13%
11-15 years	0%	0%	0%	0%	2%	0%	0%	2%
16-20 years	0%	4%	0%	2%	2%	0%	0%	21%
21-25 years	2%	0%	2%	0%	2%	0%	2%	13%
26-30 years	0%	0%	0%	0%	0%	0%	0%	11%
Over 30 years	0%	0%	0%	0%	0%	0%	0%	0%

Part 1

S25. How long do you anticipate to continue to own your Whistler property? S22. How long have you owned this property in Whistler?



Future Housing Plans



Duplex (n=14)	Less than 1 year	1-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	Over 30 years/ Indefinite
Less than 1 year	0%	0%	0%	0%	0%	0%	0%	0%
1-5 years	0%	0%	0%	0%	0%	0%	0%	7%
6-10 years	0%	0%	7%	0%	0%	0%	0%	7%
11-15 years	0%	0%	0%	0%	0%	7%	0%	7%
16-20 years	7%	0%	0%	0%	14%	0%	0%	0%
21-25 years	0%	0%	7%	0%	0%	0%	0%	0%
26-30 years	0%	0%	0%	0%	0%	0%	0%	14%
Over 30 years	0%	0%	0%	0%	0%	0%	0%	21%

Single Family Detached (n=73)	Less than 1 year	1-5 years	6-10 years	11-15 years	16-20 years	21-25 years	26-30 years	Over 30 years/ Indefinite
Less than 1 year	0%	0%	1%	0%	0%	0%	0%	0%
1-5 years	1%	0%	0%	0%	0%	0%	1%	8%
6-10 years	1%	0%	0%	0%	3%	0%	0%	10%
11-15 years	1%	0%	0%	0%	0%	0%	0%	3%
16-20 years	3%	0%	0%	0%	0%	0%	0%	4%
21-25 years	0%	3%	0%	0%	1%	1%	1%	4%
26-30 years	0%	3%	1%	1%	0%	0%	1%	11%
Over 30 years	1%	3%	1%	1%	1%	0%	0%	26%

Part 2

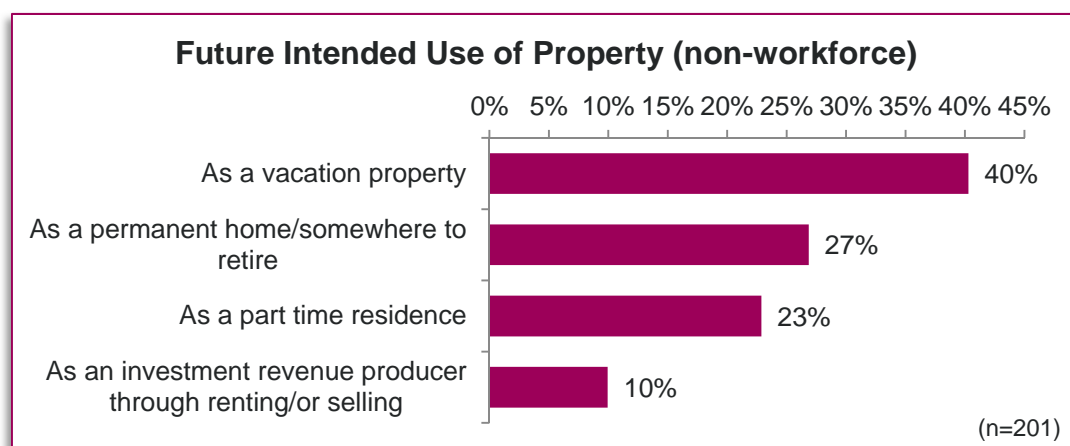
S25. How long do you anticipate to continue to own your Whistler property? S22. How long have you owned this property in Whistler?



Future Housing Plans



Most commonly, non-workforce owners anticipate using their property as a vacation property in the future (40%), followed by using it as a permanent home (27%).



People aged 55 or older are more likely than those between 35 and 54 to anticipate using their property as a permanent home or somewhere to retire (28% to 21%, respectively), whereas the inverse is the case concerning using it as a vacation property, with 45% of people between 35 and 54 years old indicating this compared to 19.5% of people aged 55 or older.

	Under 35	35-54	55+
Vacation property	33%	25%	43%
Permanent home/ retire	0%	21%	28%
Part time residence	33%	46%	20%
Investment revenue (renting/selling)	33%	8%	9%
Total	100%	100%	100%



Future Housing Plans



The figure below compares non-workforce property owners' current use of their property with their future expected use.

While 17% of people currently living in Whistler less than six months per year also expect to be part-time residents in the future (i.e. remain the same), an additional 10% of them expect to treat their properties as vacation homes, indicating a transition. In most other categories (i.e. currently live there year round, use it as a vacation home, or use it as an investment property), the majority of people believe they will remain in the same category.

In total, 72% of property owners anticipate using their properties in the same way as they currently are. A further 10% are people that live in Whistler less than six months per year who expect to transition their properties to vacation homes. A combined 6% of people that live in Whistler more than six months per year (2%), less than six months per year (2%), or who use their property as a vacation home (2%) expect to use their property as a permanent residence in the future.

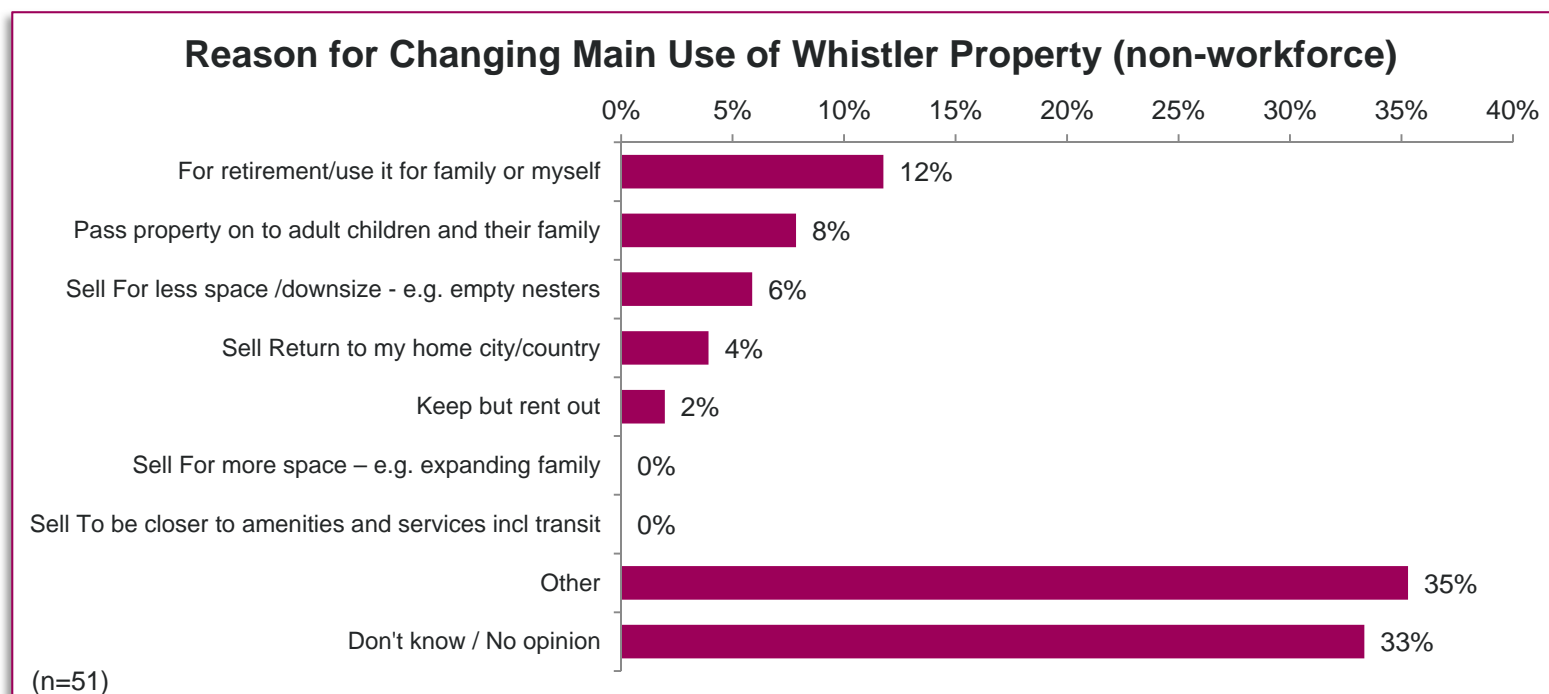
		Future Intended Property Use			
		Permanent Residence	Part-time Residence	Vacation Property	Investment Property
Current Property Use	Year Round	19%	1%	0%	0%
	> 6 months / year	2%	1%	0%	0%
	< 6 Months / year	2%	17%	10%	0%
	Vacation home only	2%	2%	27%	0%
	Investment property	0%	1%	3%	9%



Future Housing Plans



Non-workforce members that indicated a different future use for their property than their current use were asked a follow-up question about the reason for changing its use. This subgroup represented 25% (51 people) of the original survey sample. A large portion of this sample each had unique answers falling under “other” (35% of the 51 people). The finding indicates significant variety in individual circumstances that are not broadly generalizable to other people. In other words, reasons for changing property use are diverse.



