



Cities for Everyone supports more affordable housing and transportation, in order to provide security, mobility and opportunity for people with all incomes and abilities

www.citiesforeveryone.org

Municipal Candidates Affordability Survey

Please fill out this survey and return to info@citiesforeveryone.org by 24 September 2018.

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For more information see the [Victoria Affordability Backgrounder](#) and other documents at www.citiesforeveryone.org.

Context	Questions	Comments
Our region is considered unaffordable, based on income-to-cost ratios (households spending no more than 45% of income on housing and transport), and low rental vacancy rates.	1. What priority do you give to local efforts to increase affordability? Low ___ Medium ___ High X	The lack of affordability is a crisis in our region and my top priority.
Many middle-income households (\$40-80k per year) spend more on housing and transport than is affordable, and so want more middle-priced (\$1,200-2,500 per month) housing in walkable urban neighbourhoods.	2. Do you support efforts to increase middle- as well as lower-income affordability? Yes X No ___ Maybe ___	Despite the income level, everyone is affected by the lack of affordability. The negative impact cascades out on the entire community.
Affordable infill (more compact housing types, such as multiplexes, townhouses and low-rise apartment buildings, within existing urban areas) is often opposed by neighborhoods who want to preserve existing conditions.	3. Do you support affordable infill: In all neighborhoods _____ In some neighborhoods _____ Only on a case-by-case basis X _____ In no existing neighborhoods _____	It is important to listen to the voices within neighbourhoods while also increasing housing options and finding a positive balance.
Most residential neighbourhoods only allow two stories and limited densities, which excludes most <i>missing middle</i> housing (see below). Affordable housing requires upzoning.	4. Do you support upzoning: Neighbourhood-wide _____ For all corner and larger lots _____ Only on a case-by-case basis X ____	Infill should happen in a thoughtful way that increases housing while considering neighborhood culture and safety.



The "missing middle" includes moderate density housing types such as multiplexes, townhomes and low-rise apartments. These are generally the least costly houses to develop.

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<p>Many jurisdictions have <i>inclusionary</i> mandates which require that a portion (typically 5-15%) of new units be priced below market rates. However, if this requirement is excessive it can reduce the number of new units built.</p>	<p>5. Do you support mandates: For all new housing <u> X </u> For higher-priced housing <u> </u> Only on a case-by-case basis <u> </u> Under no circumstances <u> </u></p>	<p>The gap between the rich and poor is increasing and as a nation with compassion, we need to take steps towards greater equality.</p>
<p>Urban parking typically costs \$10-60k per space, and an increasing portion of households are car-free. For affordability and fairness sake many experts recommend reducing parking requirements so occupants are not forced to pay for costly spaces they do not need.</p>	<p>6. Do you support reduced parking requirements for infill housing, even if some neighbours object? Yes <u> X </u> No <u> </u> Maybe <u> </u></p>	<p>Research shows that people are happier if they are able to live care free and be able to commute in alternate ways, building community and good health.</p>
<p>Infill development often requires variances to allow taller buildings, higher densities and fewer parking spaces than codes require. Neighbors often oppose these variances.</p>	<p>7. Would you approve variances needed for medium-priced infill? Generally approve <u> </u> Generally reject <u> </u> Approve if <u> X </u></p>	<p>...it has consulted with neighborhoods and takes into account neighborhood culture and safety.</p>
<p>Saanich's <i>Official Community Plan</i> allows up to eight story residential buildings in <i>neighbourhood centres</i>, but some residents consider these too tall and dense.</p>	<p>8. If a proposed development meets OCP guidelines and includes moderate-priced units (less than \$600k), but is opposed by some neighbors, would you: Reject it <u> </u> Approve it <u> </u> Approve if <u> </u> <u> X </u></p>	<p>...if adequate measures and steps had been taken to assess and review community needs, culture and safety have been takes into account.</p>
<p>9. What other municipal affordability strategies do you support? I would like to explore creative options for increased affordable housing including tiny homes, backyard and secondary suites within Saanich, and more co-operative models of housing; however, not in the Urban Containment Boundary or on the Agricultural Land Reserve. It is imperative that we protect our urban greenbelts, farmland and native biodiversity that supports nature and our physical and mental health. Models of co-operative living offer communal shared space and bring people together. In Italy, it is standard practice to build community gardens with every new condo development; these are the community hubs where friends meet, grow food and generally support each other. In Edmonton, they recently zoned for a development brought forward from a grassroots group who wanted to integrate young families, single adults, and seniors into a co-operative that would see them regularly sharing space and time. Our Society is in a time of mental health crisis, the World Health Organization now identifies Depression as the leading cause of Disability worldwide. We all do better when we take care of each other and through normalizing creative and community-building models of housing, we can help to bring people together.</p>		
<p>10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions? Affordable housing is not just an economic issue, it is also a social justice issue. The conversation around inaffordability must include an overall perspective of community wellness, considering homelessness and poverty to middle income earners, and how these interconnected realities can be considered as we move forward to implement meaningful change. The housing crisis doesn't exist in isolation but in a framework of social challenges. As we move forward, let's look at all of these elements together and do what we can starting at the Municipal level of government while collaborating with our Provincial and Federal counterparts. We are all in this together.</p>		