

**From:** Patrick Lui [REDACTED]  
**Sent:** Thursday, December 7, 2023 4:47 PM  
**To:** Grant Scott; Alex Allen  
**Cc:** northinfo; sonja.zupanec@islandstrust.bc.ca  
**Subject:** The MRDT funding as it applies to Affordable Housing on Hornby

Dear Alex and Grant,

As I sit inside and write this letter an atmospheric river is pounding against my windows. I'm thinking about all the people, both in our community and elsewhere, who are housed insecurely and how important a safe and warm home is to each and everyone of us. I expect this sounds a strange way to ask you to support the continuation of Short Term Rentals on Hornby so I ask for your patience while I explain myself.

As you may know, my husband Michael and I manage 13 vacation homes on Hornby. It is my deep conviction none of these homes will ever become long term rental stock because I know the owners use them throughout the year for their own holidays and special occasions. They didn't buy them with the intention of using them as income earners although some definitely need their rentals now with variable mortgage rates so high. I know of 4 full time community members who have started or hope to start renting their properties short term from the need to pay their own escalating mortgages. For all owners though, rentals provide a way to pay for their home maintenance and employs many local community members.

Where Short Term Rentals can actually help affordable housing though is through generating the MRDT. Karen Ross from HICEEC recently confirmed the MRDT collected this year will contribute \$50,000 towards affordable housing. 75% of the MRDT on Hornby comes directly from STVRs. Losing STVRs would mean a loss of almost \$40,000 annually towards housing, a staggering loss too big to ignore. Please note this \$50,000 is just a percentage of the total money generated through the MRDT.

I was one of the primary stakeholders HICEEC consulted when they originally proposed the MRDT Program. I supported it because it was my understanding we were working towards

workforce housing. This year we learned Cortez uses 100% of their MRDT towards affordable housing and I strongly believe we should do the same here on Hornby. Although this will take time, the first step apparently is as easy as having the six original stakeholders agree to redeveloping the program. Please know I am committed to making this bold and worthwhile initiative happen.

If the goal is to create housing, then we need your help to stabilize STVRs and this important revenue stream. With the recent Provincial Legislation, we now have a unique opportunity to better regulate Hornby's STVRs. Registration and licensing will lead to better enforcement and control and may even create better MRDT reporting. As you reevaluate the changes you're making to the OCP/LUB regarding STVRs, please consider they have many positive impacts on our community.

In short, I believe the MRDT funding STVRs provide plays a valuable role in the wellbeing of our community and we have the opportunity to make it an even larger role. Wisely administered, we have the power to make real and positive change.

I wish you both the best of luck as you move forward. I know you have a difficult task in front of you so please know I am willing to do everything I can to help, especially if it means protecting people from suffering another cold and wet night.

Thank you for taking the time to read my letter and consider its ideas.

Be well,

Patrick Lui