



MEMORANDUM

To: District of Tofino Mayor and Council
From: Ian Scott, Interim Executive Director
Date: April 6th, 2023
Re: Tofino Housing Corporation – April 2023 Spring Update

The Tofino Housing Corporation (THC) has been providing these updates periodically over the last few years. This type of update was last provided in November 2022. This update accompanies the submission of 2022 financial statements and audit.

NEW EXECUTIVE DIRECTOR

It has been my pleasure to work for the THC for the past 5 years. I am proud to have been part of the process to restart THC and to help initiate the development of new rental housing in partnership with Catalyst Community Developments Society. My role with THC was always supposed to be “interim” and now is a good time to transition to new leadership as THC moves towards its next phase of housing work. I have accepted a staff position with Pacifica Housing starting April 24th, 2023 and have been working with Board to recruit a new Executive Director. I will be supporting the handover process which is likely to occur after April 24th.

THC FUTURE DIRECTIONS

In addition to supporting Catalyst with the process of renting the 72 units at Headwaters North and Headwaters South, THCs activities will be focused on:

- *Confirming a revised plan for the development of the duplex properties at 346 and 356 Peterson Drive.* A revised 2-storey, 2-bedroom up and 2-bedroom down design has been developed. We will now be working with potential essential worker housing partners to consider the feasibility and interest in participating in a staff housing project, while also considering the possibility of selling some units as Price Restricted Resident Restricted homes.
- *Working to develop concept development plans for selected District lands to identify the priority site or sites for the next phase of THC developments.* Through further consultation with staff the properties still being considered are:
 - 181 First Street
 - Third Street and Main Street in association with the development of a library
 - 720 Campbell Street
 - Demeria Park on Lone Cone Rd
 - Lynn Road Park
 - Campbell Street Parking



- DL 117 across from the wastewater plant
- DL 114

The process will include developing concept development scenarios for each site, evaluating site constraints and then initiating a process of public consultation on the options.

- Looking for ways to collaborate with other West Coast communities and First Nations on housing initiatives.
- Supporting any new private staff accommodation projects.
- Continuing to seek opportunities to secure housing within new private developments.

HEADWATERS NORTH (366 Peterson Drive) and HEADWATERS SOUTH (363 Peterson Drive)

On March 8th we held a public information session to provide more details to the public about the Headwaters rental eligibility and tenanting process. The presentations materials, recording of the presentations and FAQs are available at www.tofinohousingcorp.ca/headwaters-fags.

Headwaters North contains 35 units and Headwaters South contains 37 units. The apartments are part of BC Housing's Community Housing Fund program, which provides a mix of deep subsidy (20%), rent-geared-to income (50%) and affordable market rents (30%). Eligibility for the homes is similar to Creekside, but with some differences related to maximum incomes for the different units. Complete information is available on the website, but the primary eligibility is for tenants who:

- Have lived 2 out 3 years in the Alberni Clayoquot Regional District or are an essential worker.
- Have worked full-time for 1 year in Tofino or are an essential worker (this requirement does not apply to the deep subsidy units).
- No members of the household own real estate.
- Have maximum household incomes that fit within the specified amounts (see the website for details).