S27. What is your reason for changing your main use for your Whistler property? [ask to those who intend to use their property in the future differently from how they currently utilize their property in Whistler]

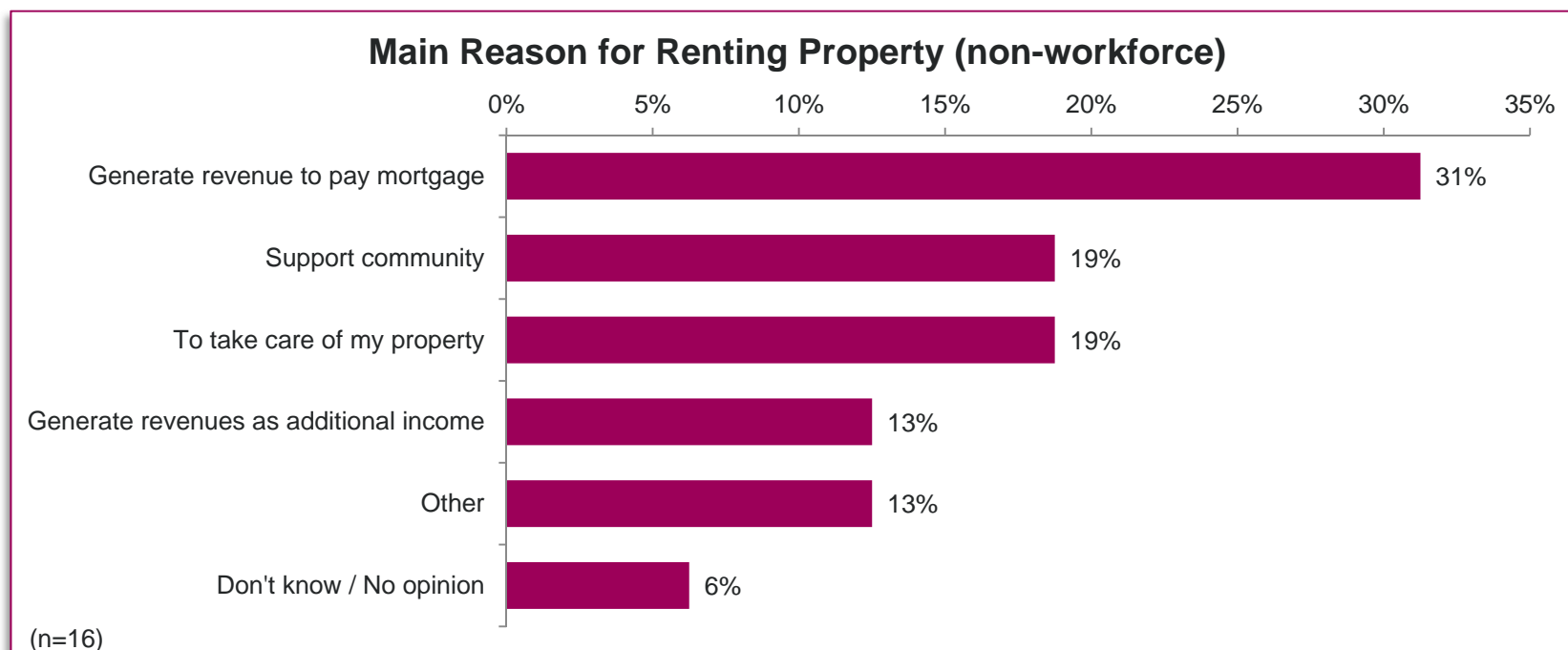


Future Housing Plans



Due to the fact that only 16 people fell within this category (or 8% of total non-workforce owners), there are no means of evaluating statistical significance. All distinctions must be understood as anecdotal.

Most commonly, non-workforce members that intend to rent their properties in the future would do so to generate revenue to pay for their mortgages (31%), followed by equal proportions (19% each) that would do so to support the community or to take care of their properties.



S28. What is your main reason for renting your property to people working in Whistler?

Key Findings

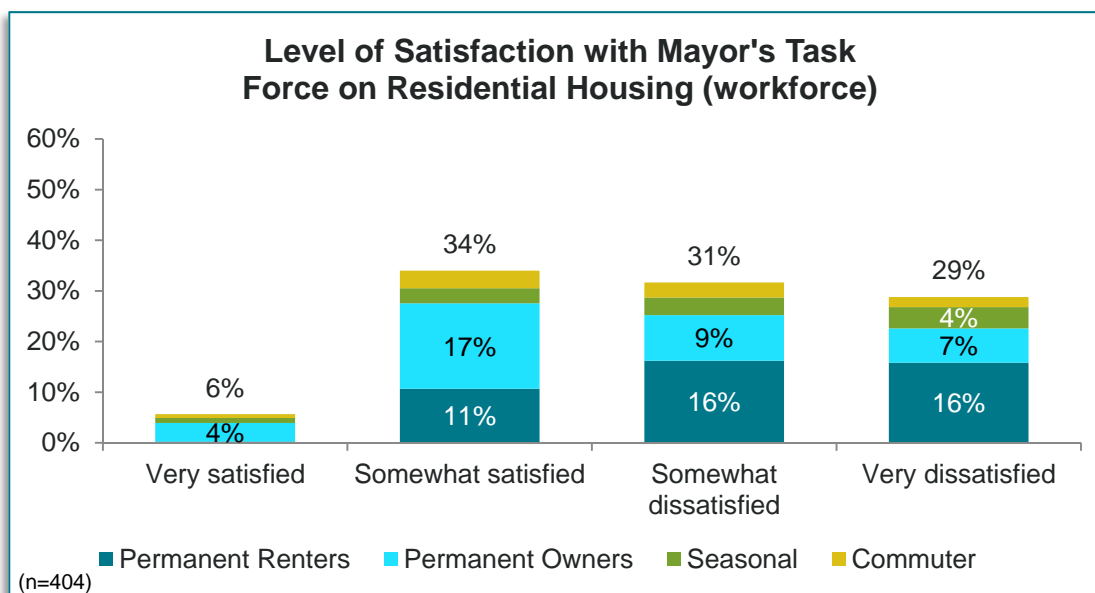
Perspectives on Initiatives



Perspectives on Initiatives



Overall, 60% of workforce members indicate some level of dissatisfaction with the *Mayor's Task Force on Residential Housing*, compared to 40% who expressed some level of satisfaction.



Permanent resident renters and seasonal renters are nearly identical in being most likely to be very dissatisfied (37% and 36%, respectively) compared to permanent resident owners and commuters. Permanent resident owners are most likely to be somewhat satisfied (47%) and very satisfied (10%), compared to other resident types.

People earning a personal income of less than \$25,000 are the most dissatisfied (40%).

Note: 22% of the 519 that were asked the question indicated "don't know/ not applicable." They are not shown in the above figure.

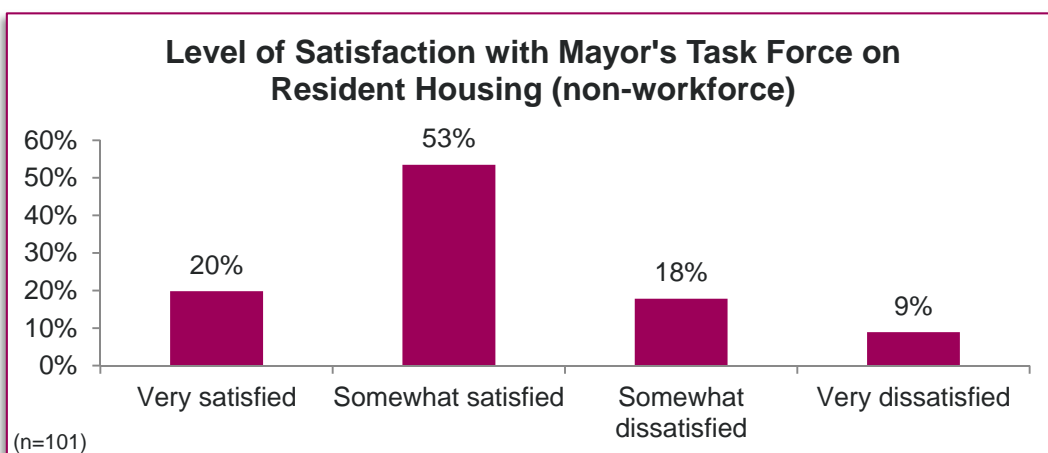
	Permanent (rent)	Permanent (own)	Seasonal	Commuter	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K
Very satisfied	1%	10%	9%	8%	3%	6%	3%	13%
Somewhat satisfied	25%	46%	26%	38%	25%	34%	38%	28%
Somewhat dissatisfied	38%	25%	30%	32%	32%	37%	31%	31%
Very dissatisfied	37%	19%	36%	22%	40%	23%	27%	28%
Total	100%	100%	100%	100%	100%	100%	100%	100%



Perspectives on Initiatives



Notably, 73% of non-workforce related property owners are somewhat or very satisfied with the *Mayor's Task Force on Resident Housing*.



Controlling for people that indicated don't know/not applicable, 93% of people with a personal income of between \$55,000 and \$84,000 are somewhat or very satisfied, compared to those making between \$25,000 and \$54,000 (69%) and those making more than \$85,000 (70%).

Note: 45% of the 185 that were initially asked this question indicated "don't know/not applicable." They are not shown in the above figure.

	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K
Very satisfied	0%	31%	20%	22%
Somewhat satisfied	100%	38%	73%	48%
Somewhat dissatisfied	0%	25%	7%	15%
Very dissatisfied	0%	6%	0%	15%
Total	100%	100%	100%	100%

S29. How satisfied are you with the initiatives coming from the Mayor's Taskforce on Resident Housing will contribute to alleviating the current housing shortage over time...would you say you are:

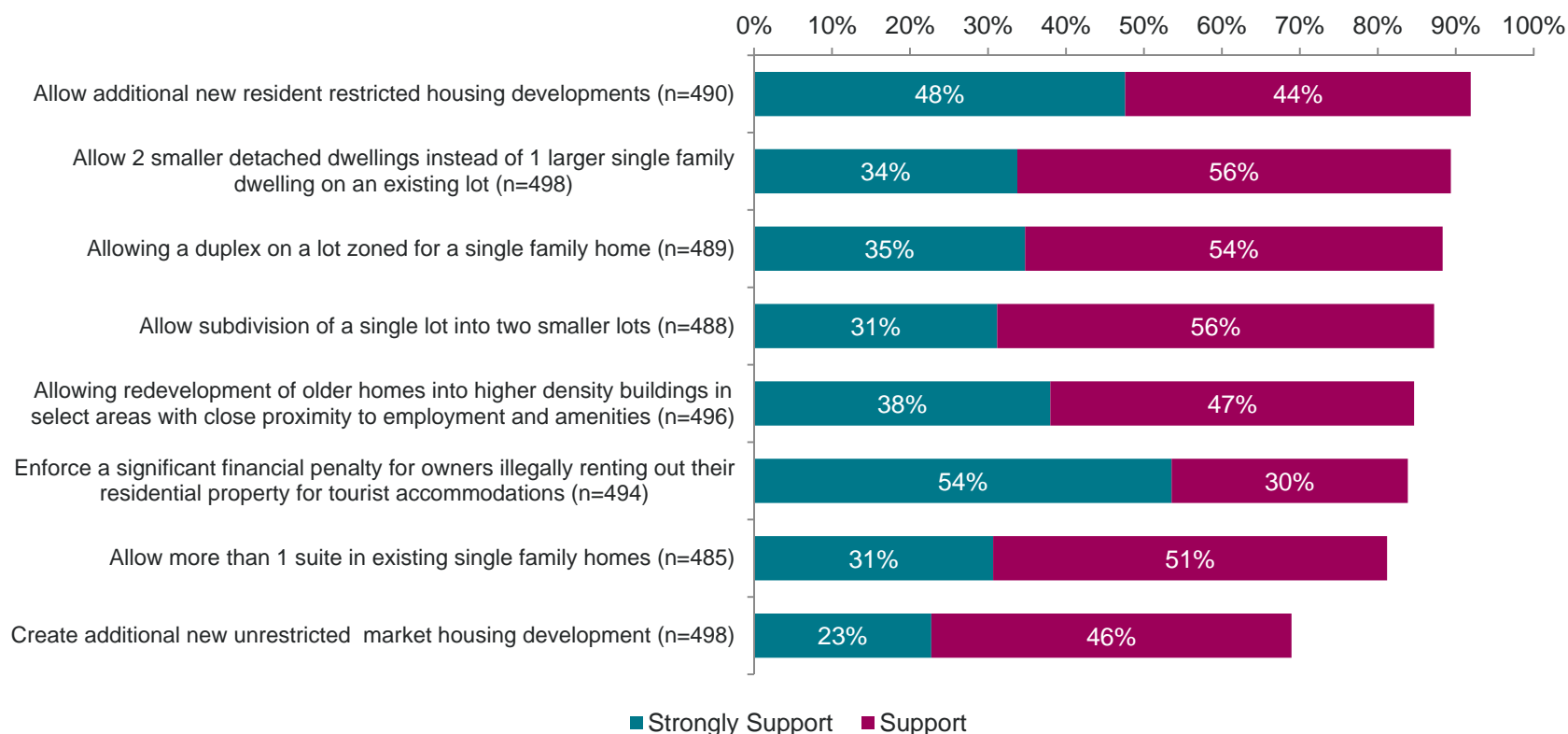


Perspectives on Initiatives



The top housing initiatives supported by workforce-based community members include allowing additional resident-restricted housing developments (92%), allowing 2 smaller detached dwellings instead of 1 larger dwelling (89%), and allowing a duplex on a lot zoned for a single family residence (88%).

Support for Housing Initiatives (workforce)



29. Please rate your support for each of the following initiatives aimed at improving the availability of affordable housing:?



Perspectives on Initiatives



The contents below provide a continuation of the materials discussed on the previous page, relative to some key demographic markers related to levels of support toward key initiatives.

Overall, those who most strongly support allowing additional new resident-restricted housing developments were commuter-owners (60%).

People who most strongly supported allowing 2 smaller detached dwellings instead of 1 larger dwelling are renting commuters (41%).

Those who most strongly supported allowing a duplex on a lot zoned for a single family home were permanent renters (40%).

Top three	Permanent (rent)	Permanent (own)	Seasonal	Commuter (rent)	Commuter (own)
Strongly support - new resident restricted housing developments	51%	51%	31%	33%	60%
Strongly support - Allowing 2 smaller detached instead of 1 larger	35%	36%	22%	41%	32%
Strongly support - Allowing a duplex on a lot zoned for a single family home	40%	33%	25%	30%	37%

29. Please rate your support for each of the following initiatives aimed at improving the availability of affordable housing:?

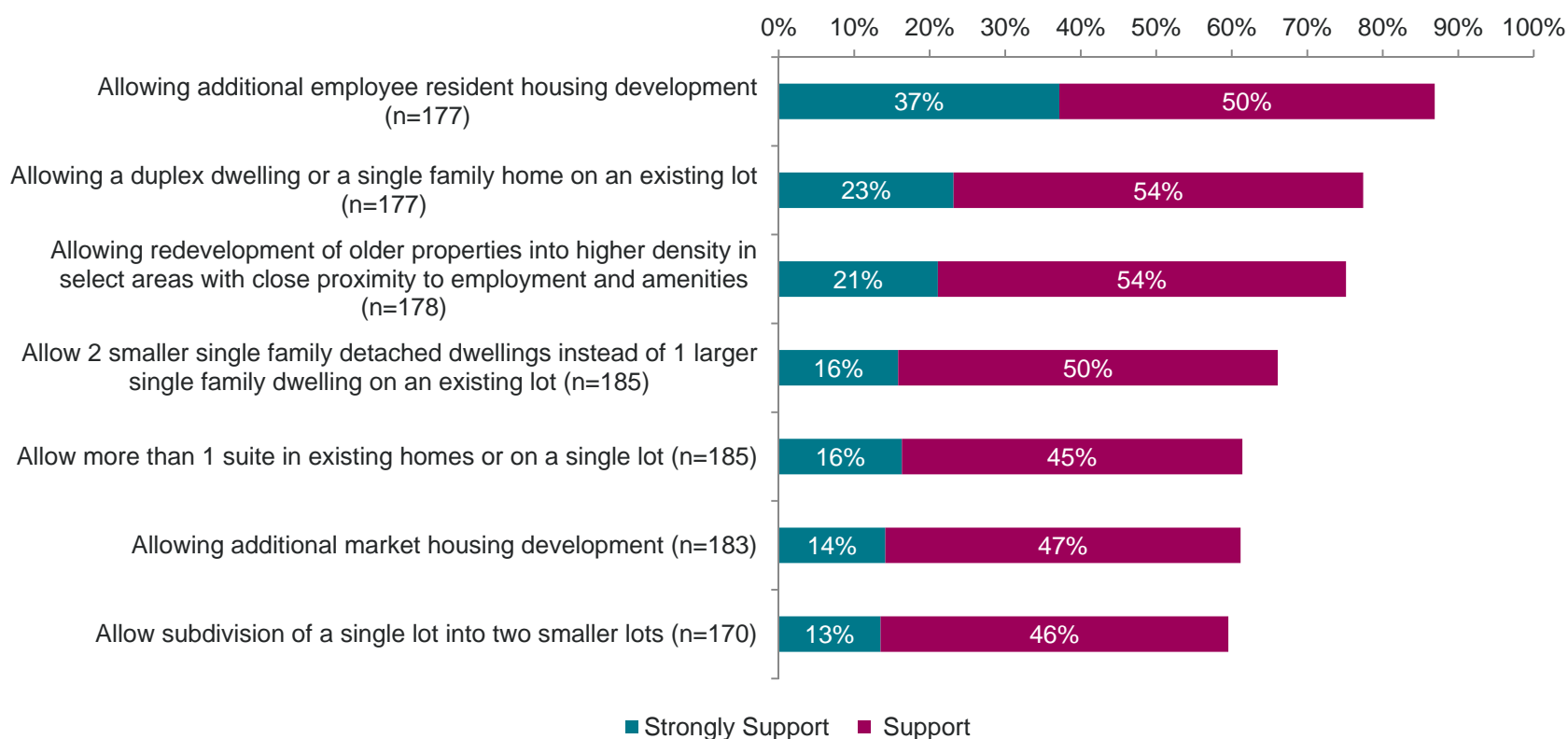


Perspectives on Initiatives



Overall, no housing initiative was viewed in a predominantly negative way by non-workforce property owners, with the lowest ranking initiative being supported by 60% of property owners (“Allow subdivision of a single lot into two smaller lots”).

Support for Various Housing Initiatives (non-workforce)



S30. Would your decision to sell, or change the use of your property, change if any of the following were considered in the future:



Perspectives on Initiatives



The contents below provide a continuation of the materials discussed on the previous page, relative to some key demographic markers associated with support or opposition to key initiatives. They are pertinent to non-workforce property owners.

For the least supported initiative (“Allow subdivision of a single lot into two smaller lots”), opposition is strongest among people aged 55 or older (43% oppose/strongly oppose).

Opposition to the highest rated initiative (“Allowing additional employee resident housing development”) is strongest among the highest individual income bracket (16%, compared to the next highest bracket which is 5%)

	Under 35	35-54	55+
Strongly support / support - Allow subdivision of a single lot into two smaller lots	67%	83%	57%
Oppose / strongly oppose - Allow subdivision of a single lot into two smaller lots	33%	17%	43%

	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K or +
Strongly support / support - Allowing additional employee resident housing development	83%	96%	95%	84%
Oppose / strongly oppose - Allowing additional employee resident housing development	17%	4%	5%	16%

S30. Would your decision to sell, or change the use of your property, change if any of the following were considered in the future:

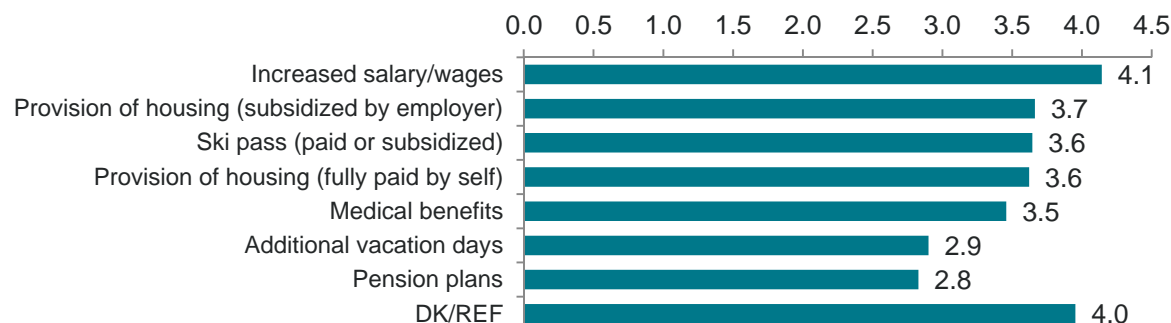


Perspectives on Initiatives



Based on rank, increased salary/wages is viewed as most important (4.1 out of 5) to workforce residents who anticipate moving but not returning home or whose decision to find alternative housing elsewhere would change if buying or renting were more affordable. Second most commonly was provision of housing (3.7 out of 5), followed by ski pass (paid or subsidized) (3.6 out of 5). It should be noted that two types of provisional housing actually had generally high ratings of importance (3.7 for subsidized and 3.6 for fully paid by staff), which indicates that housing is a multifaceted concern.

