



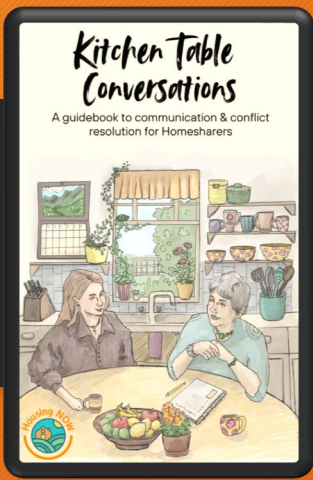
Housing NOW

2024 Progress & Business Rental Housing Needs Report



2024 Objectives

- SSI Coordinator Recruitment
- Create Framework for Employer Driven Workforce Housing
- Build Conflict Resolution Resources for Homesharers
- 2024 Business Rental Housing Needs Poll
- Strengthen SSI Collaborative Partnerships
- Increase SSI Community Awareness



Achievements & Challenges

- *Kitchen Table Conversations* - a guidebook to communication & conflict resolution for homesharers
- HN SSI website landing page
- SSI community awareness campaign
- 2024 Business Rental Housing Needs Poll
- 4 matches - 10 total (SGI)
- SSI Coordinator recruitment
- Rental rates vs rental budgets
- Lack of pet friendly rentals
- Chamber of Commerce restructure
- Homesharer security measures
- Facilitated 2 matches on SSI - no final agreements were signed

Enhanced Registry Services with Happipad

Happipad Platform

- Digital platform
- Direct rental payments
- Damage deposit maintenance
- Background checks
- Low-cost tenants' insurance
- Searchable database
- Happipad online 24/7
- Affordable Fees

HN Platform Support

- Onboarding for businesses, homeowners & homeseekers
- Site visits w/photos
- Documentation
- Damages reporting
- Community homesharer support
- Community engagement
- High Return on Investment

Documents

- Completed homeshare agreements through platform
- Completed landlord tenant agreements through platform
- Damages reporting & claims process through platform
- Customizable documents
- Peace of Mind

Housing Registry Statistics

- ✓ 61 Registrants - 14 homeowners & 47 homeseekers (SGI & SSI)
- ✓ 4 homeowners & 21 homeseekers (SSI)
- ✓ Average listing price \$1,500 (SGI & SSI)
- ✓ Average rental budget \$1,000 (SGI & SSI)
- ✓ 5 pet friendly rentals (SGI & SSI)
- ✓ 18 homeseekers have pets (SGI & SSI)
- ✓ 31 homeseekers looking for homeshare opportunity (SGI & SSI)
- ✓ 16 homeseekers looking for private space (SGI & SSI)
- ✓ 44 homeseekers looking for long term housing (SGI & SSI)

2024 Business Rental Housing Needs Poll

- 55 businesses participated
- Accommodation & food services top represented categories
- Retail sector next highest
- 31% in operation 2 to 5 years
- 9% of Businesses in operation 30+ years
- 45.5% indicated reliance on small teams (1 to 4 year-round staff)
- 39% reported hiring 1 to 4 employees on a seasonal basis
- 64% indicated lack of rental housing impacting ability to build capacity
- 45% reported modifying hiring processes due to rental shortages
- Single occupancy units top housing priority
- Multi member family units second priority
- Ability to offer workforce housing with employment was highlighted
- Criminal background checks highest priority
- Move in/out supports & rental collection next highest priority

What is Salt Spring Saying?

Tiny Home Solutions

- Affordable homeownership
- Affordable rental rates
- Community built tiny home *villages*
- Co operative housing models

Underutilized Space

- Re-evaluation of building codes in Ganges
- Rezoning of second floor residential units in Ganges
- Bring vibrancy back to the area

Increased Incentives

- Improved resources for homeowner rental unit development
- Tax relief for property owners with residential rental space
- Development loans on zoned/rezoned properties

Salt Spring SPCA ~ the importance of pet allowances in affordable housing options
“ ... *lack of pet friendly housing has led to an increase in pet surrenders.*”

Housing NOW 2025 Targets

Digital Platform Pilot

- HN + Happipad enhanced Registry services
- Funding for platform & staffing requirements
- Pilot review & reporting

Homeshare Awareness

- Workforce housing focus
- Seniors' aging in place
- Community engagement
- Increase rental inventory
- 10 - 15 matches

Social Enterprise Research

- Develop social enterprise model
- Define HN property management component
- Determine Registry service parameters
- Social enterprise strategy report

Thank you for your support

Southern Gulf Island Community Resource Centre ~ Housing NOW

