



REGULAR MEETING OF COUNCIL

George Fraser Community Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet, and
Electronically via Zoom ([Ucluelet.ca/CouncilMeetings](https://ucluelet.ca/CouncilMeetings))
Tuesday, February 25, 2025 @ 4:00 PM

LATE ITEM(S) No.2

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From: [Natural Elements Vacation Rentals](#)
To: [Community Input Mailbox](#)
Subject: Fwd: Ucluelet Budget and 5 Year Plan
Date: February 22, 2025 9:59:29 PM

[External]

Date: February 22, 2025 at 9:47:28 PM PST
To: info@ucluelet.ca, mmcewen@ucluelet.ca, sanderson@ucluelet.ca,
jhoar@ucluelet.ca, ikennington@ucluelet.ca, mmaftei@ucluelet.ca
Subject: **Ucluelet Budget and 5 Year Plan**

Dear Mayor and Council,

I'm writing you in regards to the proposed property tax increase and 5 year financial plan.

I urge you to go through the financials line by line and identify unnecessary district spending. Any slush fund type line items or things under general need to be examined closely and scrutinized.

As a near 20 year resident and business owner in Ucluelet I'm very concerned as to the financial direction this continues to be going. There has been a significant increase in staff spending which continues to result in property tax increases.

Property values have skyrocketed with that comes a significant increase in tax revenue for the municipality. I would think the last 3 – 4 years of unexpected property value increases and additional new homes being brought into the tax base this would have created a windfall of tax revenue for the municipality? What I would have expected would be our tax percentage to decrease significantly not increase.

I know the municipality appears to be concerned about affordable housing? High property taxes make new families trying to qualify much harder and may push their max financing over the limit where they won't qualify due to the high property taxes.

Based on our economic outlook Canada as a whole is on the verge of some potentially very hard times which includes Ucluelet. This is the time for the municipality to reduce spending not increase spending at the residents expense.

I'm asking you to please pause the approval of the budget and go through it with a fine tooth comb. You as mayor and council hold the authority the reject a budget proposed to you by the municipality, you hold the power given to you by the people to advise them to relook at it and bring back a more affordable option. I have watched not all but many meetings online and it appears district staff presents options, pick A, B or C which may not be

the best options but staffs preferred outcomes. It's your duty to make sure the Ucluelet residents are getting the best bang for their tax dollars. Please don't allow the municipality to impose a budget that comes with a heavy tax burden on the property owners of Ucluelet, that could lead to many being forced to sell their homes or come to a point where they have just had enough and are tired of being taxed to death by Ucluelet.

Thanks for your time,

Brock and Erin Johansen

██████ Helen Rd

From: [Jeff Anderson](#)
To: [Community Input Mailbox](#)
Subject: Pickleball courts in Ucluelet
Date: February 25, 2025 12:49:46 PM

[External]

“ As a resident of Ucluelet and ACTIVE participant of pickleball and tennis I would like the District of Ucluelet to include a planned expenditure of \$200 k in 2025/26 fiscal year to construct an outdoor tennis court with lines for 2 pickleball courts on the site of the Food Bank trailers at the Sea Plane Base Hall

Thank you, Jeff Anderson

Sent from my iPhone

From: [Sue & Mark](#)
To: [Community Input Mailbox](#)
Subject: Tennis / Pickleball court
Date: February 23, 2025 4:05:08 PM

[External]

Please consider putting in a combined tennis / pickleball court on the site of the Food Bank trailers at the Sea Plane Base Hall .

We are 70 and 77 year old residents who want to remain active and fit.

We play both tennis and pickleball and we feel having an outdoor court would be a fantastic addition to the community.

Sincerely,

**Mark Adams & Susan Bridgett
Holly Crescent, Ucluelet**

From: [Kristen Davies](#)
To: [Community Input Mailbox](#)
Subject: community planning
Date: February 23, 2025 3:20:50 PM

[External]

Dear Community Planning,

As an active participant of pickleball and tennis I would like the District of Ucluelet to include a planned expenditure of \$200 k in 2025/26 fiscal year to construct an outdoor tennis court with lines for 2 pickleball courts on the site of the FoodBank trailers at the Sea Plane Base Hall.

Best,

Kristen Davies

From: [Anton Kvaterchuk](#)
To: [Community Input Mailbox](#)
Date: February 23, 2025 3:59:39 PM

[External]

As a resident of Ucluelet and ACTIVE participant of pickleball and tennis I would like the District of Ucluelet to include a planned expenditure of \$200 k in 2025/26 fiscal year to construct an outdoor tennis court with lines for 2 pickleball courts on the site of the Food Bank trailers at the Sea Plane Base Hall

From: [Bryan Pudney](#)
To: [Community Input Mailbox](#)
Subject: New Tennis courts
Date: February 24, 2025 8:16:40 AM

[External]

“ As a resident of Ucluelet and ACTIVE participant of pickleball and tennis I would like the District of Ucluelet to include a planned expenditure of \$200 k in 2025/26 fiscal year to construct an outdoor tennis court with lines for 2 pickleball courts on the site of the Food Bank trailers at the Sea Plane Base Hall ”

Thanks

Bryan Pudney

From: [Cathie Oliwa](#)
To: [Info Ucluelet](#); [Community Input Mailbox](#)
Subject: Letter to Mayor and Council for Feb Tuesday 25
Date: February 25, 2025 12:24:13 PM

[External]

To the Mayor and Council, Administration and Community.

I have so many concerns. I see that there is a lot going on with the budget process that will affect everyone in the community. Homeowners and renters alike.

One long time local has submitted a letter regarding austerity measures in light of the current economic climate. We absolutely need to implement these measures now.

So much effort is being put forward by the DoU to create new affordable housing while forgetting to keep housing for long time locals, or even for newcoming homeowners, affordable. Increasing taxes on residential homes and properties will also increase rents for those lucky enough to find rental accommodation. Possibly tax increases could cause a tipping point in which rental properties are forced to sell.

