



Mayor's Task Force on Resident Housing Community Housing Survey - Key Findings

Report to Council - 6 June 2017

RESORT MUNICIPALITY OF WHISTLER

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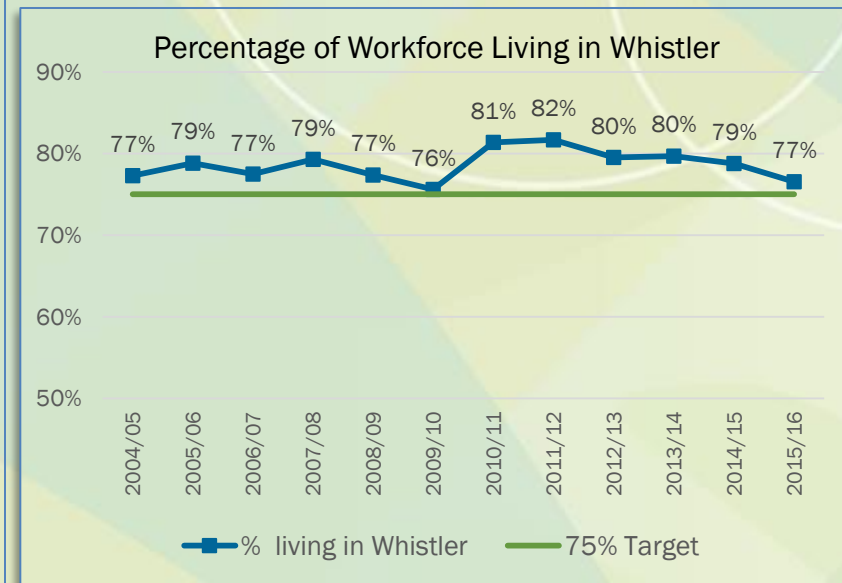
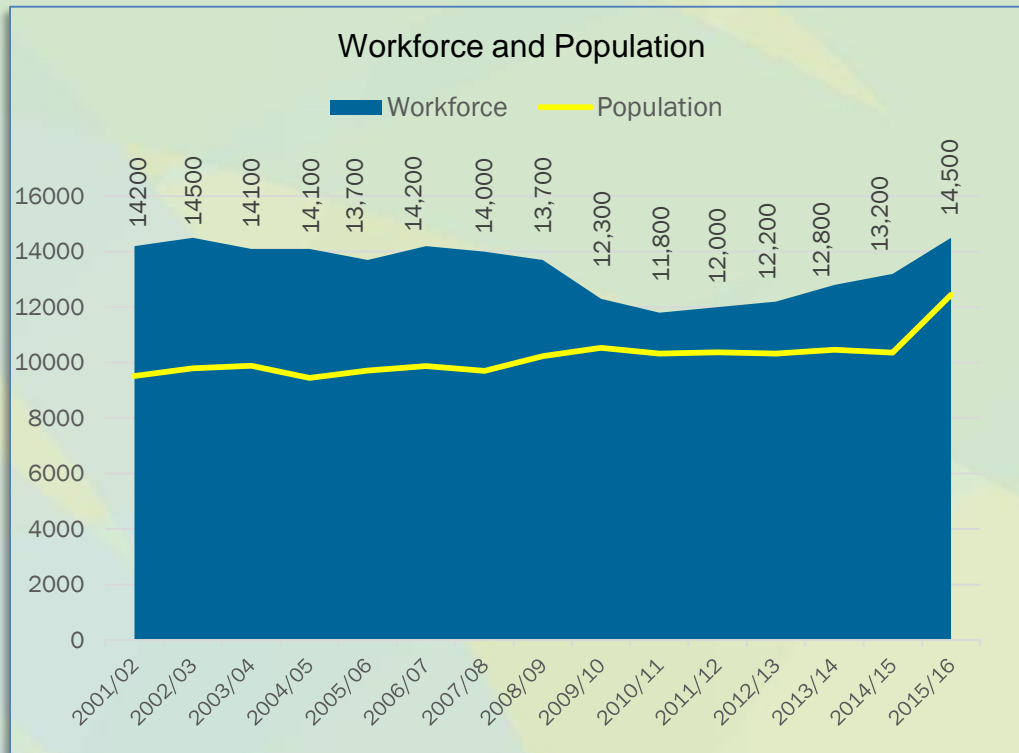
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Agenda

- Background
- Community Housing Survey
- Next Steps

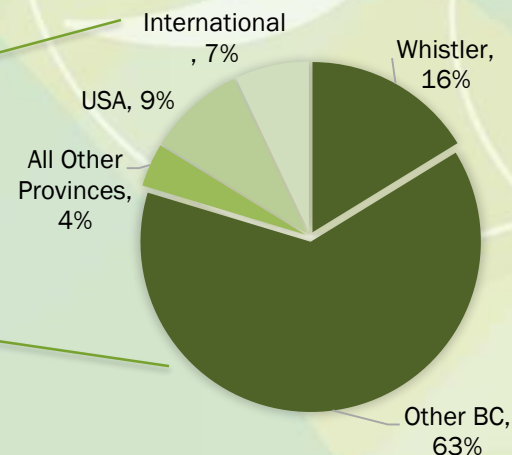
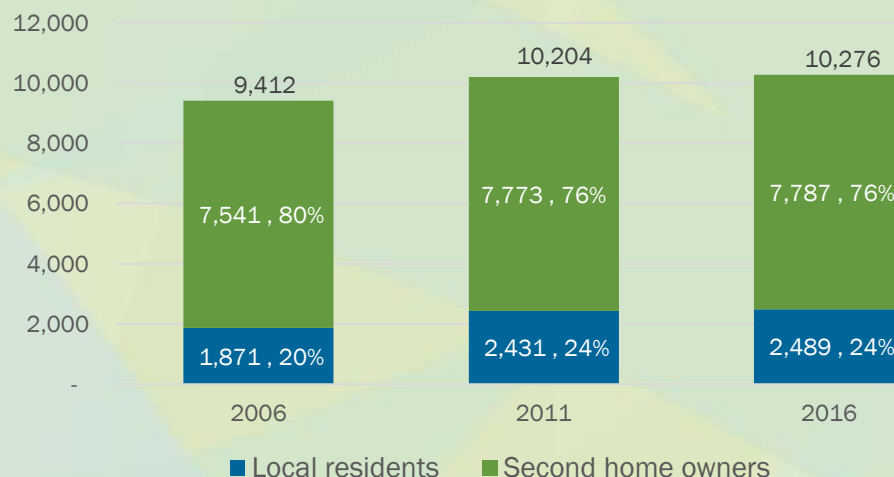
Workforce growth back to levels seen in early 2000's



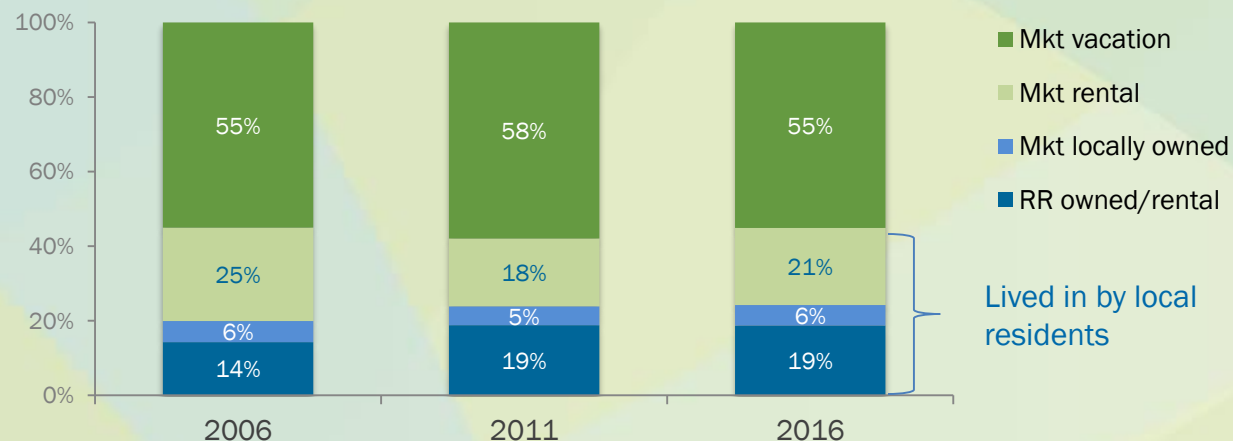
Although workforce living in Whistler has declined in percentage terms, the actual number has risen as workforce and population have grown

Recent increased supply is predominantly in resident restricted homes, with otherwise stable use of properties

Property Ownership

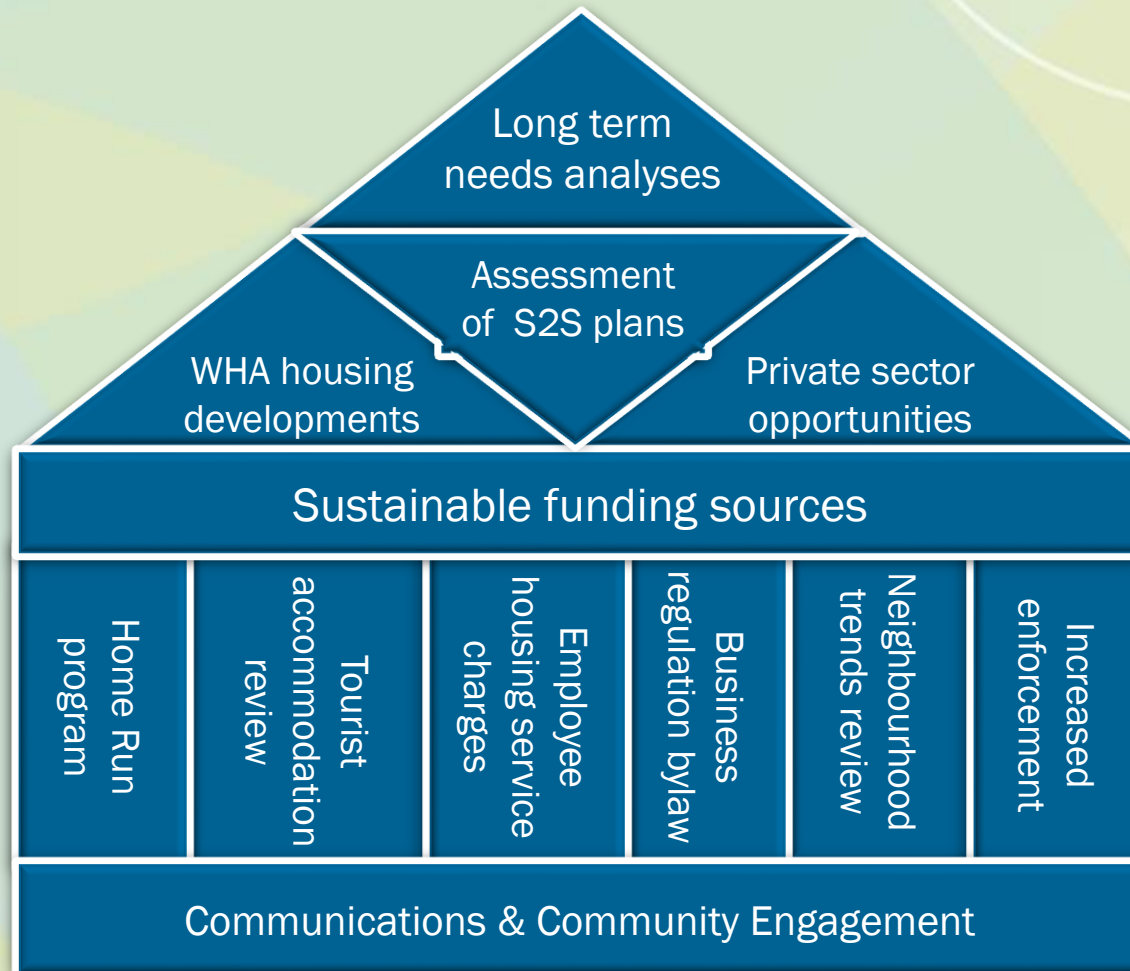


Property Usage



Key initiatives being pursued by the Mayor's Task Force

1. Ensure that Whistler continues to meet its minimum local workforce target
2. Ensure both market housing and resident restricted housing supply is *effectively* supporting Whistler's community housing affordability and workforce goals.



