



# Mayor's Task Force on Resident Housing

## Regular Council Meeting

7 March 2017



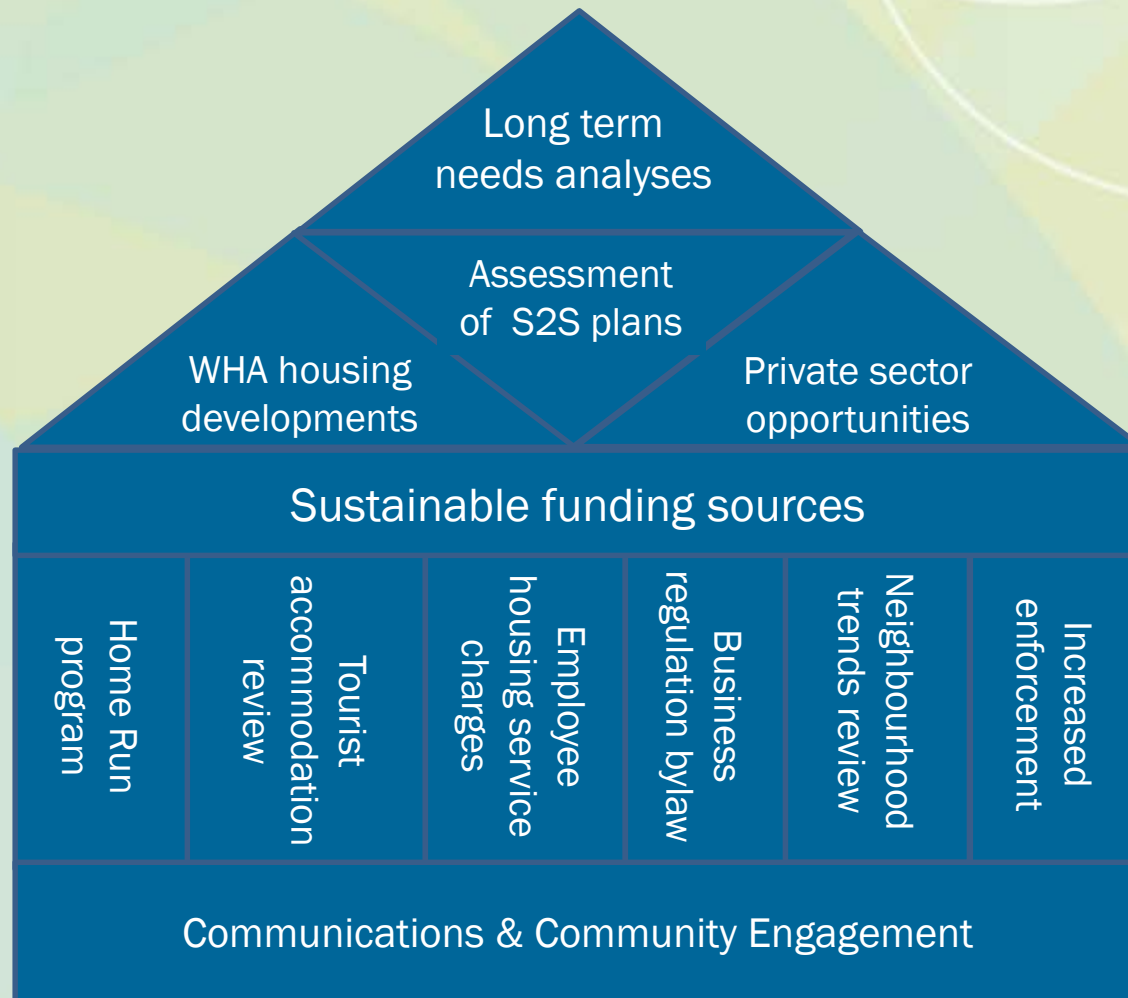
WHISTLER COMMUNITY SERVICES SOCIETY  
"A Helping Hand Toward A Healthy Community"



# Today's objective

- To share an update on the progress so far from the Mayor's Task Force on Resident Housing
- To highlight the upcoming community engagement as input to determining our longer term housing needs

# Recap: Many different initiatives but all are important in contributing towards our common goal



# A timeline so far...

Engagement with broad community groups.