Last year just the taxes on my own home, built over 40 years ago, with unfinished basement and desperately aging decor and infrastructure was nearly \$500 per month. Just in tax. And then there's services. And the District of Ucluelet wants to increase all of this. How much longer until we are all forced from our homes?

Administration and Mayor and Council from The District of Ucluelet need to get back to basics. Instead of increasing the budget and putting strain on the local taxpayers during these predicted difficult and uncertain times, the extras needs to be trimmed!

When did the DofU become a developer? I can think of some past projects that the District took upon themselves that failed. We can't afford to be building right now. And by we I do mean Ucluelet taxpayers. Especially since there are several actual developers that have included affordable housing in their plans. The District of Tofino has built affordable housing after decades of planning and still it has become unaffordable to the very tenants it was built for. What makes DoU think it can be done successfully here?

That brings me to the pay parking proposal. Again, DoT is an excellent example of a similar size and resource based community. They have implemented pay parking and it has lost money. The initial outlay for all the equipment needed is beyond our means at this time, considering it is most likely a deterrent for visitors and a money loss to the community.

Why are Mayor and Council proposing to increase our taxes to build a bank account worth millions for future projects, when the taxpayers can't afford to live here today? And where did the past reserve funds go?

Now is the time to cut back. Not adopt an inflated budget.

Thank you for listening to my concerns.

Sincerely,
Catherine Oliwa

████████ Rupert Road, Ucluelet BC

2025 Budget Input and Backgrounder

Dear Council,

From 2008 to 2018, several key initiatives and upgrades were completed, including improvements to sewer water systems and the installation of water meters for all commercial businesses.

I question why the district has not yet initiated residential water meter projects for existing R1 properties or explored a simple one-time home filter system. Instead, we are proceeding with an expensive treatment system that will supply fully treated water from the source into town, much of which will be used for non-drinking purposes. A more cost-effective and sustainable solution would be a point-of-use home filtered system. Tofino and surrounding communities need water too, would a regional initiative been more cost effective and solve everyone's water problems all at once, with shared infrastructure, expense and future benefit?

Regarding the pay parking initiative, I doubt it will be a cash-positive solution or benefit Ucluelet residents as suggested. The costs of infrastructure, setup, maintenance, and collection could outweigh the revenue, as evidenced by Tofino's experience. Is there a specific bylaw ensuring that the funds collected must show a net positive and be used for a specific purpose, or will they end up in the general piggy bank?

Additionally, during my time on council, we implemented a taxation fairness policy addressing the rise of BNBs in residential areas and competition with C6 commercial properties. This involved reducing the tax rate for commercial properties and gradually increasing it for residential ones. It is unclear why this initiative has stalled. Is the newly expanded, "split classification on residential properties" the final solution?

We also put money away for a new fire truck in a dedicated reserve, or so we thought. When it came time to buy the new fire truck, we were told that council had already spent the reserves on paving project!! Opps?

I'm happy to hear there is an administrative review underway, this is great news but it's too late for this budget. Lastly, we are currently spending over 50% of our budget on administration. The administration costs have increased far beyond population and private sector growth. It is not sustainable.

Finally, the topic of the Water Tower Hill affordable housing late agenda item. Unfortunately, the facts are the facts, the math needs to math. Tofino housing corporation has built housing with free district land, forgivable capital grants (tax dollars) low interest loans, and they have been unsuccessful at filling all the housing units, people in Tofino simply cannot afford affordable housing. I'm disappointed that the council declined a local housing cooperative's offer to fully absorb the apartment building in the Water Tower Hill development. This council decided 1 year ago to prioritize it and fund district staff to function as a developer. We now have before us, a minimum \$4.5-\$6-million-dollar additional tax bill presented to the residents of Ucluelet.

We need to find alternative solutions that do not overburden existing residents and businesses with taxes.

Sincerely,
 Randy Oliwa
 ■■■ Rupert Road
 Ucluelet BC

Keely Mullane

From: Courtney Fick [REDACTED]
Sent: February 25, 2025 9:43 AM
To: Info Ucluelet
Subject: Budget for Community Theatre equipment and Gymnastics storage

[External]

Dear Ucluelet Council,

We are writing in regard to the upcoming budget meeting.

Both the Gymnastics program and Theatre Program are in dire need of appropriate storage, and sound equipment replacement.

As the local Glee and Dinner Theatre Instructors, this lack of space in the main hall has become an ongoing issue.

At present, we are unable to run our programs properly because it's harder to prepare for our classes with the sporting equipment on the stage.

The gymnastics equipment fills the entire back stage area, and some of the main hall. Due to the clutter we are often unable to use lighting or sound equipment for rehearsals, or properly move our set pieces. Working around it causes potential safety hazards.

A particular incident stands out from a prior glee performance. Without equipment storage outside of the main hall, mats were stacked back stage, and one fell against a bare safety light. This led to one of the mats catching fire, the fire department showing up, and an instructor injuring her shoulder while trying to save the other mats from catching fire. We stress that no one is to blame for this, but it is a serious indicator of how important this storage issue is.

We are asking that funds for appropriate storage be put in the budget.

In addition to the safety issues presented with lack of storage, many of the Community Centre's sound ports and equipment do not function properly. (Some have not worked at all for years, or ever). We have been told that adjustments were made to these outlets that could damage external speakers, or even start a fire. It is worrisome that the faulty sound ports are a safety issue.

We are requesting the UCC be able to repair these ports, swell as purchase a new soundboard, (as the current one has not been functional for a few years now), and proper microphones. we are happy to work with Parks and Recreation and provide estimates). Operational sound equipment is not for the exclusive use of community theatre programs, but also for visiting performances, weddings, and special events.

The Parks and Recreation employees and district staff work very hard to make sure everyone's needs are met as much as possible. We are forever grateful for the work they do. Proper storage and functioning equipment would lighten this work load and improve safety for them as well.

Thank you for your consideration in this matter.

