**Zoom Presentation of MRDT Survey results to Stakeholders**

Thursday, August 19/21

**List of stakeholders invited by email Aug. 6th and Aug. 16**

6 primary stakeholders

All accommodation owners listed on: www.hornbyisland.com

All members of: www.histra.ca

HICEEC Board Members

**Attendees**

Consultants: Stormy Lake Consulting

Philip Coppard philip@stormylakeconsulting.com

Bob Latimer

Primary Stakeholders:

 Jack Hornstein, Hornby Island Resort

 Regrets: Amanda Zielinski, Hornby Island Diving

HICEEC Board:

 Jack Hornstein

 Katherine Ronan

 Donna Tuele

Accommodation providers:

 Paul Henry & Lisa Fratpietro

 Peter Orr & Carol Madsen

 Paul Buitenhuis

 Miranda-Joe & Gabe Anderson

 Arafin Graham

HICEEC Staff: Karen Ross

(disclosure: Karen also has a vacation rental property)

**Notes:**

Introductions and Background

Karen outlined the process of HICEEC’s investigations into MRDT starting with the first public consultation September 2019 through to the hiring of Stormy Lake Consulting to help the community determine its priorities and submit its application. FMI: www.hiceec.org

Bob explained the results of the survey conducted July 6 to 24,2021. His slides are included as part of this report.

As of July 24th there were 264 respondents. One fifth of Hornby’s residents answered the survey with 80% completing it.

The priorities expressed included affordable workforce housing, visitor education and developing a more sustainable tourism season.

There was then discussion around these identified priorities particularly which elements of housing would be most beneficial to the community as follows:

* Summer housing for staff is currently an acute problem with a number of workers tenting, illegally and unsafely, in the forest, at the edge of a road or overcrowded on residential properties. Hygiene and fire are a concern. This lack of available decent accommodation creates labour shortages for businesses, which results in the level of service suffering. A situation that inconveniences and annoys both local residents and visitors.
* Whose responsibility is affordable housing? Isn’t it supposed to be the provincial and federal governments’? Is housing a good use of MRDT monies? What can be done with this income which is only projected to be around $50,000/ year? Could it be used as seed money? Could it be borrowed against?
* It is the expressed desire of the community for this island to be a place where young people are able to find work and settle down. This requires that there is more of a year- round economy and year-round work and, in order for that, we need more year-round housing that is affordable. If there were more year round housing there would be more employable people here. On the other hand, there has always been more work here during the summer than in the winter so seasonal workers are also needed.
* A Housing Needs assessment would help determine what needs are not being met from other directions/funding and what the action priorities for the community should be.
* Where is the balance between people making a living, and protecting the island’s natural amenities and islanders’ way of life? What is the right amount of tourism? A discussion ensued around how important it is for a community to determine its’ “carrying capacity” with regard to water, emergency services, septic, ferry service, island’s character, commercial facilities, traffic, medical, fire safety etc. Philip will do some investigation as to how Hornby could get some research done affordably on this. (This report could form part of an amendment to the Strategic Plan.)
* Katherine Ronan and Donna Tuele expressed their intent to form a HICEEC working group to investigate workforce and family housing, as it pertains to the year-round economy.

Next steps:

* Preliminary submission of the draft Strategic Plan will be made to Destination B.C. for their feedback on eligible uses of the funds
* Investigate the possibility of getting research done on the carrying capacity of the Hornby.
* Initiate looking for grants to leverage MRDT monies for housing

ACCOMPANYING DOCUMENTS:

1. SURVEY analysis

## FIve-year mrdt strategic business plan

August 2021