



Final Report from Mayor's Task Force on Resident Housing

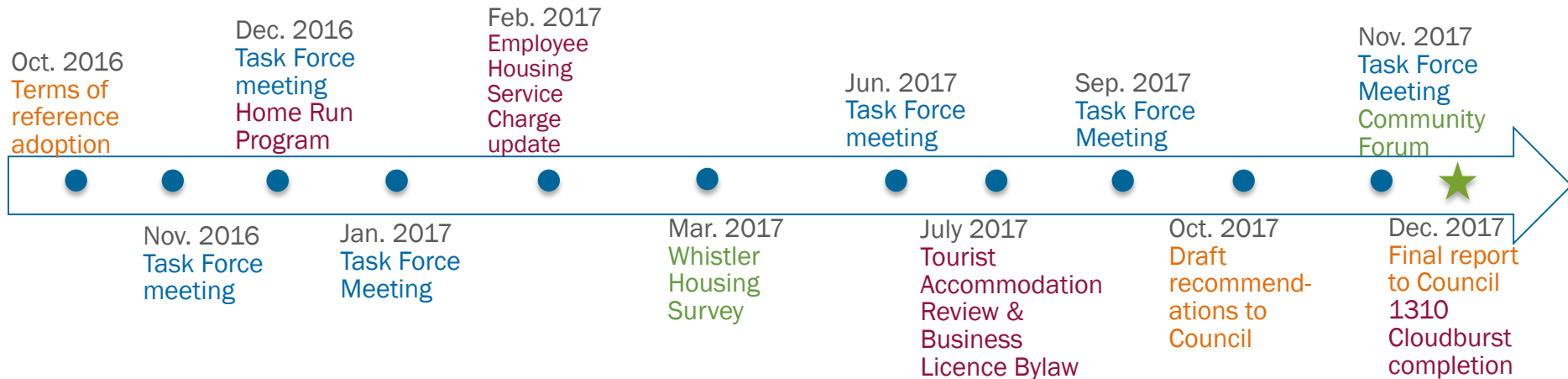
December 19, 2017

Presentation outline

1. Task Force process & methodology
2. Whistler housing context & challenges
3. Community feedback & final recommended actions
4. Considerations & recommendations



Task Force process & methodology



Research

- Internal sources & External independent research
- Community housing survey

Findings

- Housing demand, supply, gaps & challenges

Forecast & recommendations

- Long term housing needs assessment
- Proposed recommendations

Implementation

- Council approval for implementation

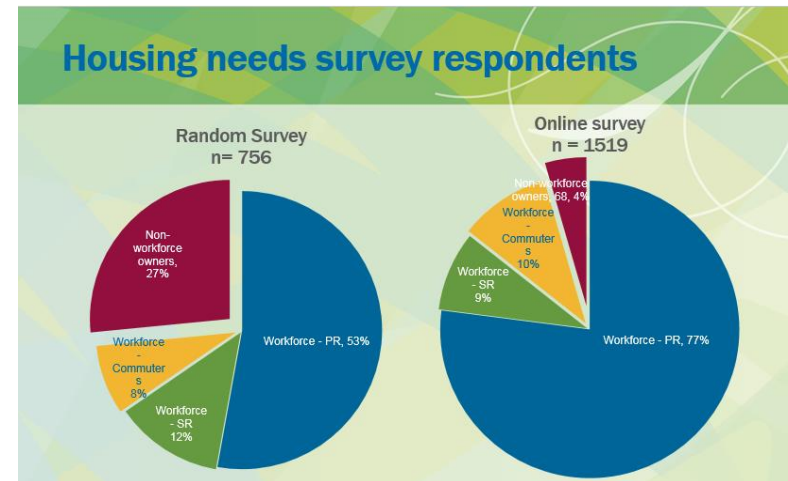
Community engagement & consultation

- Community housing needs survey
- Community Forum
- Letters to Mayor/ Council/ Task Force

Community engagement

- Housing Needs Survey

- ✓ 2,295 respondents
- ✓ Represent over 25% of adult population
- ✓ Highest response rate for an RMOW survey












- Community Forum

- ✓ About 300 attendees
- ✓ Over 1,200 views of the live stream on the night of the event
- ✓ Letters submitted to feedback@whistler.ca as well as to Mayor/Council