Yours truly,

Courtney Johnson
[REDACTED] Peninsula Road
Ucluelet, BC
[REDACTED]

& Jacqueline Holliday

[REDACTED] Marine Drive
Ucluelet, BC
[REDACTED]

Keely Mullane

From: Cindi Levine [REDACTED]
Sent: February 25, 2025 10:46 AM
To: Info Ucluelet
Subject: Matterson Reservoir non market housing development
Attachments: THC StrategicPlan 2024- 2027 Final.pdf; THC Overview - April 2021.pdf

[External]

Dear Mayor & Council;

I write this letter as a Ucluelet resident, & private citizen who is deeply concerned with the current situation when it comes to affordable housing, or more accurately lack thereof. I use the term “affordable” with purpose noting that the definition of affordable housing according to CMHC is:

unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households.

I have spent 17 years in this community in a career where I strive to improve financial well being of the citizens I serve and strongly believe that the cornerstone of financial well-being is a secure and safe housing solution, no matter where one finds themselves in their lives.

I have served on the board for Tofino Housing Corporation for more than 8 years, and I am willing and able to serve in a similar capacity were the District of Ucluelet to choose to prioritize this goal for Ucluetians.

I will state emphatically that the need for below market housing is not only obvious but very long overdue.

Although this letter is being sent from a private citizen’s viewpoint, fortunately I can provide context that may need further analysis, due to my intimate knowledge of this topic so close to my heart.

To ensure that there is a basic understanding of why this type of housing is necessary, I have attached both the strategic plan (2024-2027) from the THC & the overview document explaining why THC exists.

Both documents are publicly available on the THC website, I encourage council to take a moment to review, if you haven’t yet.

[Tofino Housing Corporation](#)

Here are some important highlights from the documentation noted above.

- The Tofino Housing Corporation exists to facilitate the development of ***new below-market housing*** in Tofino.
- Market housing in Tofino / Ucluelet is becoming more and more unaffordable: The price of market rental housing and for-purchase homes/stratas ***are rising 2 to 8 times as fast as household incomes***
- Eligibility requirements vary by project and bedroom size, but the priority is for households living and working in Tofino or the region.
- Catalyst delivers housing for less because of: Lower costs: approximately \$70 to \$150 per sq ft (15%-28%) less than recent private development in Tofino
- Grants: can lower costs to less than 50% of private development
- The District’s investments – ***provision of free land, contribution of amenity and capital reserves, use of tax revenues from AirBnB/VRBO and Development Cost Charge waivers*** – provide an excellent return

- For Sharp Rd there is an estimated \$67,600 annual below-market rental benefit for the 14 units combined
- The ***investment payback period is 2.6 to 11.1 years depending on assumptions used***

THC has successfully built 85 units of rental housing since 2018- all at full occupancy and derived from housing needs assessments completed in 2017. Currently the housing stock sits at 93 units all of which are occupied by more than 150 residents of Tofino. In fact, I personally know of several individuals who left our community to live in our neighboring community due to housing needs.

Secondly, because the corporation exists, we were also able to absorb the asset of Mount Colnet Villa, a senior housing development that found themselves at a crossroads where the senior housing development was at risk of dissolution, and we were able to make the decision to undertake the operation of this housing development which is solely occupied by vulnerable low income seniors.

In closing, Mayor & Council, it is time to work towards catching up on this key human rights issue of safe and secure housing. It's never too late to start to seriously prioritize this issue. Relying on the private market is quite simply not working, and it is apparent that Ucluelet has not had any new housing starts that meet the definition of affordable in as many years as I personally have been witnessing this economic crisis unfold.

Perhaps something can be learned from this now and gifting DOU property to ensure the success of a housing development be viewed and considered a sound investment.

Cindi Levine

██████ Peninsula Road, Ucluelet

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TOFINO HOUSING
CORPORATION



Tofino Housing Corporation Overview

The following provides an overview of:

- the Tofino Housing Corporation
- the housing that will be available
- the eligibility requirements
- the application process

APRIL 2021

Highlights

- The Tofino Housing Corporation exists to facilitate the development of new below-market housing in Tofino.
- Market housing in Tofino / Ucluelet is becoming more and more unaffordable:
 - The price of market rental housing and for-purchase homes/stratas are rising 2 to 8 times as fast as household incomes
- The THC has partnered with the Catalyst Community Developments Society to develop 86 rental housing units over the next 3 to 4 years
- Eligibility requirements vary by project and bedroom size, but the priority is for households living and working in Tofino or the region.
- Catalyst delivers housing for less because of:
 - Lower costs: approximately \$70 to \$150 per sq ft (15%-28%) less than recent private development in Tofino
 - Grants: can lower costs to less than 50% of private development
- The District of Tofino's investments – provision of free land, contribution of amenity and capital reserves, use of tax revenues from AirBnB/VRBO and Development Cost Charge waivers – provide an excellent return:
 - For Sharp Rd there is an estimated \$67,600 annual below-market rental benefit for the 14 units combined
 - The investment payback period is 2.6 to 11.1 years depending on assumptions used

Planned Developments

	SHARP RD (700 SHARP RD)	NORTHERN LOT (LOT 2) OF DL 114	SOUTHERN LOT (LOT 1) OF DL 114:	LOT 3 AND 4 OF DL 114
NUMBER	14 units	35 units	37 units	4 units
TYPE OF UNITS	1 bedroom, 2 bedroom and 3 bedroom	Studio, 1 bedroom, 2 bedroom and 3 bedroom	Studio, 1 bedroom, 2 bedroom and 3 bedroom	Three-bedroom half duplex with additional 1 bedroom suite
COMPLETION	Project is currently under construction and schedule to be complete in March 2022.	Anticipated to be completed by late 2022/early 2023.	Construction start TBD, but expected to be complete by 2024.	Construction start TBD, but expected to be complete by 2022/2023.
RENT RANGE	Rents range from approximately \$875 to \$1125 for 1 bedroom units, \$1100-\$1550 for 2 bedroom units and \$1220-\$1725 for 3 bedroom units.	Projected rents \$375-\$2050, with 20% of units for those on fixed incomes, 50% of units with rents flexed to 30% of income for households with lower income and 30% Affordable Market Units for households with more moderate income	To be confirmed, anticipated to be similar to the northern lot	Not rental, but Price Restricted Resident Restricted housing; price to be determined.