Articulation of key concerns and potential initiatives to develop

Launch of Home Run program for property owners to rent directly to businesses

Increased Bylaws enforcement against owners renting illegally to tourists

RMOW lands to WHA for rental housing

Provincial funding grant \$2m

Tourist Accommodation Review

Employee housing service charge bylaw update

2016

October  
Proposal for  
Establishment of  
Mayor's Task Force

November  
1<sup>st</sup> TF  
meeting

December  
2<sup>nd</sup> TF  
meeting

2017

January  
3<sup>rd</sup> TF  
meeting

March

April

WHA development projects underway

Neighbourhood Trends Review

Long term housing needs including community survey

# Whistler 2020: Whistler's housing strategy

Whistler has an inventory of housing that is affordable and sustainable, supporting a diverse and vibrant local population.

Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents

... planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability required to meet changing housing needs and future affordability considerations.

... developed close to transit, pedestrian and bicycle routes, amenities and services ...



Resident restricted housing is affordable  
...through innovative and effective policy and financial models.

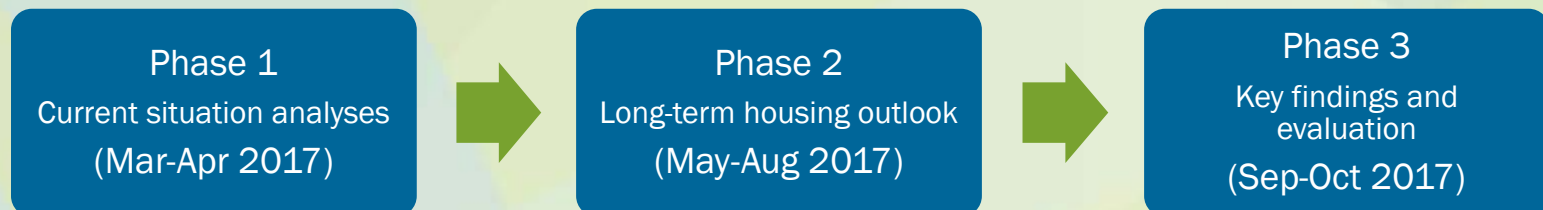
Effective financial and legal tools exist to develop and manage resident restricted housing affordability

# Long term housing needs analyses

There are many variables to consider which affect the resort's demand for labour and subsequently our workforce housing needs

Initiative objective is to compile solid quantitative insights that will serve:

1. As a baseline understanding of the current housing situation including how current inventory is being used
2. To identify short and long term issues and opportunities that may require intervention to meet longer term goals
3. To assist in prioritizing new projects and possible regulatory or policy changes
4. Act as a community housing plan that can be monitored, reviewed and adapted as needs evolve



