



# Progressing with the implementation of housing task force recommendations

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# Agenda

- Progress update on housing initiatives
- 2018 Work plan in detail
- Housing needs prioritization
  - ✓ Key Metrics relating to household groups and affordability
  - ✓ Next steps
- Summary

# Mayor's Task Force on Resident Housing recommends ***A multi-pronged approach to alleviating pressure points***



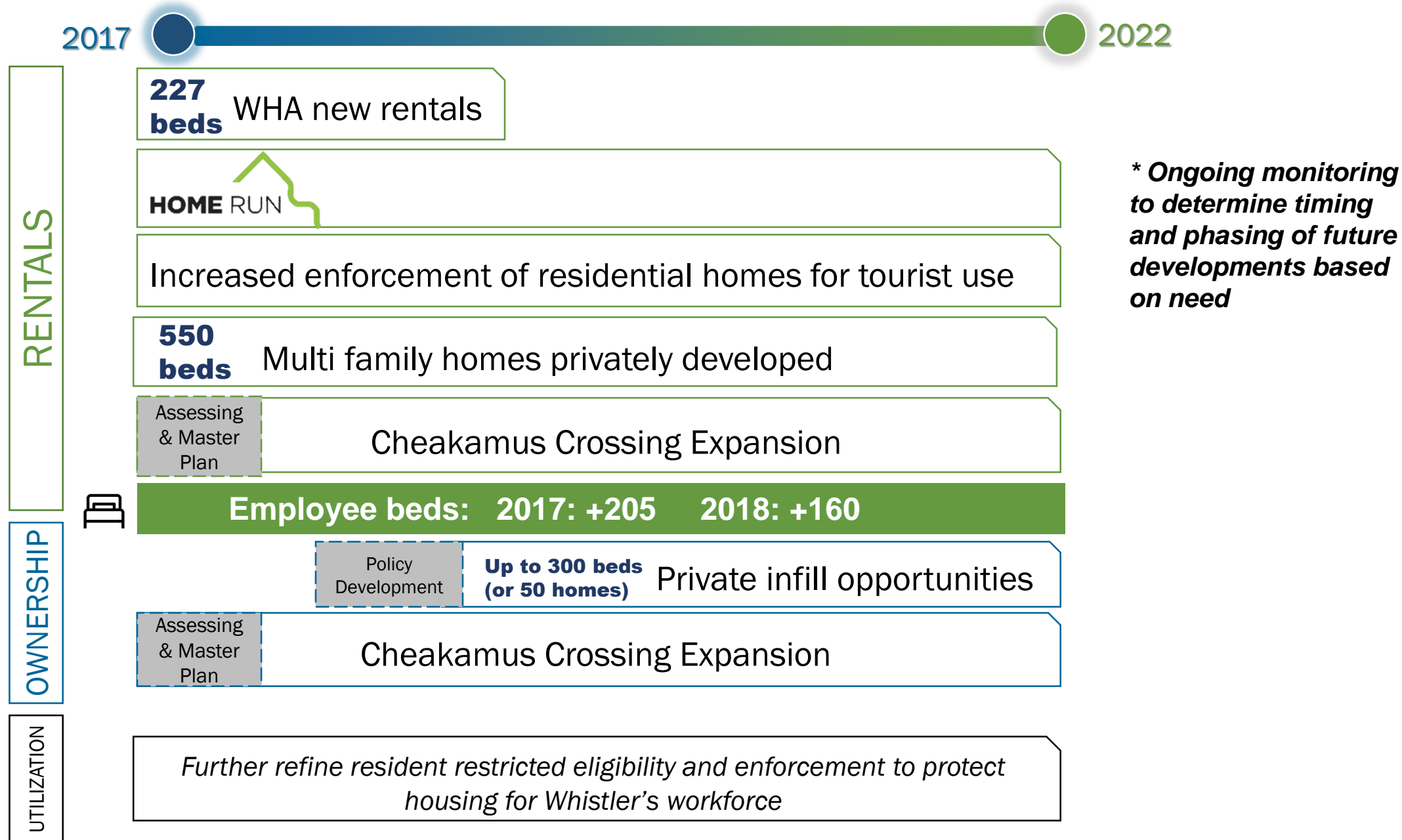
Opportunities for all our  
workforce

**Contributing to building  
successful  
neighbourhoods and a  
sustainable community**





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



# New WHA Resident Housing (Rental)



## 1310 Cloudburst Drive

Completed December 2017

- ✓ 27 employee units, 1 & 2 bedroom
- ✓ 100% occupied
- ✓ Currently housing:
  - 85 occupants
  - 58 adults & 27 children



## 1020 Legacy Way

**Scheduled occupancy – Early 2019**

- ✓ 24 Employee units / 50 beds (studio, 1 & 2br)
- ✓ Passive House Certified Construction
- ✓ Development Variance Permit (Oct 2017)
- ✓ **Construction plan to start Spring 2018**



