



# Cities for Everyone

**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](http://www.citiesforeveryone.org)

## Municipal Candidates Affordability Survey

Please fill out this survey and return to [info@citiesforeveryone.org](mailto:info@citiesforeveryone.org) by 24 September 2018.

Candidate Name Rob Duncan

Date Sept 21 2018

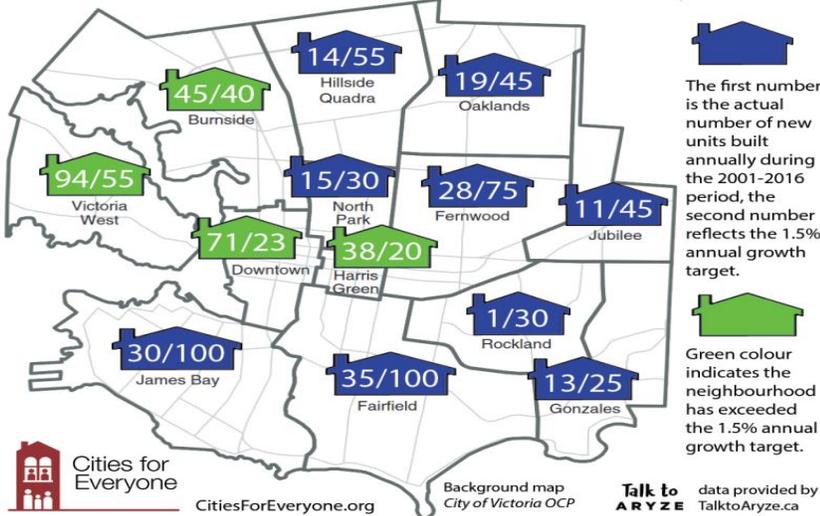
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For more information see the [Victoria Affordability Backgrounder](#) and other documents at [www.citiesforeveryone.org](http://www.citiesforeveryone.org).

| Context   | Questions   | Comments   |
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| 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?<br><b>Low___ Medium___ High_x__</b>          | The vast majority of Victoria residents are rental tenants, and a minority of those are paying affordable rent (i.e., 30 % of their income or less).   |
| 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?<br><b>Yes_x__ No___ Maybe___</b> | Many middle income renters are paying far more than 30 % of their income on rent.  |
| Our urban population grows approximately 1.5% annually. Although housing supply currently grows at about that rate, most new units are downtown or at the urban fringe. The <i>1.5% Neighbourhood Affordability Solution</i> (see below) sets neighbourhood infill targets. | 3. Do you support the <i>1.5% Solution</i> neighbourhood housing growth targets?<br><b>Yes_x__ No___ Maybe___</b>     | I do support the 1.5 % solution but it's important to realize that 1.5 % is a <i>bare minimum</i> , and that initially a much greater rate will be necessary to address the current shortage of housing. |

| Context | Questions | Comments |
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**Neighbourhoods' actual annual housing growth rate versus their 1.5% annual growth targets**



Cities for Everyone's [1.5% Neighbourhood Affordability Solution](#) sets targets to increase neighbourhoods' housing supply by approximately 1.5% annually, to match the City's population growth rate.

Most of this housing should be middle-priced (\$1,200-2,500 per month), so it is initially affordable to middle-income households, and becomes affordable to lower-income households as it depreciates in the future.

This ensures that more lower- and middle-income households can afford suitable housing in walkable urban neighbourhoods.

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| Most residential neighbourhoods only allow two stories and limit densities, which excludes most <i>missing middle</i> housing (see below). Affordable housing requires upzoning. | 4. Do you support upzoning:<br><b>Neighbourhood-wide</b> <input checked="" type="checkbox"/> <u>  </u><br><b>For all corner and larger lots</b> <input type="checkbox"/> <u>  </u><br><b>Only on a case-by-case basis</b> <input type="checkbox"/> <u>  </u> | We should relax restrictions on what can be built as much and as broadly as possible. |
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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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| 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. | 5. Do you support mandates:<br><b>For all new housing</b> <input checked="" type="checkbox"/> <u>  </u><br><b>For higher-priced housing</b> <input type="checkbox"/> <u>  </u><br><b>Only on a case-by-case basis</b> <input type="checkbox"/> <u>  </u><br><b>Under no circumstances</b> <input type="checkbox"/> <u>  </u> | This is an important strategy that should be applied as widely as possible. |
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| 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. | 6. Do you support reduced parking requirements for infill developments even if some neighbours object?<br><b>Yes</b> <input checked="" type="checkbox"/> <u>  </u> <b>No</b> <input type="checkbox"/> <u>  </u> <b>Maybe</b> <input type="checkbox"/> <u>  </u> | Although neighbours' opinions are certainly important, nonetheless in the face of a severe long-term housing crisis, we can't let parking requirements impede the creation of new housing units. |
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| Infill development often requires variances to allow taller buildings, higher densities and fewer parking spaces than codes require. Neighbors often oppose these variances. | 7. Would you approve variances needed for medium-priced infill?<br><b>Generally approve</b> <input checked="" type="checkbox"/> <u>  </u><br><b>Generally reject</b> <input type="checkbox"/> <u>  </u><br><b>Approve if</b> <input type="checkbox"/> <u>  </u> | At present, the first priority for the community has to be creating new housing. |
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*Municipal Candidate Affordability Survey*  
**Cities for Everyone (www.citiesforeveryone.org)**

| Context   | Questions  | Comments   |
|---|--|--|
| <p>Victoria's <i>Official Community Plan</i> generally allows up to two stories in <i>traditional residential</i> neighbourhoods, three stories on <i>collector streets</i>, four stories in <i>urban villages</i>, and six stories on <i>major arterials</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:</p> <p><b>Reject it</b> _____</p> <p><b>Approve it</b> _____</p> <p><b>Approve if - it was affordable rental housing instead.</b></p> | <p>Affordable rental housing, not \$600,000 condos, is what the community needs.</p> |
| <p>9. What other municipal affordability strategies do you support?</p> <p>Increasing the proportion of rental stock that is affordable social housing. Incentivizing (in addition to simply requiring) inclusion of affordable rental units in all new housing developments. Requiring that any rental housing that's demolished must be replaced with at least as many units of new <i>rental</i> housing (potentially as part of a larger development with greater density that includes some condominiums as well as the required number of rental units). Giving the City (or the Province) first refusal on purchasing any multi-unit residential site that goes up for sale, in order to increase the stock of social housing.</p> |  |  |
| <p>10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions?</p> <p>Affordability and sheer availability of housing is without a doubt the most important problem facing Victoria at this time.</p>  |  |  |