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Sent: Monday, February 27, 2023 6:47 PM

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Subject: HICEEC letter

Hello all,

Attached is a copy of the HICEEC feedback at today's meeting.

The Board felt it was important to share additional information and also to support the Trust in pursuing affordable housing as a priority.

At the October Trust meeting, there was a lot of support for identifying our areas of agreement, as a starting point in this discussion.

We all agree that affordable housing is a priority.

We all agree that water and septic issues must be addressed by each and every property owner.

We need to get working on those priorities.

On a personal note, I was part of STVR discussions in 2010/11, the Economic Action Plan of 2015, and again in 2017/18 when the Trust had a staff review of STVR's. In my recollection, there were amicable discussions that Business Licenses could be used for an affordable, transparent, equitable, and accountable way for all home based businesses to operate within a relaxed zoning environment.

Business licenses provide a clear set of rules for all.

In my opinion, it would be a good course of action for the Trust to pursue getting this tool into its' toolkit.

TUP's are too cumbersome, costly, time limiting, and open to personal bias. And the increase in funding for Island Trust to take on this administrative behemoth would not sit well with the taxpayers of the Island.

As stated in the HICEEC Board letter, I also believe the STVR issue is divisive. Today, why wasn't there a single speaker from the business community? Or from the non-profits that hold events? Or the Farmer's Market? Are they intimidated to speak out?

Thank you for your balanced review of the STVR issue and for helping the Island find affordable housing solutions.

Karen Ross

To: Local Trust Committee

Re: Review of Short Term Rentals, APC recommendations, Consultant's reporting

Meeting: February 27, 2023

At the February 21, 2023 APC meeting, the APC shared that their primary intention in recommending removing short-term vacation rentals (STVRs) as a legal use in Hornby's OCP and LUB was aimed at supporting the creation of long-term rental housing, not eliminating or curtailing STVRs. HICEEC appreciates this clarification, since we regard both the continuation of STVRs and the expansion of long-term rental housing as necessary measures.

Hornby Islanders are largely aligned in support for the creation and maintenance of enough long-term rental/affordable housing to meet our community's needs. The decades-long challenge the community has faced with insufficient affordable housing has been blamed on STVRs—but while STVRs are an easy target, eliminating them wouldn't actually improve housing accessibility. Most owners are not investors but are community members who live in their homes themselves for all or part of the year, so full-time, long-term rental is not an option.

It is also worth noting that in May 2018, the Provincial Residential Tenancy Act was amended to generally preclude fixed contract rentals. In effect, this ended the historic Hornby practice of part-timers who are summer residents renting their property to Hornby locals during the school year. While this law may have been effective in an urban environment, it had unintended consequences on our small, rural island.

HICEEC recognizes that safe, secure, affordable housing is essential to the economic and social well-being of any community, and we are determined to be part of the solution to Hornby's workforce housing crisis. Almost 10 years ago, at a critical juncture, we provided administrative support and funding for ISLA. More recently, we were a founding member of the Hornby Island Housing Network. Currently we are working on a proposal for affordable housing on Crown Land.

In 2018, the "pillow tax", which originated in Whistler and Tofino, was expanded to include workforce housing as an allowable use of the funds. With that change, HICEEC started working with local accommodation providers and the government, and in June 2022 we succeeded in having



Hornby Island designated a Municipal Regional District Tax (MRDT) collection area. Now every fixed-roof, transient accommodation provider is required to collect a 3% tax and submit it to the Minister of Finance. A portion of these funds is returned directly to HICEEC. We don't know the annual impact of this program yet, but with the full support of our STVR owners and other accommodation providers, this money will be directed to improving the island's carrying capacity and helping solve our long-term affordable housing issues.

In summary, HICEEC wholeheartedly supports Islands Trust in prioritizing and facilitating the creation of affordable housing and supports the LTC in prioritizing this. We strongly encourage the LTC to shift their focus away from the divisive and ineffective STVR conversation and toward the issues that need to be solved to protect our island's community and economy – primarily, long-term affordable housing.

John Heinegg
Chair, HICEEC