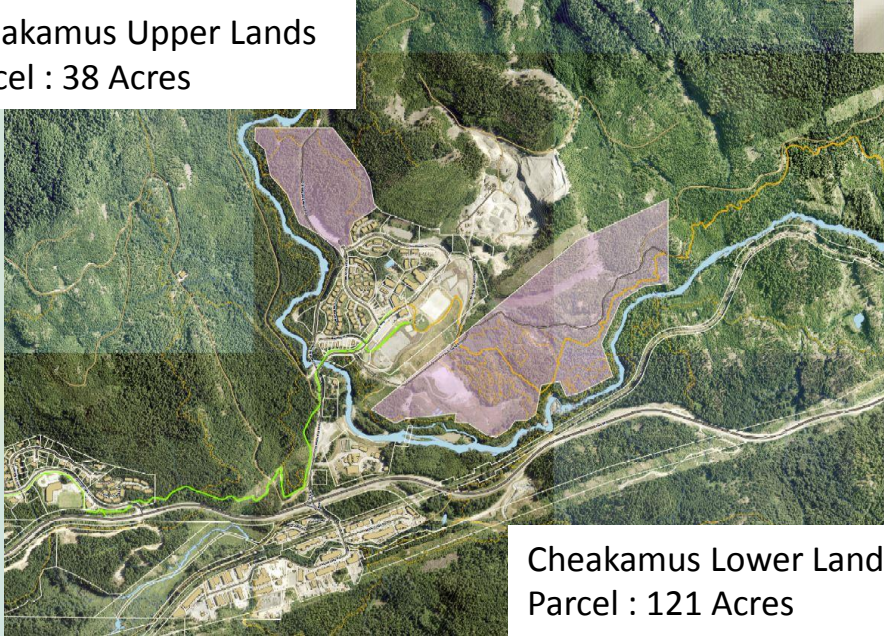
## 8350 Bear Paw Trail

**Scheduled occupancy – Early 2019**

- ✓ 20 Seniors employee units / 40 beds (1/2 br)
- ✓ Development Permit (Oct 2017)
- ✓ **Construction plan to start Spring 2018**

# Cheakamus Crossing master planning approach

Cheakamus Upper Lands  
Parcel : 38 Acres



Cheakamus Lower Lands  
Parcel : 121 Acres

## PREPARATORY WORK COMPLETED IN 2017

Neighbourhood goals and objectives

Existing conditions inventory and mapping

Development analyses (opportunities & constraints)

Preliminary concepts (density potential)

Council update



# 2018 Work plan and interdependencies

## Cheakamus Crossing Expansion

Council / Key Information updates

Update

Update

Decision

Regular Updates...

Detailed concept plan for priority sites (RFP)

