



Memorandum

To: District of Tofino Mayor and Council  
From: Ian Scott, Interim Executive Director  
Date: May 22, 2018  
Re: Quarterly Update from the Tofino Housing Corporation – Spring 2018

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Since the Housing Forum in November 2017, the Tofino Housing Corporation has been busy, mostly 'behind the scenes.' Over the coming months our activities will start to become much more in the public eye as we move towards building new attainable and affordable housing in Tofino. The following report highlights some of our key activities and upcoming events.

**Employer and Housing Surveys**

Following on the 2015 Housing Needs and Demand Survey undertaken by the District of Tofino, in Fall 2017, the Tofino Housing Corporation launched two surveys to better understand the specifics of the housing challenges. These surveys served two purposes: (1) to continue to deliver the message to senior levels of government and potential funding partners of significant the housing challenge as become in Tofino, and (2) to help define the specific unit types and mix for our first Tofino Housing Corporation projects. A summary of some of the major findings is attached.

**DL114 and Sharp Rd. Housing Projects: Public Meeting and Open House – June 19<sup>th</sup> – 4 – 8 pm**

The Tofino Housing Corporation along with the Tofino Bible Fellowship will be holding a public meeting and open house at the Municipal Hall from 4 pm to 8 pm to present our preliminary plans for housing developments on District Lot 114 and District-owned lot on Sharp Rd. During the Open House, there will be a timed presentation with a question and answer session (specific time to be announced) and an opportunity for informal discussion and feedback throughout the evening.

**\$500,000 Rural Dividend Fund Partnership Grant**

As you know, the District of Tofino was successful in its application for Partnership Grant from the Rural Dividend Fund to support the work of the Tofino Housing Corporation and Tofino Bible Fellowship to design Affordable Workforce Housing on District Lot 114. The Tofino community recognizes there is a severe shortage of housing that is affordable to individuals, households and families who are living and working in Tofino. This grant demonstrates that the provincial government recognizes that the housing shortage is having real economic impact on Tofino and the region and is threatening the sustainability

and economic vitality of the community. The grant is being used to support the planning and design work for the Phase 1 developments on DL 114.

### **Tofino Housing Corporation Business Model – Third-Party Developer**

As you know, the District of Tofino is the sole shareholder of the Tofino Housing Corporation and current owner of the lands slated for attainable and affordable housing development. Therefore, dialogue with the District of Tofino about our partnership agreement and the business structure of the THC has been an extremely important part of the last six months of work at the THC. After evaluating the financial implications, advantages and disadvantages, current best-practices and risks associated with three business models, Council's decision to undertake a Third-Party Developer approach means that THC is now in a position to move forward to implement this approach, over next six to ten months. As a reminder, this will entail:

- The District establishing a Partnering Agreement (*Community Charter* requirement) with the Tofino Housing Corporation and transferring the Sharp Rd property and developable portions of District Lot 114 to the Tofino Housing Corporation;
- Making a commitment to provide a \$50,000 per year operational contribution to the Tofino Housing Corporation;
- The District and the Tofino Housing Corporation developing a partnership with an experienced Third-Party Non-Profit Affordable Housing Provider to build, own, and operate rental housing and sell attainable ownership units, focused first on the Phase 1 projects on Sharp Rd and DL 114.
- The Tofino Housing Corporation will use approximately 40% of the developable land base of DL 114 for private market sales to help fund the affordable and attainable housing projects.
- The Tofino Housing Corporation will establish a revamped Board structure with expanded community and expert-based representation, and will steward the District's affordable and attainable housing land resources.
- The Tofino Housing Corporation will be tasked with continuing to monitor the housing need in the District, consult with the community and release land for market sales and affordable and attainable housing projects.

### **Sale of the Sea Otter 1-Bedroom Unit - \$210,000**

When 625 Hellesen Dr. (Sea Otter Place) was rezoned from single family to a multi-family zone, a Community Amenity Contribution for affordable housing was negotiated. Now that development at Sea Otter Place is complete, a 650 ft<sup>2</sup> one-bedroom unit has been given to the District of Tofino. This unit falls under a Housing Agreement to ensure that it remains affordable in perpetuity, using a price-restricted resale method.

This home will be sold for \$210,000 to an individual/household working and living full-time in Tofino and chosen through a lottery process. By using a formula to restrict the future resale price, the home will sold at attainable prices in the future. More information on the application, lottery process involved with the sale, resale price restrictions and resale process and restrictions, will be available in early June

at [www.tofinohousingcorp.ca](http://www.tofinohousingcorp.ca), at the June 19<sup>th</sup> Public Meeting (see above) and at specific information sessions about the sale, to be scheduled.

**District of Tofino financial support**

In 2017 the THC received almost \$84,000 of funding from the District of Tofino (\$7,828.01 from the Affordable Housing Reserve and \$76,000 from Amenity Fund Restricted Revenue). In 2018, an additional \$105,000 is being received from the sale of the Sea Otter unit. These monies were a key catalyst, along with ongoing in-kind project support, for the District, the Tofino Housing Corporation and the Tofino Bible Fellowship in obtaining the Rural Dividend Fund Grant.

Yours respectfully,

A handwritten signature in black ink that reads "Ian Scott". The signature is written in a cursive, flowing style.

Ian Scott.

Attachment/Housing Surveys



Summaries of the 2017-2018 housing surveys are available on-line at [www.tofinohousingcorp.ca](http://www.tofinohousingcorp.ca). Briefly the surveys highlight the following:

### ***Employer Survey***

- 110 businesses responded. In 2017 the District of Tofino issued 621 Business Licenses, but we do not know how many of these businesses have employees.
- 52% of businesses reported periods of the year where they couldn't find employees
- 54% of businesses indicated providing accommodation to employees, at a median price of \$400 per bed.
- Businesses reported being over capacity by 25% in the accommodation they current operate (e.g. on average if the accommodation would comfortably fit 4 people, 5 are currently living there)
- Of the 110 businesses who responded, they estimated a need for an additional 239 seasonal beds and 419 year-round beds. A note of caution: Businesses only indicated being overcrowded by 135 employees, 231 staff at their worst point and had 279 people living in "not-built" housing (e.g. tent or trailers). These numbers don't add up perfectly and businesses may have misunderstood some questions, maybe be overestimating the need for housing currently, may be wanting to stop being in the staff accommodation business or may be projecting future growth. The need is great by whichever metric you use.

### ***Housing Survey***

- There were 238 responses, with 195 people providing complete responses.
- 83 responses were from single person households, 85 from two person households, 41 from households with 3 or more people, 30 households with kids and 8 single parent households. A total of 17 households reported 3 or more people in their household, but no kids. These 17 households may or may not be households in the conventional sense (e.g. 2 adults living with adult kids or elderly dependents) or respondents simply reporting on the number of friends living together.
- 116 respondents expressed a preference for rental housing, 103 for homeownership, 107 for tiny homes, 54 for co-housing and 43 for market sales (not mutually exclusive categories).
- Household income levels varied from under \$20,000 to over \$70,000.
- 39% of respondent households made less than \$30,000 per year, 54% less than \$40,000 per year and 21% made over \$60,000 per year.
- For the Tofino Housing Corporation projects, there was a strong preference for rental housing to be studio and 1 bedrooms (65%), with 2 bedrooms (22%) and 3 bedrooms (13%) a smaller preference.
- For Attainable Homeownership, there was a strong preference for 2 bedroom cottages (57%) and secondary preference for 1 bedroom cottages (13%) or 2 bedroom single family home with suite (14%).