**Level of Importance for Different Employment Incentives
(workforce)**



Top Three	Permanent (rent)	Permanent (own)	Seasonal	Commuter	35 and under	35-54	55+
Increased salary/wages	51%	41%	36%	39%	47%	42%	33%
Provision of housing (fully paid by self)	13%	12%	25%	11%	16%	11%	15%
Provision of housing (subsidized by employer)	11%	8%	19%	11%	11%	9%	19%

Permanent resident renters are most likely to rank increased salary/wages first as a priority (51%), although for all resident types this is the top rated priority.

The lower the age, the more important salary/wages are.

The strongest support for provision of housing (subsidized by employer) is expressed by seasonal residents (20%), while the strongest support for ski passes is also from this group (25%).



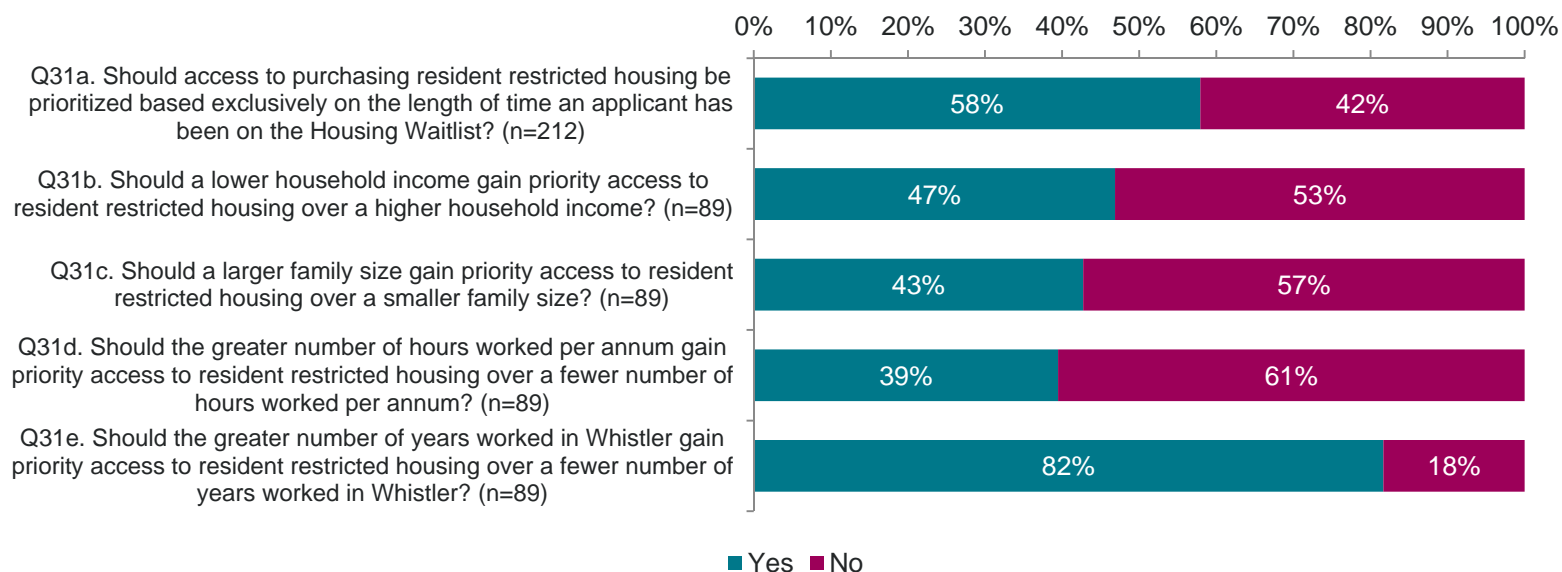
Perspectives on Initiatives



A series of housing priority questions were asked to workforce members. If people responded “no” to the first question, a series of follow-up questions were asked. The figures below provide insight into how each workforce group responded to the housing priority questions.

For **permanent resident renters**, of 212 people that answered the first question, 42% indicated “no” (89 people), which moved them to the subsequent questions. The majority of renters do not agree with most statements, with the exception that the greater number of years worked in whistler should gain priority over the fewer number of years worked in Whistler (82%).

Permanent Renter Levels of Agreement



31a-e. Questions provided in figure above.

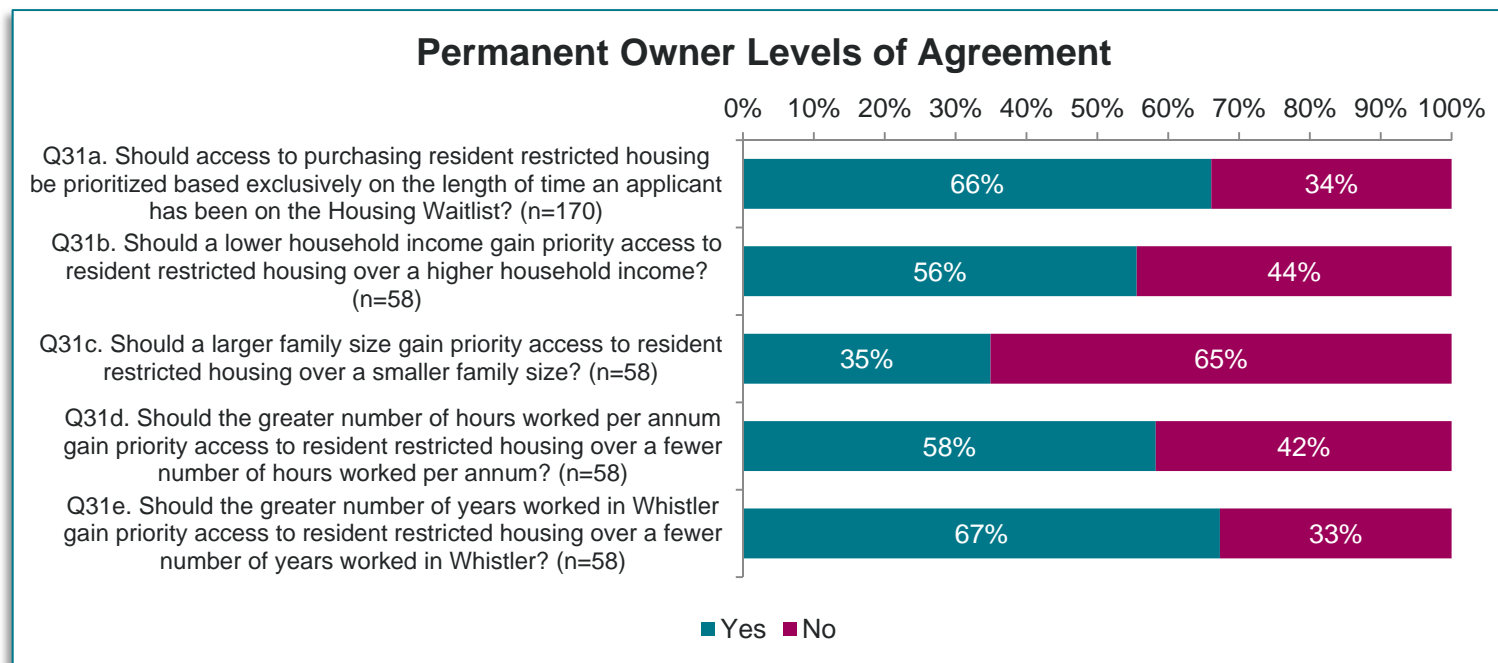


Perspectives on Initiatives



For **permanent resident owners**, of 170 people that answered the first question, 34% indicated “no” (i.e. 58 people), which moved them to the subsequent questions.

The majority of owners agree with statements B, C and E, with stronger opposition to statement C, concerning the size of the family being a determinant for prioritization, where 65% indicated “no”. Support was strongest for the number of years having worked in Whistler (67%).



31a-e. Questions provided in figure above.

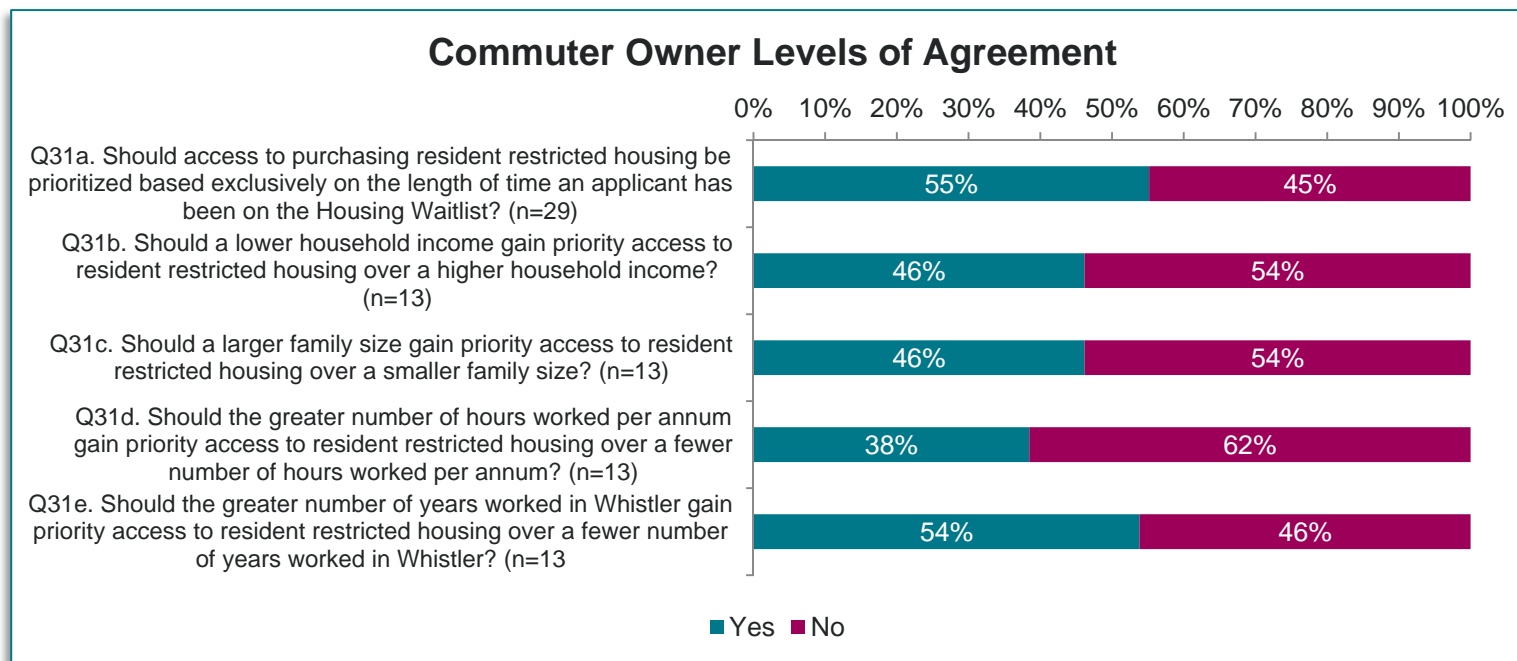


Perspectives on Initiatives



For **commuter owners**, of 29 people that answered the first question, 45% (i.e. 13 people) indicated “no”, which moved them to the subsequent questions. This approximates half, given the margin of error of +/- 10% for this size of sample.