Site Servicing concepts and costings

Development Financials (Proforma) & phasing

Project Management

Infrastructure

Building design

Building construction

## Infill Housing

## Private Resident Restricted Housing

Guidelines developed

Proposals and review

## WHA Projects

Lot 10 Rainbow

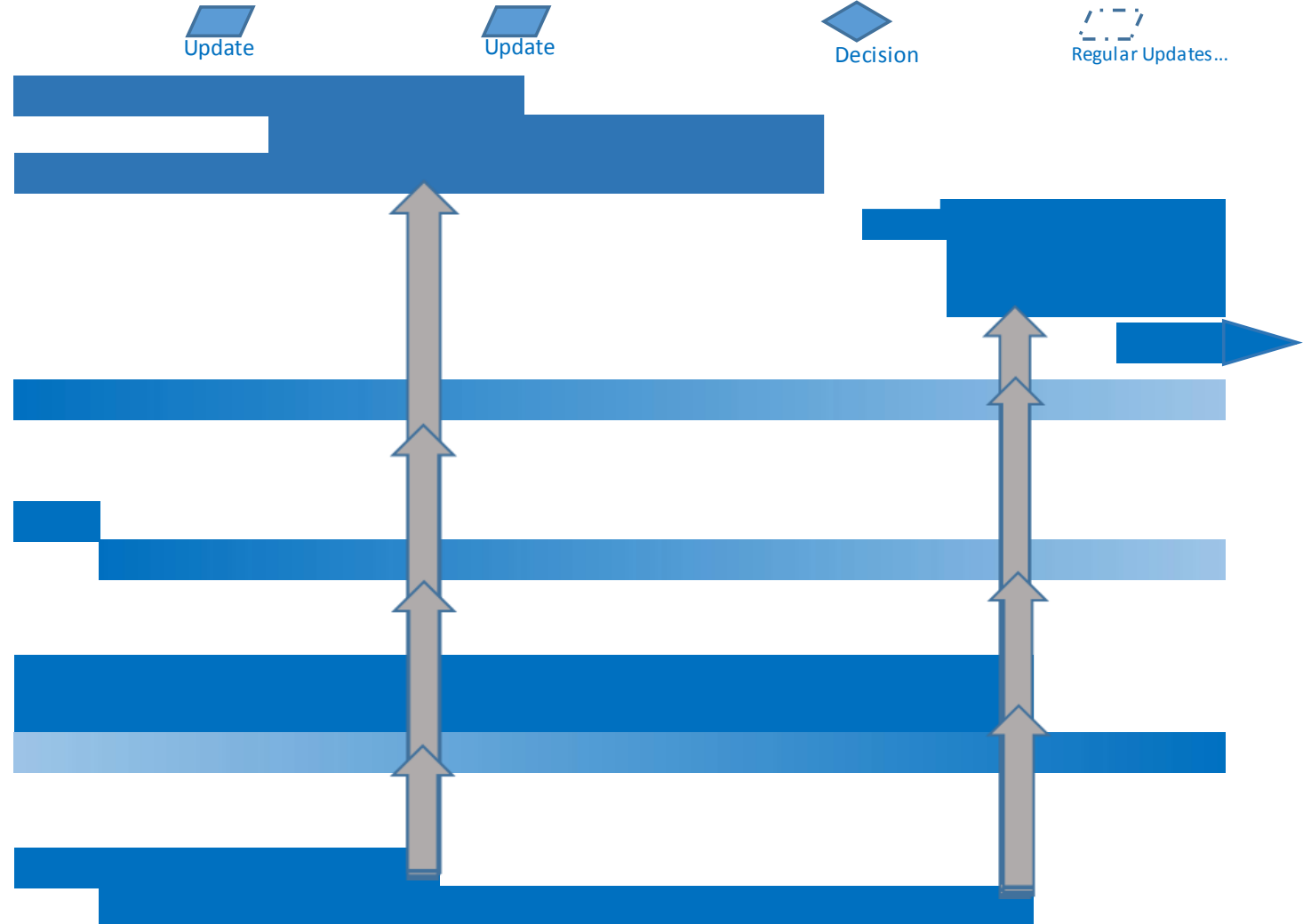
Lot 16 Cheakamus Crossing

Lot 1B Cloudburst

## Housing needs prioritization strategy

Housing needs refinement

Resident Eligibility and enforcement review



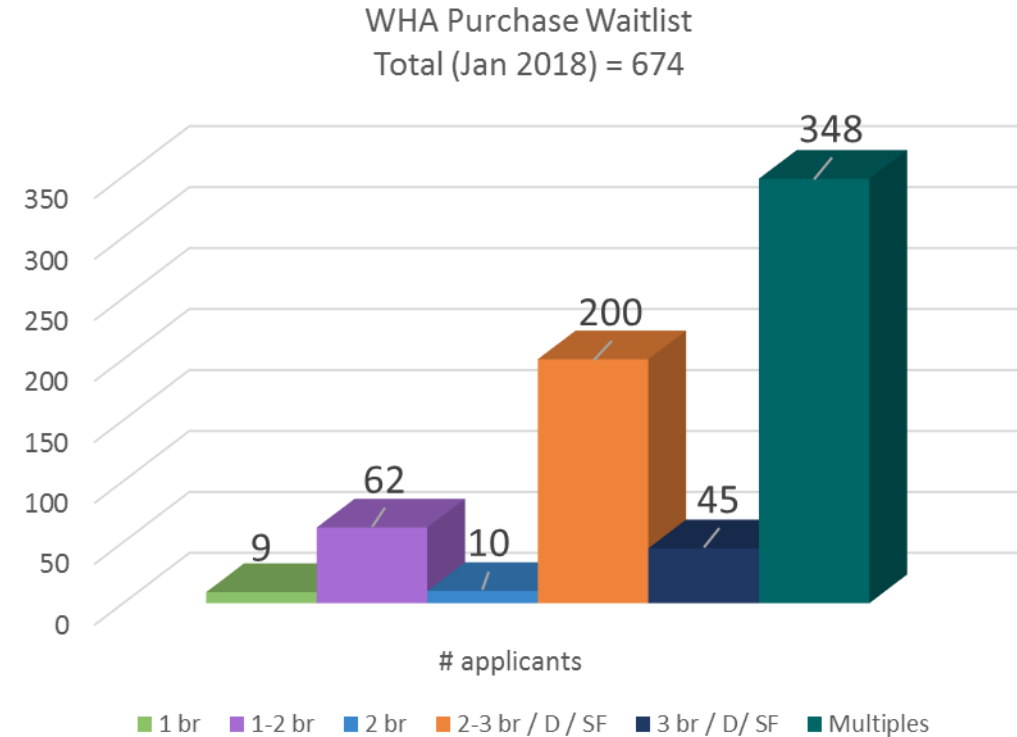
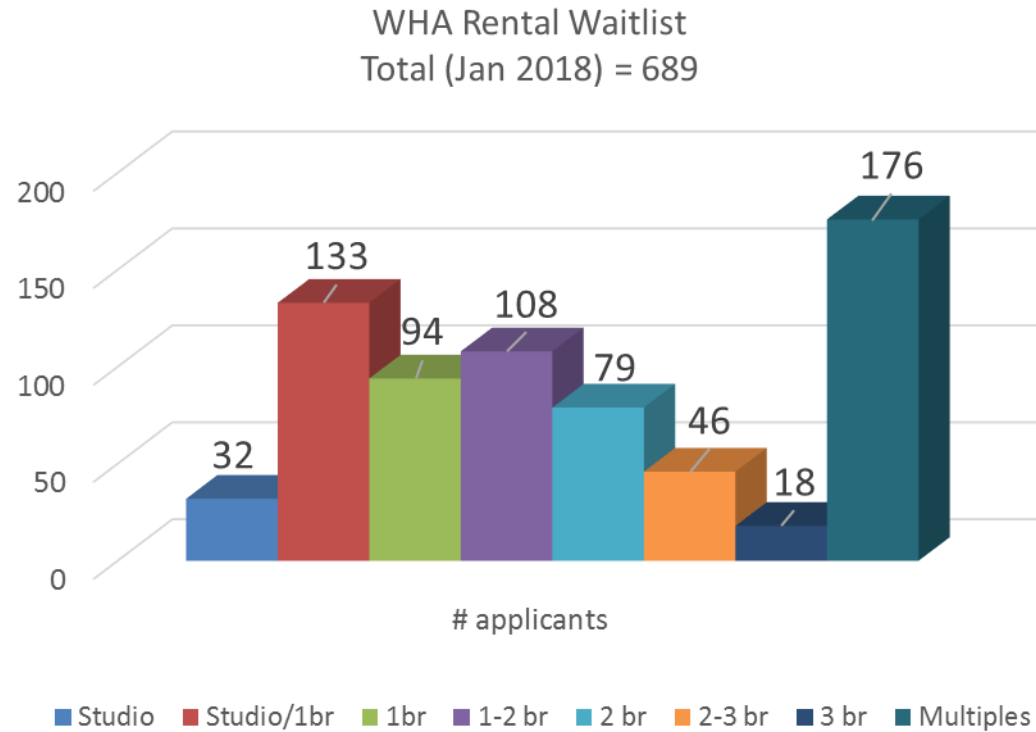


