

Notes

CVRD Workforce Housing Conference call

Jan. 30 2023

- Hired Cityspaces consultants –3 staffers
- Barry in charge of CVRD Econ Dev
- Brittany Taylor with CVRD
- 3 or 4 people from CVRD –planning, environment, econ dev
- Bev Suderman present.

The screenshot shows a Zoom meeting interface. On the left, a Microsoft Word document titled 'Document7 - Word' is open, displaying the following notes:

Notes¶
CVRD-Workforce-Housing-Conference-call¶
Hired Cityspaces consultants –3 staffers¶
Barry-in-charge-of-CVRD-Econ-Dev¶
Brittany-Taylor-with-CVRD-¶
3-or-4-people-from-CVRD –planning, environment, econ dev¶
Bev Suderman present.¶

On the right, a Zoom meeting window is active, showing a presentation slide titled 'Sharing Virtual Space'. The slide content includes:

- Together we know a lot (and we are all creative!)
- Take space, make space
- Do our best to stay present and engaged
- Spirit of respect + curiosity
- Lean into discomfort
- Uphold what's confidential
- Zoom etiquette

The Zoom interface also shows three participants in a video gallery at the top: James van Hemert, T..., Jada Basi (she/her), City..., and Brittany Taylor - Econ... A 'NEW Introducing Zoom Apps' notification is visible at the bottom right of the meeting window. The system tray at the bottom shows the time as 10:10 AM on 1/30/2023.

The screenshot shows a Zoom meeting in progress. On the left, a Microsoft Word document titled 'workforce housing strategy notes - Word' is open, displaying a slide titled 'Sharing Virtual Space' with a list of tips: 'Together we know a lot (and we are all creative!)', 'Take space, make space', 'Do our best to stay present and engaged', 'Spirit of respect = curiosity', 'Lean into discomfort', 'Uphold what's confidential', and 'Zoom etiquette'. The main Zoom window displays a presentation slide titled 'Housing Needs in the Cowichan Region' with a sub-heading 'Short-Term Rentals in the Cowichan Region'. The slide includes a line graph showing 'Online Accommodation Platform Revenue (2019-2022)' with data points: 2019 (~\$75,000), 2020 (~\$85,000), 2021 (~\$110,000), and 2022 (~\$145,000). A text box on the slide states: 'Short-term rentals through online accommodation platforms continue to increase each year', 'MRDT online platform tax revenue increased by 140% between 2020 to 2022', and 'Short term rentals are diverting some of the existing supply of potential long-term rental units'. A 'NEW Introducing Zoom Apps' notification is visible at the bottom right of the Zoom window.

The screenshot shows a Zoom meeting in progress. On the left, a Microsoft Word document titled 'Document7 - Word' is open, displaying a slide titled 'Sharing Virtual Space' with the same list of tips as in the first screenshot. The main Zoom window displays a presentation slide titled 'Housing Needs in the Cowichan Region' with a sub-heading 'Housing Supply Trends in the Cowichan Region'. The slide includes two bar charts: 'Regional Housing Supply Change (2006-2016)' and 'Housing Units by Type (2006-2016)'. A text box on the slide states: 'Cowichan Region has a much lower-density housing composition than BC', 'Mismatch between existing housing types and what residents need', and 'Supply of available land has been insufficient to meet growing demand'. A 'NEW Introducing Zoom Apps' notification is visible at the bottom right of the Zoom window.

- Short term rentals impacting supply for long term renters
- 991 units per year needed, average only 460 per year last 10 years
- Shortfall of 531 per year

- Acute shortage
- Significant price increases and land development constraints
- Labour shortage
- People relocating further from work
- Job vacancy rate: 3.3% to 5.9%

The screenshot shows a Zoom meeting interface. On the left, a Microsoft Word document titled 'workforce housing strategy notes - Word' is open. The document contains the following text:

- Shortfall-of-531-per-year¶
- Acute-shortage¶
- Significant-price-increases-and-land-development-constraints¶
- Labour-shortage¶
- People-relocating-further-from-work¶
- Job-vacancy-rate:-3.3%-to-5.9%¶
- ¶
- Funding?¶
- Infrastructure?¶
- ¶

On the right, a Zoom meeting window displays a presentation slide titled 'Why a Workforce Housing Strategy? Employer's Perspective'. The slide includes the following information:

- Source: Workforce Housing Survey (2022)
- Key Indicator: What impact have housing issues had on businesses and organizations?
- Legend: Significant impact (dark blue), Some impact (medium blue), No impact (light blue)
- Bar chart data:

Issue	Significant impact	Some impact	No impact
Housing stress affected morale/performance	47	34	19
Employee moved out of the area due to housing affordability/wages	44	33	23
Wage/Salary demands were too high because of housing costs	43	38	19
Potential employees did not accept job offer because they were unable to find housing	42	37	19
- Callouts:
 - 47% of Employers noted that housing stress had a significant impact on employee performance
 - 44% of employers noted that housing affordability is a significant cause of employees moving out of the area

The Zoom meeting window also shows three participants: James van Hemert, T..., Jada Basi (she/her), City..., and Brittany Taylor - Econ... The bottom of the screen shows the Windows taskbar with various application icons and the system clock displaying 10:17 AM on 1/30/2023.

- Why:\
- collaborative regional solution
- Solutions

workforce housing strategy notes - Word

Why a Workforce Housing Strategy?

Employer's Perspective

47% of Employees noted that housing stress had a significant impact on employee performance

44% of employees noted that housing affordability is a significant cause of employees moving out of the area

Why?

collaborative-regional-solution

Solutions?

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Zoom Meeting: You are viewing Jada Basi (she/her), CitySpace - 1 screen

James van Hemert, T... Jada Basi (she/her), City... Arawa Papineau (she/...

Process Overview

1 DESIGN THE RIGHT THING 2 DESIGN THINGS RIGHT

WE ARE HERE!

PROBLEM DEFINITION

RESEARCH DISCOVER EXPLORE/DEFINE

DESIGN DEVELOP/TEST DELIVER/LISTEN

INSIGHT INTO THE PROBLEM SCOPE DOWN THE FOCUS POTENTIAL SOLUTIONS SOLUTIONS THAT WORK & RECEIVE FEEDBACK

COWICHAN WORKFORCE HOUSING STRATEGY

10:20 AM 1/30/2023

workforce housing strategy notes - Word

Job-vacancy-rate: 3.3%-to-5.5%

Why?

Funding?

Infrastructure?

Page 3 of 3 87 words English (Canada)

Zoom Meeting: You are viewing Jada Basi (she/her), CitySpace - 1 screen

James van Hemert, T... Jada Basi (she/her), City... Brittany Taylor - Econ...

Why a Workforce Housing Strategy?

Our Purpose:

- To identify a collaborative and regional solution to workforce housing
- To identify potential solutions to attract and retain staff within various industries
- To foster sustainable economic growth in the Cowichan Region

NEW Introducing Zoom Apps
Discover and add apps to enhance your Zoom experience

10:18 AM 1/30/2023



- 21 people in call
- Working definition of workforce housing (what, it is not just all workers?)
- Working definition for cow valley
- Funding?
- Infrastructure?
- Excellent discussions but we are facing years of insufficient infrastructure building and no investing from federal and little from provincial levels of government.