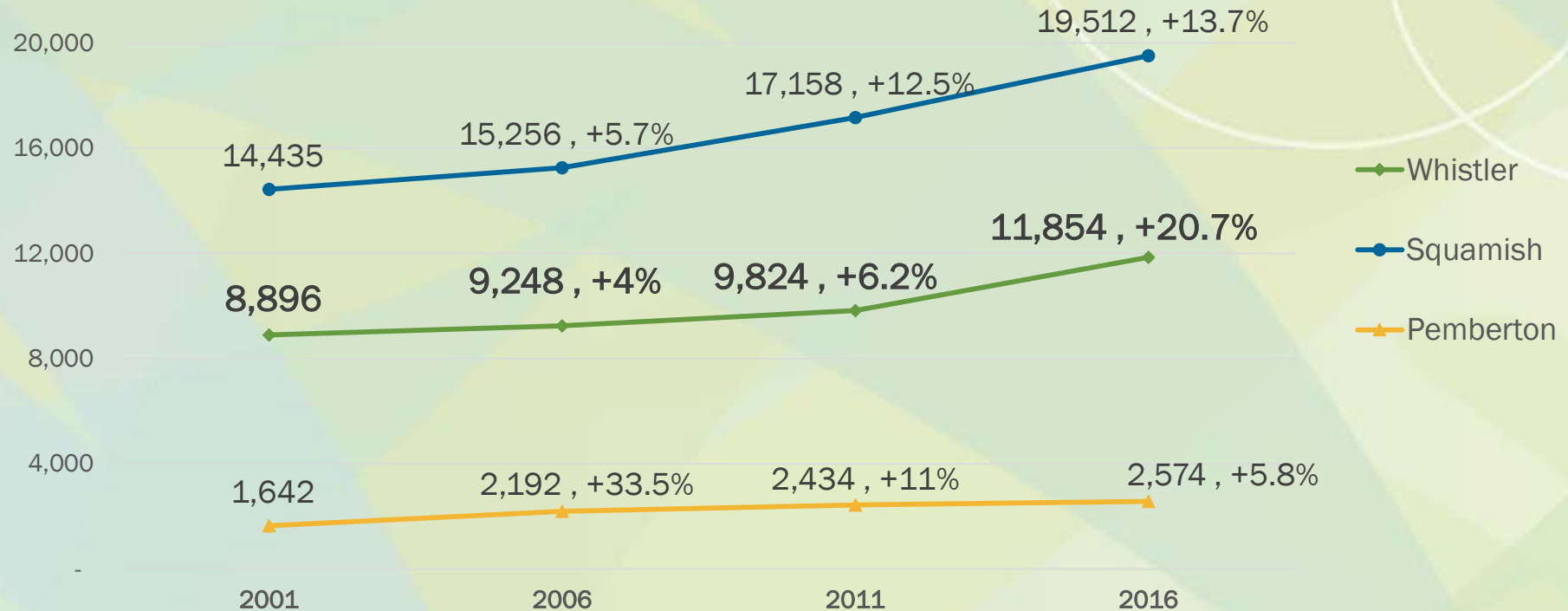


# Long term needs analyses: Initial insights from current situational analysis

1. Population growth has been driven by relocations to Whistler for jobs



# Population growth throughout S2S corridor – impacting demand all around for housing

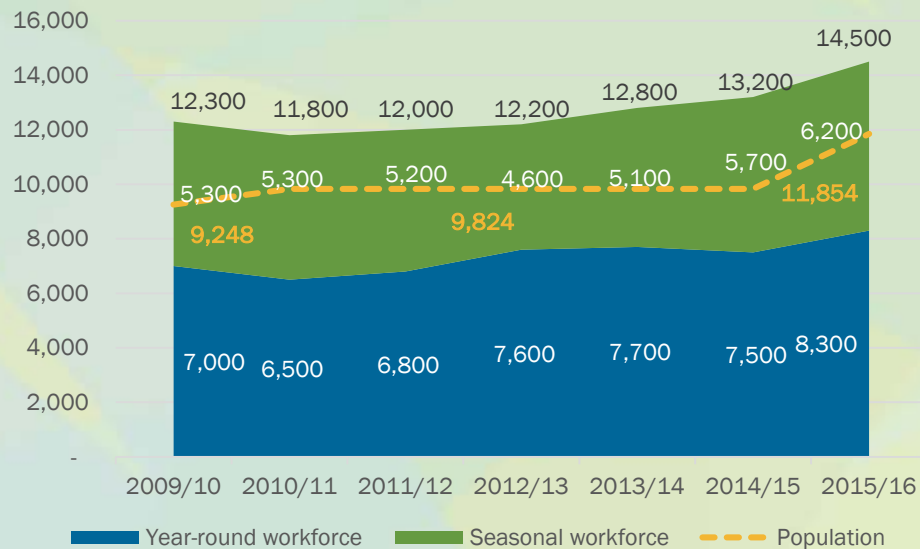


Growth rates ahead of both provincial (5.6%) and national (5%) trends

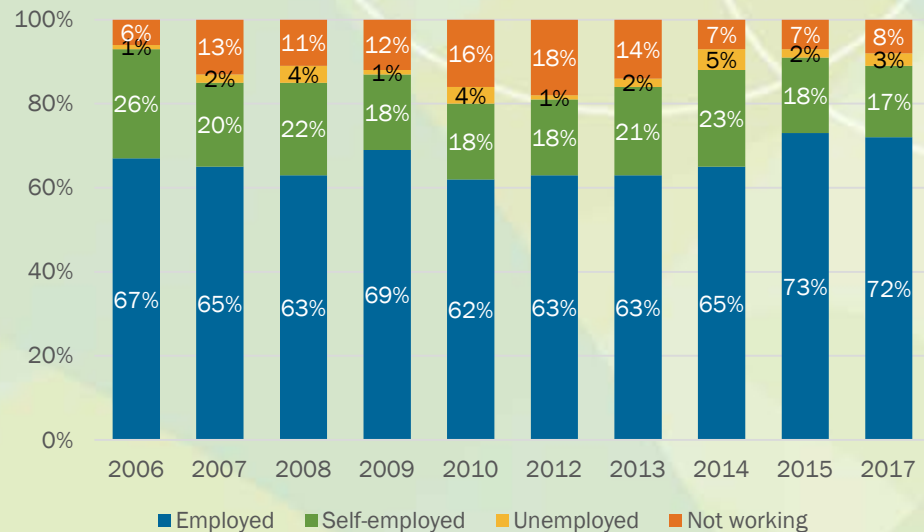