# Housing needs prioritization

- Objective is to continue to refine the housing mix required in the community which enables us to determine building plans, and takes into account identified housing demand, household needs and financial considerations
  - ✓ Diverse population with different needs and affordability
    - Waitlists are one indicator of demand to be considered
    - Population Household groups → defining type of product – size and tenure
    - Income and Affordability → pricing ranges
  - ✓ Ensure feasibility of all identified options (Cheakamus, Infill & WHA)
    - WDC, WHA & RMOW starting work on financial options
      - Cash injections will be needed for infrastructure (water/sewer servicing etc) and building equity (and/or grants)
      - Recent WHA build had nil cost for land and infrastructure, grants (fed or provincial) and contributions from housing reserves - with the balance then borrowed
        - For every \$2m subsidy, rent is reduced by 35-45c per sq ft for a project
      - Interest rates have 3 increases totalling 0.75% p.a. since July 2017, and another 0.5% anticipated this year
  - ✓ Review of criteria and enforcement for eligibility (per TF Recommendation #7)



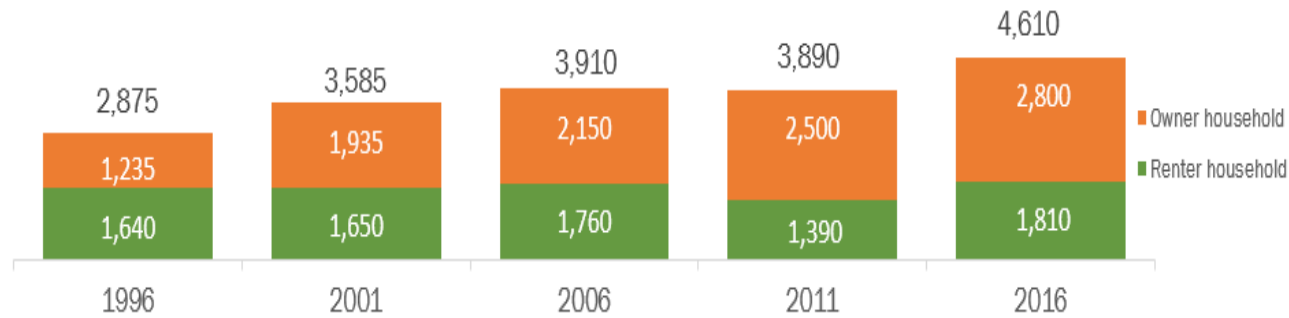
# WHA Waitlist demand indicates desired housing



- Rental applicants spread across predominantly studio, 1 and 2 bedroom units – in line with most of inventory
- 10% of rental waitlist are current WHA tenants
- Purchase waitlist more on the 2 and 3 bedroom unit sizes
- Approximately 1 in 3 on the rental waitlist are also on the purchase waitlist