Why the Tofino Housing Corporation (THC) is needed:

THC is a municipal corporation owned by the District of Tofino. Tofino Council appoints the Board of Directors on an annual basis and the THC's financial statements are integrated into the District's financial statements. The District has established the governance of the THC with a Board comprised of 4 District staff and elected officials and 3 independent Board members; the District can choose to alter the structure of its subsidiary at any time.

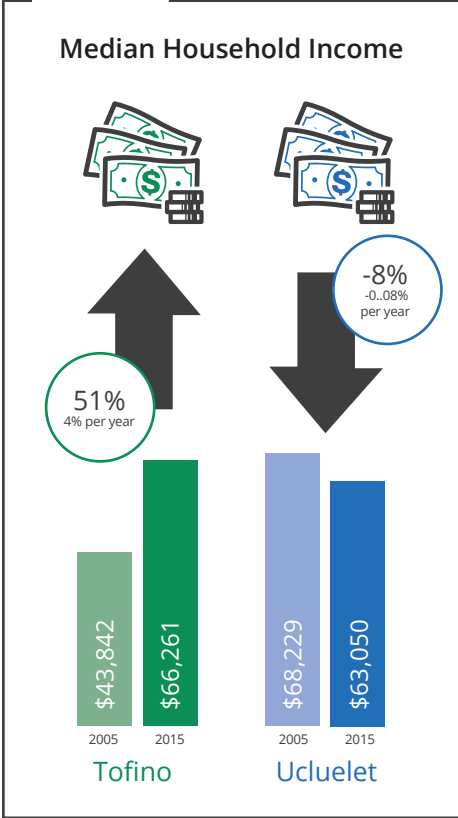
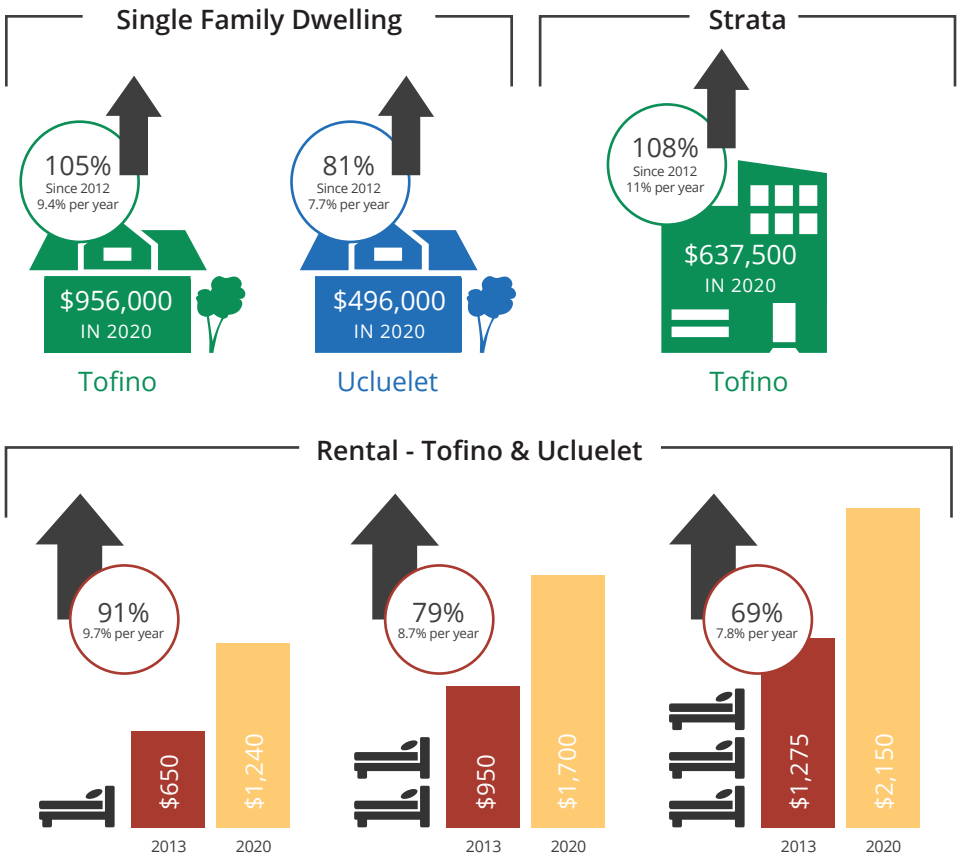
The THC exists to fill the community housing need not met by the private housing market. All existing available data points to the fact that private housing has become a global commodity and the market failure is worsening not only in Tofino, but across BC, Canada and around the globe; housing prices and rental rates are rising at rates much faster than incomes.

Vision

A safe, secure and affordable place to live is available to all people who call Tofino home.

Mission

To facilitate development and operation of below market housing in Tofino



* Housing price data from BC Assessment, rental data from Clayoquot Biosphere Trust and Income from the Census

For example in Greater Victoria approximately 3.5-4% of the housing stock is non-market housing and it is recognized that there is still a significant undersupply. Tofino currently has no more than 0.5% percent. In Whistler, in 2015 the inventory of rental and ownership housing provided by the Whistler Housing Authority represented 57% of the Census-identified dwelling units occupied by usual residents and 22% of all dwelling units. There is strong evidence that the Census data for a tourism dominated community like Tofino or Whistler does not provide a very accurate picture. For example, the 2016 Census counted 1047 dwelling units in Tofino, but an independent estimate by THC suggests the number of dwelling units may be closer to 1800 once all suites – legal or otherwise – and those living in mobile homes, trailers, RVs and vehicles are considered. THC has set a target of providing 180 (150 rental, 30 ownership) below-market homes by 2030. This would represent approximately 10-15% of all dwelling units in Tofino in 2030.