Timeline for initiatives

Communications & Community Engagement

Phase 2 Cheakamus Crossing planning

Community Survey & long term needs

Tourist Accommodation Review

Increased bylaw enforcement against illegal nightly rentals

RMOW allocation of \$mns land for resident housing, WHA developments

Home Run program

Nov

Dec

2017 Q1

Q2

Q3

Q4

2018 →

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Increased insight to community needs



Community Housing Survey

Objectives:

- ☐ Current household situation relating to use of properties
- ☐ Motivations and expectations relating to current and future housing needs
- ☐ Perspective on potential future housing initiatives



Methodology

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

Computer Assistant Telephone Interview (CATI)

- 401 Randomly contacted participants via landlines and cell phones, between 23 -29 March

Intercept

- 356 in-person interviews conducted throughout Whistler at various high-traffic locations between 29-31 March and captured on android tablets

- Additionally, an online voluntary survey was made available to the community for those not included in random survey

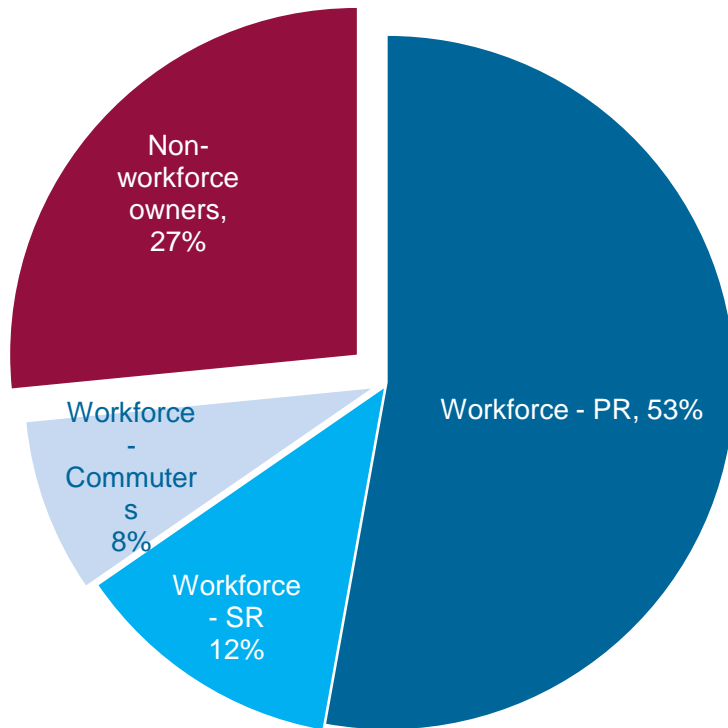
Online survey

- 1,519 respondents during the 2 week period

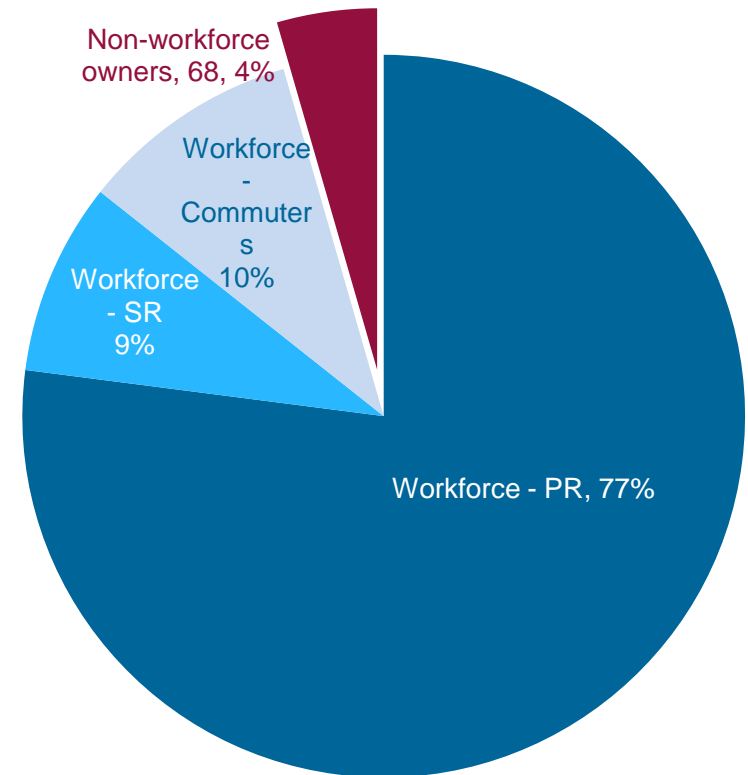


Survey respondents

Random Survey
n= 757



Online survey
n = 1519



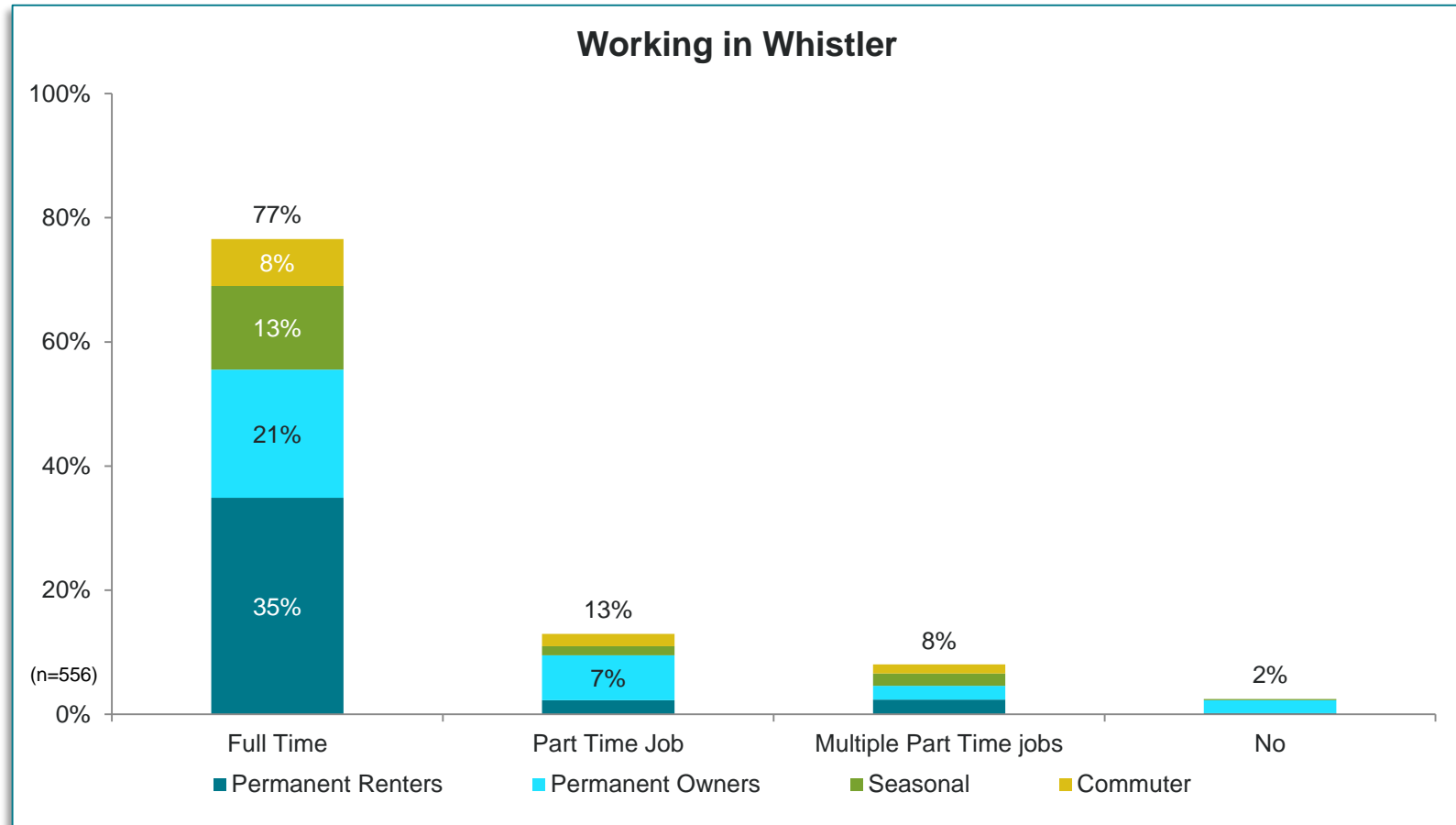
- Key findings are based on the random surveys conducted as they are statistically reliable outcomes
- Online survey responses generally aligned with the random survey results and provide additional anecdotal feedback from community members.



Majority working full time in Whistler



The majority of workforce participants work full time in Whistler (77%), with a combined further 21% working either one or more part time jobs in Whistler.

