# Achieving appropriate and affordable housing for Whistler's workforce

# **1,412** → **1,941** Significant number of Dwellings resident housing units Dec. 2016 built over the years.

**75%** target of workforce living locally has been achieved over the past 13 years.



Increase in WHA ownership homes post Olympics with stable resident restricted housing supply since then.

#### History of Resident Housing — Factors Affecting Housing Demand

While Whistler is progressing its economic plan, the recent surge \$1.45:\$1 in visitation is heavily influenced by the strong US dollar.

More year-round and seasonal jobs have been created.



Population growth is driven by a hike in households of 30-39 year olds and more families with children.

Monthly rent for market homes continue to escalate beyond affordability range. Rising purchase price of market properties further out of reach for most of the workforce.

#### How Homes Are Used



Ownership of residential market homes has been consistent with approx. 75% being second home owners over the past 10 years.

Market homes are being demolished or renovated, getting bigger and less affordable, and reducing homes available for rent by Whistler's workforce.





Additional 1,600 seasonal FTEs in just 4 years, forcing more into market rentals as employer provided housing has not increased accordingly.

Whistler's residential neighbourhoods have varying densities and characteristics providing opportunity for better land use generally



Rising concerns with tourists being accommodated illegally in homes only zoned for residential use.

### Expected Outcomes <



#### \*Ongoing monitoring to determine timing and phase future development based on need

Mayor's Task Force on Resident Housing

whistler.ca/housing

#### Task Force Recommended Actions

#### Better use of existing homes

- 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.
- Ensure new commercial / industrial / tourist accommodation developments are contributing to providing new employee housing.

#### New Affordable Homes

- 4. RMOW to build more resident restricted inventory for the permanent resident workforce.
- 5. New & expanded infill program for homeowners to add a new resident restricted dwelling to their existing property.
- **6.** Allow development of resident restricted rentals on underdeveloped private lands.

and all of the above are underpinned by:

7. Further refine resident restricted eligibility and enforcement to protect housing for Whistler's workforce.

#### Community Quick Facts

of workforce live in rental housing with 3 in 4 renting a market home.

More than 75% of all residents support increasing density in existing neighbourhoods



1 in 5 renters aspire to buy their own home.



Low security of housing with 60% of permanent resident renters expected to move within 12 months.



# Lack of Supply in

- seasonal housing for growing seasonal workforce
- multi-family rental homes for increasing number of families
- affordable smaller family homes

## Affordability impacted by

- escalating purchase price of market homes
- widening gap between market and resident restricted homes
- rising rental rates due to intensified demand from seasonal and permanent residents

#### **Future Impacts**



Recent rates of tourism arowth in BC (including Whistler) is not sustainable.



There is a labour shortage in the province and is expected to continue for the next 10 years affecting Whistler regardless of housing.

Over 1,100 Whistler residents currently aged over 55 will consider retirement - and whether to continue living in their existing home.



New Employees replacing retirees who remain in their existing homes will add to the future housing needs

65+

1,100+

Access to neighbouring communities' housing will reduce over tim



Need to consider ebbs and flows of economic cycles which can quickly change the need for staff and housing

























#### What actions make it easier for me to rent?

Increasing the supply of rental dwellings, specifically:

- Over 230 beds are currently in development by the Whistler Housing Authority and these will be affordable rentals, similar to other WHA owned rental properties.
- Expand the Cheakamus Crossing neighbourhood with additional affordable rental homes.
- New infill opportunities whereby existing homeowners may build new resident restricted rental dwellings.
- Development by private land owners of multi-family rental dwellings on currently under-developed sites.
- Encourage employers to increase the amount of staff housing they provide for seasonal staff.

# What actions make it easier for me to buy?

Increasing the supply of both smaller homes and more resident restricted properties for purchase, specifically:

- New infill housing whereby existing residential lots may be subdivided, and the building of new suites, duplexes or carriage homes would provide smaller homes that could be purchased by residents working in Whistler.
- Expansion of the Cheakamus Crossing neighbourhood with additional resident restricted homes for purchase.

# 3. How can we, as a community, ensure 'resident restricted' housing is available for use as intended?

The Task Force recommends that eligibility for resident housing is tightened to ensure use of resident restricted inventory for those intended, and reduce any abuse in the system.

- It is proposed that an income and asset verification framework be established together with eligibility restricted to those working full time in Whistler.
- It is anticipated the majority of Whistler's workforce would still be eligible for resident restricted housing.
- More punitive penalties and enforcement would also be implemented

# How can businesses get more involved in supporting their staff with housing benefits?

- Businesses are encouraged to provide housing for staff, through renting, buying, or building more staff housing.
- The Home Run program is one avenue where business owners can be matched with property owners to facilitate lease arrangements
- There are also opportunities for employers who wish to build housing – refer to question 7.

# Why would I add another dwelling to my existing property?

- It offers the opportunity to stratify and sell off a part of the equity in your home generating cash, or to generate a rental income stream.
- Increases the opportunity for those wishing to stay in their home and 'age-in-place'.
- How?
  - a. subdivide your lot and sell one of the parcels;
  - build a duplex and sell or rent one side:
  - build an additional detached or attached suite and sell or rent it. etc.
- What's different now?
  - a. Existing infill restrictions will be reviewed to ensure the outcomes can be viable for both current home owners and future buyers.
  - b. It is proposed to apply to all Whistler's residential neighbourhoods.
  - c. Up to 50 new homes could be generated based on existing neighbourhood characteristics, and servicing capacities.

## 6. Why can't I rent my home to tourists?

- Whistler has a strong supply and wide range of properties zoned for visitor rentals with approximately 9,400 accommodation units for tourists.
- RMOW bylaw will investigate properties that are being advertised or rented for tourist accommodation in contravention of RMOW regulations on a case by case basis. Contraventions will be subject to fines of up to \$1,000 per infraction per day.

## 7. What if I am interested in developing 'resident restricted' homes for the workforce?

- Whistler has a plan for its success and long-term sustainability, navigating between the vision and the curent reality.
- There are limited opportunities such as:
  - a. Infill on existing single family lots, up to 50 additional homes.
- b. There is also potential for up to 550 beds for multi-family developments on larger currently under-developed lots.

## 8. What happens next?

- Following the Community Forum on November 2, the Task Force will consider all the feedback received and then make their final recommendations to Council. Council would then provide direction to staff.
- Considerable policy work would need to be undertaken for some of the recommendations. For example, a revised infill policy and a new framework for resident restricted housing eligibility and enforcement.
- Some recommended actions may be progressed without pecific policy or legislative changes following direction from Council.

For more information, visit: whistler.ca/housing Email your feedback to: feedback@whistler.ca





