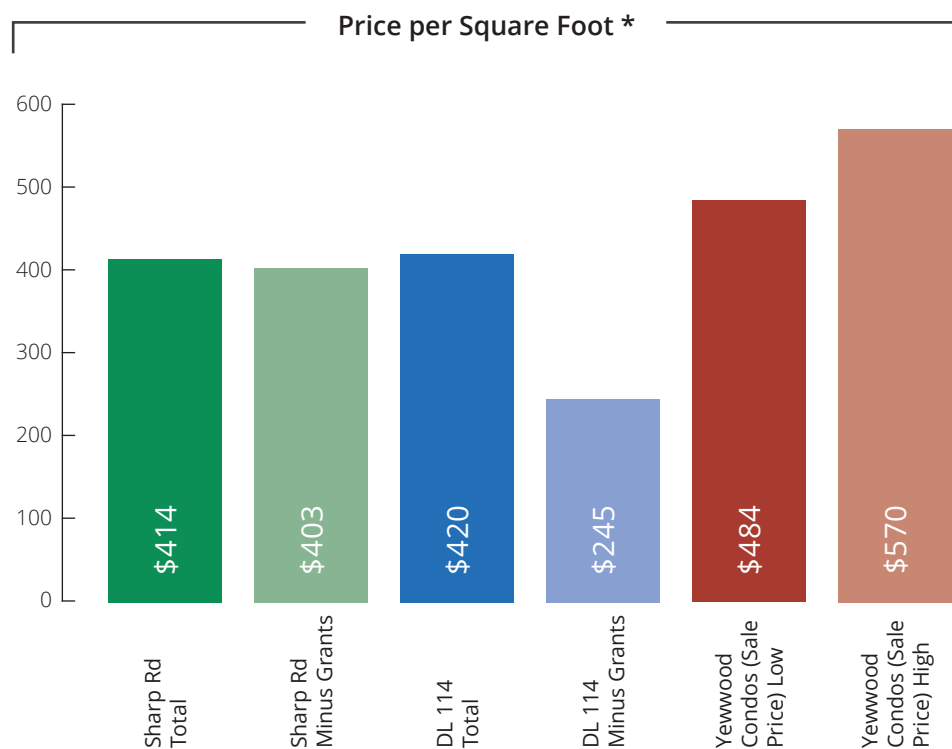
Why housing facilitated by the THC is a good investment for Tofino

Because the money spent provides a public benefit in:

- Savings for the tenant who can reinvest in the community, their household, future or family (see next page)
- Improved retention of experienced employees and small business owners
- Improved mental health of tenants and their families
- Improved physical health (stress has proven physical impacts)
- More time to volunteer in the community

THC and Catalyst Working Together Outperforms Private Development

Not only does the investment by the District and THC provide a reasonable payback (see the next page), but the non-profit approach to development saves money. This is both in terms of absolute project costs, but also in terms of access to senior government grants and more affordable financing.










*For Sharp Rd and DL 114 cost per square foot includes land value and all hard and soft costs.

Short “Payback” Period – 700 Sharp Rd Example

THC and the District combined have contributed approximately \$750,000 in land, cash or in-kind resources into the 700 Sharp Rd project. The rents charged to tenants will be approximately 15-40% below market. As illustrated by the table below, these below-market rents impart a \$67,600 benefit to Tofino on an annual basis and in simple payback terms take only 11 years to recoup the \$750,000 investment. Moreover, the payback may be as short as 3 years if you consider that THC has retained ownership of land and Catalyst Community Development Society will pay back over time the \$287,000 equity investment. Admittedly, this is a simple analysis and various assumptions could be changed or more complex variables considered, but even a 20 or 30 year payback for a 60 to 100 year project is an excellent return to the community. Note that due to the significant funding obtained for the DL 114 project, THC and the District are contributing only about half as much per unit and rents will be on average 25% less ... this means an even shorter payback period.

Net Tofino Contributions

	HIGH ESTIMATE	LOW ESTIMATE
Land	\$415,000	\$0
DCC Waiver	\$50,000	\$30,000 ¹
Formal Cash Contribution	\$237,000	\$105,000 ¹
In-Kind and Other	\$48,000	\$48,000
TOTAL	\$750,000	\$178,000
PER UNIT	\$53,571	\$12,714

	PROJECT RENTS ²	ESTIMATED MARKET RENTS
1 Bedroom small (2 Units) 	\$865	\$1,025
1 Bedroom large (2 Units) 	\$865 - \$1,100	\$1,175
2 Bedroom (4 Units)  	\$1,080 - \$1,550	\$1,700
3 Bedroom (6 Units)   	\$1,200 - \$1,705	\$2,100
Projected Annual Revenues	\$218,000	\$285,600
YEARLY BENEFIT	\$67,600	
PAYBACK IN YEARS HIGH ESTIMATE	11.1	
PAYBACK IN YEARS LOW ESTIMATE	2.6	

1. Over time Catalyst when the project as yearly operational surpluses they will make payments to THC for these contributions; however due to inflation the value of this money when paid back will be less.
2. Final rents will be confirmed once the project is complete and final project costs and interest rates confirmed.

Who is eligible for THC facilitated housing?

Eligibility criteria will vary on a project by project basis, but all housing is be rented or sold directly to households and not businesses. THC recognises that the first projects will not address the needs of all households, but will work over time to deliver a range of housing that the market is not.

700 Sharp Rd Rental Housing

The Housing Agreement between THC and District defines eligibility with a preference given to households who are already living and working in Tofino. Rental tenants will be matched to units based on income and household size. There are also 4 units at Sharp Rd designed as accessible units and tenants with those needs will be given priority. Not only do tenants need to meet these eligibility requirements, but will subject to both credit and reference checks before tenancy offers are made.