# Mostly relocating to Whistler for employment

## Population and Workforce



## Employment Status



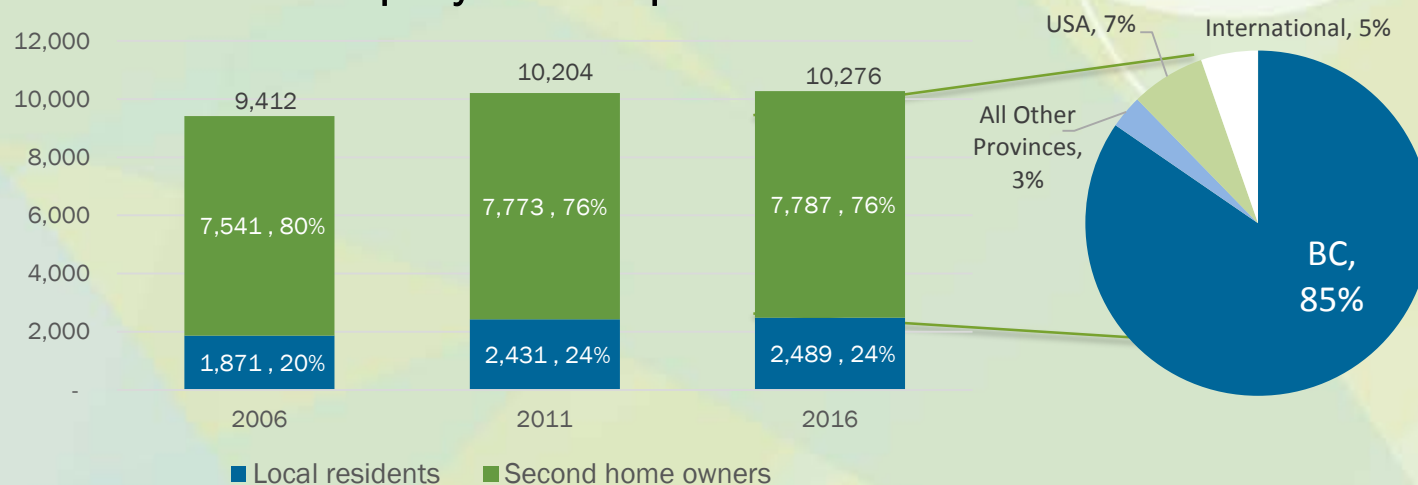
# Long term needs analyses: Initial insights from current situational analysis

1. Population growth has been driven by relocations to Whistler for jobs
2. Ownership and use of properties have been relatively stable between local residents and second home owners