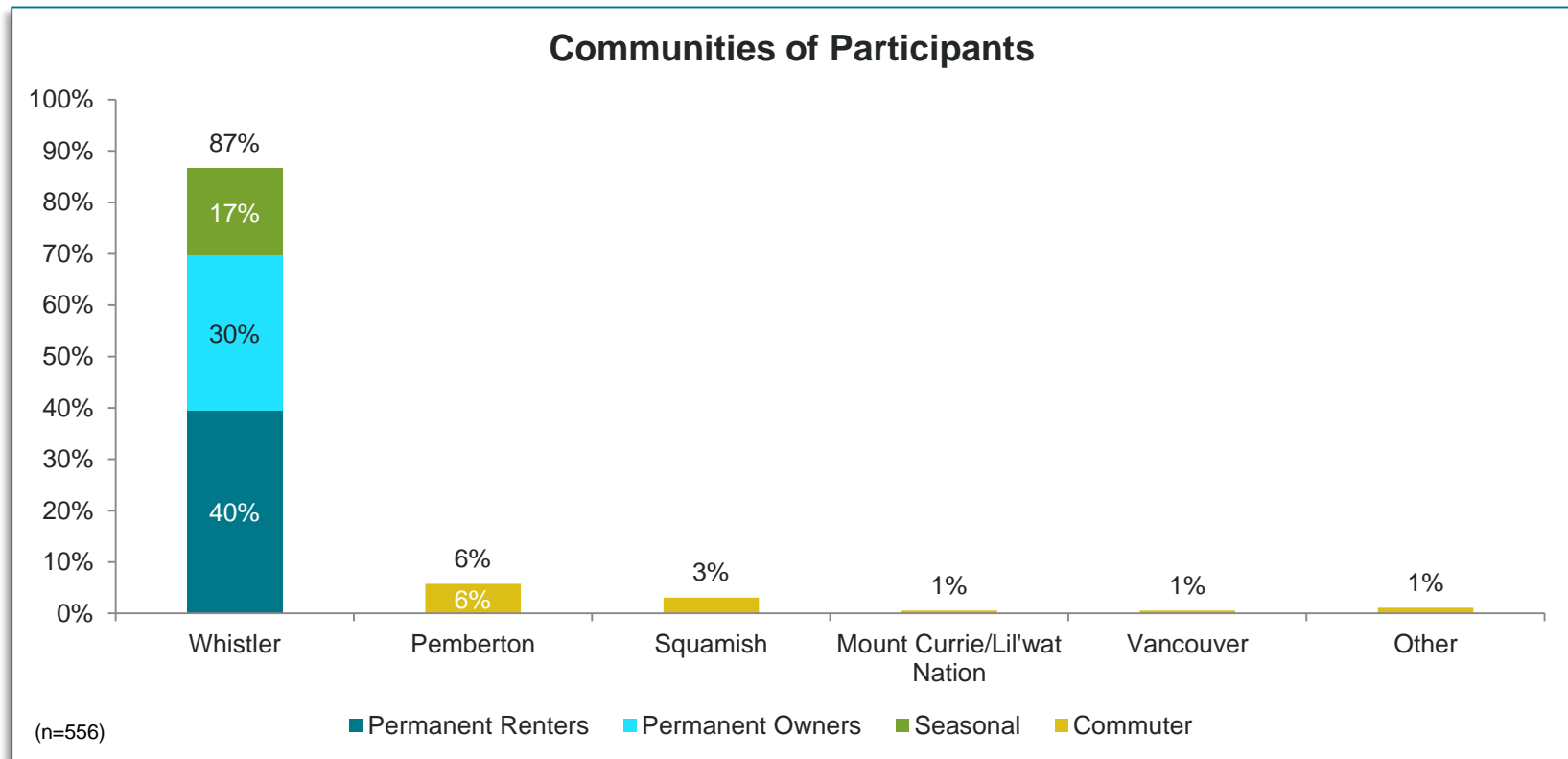




Mostly Whistler residents but also represented Pemberton & Squamish commuters



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



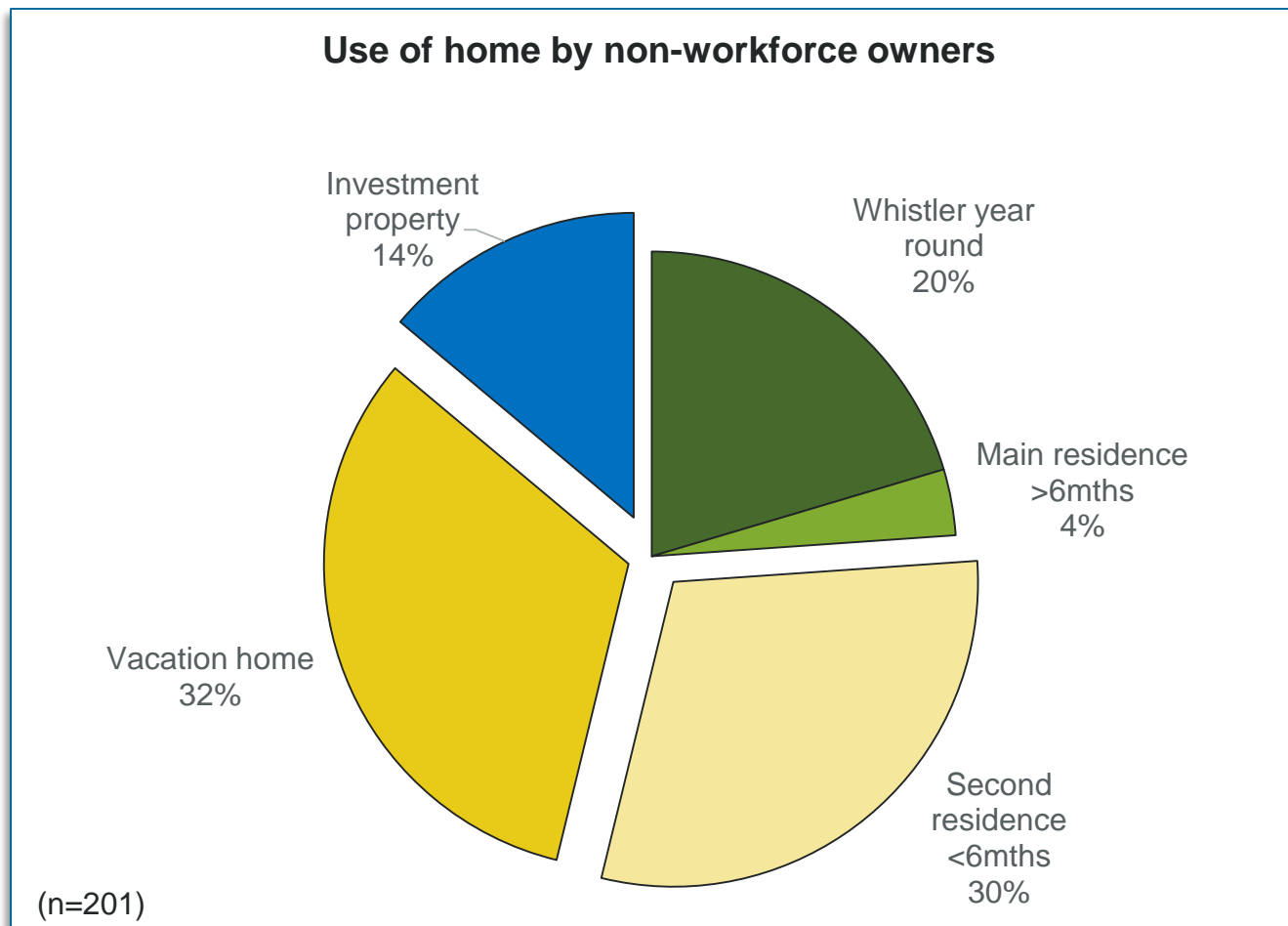


Permanent residents are mostly renters, while PR owners are split between market and restricted housing





Non-workforce owners homes are predominantly for part-time or vacations

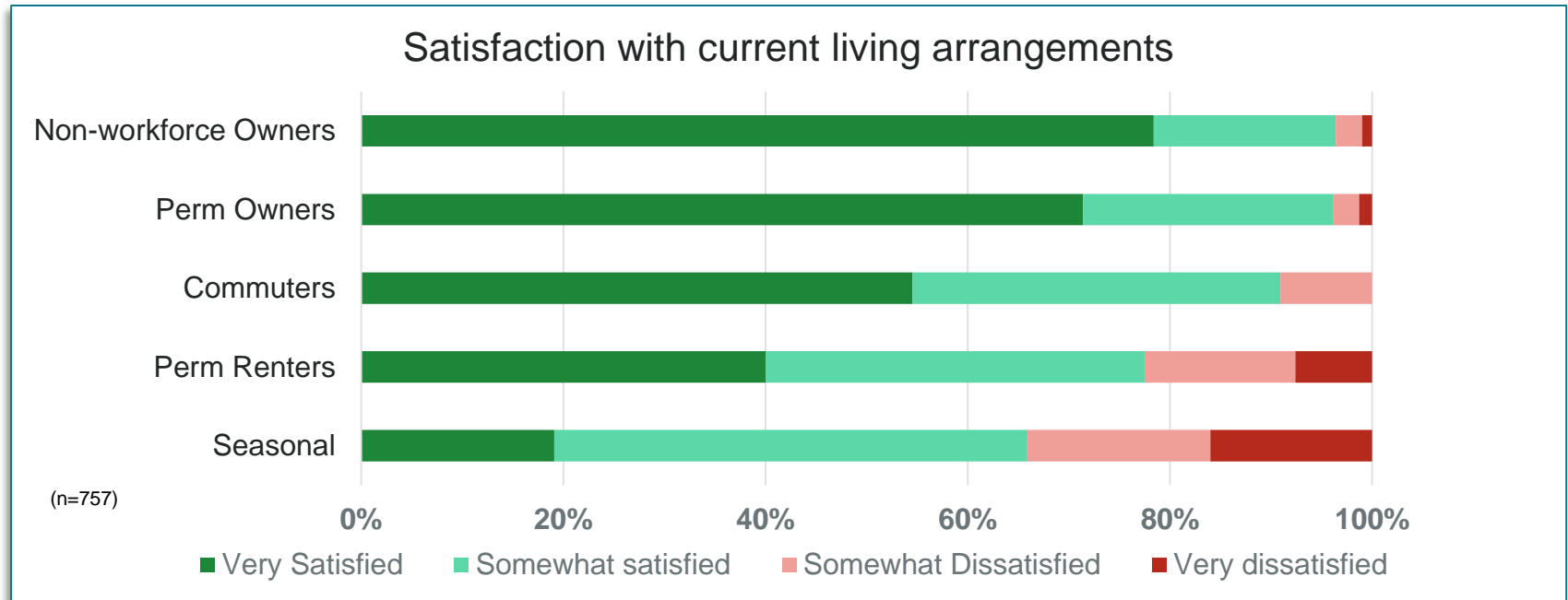




Majority of workforce respondents reported satisfaction with their current living arrangements



For non-workforce members, a collective 96% indicate some degree of satisfaction progressively reducing to 66% of seasonal workers indicating some degree of satisfaction



Respondent profiles



PR Owner (Workforce)

Aged 35-54 years (>50%)
Slightly more M/F (55:45)
Avg Time in Whistler: 18 yrs
Time in home: 8 years
50:50 market/restricted
Share with family (62% or partner 17%)
64% work full time + 7% multi PT
Household income \$98k



PR Renter (Workforce)

Under 35 years old (70.5%)
More male (61%)
Avg Time in Whistler: 7.8 yrs
Time in home: 3 yrs (< 1 yr 36%)
Rent a market home (74%)
Share with non-family – (46%, or with partner (27%))
88% work full time + 6% multi PT
Personal income \$35k (med.)



Seasonal resident (Workforce)

24 years old
Slightly more male (55%) Less than 1yr in Whistler
26% live in Staff housing
Share with non-family
79% work FT + 12% multi-PT
Earn less than \$25k (72%)



Commuter (Workforce)

Age ~25yrs (R); 40yrs (O)
Lived in community 8 yrs
45% rent / 55% own
Time in home: 4 years
Live with family (62%)
69% FT job + 13% in multi-PT jobs
Household income \$98k



Owner not working in Whistler

Aged 65 or over (60%, with further 24% 55-64yrs)
Owned property for 19 yrs
52% used as vacation home (23% permanent/retirement home)
Used for family (55%)
Personal income \$95k

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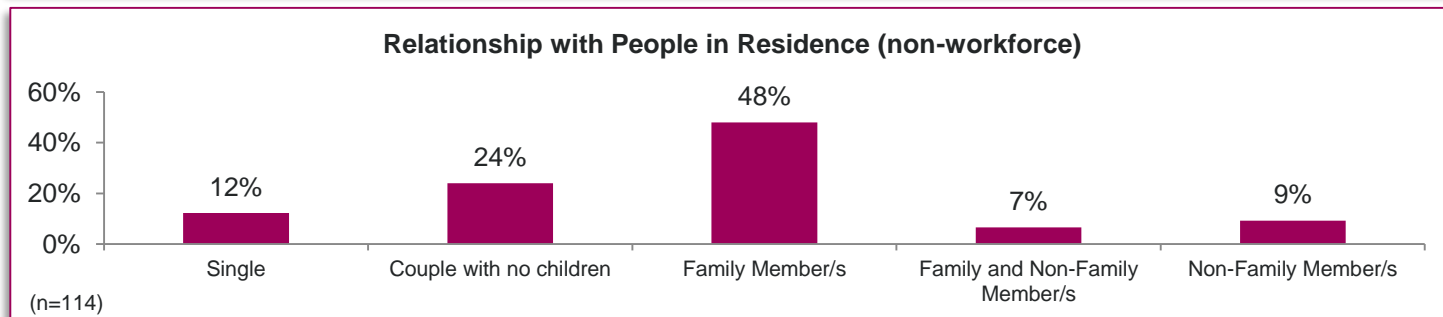
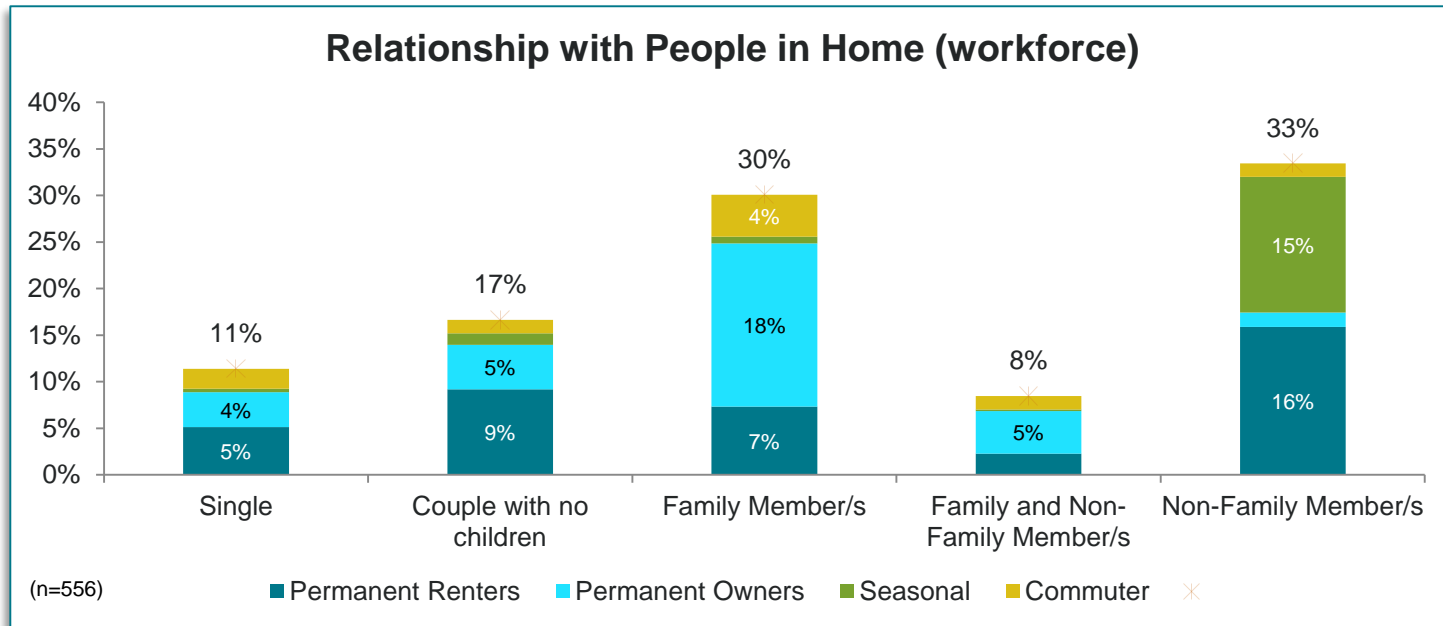
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Permanent resident owners more likely to live with family while other residents living with non-family members



Among workforce members, most commonly, households are composed of non-family members (33%), followed by just family members (30%).