For example some of the 1 bedroom homes at Sharp Rd will be rented for approximately \$875 and others for approximately \$1125. The Housing Agreement defines maximum household income eligibility as approximately \$51,000 (this figure grows year after year). Generally a household making about \$40,000 or less will be placed in the lower-priced unit while a household making \$51,000 or less will be place in the higher-price unit – so all households are paying close to 30% of income on rent. Two bedroom and three-bedroom units are targeted towards households with children or adult dependents, with a similar income matching approach. There is never a perfect approach, but THC's mission focuses on below-market needs. While it is difficult to find market rentals in Tofino, a household making more than \$51,000 should be able to afford a rental (30% of gross income) of \$1275 or more.

DL 114 Rental Apartments

Rental rates and eligibility will be similar to Sharp Rd. However, subject to confirming BC Housing funding 20% of units will be for those with fixed incomes or on social assistance (e.g. lower rents than Sharp Rd). 30% of the units will also be what BC Housing defines as Affordable Market units with eligibility for studio and 1 bedrooms units restricted to those making approximately \$76,000 or less and for 2 bedrooms and greater \$117,000 or less.

DL 114 Price Restricted Resident Restricted Duplexes

Purchase of these homes will also be completed by a Purchase Lottery similar to the 1 bedroom townhouses previously sold by the District/THC. Residency and employment eligibility will be similar to those previous sales – please see tofinohousingcorp.ca for information. THC has yet to make a decision on whether there will be any maximum income requirements, but the homes are expected to be sold at prices between \$600,000 and \$700,000.

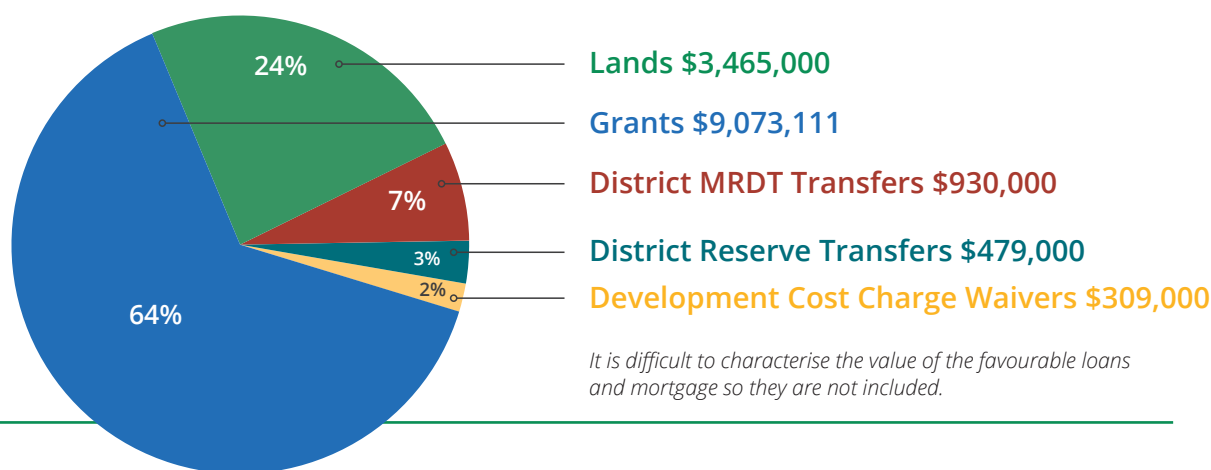
Sharp Rd Eligibility Criteria

- Lived in region 2 out last 3 years
- Working full time for more than 1 year in Tofino, or with Island Health, Parks Canada or BC Parks, or self-employed in Tofino.
- Non-working Seniors and those on disability are also eligible
- No household ownership of real estate
- Approximate maximum Income:
 - \$51,000 for 1 bedroom units
 - \$81,000 for 2 bedroom units
 - \$91,000 for 3 bedroom units
- Catalyst will announce the application process later this year for occupancy in approximately March of 2022.
- All applications received by a specified date will be randomly ordered; a waitlist will be established once all units are rented.

Where does the THC get its “funding”?

“Funding” is in quotes because the resources used to facilitate housing development include land provided free by the District of Tofino, MRDT OAP taxation, proceeds from the sale of homes provided through private development, DCC waivers, property tax exemptions, in-kind support from the District, grants obtained from senior government and pre-development loan and mortgage financing at below-market terms.

Estimated “funding” distribution by end of 2022



Development Cost Charge (DCC) Waivers

A 50% waiver on Development Cost Charges is available when certain types of affordable housing are provided; this is based on a 2010 District of Tofino bylaw. When a waiver is provided tax revenues are required to cover the 50% waiver.

Property Tax Exemptions

As subsidiary of the District, the Tofino Housing Corporation does not pay tax on its undeveloped land. When a property is leased – such as to Catalyst – or sold – such as for a Price Restricted Resident Restricted home – than property taxes are paid.

MRDT OAP

In 2018 the District of Tofino elected to implement the option to impose the Municipal Regional District Tax on Online Accommodation Providers (e.g. AirBnB, VRBO). This 2.8% tax on the nightly rental rate is provided to the THC to support its affordable housing initiatives.

Transfer of District Affordable Housing and Capital Reserves

The District of Tofino will have provided by the end of 2022 \$479,000 from its affordable housing and capital reserves, which were obtained through contributions from private developers and the sale of two 1-bedroom homes transferred to the District as the result of rezoning processes.

Grants

These totals are not 100% confirmed, but are a mix of Rural Dividend Fund, CMHC Seed Funding, BC Housing Community Housing Fund and CMHC Co-Investment grants.

FOR MORE INFORMATION

tofinohousingcorp.ca



TOFINO HOUSING
CORPORATION



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Strategic Plan

2024-2027

Message from the board

It has been my privilege to serve on the Board of Directors of the Tofino Housing Corporation (THC). Since joining the Board in 2017, I have had the opportunity to work with the Board in setting the strategic direction for the THC. As the Chair, I look forward to continuing this work, and I am confident that the THC will continue to lead in the community housing sector in our region.