Key issues identified affecting housing affordability and availability



		RENTAL			PURCHASE	
		Dorm style	Multi - Family	Single Family	Multi - Family	Single Family
Seasonal/ Temporary residents						
Permanent residents	Singles					
	Couples					
	Families					

 
Lack of Supply Unaffordability

Recommended actions

3 already in progress

- ① New municipal bylaw to ensure residential homes are not being used for tourist accommodations
- ② Home Run program to match resort businesses with property owners
- ③ Ensure new commercial/industrial/tourist accommodation developments are contributing to providing new employee housing

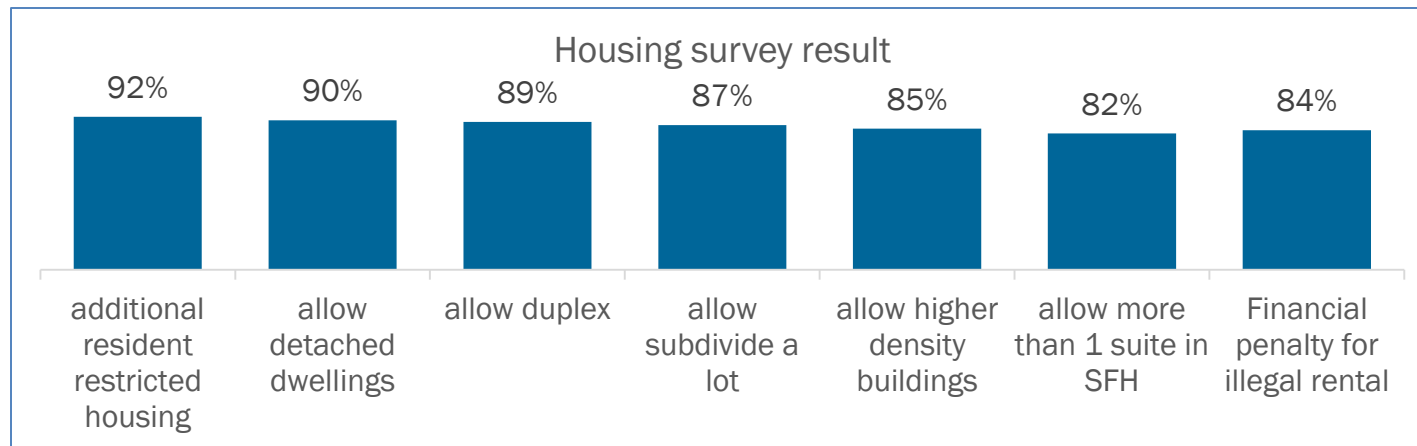
4 additional Recommendations

- ④ RMOW to build more resident restricted inventory for the permanent resident workforce needs
- ⑤ New and expanded infill program for homeowners to add a new resident restricted dwelling to their existing property
- ⑥ Allow development for resident restricted rentals on underdeveloped private lands
- ⑦ Further refine resident restricted eligibility and enforcement to protect housing for Whistler's workforce

Community Forum feedback strongly support Task Force recommended actions

- The community positively supports:

- ✓ Additional allocation of employee bed units
- ✓ Densification in residential neighbourhoods
- ✓ Improved utilization of existing homes and residential lands



- Other feedback:

- ✓ Timeline to implement the actions as quickly as possible
- ✓ Number of beds to be realized from each initiative
- ✓ Consideration of potential transportation issues

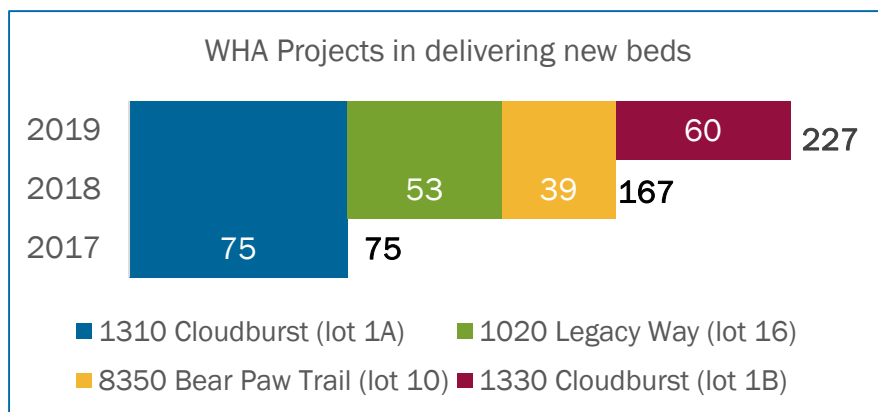
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RMOW to build more resident restricted inventory for the permanent resident workforce