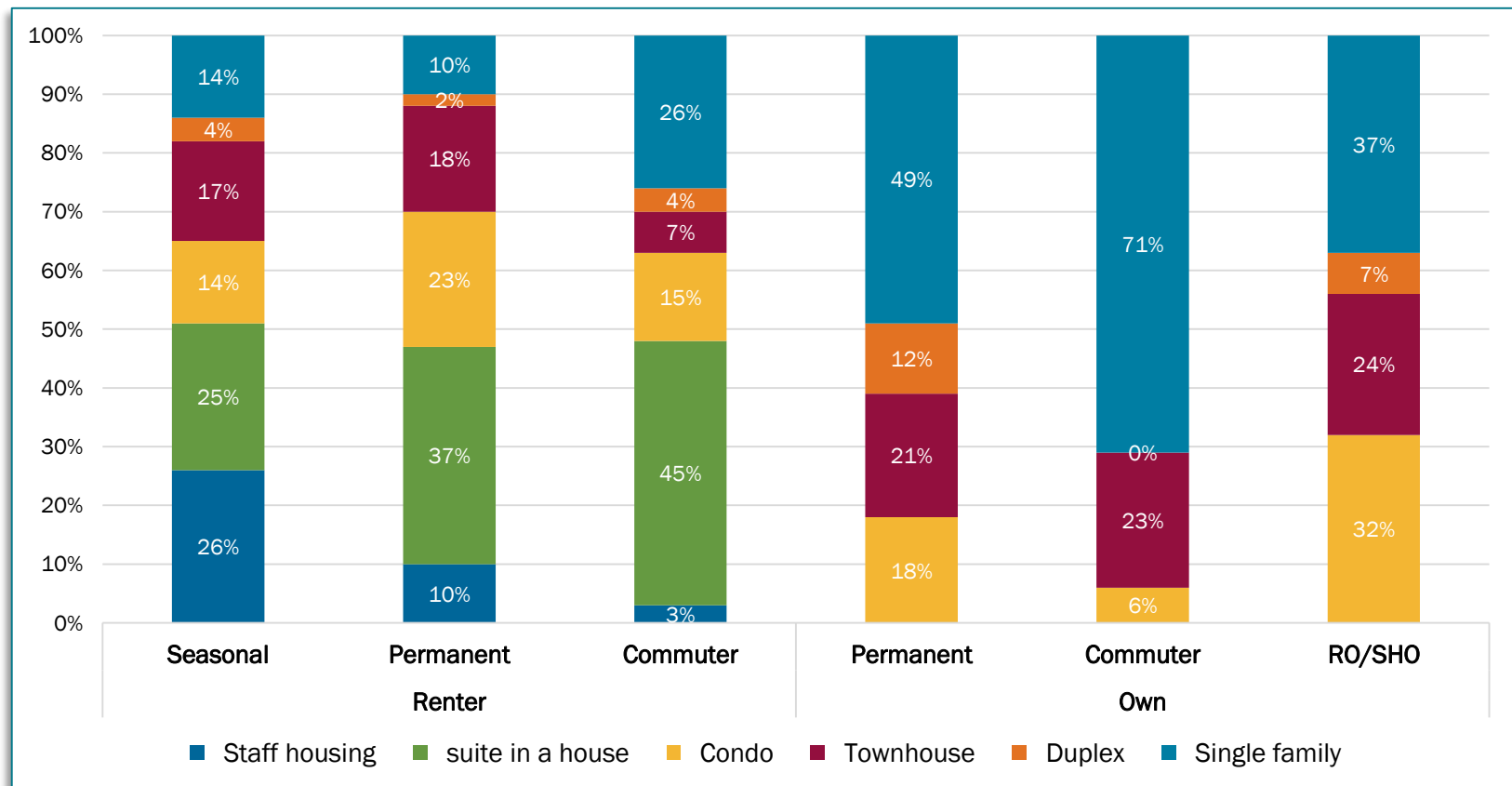




Property type by resident group



Most commonly, workforce members rent a suite, followed by condos and townhomes, with commuters more likely to be in single family homes than any other rental group. Only 1 in 4 seasonal residents are in staff housing.



7. What best describes the place you are renting? [Only people who Rent in Whistler]

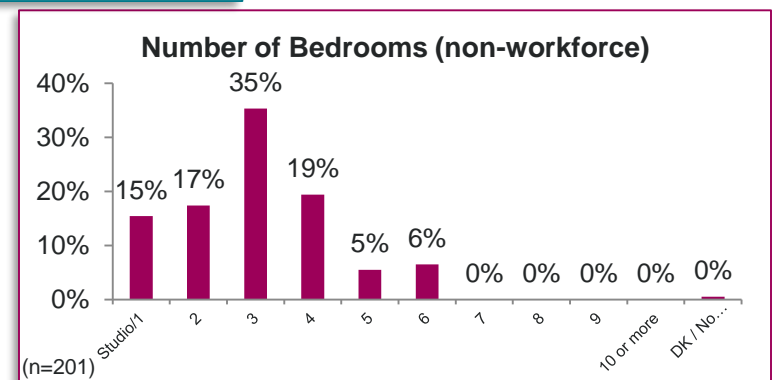
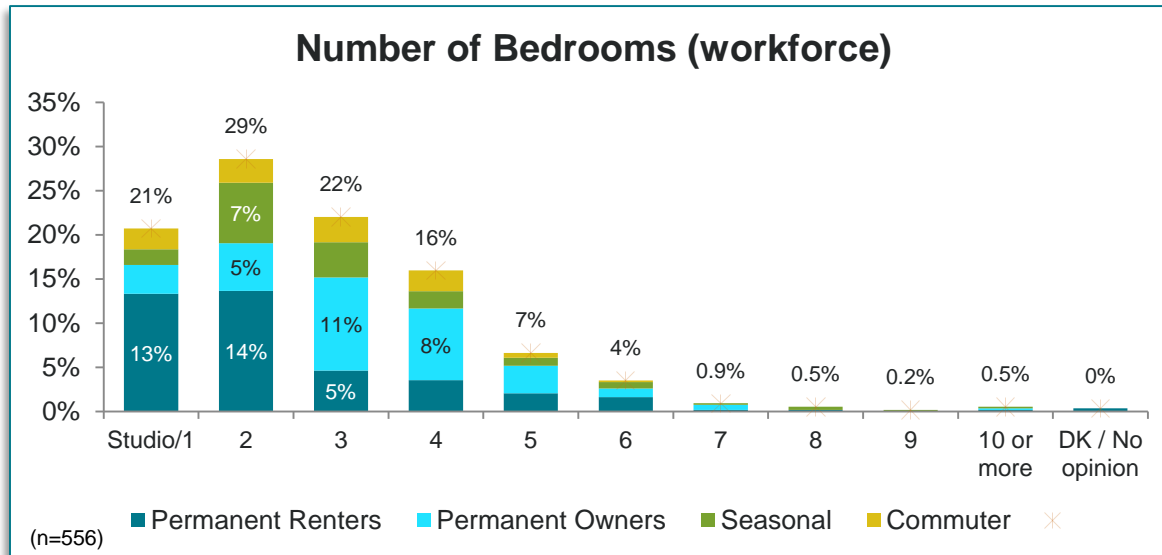
8. What type of home do you own? [Only people that "own" a residence in Whistler]; S6. Please tell me a little bit about the place you own in Whistler. Is it a...?



General Work and Living Arrangements



Most commonly for workforce members, residences have 2 bedrooms (22%), with permanent resident owners being the dominant group with 3&4 bedroom residences, renters representing larger proportion to occupy smaller homes.