After a period of instability before 2017, the THC was since “revived” to address Tofino’s severe housing challenges. I am proud of the dedication and competency of our Board members as they serve Tofino’s residents to provide attainable and affordable housing. We are particularly appreciative of the work and guidance provided by our two Executive Directors, initially Ian Scott and currently Kelly Lin. The results of the THC’s and our partners’ work are now clear. The opening of 14 units at Creekside in 2022, followed by 35 units at Headwaters North in early 2024 and a further 37 units at Headwaters South in summer 2024 has provided 86 new units of housing to our local family and individual residents. Additionally, the Mount Colnet Villa, providing affordable accommodation for seniors, was brought under the THC umbrella in 2023.

While much has been achieved in what seems to be a relatively short time, much remains to be done. Tofino’s housing issues, although eased, will likely continue much like in every other community in BC. The Board is now developing its next three-year Strategic Plan to set strategic priorities for THC, knowing early planning is the key to the success of the THC’s community real estate development projects. I am confident that with the experience gained and the reputation for “doing a lot with little” will lead to more secure and affordable homes for Tofino residents.

As we celebrate our recent accomplishments of providing housing for those in need, I am proud to be part of the THC’s continued success.

Duncan W. McMaster
Board Chair



Board members

Al Anderson

Nyla Attiana

Dan Law

Cindi Levine

Melody McLorie

Duncan McMaster

Allyson Muir (2024)

Kelly Lin - Executive Director

About us

The THC was created in 2005 by the District of Tofino to address the challenges of housing availability and affordability, especially for the Tofino workforce. THC is a non-profit corporation that is owned and controlled by the District at arms-length. The THC works closely with the District to identify and secure land, and then partners with developers/operators to develop and deliver non-market housing.

The THC's first ten years set the stage for the successes seen over the last five years as the need and demand for affordable housing continues to grow in our beautiful remote town. Since 2017, the THC has been meeting those needs by building non-market rental housing and to date, has built, and is building:

- 14 units with **deep subsidies**
- 43 units of **rent-geared-to-income**
- 29 units of **below-market rental**
- 8 units of **essential worker rental**
- 4 units of deeply affordable **seniors housing**
- 3 **price-restricted-resident-restricted homeownership properties**

With the occupancy/delivery of these 101 units (4 new developments and 1 existing property) by 2024/2025, we are housing more than 150 people from the community!

In 2024 and onward, THC will continue to develop more community housing for Tofino and is looking forward to working with the Tofino community to build more safe, secure and affordable homes.

101 Units to be **delivered** by **2024/2025**

4 **New housing development projects**

1 **Deeply affordable senior housing property**

150+ **Individuals being housed from the community**



Our Goals and Priorities

HOUSING DEVELOPMENT

Goal: Deliver below-market rental housing and price-restricted resident restricted ownership housing.

STRATEGIC PRIORITIES

1. Identify and secure land for housing.
2. Continue to seek opportunities and build partnerships to increase non-market rental and ownership housing units.
3. Clearly understand housing needs to inform decisions and actions.
4. Work towards becoming the developer and owner of rental and ownership housing.
5. Strive to improve sustainability practices in our delivery of housing.

FUNDING

Goal: Secure ongoing, sustainable funding with diversified revenue sources.

STRATEGIC PRIORITIES

1. Work with DoT to secure long-term MRDT funding.
2. Identify and pursue alternative sources of funding to support THC being a self-sustaining organization.

COMMUNICATIONS AND ENGAGEMENT

Goal: Increase Tofino community and District of Tofino understanding and support for THC's work.

STRATEGIC PRIORITIES

1. Increase communications efforts to raise THC's profile and to celebrate successes.
2. Build relationships with partners and relevant organizations to promote ongoing support for THC.
3. Foster relationships with First Nation communities to understand their interest and role in developing housing.
4. Engage with tenants to understand their experiences.

ORGANIZATIONAL DEVELOPMENT

Goal: Be a key community partner and trusted asset with the skills and organizational governance to deliver housing.

STRATEGIC PRIORITIES

1. Develop systems and tools (e.g., for information sharing) for strengthening governance and delivering housing.
2. Build organizational capacity and resources in real estate development.



Our Vision

A safe, secure and affordable place to live is available to all people who call Tofino home.

Our Mission

To facilitate development and operation of below market housing in Tofino.

"I am so grateful to Tofino Housing who saved our seniors' housing at Mt. Colnett when we were in danger of losing it. I feel extremely lucky to have an affordable place here in this crazy rental market, and am grateful for it every day. It is a lovely, peaceful place to live, and the yard is wonderful. I feel at home here, which is a gift at my time of life."

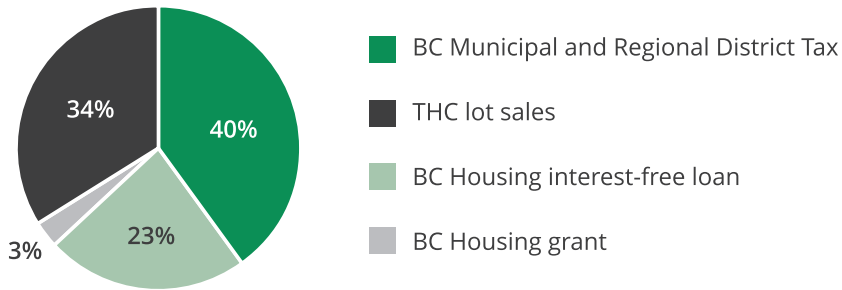
- Sherry Marr from Mount Colnet

Our Funding Sources and Expenditures

The THC's funding sources come from a combination of grants, short-term rental accommodation tax transfers, and loans. The District of Tofino transferred land to the THC, which was sold in 2023 to cover ongoing expenses. Please see chart below for THC's current funding sources.