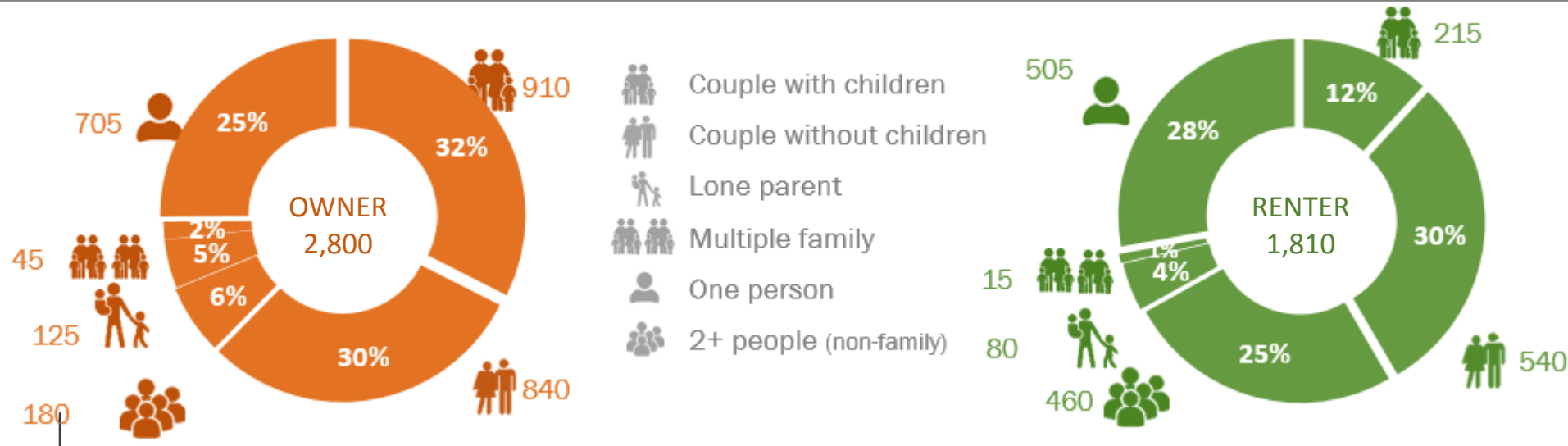
# Looking deeper at all households - owner and renter

Total Households in Whistler



- Growth in number of households as population has grown – driven by RR ownership opportunity
- Now, similar number of rental households as seen pre-Cheakamus/Rainbow
- More couples and families than in the past

Household Types

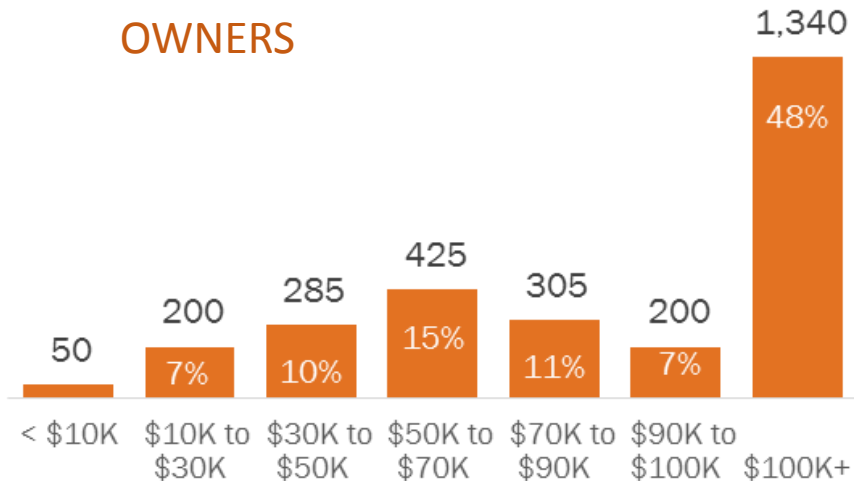


- About half of renters are family groups and the other half singles/sharing
- 6 in 10 owners are couples with/without children, compared to 4 in 10 renters