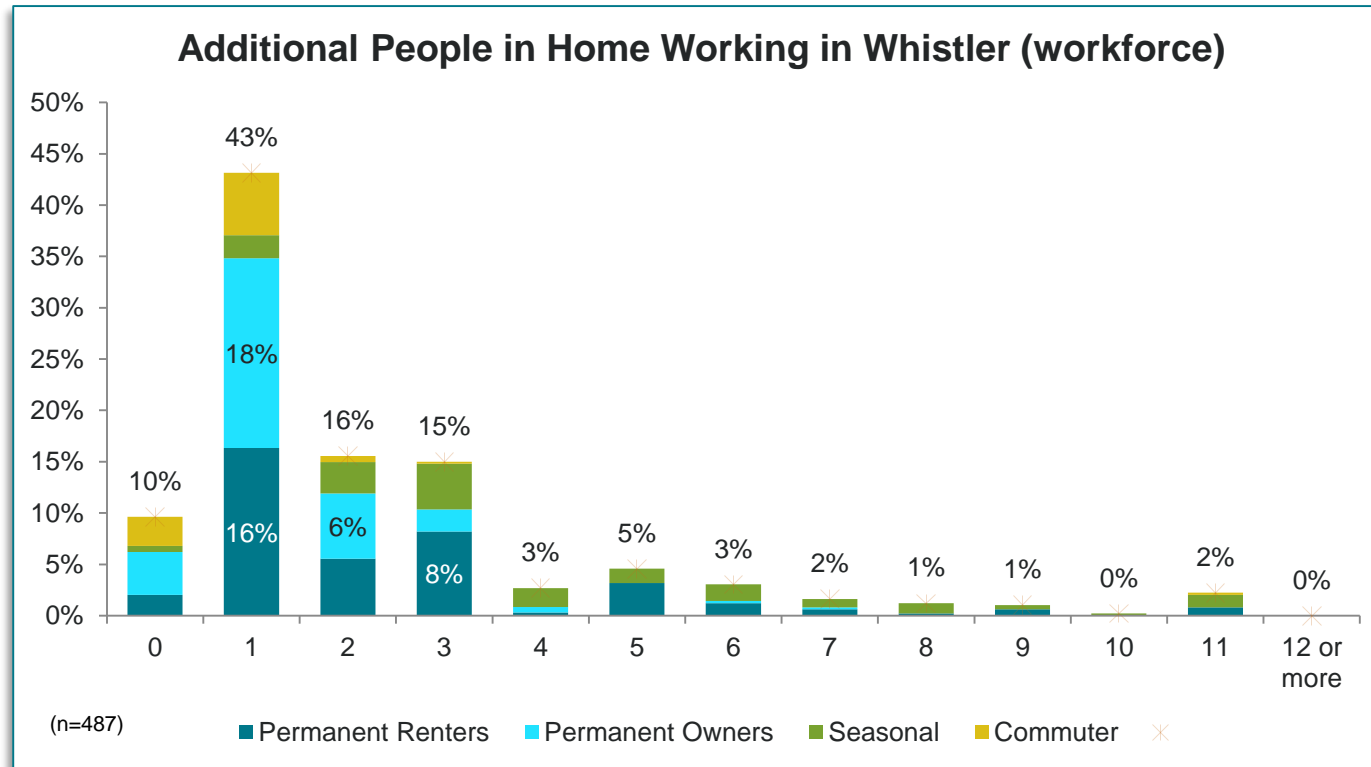




Number of people in home also working in Whistler



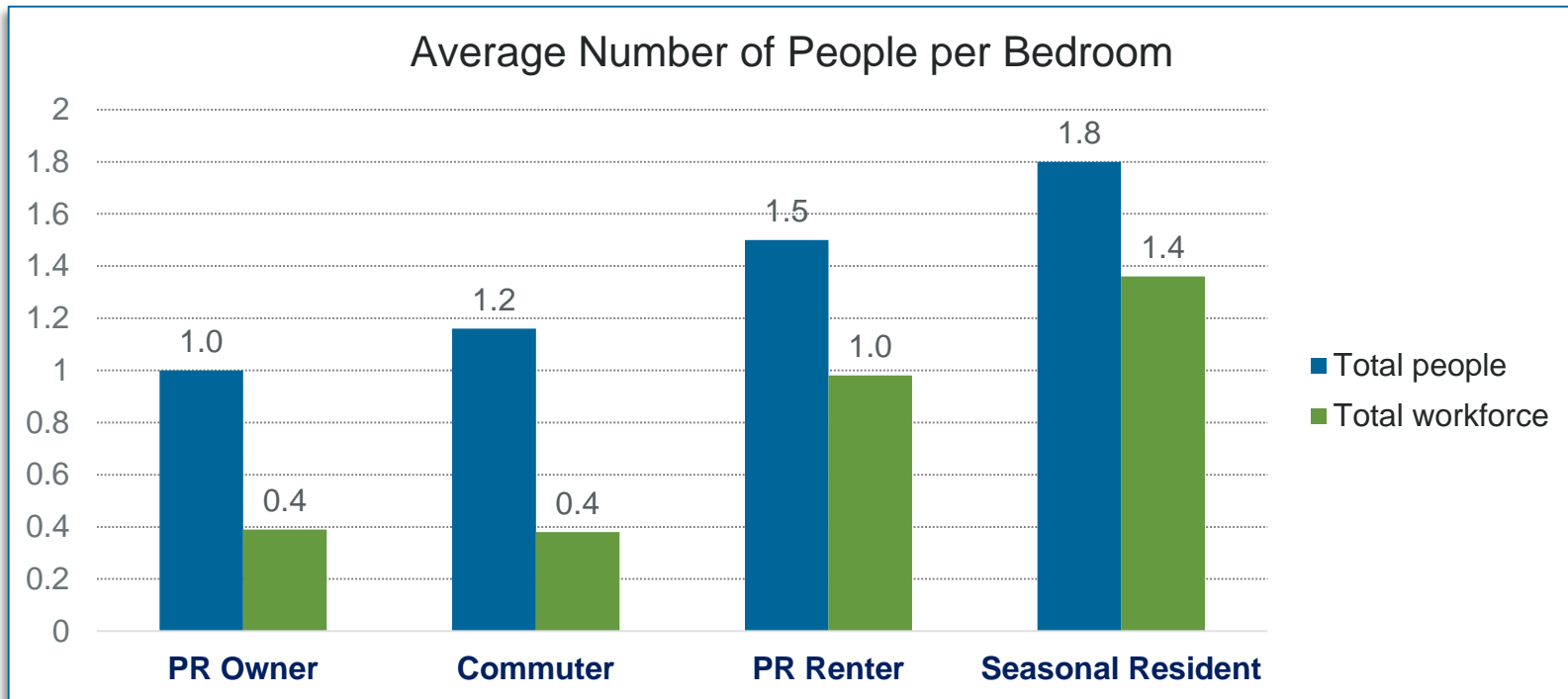
Most commonly among workforce community members, households have only one additional person working in Whistler (43%), followed more distantly by those with 2 or 3 people working (16% and 15%, respectively).



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.



Average Number of people per bedroom



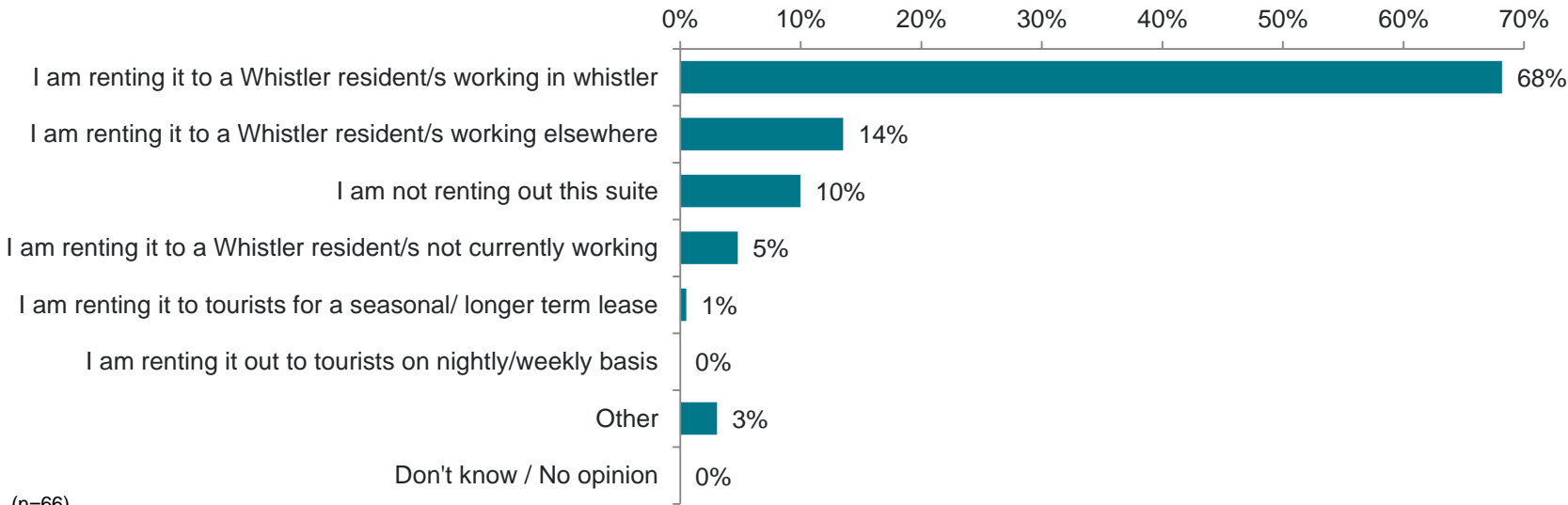
On average, seasonal residents share their bedroom with another person, in most cases with another Whistler workforce member. In comparison, permanent resident owners have 1 person occupying each bedroom, and only 1 workforce member for every 2 bedrooms.



Owners with a suite are typically already renting to Whistler workforce



Use of Suite (workforce)



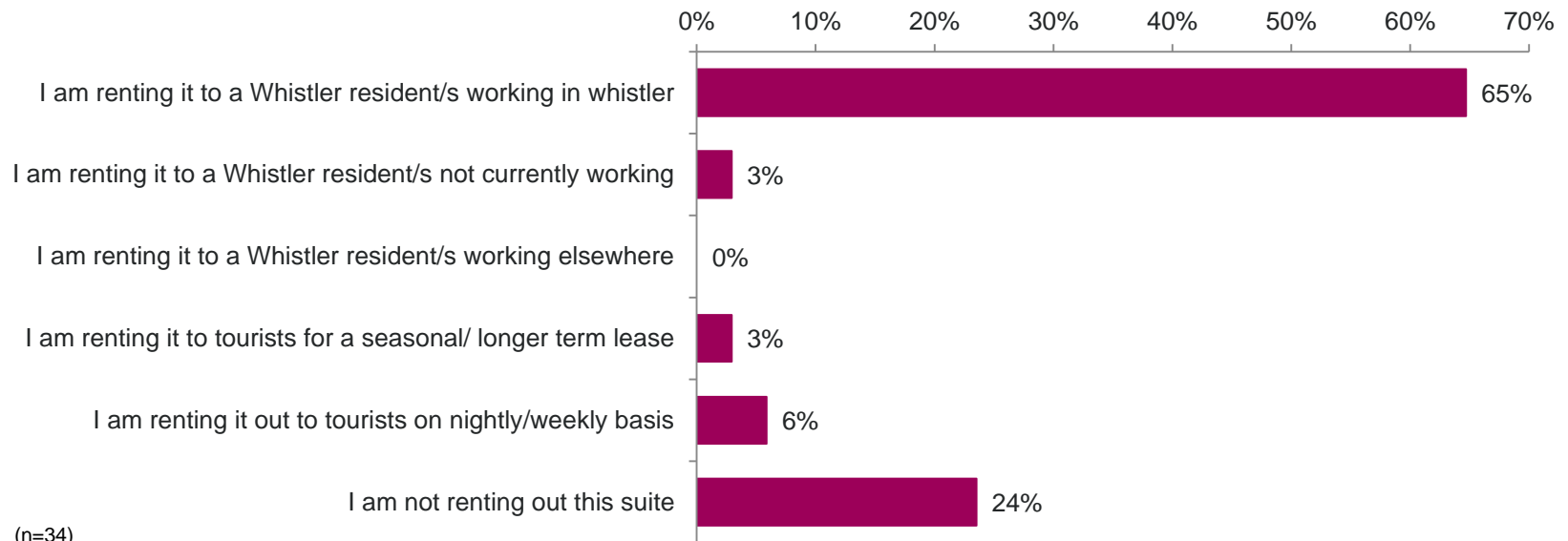
(n=66)



Similarly, for non-workforce owners – suites are generally rented for workforce use



Use of Suite (non-workforce)



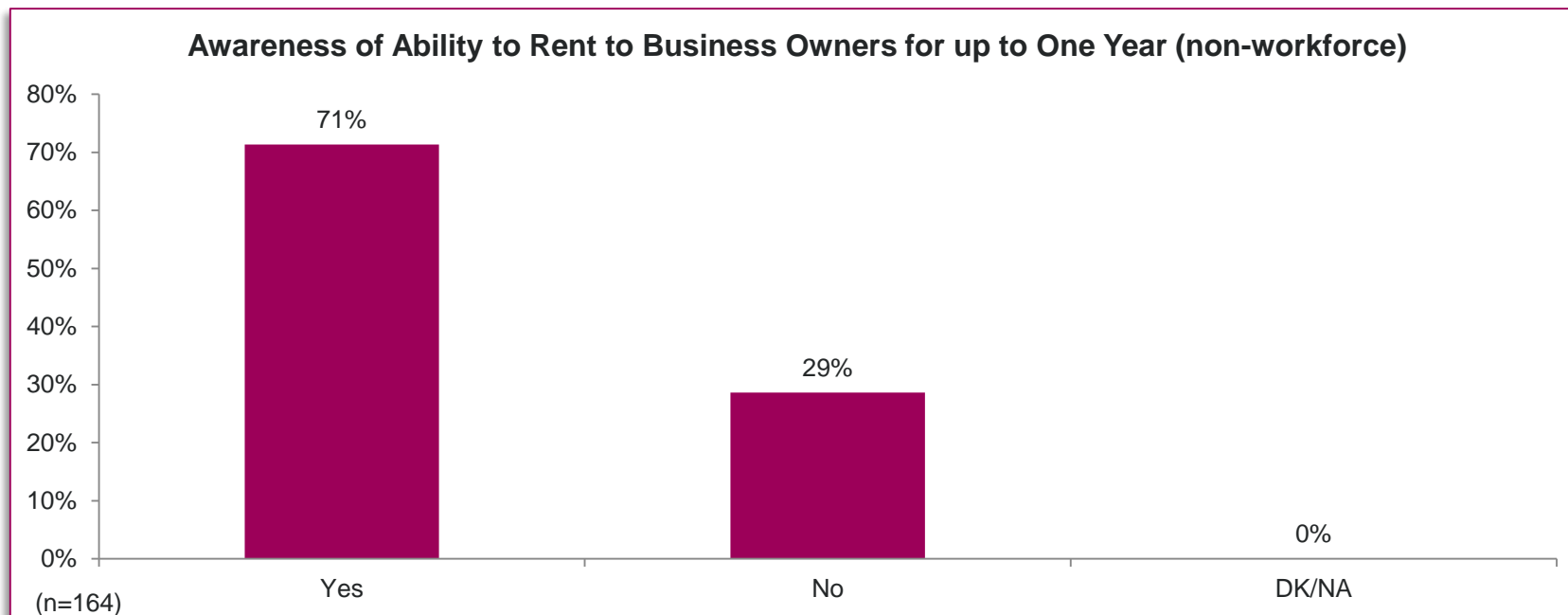
Sample size limitations mean that results for this survey question must be studied only anecdotally.



