

From: HISTRA Association <hornbyshortterm@gmail.com>
Sent: Tuesday, December 5, 2023 8:47 AM
To: Alex Allen; Grant Scott; Timothy Peterson
Cc: Sonja Zupanec; northinfo; Angela Hudson; Arifin Graham; Donna Tuele; Michael Williams; Michelle Metzelaar-Easterly; Patrick Lui; Ray Therrien; Karen; Karen Young; Eulala Mills
Subject: Vacation Rentals and thier importance to our community

Dear Alex and Grant

We know that the LTC believed that the Provincial 'grandfathering rules' would allow the 130 or so legal Vacation Rentals to continue after the OCP/LUB changes. The removal of that long standing property right protection across all of BC is the creation of the Province, not the LTC.

We also respect that you both, as well as the APC, have stated clearly that you do not want to end Vacation Rentals on Hornby, that you want to manage them reasonably and address affordable housing for our community.

Nonetheless the two things – the LTC direction for the OCP/LUB changes and the new Provincial legislation - combine to make the end of all Vacation Rentals on Hornby certain – unless you, the LTC, decide to make a change.

We believe there are solutions that meet the range of community needs.

1. Allow all bylaw compliant Vacation Rentals to continue legally.
2. Support a simple process this winter and spring to inform the OCP/LUB changes that will provide clarity about the current number of operating and bylaw compliant Vacation Rentals on Hornby, their capacity and their frequency of operation. HISTRA is prepared to support or manage this.
3. Set a cap on the number of Vacation Rentals at 10-15% above the number that are legally operating.
4. Going forward, direct that new Vacation Rentals, up to the established cap, be approved through a set of criterion in a CVRD managed Licencing program

The other challenge Hornby now faces, as a result of the Provincial legislation, is the change which now defines short term as anything less than 90 days.

You know better than most, that we have a seasonal and project-based workforce that need to be housed while they work on the island. These are often 4 to 8 week projects and because they have not been 'short term' have been allowed throughout the year. We rely on these temporary housing arrangements to keep our economic and workforce engines running.

The Provincial changes, which now make any rental below 90 days 'short term', combined with our current bylaws limiting short term rentals to May to September means this kind of needed worker housing would no longer be legal as of next May. While you cannot override the Provincial legislation, we hope you can find ways to address it in our OCP/LUB.

Like the rest of BC, Hornby has real affordable housing challenges. Ours centers around renter households that are precariously housed (39) and those that pay more than 30% of their income in housing costs (35), just under 60 in total. These are families and individuals, most of whom are paying less than \$500 a month in housing costs, who need our community to focus its energy on the creation of housing solutions that can meet their needs. Making Vacation Rentals illegal will not have any impact for those who need low cost, long term housing on Hornby.

The MRDT funds, 75% of which come from legal Vacation Rentals, will be available to us for the first time this year. This money will enable Hornby to focus more of its energy on the creation of much needed affordable housing. It will provide \$50,000 that will be directed to housing efforts here. That money can be available every year, it can even grow, but only if Vacation Rentals remain legal on Hornby.

Taking away needed income from more than a hundred families, families that are your constituents, friends and neighbours, cannot and will not help those in our community who are precariously housed or in need of low cost housing. However, you can put us on the road to solving the affordable housing needs of our community.

You can decide to maintain the legally operating Vacation Rentals, and thereby the MRDT funding, set a cap on Vacation Rentals that allows a small amount of growth but contains the number that can operate and work with the CVRD to create a licensing program for Hornby Vacation Rentals.

By setting this direction you will:

- protect a significant financial support for our housing efforts;
- contain Vacation Rentals to a reasonable number that reflects both the needs of the 130 families who currently offer them and the expectation they must not grow unfettered; and
- establish a transparent licensing program that ensures Vacation Rentals follow the requirements in our community and potentially generates more funding for Housing on Hornby.

Sincerely the HISTRA Board

Michael Williams, Patrick Lui, Eulala Mills, Arifin Graham, Michelle Easterly, Donna Tuele, Karen Young, Angela Hudson, Ray Therrien, Karen Ross.