



WHISTLER VALLEY HOUSING SOCIETY

March 11, 2024
Mayor Jack Crompton and Council
Resort Municipality of Whistler
4325 Blackcomb Way, Whistler

Dear Mayor Crompton and Council,

Re: Housing Agreement
1400 Mount Fee Road

We are requesting Mayor and Council to consider proceeding with modification of the housing agreement registered on the Whistler Valley Housing Society (WVHS) project at 1400 Mount Fee Road.

The clauses we request modified would make the project more viable for the oversight and support of the clients of social service agencies and use WVHS' existing housing stock more effectively. Additionally, we are looking to update the list of Essential Service Workers to reflect some of the feedback we are receiving now that our website is providing access for the community to provide feedback.

- Modify Essential Service Worker list to include:
Pharmacist
Veterinarian
Social Service Agency Workers (from agency list for SSA clients on the Housing Agreement)
- Modify Housing Agreement to allow Social Service Agencies to be lease holders for their clients.
- Modify the Housing Agreement to allow over-housed tenants from WVHS' other property, 2178 Sarajevo Dr. to move into a right-sized unit at 1400 Mount Fee Rd.

Essential Service definition

- i. "Essential Service Employee" means the following Employees:
 - (i) medical workers, including paramedics and ambulance workers;



WHISTLER VALLEY HOUSING SOCIETY

- (ii) employees of the Whistler RCMP;
- (iii) employees of the Whistler Fire Rescue Service;
- (iv) utility works and road maintenance staff;
- (v) teachers and daycare workers;
- (vi) transit bus drivers; and
- (vii) other Employees in similar positions, as may be approved by the Municipality's Director of Planning in their sole discretion, following a written request by the Owner.

We have been approached by social service agencies, a pharmacist and a local veterinarian so we would like to add social service agency worker, Pharmacist and Doctor of Veterinary Medicine to the definition. Having social service agency workers on site could provide oversight and support for their clients.

Leasing to Social Service Agencies

RMOW staff have determined that the housing agreement does not allow the WVHS to rent a unit at 1400 Mt. Fee to a social service provider such as WCSS, PearlSpace or Zero Ceiling rather that we can only lease to a client of these services i.e. the tenant living in the unit, and there is no subleasing. The WVHS understood we could rent to both a social service agency as well as a client of the social service agency. We would like to see this restriction of renting to the tenant only changed as it does not work in the situation of groups like Zero Ceiling and PearlSpace. It is noteworthy that we understand that Zero Ceiling rents a unit directly from the WHA.

Relevant Housing Agreement Clauses:

y. "Tenancy Agreement" means a written agreement between the Owner and an individual providing the individual with a right to occupy and possession of the Employee Unit."

w. "Social Service Client" means an Employee who has been referred to the Owner by a local non-profit or government agency in the Sea-to-Sky area that provides community social services to support the health and well-being of Whistler residents, including the Whistler Community Services Society, the Sea to Sky Community Services Society, Zero Ceiling Society of Canada, the Ministry of Children and Family Development, the Howe Sound Women's Centre Society, or another agency or organization approved by the Municipality's General Manager following a written request from the Owner.

Background/Over-housed Tenants



WHISTLER VALLEY HOUSING SOCIETY

The WVHS owns and operates a rental housing project with 20 x 3-bedroom townhouses at 2178 Sarajevo Drive known as Whistler Creek Court (WCC). The rents in WCC are very low, averaging \$1.52/sq. ft. (Mount Fee rents average 3.75/sq. ft.). WCC was built in 1983, is tired and in need of some upgrades.

The WVHS would like to take advantage of the opportunity to move some of the over housed tenants at WCC to 1400 Mt. Fee. The over housed tenants we would like to move meet the housing agreement conditions of working in Whistler a minimum of 30 hours per week but would not meet the criteria of either an essential service worker or a client of community services or be at the top of the WHA waitlist so we seek Council approval to allow the relocation of over housed tenants.

We ask that Council consider this innovation as a pilot project where the lessons learned could be applied to the dozens of WHA units that, like these ones, have had children grow up and move out over the years. Twelve out of twenty units are under-used. The vacated units would be used by either essential service workers or social service clients that would be under-housed in Mount Fee.

Relevant Housing Agreement Clauses:

“13. Tenant Selection - when selecting Tenants for an Employee Unit, the Owner must first refer to and give priority in accordance with the WHA waitlist, except that at any time:

(a) up to fifteen (15) Employee Units may occupied by Essential Service Employees who were not selected based on their position on the WHA waitlist; and

(b) up to five (5) Employee Units may be occupied by Social Service Clients who were not selected based on their position on the WHA waitlist, and for certainty, nothing in this section limits the right of the Owner to offer any Employee Unit to an Essential Service Employee or Social Service Client who is on the WHA waitlist, in accordance with the usual WHA waitlist process.”

There is some urgency to these requests, we will be signing leases in May 2024 for a move in date of July 1, 2024. WVHS makes these requests in the interest of Whistler residents that are not able to have their housing needs met under the current housing agreement. WVHS believes that these modifications would help the residents that support the health and safety of the community as well as those that are not served by current housing options. We ask that Council is informed of these requests and that they decide on the best path forward.



WHISTLER VALLEY HOUSING SOCIETY

Sincerely,

Whistler Valley Housing Society
Board of Directors

Cathy Jewett

C. Jewett

Greg Newton

G. Newton

Marco Zunino

M. Zunino

John Grills

J. Grills

Steve Bayly

S. Bayly

John Elliott

J. Elliott

Janel Blattler

J. Blattler