Rental Prospects



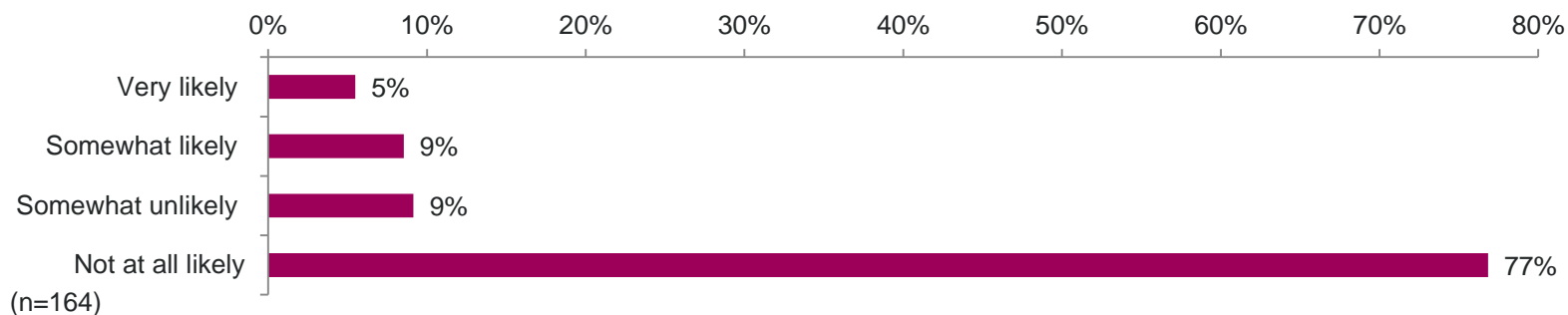
71% of non-workforce property owners indicated that they are aware that they are permitted to rent their accommodation to a business owner for up to a year.



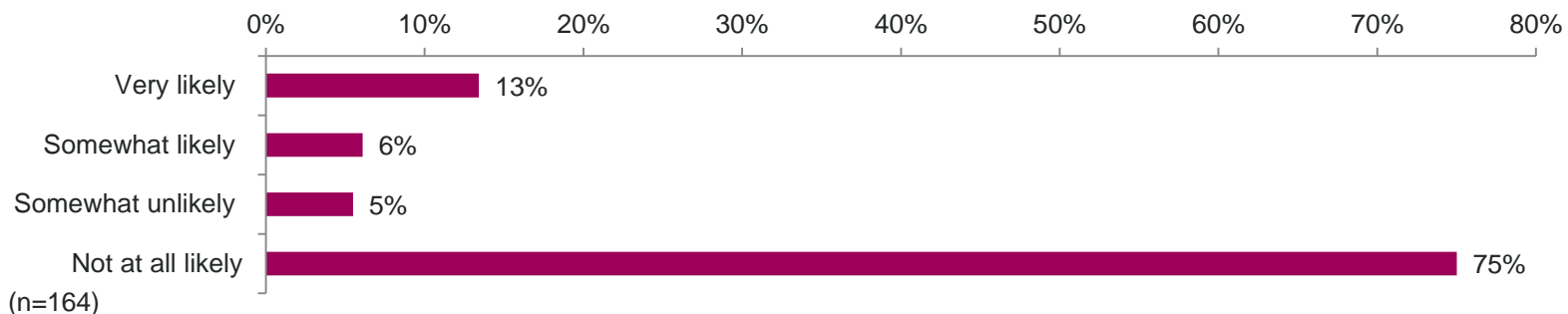


Given the added information that residences could be rented to businesses, 77% of non-workforce members indicate they are not at all likely to rent to *seasonal workers*. Combined, those that were somewhat unlikely and not at all likely constitute 86% of respondents. The results are almost identical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

Willingness to Rent to Seasonal Workers (non-workforce)

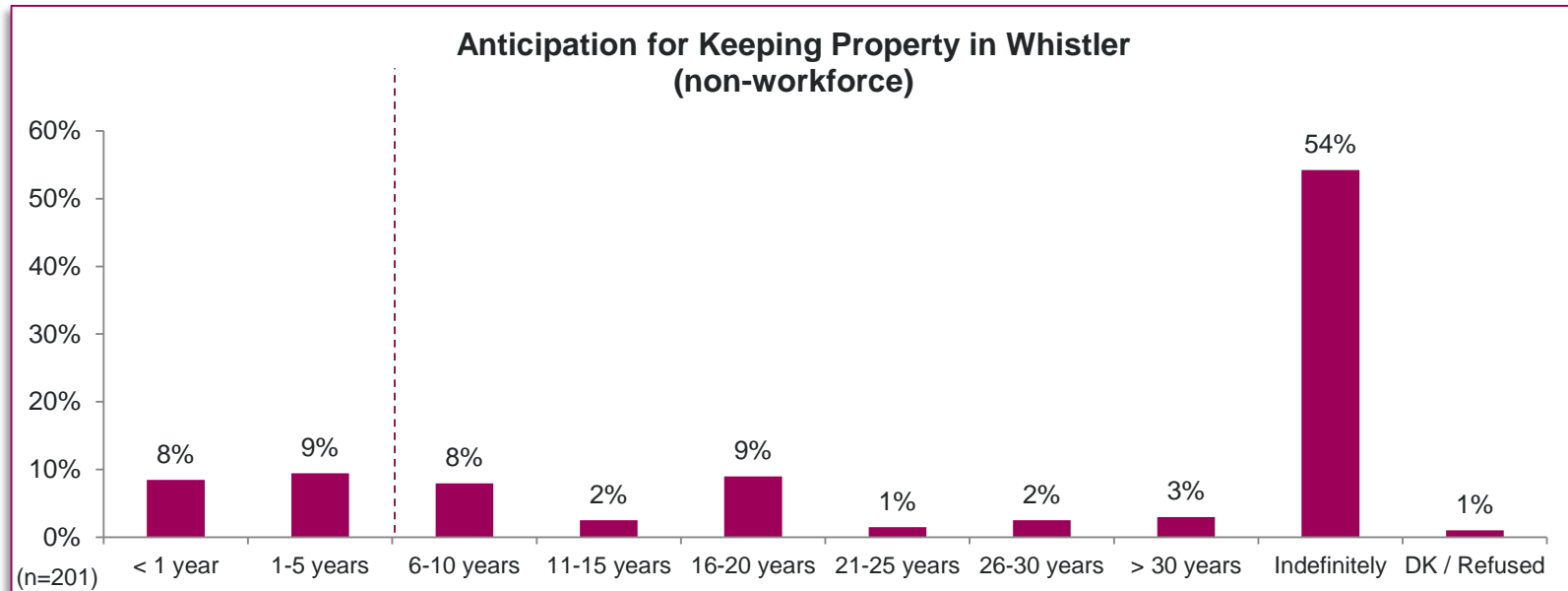


Willingness to Rent to Permanent Workers (non-workforce)





Most Non-workforce owners anticipate keeping their home for the long term



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

Agenda

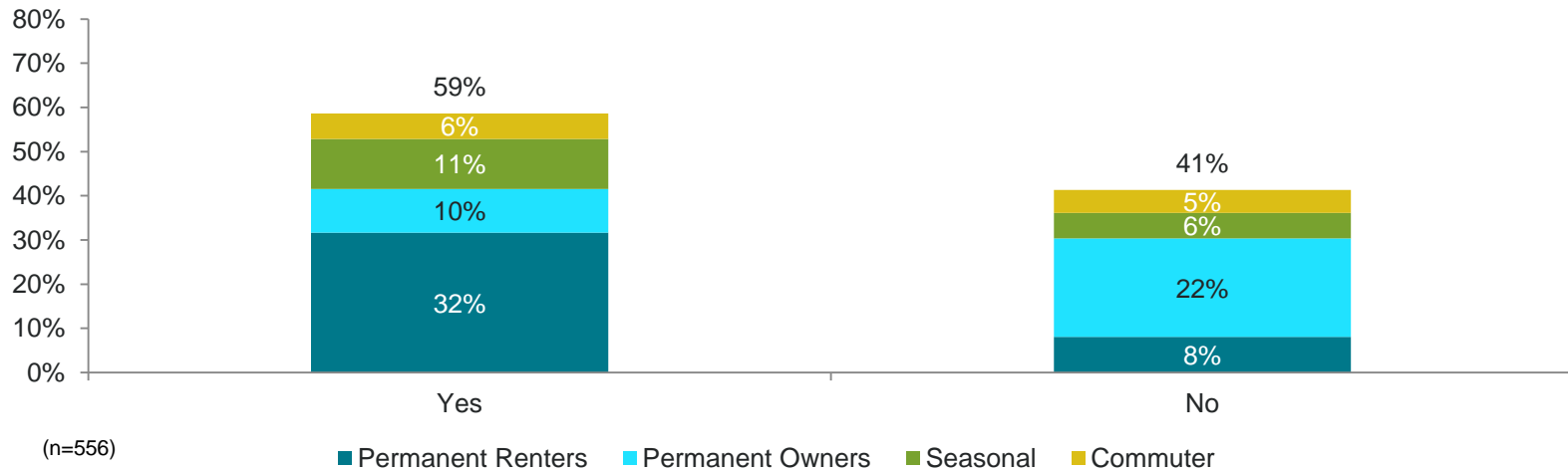
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Majority of permanent resident renters anticipate changing within 12 months



Anticipated Change in Living Arrangements (workforce)



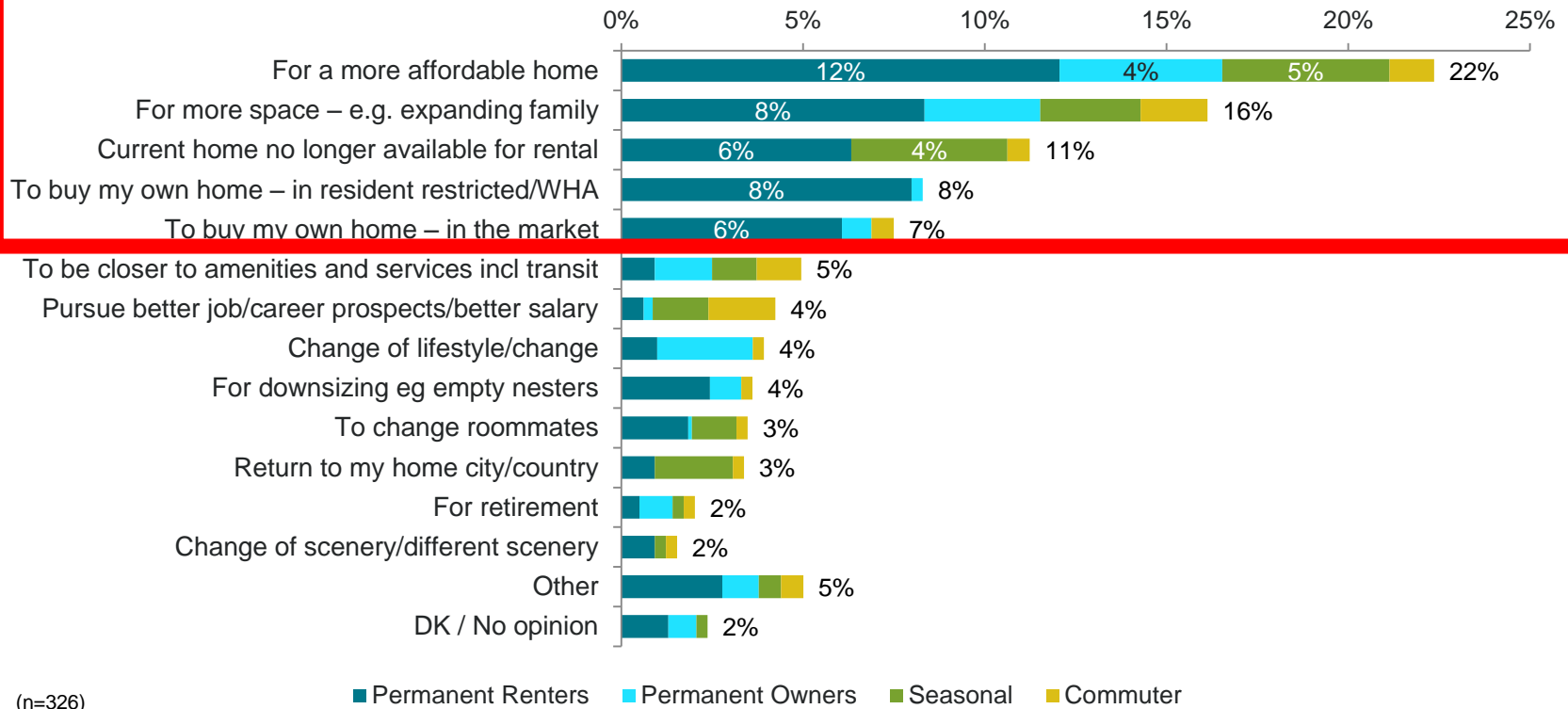
	Permanent (rent)	Permanent (own)	Seasonal	Commuter
Immediately	23%	2%	35%	9%
In the next 3 months	16%	2%	49%	9%
In the next 6 months	4%	3%	13%	19%
In the next year	15%	7%	0%	3%
In the next 1-3 years	33%	34%	2%	34%
3 years or more	6%	48%	0%	22%
DK / No opinion	3%	2%	2%	3%
Total	100%	100%	100%	100%