Results indicate that commuter-property owners are generally divided on most statements, with the exception of statement D, where 62% disagree.



31a-e. Questions provided in figure above.



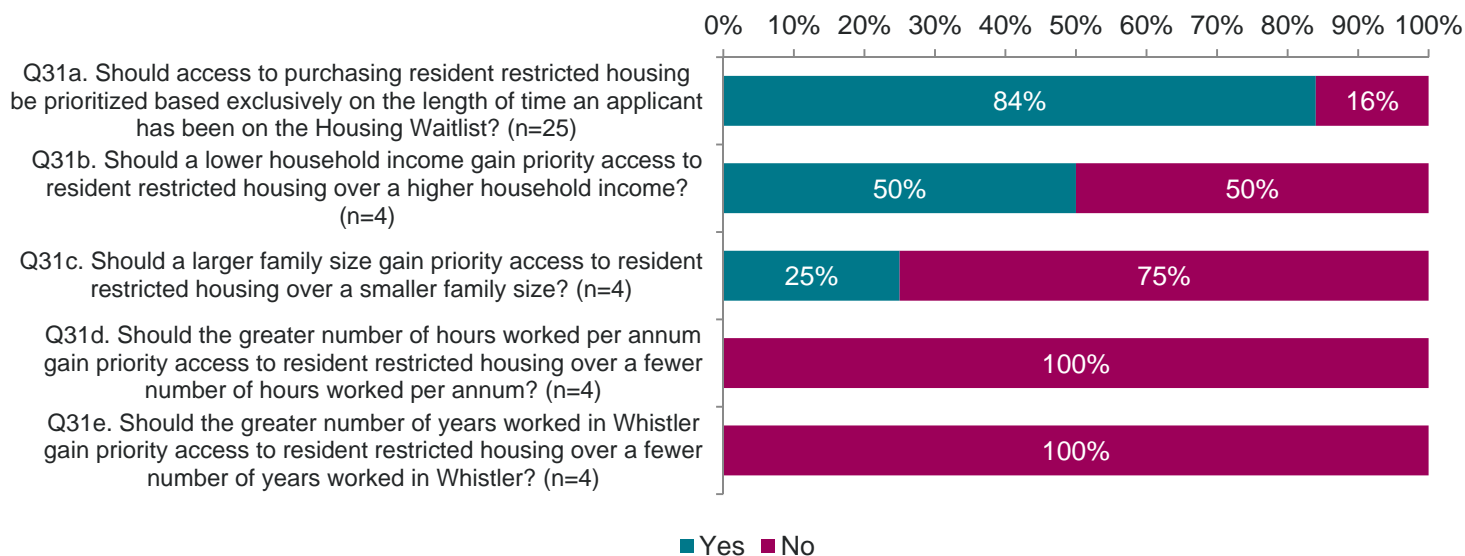
Perspectives on Initiatives



For **commuter renters**, of 25 people that answered the first question, only 16% indicated “no” (i.e. 4 people), which moved them to the subsequent questions. This pool of respondents is too small to assign any measures of significance; however, the results can be looked at anecdotally.

All respondents disagreed with statements D and E, and three quarters disagreed with Statement C.

Commuter Renter Levels of Agreement



31a-e. Questions provided in figure above.

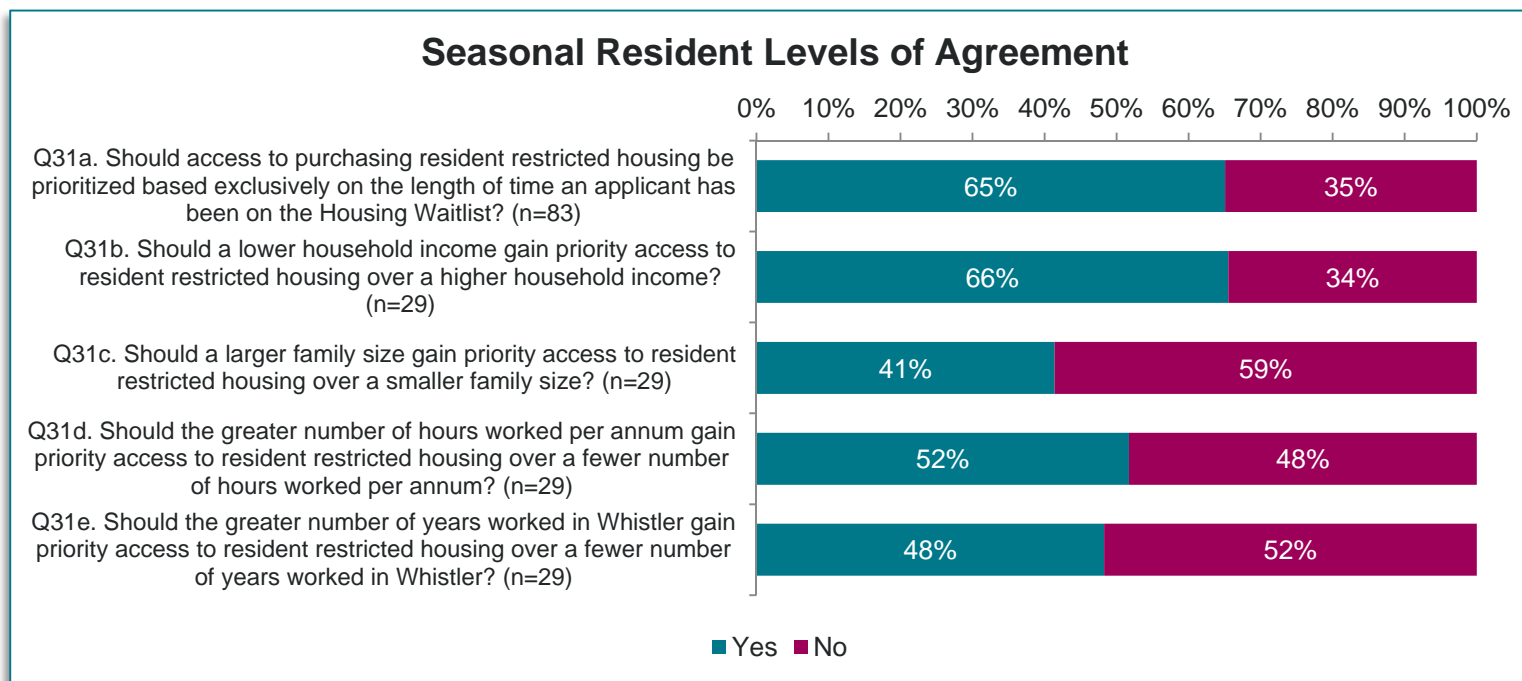


Perspectives on Initiatives



For **seasonal residents**, of 83 people that answered the first question, 35% indicated “no” (i.e. 29 people), which moved them to the subsequent questions.

The majority of owner agree with statement B (66%), that a lower household income should determine access. Meanwhile, statement E (concerning the number of years working in Whistler) has a nearly even level of support and opposition (48% to 52% respectively), indicating a possible area of stakeholder contention.



31a-e. Questions provided in figure above.



Perspectives on Initiatives



Length of time being on the Housing Waitlist is most commonly acknowledged as a priority by commuter-renters (84%), than any other stakeholder group. People with a personal income of below \$25,000 are also most likely to acknowledge this (74%) than any other income group.

Permanent resident renters are more likely than permanent resident owners to believe the number of years worked in Whistler should be a priority (82% to 67%, respectively). Seasonal workers are nearly evenly split on this priority with 48% in favour and 52% opposed.

The lowest personal income bracket (under \$25,000) is most likely to agree that household income should be a priority (70%).