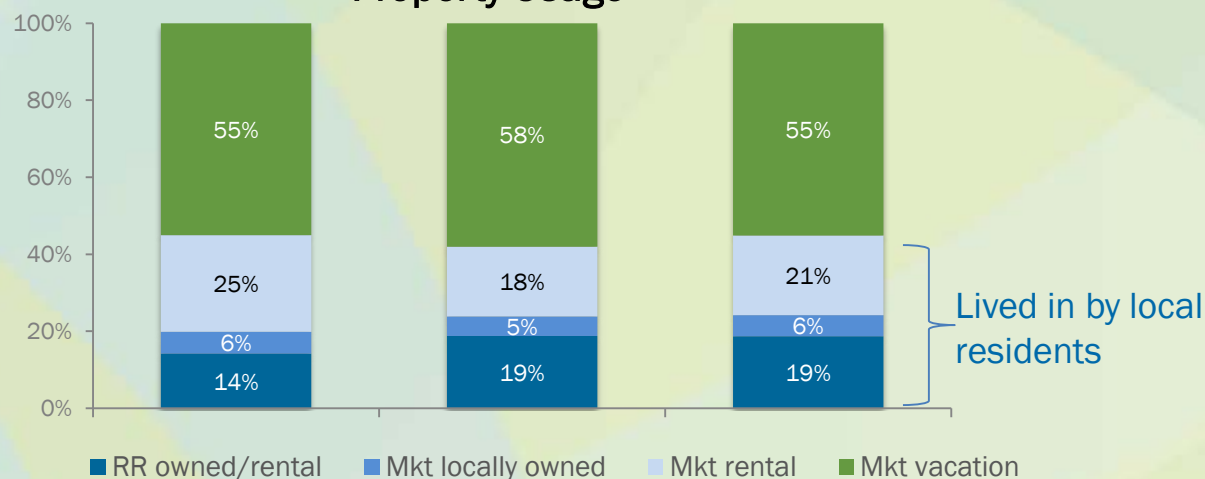


# Relatively stable ownership and use of properties

## Property Ownership



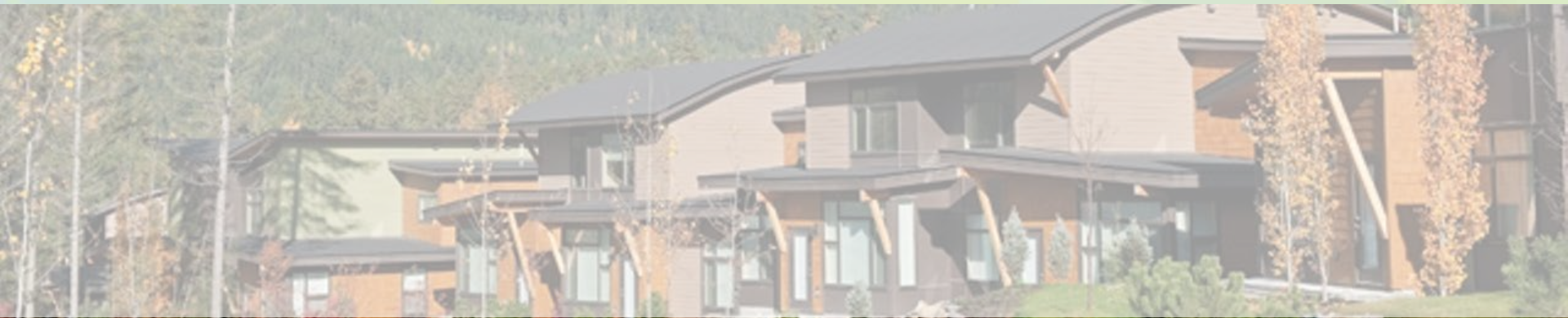
## Property Usage



# Long term needs analyses:

## Initial insights from current situational analysis

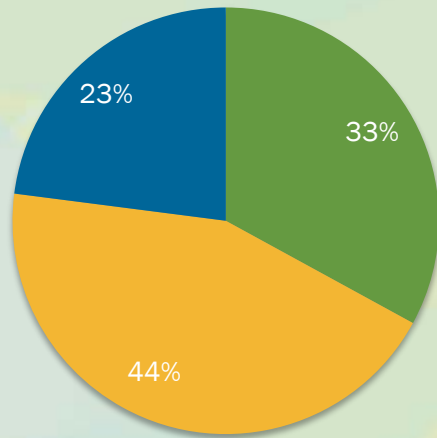
1. Population growth has been driven by relocations to Whistler for jobs
2. Ownership and use of properties been relatively stable between local residents and second home owners
3. **Affordability will continue to affect workforce ability to live locally, both in rentals and purchases**