# Household Income Distribution

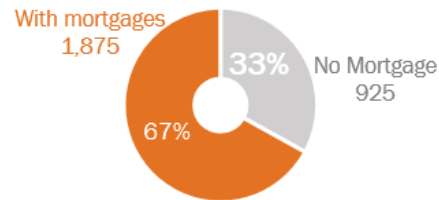
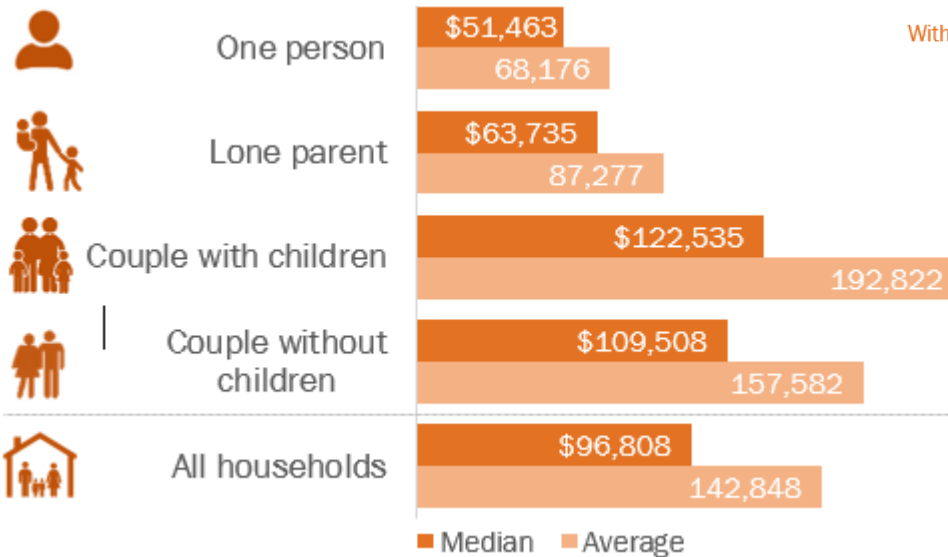
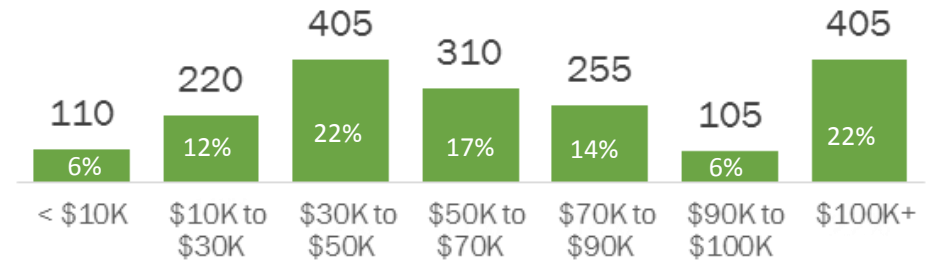
(Census 2016)

## OWNERS

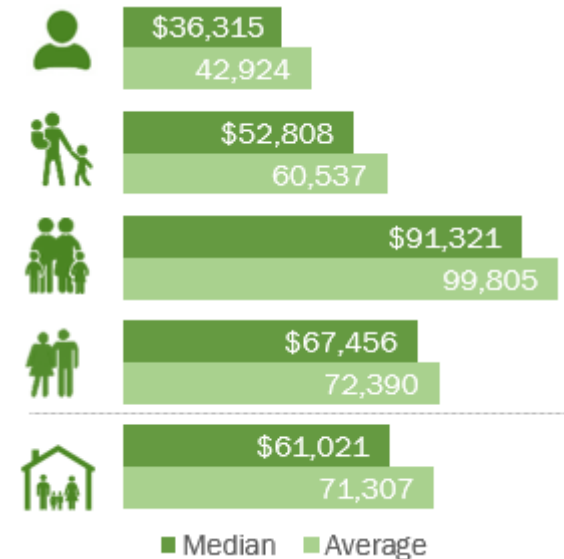


- Differences in income are more obvious in owners
- Renter households distributed across the income spectrum

## RENTERS



- Large differences between household groups
- 20-30% lower incomes for renters compared to owners for couples and families





## What does this mean for affordability?

Defining “Affordable” – *from Canada Mortgage & Housing Corporation:*

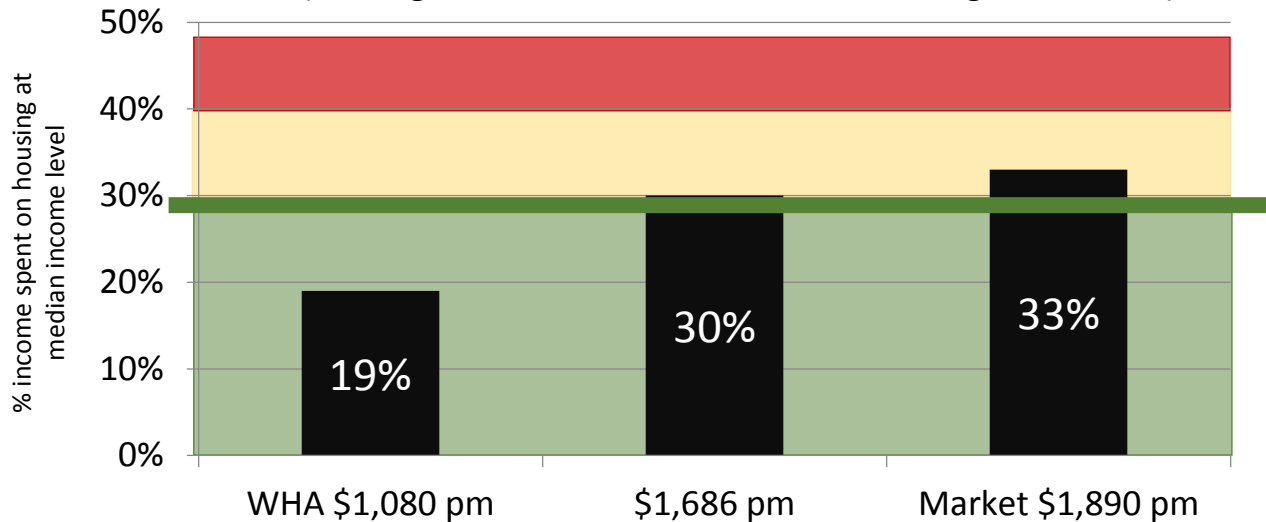
**“In Canada, housing is considered affordable if  
*shelter costs account for less than 30 per cent of before-tax household income.*”**