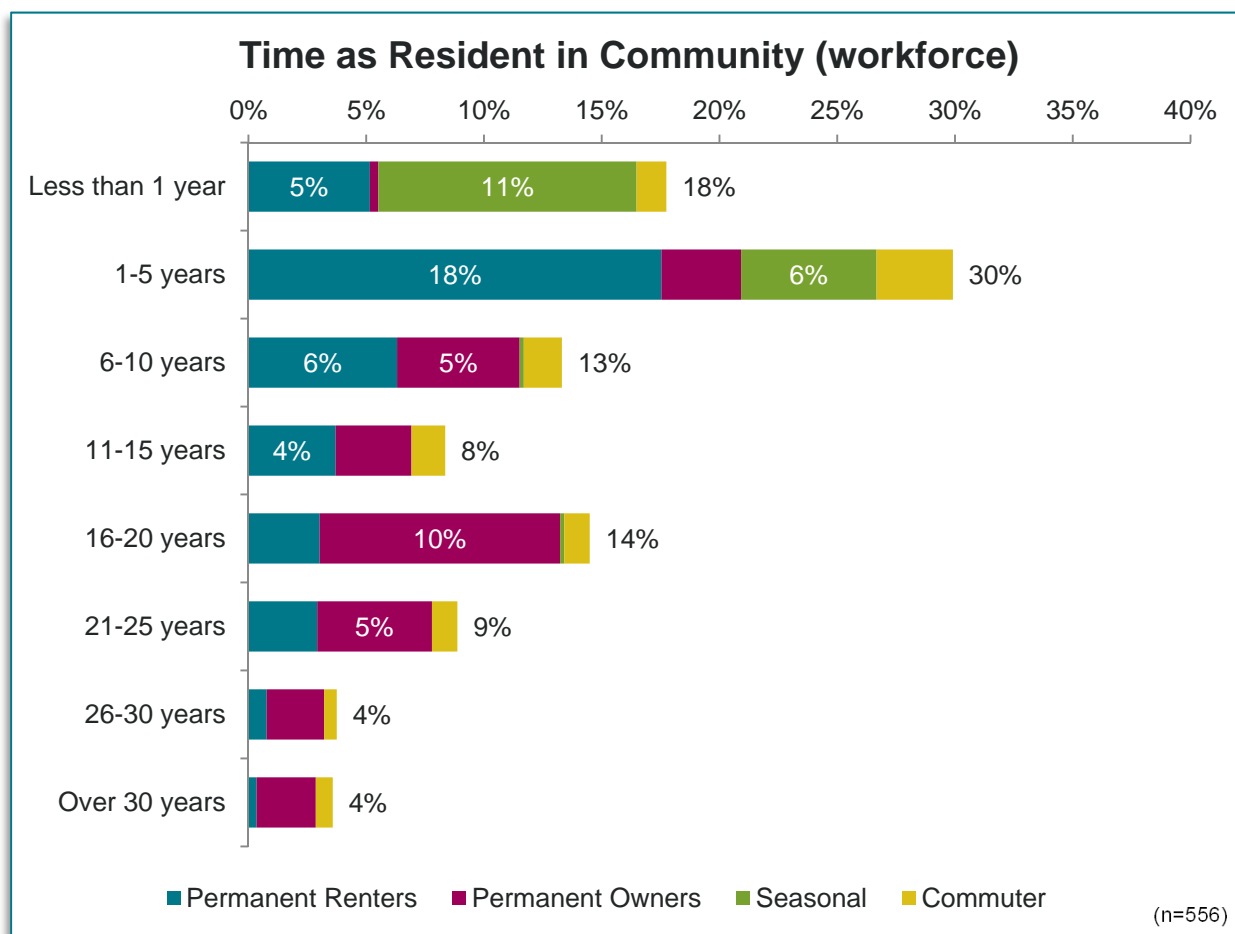
	Permanent (rent)	Permanent (own)	Seasonal	Commuter (rent)	Commuter (own)	Under \$25K	\$25K-\$54K	\$55K-\$84K	\$85K
Length of time? Yes	58%	66%	65%	84%	55%	74%	55%	62%	67%
Length of time? No	42%	34%	35%	16%	45%	26%	45%	38%	33%
Years worked? Yes	82%	67%	48%	0%	54%	25%	55%	19%	16%
Years worked? No	18%	33%	52%	100%	46%	14%	27%	4%	4%
Household income? Yes	47%	56%	66%	50%	46%	71%	44%	38%	50%
Household income? No	53%	44%	34%	50%	54%	29%	56%	62%	50%

31. a-e per the previous charts

Demographic Profile

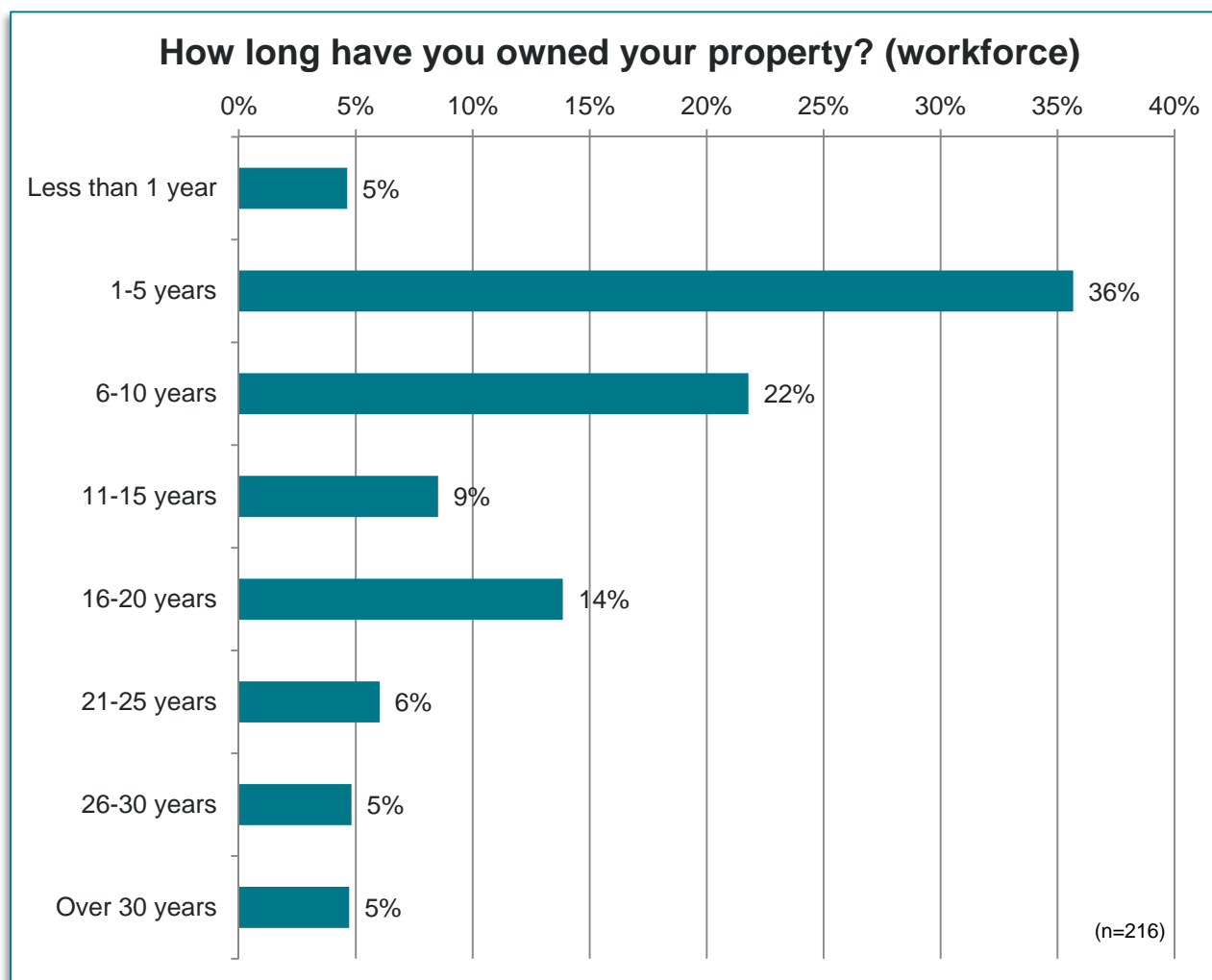


Demographics Profile



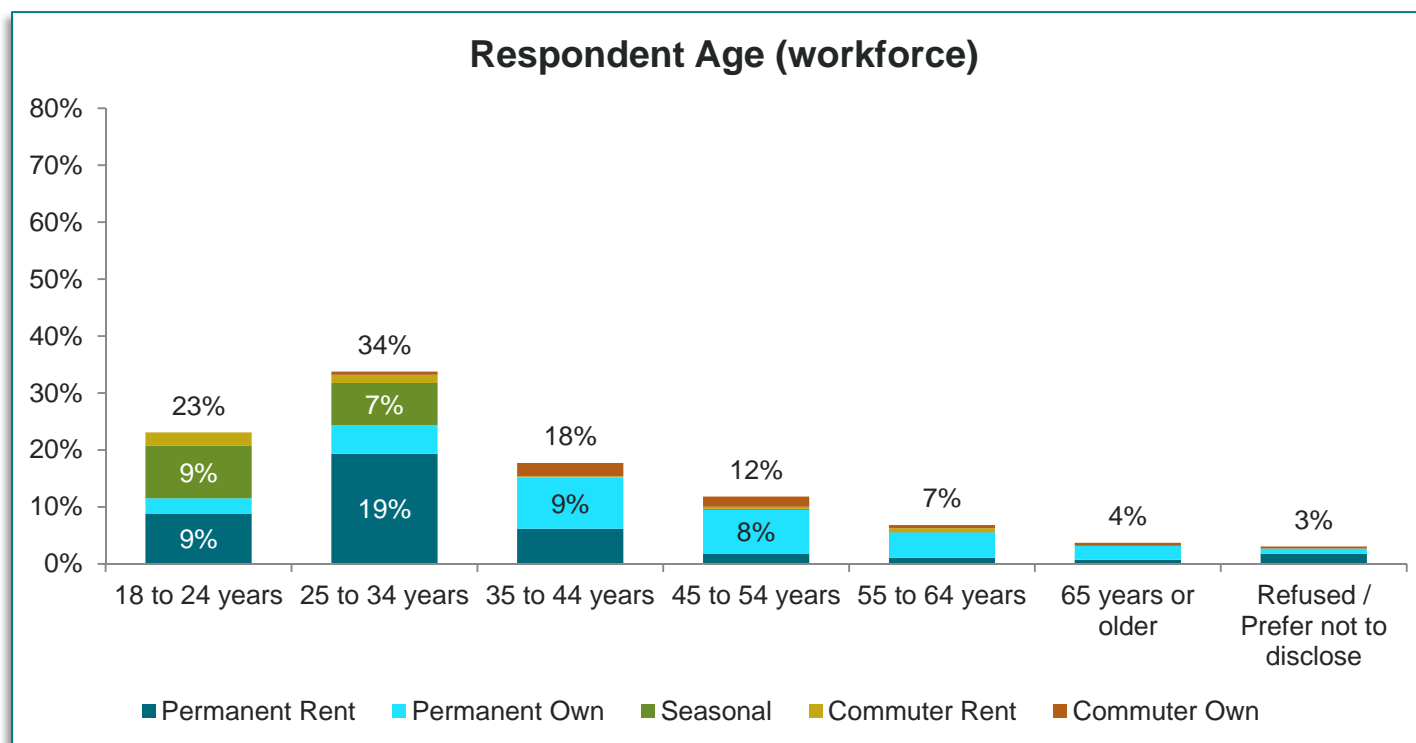


Demographic Profile





Demographic Profile



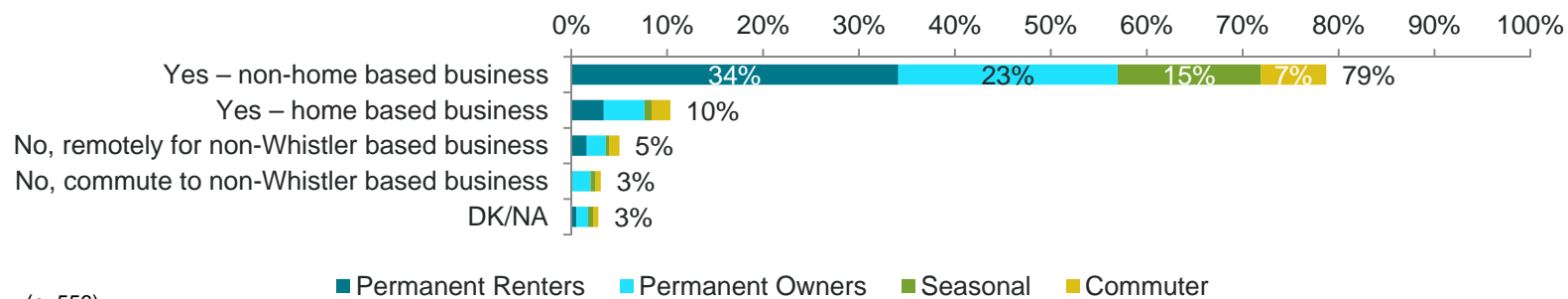
(n=556)