Target audience

Permanent Resident workforce
both renters & aspiring home owners

- WHA continue to progress new resident restricted rental builds



- Plan for the **Cheakamus Crossing** expansion
 - Complete evaluation of municipal owned lands for prioritizing resident restricted developments
 - Determine immediately available sites for additional resident homes
 - Retain longer term options for land assets as the community continues to evolve
 - Concepts are in development expected Q1, 2018

- ✓ The community strongly supported more WHA housing be built
- ✓ Make Cheakamus Expansion materialize as soon as possible
- ✓ Consider parking needs, traffic congestion, highway access, transit needs, and amenities, etc.



New & Expanded infill program for homeowners to add a new resident restricted dwelling to their existing property

Target audience

Existing home owners and aspiring home owners

- **Consider new and expanded infill options including ability to stratify**
 - Lot split
 - Duplex
 - Additional suite (attached or detached)
 - Sell or rent the new dwelling
- **Apply to all neighbourhoods**
- **Targeting up to 50 new employee homes** in existing neighbourhoods
- **Allows existing owners 'stay-in' options to help manage rising costs of ownership**
e.g. liquidate some of their equity or generate rental revenue stream
- **Review existing restrictions and incentives to ensure viable** for both existing owners and future buyers

- ✓ Support the benefits of infill housing
- ✓ Interested to learn more about the details of the policy
- ✓ Consider the financial attractiveness and viability

COMMUNITY FEEDBACK



Allow development of resident restricted rentals on underdeveloped private lands

Target audience

Seasonal workforce and Permanent workforce renters

- Enhanced participation by businesses to accommodate staff
- Additional employer funded **dorm style accommodations** for seasonal staff housing
- Private development of **multi-family rentals**
- **Share financial risk** with the private sector
- Council passed a resolution endorsing Guidelines for Evaluating Rezoning Proposals for Private Sector Employee Housing Developments on December 5, 2017

- ✓ Support the private development of dorm style housing with an expectation that Vail Resorts provide more staff housing
- ✓ Support for higher density rentals especially where site locations could be closer to jobs, amenities, and transit.



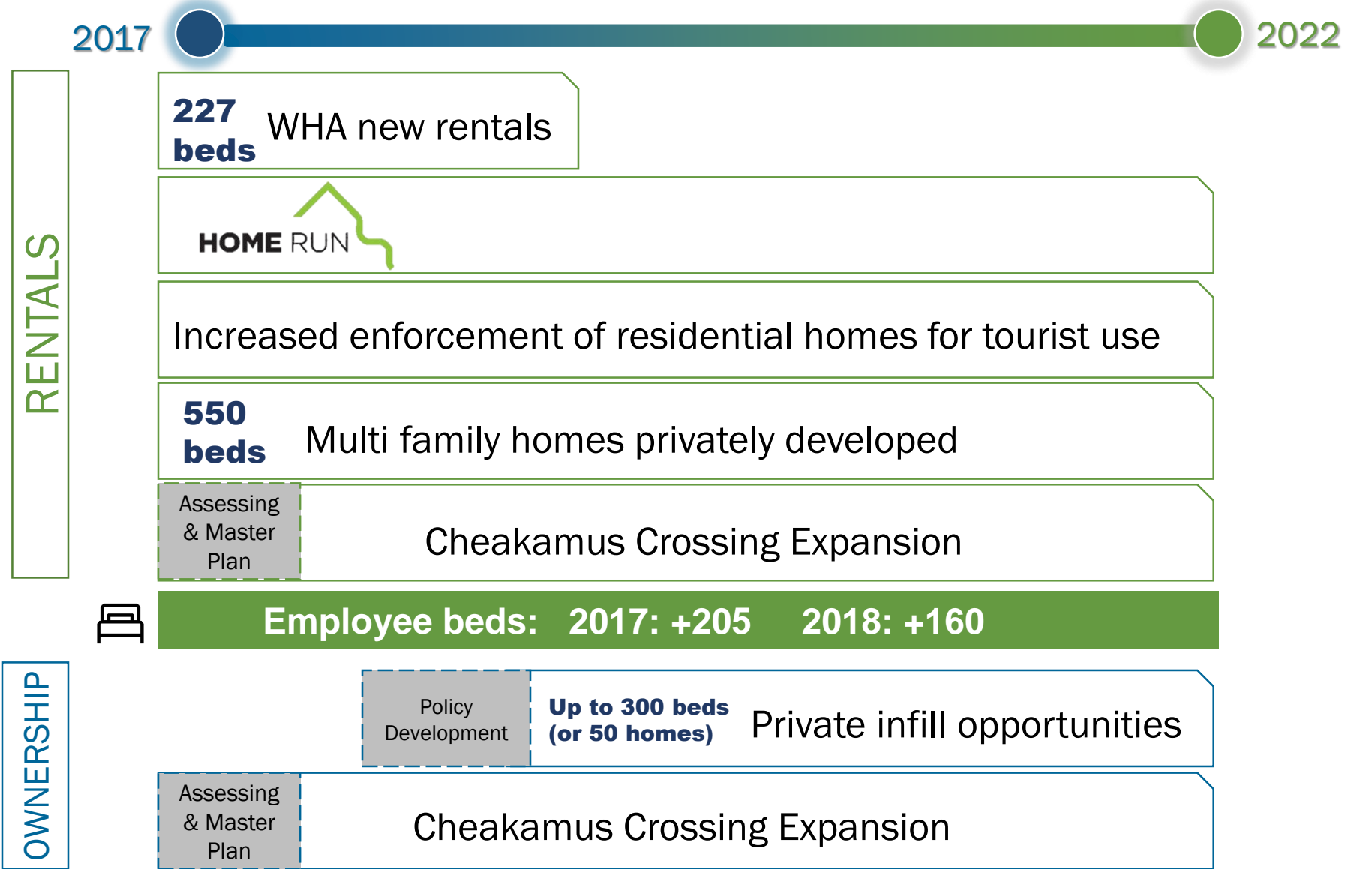
Further refine resident restricted (RR) program to protect employee housing

