Synopsis of discussions at March 2015 IHT Business Housing Symposium

The Need:
- Year round rental and ownership housing
- Year round renters in the shuffle situation
- Seasonal workers need housing

What people are doing now:
- Buying/Building/Holding property for use by staff
- Using unorthodox solutions: tents/youth hostel
- Overcrowded rentals
- Paying higher wages
- Spending an inordinate amount of time dealing with the issue

Negative Impacts on business operations:
- Loss of business
- Inadequate staff
- Higher stress; depression
- Can’t stay open year-round

Problems/Barriers to finding affordable employee housing:
- Affordability ...
- Irresponsible tenants leaving early, leaving properties in need of significant repair.
- Deplorable conditions of existing stock

Possible Solutions:
- Dormitory housing – provides for seasonal, reduces use of year-round stock
- Ongoing, sustainable revenue stream targeted for housing. Possibilities:
  - Primary thought was a % of all seasonal (non year-round) rentals.
  - Housing savings plan – deducted from payroll
  - % surcharge on all business transactions
- Accessory Apartments

Detailed notes available; just ask ....

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