Affordability and aspiration for more space, or ownership, are driving need for change



Reasons for Seeking a Different Home (workforce)

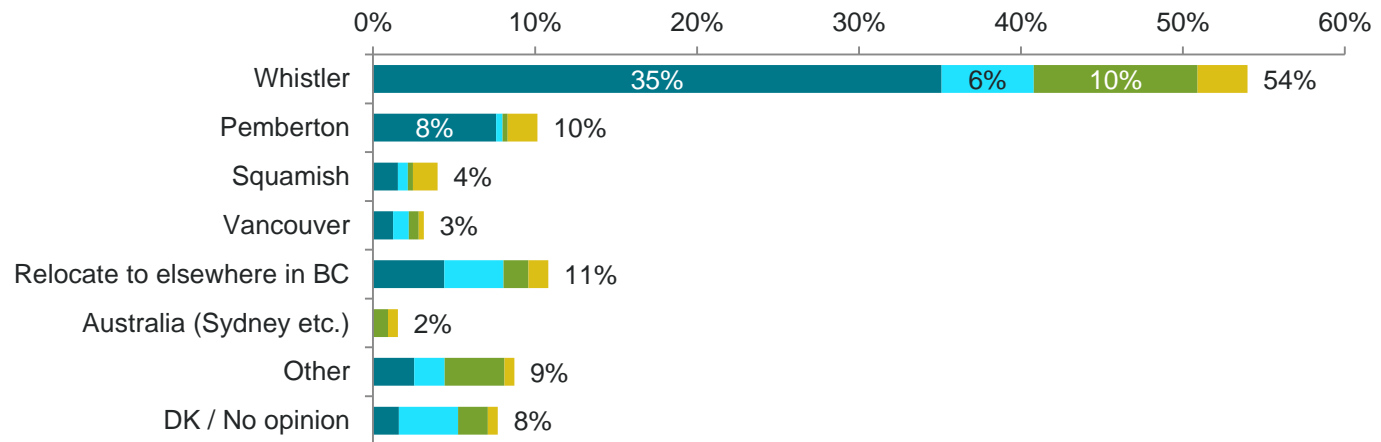




Most anticipate remaining in Whistler



Location Anticipated for Moving (workforce)



(n=326)

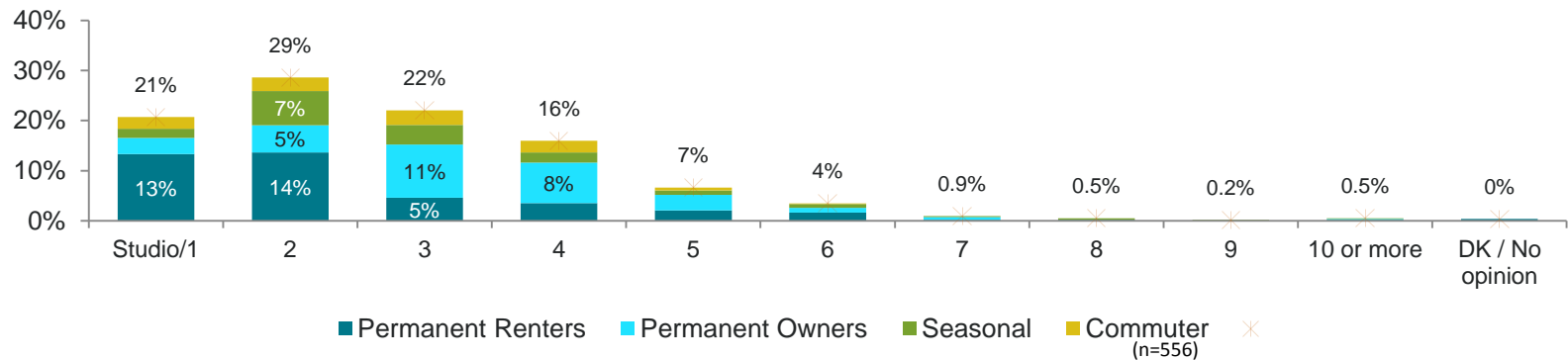
■ Permanent Renters ■ Permanent Owners ■ Seasonal ■ Commuter



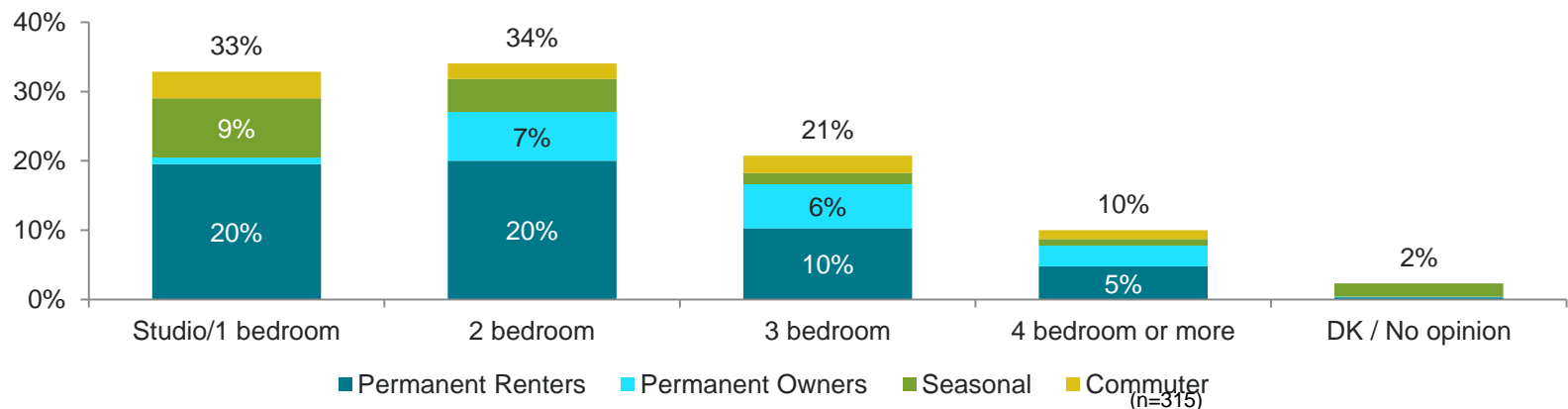
Desire for more smaller dwellings compared to existing situation – potentially looking for more ‘personal space’



Number of Bedrooms (workforce)



Anticipated Bedrooms Required (workforce)

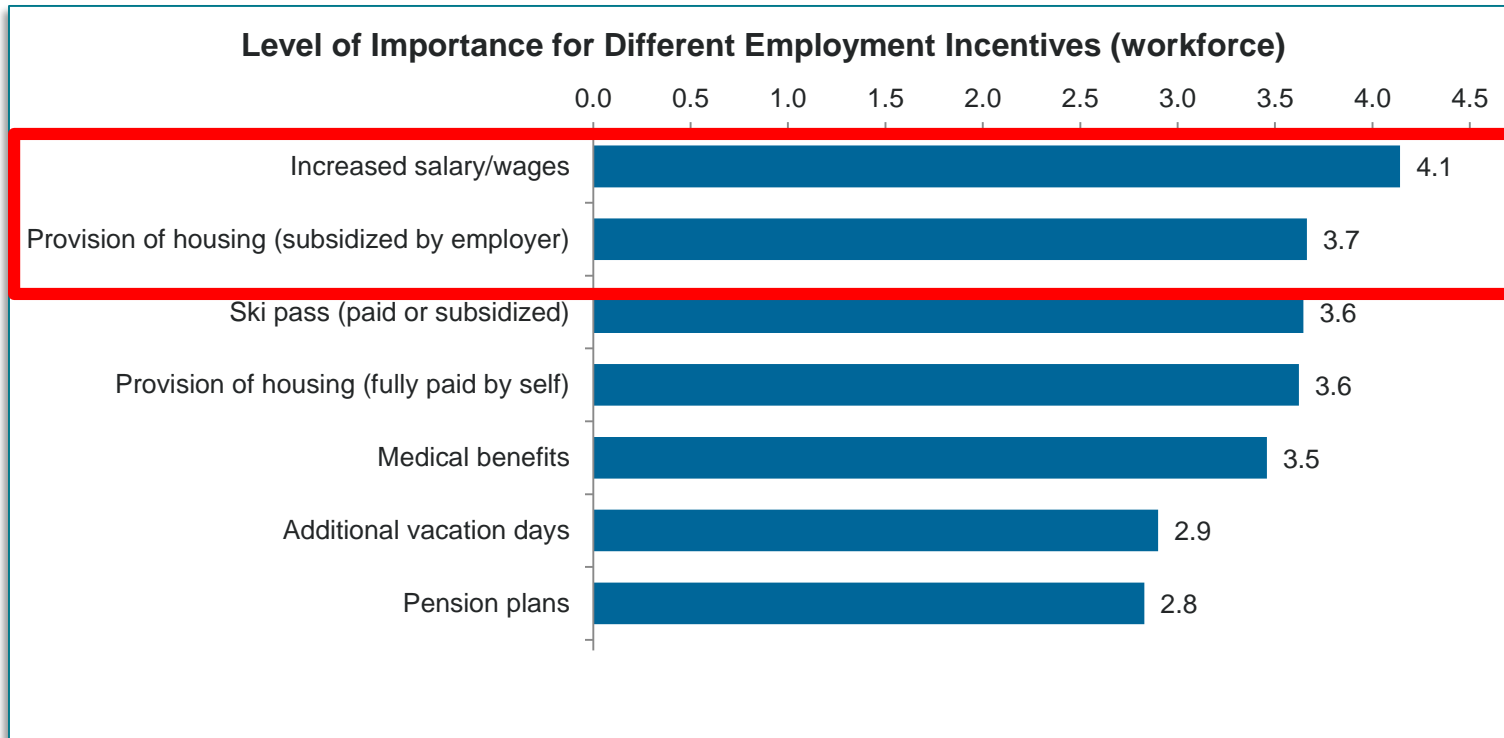


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Housing was ranked #2 after increased wages as most important employer benefits