Demographic Profile

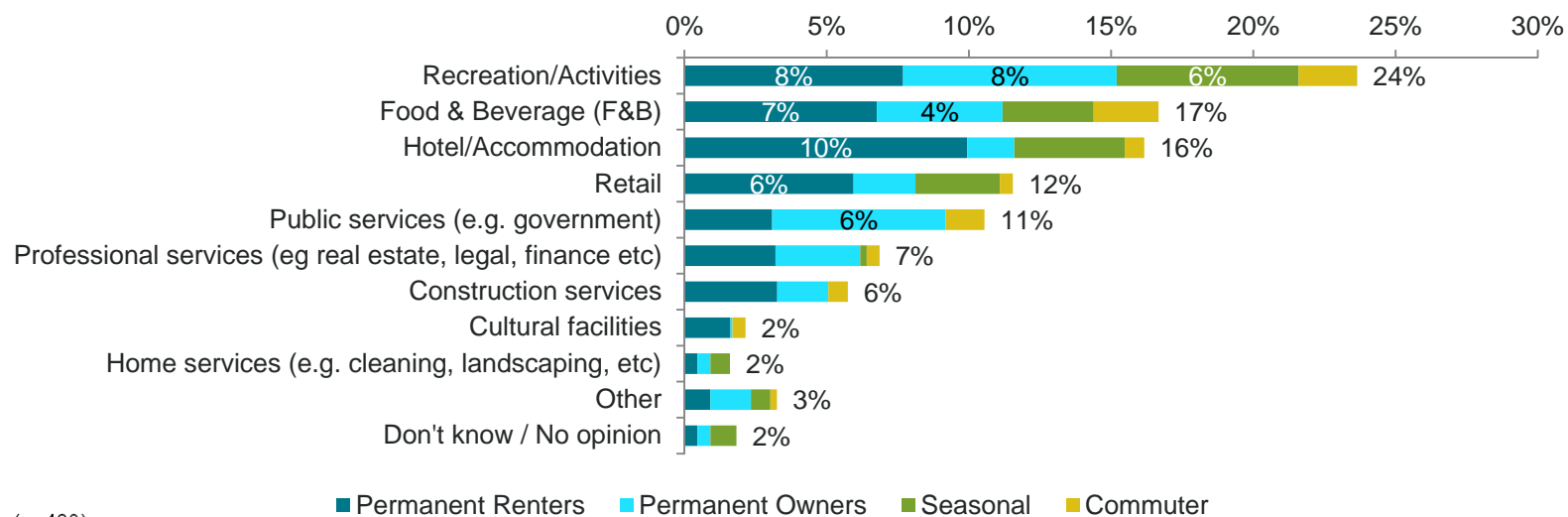


Place of Work (Workforce)



(n=556)

Sector of Employment (workforce)



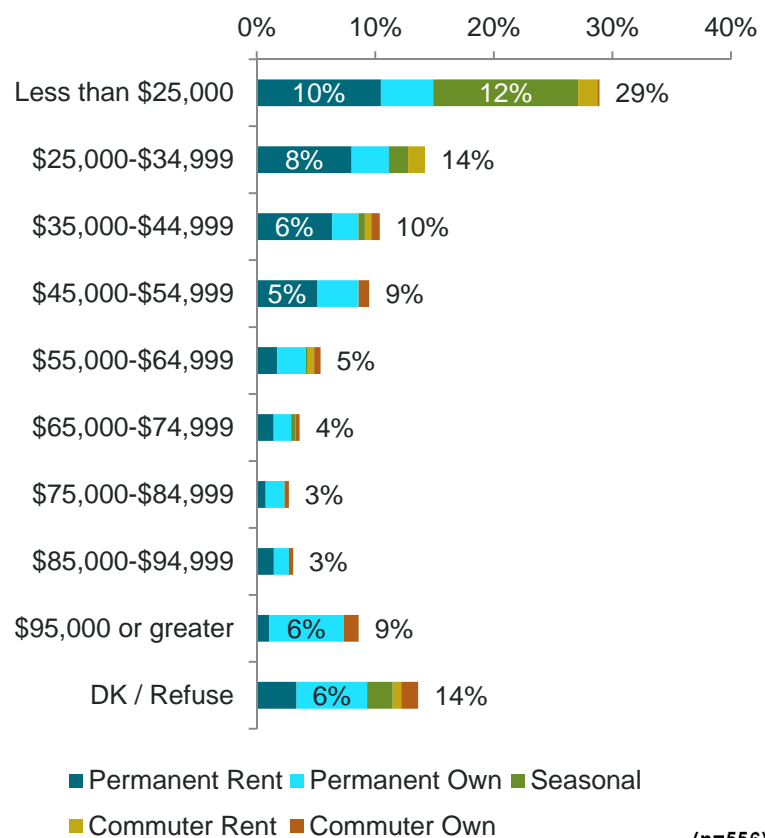
(n=438)



Demographic Profile



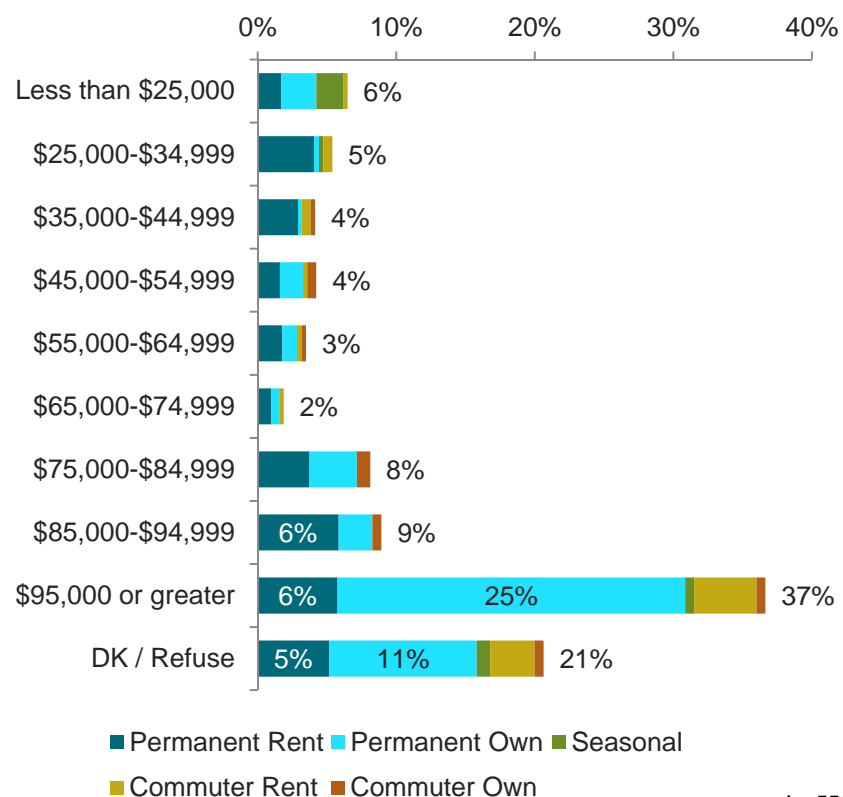
Individual (gross) Income



(n=556)

(Median = \$35,000)

Household (gross) Income (workforce)

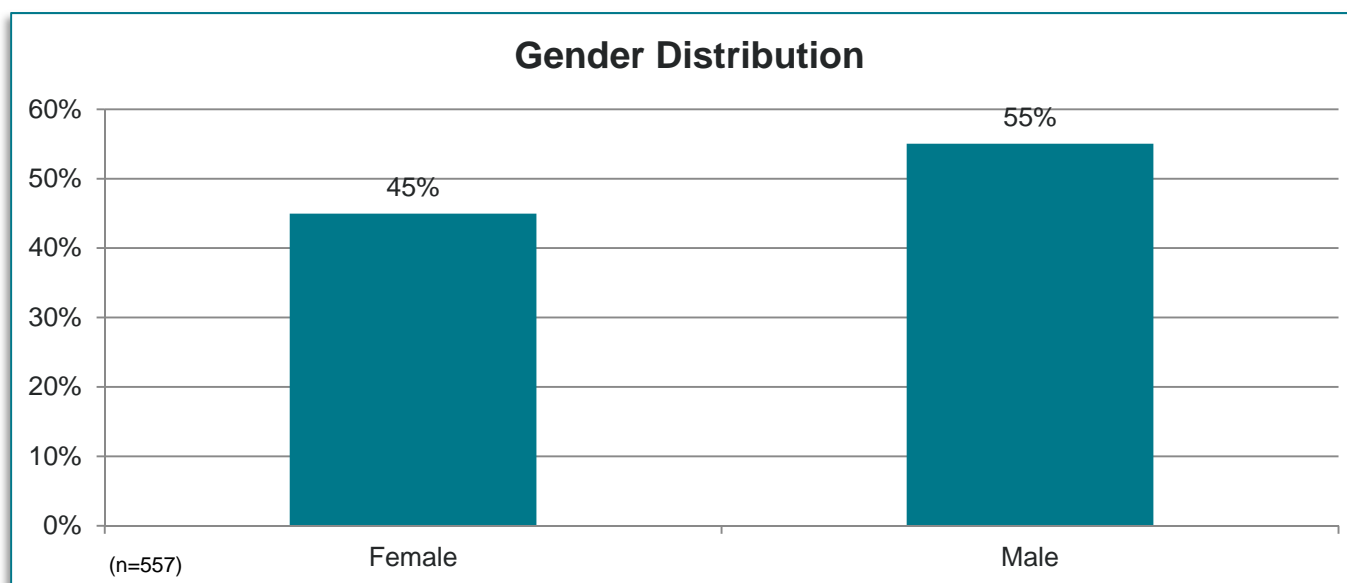


(n=556)