- Establish an Income/asset verification framework to tighten the existing eligibility criteria
- To ensure compliance with government funding parameters, **income thresholds will be established and monitored for all new WHA rental projects**
- **Additional research and analysis required** before finalizing the new criteria
- **More punitive penalties** for offenses with additional enforcement powers
- Reduced negative sentiment about misuse by a minority of residents

- ✓ Support an eligibility criteria establishment
- ✓ Strongly encourage more proactive enforcement to impose penalties on violators
- ✓ Need more communication about the different covenants on properties and what is permitted and not

COMMUNITY FEEDBACK

Opportunity to deliver *1,000+ resident restricted beds within 5 years



* Ongoing monitoring to determine timing and phasing of future developments based on need

Recommended actions to enhance housing opportunities for each group



Lack of
Supply



Unaffordability

RENTAL

Dorm style

Multi -
Family

Single
Family

Seasonal/
Temporary residents

1,2,6

Permanent
residents

Singles

1.3.4.5.6.7

Couples

1.3.4.5.6.7

Families

1.3.4.6.7

PURCHASE

Multi - Family

Single Family

4,5,7

4,5,7

4,5,7

Increase employer
provided housing
will reduce demand
on market rentals

More resident
restricted rentals
will provide long
term housing
security at a range
of affordability

Increase supply of
affordable homes
for purchase

Considerations



Economic Trends

Cyclical. Ongoing monitoring to ensure the recommended actions are meeting the needs of the community; assess the deliverables, and identify interventions required

Community-wide responsibility

RMOW, Whistler Housing Authority, business employers, private developers, and senior levels of governments all have to contribute each of their own resources and expertise to tackle the housing issue

Holistic approach

Continue to build a sustainable community. Ensure due consideration is given to transportation, parking, neighbourhood characters, existing infrastructure capacity, and the natural environment

Implementation plan

2018 priorities

- 2018 Council priority (per outcome of Council retreat)
- Completed private development guidelines
- Continue the Cheakamus Expansion plans
- Develop/update Infill housing policy
- Establish WHA eligibility criteria & enforcement framework

Progress existing initiatives

- Continue the Home Run program
- Update the employee housing service charges
- Continue the bylaw enforcement for tourist accommodation in residential zoning

Recommendations

That Council receive the final report from the Mayor's Task Force on Resident Housing as presented at the recent Community Forum and shown in Appendix A of the administration report; and

That Council direct staff to implement the recommended actions from the Task Force as a priority, and ensure appropriate staff resources are allocated accordingly.