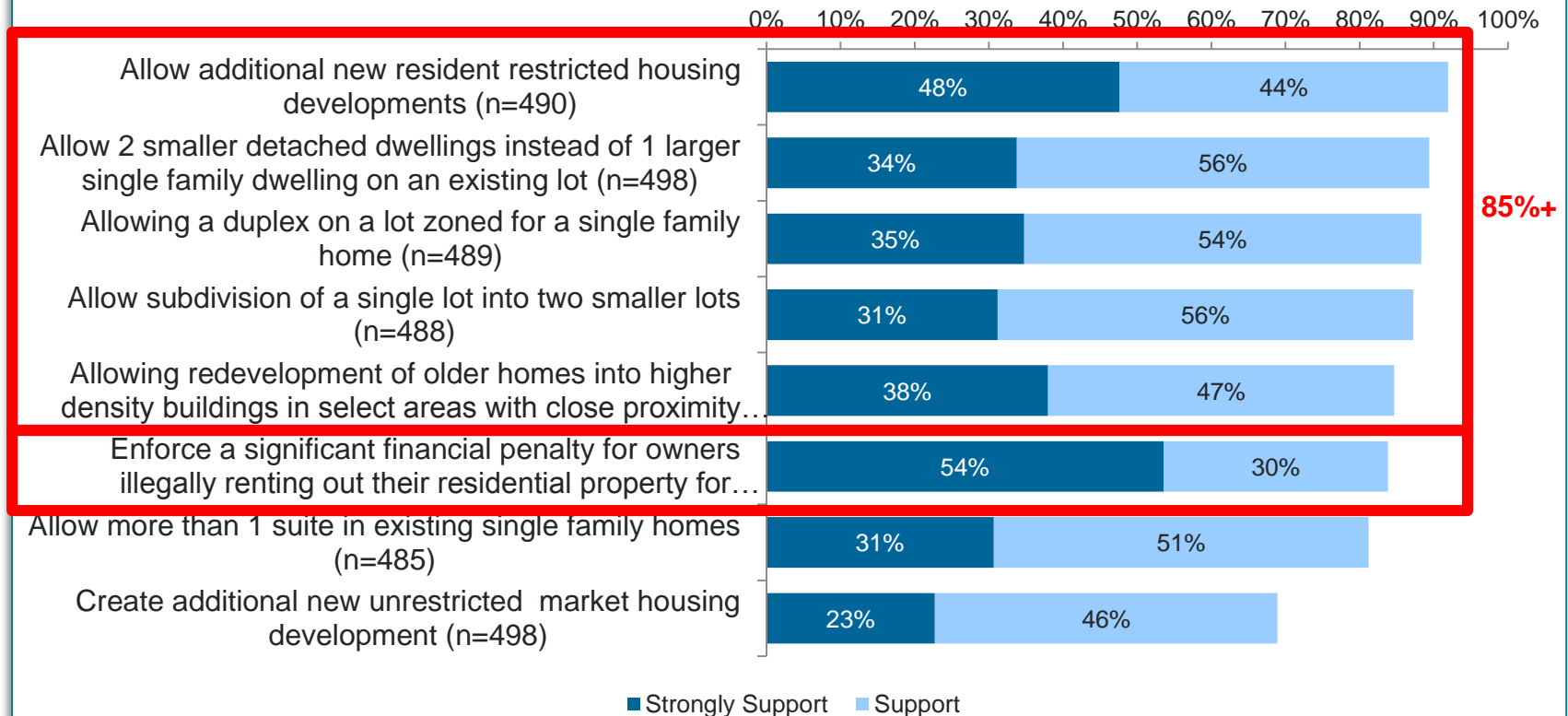




Increased opportunities for more housing were overwhelmingly supported by the workforce groups



Support for Housing Initiatives (workforce)



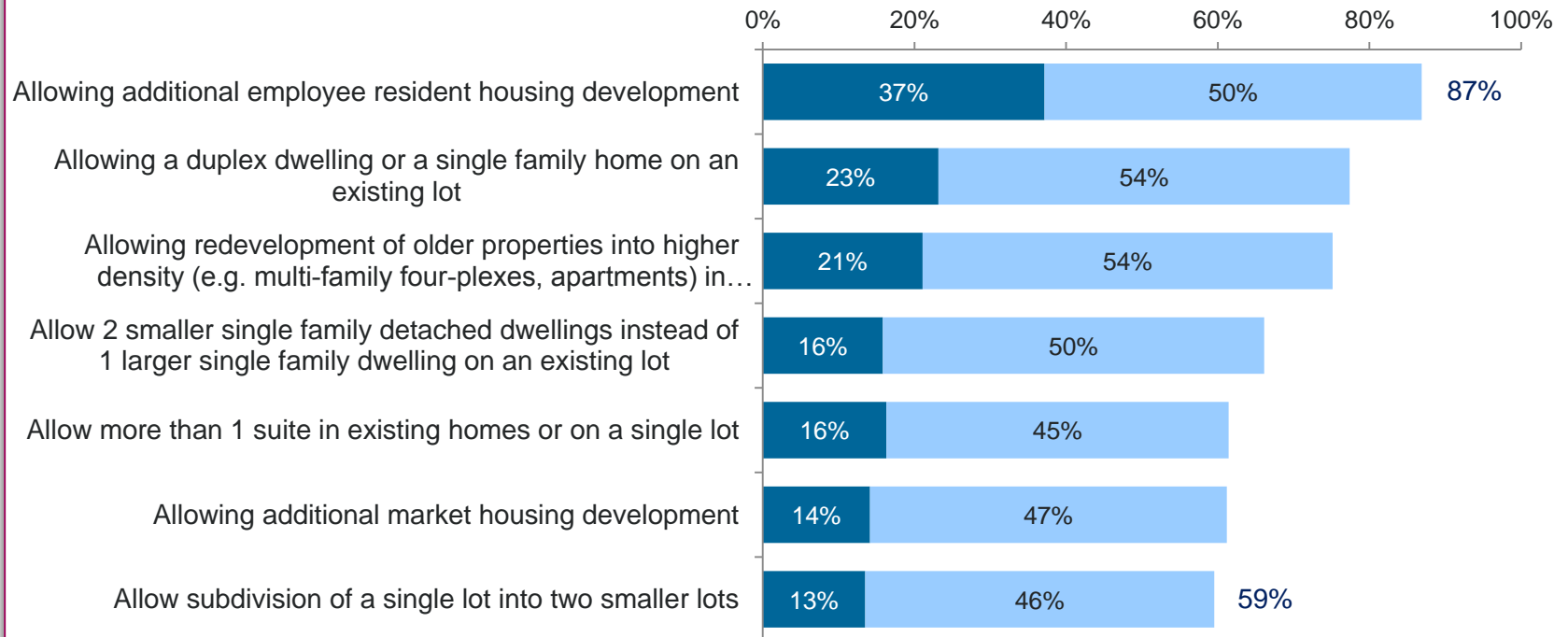
29. Please rate your support for each of the following initiatives aimed at improving the availability of affordable housing:?



Strong support for increased housing also from the non-workforce owner groups



Support for Housing Initiatives (non-workforce)

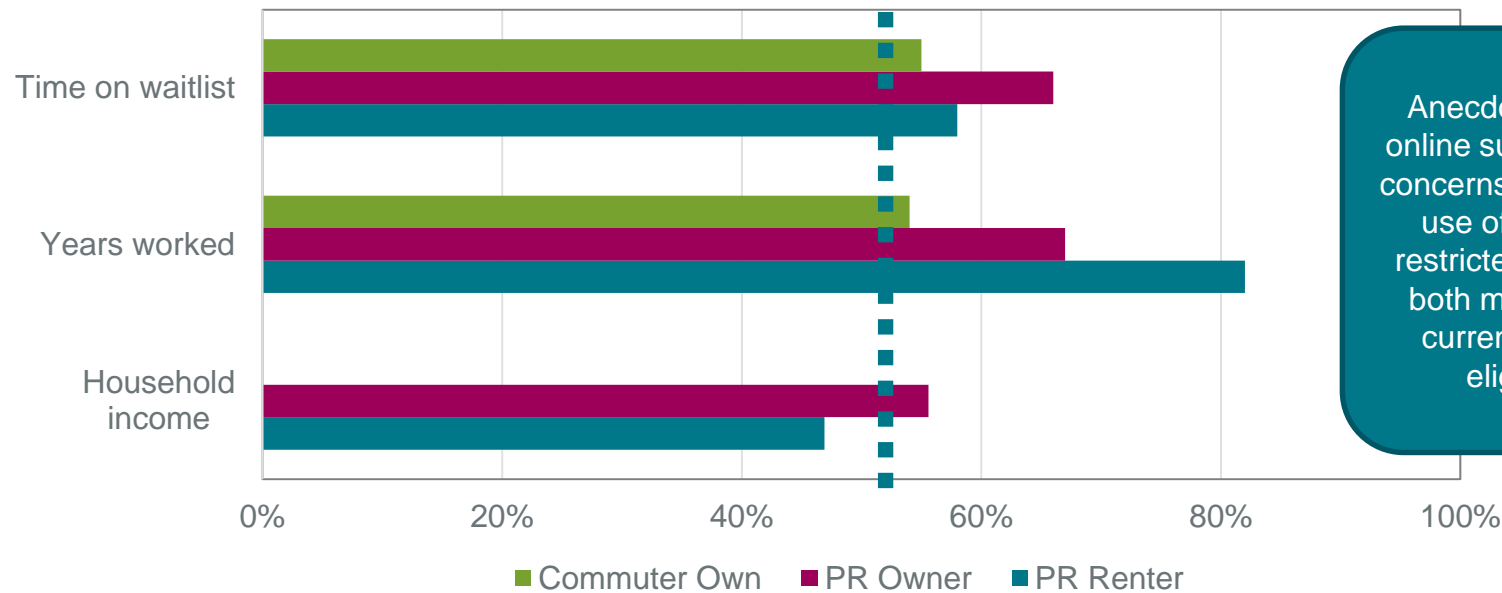


29. Please rate your support for each of the following initiatives aimed at improving the availability of affordable housing:?



Split opinions on criteria to prioritize access to resident restricted homes

Support for priority access to purchase WHA housing based on....



Anecdotally from online survey, many concerns exist about use of resident restricted homes – both misuse and current system eligibility



Main comment themes (online survey)

In order of predominance:

1. Affordability – escalating rental rates; inability to purchase, etc, etc
2. Efficiency of use of resident restricted homes – prioritization and misuse
3. Desire for additional housing inventory – both rental and purchase
4. Airbnb misuse / consideration for taxing empty homes
5. Support for Increased density – e.g. tiny homes, more smaller market homes
6. Improved employer provided benefits including housing and wages



Survey Summary

- Strong representation of the workforce and non-workforce community, with majority of workforce working full time
- Less than half the resident workforce own their own home, in contrast to more commuters who own rather than rent
- Although generally people are satisfied with their living situation, more than half of workforce anticipate changing their living situation within a year – high rental turnover
- Many homes underutilized when it comes to housing workforce on a permanent basis – and low likelihood of change
- Expectations for more smaller homes, strong support for increased density on single family lots, and additional employee housing developments
- Split in respondents expectations for use of resident restricted homes
- Clear profile differences in living situation, expectations and needs



Three strategy areas

1. Improved utilization of existing housing supply
2. Ensure optimal use of the resident restricted inventory
3. Increase the supply of homes, and secure funding sources where relevant

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Using the survey data to specifically identify type and quantity of future needs



- ✓ This will happen in parallel with other initiatives that are already in progress
- ✓ It will inform those initiatives, and identify where additional levers may need to be explored

Three strategy areas and related levers

Improved utilization of existing supply

- Increased enforcement against illegal nightly rentals including proposed Tourist Accom. regulations
- Home Run program
- Other examples for consideration:
 - Impact of Vancouver's new taxes on empty homes & foreign ownership

Ensure optimal use of resident restricted inventory

- Examples for consideration:
 - Review use of resident restricted homes including potential misuse and eligibility

Increasing supply & secure funding sources

- RMOW allocation of lands for WHA developments
- Phase 2 Cheakamus Crossing planning
- Longer term needs analysis
- Other examples for consideration:
 - Feasibility of increased density options
 - Staff housing needs

Key focus in short term

Communications & Community Engagement

Explore additional considerations from survey

Phase 2 CC planning

Community Survey & long term needs

Tourist Accommodation Review

Increased bylaw enforcement against illegal nightly rentals

RMOW allocation of \$mns land for resident housing, WHA developments

Home Run program

Nov

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Thank you

- Questions / comments?

RESOLUTION

That Information Report to Council No.17-058 regarding the 2017 Community Housing Survey Report dated May 29, 2017 be received.

Thank you