The term "affordable housing" is often used interchangeably with "social housing"; however, social housing is just one category of affordable housing and usually refers to rental housing subsidized by the government.

Affordable housing is a much broader term and includes housing provided by the private, public and not-for-profit sectors as well as all forms of housing tenure (ie. rental, ownership and cooperative ownership)“

### Household group 1: Couples

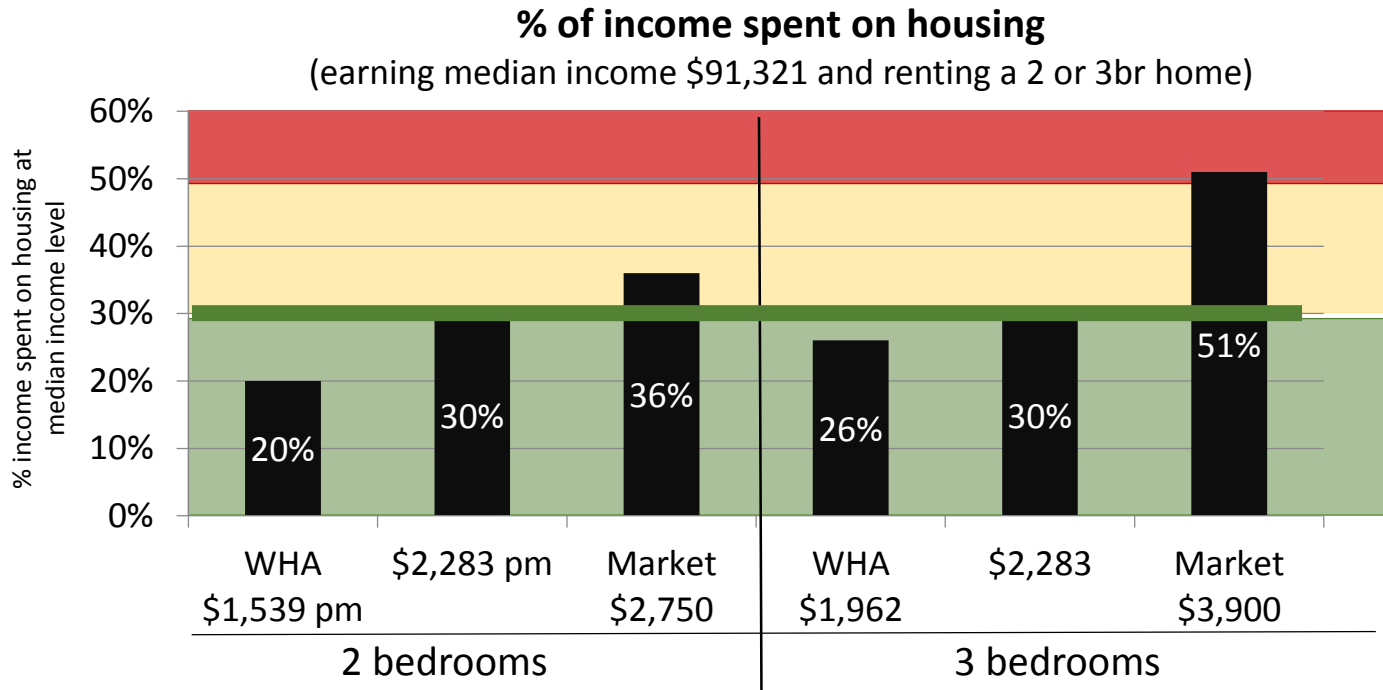
**% of income spent on housing**  
(earning median income \$67,452 and renting a 1br home)



- 1 in 4 of all rental households (425) are couples
- More than half of all couples (200) in rental housing would be spending less than 19% of income at WHA rental rates (if supply met this demand)
- At \$1,686 per month, this would be considered 'affordable' for half of all couples (213)
- 1/3 of all couples in rental housing can 'afford' market rental for a 1 bedroom home

## Rental Rates and affordability levels

### Household group 2: Couples with children



### FAMILIES

- 200 rental households are couples with children

### Affordability of 2br homes

- 9 out of 10 families would consider WHA affordable
- At WHA rental rates, half of families (100) would be spending less than 20% of income on housing
- At \$2,283 per month, this would be considered 'affordable' for half of the 200 families
- Approx. 1/3 of these families can 'afford' market rental for a 2 bedroom home

