

From: Karen Ross [REDACTED]
Sent: Wednesday, March 20, 2024 8:07 PM
To: Grant Scott; Alex Allen; Timothy Peterson; northinfo; Daniel Arbour
Cc: Hornby Accomodation; Eulala
Subject: In agreement:Housing, Affordability and Vacation Rentals

Hi Alex, Grant, and Tim,

May I express my appreciation for your dedication, as Trustees, in seeking the best course of action for the Island housing situation.

I was given a copy of the email below, and believe that it is accurate, well reasoned, well informed, and reflective of my own observations.

I would endorse this letter as reflecting my own personal views and encourage the Hornby LTC to act accordingly.

With best wishes,

Karen Ross
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: Eulala Mills [REDACTED]
Date: March 20, 2024 at 5:44:25 PM PDT

To: Arifin Graham <arifin@alarisdesign.com>, Michelle Easterly <mishae@uniserve.com>, Ray Therrien <raythe84@gmail.com>, Michael Williams <michael.williams4296@icloud.com>, Patrick Lui <patrick.lui@me.com>, Karen Young <kgarton@outerisland.bc.ca>, Angela Hudson <ahudson6250@gmail.com>, Karen Ross <karenross@telus.net>, Donna Tuele <DonnaTuele@telus.net>
Subject: Fwd: Housing, Affordability and Vacation Rentals

Hi all - thought i'd share my letter to the LTC....

----- Forwarded message -----

From: **Eulala Mills** <eulala@telus.net>
Date: Wed, Mar 20, 2024 at 5:41 PM
Subject: Housing, Affordability and Vacation Rentals
To: Alex Allen <AAllen@islandstrust.bc.ca>, Grant Scott <GScott@islandstrust.bc.ca>, <tpeterson@islandstrust.bc.ca>
Cc: <szupanec@islandstrust.bc.ca>, northinfo <northinfo@islandstrust.bc.ca>, <reachme@danielarbour.ca>

Dear Alex, Grant and Tim:

I've written before about the personal impact changes to Vacation Rentals on Hornby could have for my family and I. You've heard similar stories from many others. You know the seriousness and the impact of the choices you are making. My purpose in writing today is to support you in making decisions that most of our community can rest easy about.

I believe you can accomplish this if you:

1. Separate the Housing and Vacation Rental aspects of the OCP/LUB project and move ahead each independently.
2. Support Option 3 in the Vacation Rental staff report and add additional water, septic (using the coming CVRD requirements) and vacation rental insurance requirements to the existing Vacation Rental rules
3. DO NOT opt in to the Principal Residence requirement, and
4. Work with the CVRD to develop a robust licencing program that includes a cap on the number of licences available.

In the short term this will allow the housing discussion to move ahead, tighten the Vacation Rental regulations, already more restrictive than the Provincial

legislation in many areas, address the most serious community concerns while allowing those who are bylaw compliant to continue and collect needed information through the Province's coming Vacation Rental registry. In the longer term, it will enable a fair and balanced licencing program that supports well managed Vacation Rentals at the level you expected when you anticipated the legal non-conforming rules would allow current legally operating Vacation Rentals to continue.

For so many years we have, as a community, wrestled with the challenges we face in housing. We have, collectively, mixed this conversation together with Vacation Rentals and allowed ourselves to be affected by information that is not reflective of the unique values and concerns on Hornby. We need to move away from divisiveness, allow time to develop and implement a robust licensing program and focus our energy on moving forward on housing and environmental sustainability.

I believe that option 3 with no opt-in is supported by what we do know, will move us to answering what we don't yet know and will allow us to move forward with housing actions.

Here is what the data and studies have told us:

- there are 40-50 families or individuals on Hornby who are precariously housed;
- many of them can afford less than \$500 a month in housing costs, so need some kind of subsidized or alternative housing option;
- housing costs on Hornby are well below that of BC and the Comox Valley;
- there will be 26 new housing units coming to the island at Beulah Creek, hopefully soon, to meet a range of needs for families and individuals;
- more property owners are moving to Hornby and no longer offering long term rentals;
- almost all of the Vacation Rentals are long term and deeply connected members of our community who come to the island throughout the year and so will not create any housing if vacation rental is no longer open to them;
- Many businesses, workers, artists and artisans rely on Vacation Rentals for their livelihood, taking away that income would create more precariously housed community members;

- the MRDT is creating consistent and annual funding, set aside for work to create and/or support affordable worker housing;
- 75% of the MRDT funds are from Vacation Rentals;
- no more than 30% of Vacation Rentals are also full time residents (2022 HISTRA survey), so opting into the Permanent Resident requirement would create the same problems as outright banning Vacation Rentals
- only about 10% of visitors in any week are generated by Vacation Rentals
- yet, based on the average annual income on Hornby reported by the 2023 Community Profile, about 20% of our workers income is represented by spending from Vacation Rental owners and visitors

We need to solve our housing challenges and to do that we need to:

- separate the housing aspects of the OCP/LUB changes
- recognize that the data and studies clearly show that changes to Vacation Rentals will not affect housing or affordability on Hornby
- allow for ADUs in all zones with proper set back, septic and water that are strictly for long term rental, caretaker or family use
- protect the MRDT funds so affordable worker housing can move forward and be supported with predictable annual funding
- determine how many Vacation Rentals there are, how often they have visitors and set a cap to manage growth
- decouple Vacation Rentals from property values through a licencing program

I know that this has been a long and difficult journey for most, if not all, of us involved. I believe you are on the precipice of making a decision that addresses most community concerns expressed about Vacation Rentals. One that enables well managed and regulated Vacation Rentals to continue to support so many in our community and allow us to move our focus to the critical needs and actions around creating housing that our community members need and can afford.

best,

Eulala Mills