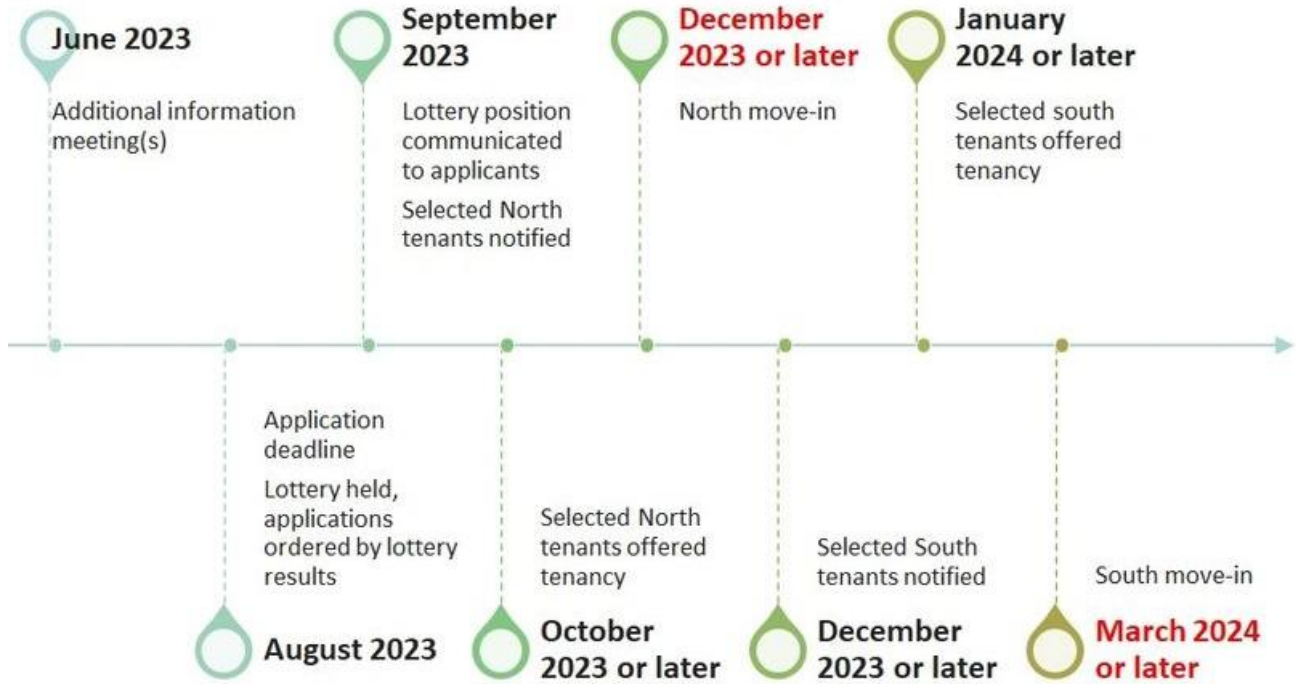
Full-time work is based on average throughout the year of 26 hours per week and can include a mix of different jobs and Tofino-based self employment.

Essential worker has been defined as: *a person working in public or non-profit health and mental health care, BC Ambulance Service, RCMP, critical utility and infrastructure workers holding specialized certifications, a teacher, principal, vice-principal or education assistant in the public school system or child-care worker.*

A lottery will be used to order applications received by an application deadline (TBD but in August, 2023). Applications received by the deadline will be randomly ordered by a lottery and applicants matched to units based on income and household size.



The timelines for the rental application and tenant selection process are outlined below:



TOFINO 2023 AFFORDABLE AND ATTAINABLE HOUSING NEEDS SURVEY

THC launched this survey in late February and there have been about 120 responses to date. This survey is being conducted by the THC to understand the current demand for different types of housing in Tofino. Survey responses will be used to guide THC choices on what type of housing to build in our next phase of development and what price points are realistic for new rental and Price Restricted Resident Restricted housing.

The survey remains open for responses up to April 16th, 2023 at <https://tofino2023housingssurvey.hostedincanadasurveys.ca/895855?lang=en>

UPDATED TENANT PRIORITIZATION AND LOTTERY PROCESS

Based on feedback from the Creekside lottery and tenanting process, the THC Board and Catalyst have proposed the following policy changes:



- The two and three bedroom units will be prioritised to households with minor dependents or dependents with disabilities; these applicants will be sorted to the top of the randomly ordered application list.
- If you applied to live at Creekside, but were not offered tenancy, you will get a second “entry” in the selection lottery.
- If you have lived in Tofino at least 5 years, you will get another “entry” in the lottery, if at least 8 years another two “entries” and if at least 11 years, another “three” entries.

Feedback was sought on these policy changes through the currently active Housing Survey and the vast majority of respondents agreed with these policy changes. The one policy change that has been less supported is the proposal to give an extra “entry” to unsuccessful Creekside applicants, with only 75% of survey respondents who expressed an opinion agreeing with the proposal.

THC will follow-up with a formal request to Council to approve these policy changes at a later date.

PETERSON DRIVE PRICE DUPLEX PROPERTIES

THC has an accepted offer for 343 Peterson Drive. The proceeds will be used to complete the process of paying off the debt incurred to build the Peterson Drive extension and to provide capital to be able to initiate the development of 346 and 356 Peterson Drive.

As indicated above THC is working on a revised plan for two storey duplexes with suites. The intention is to develop them for either essential worker staff housing and/or Price Restricted Resident Restricted homes.

OAP MRDT

Revenues from the MRDT tax on short-term vacation rentals continue to be lower than in 2019, but better than in 2020 and 2021. In 2019 THC received \$274,000 in OAP revenues. This dropped to as low as \$86,350 in 2021. For 2022 the total MRDT OAP contributions to THC were \$146,384.

Yours respectfully,

Ian Scott, MCIP, RPP
Interim Executive Director
Tofino Housing Corporation