### Affordability of 3br homes

- 60% of families would have affordable rent at WHA rental rates
- Affordability at market rates are very 'stretched' at median incomes. To spend less than 30% of income requires household income of \$156k



# Summary of key metrics

- Diversity of Whistler's resident population with different desires, and different needs
  - ✓ Range of affordability varies between household groups
    - Over 50% of our households have incomes greater than \$80,000
    - 2 in every 3 households are spending less than 30% on housing
  - ✓ WHA Waitlists provide good insight into community demand
  - ✓ Addressing the Affordability challenge and Access to supply are key
    - But needs do differ and we need to be cognizant of that
- Next steps for housing needs prioritization
  - WDC, WHA and RMOW continue working together
    - To articulate the range of options for housing types, number of units, with financial considerations
    - Detailed concepts for priority sites, and servicing requirements to be determined & costed
    - Progress on eligibility and enforcement review of resident restricted criteria

# In conclusion



All Recommendations from Mayor's Task Force on resident housing, as approved by Council, are now in progress

- ✓ Some are more significant than others in terms of magnitude and complexity and therefore timings vary for each initiative's deliverables
- ✓ WHA and Cheakamus Crossing are a foundation and significant part of housing plan
- ✓ Infill and private development initiatives underway
- ✓ Ongoing monitoring of research and environment will continue to inform progress



Initiatives are progressing as high priorities

- ✓ Significant staff resources and budget allocated for these
- ✓ Progressing with expertise providing input – especially WDC for Cheakamus



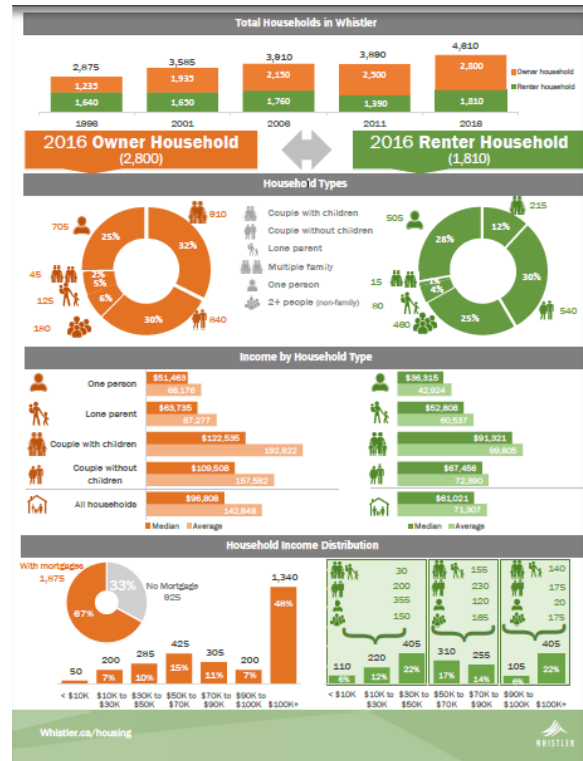
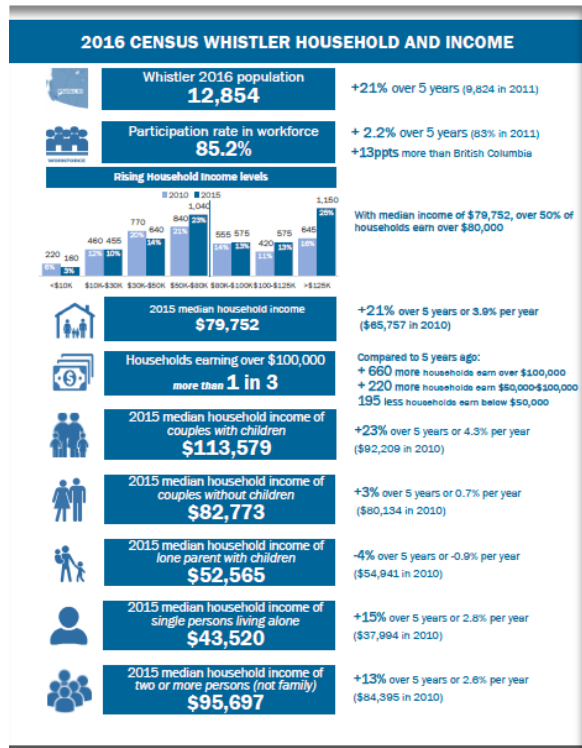
Community input will continue to be garnered as initiatives develop



Delivering affordable housing is key to supporting our community's access to affordable living – and **contributes to retaining a strong skilled workforce for our resort**

All this and more available online now at [www.whistler.ca/housing](http://www.whistler.ca/housing)

Further updates will be made available as additional information is received from Census 2016 (incl CRA tax filer data)







Thank you