(Median = \$91,000)

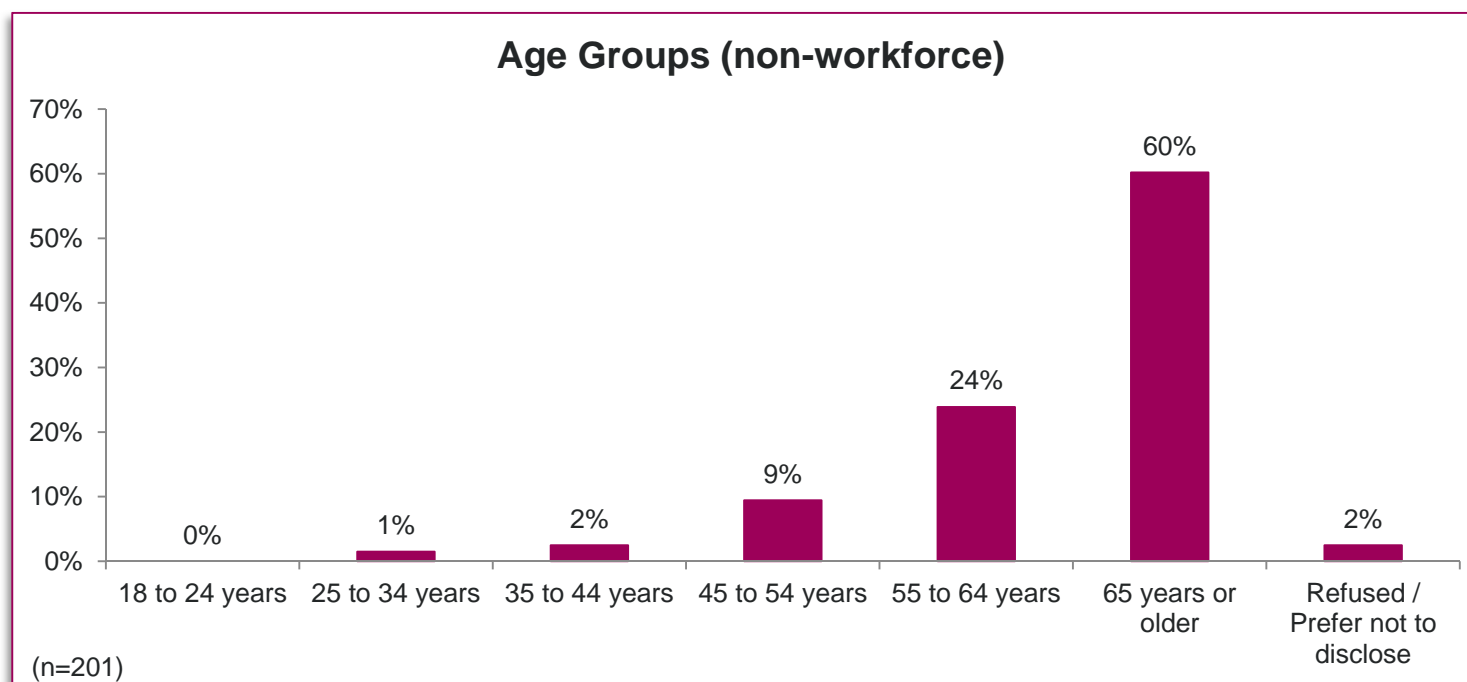


Demographic Profile





Demographic Profile

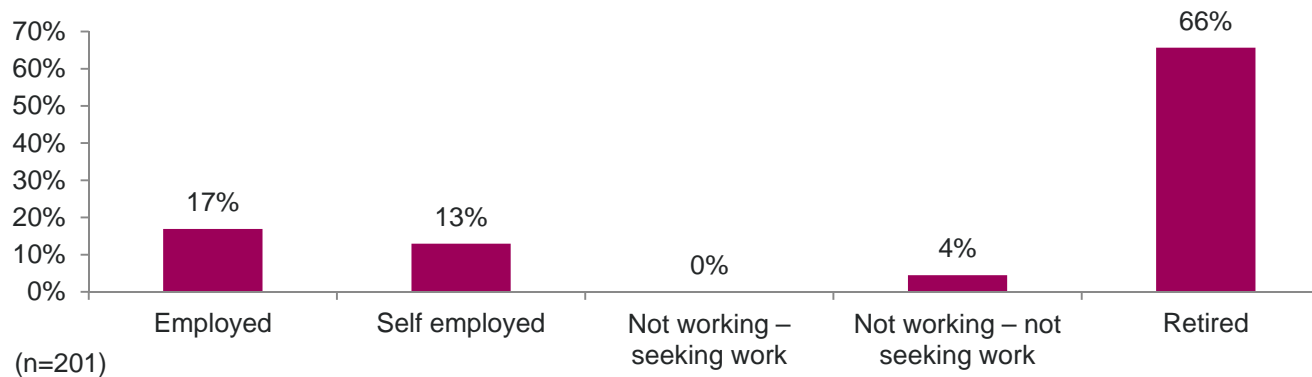




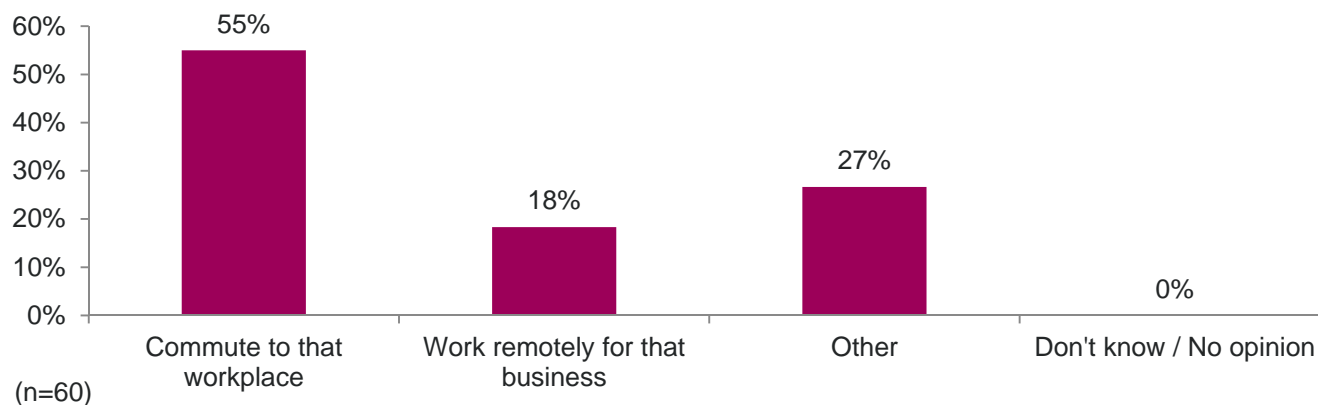
Demographic Profile



Employment Status (non-workforce)



Place of Work (Outside of Whistler) (non-workforce)

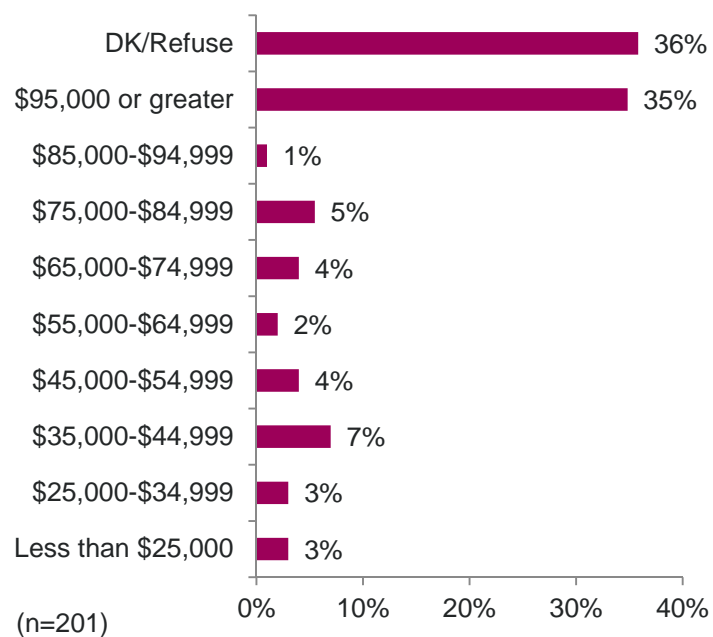




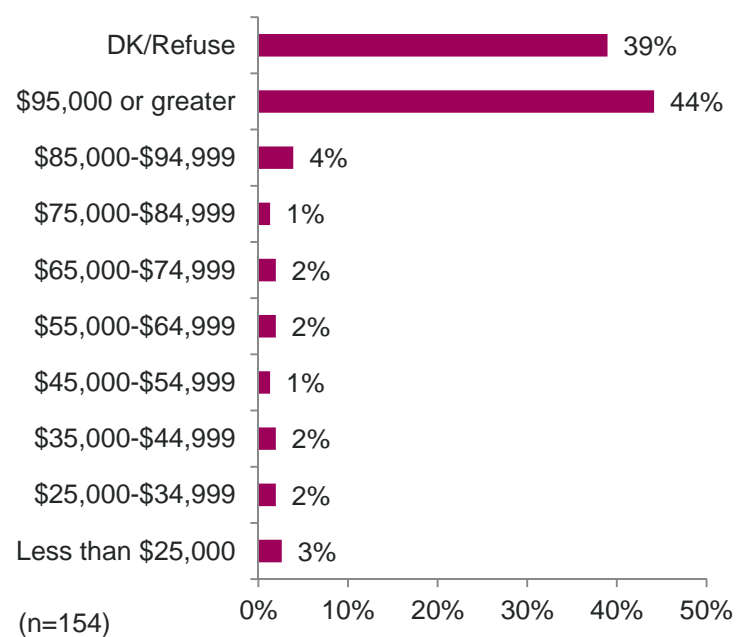
Demographic Profile



Individual (gross) Income (non-workforce)



Household (gross) Income (non-workforce)





Demographic Profile