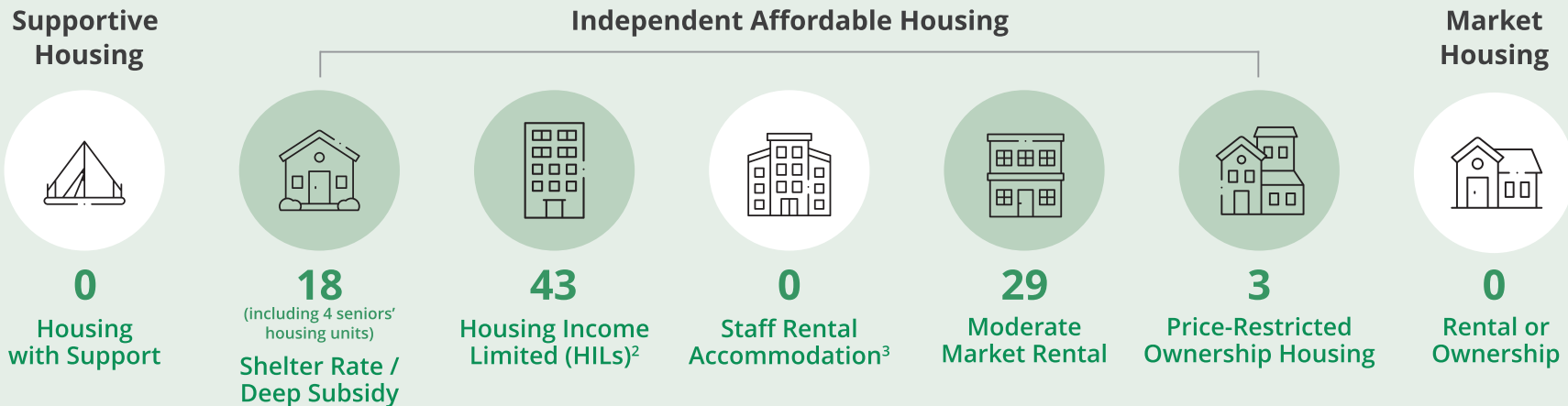
Expenditures are mainly related to pre-development, construction, and administration.

THC FUNDING SOURCES



Our Rental Units and Types

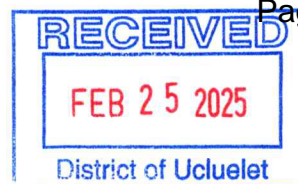
THC is committed to providing rental housing at below market rates. These are our existing 93 rental units¹ and where they fit on the housing spectrum as of 2024:



¹ Housing terms may be different by building.

² HILs represents the maximum gross income for eligibility to be a resident. The HILs are based on figures established by CMHC, and are intended to reflect the minimum income required to afford appropriate accommodation in the private market.

³ THC is working towards Staff Rental Accommodation in the future.



Dear Mayor + Council Members,

I'm writing this letter of support for the proposed grant applications and development of the attainable housing project being presented on Tuesday, February 25th Council meeting.

I believe our community is in desperate need for housing that is not only geared to income, but attainable for our essential community members who work in the service and tourism industries.

Many of our lower-income workers struggle to find housing solutions they can afford while working and living in Ucluelet.

Our town and its businesses rely heavily on these folks to fill these essential roles that ensure our town will thrive during the busy tourist season, which is longer and longer each year.

With the already high cost of living on the west coast, our local workers are burned-out and overworked.

Many must hold down more than one job to make ends meet, if they are lucky enough to secure housing at all. Others are living out of their vehicles or in our campgrounds because there are no other options available.

We must do better as a community. It truly is a crisis that will have major consequences on the ability of our town to continue to host so many visitors if we don't move forward with a solution soon. Our workers need places to live!

I understand there have been many recently approved projects that include affordable housing options but even those homes are way out of financial reach for a large portion of Uclutians who make this town what it is.

It's so important we move forward on this while the provincial and federal grants are available, even if that means developing on the dog park. Please just make this happen.

Thank you for your consideration.

Being unhoused creates unnecessary stress and hardship. Our town needs more affordable housing options to support workers by providing safe and accessible housing.

Signed,

Douglas and Brittney Johnston
[REDACTED] Helen Road Ucluelet, BC
[REDACTED]

Keely Mullane

From: Jessie Arthurs [REDACTED]
Sent: February 25, 2025 10:09 AM
To: Info Ucluelet
Subject: development of the attainable housing project

[External]

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The majority of our lower-income workers struggle to find housing solutions they can afford while working and living in Ucluelet.

Our town and it's businesses rely heavily on these folks to fill these essential roles that ensure our town will thrive during the busy tourist season, which is longer and longer each year.

With the already high cost of living on the west coast, our local workers are burned-out and overworked. Many have to hold down more than one job to make ends meet, if they are lucky enough to secure housing at all. Others are living out of their vehicles or in our campgrounds because there are no other options available. We must do better as a community.

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It's so important we move forward on this while the provincial and federal grants are available, even if that means developing on the dog park (haha).

Please just make this happen.

Thank you for your consideration.

Signed,

Jess Arthurs

[REDACTED]
Marine Drive

Keely Mullane

From: Sarah hogan [REDACTED]
Sent: February 25, 2025 1:35 PM
To: Info Ucluelet
Subject: affordable/attainable/subsidized housing

[External]

Dear Mayor and Council,

I am writing in support of the grant application for housing development on the property adjacent to Ucluelet Secondary School.

I ask you to consider this location over the "dog park" location, as rezoning the park to residential will mean a delay that would result in missing out on provincial grants. This area is an excellent location for accessibility and will allow for future expansion. Thinking long term is a better investment for our community's future. The supply of affordable, attainable, and subsidized housing needs to be able to keep up with all other types of development.

Thank you for your continued work on this issue,
Sarah Hogan

[REDACTED] Coral Way, Ucluelet
[REDACTED]

Keely Mullane

From: seamus chester [REDACTED]
Sent: February 25, 2025 12:45 PM
To: Info Ucluelet
Subject: Matterson Housing

[External]

Hello,

Thanks for your time. I'm writing in support of the Matterson Housing project .

My opinion is that , subsidized , non profit housing , is important for all community's and would be an opportunity for Ucluelet.

I believe our community needs both Private and Public housing projects and that they should be considered in unison and move forward in balance.

Thanks,
Seamus