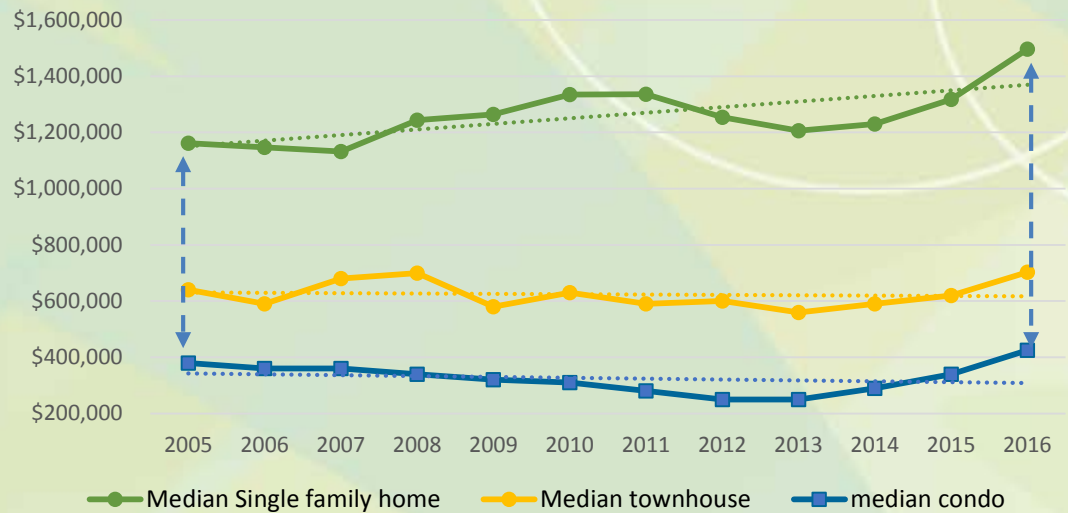
# Property appreciation is putting single family homes out of reach of local workforce

## Total Inventory Mix

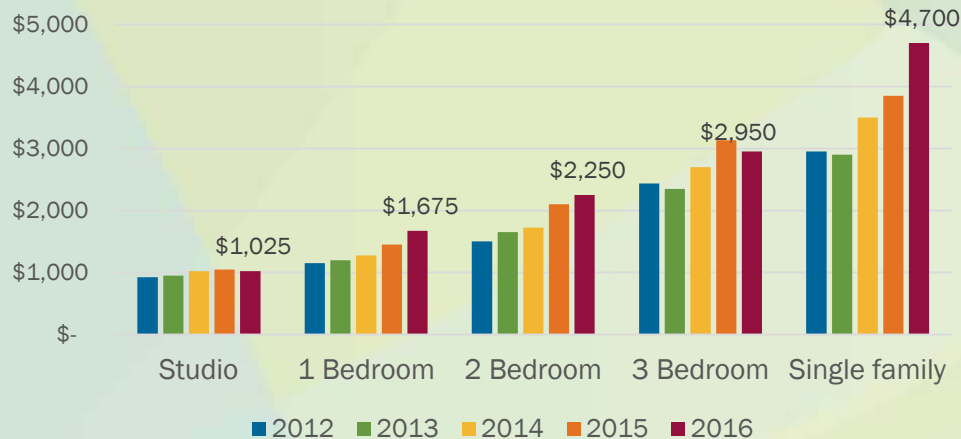


■ SFH   ■ Townhouse   ■ Condo

## Median Property Price



## Median Monthly Rental Rates





# Long term needs analyses:

## Initial insights from current situational analysis

1. Population growth has been driven by relocations to Whistler for jobs
2. Ownership and use of properties been relatively stable between local residents and second home owners
3. Affordability will continue to affect workforce ability to live locally, both in rentals and purchases
4. **More to come...**

*... But it is evident that both the supply (qty/mix) and demand for properties is impacting our housing situation*

# Mayor's task force has requested greater insight to community needs

## Available Sources

- ☐ Community Life Survey
- ☐ Tourism Whistler
- ☐ Census 2016 gradually released through 2017
- ☐ BC Assessments
- ☐ WHA Employer Needs Study
- ☐ Statistics Canada
- ☐ Economic Intelligence Unit

## Community Needs

- ☐ Current household situation
- ☐ Motivations and expectations relating to current and future housing needs
- ☐ Perspective on various housing initiatives



Community Housing Survey

# Next steps

- Broad Community perspective will be gained through Housing Needs Survey to be launched later in March
- Next Report back expected in May – with community survey results
- Task force initiatives will continue to be rolled out – a combination of both short and long term

# Thank you

- Questions / Comments ?